

AGENDA MATERIAL

DATE 12/17/19 ITEM NO. RA 21

Re: Protest/Petition against Amended Comprehensive Plan P19CA004 Board Meeting 12-17-19

See attached Protest/Petition against the Amendment to the Comprehensive Plan P19CA004, 7701 Camino de Oeste.

In talking to the neighbors I was advised they were very upset by the plan. No-one I talked to saw the signs, for notice of the meeting, possible due to removal or storms damage. Many concerned neighbors impacted by the development were out of the 1,000 foot area and did not receive a letter about the meeting. Most were unable to attend the meeting.

Due to concerned neighbors not being able to get out to the meeting, it was decided Saturday to start up a petition against the Amendment. Due to lack of time, people out of town or unable to coordinate meeting neighbors to sign the petition, so far I have only secure 20 protest. We plan to bring more to tomorrow's meeting as time permits.

Only owners were asked to sign, a lot of long term tenants some of which own their mobile homes but not the land, wanted to sign. But we only accepted signatures from the property owners.

Please do not allow this Amended Plan

Thank you

Cindy
Cynthia Merodias-Montenegro
7445 N. Camino de Oeste
Tucson, AZ 85741

REC-17-19AUG04PCOKOFM

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PROTEST AGAINST AMENDMENT TO THE COMPREHENSIVE PLAN P19CA0004 HIGINIO 7701 N. CAMINO DE OESTE 9.77 ACRES
TO MEDIUM INTENSITY URBAN

We neighbors protest the Amendment-Too intense zoning for area/neighborhood-Already traffic problems with no plan to improve the roads-Groundwater levels are dropping neighborhoods do not have access to City Water-Too much development in the area

Name	Signature	Address	On Well?	Comment
Dolores Leslie	Dolores Leslie	7437 N. Camino de Oeste	yes	
James Gallardo	James Gallardo	7942 N. CAROLINNE DR	yes	
HARRY SANDIFER	Larry Sandifer	7800 N. CAROLINNE DR	YES	
DAVE DRYER	Dave Dryer	7980 N. DOWLING ST	N	
Debbie Cota	Debbie Cota	4722 W. Massingale Rd	Yes	
Kevin Mirlocca	Kevin Mirlocca	7765 N. Beckey Jo Ln #1	Yes	
Carol J. Hewes	Carol Hewes	7765 N. Beckey Jo Ln #2	yes	this is not a wise plan!
Ralph Montenegro	Ralph Montenegro	7445 N. Camino de Oeste	Yes	will cause MAJOR PROBLEMS FOR EVERYONE WHO LIVES IN AREA.
Cynthia Montenegro	Cynthia Montenegro	7002 N. STAR GRASS - 74635	Yes	WATER QUALITY DOWN AT CAP - WILL STOP COUNTY EXTEND WATER TO US WITH OUR WELL RUNDOWN?
Tennifer Leslie	Tennifer Leslie	7435 N. Camino De Oeste	YES	
ANTHONY VARGAS	Anthony Vargas	7710 N. STAR GRASS	YES	
NANCY ROGERS	Nancy Rogers	7725 N. Beckey Jo Lane	yes	Feel this will increase TRAFFIC + flooding
Kend & Cindy Christoff	Kend Christoff	7675 N. Star Grass Dr	Yes	
VICTOR HERNANDEZ	VICTOR HERNANDEZ	7044 N. STAR GRASS	YES	

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We neighbors protest the Amendment-Too intense zoning for area/neighborhood- Too much development in the area- Already traffic problems with no plan to improve the roads-Groundwater levels are dropping neighborhoods do not have access to City Water-Flooding intensified with new development, problem with flooding roads, property and the Massingale/Camino de Oeste retention has too much water as is

[illegible]

Supervisor Ally Miller
district1@pima.gov

Att: Donna Spicola
Email Donna.Spicola@Pima.Gov

Mark Holden, AICP Principal Planner
Mark.Holden@pima.gov

Chris Poirier Planning Official
Development Services Dept.
Email ChrisPoirier@Pima.gov

Greg Saxe
Pima County Regional Flood Control District
Email Greg.Saxe@pima.gov

Joe Cuffari Pima County Flood
Joseph.Cuffari@pima.gov>

Re: **Flood** concerns Comprehensive Plan Amendment and Rezoning P19CA0004 Higinio 7701
N. Camino de Oeste, tax #221-35-0640 Rezoning #P19R20011

We protest the Comprehensive Plan Amendment and Re-zoning of 7701 N. Camino de Oeste
P19CA0004 & P19R20011

Every time there is a new development in the area the properties down flow from the development get flooded. I am told by the long term neighbors that the huge retention area directly east of this property was put in by the County to alleviate all the flooding caused by development in the area. Water flows to it from miles away, then overflows the retention pond, and along with other water diverted to Massingale runs down Massingale (at south side of this property), see attached Flood Map and **Pima County Washes which shows Massingale is a Wash**. Massingale is inverted crowned to allow it to hold water, it has so much water cars are unable to cross it or drive it. We have seen it run with two to three plus feet of water. People have to wait till it subsided to come & go from their homes. The side walls are so steep you cannot drive off the shoulder to get around the water and are difficult to climb up. I am concerned that someday someone or a child will drowned trying to cross it. Flooding also erodes the roads both private and county.

There was/is **extensive flooding and complaints** from neighbors since the addition of the Pima Farms subdivision, SW of Pima Farms Rd. and Camino de Oeste and the Boykin property above this property

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The neighbors believe/believed that Pima Farms Subdivision had inadequate flood control; the neighbors did/do not realize that the Boykin property just to the east of the Pima Farms subdivision at the SW corner of Pima Farms Rd. and Camino de Oeste, changed the drainage of his property by bringing in dirt filling in low areas on his property, diverted more water on to the Pima Farms subdivision than it was designed to handle. And due in part to all the sand fill on the Boykin property, flowing down Pima Farms subdivision's roads and filling their weirs and retention ponds with sand causing more flooding. Causing neighbors' homes, out buildings and animal enclosures to flood. Flood water also was/is diverted from Camino de Oeste down Pima Farms Rd.. Homes and buildings in the area for 50+ years were flooded for the first time.

Also Pima Farms Subdivision's weirs channeled the excessive water cutting through properties created ditches making it impossible for some owners to get into their homes. Pima Farms Subdivision retention has a culvert directing water directly at our well site. Owners had/have to hire tractors and bring in dirt to repair damage or build berms to protect their properties.

We filed a complaint earlier I believe in 2003 and several times since then along with other neighbors, about Boykin removing trees and filling his property.

I sent the County a complaint on the Boykin rezoning asking that the developer fix the flood problem caused by Boykin filling the property. I provided an aerial photo 2006 maps showing Boykins property with piles of fill dirt. It shows the start of the development of the Pima Farms subdivision to the east of the Boykin property and his property with dirt piles where the water flowed.

I was told Pima County Development Flood Control District had prior hydrology records and would go back to the flow from prior to Boykin filling his property.

The neighbors are being told that the requirements for subdivisions flood control development have improved, yet they approved the Boykin property above this property at 7951 N. Camino de Oeste for rezoning and development (Boykin #P18RZ00012) without an requirement for the developer to deal with flooding caused by filling the property and removing the trees.

The Pima Farms developer told the neighbors that new developments are required to reduce the flow of water by 10%. That is not correct it is only 10% of the impact of the roads and buildings on the property not a 10% of the currant flow.

I went to the Board meeting to complain and was miss-quoted as approving the development with 10% reduction.

The County went ahead and rezoned/ the Boykin property without consideration of the excess flow/flooding he created.

The only reason the neighbors did not fight the rezoning is they believed the County would make the developer fix the problem created by Boykin filling his property and removing trees

there by diverting much more water to the neighboring subdivision under construction at that time and beyond. We need the problem fixed we cannot afford to have to continue to make repairs to our properties due to the increased flow of water from Pima Farms Subdivision and the Boykin property.

I was told that the developer is not responsible for a problem a previous owner did. That is not true I have been in construction, real estate and management over 40 years. If someone buys something with a problem they have to fix it if they have a complaint, if they add on to the property or if they redeveloped the property.

Also this property/Higinio P19CA004 is **partially High Flood Zone**. The developer advised the neighbors and me he was hoping to run the water to Massingale. We already have too much water running down Massingale making it a serious problem. Water runs down Massingale to along the freeway and rail road to the west, see wash map attached. I have been told that it runs to the top of the berm for the rail. Something needs to be done about all this water before we have another derailment like the one last year from flood water.

I have other concerns but too much information to give here, I will or have or had other emails with some of my other concerns:

WATER/WELLS in the area: Concern is what all this construction is going to do to our water/wells. Water in our area has been dropping at 2 feet per year since the start of recharge of CAP, not taking in to consideration all the new construction and the future reduction of CAP water allocations. I show some 30+ private wells or co-ops in the area. At the current rate of the groundwater going down many of the wells will run dry without any City Water available to them.

TRAFFIC: There is already too much development and Churches in the area for the roads with no plan to improve the roads. Camino de Oeste is undersized for the traffic allowed on it and it dead ends. To access I-10 north you need to go down Pima Farms Rd which is not designed for all the current traffic and it is a running wash during storms. On the south end of this property Massingale is also a major wash.

ZONNING: Current zoning is SH one acre minimum and SR one home per 3.3 acres. The requested plan is for Medium Intensity Urban allowing for 5R/AC with a Max of 13 R/AC. MIU would allow for much denser zoning developers could build multi units and condos. The developer is asking for CR4 zoning, higher density than the homes east of Camino de Oeste. The properties to the west and south are zoned for one acre lots. The property to the south was SR zoned one home per 3.3 acres, recently rezoned to CR4, it is a section corner with MUI zoning on three sides, and this property is not. There are three other newly rezoned/developments in the area. Marana has annexed property to the north and NW and is/has allowed intensified zoning and development. We do not need more dense zoning in this area.

There is no good reason to extend the master plan; there is already too much development in and for the area. There is not the infrastructure for this property to be developed. This property does not qualify for City Water.

Thank you for your consideration

Cynthia Merodias-Montenegro
Ralph Montenegro
7445 N. Camino de Oeste #221-38-018A
Tucson, AZ 85741

Also owners of in the 1000 ft. area:
7802 N. Star Grass #221-35-002B
7445 N. Camino de Oeste #2 221-38-018B
7455 N. Camino de Oeste #221-38-0190

Also owners of in area:
7351 N. Camino de Oeste
7461 N. Camino de Oeste #221-38-0070
4635 W. Mars #221-38-034D

Att: Donna Spicola

Supervisor Ally Miller

Mark Holden, AICP Mark Holden Principal Planner

Re: Traffic- Protest Amendment Comprehensive plan- P19CA0004 Higinio, 7701 N. Camino de Oeste, NW corner Camino de Oeste & Massingale.

All this development along Camino de Oeste effects not just people with in 300 or 1,000 feet. Due to storms, location or removal of the signs concerned neighbors did not see signs. The developments affect everyone in the area utilizing Camino de Oeste.

There is already too much development in the area for the roads with no plan to improve the roads. Property above this at the SW corner of Camino de Oeste and Pima Farms was approved for 45 homes and the property at the SE corner was also approved for maybe 30 homes.

Camino de Oeste is classified as a Collector Road that is to be a minimum of 80 feet wide. According to development services Camino de Oeste is 75 feet wide, it is not. According to the maps the land allocated for it there are different sizes from Ina to Magee, see attached. The paved part of the Camino de Oeste from Mars to Pima Farms is only 21 feet wide with no plans to improve it.

Camino de Oeste does not have sidewalks or bike paths; it is undersized for the traffic allowed on it and it dead ends just above Magee/Pima Farms. The developer above this lot gave another 5 feet to the County for the road, but there is no plan to widen or improve the road. **We are told the impact fees are allocated to other places.**

Road maps show **Camino de Oeste as a Collector Road, but they also show it going through to Cortaro, which it does not do.** And there are **no plans at to extend it to Cortaro.**

I am told that as a Collector Road, Camino de Oeste can handle 13,000 cars per day and that this subdivision will only **add 450 vehicles a day**. I assume that means **that the development above this property that is planned for 45 home will also add another 450 vehicles a day plus whatever the other new development/s and churches add.** The **2016 Traffic Count Table shows Camino de Oeste at Massingale as having a traffic count of 4501 per day.** Everyone I talked to in the area feels that the current traffic is too much and already a problem.

Camino de Oeste north of this property at Magee/Pima Farms is a high hill and Massingale east of this property is a high hill, both meet downhill at Massingale and Camino de Oeste at the NW corner of this property. Two school busses collided at Massingale and Camino de Oeste when one bus lost its brakes. There are regular accidents at this intersection. They did put in a blinking red light but it is only for west bond traffic and not any help should someone lose their brakes.

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Just north of this property, Magee jogs north at Camino de Oeste and changes to Pima Farms. The jog is very confusing. I have seen accidents there but I really am not that familiar with that intersection.

Pima Farms is an old two lane farm road, 25 foot wide with no center line. Water from the north and east travels to Pima Farms Rd. **Pima Farms Rd is a wash confirmed on the Pima County Map.** Pima Farms is often covered with sand after a good rain. Neighbors along Pima Farms Rd west of Camino de Oeste had to build berms along Pima Farms to keep from being flooded after the Property at the SW corner Pima Farms Rd and Camino de Oeste filled his low areas and diverted water and after the development of the Pima Farms Subdivision.

Traffic travels north to Cortaro to access to I-10 north, by way of Pima Farms Rd. which is not designed for all the current traffic and it is a running wash during storms.

On the south end of this property Massingale is also a wash as shown on Pima County Flood map of the area, see attached. Massingale is concaved to handle the water that over flows from the retention pond at the NE corner of Massingale and Camino de Oeste. Water from this property requesting addition to the Comprehensive Plan along with other water also flows into Massingale. The steep sides of Massingale make it hard to walk across except at intersections and makes it where you cannot drive a vehicle around the water when it runs. Cars are often unable to cross it or drive it when it is flowing. The developer of this property wanted to run more water into Massingale. The development at SE corner Camino de Oeste and Magee and the development at Magee and Thornydale have more water running to the retention pond at Camino de Oeste and Massingale which over flows more water on Massingale. During a heavy storm Massingale flow two and three feet deep I am told even higher.

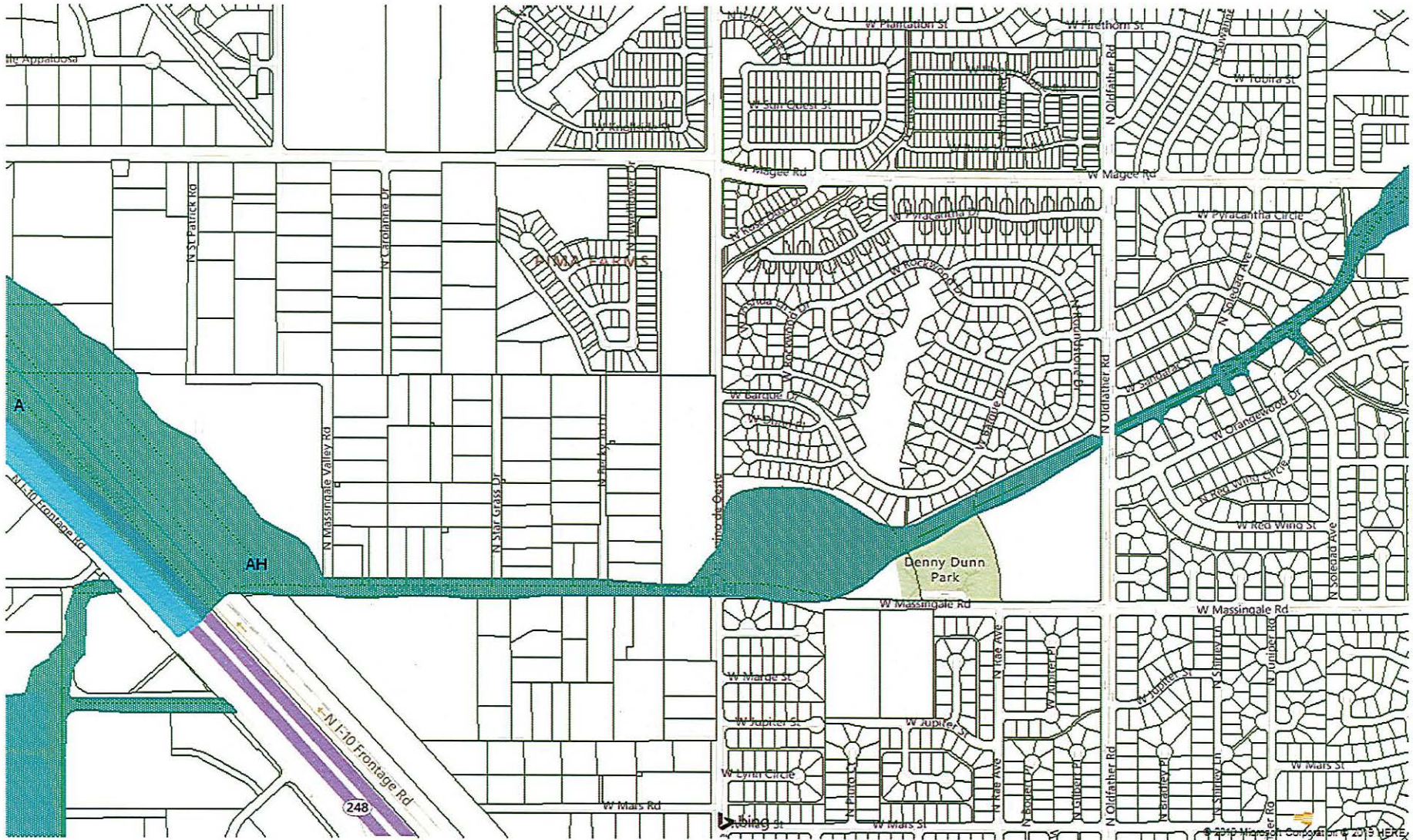
Marana built 100's of new homes and has additional plans plotter to build more homes northwest of this property.

Traffic Engineering has their maps and charts that tell them that this property can handle the additional traffic but the neighbors are the ones that drive these roads and live in this area. Any help at all to not intensify traffic in the area would be greatly appreciated, undersized not well maintained roads, too many vehicles and flooding is a major hazard to all who live in the area and to kids and people walking or riding their bikes. I often see people walking or riding bikes in the area along the road dressed in dark cloths without lights. **Neighbors have to walk in the road or on a rough dirt sides, there are no sidewalks. The county may have the developers add sidewalks along their properties but that doesn't help the other areas along the road/s. Someone is going to get killed if they have not already.**

Thank you

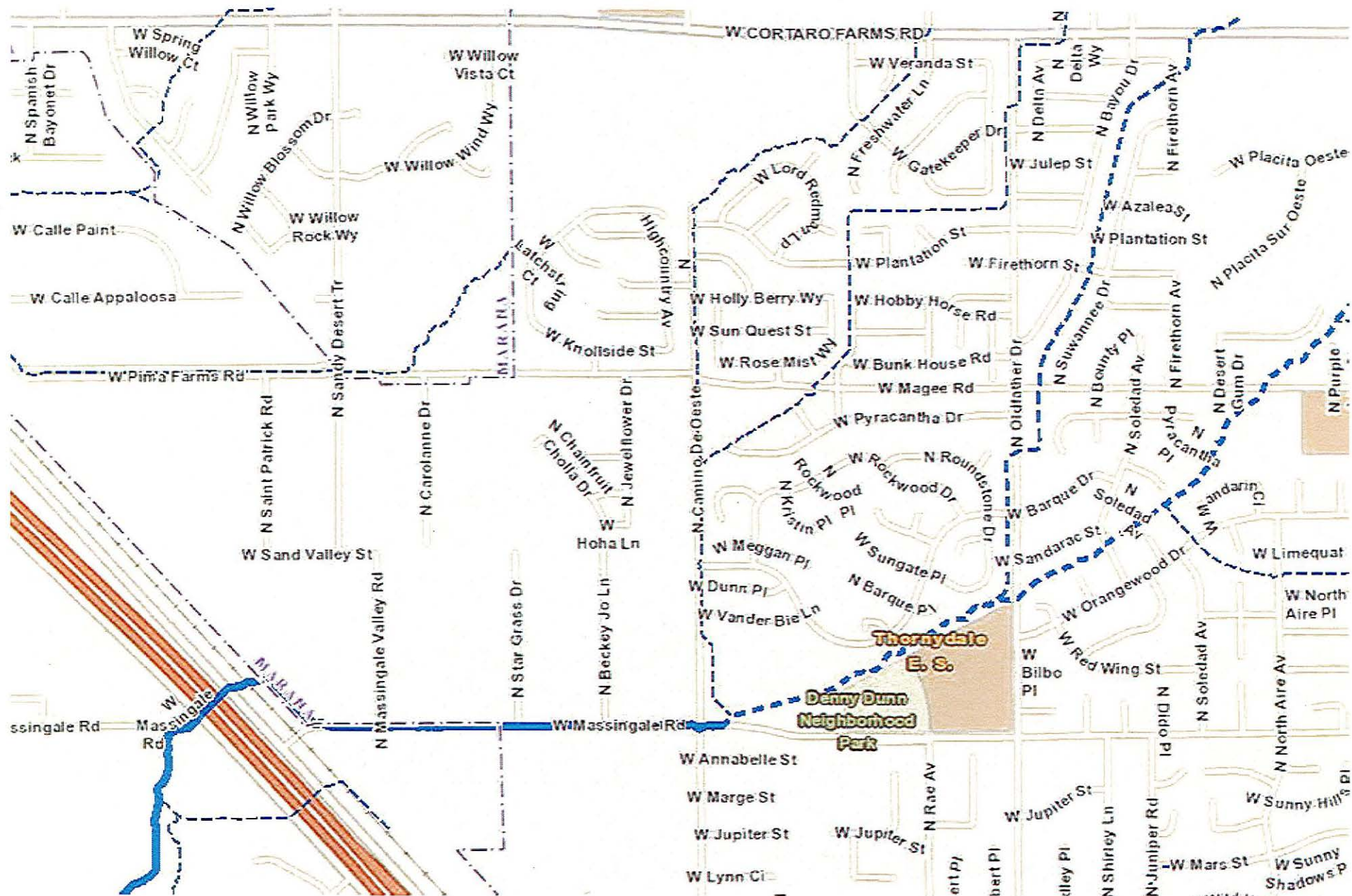
Cynthia Merodias-Montenegro

7445 N. Camino de Oeste, Tucson, AZ 85741



FEMA Flood Zones

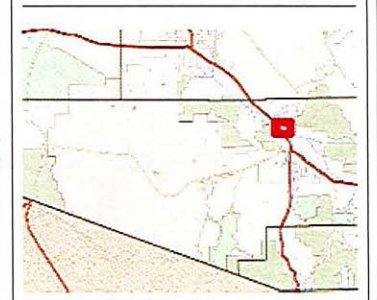
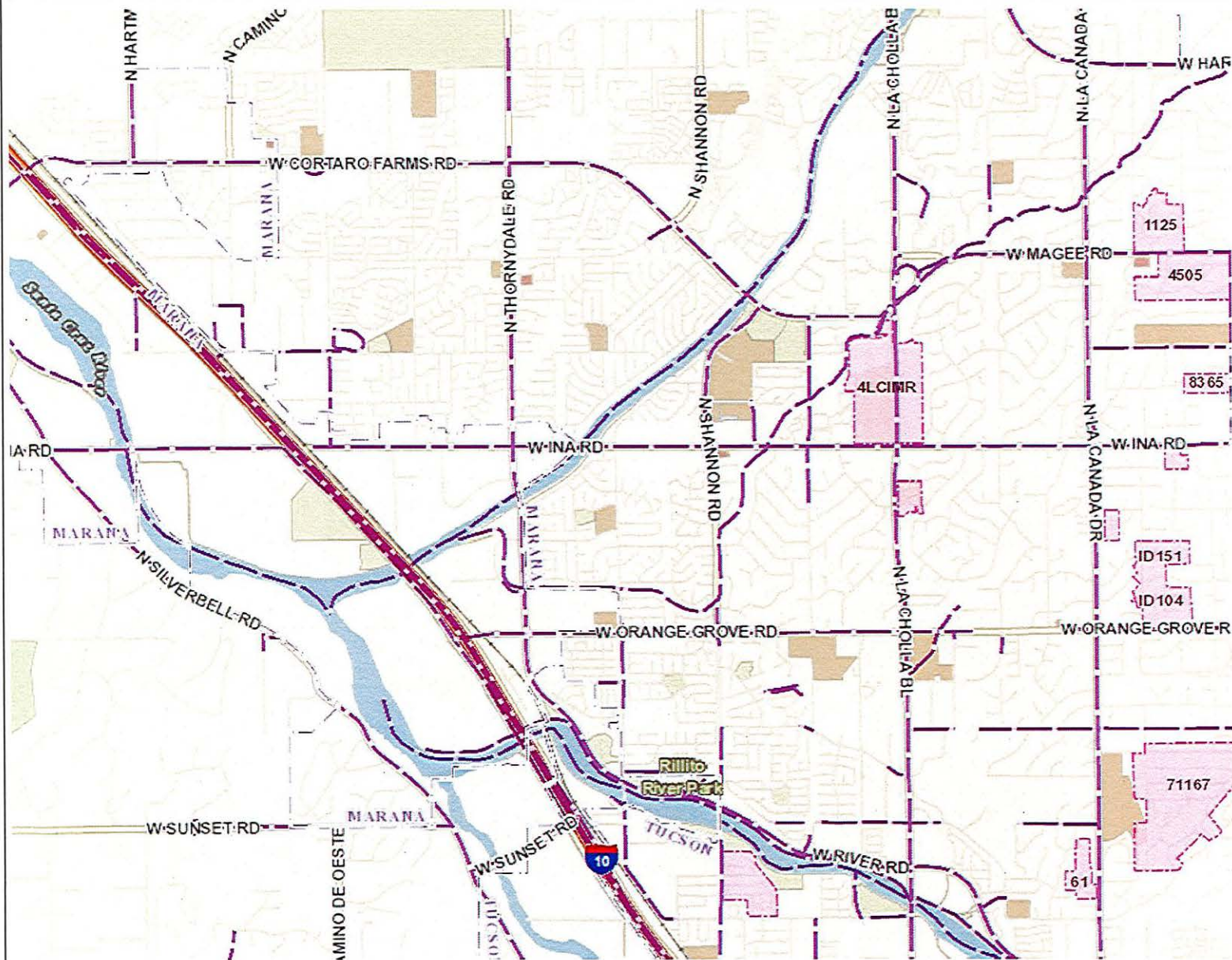
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| Effective High-Risk Areas (SFHA) | Effective Moderate-Risk Areas | Effective Undetermined-Risk Areas |
| Preliminary High-Risk Areas (SFHA) | Preliminary Moderate-Risk Areas | Preliminary Undetermined-Risk Areas |



Pima County Maps Road Devopment DOT

Legend

- Construction Plans - Pima Cou
- Improvement District Plans - P



Notes:

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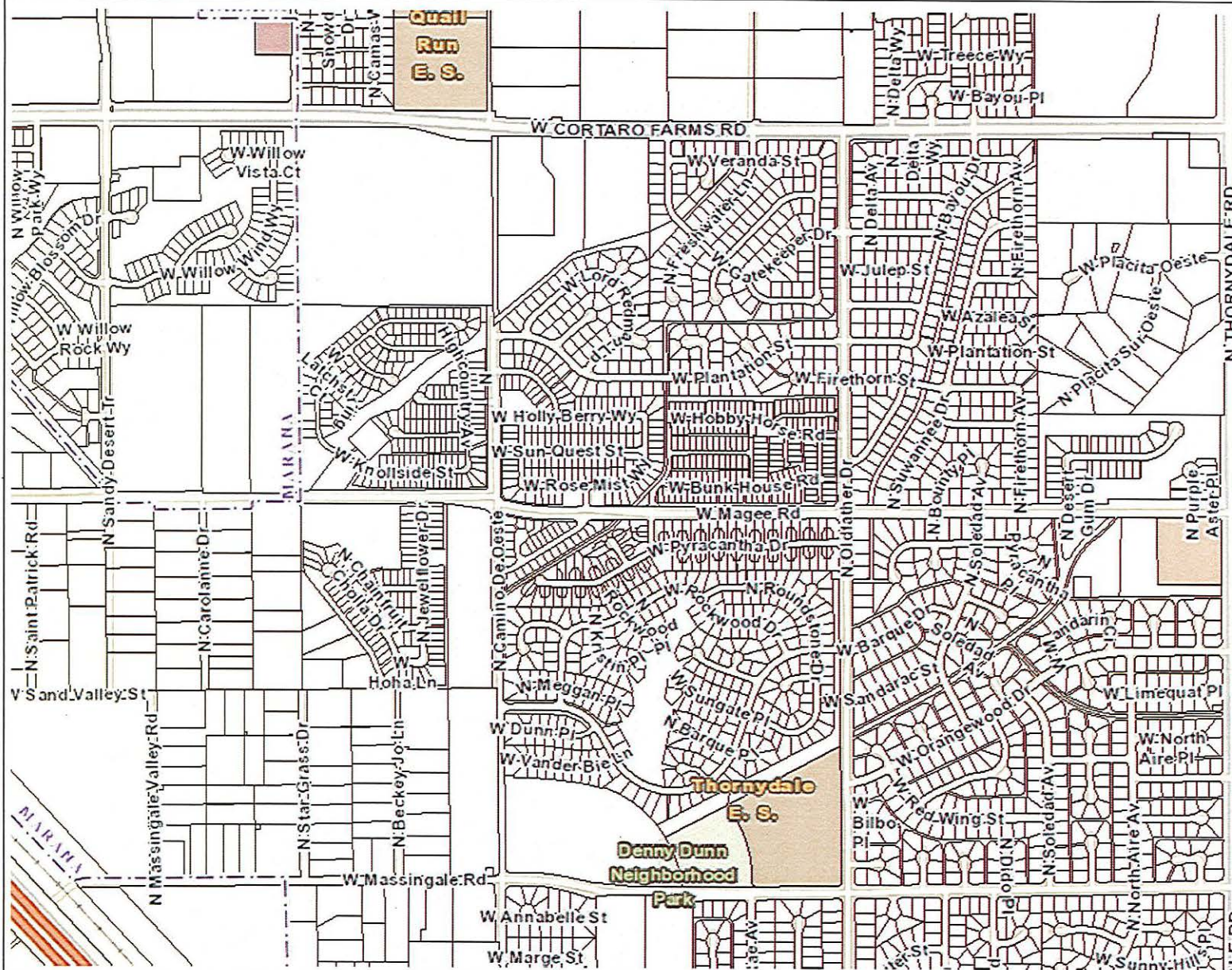
Feet



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map are subject to Pima County's ITD GIS disclaimer and use restrictions.

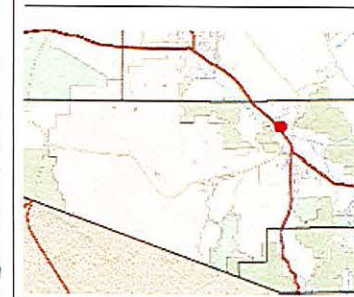
11/13/2019

Camino de Oeste Road



Legend

☐ Parcels



Notes:

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Feet



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12/16/2019

Att: Donna Spicola

Supervisor Ally Miller

Mark Holden, AICP Mark Holden Principal Planner

Chris Poirier Planner

DSDOplanning

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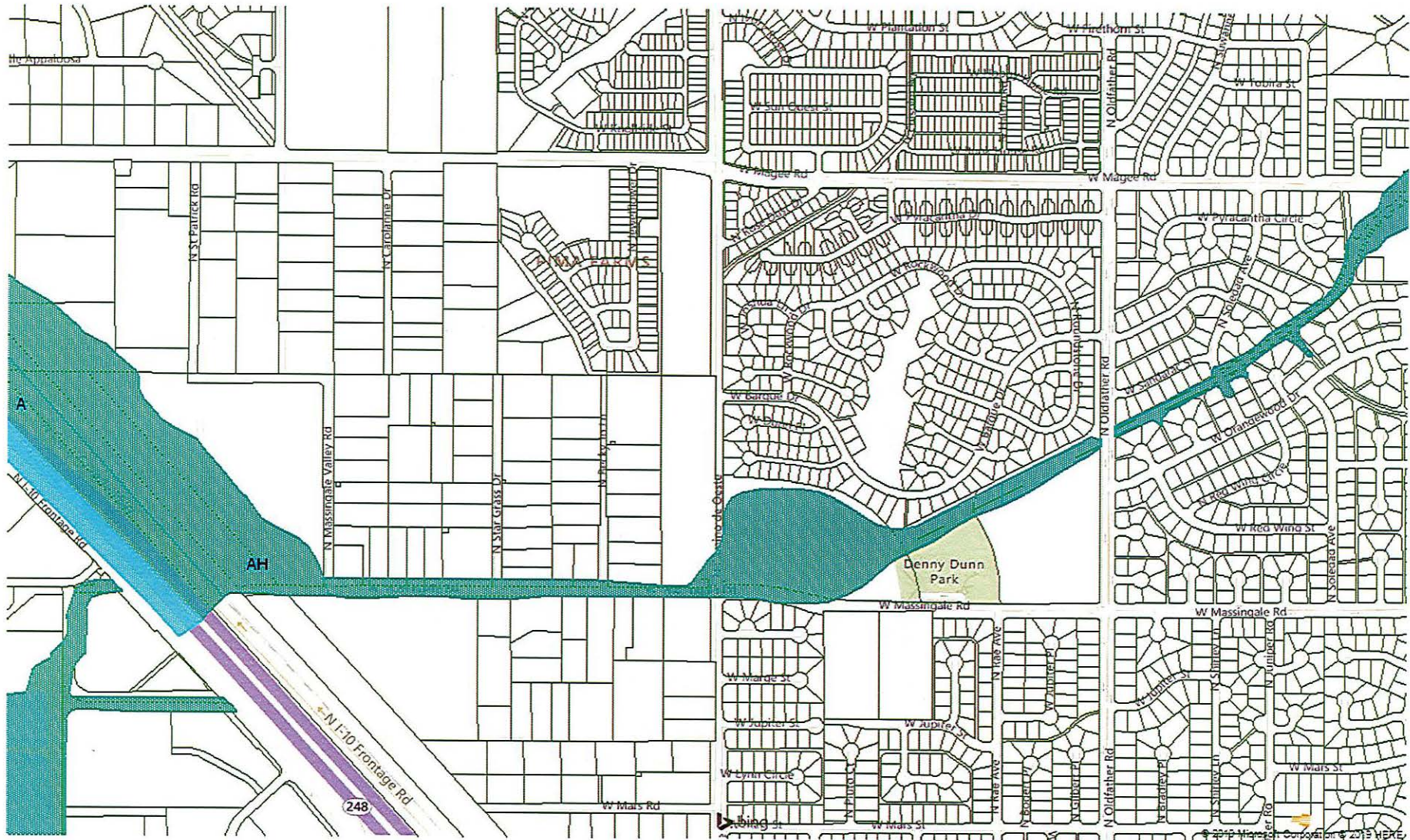
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