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We need the problem fixed we and other neighbors should not have to continue to make repairs to our properties due to the increased flow of water from Pima Farms Subdivision and the Boykin property.

- **7701 N. CAMINO DE OEST DEVELOPMENT P19RZ00011:** We are being told that flood control requirements have improved, but review of the Preliminary Development Plans, shows that not only does the above Boykin development dump more water to Becky Jo Ln and neighbors. Beckey Joe Ln already has too much water dumped on it from Boykin property, causing severe damage to the road that is not maintained by the County and did not have a problem before.

This development P19RZ00011 plan shows in order to utilize more property, water that sheeted is directed off the development to three neighbors. Properties that did not have a problem will have more water dumped on their properties. The neighbors most defiantly consider it a problem with the proposed plan.

Without help from the County like the neighbors in the past they will protect their properties and many will divert the water on to neighbors and roads in this case Massingale that already has too much water.

FLOODING ROAD AND ROAD CONDITIONS:

- **MASSINGALE:** Massingale at the NW corner of this property is a **major wash see Flood map "High Risk Flood"**. There are **"Do Not Enter When Flooded" signs, see photos**. 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 most likely a child will drowned trying to cross it. **The road is in extremely poor condition due in part to water flow and poor maintenance.**

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.

- **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 curb keeps it from going off the road. The road is in poor condition due in part to water flow and poor maintenance.
- **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**. The road is in very poor condition due in part to water flow and poor

- **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:** 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.

Something needs to be done about the Flood and Safety before bringing in more development.

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:

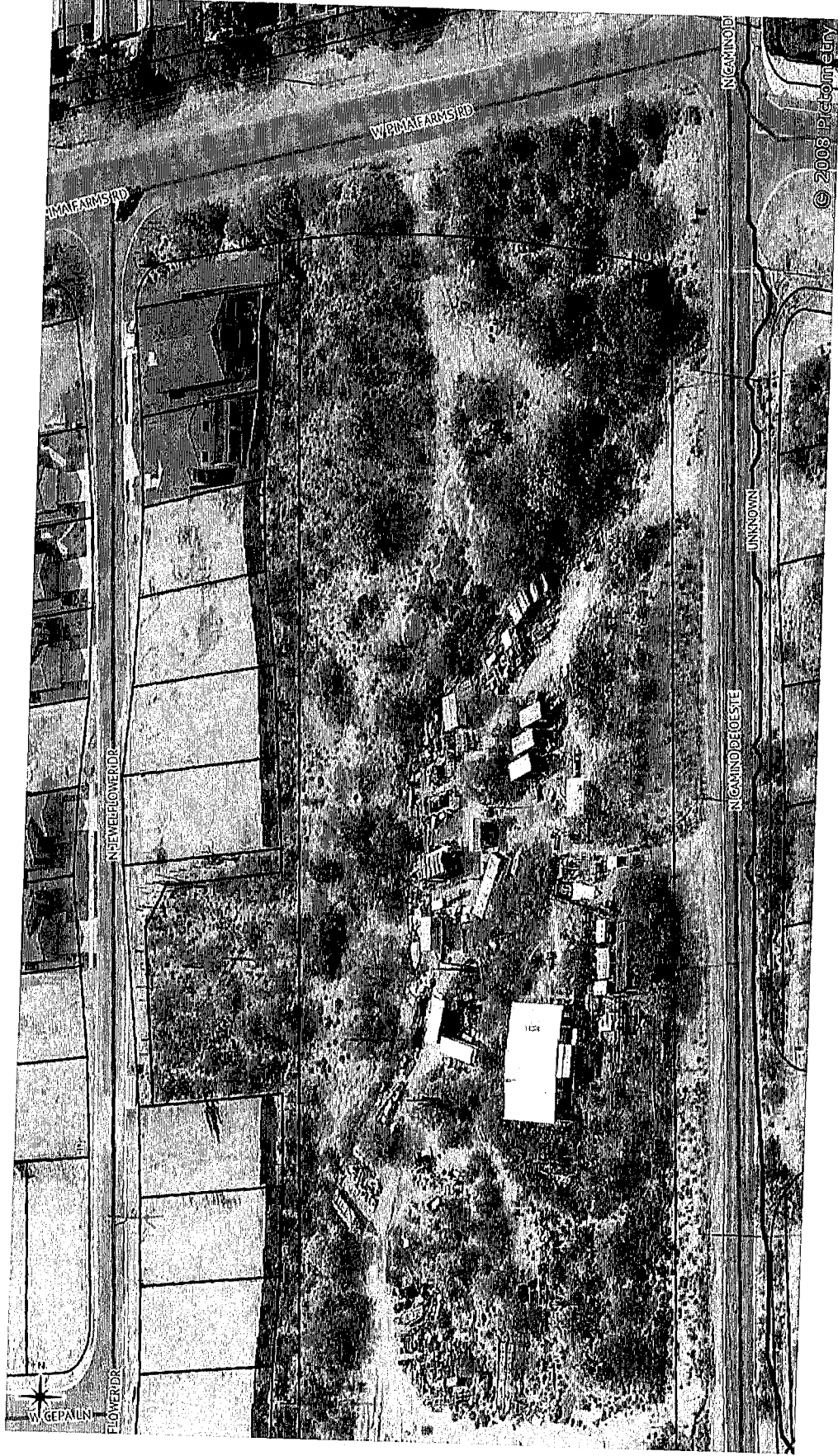
7351 N. Camino de Oeste
 7461 N. Camino de Oeste #221-38-0070
 4635 W. Mars #221-38-034D

2006-Aerial Boykin dirt piles & wash



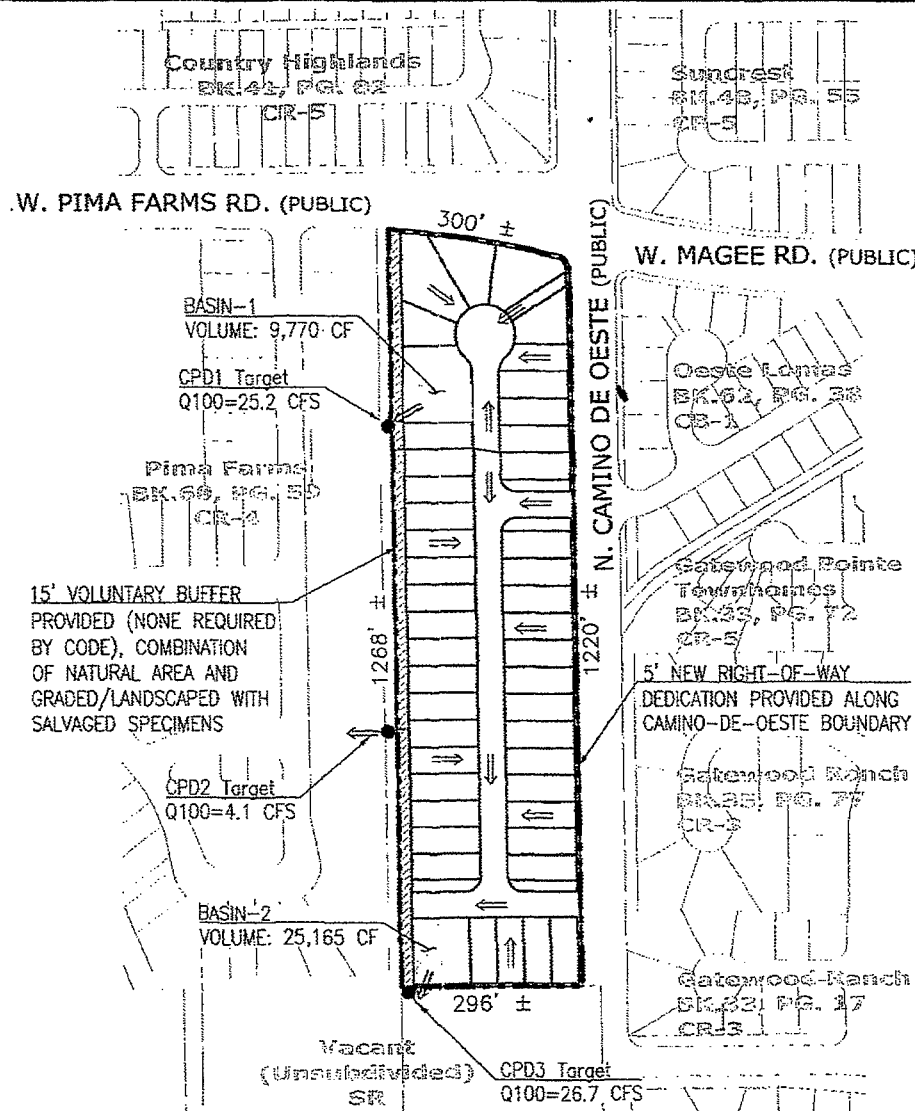
06/18/2006

2008 Aerial Boykin enlarged dirt piles



05/14/2008

Date: 11/24/18 12:28pm L:\Projects\2018\18-033\CR-4\CR-4000\Revised\Revised Exhibit-B.dwg
 Drawn:



Project Area

Gross Area: 9.76 AC
Net Area: 8.51 AC (after necessary Right-Of-Way dedications)

Project Particulars

Existing Zoning: SR
Proposed Zoning: CR-4
Comprehensive Plan: MIU

Proposed Use

Single-Family Residential Subdivision
(45 Lots)
Typical Lot Size: 45'x115' (5175 SF)

Building Height

Maximum 34' Permitted; Project will contain both 1-Story and 2-Story residences.

On-Site Streets

Proposed Right-of-Way Width: 45'
Travel Lanes: Two (2) 12' Lanes
Total Pavement Width: 24'
On-Street Parking: Allowed Both Sides
Sidewalks: 5' Both Sides

Parking

Parking will be in accordance with Sec. 18.75

Buffer Yards

- Bufferyard "C" required along Pima Farms Rd. (5' Option Selected).
- Bufferyard "A" required along Camino de Oeste (5' Option Selected).
- Bufferyard "C" is required along the Southern boundary (5' Option Selected).
- No Buffer Yard required along Western Boundary.

Conservation Land System

(CLS) Particulars

This property lies outside of the CLS.

LEGEND



Rezoning Site

Detention Basin/Drainage Areas (Landscaped)

Voluntary Perimeter buffer, enhanced with salvaged landscape specimens where necessary

Boundary Dimensions, typ.

New Drainage Channel

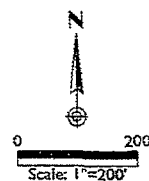
Post-Developed Flow Direction Arrows

Post-Developed Watershed Boundaries

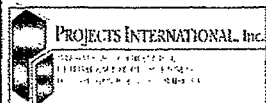
Post-Developed Discharge Concentration Points with Target Q100s

1267' ±

CPD3 Target
Q100=X.X CFS



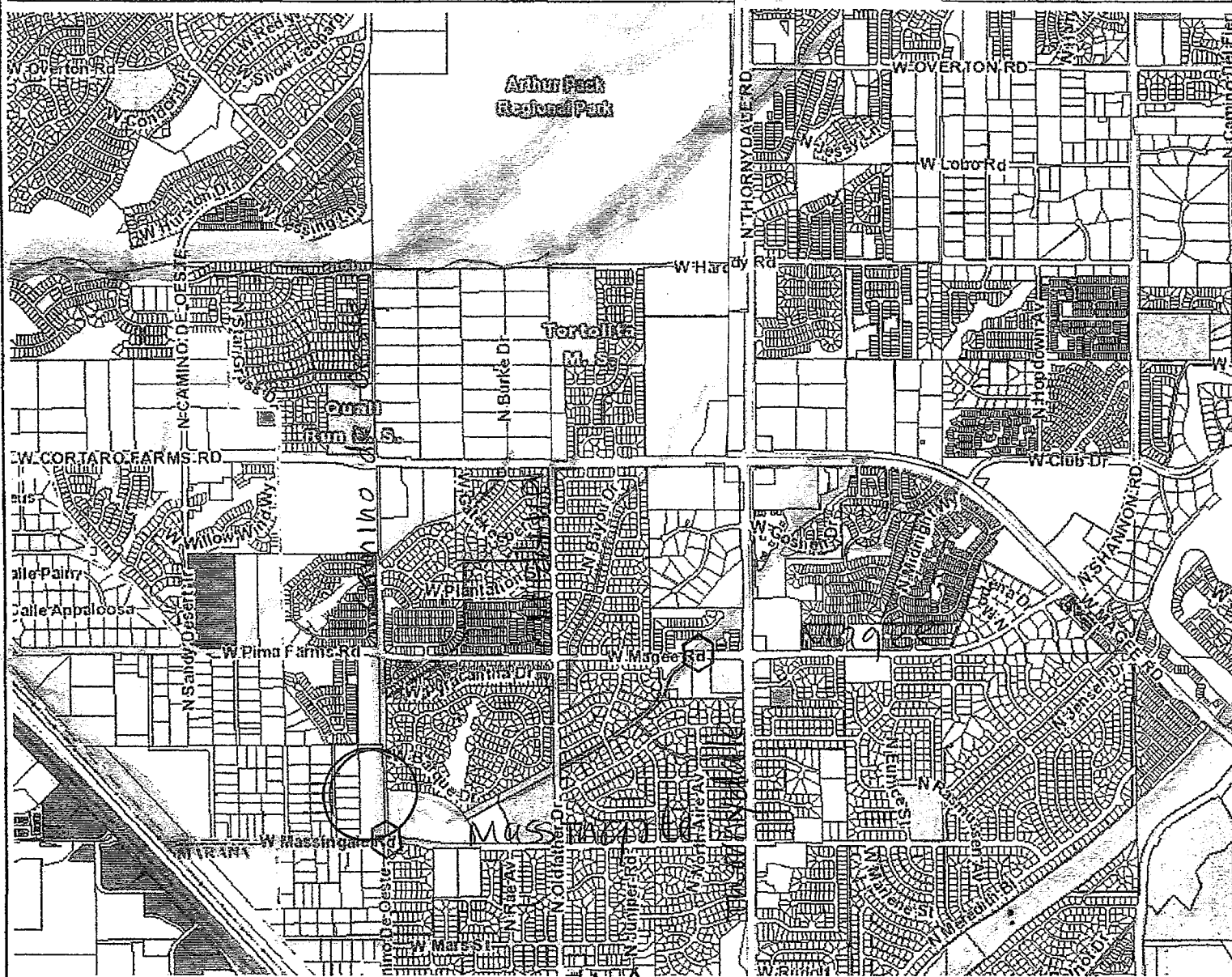
Jim Portner, Agent for Owner
PROJECTS INTERNATIONAL, INC.
10836 E. ARMADA LANE
TUCSON, ARIZONA 85749
520 850-0917



ACM VENTURES, LLC
9.77 ACRE PARCEL @ SOUTHWEST CORNER CAMINO DE OESTE & PIMA FARMS RD.
(OWNERSHIP: ROBERT LEE BOYKIN ESTATE)
REZONING: SR TO CR-4

EXHIBIT II-B
PRELIMINARY DEVELOPMENT PLAN
PAGE 35

Map New Permits Camino de Oeste & Massingale area



Legend

- ☐ Parcels & New
☐ Development Permits Developments
☒ Development Plans - Incorporate

○ property being
Re zoned
= Wash
○ Flood
⬡ Do not enter
when Flooded

Notes:

4,000.0

0

2,000.00

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.

11/12/2019

Storm damage, flooding reported all over Tucson area

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

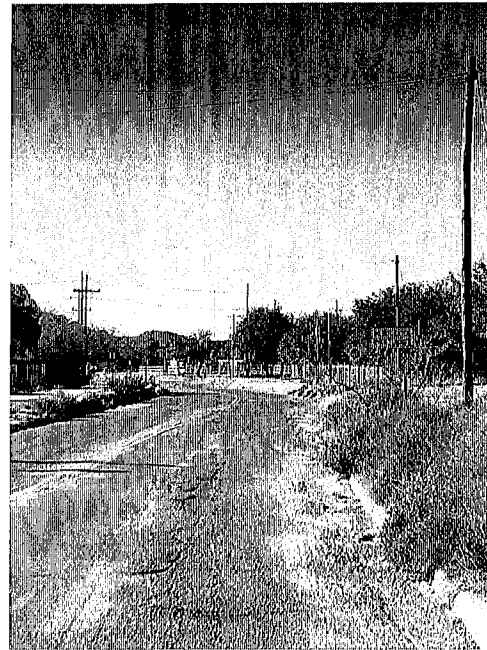
TUCSON, AZ (Tucson News Now) - Strong storms caused flooding, stranded drivers, damage and fires all across the Tucson area Wednesday, Aug. 22.

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.

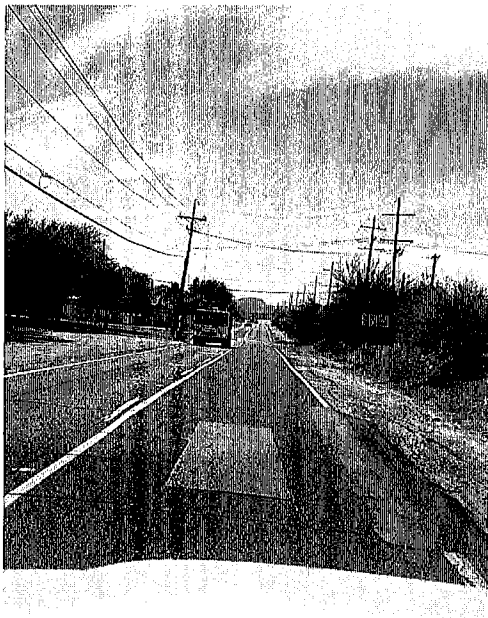


Camino de Oeste top of hill looking South to Ina

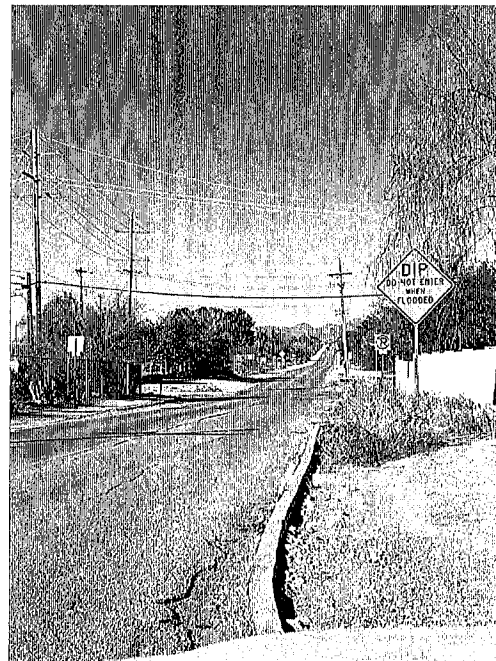


Massingale looking West to intersection at Camino de Oeste with sign "Do Not Enter When Flooded"

The concrete is the overflow from the retention pond



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



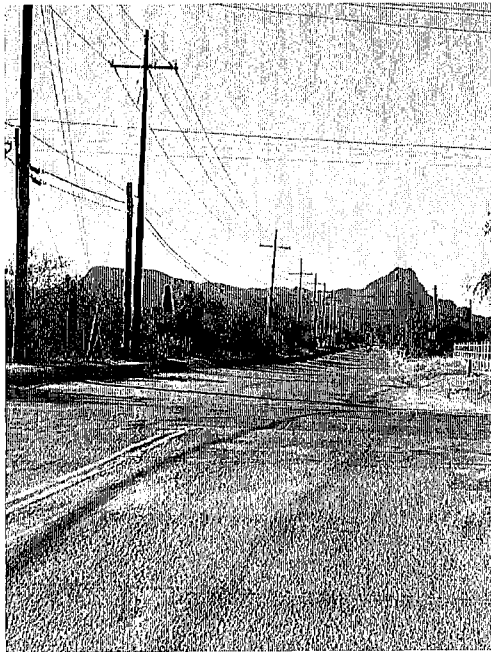
Camino de Oeste looking North crossing Massingale sign "Do Not Enter When Flooded"



South side of 7701 N. Camino de Oeste

Shows water flow off property onto Massingale

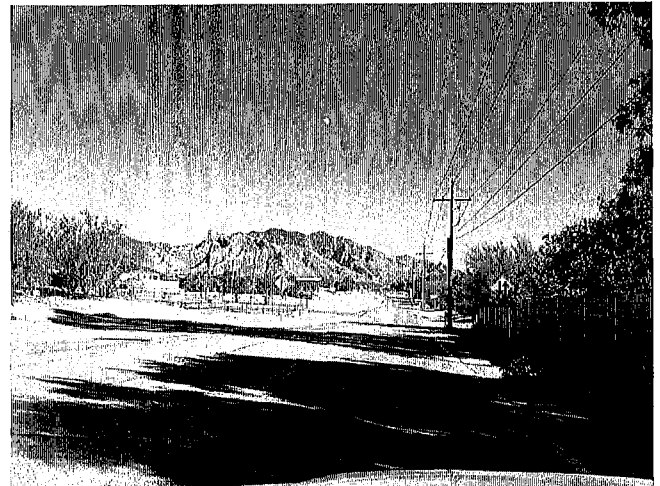
And the Cortaro well



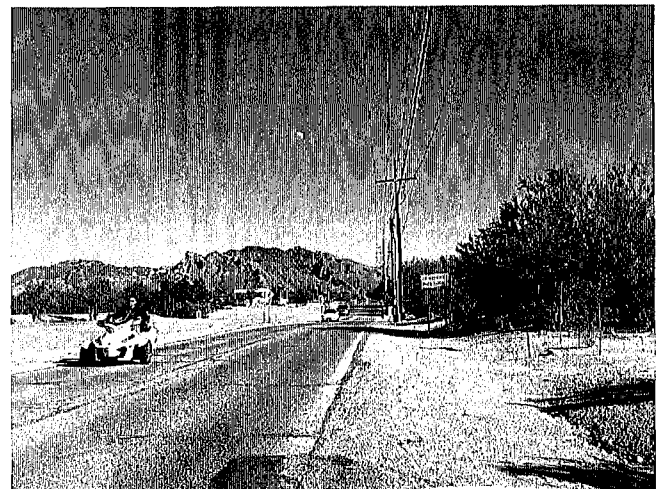
Massingale looking west across Camino de Oeste



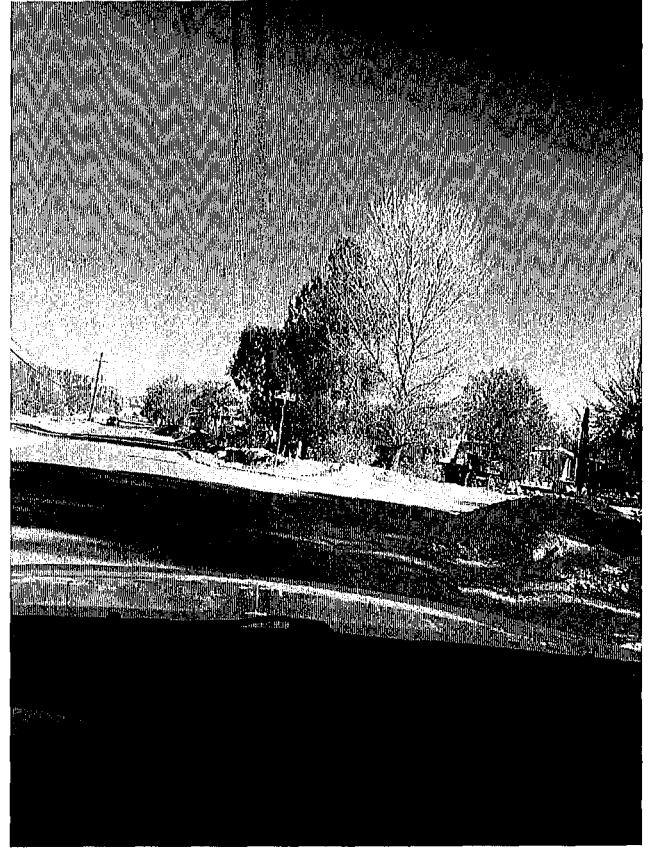
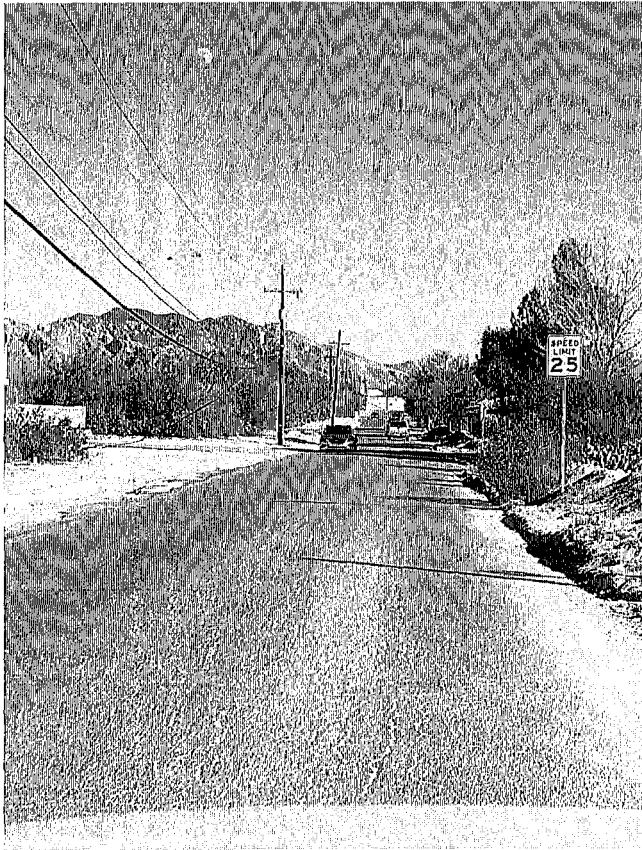
Massingale looking east, shows retention overflow to Massingale



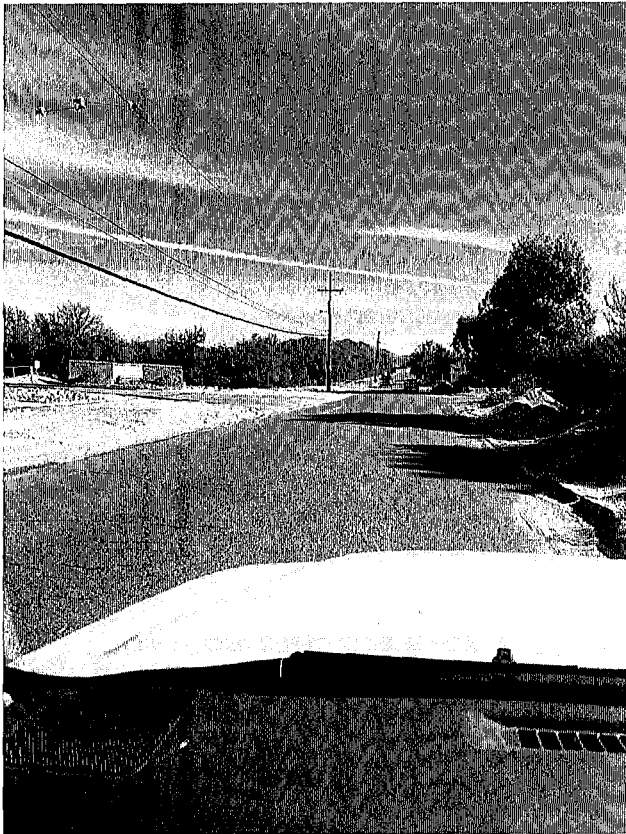
Magee looking east to Thornydale, show "Do Not Enter when Flooded" sign other side of new development



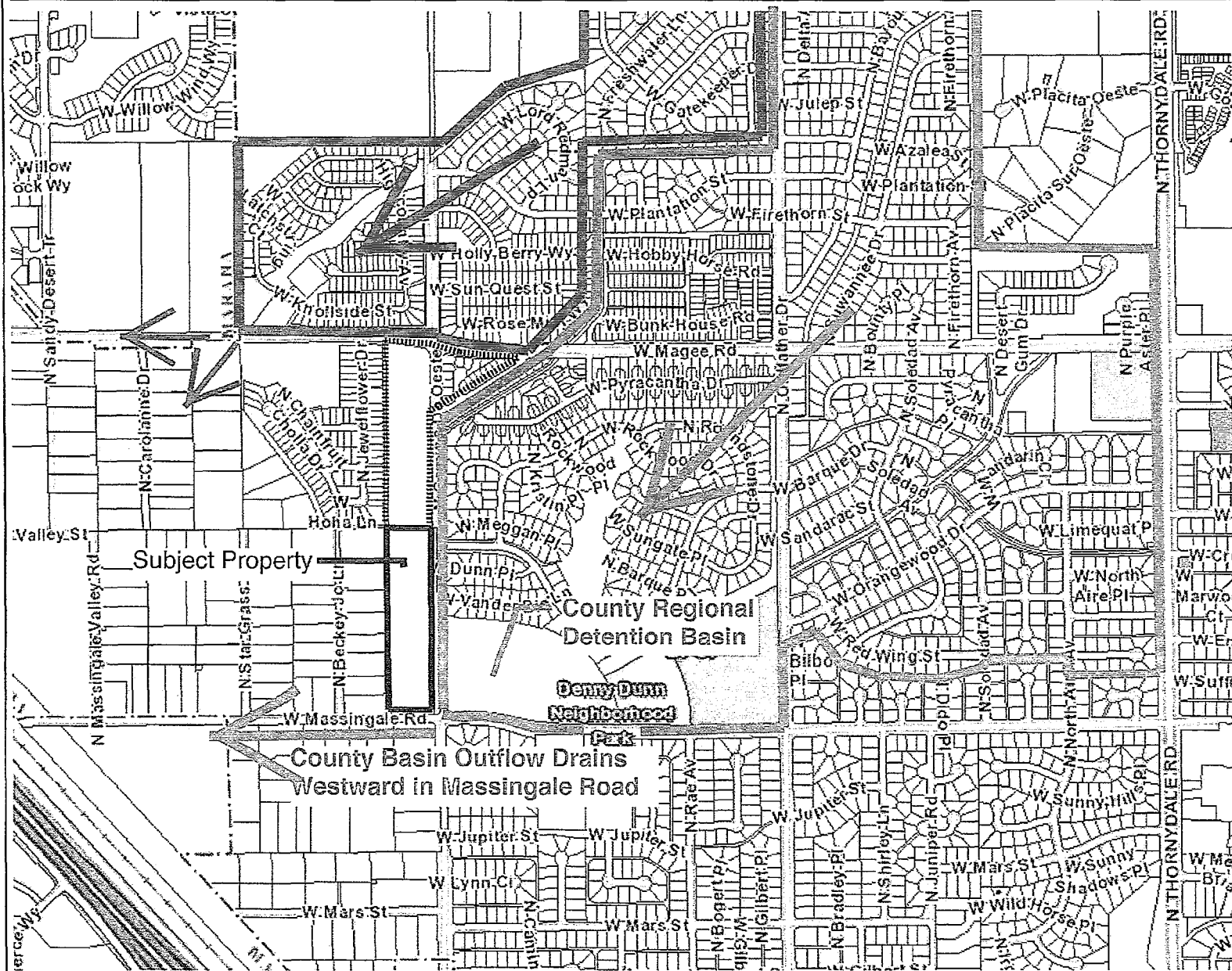
Magee looking east to Thornydale, show "Do Not Enter when Flooded" sign



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



Regional Drainage Pattern



Subject Property

County Regional
Detention Basin

Berry Dunn Neighborhood

County Basin Outflow Drains
Westward in Massingale Road

| | | |
|---------|---|----------|
| 2,000.0 | 0 | 1,000.00 |
|---------|---|----------|

Feet



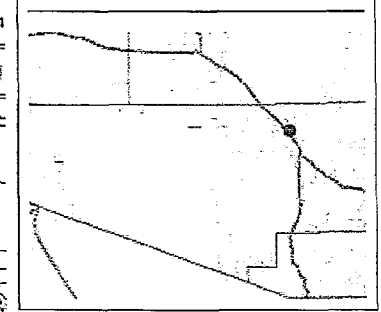
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map are subject to Pima County's ITD GIS disclaimer and use restrictions.

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:

1/14/2020

From: Eric Shepp
To: [Cindy Montenegro](#); [District1](#); [DSD Planning](#); [Greg Saxe](#); [Donna Spicola](#); [Mark Holden](#); [Chris Poirier](#); [Mindy Cox](#); [Terri Tillman](#); [Ann Moynihan](#); [Brian Jones](#)
Subject: RE: Protest Flood concerns P19RZ00011
Date: Tuesday, January 28, 2020 3:59:41 PM
Attachments: [Complaint response.pdf](#)
[Complaint scanned.pdf](#)

Hi Cindy,

Please find attached the Flood Control Districts response to your Jan 8, 2020 drainage complaint regarding primarily the Boykin property, but also the drainage issues at Camino De Oeste, Magee, and Massingale in general. Your complaint is also attached. Although the issues overlap, this response is not directly related to the currently active rezoning case, it is a response to the drainage complaint.

The District would be willing to meet with affected neighbors to discuss the drainage concerns, the applicability of the Floodplain Management Ordinance, the design of these subdivisions to meet the Ordinance requirements, and the revisions to Detention/Retention Manual.

This letter will also be sent by regular mail.

Eric Shepp, P.E.
Deputy Director and Floodplain Administrator
Pima County Regional Flood Control District
520-724-4600

From: Cindy Montenegro <>
Sent: Tuesday, January 28, 2020 9:19 AM
To: District1 <District1@pima.gov>; DSD Planning <DSDPlanning@pima.gov>; Greg Saxe <Greg.Saxe@pima.gov>; Donna Spicola <Donna.Spicola@pima.gov>; Mark Holden <Mark.Holden@pima.gov>; Chris Poirier <Chris.Poirier@pima.gov>; Eric Shepp <Eric.Shepp@pima.gov>; Mindy Cox <Mindy.Cox@pima.gov>; Terri Tillman <Terri.Tillman@pima.gov>; Ann Moynihan <Ann.Moynihan@pima.gov>; Brian Jones <Brian.Jones@pima.gov>
Cc: Cynthia Merodias <merodias_montenegro@comcast.net>
Subject: Protest Flood 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: 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 gulley 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 sand problem since the water flows onto the Pima Farms Subdivision through 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.

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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



January 28, 2020

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

Subject: Complaint Number: 20-023—7951 N Camino de Oeste

Dear Ms. Merodias-Montenegro:

The Regional Flood Control District (District) has received your letter dated January 8, 2020, and has performed a site visit on January 17, 2020. The District has reviewed the approved Drainage Reports for the Pima Farms/Camino de Oeste Subdivision Lots 1 – 43 (formerly referred to as the Boykin Property) and for the Oeste Lomas Subdivision at the southeast corner of Camino de Oeste and Magee Road. Drainage maps from these reports are attached. In addition, the District has met with the Pima Farms Subdivision and adjacent property owners and is aware of local flooding issues in the property vicinity. The District also has reviewed the conceptual Regional Drainage Pattern exhibit provided by you. Following these efforts, the following determinations have been made:

- 1) The Oeste Lomas subdivision has been platted, but no improvements have been constructed. Planned improvements will direct almost all onsite flows to the existing public drainage channel which conveys flows to the Massingale Detention Basin. The existing public drainage channel appears to be functioning as designed and is the full maintenance responsibility of the District. The last maintenance activity was in 2015, and is inspected annually and after large storm events for any maintenance needs. This subdivision does cause any increase in flows to west.
- 2) The approved Drainage Report for the Pima Farms/Camino de Oeste (PFCO) Subdivision proposes improvements to safely convey offsite flows to on-site detention/retention basins which are designed to reduce 1% chance storm developed peak discharges by 10% below existing conditions peak discharges and to reduce runoff volume to adjacent properties. In the event of completion of the development of Oeste Lomas, the most of the offsite flows should no longer impact Pima Farms/Camino de Oeste since they will be diverted to Massingale Basin.
- 3) The proposed improvements for PFCO are in the design phase and will address runoff issues associated with the development. The updated Detention/Retention Manual now includes a requirement that new development retain the first 0.5 inch of rainfall on-site in order to reduce the volume and frequency of flooding that downstream properties would experience.
- 4) The previous development on the parcel had a negligible effect on the over hydrology that impacts the site. The combination of improvements from the two subdivision will reduce the peak discharge rate and frequency of flooding.
- 5) Regional flooding issues along Massingale and Magee Roads result from runoff from watersheds extending significantly to the northeast. Local drainage flows within the PFCO development area are not responsible for the existing regional flow patterns. Proposed improvements for the PFCO

Suzanne Shields, P.E., Director

201 N. Stone Avenue, 9th Floor, Tucson, Arizona 85701-1207 • Phone: 520-724-4600 • Fax: 520-724-4621

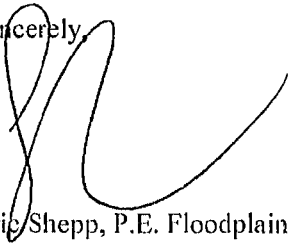
Subdivision comply with District standards and are designed not to exacerbate flooding conditions downstream.

- 6) The District acknowledges that regional patterns reduce access during large storm events, and will include the known problems in our Floodplain Management Plan which will be presented to the Board of Directors of the Flood Control District in Spring of 2020.

The District appreciates your taking the time to present the concerns of you and your neighbors, and, while we have not found inadequate drainage planning for the referenced property, we will continue to work with the Department of Transportation through larger planning efforts to address the information you have provided about neighborhood-scale concerns.

If you have any questions regarding this letter, please contact me at 724-4600.

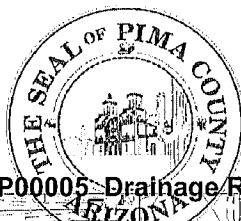
Sincerely,

A handwritten signature in black ink, appearing to be 'ES', written over the word 'Sincerely,'.

Eric Shepp, P.E. Floodplain Administrator

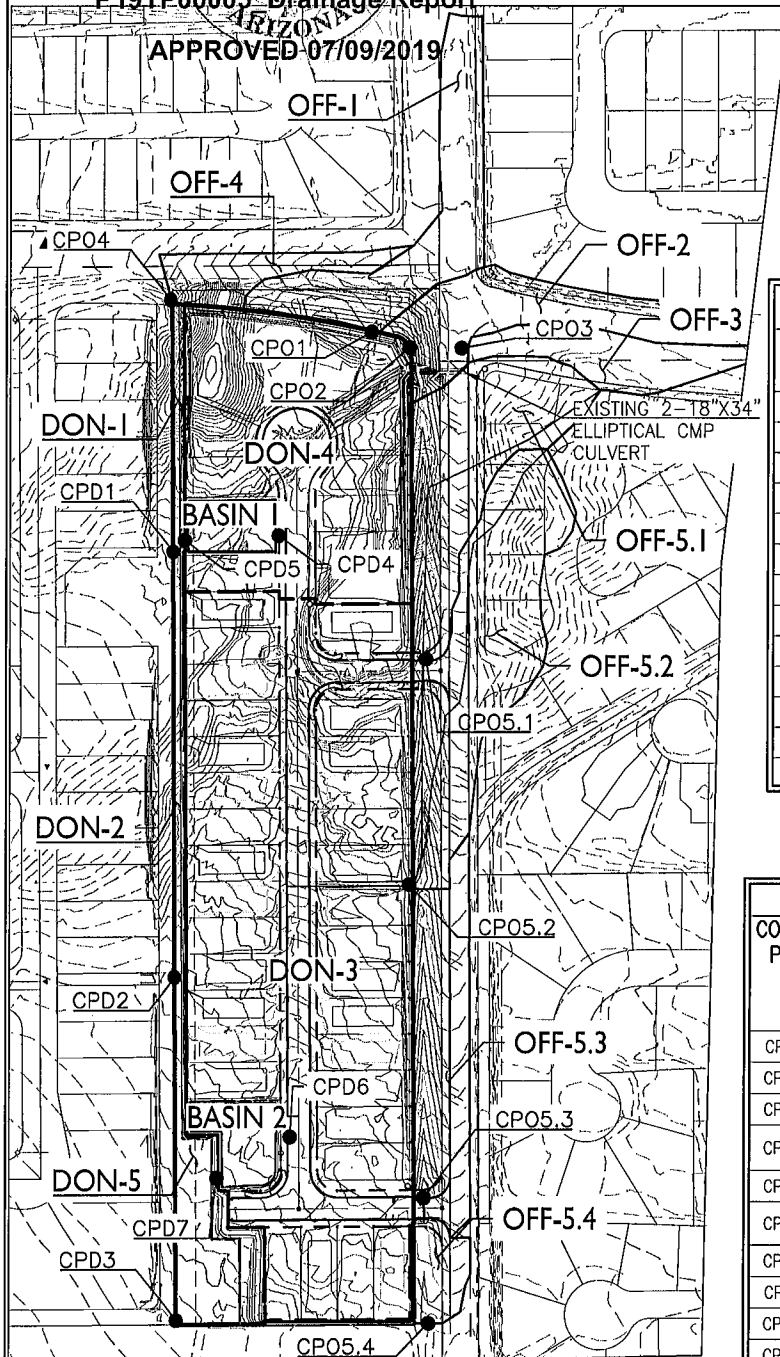
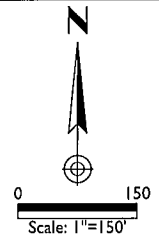
Attachments

cc: Brian Jones, Floodplain Management Division Manager
Mindy Cox, Enforcement Compliance Officer
Ann Moynihan, Civil Engineering Manager



P19TP00005 Drainage Report

APPROVED 07/09/2019



| DEVELOPED DRAINAGE | | | | |
|--------------------|-----------|----------|-----------|------------|
| Basin ID | Area (Ac) | Q2 (CFS) | Q10 (CFS) | Q100 (CFS) |
| DON-1 | 0.17 | 0.2 | 0.5 | 1.1 |
| DON-2 | 0.17 | 0.3 | 0.6 | 1.1 |
| DON-3 | 5.30 | 12.3 | 22.2 | 39.2 |
| DON-4 | 2.37 | 5.7 | 10.3 | 18.1 |
| DON-5 | 0.52 | 0.3 | 0.9 | 2.1 |
| OFF-1 | 0.73 | 1.7 | 3.1 | 5.5 |
| OFF-2 | 0.69 | 2.1 | 3.6 | 6.0 |
| OFF-3 | 0.41 | 0.6 | 1.3 | 2.6 |
| OFF-4 | 0.27 | 0.7 | 1.3 | 2.2 |
| OFF-5.1 | 0.91 | 1.4 | 2.9 | 5.7 |
| OFF-5.2 | 1.23 | 1.9 | 4.0 | 7.7 |
| OFF-5.3 | 0.69 | 1.3 | 2.4 | 4.5 |
| OFF-5.4 | 0.17 | 0.2 | 0.5 | 0.9 |

| DEVELOPED DRAINAGE | | | | |
|--------------------|----------------------------|-------------------|--------------------|---------------------|
| CONC. PT. | Drainage Area IDs | Q2 (CFS) (IN/OUT) | Q10 (CFS) (IN/OUT) | Q100 (CFS) (IN/OUT) |
| CPD1 | DON-1, BASIN 1 | 3.7 | 11.5 | 25.6 |
| CPD2 | DON-2 | 0.3 | 0.6 | 1.1 |
| CPD3 | DON-5, BASIN 2 | 4.2 | 12.9 | 32.3 |
| CPD4 | DON-4, OFF-1, OFF-2, OFF-3 | 10.4 | 18.9 | 33.4 |
| CPD5 | BASIN 1 | 10.4/3.6 | 18.9/11.2 | 33.4/24.8 |
| CPD6 | DON-3, OFF-5.1, & OFF-5.2 | 14.3 | 29.0 | 52.7 |
| CPD7 | BASIN 2 | 14.3/4.1 | 29/12.5 | 52.7/31.1 |
| CPO1 | OFF-1 | 1.7 | 3.1 | 5.5 |
| CPO2 | OFF-2 | 2.1 | 3.6 | 6.0 |
| CPO3 | OFF-3 | 0.6 | 1.3 | 2.6 |
| CPO4 | OFF-4 | 0.7 | 1.3 | 2.2 |
| CP05.1 | OFF-5.1 | 1.4 | 2.9 | 5.7 |
| CP05.2 | OFF-5.1 & OFF-5.2 | 3.3 | 6.8 | 13.3 |
| CP05.3 | OFF-5.3 | 1.3 | 2.4 | 4.5 |
| CP05.4 | OFF-5.3, OFF-5.4 | 1.5 | 3.0 | 5.5 |



8710 N. Thornydale Rd, Suite 140
Tucson, AZ 85742
T: 520.468.1400 | F: 520.468.1403
www.eps-groupinc.com

Pima Farms Subdivision

Pima County, Arizona

Developed Drainage Map

FIGURE
A.2

18-533
DATE

Pima County Flood Control District
201 N. Stone Ave, 9th Floor
Tucson, AZ 85701

1-8-2020

Concerned with the flooding Pima Farms, Camino de Oeste, and Massingale area. Homes and out buildings flooded, drainage ditches through property, roads washed out.

We have made numerous complaints along with other neighbors.

In the past we blamed the flooding on Pima Farms Subdivision SW of Camino de Oeste & Pima Farms.

I think I figured out the flood problem we have been having.

In talking to long term neighbors I was told that when new subdivisions came in some time back, there were flood issues with the properties in the area. To alleviate the problem, Pima County put in the large retention pond at the NE corner of Massingale and Camino de Oeste. Most of the flooding was alleviated except for the Boykin 7951 N. Camino de Oeste tax # 221-35-0010n 10 acres at SW corner Camino de Oeste and Pima Farms.

When the Pima Farms Subdivision was being developed my husband talked to Mr. Boykin and he said he was concerned the new subdivision's walls would keep water from flowing off his property. Mr. Boykin also said he wanted to sell his property, so he filled his low areas on his property, causing more water to flow into Pima Farms Subdivision and on to the neighbors.

Looking over area maps and washes in the area I see that there is a wash running from some distance away down Camino de Oeste along the east side to the retention pond. Unfortunately it does not run down to the covert to the retention pond it runs west under Camino de Oeste to the Boykin property along with water from Magee and from the hill on the SE corner of Magee and Camino de Oeste, see map attached. Note circled area is where the water should be running but is not.

All this water should not have been channeled onto the Boykin property. Something needs to be done to correct this flood problem. As it is no one is getting help from the County so they build up their property and move the water on down to the neighbors who have to make arrangements to protect their properties. The problem needs to be fixed as designed and run the water down to the retention pond.

County needs to go to the area and look over the problem. I and other neighbors would be glad to meet with the county and try to reduce this flooding.

The new development/s along Camino de Oeste is/are not going to reduce the flow of water; neighbors will continue to be flooded.

Also more water has been directed to Pima Farms road, neighbors have built berms to keep from being flooded. Some of the berms washed out last year and they rebuilt, see photos.

Drive the area and see the damage, meet with the neighbors.

Cindy

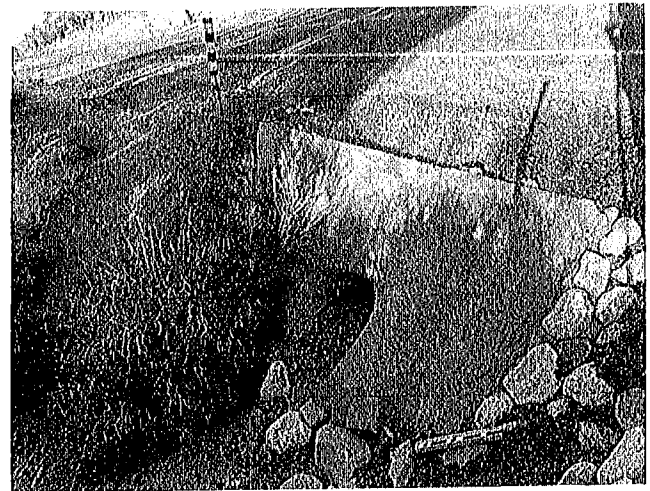
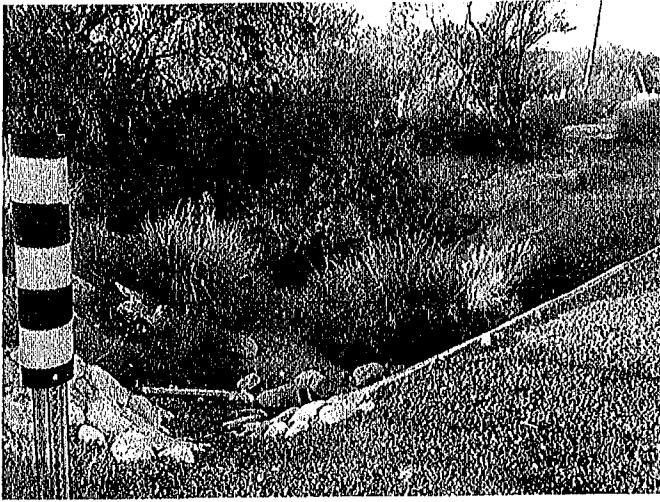
Cynthia Merodias-Montenegro

Merodias-Montenegro Realty

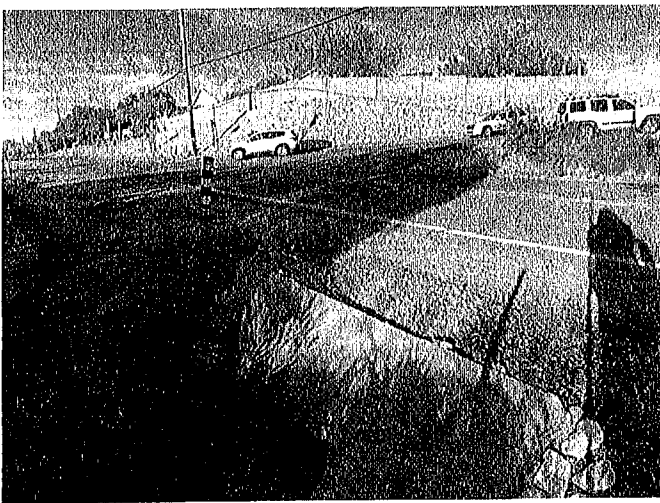
7445 N. Camino de Oeste

Tucson, AZ 85741

Merodias_montenegro@comcast.net



Covert West side into Boykin property, two pipes one parochially grown over



West side going into Boykin property looking North



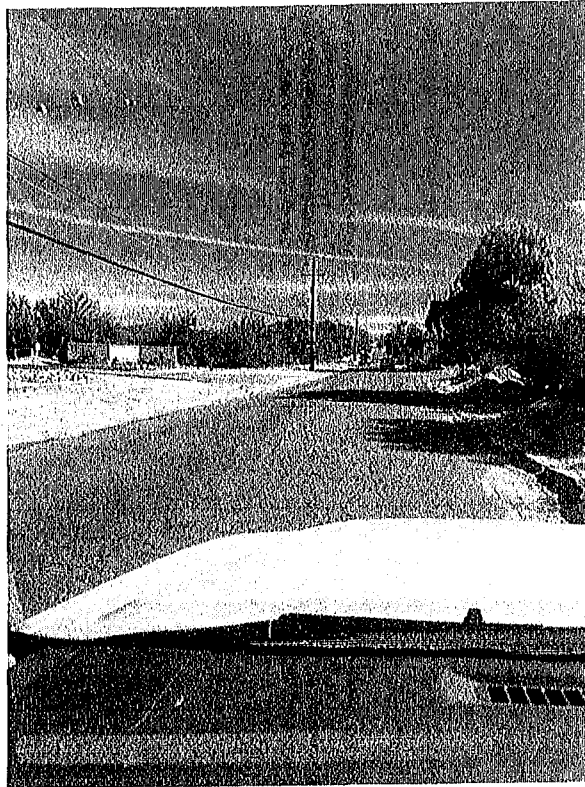
East side shows water drainage from the east to culvert



East side of Camino de Oeste looking South
Drains to culvert not down road to retention pond



Looking East water drains to culvert than on to Boykin property



Berms along Pima Farms to protect from flooding a recent problem

[illegible]

Parcels

Wastes - All

Unknown Discharge

-- 100-500 CFS

-- 500-1000 CFS

■ 1000-2000 CFS

■ 2000-5000 CFS

■ 5000-10000 CFS

■ Over 10000 CFS

Notes:



| | | |
|---------|---|----------|
| 2,000.0 | 0 | 1,000.00 |
|---------|---|----------|

Feet

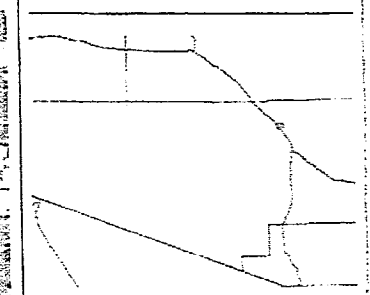
PimaMaps - Wash across from Boykin

Legend

☐ Parcels

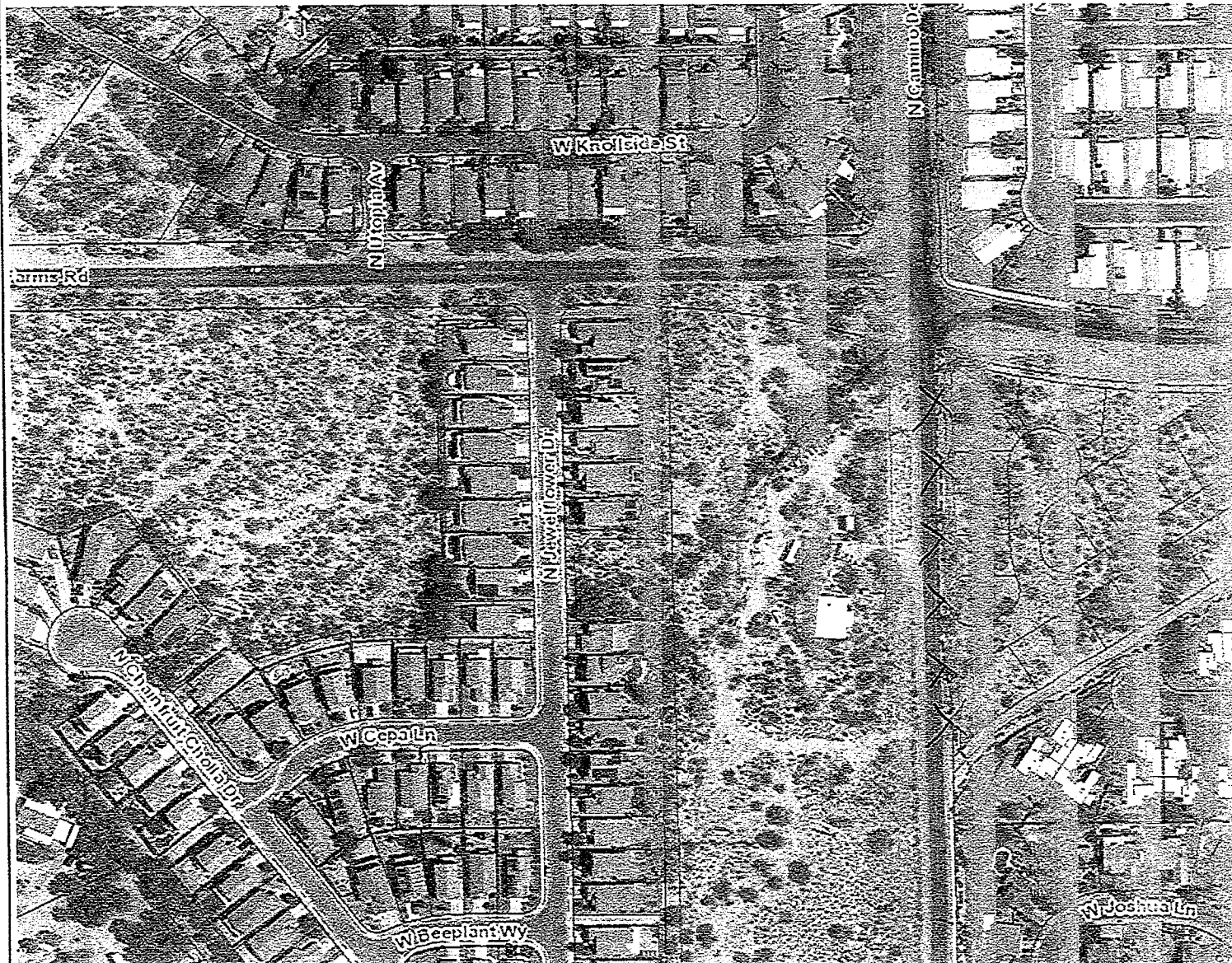
Washes - A

- Unknown charge
- 100-500 CFS
- 500-1000 CFS
- 1000-2000 CFS
- 2000-5000 CFS
- 5000-10000 CFS
- Over 10000 CFS



Notes:

1/7/2010



400.0 0 200.00

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.



January 28, 2020

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

Subject: Complaint Number: 20-023—7951 N Camino de Oeste

Dear Ms. Merodias-Montenegro:

The Regional Flood Control District (District) has received your letter dated January 8, 2020, and has performed a site visit on January 17, 2020. The District has reviewed the approved Drainage Reports for the Pima Farms/Camino de Oeste Subdivision Lots 1 – 43 (formerly referred to as the Boykin Property) and for the Oeste Lomas Subdivision at the southeast corner of Camino de Oeste and Magee Road. Drainage maps from these reports are attached. In addition, the District has met with the Pima Farms Subdivision and adjacent property owners and is aware of local flooding issues in the property vicinity. The District also has reviewed the conceptual Regional Drainage Pattern exhibit provided by you. Following these efforts, the following determinations have been made:

- 1) The Oeste Lomas subdivision has been platted, but no improvements have been constructed. Planned improvements will direct almost all onsite flows to the existing public drainage channel which conveys flows to the Massingale Detention Basin. The existing public drainage channel appears to be functioning as designed and is the full maintenance responsibility of the District. The last maintenance activity was in 2015, and is inspected annually and after large storm events for any maintenance needs. This subdivision does not cause any increase in flows to the west.
- 2) The approved Drainage Report for the Pima Farms/Camino de Oeste (PFCO) Subdivision proposes improvements to safely convey offsite flows to on-site detention/retention basins which are designed to reduce 1% chance storm developed peak discharges by 10% below existing conditions peak discharges and to reduce runoff volume to adjacent properties. In the event of completion of the development of Oeste Lomas, the most of the offsite flows should no longer impact Pima Farms/Camino de Oeste since they will be diverted to Massingale Basin.
- 3) The proposed improvements for PFCO are in the design phase and will address runoff issues associated with the development. The updated Detention/Retention Manual now includes a requirement that new development retain the first 0.5 inch of rainfall on-site in order to reduce the volume and frequency of flooding that downstream properties would experience.
- 4) The previous development on the parcel had a negligible effect on the over hydrology that impacts the site. The combination of improvements from the two subdivision will reduce the peak discharge rate and frequency of flooding.
- 5) Regional flooding issues along Massingale and Magee Roads result from runoff from watersheds extending significantly to the northeast. Local drainage flows within the PFCO development area are not responsible for the existing regional flow patterns. Proposed improvements for the PFCO

Suzanne Shields, P.E., Director

201 N. Stone Avenue, 9th Floor, Tucson, Arizona 85701-1207 • Phone: 520-724-4600 • Fax: 520-724-4621

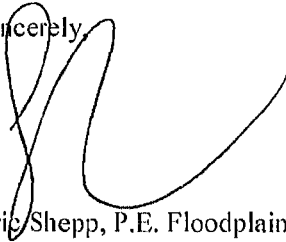
Subdivision comply with District standards and are designed not to exacerbate flooding conditions downstream.

- 6) The District acknowledges that regional patterns reduce access during large storm events, and will include the known problems in our Floodplain Management Plan which will be presented to the Board of Directors of the Flood Control District in Spring of 2020.

The District appreciates your taking the time to present the concerns of you and your neighbors, and, while we have not found inadequate drainage planning for the referenced property, we will continue to work with the Department of Transportation through larger planning efforts to address the information you have provided about neighborhood-scale concerns.

If you have any questions regarding this letter, please contact me at 724-4600.

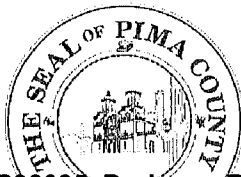
Sincerely,

A handwritten signature in black ink, appearing to be 'Eric Shepp', written over the word 'Sincerely,'.

Eric Shepp, P.E. Floodplain Administrator

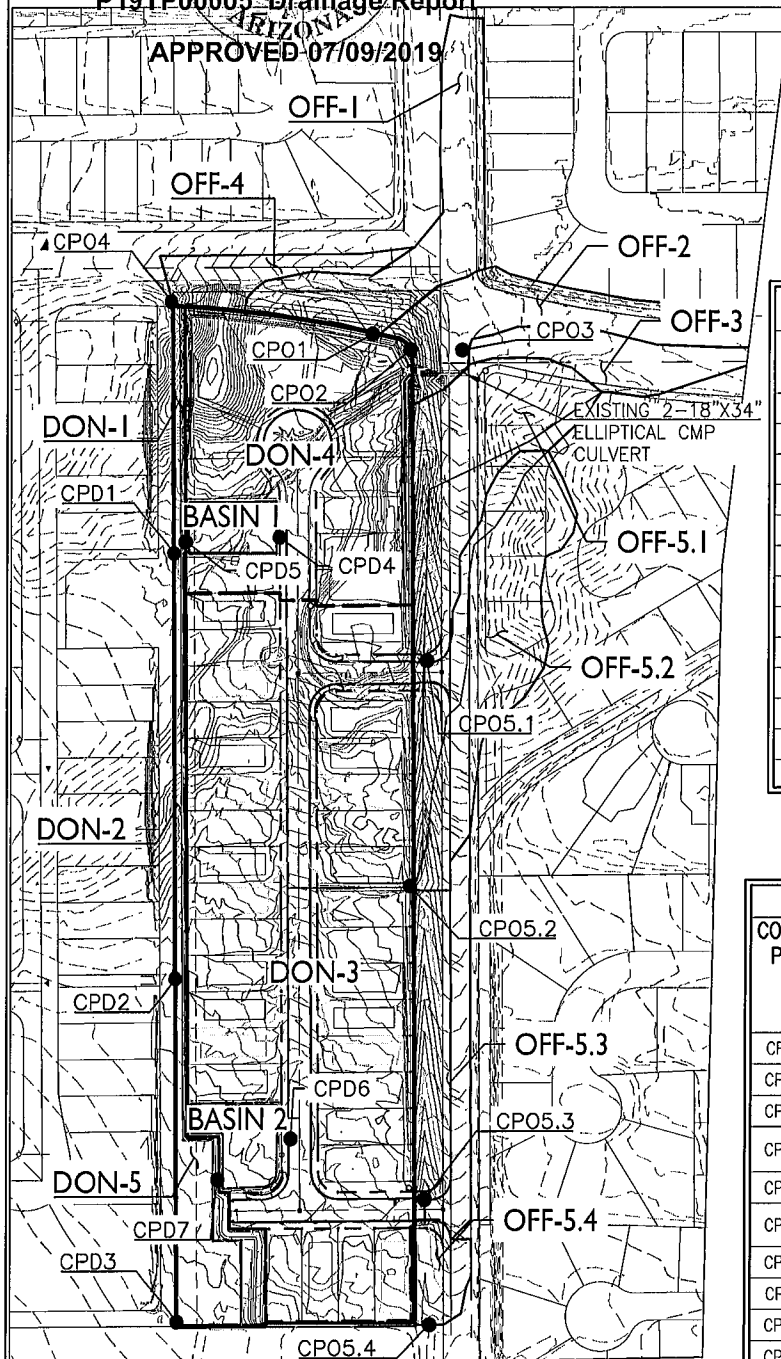
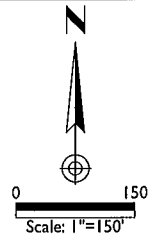
Attachments

cc: Brian Jones, Floodplain Management Division Manager
Mindy Cox, Enforcement Compliance Officer
Ann Moynihan, Civil Engineering Manager



P19TP00005 Drainage Report

APPROVED 07/09/2019



| DEVELOPED DRAINAGE | | | | |
|--------------------|-----------|----------|-----------|------------|
| Basin ID | Area (Ac) | Q2 (CFS) | Q10 (CFS) | Q100 (CFS) |
| DON-1 | 0.17 | 0.2 | 0.5 | 1.1 |
| DON-2 | 0.17 | 0.3 | 0.6 | 1.1 |
| DON-3 | 5.30 | 12.3 | 22.2 | 39.2 |
| DON-4 | 2.37 | 5.7 | 10.3 | 18.1 |
| DON-5 | 0.52 | 0.3 | 0.9 | 2.1 |
| OFF-1 | 0.73 | 1.7 | 3.1 | 5.5 |
| OFF-2 | 0.69 | 2.1 | 3.6 | 6.0 |
| OFF-3 | 0.41 | 0.6 | 1.3 | 2.6 |
| OFF-4 | 0.27 | 0.7 | 1.3 | 2.2 |
| OFF-5.1 | 0.91 | 1.4 | 2.9 | 5.7 |
| OFF-5.2 | 1.23 | 1.9 | 4.0 | 7.7 |
| OFF-5.3 | 0.69 | 1.3 | 2.4 | 4.5 |
| OFF-5.4 | 0.17 | 0.2 | 0.5 | 0.9 |

| DEVELOPED DRAINAGE | | | | |
|--------------------|----------------------------|-------------------|--------------------|---------------------|
| CONC. PT. | Drainage Area IDs | Q2 (CFS) (IN/OUT) | Q10 (CFS) (IN/OUT) | Q100 (CFS) (IN/OUT) |
| CPD1 | DON-1, BASIN 1 | 3.7 | 11.5 | 25.6 |
| CPD2 | DON-2 | 0.3 | 0.6 | 1.1 |
| CPD3 | DON-5, BASIN 2 | 4.2 | 12.9 | 32.3 |
| CPD4 | DON-4, OFF-1, OFF-2, OFF-3 | 10.4 | 18.9 | 33.4 |
| CPD5 | BASIN 1 | 10.4/3.6 | 18.9/11.2 | 33.4/24.8 |
| CPD6 | DON-3, OFF-5.1, & OFF-5.2 | 14.3 | 29.0 | 52.7 |
| CPD7 | BASIN 2 | 14.3/4.1 | 29/12.5 | 52.7/31.1 |
| CP01 | OFF-1 | 1.7 | 3.1 | 5.5 |
| CP02 | OFF-2 | 2.1 | 3.6 | 6.0 |
| CP03 | OFF-3 | 0.6 | 1.3 | 2.6 |
| CP04 | OFF-4 | 0.7 | 1.3 | 2.2 |
| CP05.1 | OFF-5.1 | 1.4 | 2.9 | 5.7 |
| CP05.2 | OFF-5.1 & OFF-5.2 | 3.3 | 6.8 | 13.3 |
| CP05.3 | OFF-5.3 | 1.3 | 2.4 | 4.5 |
| CP05.4 | OFF-5.3, OFF-5.4 | 1.5 | 3.0 | 5.5 |



8710 N. Thornydale Rd, Suite 140
Tucson, AZ 85742
T: 520.408.1400 | F: 520.408.1403
www.epsgroupinc.com

Pima Farms Subdivision

Pima County, Arizona

Developed Drainage Map

FIGURE
A.2

18-533
18-533

From: Eric Shepp
To: Cindy Montenegro; District1; DSD Planning; Greg Saxe; Donna Spicola; Mark Holden; Chris Poirier; Mindy Cox; Terri Tillman; Ann Moynihan; Brian Jones
Subject: REVISED Complaint response
Date: Tuesday, January 28, 2020 4:39:13 PM
Attachments: Complaint response.pdf

Please find a revised version of the response letter to correct a typo

From: Eric Shepp
Sent: Tuesday, January 28, 2020 4:00 PM
To: 'Cindy Montenegro' <>; District1 <District1@pima.gov>; DSD Planning <DSDPlanning@pima.gov>; Greg Saxe <Greg.Saxe@pima.gov>; Donna Spicola <Donna.Spicola@pima.gov>; Mark Holden <Mark.Holden@pima.gov>; Chris Poirier <Chris.Poirier@pima.gov>; Mindy Cox <Mindy.Cox@pima.gov>; Terri Tillman <Terri.Tillman@pima.gov>; Ann Moynihan <Ann.Moynihan@pima.gov>; Brian Jones <Brian.Jones@pima.gov>
Subject: RE: Protest Flood concerns P19RZ00011

Hi Cindy,

Please find attached the Flood Control Districts response to your Jan 8, 2020 drainage complaint regarding primarily the Boykin property, but also the drainage issues at Camino De Oeste, Magee, and Massingale in general. Your complaint is also attached. Although the issues overlap, this response is not directly related to the currently active rezoning case, it is a response to the drainage complaint.

The District would be willing to meet with affected neighbors to discuss the drainage concerns, the applicability of the Floodplain Management Ordinance, the design of these subdivisions to meet the Ordinance requirements, and the revisions to Detention/Retention Manual.

This letter will also be sent by regular mail.

Eric Shepp, P.E.
Deputy Director and Floodplain Administrator
Pima County Regional Flood Control District
520-724-4600

From: Cindy Montenegro
Sent: Tuesday, January 28, 2020 9:19 AM
To: District1 <District1@pima.gov>; DSD Planning <DSDPlanning@pima.gov>; Greg Saxe <Greg.Saxe@pima.gov>; Donna Spicola <Donna.Spicola@pima.gov>; Mark Holden <Mark.Holden@pima.gov>; Chris Poirier <Chris.Poirier@pima.gov>; Eric Shepp <Eric.Shepp@pima.gov>; Mindy Cox <Mindy.Cox@pima.gov>; Terri Tillman

<Terri.Tillman@pima.gov>; Ann Moynihan <Ann.Moynihan@pima.gov>; Brian Jones
<Brian.Jones@pima.gov>

Cc: Cynthia Merodias <merodias_montenegro@comcast.net>

Subject: Protest Flood 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: 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 sand problem since the water flows onto the Pima Farms Subdivision through 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.

Pima Farms Subdivision weir creates a culvert directly water at our well site. There are three areas where the water is directed to the properties to the west each with a culvert from the channeled water. We had and have to hire tractors and bring in dirt to repair damage or build berms to protect our properties and well.

We need the problem fixed we and other neighbors should not have to continue to make repairs to our properties due to the increased flow of water from Pima Farms Subdivision and the Boykin property.

- **7701 N. CAMINO DE OEST DEVELOPMENT P19RZ00011:** We are being told that flood control requirements have improved, but review of the Preliminary Development Plans, shows that not only does the above Boykin development dump more water to Becky Jo Ln and neighbors. Beckey Joe Ln already has too much water dumped on it from Boykin property, causing sever damage to the road that is not maintained by the County and did not have a problem before.

This development P19RZ00011 plan shows in order to utilize more property, water that sheeted is directed off the development to three neighbors. Properties that did not have a problem will have more water dumped on their properties. The neighbors most defiantly consider it a problem with the proposed plan.

Without help from the County like the neighbors in the past they will protect their properties and many will divert the water on to neighbors and roads in this case Massingale that already has too much water.

FLOODING ROAD AND ROAD CONDITIONS:

- **MASSINGALE:** Massingale at the NW corner of this property is a **major wash see Flood map "High Risk Flood"**. There are **"Do Not Enter When Flooded"** signs, **see photos**. 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 most likely a child will drowned trying to cross it. **The road is in extremely poor condition due in part to water flow and poor maintenance.**

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.

- **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 curb keeps it from going off the road. The road is in poor condition due in part to water flow and poor maintenance.
- **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**. The road is in very poor condition due in part to water flow and poor
- **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:** 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.

Something needs to be done about the Flood and Safety before bringing in more development.

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

From: Cindy Montenegro
To: Greg Saxe; DSD Planning; District1; joe.cuffari@pima.gov; Donna Spicola; Mark Holden; Chris Poirier; Eric Shepp; Mindy Cox; Terri Tillman; Mindy Cox
Cc: Cynthia Merodias
Subject: FW: Protest Re-zoning case # P19RZ00011 from Patrick Rodda
Date: Tuesday, January 28, 2020 8:57:09 PM

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.

Forwarding on email Protest re-zoning P19RZ00011 from Patrick Rodda property west of the development 7730 N Beckey Jo Ln

Cindy

From: Patrick Rodda [] **Sent:** Tuesday, January 28, 2020 5:26 PM
To: dsdplanning@pima.gov; distric1@pima.gov
Cc:
Subject: Protest Re-zoning case # P19RZ00011

To the members of the zoning board;

RE: Re-zoning case # P19RZ00011 Protest

Water drainage has been handled very poorly in the past on Beckey Jo Ln.

Water that ran off of the property at the corner of Camino De Oeste and Pima farms Rd. (Boykin property) ran downhill to the east at a slow rate and was not much of an issue. After the sub-division on Pima farms was added, most of the water is now diverted around to the south and is running down Beckey Jo Ln. This has deposited much sediment onto Beckey Jo Ln. and has made the road impassable during heavy rain.

Fill dirt was added to the Boykin property to divert water that was dug out of the water retention area at Camino De Oeste and Massingale road west of Denny Dunn park. This action has only worsened the problem.

Run-off water is now proposed to be gathered and Re-directed onto my property (7730 N Beckey Jo Ln) by the developer of the property east of mine.

The developer of the property in this rezoning effort has shown maps of the proposed sub-division and clearly shows water will be re-directed onto my property. (See map Rodda7730bjlKEY.jpeg)

My property currently does not get much run-off from the adjoining property to the east and any re-directing of this water will not be accepted.

I wanted to send the Photos I had taken on Tue January 21 2020 mid-day.

The Photos clearly show that I currently do not have much water at all running onto my property from the property to the east. The estimates are clearly wrong. The main drainage is passing to the north of me out to Beckey Jo Ln.

Photos 33-38 were taken in my back yard and show many years of leaves and debris that have not been moved by water flow as well as no ditches caused by erosion from water. The other photos show large ditches and washes on the other property.

Key2 is the area and direction the photos were taken from. (all photos are...Rodda7730bjl(number).jpg format).

Photos have been downsized to email them but should be good enough to see the issues. I have high resolution copy's of all if needed.

This letter is an official PROTEST to the rezoning effort of this property.

Patrick Rodda

7730 N Beckey Jo Ln



