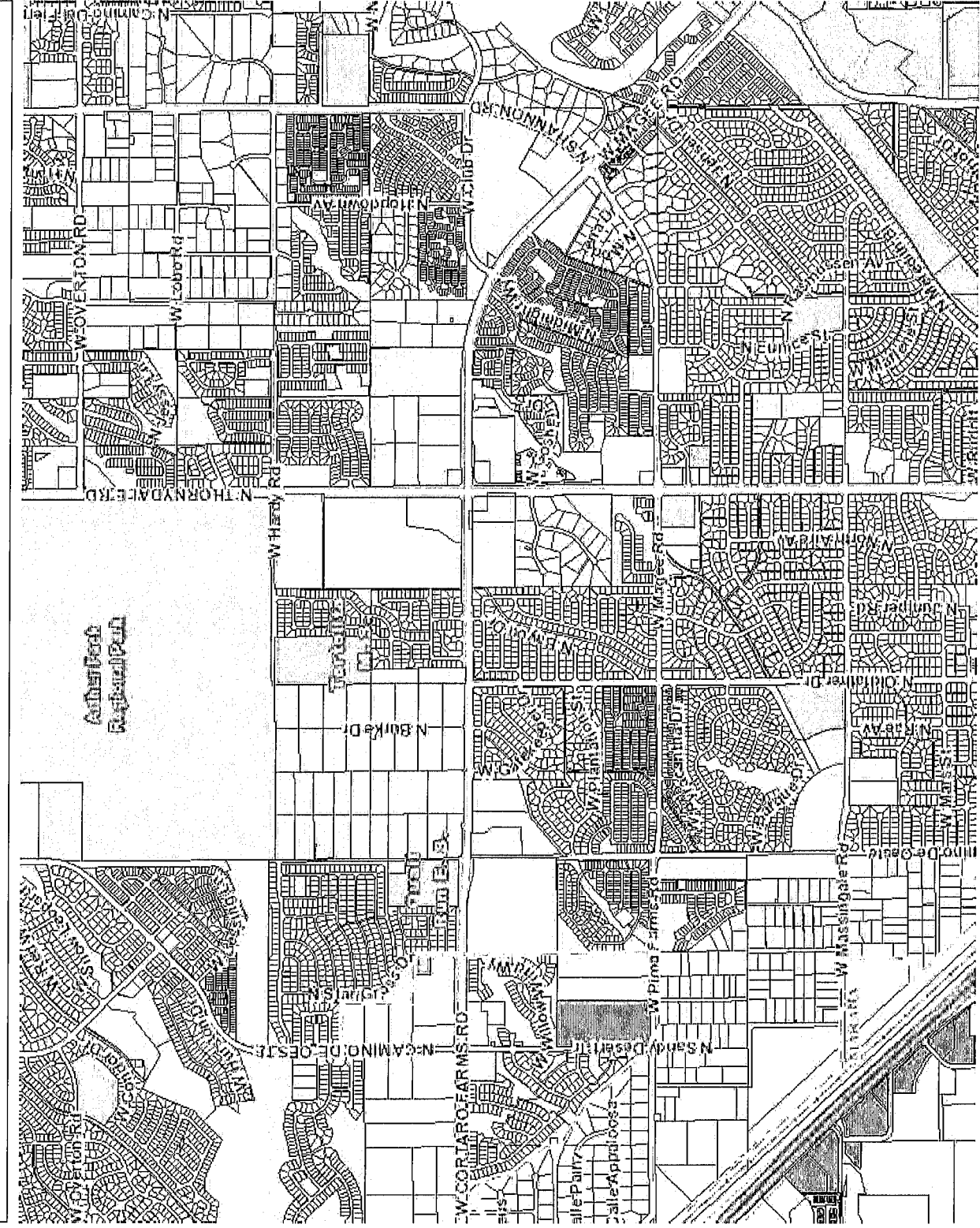
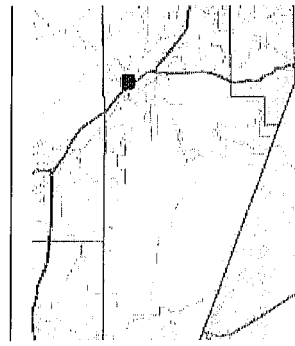


Map New Permits Camino de Oeste & Massingale area



- Legend**
- Parcels
 - Development Permits
 - Development Plans - Incorporated



Notes:

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.





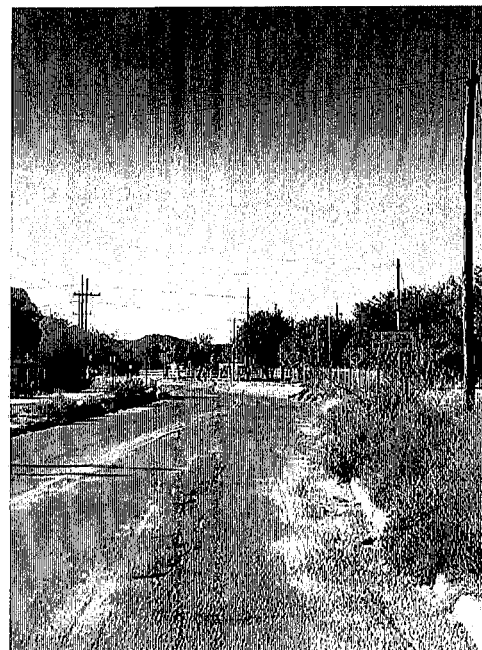
Photo Ina & Camino de Oeste. Due to Circle K and other businesses on the east side and a motel on the west side there is excessive foot and bike traffic along and across the streets. No bike path and much of the area difficult for walkers especially with a strollers. Several of the businesses have not reopened since the construction ended on Ina.

They will be working in a few years on Cortaro a mile to the north and the traffic will increase here during construction.

Something needs to be done before someone gets killed.

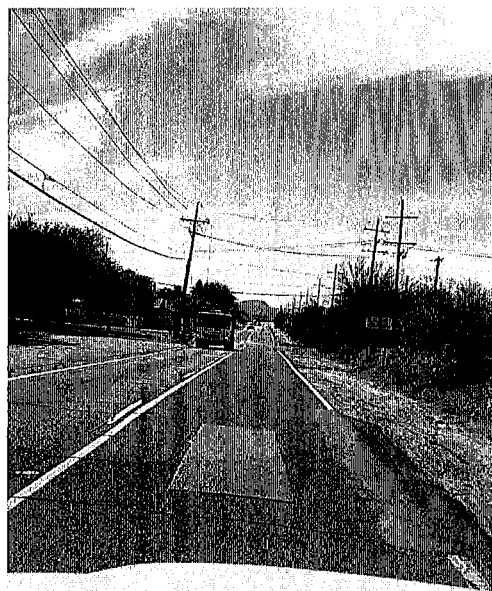


Camino de Oeste top of hill looking South to Ina

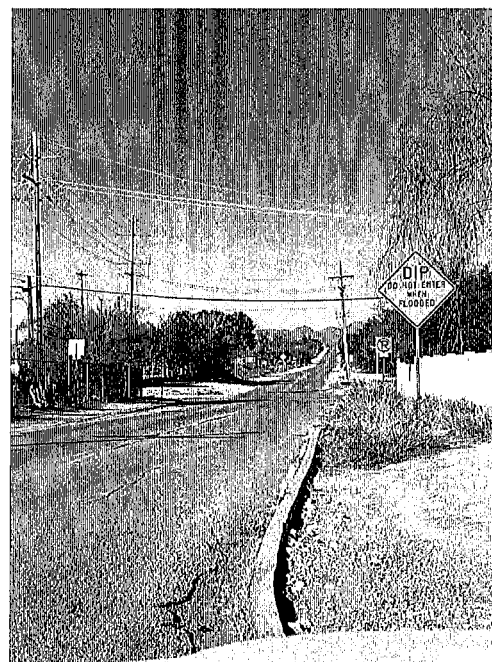


Massingale looking West to intersection at Camino de Oeste with sign "Do Not Enter When Flooded"

The concrete is the overflow from the retention pond



Camino de Oeste looking South, Sign "Do Not Enter When Flooded" for Massingale



Camino de Oeste looking North crossing Massingale sign "Do Not Enter When Flooded"



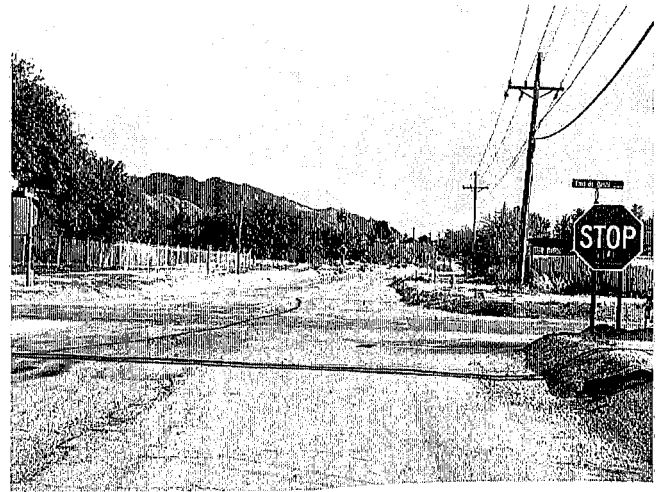
South side of 7701 N. Camino de Oeste

Shows water flow off property onto Massingale

And the Cortaro well



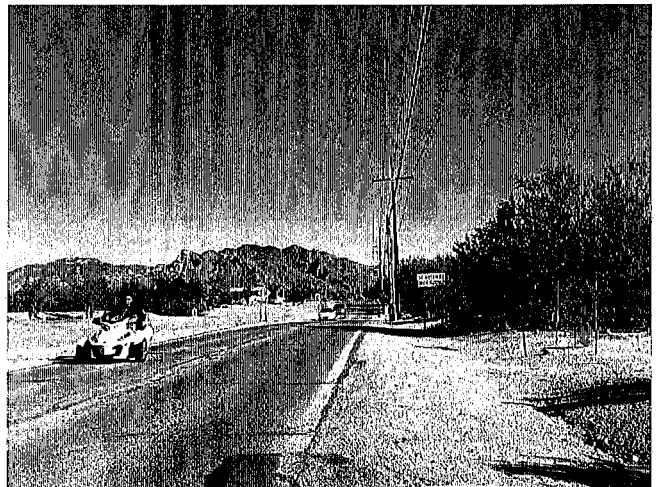
Massingale looking west across Camino de Oeste



Massingale looking east, shows retention overflow to Massingale



Magee looking east to Thornydale, show "Do Not Enter when Flooded " sign other side of new development



Magee looking east to Thornydale, show "Do Not Enter when Flooded " sign

ROAD/TRAFFIC CONDITIONS

PROTEST PETITION AGAINST RE-ZONING # P19RZ00011 7701 N. CAMINO DE OESTE 9.77 ACRES

Due to traffic concerns I/we the undersigned protest the re-zoning - County Needs to fix the current poor, unsafe road conditions before adding more people and traffic. The roads are in dis-repair intensified by the roads being used as drainage/washes. The roads are perilous for pedestrians, bikes, equestrians and vehicles, in every direction from this site traffic is required to cross or drive through a wash and there are no good walkways, no bike paths, crosswalks or lighting. There is too much development in the area with no plan to improve the roads or flood/water flow problem down the roads, the **Impact/development fees are allocated to other areas.**

The intersection at Magee and Camino de Oeste is very confusing hazardous as Magee jogs over to become Pima Farms Road and Camino de Oeste at Ina Rd is very dangerous with extensive foot and bike traffic traveling to and from Circle K, Motel and businesses, with no lighting, bike path or crosswalks.

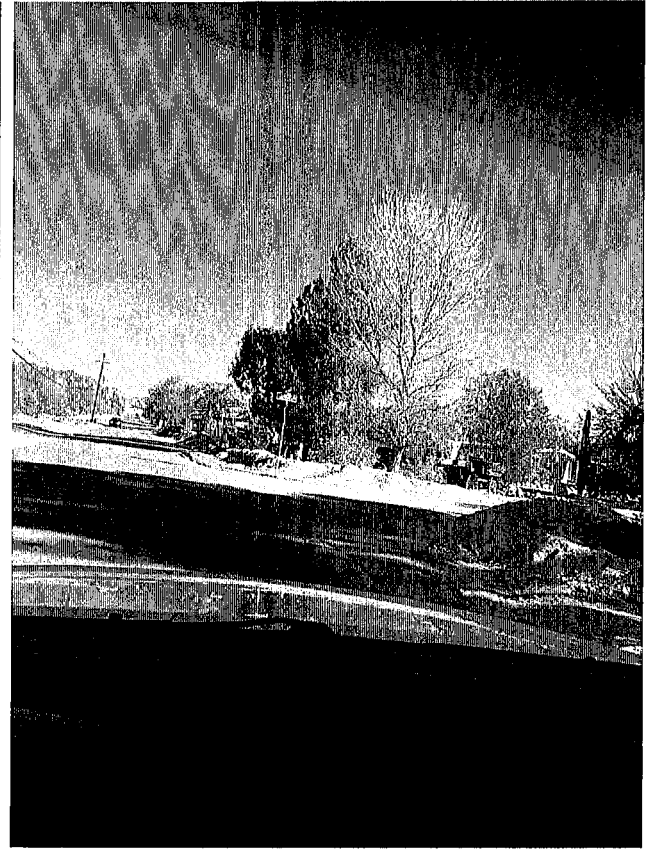
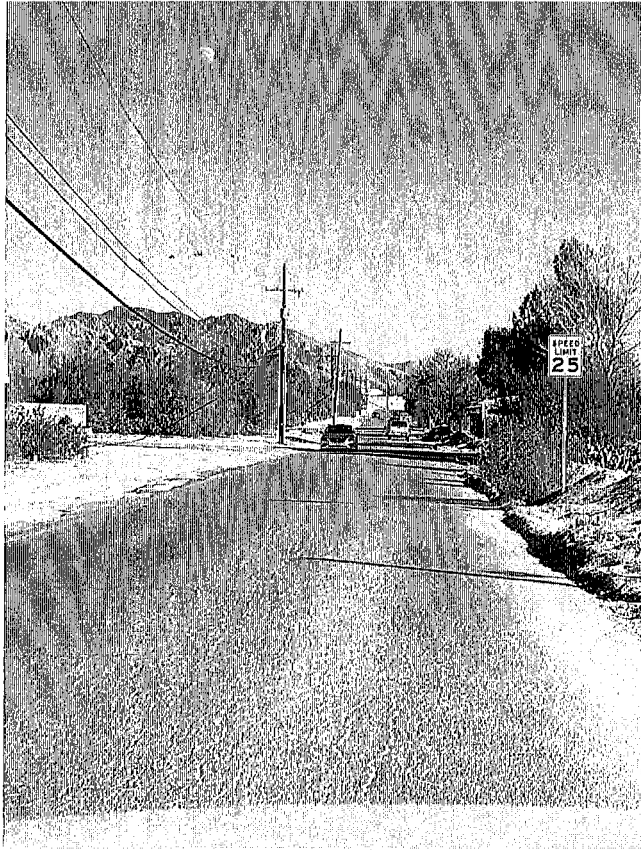
OTHER COMMENTS

Camino de Oeste and Maessingale Roads have not been properly maintained since we moved here 35 years ago. Same potholes repaired improperly time after time. Maessingale is like a speed bump test track. I used to be a streets inspector for City of Tucson so I know what I'm talking about. Increased traffic will only make things worse.

NAME Carson Miller ADDRESS 7821 N. Star Grass Dr SIGNATURE [Signature] DATE 1-19-2020

NO 1000'

ARE YOUR WITH IN 300" ADDITIONAL ADDRESS IN THE AREA



Pima Farms looking East Front of Bridge Church shows berms to protect properties from flooding. Properties are being flooded due to past developments. Property owners and diverted water away from their properties



Parcels

Washes - All

Unknown Discharge

100-500 CFS

500-1000 CFS

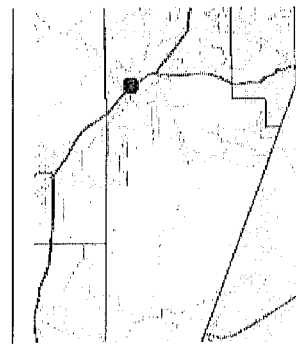
1000-2000 CFS

2000-5000 CFS

5000-10000 CFS

Over 10000 CFS

Notes:



1/8/2020

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Army Corps of Engineers



2,000.00

O

4,000.0

Feet

ROAD/TRAFFIC CONDITIONS

PROTEST PETITION AGAINST RE-ZONING # P19RZ00011 7701 N. CAMINO DE OESTE 9.77 ACRES

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Name	Signature	Address & Addresses owned in the area if different	Within 300'?	Comment
1 Ralyn Ventura	<i>[Signature]</i>	7445 N. C. de Oeste	1000'	
2 Cynthia Montano	<i>[Signature]</i>	7331 N. C. de Oeste	NO	
3 "	<i>[Signature]</i>	7445 N. C. de Oeste	1000'	
4 "	<i>[Signature]</i>	7455 N. C. de Oeste	1000'	
5 "	<i>[Signature]</i>	4361 W. MANS	NO	
6 "	<i>[Signature]</i>	7802 N. Stav Gns	1000'	
7 "	<i>[Signature]</i>	7461 N. C. de Oeste	1000'	
8 Carson Miller	<i>[Signature]</i>	7821 N. Star Grass	1000'	ALWAYS Fixing same potatoes ROAD is deteriorating
9 Jonathan Hagan	<i>[Signature]</i>			
10 FERRY Culbert	<i>[Signature]</i>	2824 N. Stargazer	1000'	

[Signature] See photo & map
[Signature] 4585 W. Annabelle St, NO
[Signature] William Flack

2

ROAD/TRAFFIC CONDITIONS

PROTEST PETITION AGAINST RE-ZONING # P19RZ00011 7701 N/CAMINO DE OESTE 9.77 ACRES

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Name	Signature	Address & Addresses owned in the area if different	Within 300'?	Comment
1. Schol Smith	<i>[Signature]</i>	4716 W. Cepala Dr 85741	Yes	
2. Michele Felix	<i>[Signature]</i>	7918 N. Jewell Flower Dr 85741	Yes	
3. Dennis Dash	<i>[Signature]</i>	7986 N. Jewell Flower Dr. No	No	
4. Steve Cavallaro	<i>[Signature]</i>	7877 N. Clearmont Cholla Dr	No 1000'	
5. Bob Fields	<i>[Signature]</i>	4722 W. Cepa Lane	No	
6. Angel Nolden	<i>[Signature]</i>	4112 W. Beepart Ave	No	
7. Jeremy Strazker	<i>[Signature]</i>	7854 N. Jewell Flower Dr	Yes	Magee/ Camino de Oeste intersection is dangerous, not safe for bicyclists
8. Heladio Acedo	<i>[Signature]</i>	7849 N. Chin Fruit Cholla	No	
9. Joyce L. Llanos	<i>[Signature]</i>	7855 N. Camino de Oeste	Yes	
10. Ana C. Jaime	<i>[Signature]</i>	4683 W. Mesquite Rd	Yes	

3

ROAD/TRAFFIC CONDITIONS

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Name	Signature	Address & Addresses owned in the area if different	Within 300'?	Comment
1 CLAMIE Fanning	<i>Clamie Fanning</i>	7862 N. Dr. Jewell House	N 1000	PIMA FARM RD FLOODS.
2 ROBERT COCHRAN	<i>Robert Cochran</i>	5241 W CALLE PART	N	
3 KRIS MURRILL	<i>Kris Murrill</i>	5239 W CALLE PART	N	PIMA FARM RD FLOODS
4 DAN JONES	<i>Dan Jones</i>	2962 N Carol Ann Dr	N	
5 Ed Skastland	<i>Ed Skastland</i>	7925 N. Carol Ann Dr	N	
6 ROSELEA ROUSSEAU	<i>Roselea Rousseau</i>	4965 N. Carol Anne Dr	N	Not safe to walk any more Pima Farm rd runs like river
7 Devin Leubers	<i>Devin Leubers</i>	4641 W. Cepa Ln	N 1000	
8 Catherine Brandt	<i>Catherine Brandt</i>	4703 W. Hobart Ln	N 1000	
9 Art Riker	<i>Art Riker</i>	4685 L.J. Hobart Ln	N	
10 Guillermo Contreras	<i>Guillermo Contreras</i>	7841 N. Jewell House Dr	N 1000	

4

ROAD/TRAFFIC CONDITIONS

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Dangerous to life

Name	Signature	Address & Addresses owned in the area if different	Within 300'?	Comment
1 Waco Starr	Waco Starr	7447 N Camino de Oeste Tucson, AZ 85741	N 1000'	
2 Maude Leslie	Maude Leslie	7435 N Camino de Oeste Tucson 85741	N 1000'	
3		7437 N Camino de Oeste Tucson 85741	N	
4 Sue Pafford	Sue Pafford	7945 H. Cavalcade Dr	NO	Road Floods my prop
5 Barbara Jorgenson	Barbara Jorgenson	4862 W Willow Wind Way	NO	
6 Robert Temple	Robert Temple	7937 N Jewell Flower	NO 1000'	
7 Kevin Morlock	Kevin Morlock	7765 N Beckley Dr	NO	
8		7765 N Beckley Dr	1000'	
9		4715 W Massingale Rd	1000'	
10		7478 N. Cavalcade Dr	N 1000'	

The owner is doing serious work - will make more is allowed - show what is what according to plan. The owner is doing serious work - will make more is allowed - show what is what according to plan. The owner is doing serious work - will make more is allowed - show what is what according to plan.

(yes)

1972 E. Camino de Oeste
Tucson, AZ 85745
7760 N Beckley Dr
Tucson, AZ 85741

Steve & Helen

TOWNINGA STREET

1000' Gloria J. Gable

ROAD/TRAFFIC CONDITIONS

PROTEST PETITION AGAINST RE-ZONING # P19RZ00011 7701 N. CAMINO DE OESTE 9.77 ACRES

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Name	Signature	Address & Addresses owned in the area if different	Within 300'?	Comment
1. Jan McNeil	<i>Jan McNeil</i>	7670 N. Sargass Dr.	1000'	
2. Andrew Paton	<i>Andrew Paton</i>	4801 W. MASSINGALE	1000'	
3. Jimmy Blaine	<i>Jimmy Blaine</i>	4566 Amabelle	1000'	
4. MARK LITTLE	<i>Mark Little</i>	4560 W. AMABELLE ST	1000'	
5. Corissa Kuerste	<i>Corissa Kuerste</i>	4513 W. AMABELLE ST	1000'	
6. Patrick Rooda	<i>Patrick Rooda</i>	7730 W. BECKEY JO LN	500'	
7. Margaret Batchelder	<i>Margaret Batchelder</i>	(see protest) 4561 W. Juniper		
8.				
9.				
10.				

ROAD/TRAFFIC CONDITIONS

PROTEST PETITION AGAINST RE-ZONING # P19RZ00011 7701 N. CAMINO DE OESTE 9.77 ACRES

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OTHER COMMENTS

No school / nearby either -

This is a No-Brainer! I can't cross the street at many hours - The noise has increased with more homes - more: garbage runs, ambulances, delivery trucks - school busses MORE CARS / TRUCKS = More pollution & congestion!! There is no place to walk that is safe NOW - What is the problem? To Not Approve this it's GREED plain & simple

Margaret A. Batchelder 4561 W. Jupiter St. *Margaret A. Batchelder* 1/20/20
NAME ADDRESS SIGNATURE DATE

ARE YOUR WITH IN 300" ADDITIONAL ADDRESS IN THE AREA

ROAD/TRAFFIC CONDITIONS

PROTEST PETITION AGAINST RE-ZONING # P19RZ00011 7701 N. CAMINO DE OESTE 9.77 ACRES

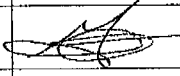


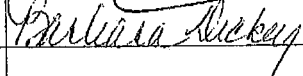
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Name	Signature	Address & Addresses owned in the area if different	Within 300'?	Comment
1 Mary Boone	Mary Boone	7145 N Becky Ln	1000'	Don't want to speed Massingale
2 Nancy Rogers	Nancy Rogers	7725 N Becky Ln	1000'	Road damage Too much Traffic
3 Vickie LaBlue	Vickie LaBlue	4728 W Massingale	1000'	Too much cars on down
4 Frank Shorn	Frank Shorn	7655 N Becky Ln	1100'	More Traffic
5 Debbie Cota	Debbie Cota	4722 W. Massingale Rd	1000'	Too much traffic road Don't over Build without fixing the roads first!
6 William Wilson	William Wilson	7808 N Star Grass Dr	1000'	Too much Traffic
7 Sandra Quintero	Sandra Quintero	4574 W. Annabelle St		
8				
9				
10				

ROAD/TRAFFIC CONDITIONS

PROTEST PETITION AGAINST RE-ZONING # P19RZ00011 7701 N. CAMINO DE OESTE 9.77 ACRES

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Name	Signature	Address & Addresses owned in the area if different	Within 300'?	Comment
1 Celeste Hamm		4590 W. Dunn Pl.	<input checked="" type="checkbox"/>	
2 Dustin Hamm		4591 W. Dunn Pl.	<input checked="" type="checkbox"/>	
3 Matthew Houshew		4580 W. Dunn Pl.	<input checked="" type="checkbox"/>	
4 Barbara Dickey		4581 W. Dunn Pl.	<input checked="" type="checkbox"/>	
5				
6				
7				
8				
9				
10				

ROAD/TRAFFIC CONDITIONS

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Name	Signature	Address & Addresses owned in the area if different	Within 300'?	Comment
1. Helise Grab	<i>Helise Grab</i>	7700 N. Massengale Valley Tucson, AZ 85741	N	Don't want any extra traffic, missing up our roads -
2. Dan Grab	<i>Dan Grab</i>	7780 N. Massengale Valley Rd Tucson, AZ 85741	N	Lack of maintenance on roads already. Can't support current traffic.
3. Karen Grab	<i>Karen Grab</i>	4658 W. Massengale Rd Tucson, AZ 85741	<input checked="" type="checkbox"/>	CAMINO DE OESTE IS NOT SUFFICIENT OR SAFE TO ACCOMMODATE THIS KIND OF TRAFFIC SAFELY.
4. Karen Grab	<i>Karen Grab</i>	7640 N. Beckey Tolane Tucson AZ 85741	<input checked="" type="checkbox"/>	
5. Karen Grab	<i>Karen Grab</i>	7660 N. Beckey Tolane Tucson AZ 85741	<input checked="" type="checkbox"/>	
6. Karen Grab	<i>Karen Grab</i>	7810 N. Sandy Desert Trl. Tucson AZ 85741	N	
7				
8				
9				
10				

From: DSD Planning
To: Donna Spicola; Angie Rangel
Subject: FW: P19RZ00011
Date: Monday, January 27, 2020 9:08:33 AM

From: Courtney and Mason
Sent: Saturday, January 25, 2020 8:21 PM
To: DSD Planning <DSDPlanning@pima.gov>
Subject: P19RZ00011

This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

I am not in favor of yet another subdivision going in off camino de oeste. Are you kidding? The roads are horrible not to mention the huge amount of traffic now using camino de oeste and hartman is crazy for the 2 lanes that have significant potholes and other major issues that are never fixed, just very poorly patched. That area is way too high for the surrounding area, other homes will be towered over. It is a huge disservice to current and longstanding residents to have yet another development impede the flow of traffic, add additional wear to already over stressed roadways and further deplete water levels for those still on wells. Seriously, enough is enough!

From: DSD Planning
To: Donna Spicola; Angie Rangel
Subject: FW: Protest P19RZ00011
Date: Monday, January 27, 2020 9:07:21 AM

From: Deborah McGeary **Sent:** Saturday, January
25, 2020 4:26 PM
To: DSD Planning <DSDPlanning@pima.gov>
Subject: Protest P19RZ00011

This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

I live in the Northwest area near this zoning and drive the area/streets involved often.
Deborah McGeary
8180 N Bayou Dr, Tucson, AZ 85741
This zoning is not appropriate for many reasons.
The roads and intersections that these new residences would use, and add to the traffic numbers
are in very bad condition. The pavement is bumpy/pot holes/or filled holes there are no curbs.
the intersection
of Pima Farms Rd/ Camino De Oeste does not line up properly, and is very bumpy, not smooth. Pima Farms road
west of the intersection has no traffic lines on the pavement. It is a narrow dark road that is not made for a lot of traffic.
The flooding of Camino de oeste on the South end closer to Ina is terrible, and will only get worse with more blading and diverting more water from it's natural course. The flooding makes the pavement worse. There is no where for bicycles on
Camino de oeste, it is narrow with no curbs or bike lanes. This road goes to Ina, which is a way to get to the Loop.

Improvements for the streets, bikes, flooding, making the intersection safer, etc. Those all need to be done BEFORE
any more development should be approved.

The people who already live in the area have been waiting for the improvements, we shouldn't have to wait longer and have to contend with even more traffic before anything is done!

From: [Cindy Montenegro](#)
To: [District1](#); [Ana Olivares](#); [Priscilla Molina](#); [Greg Saxe](#); [DSD Planning](#); [Donna Spicola](#); [District1](#); [Eric Shepp](#); [Mindy Cox](#); [Mark Holden](#); [Ann Moynihan](#); [Terri Tillman](#); [Thomas Drzazgowski](#); [Brian Jones](#)
Cc: [Cynthia Merodias](#)
Subject: FW: Protest P19RZ00011
Date: Monday, January 27, 2020 12:13:52 PM
Attachments: [Mcordova PROTEST AGAINST Traffic Re-Zoning 7701 N. Camino de Oeste.pdf](#)
[Mcordova Petition PROTEST AGAINST Flood Re-Zoning 7701 N. Camino de Oeste.pdf](#)

This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

See attached protests I received from one of the neighbors

Cindy

From: Melissa C.
Sent: Monday, January 27, 2020 8:37 AM
To: Cindy Montenegro
Subject: Re: Form Protest you suggested

Hello Cindy!

Sorry for a late response. I took a look at the templates and this really helped me fill in the blanks. I went ahead and added additional information, printed it, signed it and scanned it to send it back to you. I, unfortunately, will not be in town for the hearing as I will be traveling for work. If you could take my attachments to the hearing, I would appreciate it.

Please let me know if you have any questions.

Regards,
Melissa Cordova

On Sat, Jan 18, 2020 at 11:11 AM Cindy Montenegro <merodias_montenegro@comcast.net> wrote:

ROAD/TRAFFIC CONDITIONS

PROTEST PETITION AGAINST RE-ZONING # P19RZ00011 7701 N. CAMINO DE OESTE 9.77 ACRES

Due to traffic concerns I/we the undersigned protest the re-zoning – **County Needs to fix the current poor, unsafe road conditions before adding more people and traffic.** The roads are in dis-repair intensified by the roads being used as drainage/washes. The roads are perilous for pedestrians, bikes, equestrians and vehicles, in every direction from this site traffic is required to cross or drive through a wash and there are no good walkways, no bike paths, crosswalks or lighting. There is too much development in the area with no plan to improve the roads or flood/water flow problem down the roads, the **Impact/development fees are allocated to other areas.**

The intersection at Magee and Camino de Oeste is very confusing hazardous as Magee jogs over to become Pima Farms Road and Camino de Oeste at Ina Rd is very dangerous with extensive foot and bike traffic traveling to and from Circle K, Motel and businesses, with no lighting, bike path or crosswalks.

OTHER COMMENTS

There are already two areas closely near the property in question that were recently approved for rezoning and development. This will bring significant changes to the traffic, congestion and already horrible roads PRIOR to the additional consideration for rezoning this 9.77 acreage in question. Protesting against additional development at the moment is to **prioritize the improvements on these current roads** that way the allocated areas for development could properly account for the increase in traffic that is to come. **THIS NEEDS TO BE A PRIORITY BEFORE THIS REZONING IS APPROVED.**

I myself have witnessed MANY 'almost' accidents in this Camino de Oeste and Magee intersection (cars and people), watched the degradation of the streets worsen as the days go by, have personally ruined tires (and had to replace tires recently this week) due to pot holes and road conditions along these roads - and this will only get worse. **LET'S MAKE THIS A PRIORITY!**

Mellissa Cordova

7952 N Jewelflower Dr Tucson Arizona 85741 Lot #6

No

NAME

ADDRESS

ARE YOUR WITH IN 300'



SIGNATURE

01/23/2020

DATE

PROTEST PETITION AGAINST RE-ZONING # P19RZ00011 7701 N. CAMINO DE OESTE 9.77 ACRES
FLOOD CONCERNS

Due to concerned with the flooding, I/we the undersigned protest the re- zoning:

Water has been diverted to properties in the area from other areas and developments. The County needs to fix the current problems with flooding due in part to the 10 acres south of this property (Boykin) NW corner of Camino de Oeste & Pima Farms recently approved for development and being developed with this property. Water from all directions flows into the, Boykin, above property.

Also water was diverted around the Pima Farms subdivision on the south to flood neighbors and roads; and diverted onto and down Pima Farms Rd to the north, neighbors had to bring in dirt and put up berms to protect their properties. Neighbors having considerable problems with flooding of their homes, out buildings, creating ditches through property and washing out roads.

The developer of the above property and this property said the flow would be reduced, but there are no stipulations in the development to reduce the flow. The requirement is that they **maintain current water flow on and off the property**. The problem needs to be addressed before allowing further development in this area.

OTHER COMMENTS:

Additional to the surrounding areas of Pima farms, I have experienced flooding issues near and around my yard – from the backyard to the front yard. The brick wall lining along my backyard (next to the common areas) also stay in a constant wet state. Being that I am next to the common area, there is also a tremendous amount of flooding issues when it rains that pours right into our main street causing a pile up of sand, debris and rocks. A great deal of that flooding is cutting into my front yard and took my landscaping rocks with it. It has gotten increasingly worse in the last 10 years and nothing has been done about it. Now with the additional rezoned area behind our homes, this will cause further issues and cause for concern. **We need to have this rectified before additional development is authorized around this area and I OBJECT to having this particular property rezoned until proper evaluation, update and action is take on the part of the city!**

Melissa Cordova

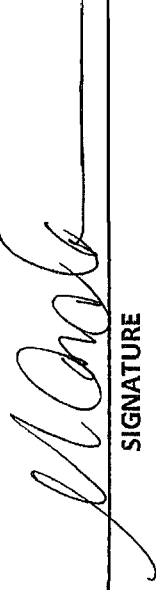
7952 N Jewelflower Dr Tucson Arizona 85741 Lot #6

No

NAME

ADDRESS

ARE YOUR WITH IN 300"



SIGNATURE

01/23/2020

DATE

From: [Cindy Montenegro](#)
To: [District1](#); [Mark Holden](#); [Ann Moynihan](#); [Terri Tillman](#); [Chris Poirier](#); [Thomas Drzazgowski](#); [Brian Jones](#); [Ana Olivares](#); [Priscilla Molina](#); [Greg Saxe](#); [DSD Planning](#); [Donna Spicola](#); [District1](#); [Eric Shepp](#); [Mindy Cox](#)
Cc: [Cynthia Merodias](#)
Subject: Traffic Condition & Safety - Re-Zoning P19RZ00011 Meeting 1-29-2020
Date: Monday, January 27, 2020 12:09:14 PM
Attachments: [Information Roads, Condition, Flooding roads, Safety.docx](#)
[Map Permits, Washes, Flood.pdf](#)
[Flood Map Massingale.pdf](#)
[PimaMaps Washes I-10, Cortaro, Ina , Thorneydale.pdf](#)
[Photos Camino de Oest, Massingale, Pima Farms Roads.docx](#)
[Berms along Pima Farms.docx](#)
[News Pima Farms Rd looked like a river.docx](#)

This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

Re: Traffic Condition & Safety – Re-Zoning P19RZ00011, 7701 N. Camino de Oeste, NW corner Camino de Oeste & Massingale.

MAJOR SAFETY CONCERNS WITH THE ROADS CONDITIONS, DESIGN AND ROADS FLOODING IN THIS AREA

Pima County Transportation is telling me that for that type of road the additional traffic is not a problem. They are just looking at the type of road not the problems and concerns.

DOES SOMEONE HAVE TO DROWN OR GET RUN OVER BEFORE SOMETHING IS DONE

The roads are in poor repair intensified by the roads being used for drainage washes.

In every direction from this property, traffic, pedestrians, bikes and equestrians have to cross a wash or drive down a road that is utilized as a wash marked with signs "Do Not Enter When Flooded". Neighbors in the area know to wait till the water subsides, but not everyone can or will wait. What about kids coming or going to school?

There is already too much development approved in the area with no plans to improve the roads or the flow of water on the roads, see map attached.

The impact fees are designated for other areas with no improvements in this area.

Camino de Oeste is not a through street.

Camino de Oeste is shown as a Collector road that should be 80 feet wide, it is not. Even if improved in front of this property, which there are no plans for, it is not wide enough or improved to the south to Ina Rd.

Please take the additional effort to really look at this situation. PLEASE LOOK OVER THE detailed information attached, maps and photos.

Thank you;

Cynthia Merodias-Montenegro
7445 N. Camino de Oeste

Tucson, AZ 85741

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:

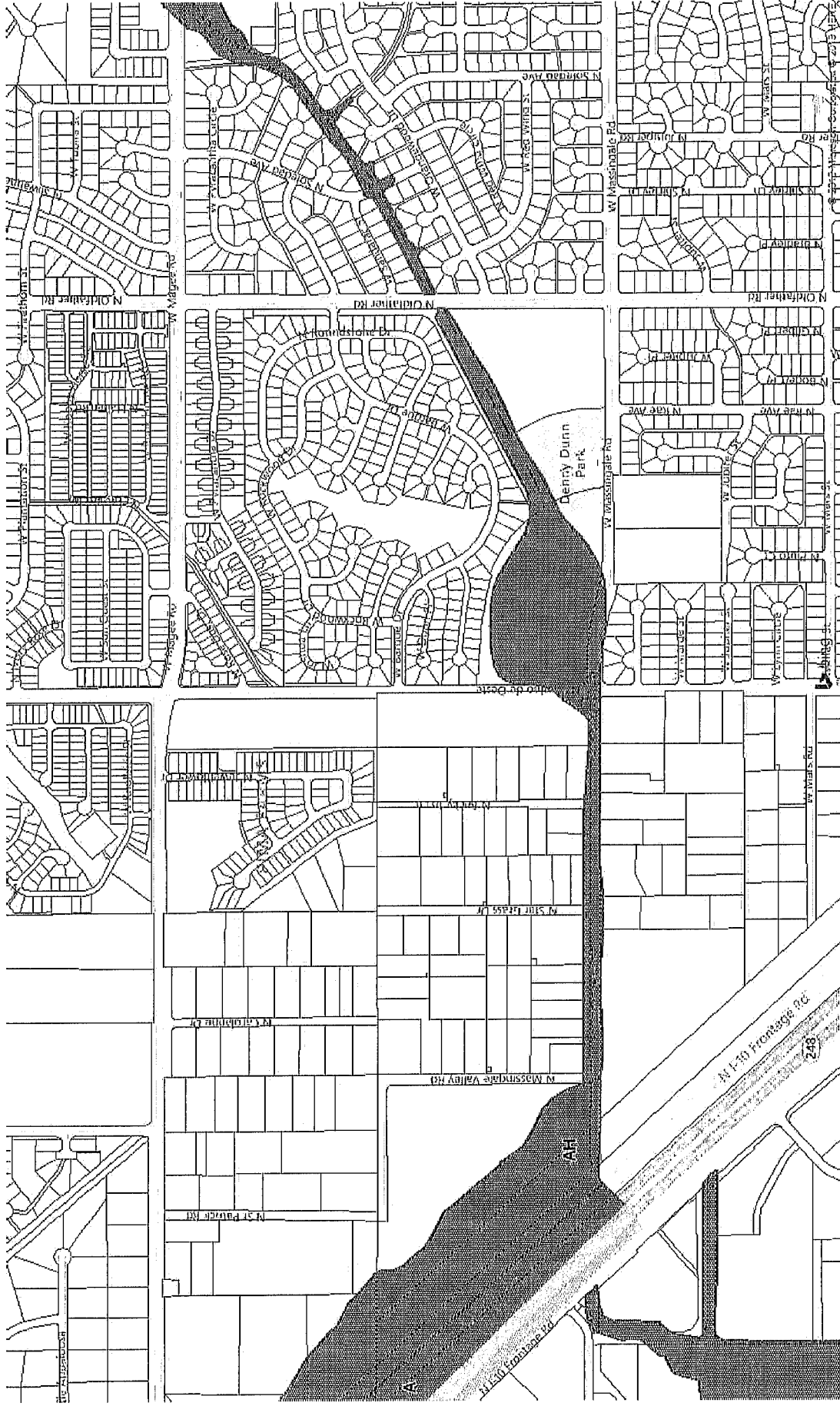
7351 N. Camino de Oeste

7461 N. Camino de Oeste #221-38-0070

4635 W. Mars #221-38-034D



Berms along Pima Farms to protect from flooding a recent problem



INFORMATION ROADS/TRAFFIC/FLOODING

TOO MUCH DEVELOPMENT IN THE AREA FOR THE CURRENT ROADS/CONDITION/FLOODING ROADS:

Traffic Engineering has their maps and charts that tell them that Camino de Oeste can handle the additional traffic with no consideration to the connecting roads, road condition, poor maintenance, flooding over and on roads and safety concerns. Those of us that drive these roads know different. We are having damage to our vehicles and tires due to atrocious condition of the roads. Need to improve the current condition of the roads and flooded road concerns before adding more people and traffic with new developments. The County is good about coming out and repairing pot holes in the area but does not compact them and with the traffic and water flow the problems just gets worse.

FLOOD/WASHES WITH “Do Not Enter When Flooded signs” in every direction you go from this property.

- **Camino de Oeste:** Camino de Oeste is a high hill, water on the road should flow to the side to the retention pond but it does not. The road is in poor condition due in part to water flow and poor maintenance.
- **Massingale:** On the south end of this property, **Massingale Rd is a major wash “High Risk Flood”** as shown on Pima County Flood map and the Pima County Wash map of the area, **see attached. There are “Do Not Enter When Flooded” signs, see photos. Massingale is concaved to handle the water** flows from Massingale and the retention pond at the NE corner of Massingale and Camino de Oeste. Water from this property along with other water also flows into Massingale. The steep sides of Massingale make it difficult to walk across. Cars are often unable to cross Massingale or drive it when it is flowing, and due to the steep sides vehicles are unable to drive around the water when it runs.

A neighbor on Massingale kids’ could not get to the bus due to all the water flowing on Massingale, even though it hadn’t rained for a while. This is a major safety issue.

- **Mars:** South of Massingale going toward Ina Rd and I-10 on Camino de Oeste you have to cross Mars which is also a wash, **see attached map washes.**
- **Camino de Oeste to Magee:** To get to Thornydale along Magee you need to cross the wash running down the east side of Camino de Oeste, **see Map Washes.**
- **Magee:** To access Thornydale by way of Magee there is a **substantial wash crossing** in front of the new subdivision at the NW corner of Magee and Thornydale with a sign **“Do Not Enter When Flooded”**. **The developer should have been required to improve the road to run the wash under the road.**
- **Pima Farms:** Magee ends at Camino de Oeste then there is a confusing dangerous jog north to Pima Farms the extension of Magee. Pima Farms Rd is also a **wash, as shown on the map.** The map does not show the full extent of the water that flows along Pima Farms. **See attached photos** of properties just west of Camino de Oeste with berms built to protect their properties from flooding. Also **See attached news article “Pima Farms ran like a River”**.
- **Flooded roads Danger:** Those of us living in the area know to wait till the water subsides to go anywhere. But what about those that have schedules to keep? **What about the school buses and kids? As is someone most likely a child, is going to end up drowning. Water flows west to run along the Rail Road, just north of this area a train recently derailed from flood water.**

OTHER SAFETY CONCERNS:

- **Ina and Camino de Oeste:** There is a Circle K on the east side of Camino de Oeste and a Hotel on the other side. There is extensive pedestrian and bike traffic along, to and across this area with traffic turning in from all directions. More business will be reopening at this intersection in the near future with more traffic and people. It is particularly concerning and dangerous at night with people walking (some pushing strollers) and bikes with no crosswalks, **no lighting** and no bike path. Most pedestrian's and bikes have on dark clothing and no lights. Need to fix the problem before adding more traffic
- **Bikes:** Camino de Oeste has only 21 feet of pavement. Poor road condition and maintenance makes it hard to ride a bike on it especially along the edges, due in part from water flow damage, **see attached photos**. There is a curb along the east side, consequently bikes cannot move off the road for traffic. When traffic was low in this area you could drive around bikes and people on the road. With heavier traffic you cannot drive into the opposite lane to go around people and bikes. Even worse if you have a large truck on the hill, with a load and extended mirrors. If Camino de Oeste was as wide as required for the type of road it is shown as, there would be room for a bike, which would reduce the number of bike accidents.
- **Cortaro Construction:** There are plans to construct the Cortaro rap which will increase the traffic through this area.

THERE IS ALREADY TOO MUCH NEW DEVELOPMENT:

- **Added Traffic from this Development:** According to Pima County Transportation this subdivision will **add 450 vehicles a day**
- **SW corner of Camino de Oeste and Pima Farms property** above this property was approved for 46 homes, another **460 vehicles a day**.
- **SE corner Magee and Camino de Oeste** was also approved for maybe 30 some homes.
- **NW corner of Magee and Thornydale** there is a new development for about 35 homes. **Allowed the subdivision without doing anything about the wash across the road there.**
- **Marana** has and is developing hundreds of homes north of Pima Farms. Marana improved the roads, but only in their jurisdictions.

OTHER TRAFFIC CONCERNS:

- **Buses:** All these developments will have kids with buses stopping for pick up and drop off kids blocking traffic during high traffic volume.
- **More Trash Truck** traffic three or more different trash companies service this area.

OTHER ROAD CONCERNS:

- **Camino de Oeste** is shown on Pima County Major Streets Map as going through to Cortaro, which it does not, it **dead ends just above Magee/Pima Farms**. **There are no plans or allocated property to extend it to Cortaro**, the strip shown on the map is Church owned.
- **Camino de Oeste** is not currently built for the current traffic. Camino de Oeste is classified as a Collector Road that is to be 80 feet wide, it is not. I understand the developer will be required to give an additional 35 feet for

the road right-to-way, **but there are no plans to improve Camino de Oeste**. Camino de Oeste right-a-way south of this property is only about 40 feet wide in some areas.

- **Churches:** There is traffic from two churches on Camino de Oeste and also a huge Church on Pima Farms Road.
- **Steep Hills:** 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 numerous accidents at this intersection. They did put in a blinking red light but it is only for west bound traffic.
- **Magee jogs north at Camino de Oeste and changes to Pima Farms,** The jog is extremely confusing and dangerous. The developer gave land to straighten the jog, but there are no plans to do the work.
- **Pima Farms:** Pima Farms Rd is used to access Cortaro from Camino de Oeste, it is an old two lane farm road, 25 foot wide with no center line, speed limit 25 miles per hour and **Pima Farms Rd is a wash confirmed on the Pima County Map**. Pima Farms is often covered with sand after a good rain.

NEED TO SOLVE THE CURRENT TRAFFIC PROBLEMS BEFORE ADDING MORE PEOPLE AND TRAFFIC.

PLEASE REFUSE THE REZONING AND FIX THE CURRENT TRAFFIC AND FLOOD PROBLEMS

Thank you
Cynthia Merodias-Montenegro

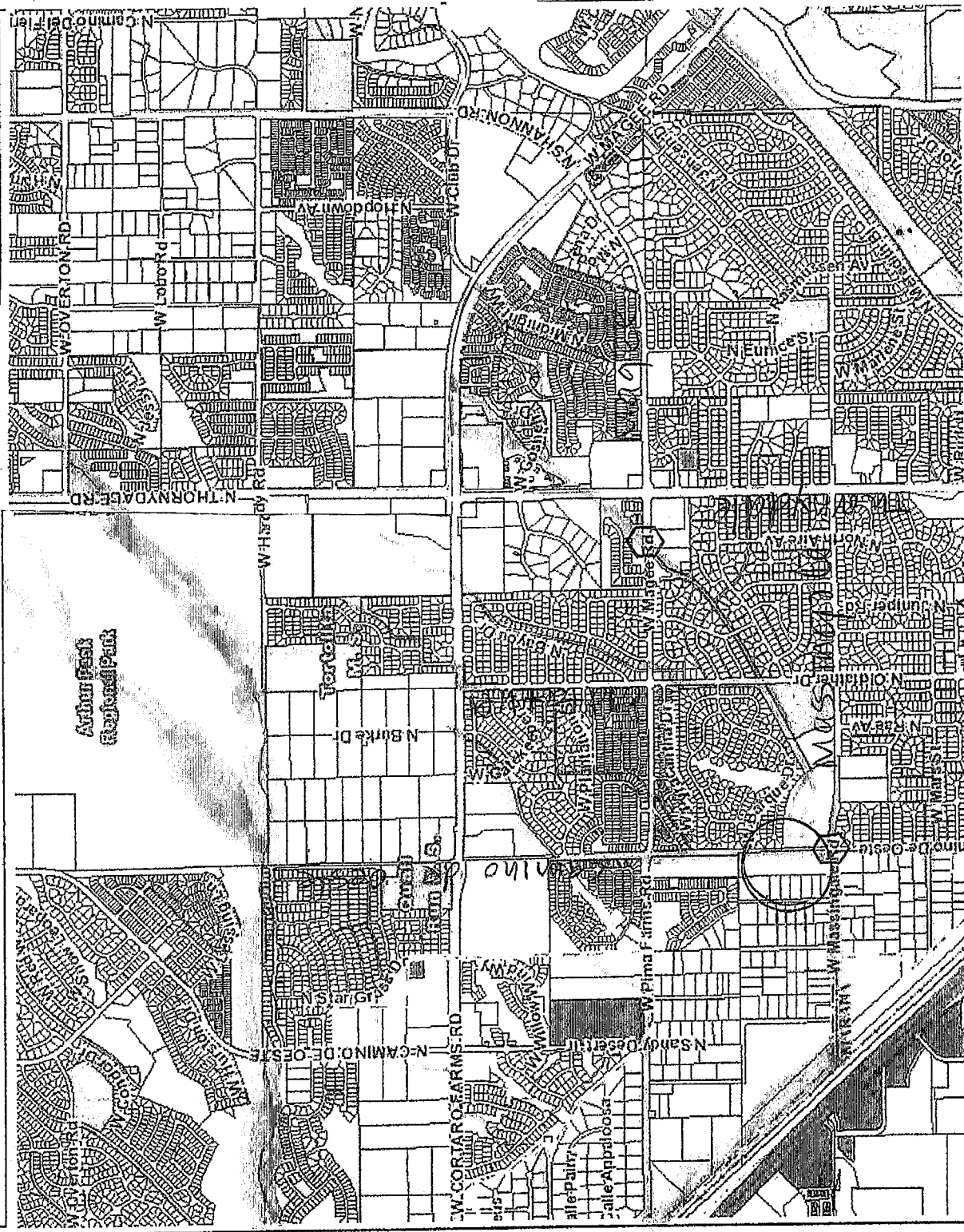
☐ Parcels
☐ Development Permits
☒ Development Plans - Incorporated & New Developer

☐ Parcels
☐ Development Permits
☒ Development Plans - Incorporated & New Developer

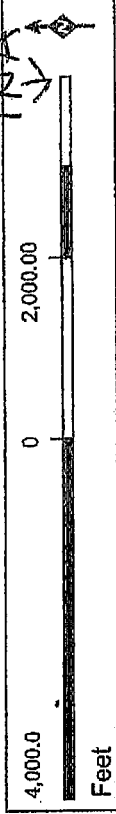
property being
Re zoned
Wash Flood
Do not enter
when Flooded

Notes:

41/12/2019



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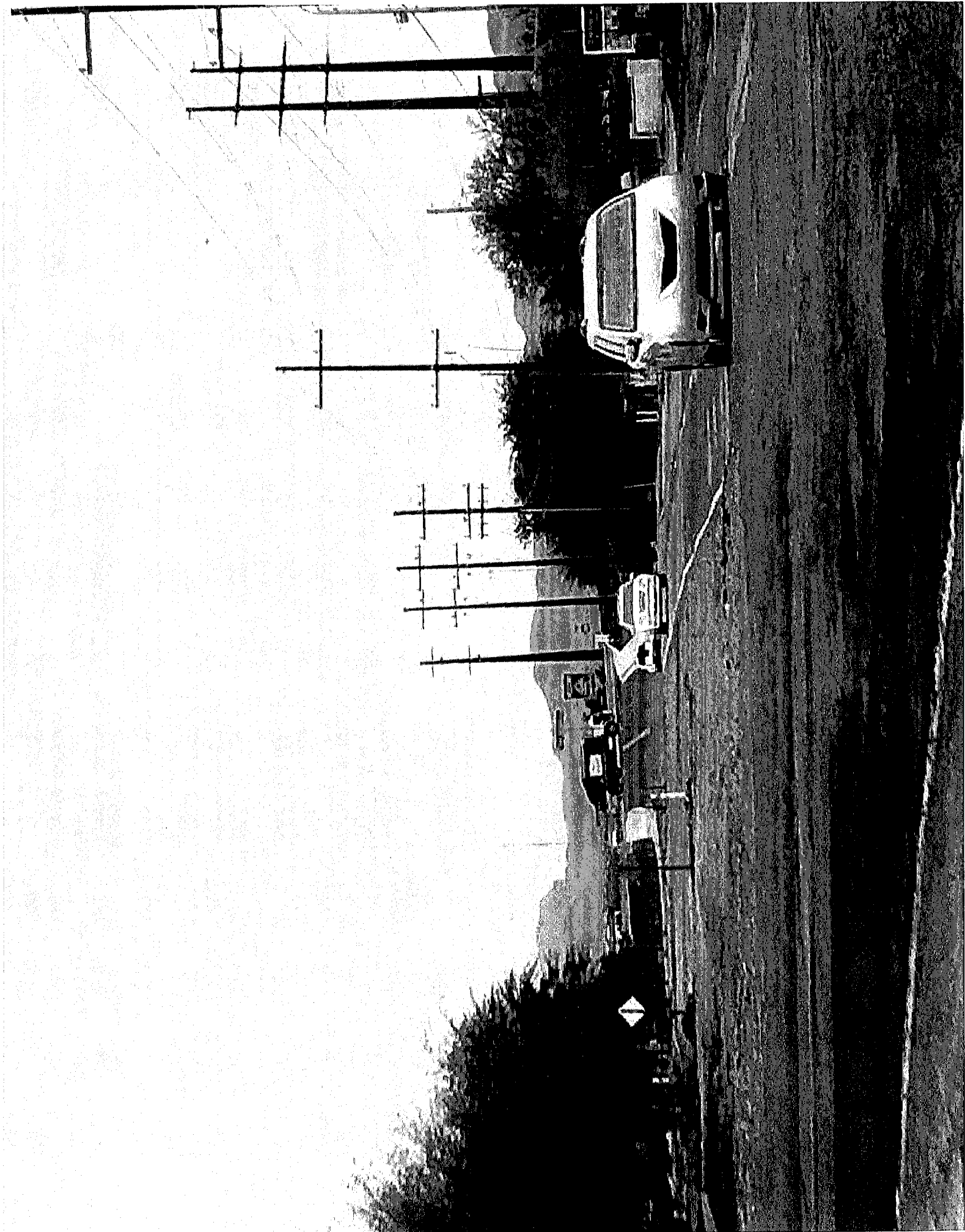
Storm damage, flooding reported all over Tucson area

By | August 22, 2018 at 6:44 PM MST - Updated August 23 at 10:47 AM

TUCSON, AZ (Tucson News Now) - Strong storms caused flooding, stranded drivers, damage and fires all across the Tucson area Wednesday, Aug. 22.

The northwest side of town took the brunt of the storm.

Pima Farms Road, just west from Sandy Desert Trail, looked like a river and many homes in the area had water up to the front porch.



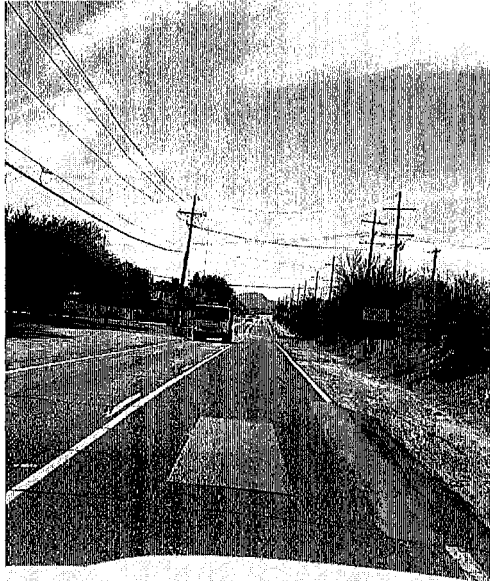


Camino de Oeste top of hill looking South to Ina

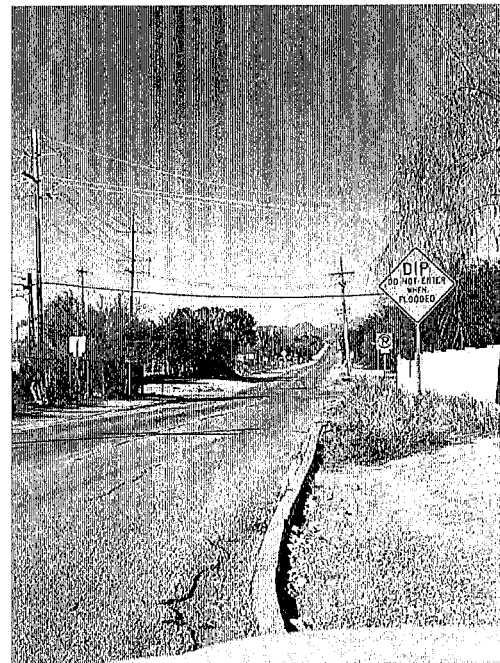


Massingale looking West to intersection at Camino de Oeste with sign "Do Not Enter When Flooded"

The concrete is the overflow from the retention pond



Camino de Oeste looking South, Sign "Do Not Enter When Flooded" for Massingale



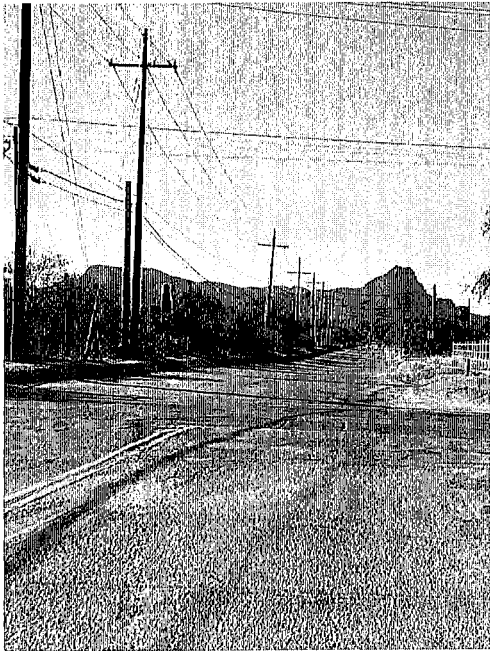
Camino de Oeste looking North crossing Massingale sign "Do Not Enter When Flooded"



South side of 7701 N. Camino de Oeste

Shows water flow off property onto Massingale

And the Cortaro well



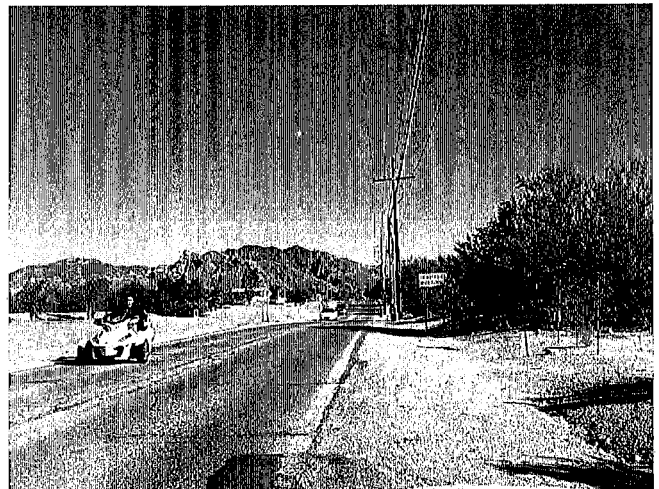
Massingale looking west across Camino de Oeste



Massingale looking east, shows retention overflow to Massingale



Magee looking east to Thornydale, show "Do Not Enter when Flooded" sign other side of new development



Magee looking east to Thornydale, show "Do Not Enter when Flooded" sign

□ Parcels

Parcels

Washes - All

Unknown Discharge

100-500 CFS

500-1000 CFS

1000-2000 CFS

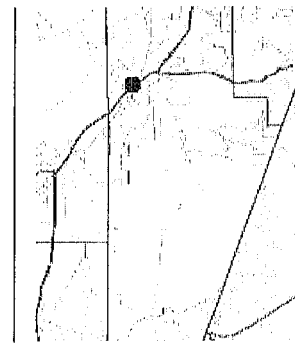
2000-5000 CES

5000-10000 CES

[illegible]

OVER 10000 CIPS

Notes:



1/8/2020

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Pima County



2.000.00

Q

4.000.0

Feet

From: [Mark Holden](#)
To: [Donna Spicola](#)
Subject: FW: Protest DENSER ZONING P19RZ00011 Meeting 1-29-20
Date: Monday, January 27, 2020 3:20:32 PM
Attachments: [PimaMapsZoning Massingale & Camino de Oeste.pdf](#)
[Map Permits, Washes, Flood.pdf](#)

It doesn't look like you were included on this one...

MH

From: Cindy Montenegro
Sent: Monday, January 27, 2020 12:43 PM
To: DSD Planning <DSDPlanning@pima.gov>; District1 <District1@pima.gov>; Mark Holden <Mark.Holden@pima.gov>; Chris Poirier <Chris.Poirier@pima.gov>
Cc: Cynthia Merodias <merodias_montenegro@comcast.net>
Subject: Protest DENSER ZONING P19RZ00011 Meeting 1-29-20

This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

Re: Rezoning P19RZ00011 Higinio 7701 N. Camino de Oeste, tax #221-35-0640 Meeting Jan 29, 2020

We PROTEST the Re-zoning of 7701 N. Camino de Oeste P19CA0004 too Higher density

HIGHER ZONING NOT CONSISTENT WITH THE AREA

Jim Portner, the developers is requesting CR-4 zoning, he and staff say it coincides with adjacent properties, it does not, CR-4 is higher than adjacent properties, see map Zoning. The property is currently zoned SR, (3.3+ acre sites) and SH, (acre+ lots). To the south and west is SH zoning, one plus acre per lots and across Camino de Oeste to the east is CR3 zoning. The property to the north was recently re-zoned CR-4, it was SH and SR, it is a section corner. Section corners are typically heavier zoned and road cross sections often with a stop light. The junction of Magee, Camino de Oeste and Pima Farms does not line up, it is a confusing jog over. Camino de Oeste does not go through to Cortaro, there is no plan to extend it or land allocated for it. The developer is giving land to improve the intersection and widen Camino de Oeste, **but no road work is in the plans and no impact fees are going to this area.**

There is already too much development in the area, see map Permits, Washes, Flood.

The roads in all directions from this site are used to run off flood water making maintenance of the

roads a concerns and travel across or on the roads when flooded a safety concern, see map.

Concerns with the impact on the private wells in the area from all the new development and reduction of available CAP water.

With problem with roads, traffic, flood and water allowing denser zoning in this area is poorly planned and a safety concern to all utilizing the roads and living with in the area.

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:

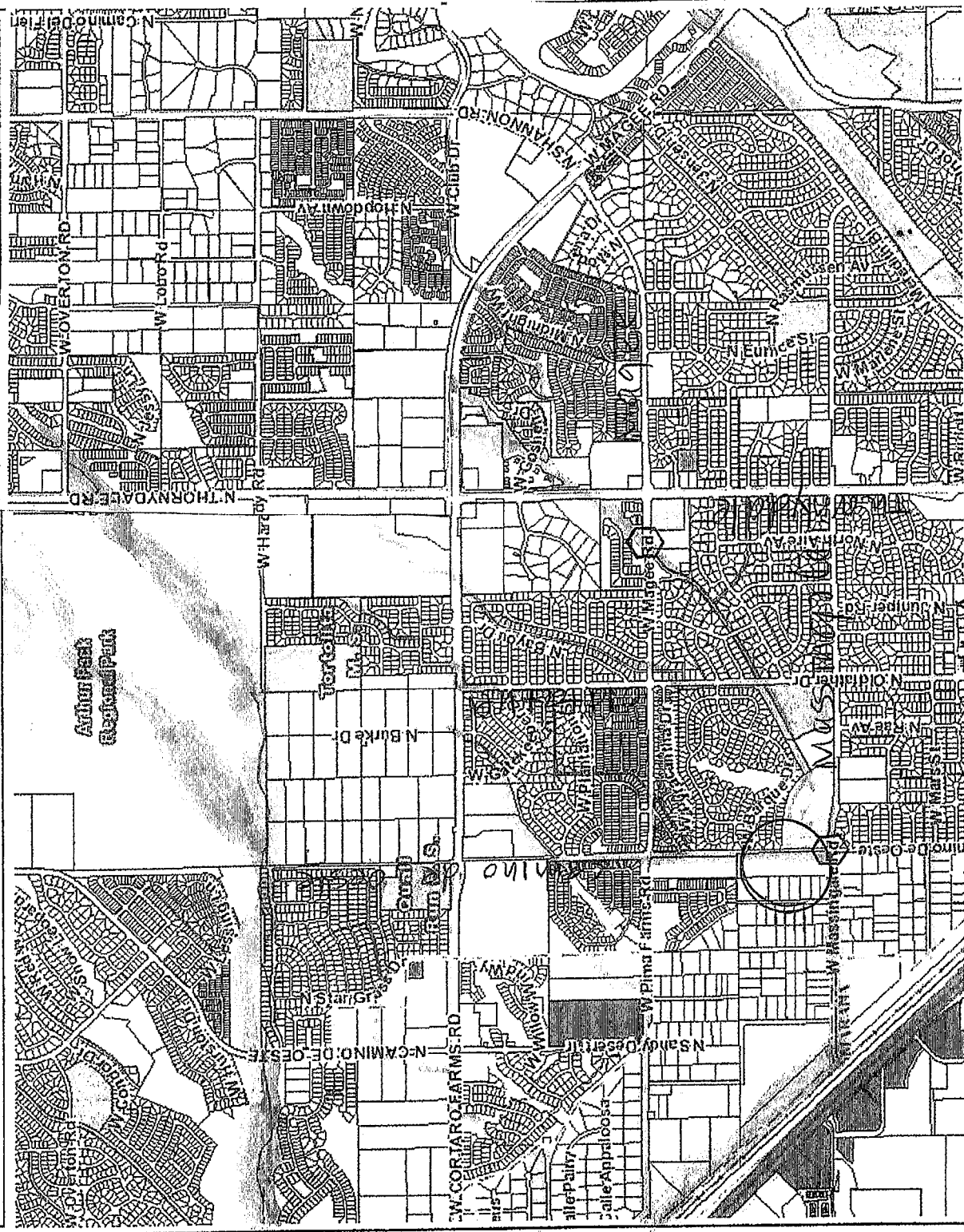
7351 N. Camino de Oeste

7461 N. Camino de Oeste #221-38-0070

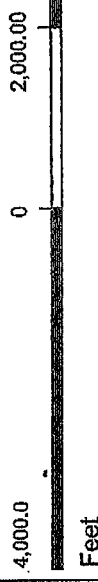
4635 W. Mars #221-38-034D

Map New Permits Camino de Oeste & Massingale area

- Legend**
- Parcels
 - Development Permits
 - Development Plans - Incorporate
 - Property being Re-zoned
 - WASH Flood
 - Do not enter when Flooded



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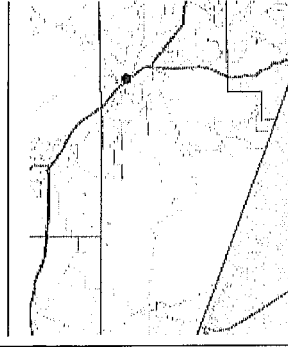


Zoning Camino de Oeste and Massingale



Legend

- ☐ Parcels
- Zoning - County**
- ☒ CB-1
 - ☒ CB-1(H)
 - ☒ CB-2
 - ☒ CB-2(H)
 - ☒ CI-1
 - ☒ CI-2
 - ☒ CI-3
 - ☒ CMH-1
 - ☒ CMH-2
 - ☒ CPI
 - ☒ CR-1
 - ☒ CR-2
 - ☒ CR-2(H)
 - ☒ CR-3
 - ☒ CR-4
 - ☒ CR-4(H)
 - ☒ CR-5
 - ☒ CR-5(GC)
 - ☒ CR-5(H)
 - ☒ GR-1
 - ☒ GR-1(H)



Notes:

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800.0

0

400.00

Feet

12/7/2019

From: [Terri Tillman](#)
To: [Donna Spicola](#)
Subject: FW: Protest Re-Zoning Flood & Safety Concerns P19RZ00011
Date: Tuesday, January 28, 2020 9:11:08 AM
Attachments: [2008 Aerial Boykin enlarged dirt piles & wash.pdf](#)
[Regional Drainage Pattern to Pima Farms Rd & to Massingale.pdf](#)
[PimaMaps Washes I-10, Cortaro, Ina , Thorneydale.pdf](#)
[Map Permits, Washes, Flood.pdf](#)
[Photos Pima Farms Rd. berms-flood.docx](#)
[Boykin Site plan.pdf](#)

From: Cindy Montenegro
Sent: Tuesday, January 28, 2020 8:52 AM
To: Greg Saxe <Greg.Saxe@pima.gov>
Cc: Ann Moynihan <Ann.Moynihan@pima.gov>; Mindy Cox <Mindy.Cox@pima.gov>; Joseph Cuffari <Joseph.Cuffari@pima.gov>; Eric Shepp <Eric.Shepp@pima.gov>; Terri Tillman <Terri.Tillman@pima.gov>; Chris Poirier <Chris.Poirier@pima.gov>; Thomas Drzazgowski <Thomas.Drzazgowski@pima.gov>; Brian Jones <Brian.Jones@pima.gov>; District1 <District1@pima.gov>
Subject: Protest Re-Zoning Flood & Safety Concerns P19RZ00011

This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

Greg;

Re: Protest Re-Zoning P19RX00011

Thank you for forwarding that on, you forwarded to some people that I did not.

I understand that the Boykin rezoning was approved. I spoke with someone prior to the rezoning at Flood about how Boykin filled his low areas thereby deferring water on and asked if they would look at the flow before he filled his property. I was told they would, that the County had past hydrology records and would review them as part of the process. I called flood after the re-zoning was approved and asked why they did not require Boykin to retain more water and each time I called I was given different excuses: Said they "couldn't require a new owner to fix something the prior owner did". Said they "did not have anything showing the flow prior". I advised that I sent photos and areal map with the dirt piles. I was told "didn't see that many dirt piles" I was told he looked at 2018 and there were no piles of dirt. See attached 2008 with dirt piles you can enlarge to see better.

At the May 7th meeting where the Boykin rezoning was approved I was misquoted. The main one was when I was said to say "10% reduction was adequate". I most definitely do not believe a 10% reduction will reduce the flow anywhere near to the extent that Boykin diverted the flow on to the neighbors when he filled his property. The Boykin property site plan, see attached, has even more water being diverted to Becky Jo Rd and the neighbors.

The neighbors south and west of the Pima Farms subdivision will continue to have their properties

flooded and like Boykin with no help from the County many will divert the water on to neighbors and roads.

I understand you met with Pima Farms subdivision, and I do not doubt that any possible improvement sounded good to them. But they were not aware that Boykin created much of the problem. They were not aware that after their subdivision was approved and ground work started Boykin diverted more water to their subdivision than it was designed for.

The Pima Farms board was told that the new development would reduce the sand going through their roads and filling their weirs and retention ponds. It should help since water will be traveling over roads and not pick up the sand that Boykin filled his property with. I am not so sure the new development weirs will solve the sand problem since the water flows onto the Pima Farms Subdivision though a dirt lot. See attached map, water comes into Pima Farms Subdivision in two places on the east side and only the one going through the dirt lot carries in sand.

I am putting together more detailed information on the flooding issues with reference to the rezoning of 7701 N. Camino de Oeste, P19RZ00011.

Something needs to be done either make the Boykin property retain more water or make the wash along Camino de Oeste take the water to the retention pond as designed when the retention pond was put in.

Sending more information with my Flood Protest.

Thank you for your consideration;

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

From: Greg Saxe [<mailto:Greg.Saxe@pima.gov>]
Sent: Friday, January 24, 2020 3:13 PM
To: Cindy Montenegro
Cc: Ann Moynihan; Mindy Cox; Joseph Cuffari; Eric Shepp; Terri Tillman; Chris Poirier; Thomas Drzazgowski; Brian Jones
Subject: RE: 52 Protest Attached Re-Zoning Flood & Safety Concerns P19RZ00011

Cindy;

Thank you for the information. From your email I cannot tell whether or not this has been submitted to the Development Services Department Case Planner whom would provide it to the Commission. As we have discussed in detail the District has already reviewed the safety concerns you raise and

commented on the case (Higinio) pending for P&Z immediately west of Massingale Basin. The Boykin rezoning to which you also refer has already been approved by the Commission. Our staff did meet with the Pima Farms HOA after that hearing as directed by the Commission.

As I explained when I assisted you in reading the "Design Standards for Detention and Retention" on our webpage there are "stipulations in the development to reduce the flow".

I hope this information is clarifying and helpful as I am aware you have been frustrated in discussion with several of our staff including myself. Rest assured we care about flood safety, that is what we have all dedicated our careers to. You should be receiving a written response from our compliance officer regarding the complaint you recently submitted. I have copied those involved.

Greg

From: Cindy Montenegro <

Sent: Friday, January 24, 2020 2:48 PM

Cc: Cynthia Merodias

Subject: 52 Protest Attached Re-Zoning Flood & Safety Concerns P19RZ00011

This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

Re: Rezoning P19RZ00011 7701 N. Camino de Oeste, meeting set for Jan 29, 2020

See attached "Protests Flood" So far we have 56 Protest signatures, 12 confirmed within 300 feet of the project (marked yes & circled) which exceeds 20% of the owners within 300 feet. We will be securing more.

Residents and neighbors of the surrounding area are deeply concerned with the flooding in the area.

**NEED TO DO SOMETHING ABOUT THE CURRENT PROBLEMS BEFORE
ADDING MORE PEOPLE AND TRAFFIC ON AND OVER FLOODED ROADS**

**PLEASE TAKE THE TIME TO REALLY REVIEW THE CURRENT SERIOUS
SAFETY CONCERNS.**

KEEP IGNORING THE PROBLEM AND SOMEONE IS GOING TO DROWN

**Over the Years More and More water has been diverted to this area from
Developments, some from as far as miles away.**

The above property, Boykin, 7951 N. Camino de Oeste on the NW corner of Camino de Oeste & Pima Farms has excessive water from the east and north routed under Camino de Oeste to the property.

The Boykin property was recently approved for development and is being developed with this property. Mr. Boykin filled low areas on his property in order to stop flooding of his property thereby diverting considerably more water to the neighbors. See attached 2008 aerial showing dirt being piled on Boykin property (you can enlarge it

to see dirt) and the development of the Pima Farms subdivision to his west.

After the development of Pima Farms subdivision and the diversion of water by Boykin, the neighbors began having considerable problems with flooding of their homes, out buildings, washing out roads and creating ditches through properties. Some of the gullies were/are so bad they cut off access to properties. Property owners have to bring in dirt and tractors to repair damage or build berms to protect their properties. See photos berms along Pima Farms Rd.

More and more water is/has been diverted to the roads which has created a safety concerns. See Flood Map attached, Massingale road on the north boundary of this property is listed as "High-Risk Flood". See information from article attached "News Pima Farms Rd looked like a River". Also Mars to the south is a wash and to get to Thornydale on Magee you need to cross a wash . And as you are aware a train recently derailed due to the flood in this area.

We met with the developer and the owners to the west and the owners do not agree with and are very upset with where the development is directing the water. The Developer is taking sheet flow and directing it to three areas which will create additional flood problems.

The developer of the above property and this property said the flow would be reduced, but there are no stipulations in the development to reduce the flow. The requirement is that they **maintain current water flow on and off the property**. The problem needs to be addressed before allowing further development.

We would very much like to meet with Flood control about the current flood issues and developments.

Thank you

Cindy

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

<p>  Tottori University 鳥取大学 </p>	<p>  Tottori University 鳥取大学 </p>
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NYC
UNIVERSITY
PAID



PRO: N




27

1

Feet



11/12/2019

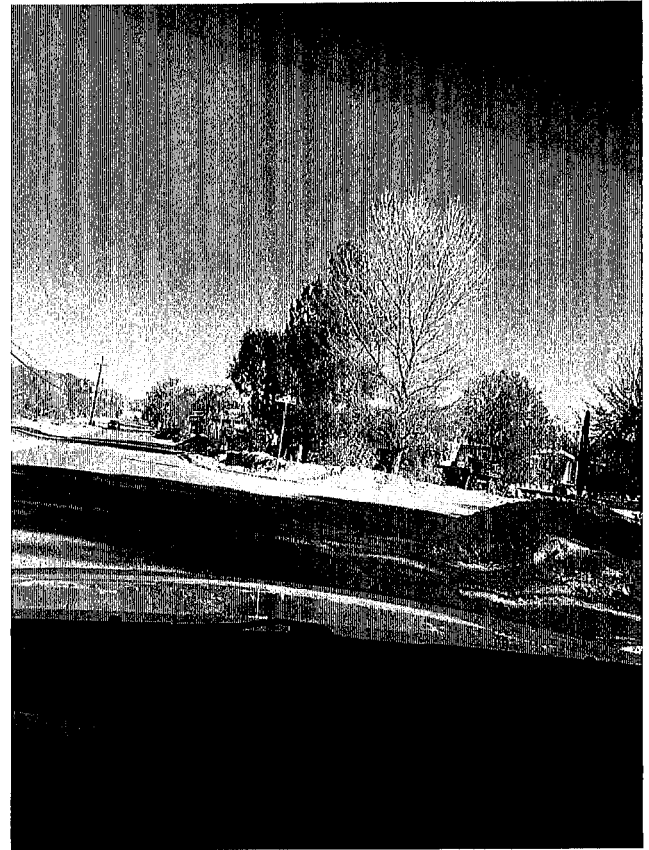
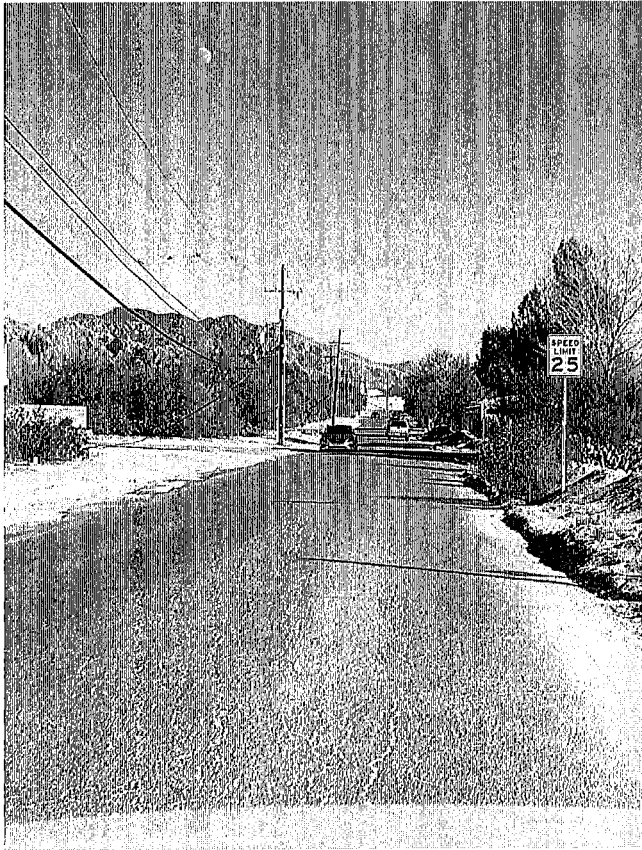
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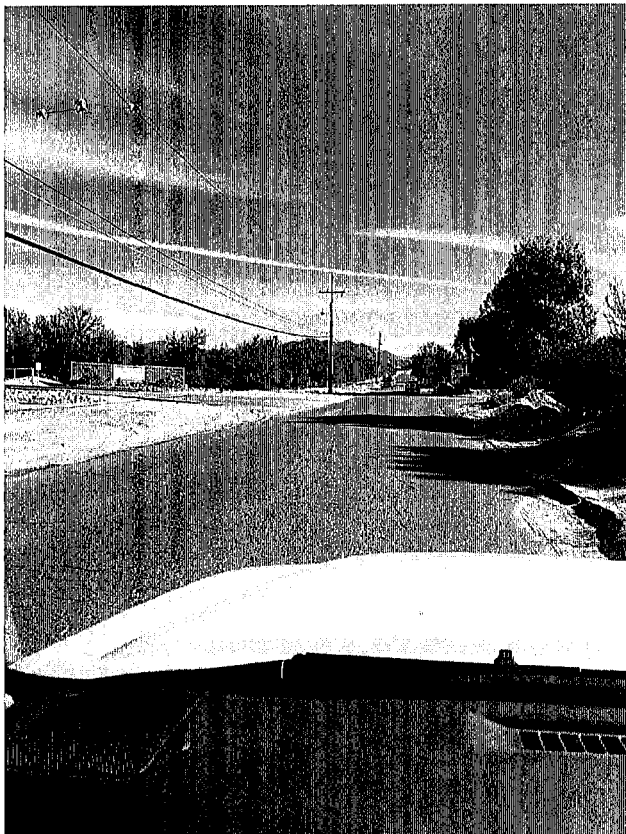
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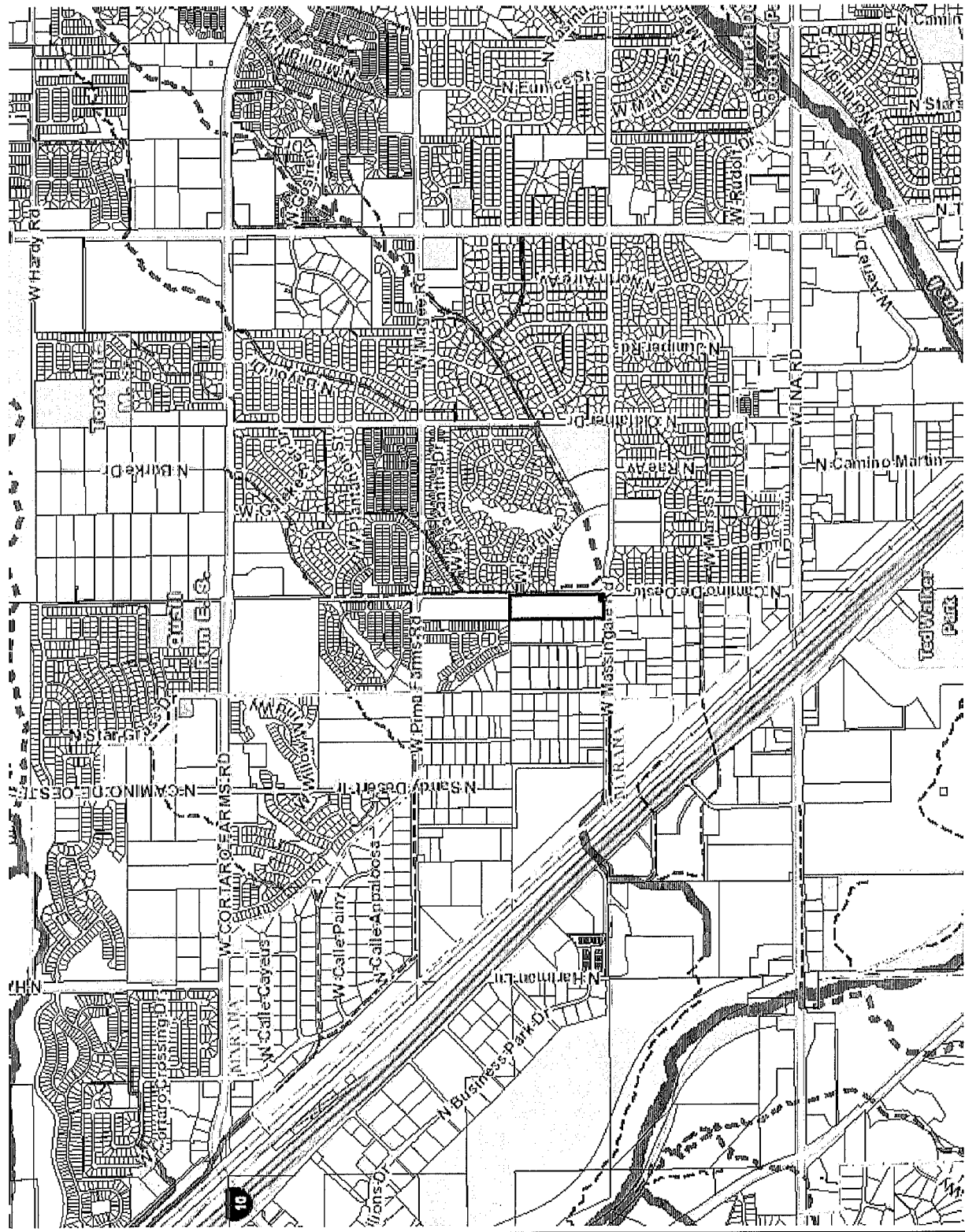
Notes:



Pima Farms looking East Front of Bridge Church shows berms to protect properties from flooding

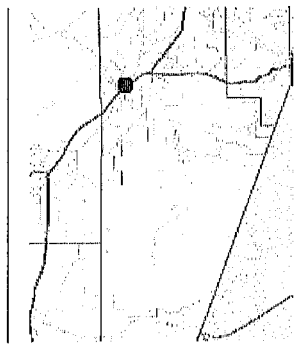


PimaMaps Washes I-10, Cortaro, Ina, Thorneydale



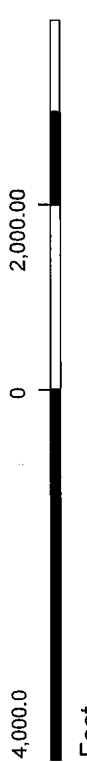
Legend

- Parcels
- Washes - All**
 - Unknown Discharge
 - 100-500 CFS
 - 500-1000 CFS
 - 1000-2000 CFS
 - 2000-5000 CFS
 - 5000-10000 CFS
 - Over 10000 CFS



Notes:

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.



Feet

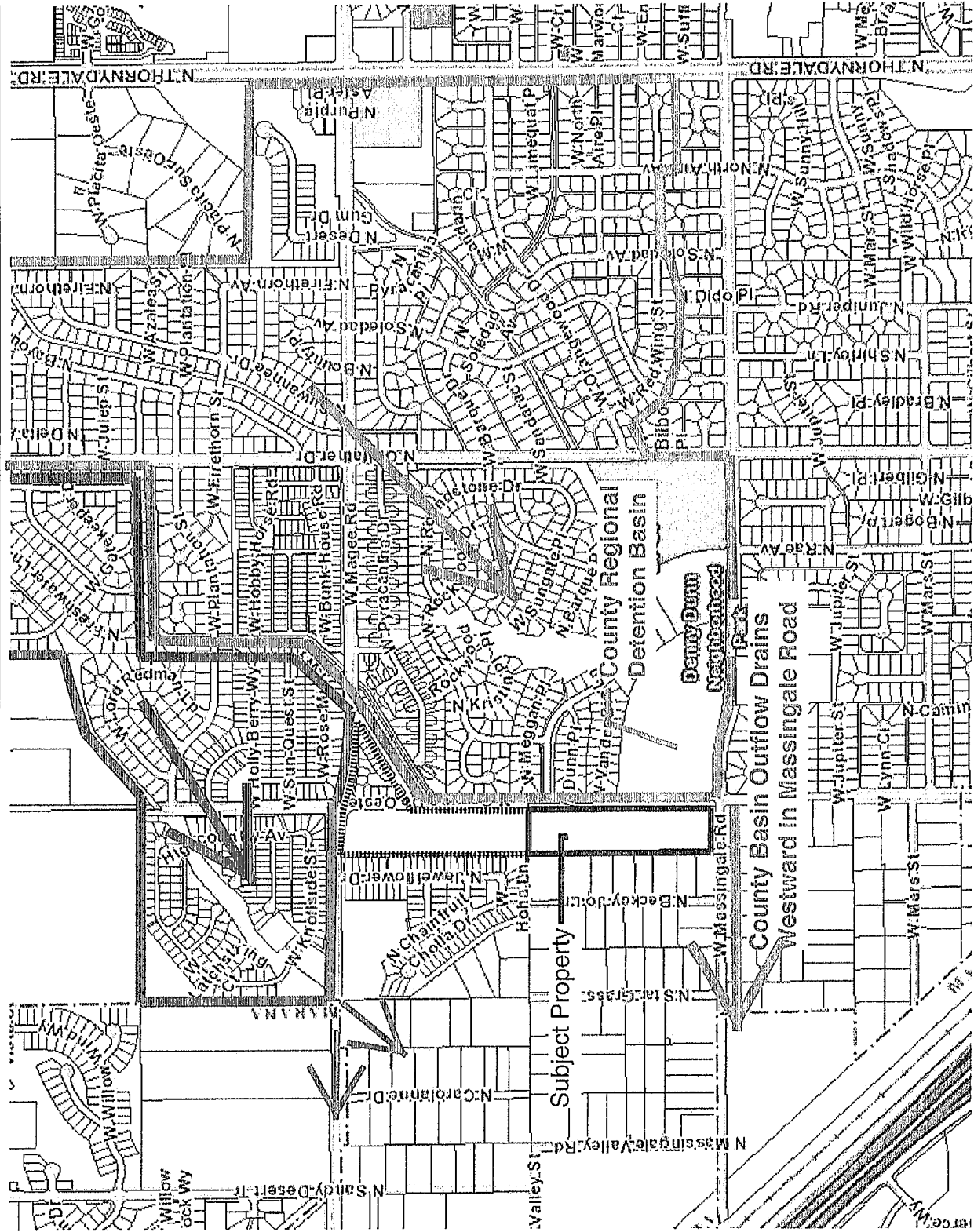
Legend

Boundary of upstream area that feeds the County's Regional Detention Basin and drains into Massingale Road

Boundary of upstream area that drains to Pima Farms Road and into Private Properties to the West & South

Boundary of area contributing flow to Subject Property

Notes:



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Feet



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Pima County



1/14/2020

LEGEND

Rezoning Site

Detention Basin/Drainage Areas (Landscaped)

Voluntary Perimeter buffer, enhanced with salvaged landscape specimens where necessary

Boundary Dimensions, typ. New Drainage Channel

Post-Developed Flow Direction Arrows

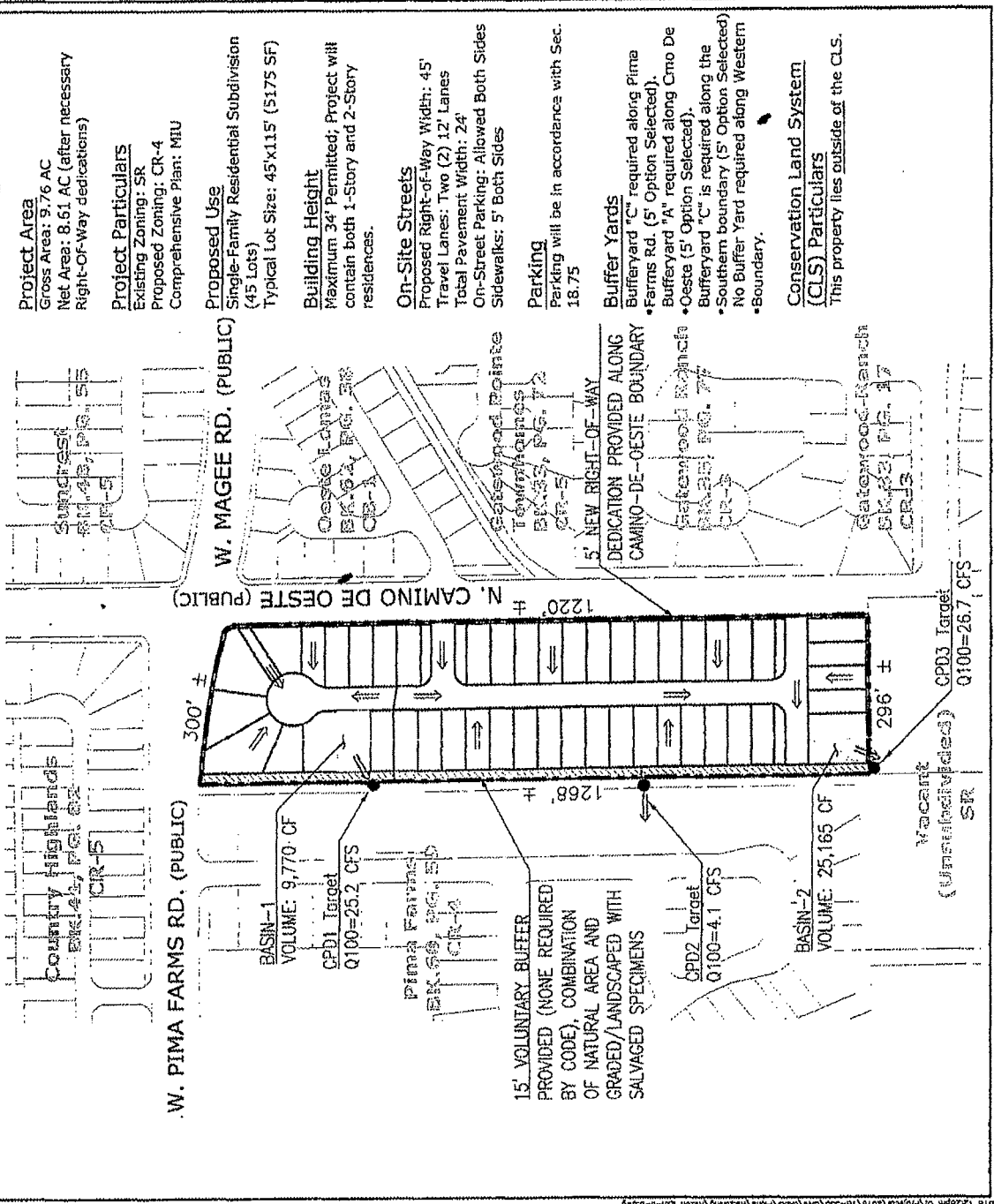
Post-Developed Watershed Boundaries

Post-Developed Discharge Concentration Points with Target Q100s

CPD3 Target
Q100=X.X CFS

0 200
Scale: 1"=200'

Jim Portner, Agent for Owner
PROJECTS INTERNATIONAL, INC.
10836 E. ARMADA LANE
TUCSON, ARIZONA 85749
520 850-0917



From: [Cindy Montenegro](#)
To: [District1](#); [DSD Planning](#); [Greg Saxe](#); [Donna Spicola](#); [Mark Holden](#); [Chris Poirier](#); [Eric Shepp](#); [Mindy Cox](#); [Terri Tillman](#); [Ann Moynihan](#); [Brian Jones](#)
Cc: [Cynthia Merodias](#)
Subject: Protest Flood concerns P19RZ00011
Date: Tuesday, January 28, 2020 9:19:34 AM
Attachments: [Regional Drainage Pattern to Pima Farms Rd & to Massingale.pdf](#)
[Map Permits, Washes, Flood.pdf](#)
[2006-Aerial Boykin dirt piles & wash.pdf](#)
[2008 Aerial Boykin enlarged dirt piles & wash.pdf](#)
[Boykin Site plan.pdf](#)
[Photos Camino de Oest, Massingal, Pima Farms Roads.docx](#)
[Photos Pima Farms Rd, berms-flood.docx](#)
[News Pima Farms Rd looked like a river.docx](#)

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Re: Flood concerns Rezoning 7701 N. Camino de Oeste, tax #221-35-0640 Rezoning #P19RZ00011

We PROTEST the Re-zoning of 7701 N. Camino de Oeste P19RZ00011 DUE TO FLOOD CONCERNS

In the past every time there is a new development in the area the properties down flow from the development got flooded. There have been **extensive flooding and complaints** from neighbors. The flooding erodes the roads both private and county. This development is not any better.

FLOODING FROM DEVELOPMENTS:

- **RETENTION POND MASSINGALE CAMINO DE OESTE:** during the 70's and 80's there were extensive new developments in the area that flooded the neighbors and roads. The County put in the Massingale retention pond to solve the problem, see the attached **Regional Drainage Pattern**. The area marked with green washes and flood went to the retention pond. The area in orange flood washes and the wash coming down Camino de Oeste does not. **Neighbors west of Camino de Oeste continued to be flooded more and more with each new development** or change in the terrain.
- **WATER DIVERTED TO BOYKIN:** The Boykin property at 7951 N. Camino de Oeste is being developed with this development. Water was diverted in the past from subdivisions developed in the area. Boykin property just approved for 45 homes. See attached aerial with a wash along the east side of Camino de Oeste. The map shows the wash going down to the retention pond but it goes into a gully made by water coming from the hill across from Boykin and from water coming down Magee, the water then goes under Camino de Oeste into the Boykin property. Much of the water was to go to the Retention Pond but instead goes into the Boykin Property.
- **FLOODING FROM THE ABOVE PROPERTY/BOYKIN:** The neighbors started having flood issues after the development of the Pima Farms Subdivision on Pima

Farms west of Camino de Oeste. The neighbors believe/believed that Pima Farms Subdivision had inadequate flood control. The neighbors did 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. Mr. Boykin removed trees and brought in fill dirt. He filled in where water pooled on his property, thereby diverting water off his property to the Pima Farms Subdivision and to the west neighbors (we filed a complaint). Flooding was augmented due in part to the sand utilized to fill the Boykin property flowing down Pima Farms subdivision's roads and filling their weirs and retention pond causing more flooding.

Properties in the area for 50+ years were flooded for the first time. Flooding neighbors' homes, out buildings, animal enclosures, roads and creating ditches though and across their properties some cutting off access to their properties.

I provided Pima County Flood with an aerial photo 2006 maps showing Boykins property with piles of fill dirt. See attached Aerial maps 2006, 2008, they show the start of the development of the Pima Farms subdivision to the east of the Boykin property with dirt piles where the water flowed. I was told Pima County Development Flood Control District had prior hydrology records and would take in consideration the flow from prior to Boykin filling his property, they did not.

Requirement for this area, Critical Basin, is to reduce the flow 10%, which will not make a dent on problem.

The neighbors are being told that the requirements for subdivisions flood control development have improved, but review of the Preliminary Development plan shows the majority of the water is going south along the Pima Farms Subdivision wall to the retention pond at the NW corner of the development and through the development to the retention pond. Then from the retention pond dumping even more water onto Becky Joe Road's neighbors and road, see attached Boykin site plan.

The only reason the neighbors did not fight the Boykin rezoning is they believed the County would make the developer fix the problem created by Boykin filling his property, yet they approved the Boykin re-zoning & development without a requirement for the developer to deal with flooding caused by filling the property and removing the trees. The development is only going to make the flooding worse

Need to take the water from prior developments flowing into the Boykin property to the retention pond as designed to go, or make the Boykin development retain more water.

- **PIMA FARMS SUBDIVISION:** The Pima Farms subdivision was not designed for all the water and sand Boykin diverted to them and their weirs and retention pond. Water was channeled to neighbors flooding the neighbors and creating ditches. Their east wall channeled the excess water from Boykin SW to flood neighbors on Beckey Jo Ln.

The Pima Farms board was told that the Boykin development would reduce the sand going through their roads and filling their weirs and retention ponds. It should help since water will be traveling over roads and not pick up the sand that Boykin filled his property with. I am not so sure the new development weirs will solve the