

Project Area
 Gross Area: 9.73 AC
 Net Area: 8.66 AC (after necessary Right-Of-Way dedications)

Project Particulars
 Existing Zoning: SR & SH
 Proposed Zoning: CR-4
 Comprehensive Plan: MIU

Proposed Use
 Single-Family Residential Subdivision (46 Lots)
 Typical Lot Size: 45'x110' (4950 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 Western Boundary (25' Provided).
 Bufferyard "A" required along Cmo de Oeste (5' Option Selected).
 Bufferyard "C" is required along the Massingale Road (5' Option Selected).
 No Buffer Yard required along Northern Boundary.

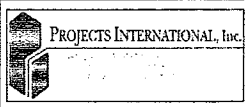
Conservation Land System (CLS) Particulars
 This property lies outside of the CLS.

LEGEND

- Rezoning Site
- Detention Basin/Drainage Areas (Landscaped)
- 25' Perimeter buffer, enhanced with salvaged landscape specimens and nursery stock
- 1286' ± Boundary Dimensions, typ.
- Post-Developed Flow Direction Arrows
- Post-Developed Watershed Boundaries
- CPD3 Target Q100=X.X CFS
- Project entry points
- FEMA Zone "A" Boundary
- Proposed Bank Protection to Modify Existing FEMA Zone "A" Boundary
- N
- 0 200
Scale: 1"=200'

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

04.03.2018 4:37pm I:\Projects\2018\18-5313\Civil\CD\Plan\Resubmit\Plan_Shr-18-69.dwg



ACM VENTURES, LLC
 9.7 ACRE PARCEL @ NORTHWEST CORNER CAMINO DE OESTE & MASSINGALE ROAD
 (OWNERSHIP: HIGINIO AVILEZ)
 REZONING: SR & SH TO CR-4

EXHIBIT II-B
 PRELIMINARY DEVELOPMENT PLAN
 PAGE 36

WALKWAY

APED WITH
MENS AND

30

33' ±

UBLIC 1287 F

Par. 221-35-0630

31 Grab Revoc TR

Zoning S1

BASIN-1 17 19

VOLUME: 8,551 CF

CPTS 18 20

32 0100=31.8 CFS

Par. 221-35-0630

Rodda Patrick Chagler

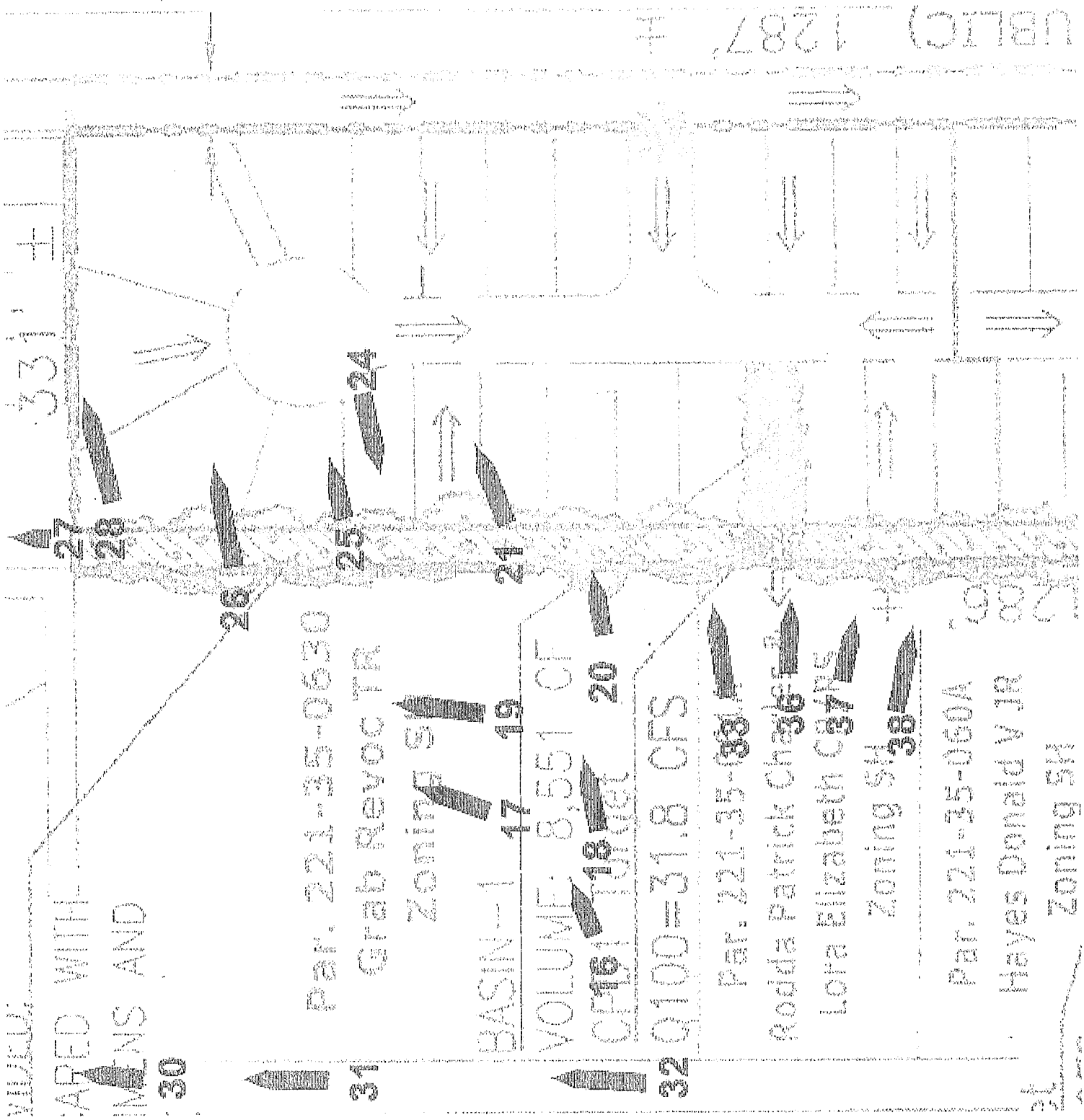
Lora Elizabeth Cates

Zoning S1

Par. 221-35-060A

Hayes Donald V JR

Zoning S1



From: [Cindy Montenegro](#)
To: [DSD Planning](#); [Greg Saxe](#); [District1](#); [Donna Spicola](#); [Mark Holden](#); [Chris Poirier](#); [Eric Shepp](#); [Mindy Cox](#); [Ana Olivares](#); [Priscilla Molina](#); [Terri Tillman](#); [Eric Shepp](#); [Ana Olivares](#); [Thomas Drzazgowski](#); [Brian Jones](#)
Cc: [Cynthia Merodias](#)
Subject: 10 more Protest Flood & 10 more Traffic P19RZ00011 meeting 1-29-20
Date: Tuesday, January 28, 2020 10:18:40 PM
Attachments: [Petition-Protest 10 more Flood & Traffic 1-28-20.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 10 more Protest signatures

For a total of 83 Road-Traffic-Flooded Roads & Safety 14 within 300' more than 20%

For a Total of 77 Flood 12 within 300' more than 20%

Cindy
Cynthia Merodias-Montenegro
7445 N. Camino de Oeste
Tucson, AZ 85741
Merodias_montenegro@comcast.net

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.** Pima County re-zoned and approved two developments on Camino de Oeste between Massingale & Magee that will bring significant more traffic and congestion to already horrible roads.

FLOODED ROADS & WASHES: It is unsafe, in every direction from this site, traffic is required to cross or drive through a wash. The roads are in dis-repair intensified by the roads being used as drainage/washes


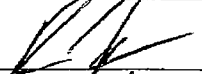

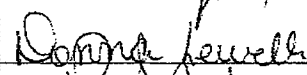

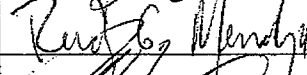
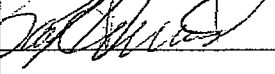
OTHER SAFETY CONCERNS: The roads are unsafe for pedestrians, bikes, equestrians and vehicles. There are no good walkways, no bike paths or room for bikes and no crosswalks or lighting.

The intersection at Magee and Camino de Oeste is very confusing hazardous as Magee jogs over to become Pima Farms Road. Camino de Oeste at Ina 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.

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 developers are giving land for widening Camino de Oeste and fixing the intersection at Magee/Pima Farms and Camino de Oeste, but there are no plans or funds to make any road improvements.

Name	Signature	Address & Addresses owned in the area if different	Within 300'?	Comment
1 DANIEL A. GUTIERREZ		4161 W ORANGEWOOD DR		
2 JOSEPH R FERRICO		4765 W MARS ST		
3 MIKE MAYNARD		4270 W. MARS ST		
4 Donna Lewellen		4720 W. Mars St		Avoid the flood at Massingale Enter Section.
5 Charles Boyette		4645 W. MARS.		
6 Rudy Mendez		4732 W MASSINGALE		
7 Paul Hammond		7735 N. STAR GRASS DR		
8		7745 N. STAR GRASS		
9		7725 N. STAR GRASS		
10		7665 N. STAR GRASS		

FLOOD

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

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

Water has been diverted to properties and roads in the area from other areas and developments causing considerable flooding. The County needs to fix the current problems with flooding due in part to the 10 acres south of this property (Boykin) at 7951 N. Camino de Oeste on the NW corner of Camino de Oeste & Pima Farms recently approved for development and is being developed with this property. Water from all directions flows to the above property, Boykin. The owner, Boykin filled low areas on his property in order to stop flooding of his property and diverted considerably more water on to and around the Pima Farms Subdivision and on from there to the neighbors. See attached 2006 aerial showing dirt being piled on Boykin property, see photos berms neighbors have put up to protect their properties. The excessive water diverted around the Pima Farms subdivision to south floods neighbors and roads.

Also excessive water flows down Pima Farms Rd to the north and Massingale Rd "High Flood" at the NW corner of this, Mars and across Magee just west of Thornydale.

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, 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 plans to fix the problem

The problems needs to be addressed before allowing further development in this area.

See individual protest and flood complaints on record with the County.

Name	Signature	Address & Addresses owned in the area if different	Within 300'?	Comment
1 DANIEL A. GUTARRER	<i>Daniel A. Gutierrez</i>	4161 W ORANGEWOOD DR		
2 JOSEPH R FERRELL	<i>J. Ferrell</i>	4765 W MARS ST		
3 MIKE MAYNARD	<i>Mike Maynard</i>	4770 W. MARS ST.		
4 Donna Lewellen	<i>Donna Lewellen</i>	4720 W. mars st		
5 CHARLES BOYETT	<i>CB</i>	4645 W MARS		
6 RGM	<i>RGM</i>	4732 W MASSINGALE		I have a river
7 Paul Hammond	<i>Paul Hammond</i>	7733 N. STAR GRASS		
8		7725 N. STAR GRASS		
9		7665 N. STAR GRASS		
10		7745 N. STAR GRASS		

Dear Developmental Services

Danna Spicola

My Name is Debbie Cota I live at 4722 W. Massingale Rd. My tax code is 221-35-055B. I'm writing to you protesting the planning and zoning RE: P19R200011 Case Higinio 7701 N. Camino de oeste code # 221-35-0640.

With all the plans for rezoning and building you need to know we are 6ft from the Bern, when the road floods its at the top now if all 46 homes on 9.7 acres use a run off to come down Massingale the flooding will be worse. It will top over our land damaging our property and house. And will erode Massingale Street. also. Your not thinking of any of us, or neighbors. Its just a get rich theme on county part keep building with no concerns about the people who have lived their for 30+ years. We love our rural land. The proposal of such will get us more water down Massingale, more traffic. Our wells water level table will drop, we live on a fixed income so we couldnt handle all the money to drill farther down because the 46 homes are pulling water from our wells. Your theme of build, build, build looks good on paper, but in realty its a disaster for us. The so called changes is not a welcome. Our children who ride bikes or Quads in the area

will be no longer, due to many cars flying down the road. Like their 46 homes which has 2 cars or 3 which will be 92 more cars or 141 cars, we have alot of people walking too. who might get hit or dead. But Oh I forgot its all about building, building, building and money in your pocket. (not thinking of any of us.) Did you think of the retention pond next to where their building when that fills up during summer rains gives million of mosquitoes and they have to have county come spray for the mosquitoes and the smell its deadly - people getting sick from both. Just throw that under the bus too, keep building. You cant show any of us that what you want to do is better for us or community - nothing. The wild life will be driven out again, the noise ect. Do you send people out to look at what their doing? Or only on paper, because the road is never maintained with pot holes and damage. You need to come down Massingale to see it flooded. I believe what your doing looks good on paper - (but in reality Not) Come see, drive down Massingale and see for yourself or wait till it floods, then rethink your plans. If you want to do something constructive why not fix the road, fix the retention pond - now thats a work in progress mosquitoes, trash and such, Oh and the flooding fix the water to go some where? Duh

My friend Cynthia Montenegro gave you packet

after Packet showing how it didn't work, do you
read our letters are you paying attention, Or again
are you just thinking of money you all will make?
and sign on the dotted line. Well thank you
for listening please vote no on this proposition

Thank-you

Debbie Cota

Mike Cota






Rezoning P19RZ00011 Higinio 7701 N. Camino de Oeste, tax #221-35-0640
 I/We Protest development in the area with regards to the effect to our Water/Wells

Water levels in our area are dropping and average of 2 feet a year, with CAP recharge per attached City map "Groundwater 200-2018" which shows the levels in the same area dropped 29-41 feet from 2000 when the City started re-charging groundwater from the CAP to 2018. The Cortaro-Marana Irrigation well at the SE corner of this property dropped 14.7' from 2005-2016 for an average of 1.34' per year, with recharge, not taking into consideration the increase of development in the area and the reduction of CAP water in the future. Also the withdraw at the Cortaro well has remained the same since 1986.

Many of the wells in the area are only 200 feet depth with the average water level at 180 feet in the area, see attached Water Depth 2018 146-190 feet in the area. At this rate we will need to drill deeper or hook up to City water blocks away if available in the near future. Neither is affordable for most of the owners in the area.

Developers are required to show "assurance water supply" for 100 years. The City may be able to provide water to new developments, they have access to CAP water and the 100-year calculation allows that water can be pumped down to a depth of 1,000 feet, not something the private well owners can do.

There are 45 home planned on this development and the above development for another 45 homes, 30 some on the SE corner of Magee & Camino de Oeste approved and a new development at the NW corner Magee and Thornydale and most likely pools. Pima County Maps shows permits for 10 plus developments in the area plus all the development north of Pima Farms in Marana. **There is already too much, too intense development in this area, they do not need to allow for more.**

NAME	SIGNATURE	ADDRESS	Within 300'	COMMENT
Karen Grab		TUCSON AZ 85741 7810 N. SANDY DECEPT TRAIL	Y	
Karen Grab		4658 W. MASSINGALE RD TUCSON AZ 85741 7640 + 7660 N. BEAKEY TO LAND	Y	
Jacobo Jaime Sr.		4683 W. MASSINGALE PL. TUCSON AZ 85741	Yes	
Cynthia Chatfield		7675 N. Star Grass Dr		
Harriet Hefkins		7690 N. Star Grass DR.		
		7750 N. Star Grass DR.		
		7780 N. Star Grass DR		

①

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NAME	SIGNATURE	ADDRESS	Within 300'	COMMENT
William Wilson	<i>William Wilson</i>	7808 N STARGLASS DR.	1000'	Please Don't Pump over ground water!
PATRICK RODDA	<i>Patrick Rodda</i>	7730 N BECKEY JO LN	300'	Don't TAKE OUR WATER
Jebbie Cota	<i>Jebbie Cota</i>	4722 W. Massingale Rd.	Yep!	Can't afford putting more on our well to dig deeper. JUST ADDED PIPE 3' DEEPER.
JOSEPH R. FERRARO	<i>Joseph R. Ferraro</i>	4765 W MARS ST		
MIKE MAYNARD	<i>Mike Maynard</i>	4720 W. MARS ST.		
Donna Lewellen	<i>Donna Lewellen</i>	4720 W. Mars		
Rudy Mendez	<i>Rudy G. Mendez</i>	4732 W MASSINGALE		

①

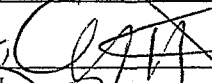

Rezoning P19RZ00011 Higinio 7701 N. Camino de Oeste, tax #221-35-0640
 I/We Protest development in the area with regards to the effect to our Water/Wells

Water levels in our area are dropping with the City recharging with CAP water and current development. What will happen with all the additional development and reduction of the CAP in the near future?

Many of the wells in the area are only 200 feet depth with the average water level at 180 feet in the area. At this rate we will need to drill deeper or hook up to City water blocks away if available, neither is affordable for most of the owners in the area.

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NAME	SIGNATURE	ADDRESS	Within 300'	COMMENT
1 Cynthia Montenegro		7445 N. Camino de Oeste N		
2 Ralph Montenegro		7455 N. Camino de Oeste		
3 "		7445 #2 Camino de Oeste		
4 "		7461 N. Camino de Oeste		
5 "		7351 N. Camino de Oeste		
6 "		4635 W. MARS		
7 "		7802 N. STAR GRASS		
8				
9				
10				

①

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NAME	SIGNATURE	ADDRESS	Within 300'	COMMENT
<i>[Handwritten Name]</i>	<i>[Handwritten Signature]</i>	0700 W. ...		
Paul Hammond	<i>[Handwritten Signature]</i>	7735 N. STAR GRASS DR		
		7745 N. STAR GRASS DR		
		7725 N. STAR GRASS DR		
		7665 N. STAR GRASS DR		

5

My name is Karen Grab and I own the 3½ acres connected to the Higinio Alviley property and I am directly south of the Boybin property. Both of these parcels are slated to have 4-5 homes per acre in a area that is now zoned at 2 homes per acre. I had to work today + could not get off or I would be here this morning to personally speak.

I am seriously concerned about flooding onto my property since all of the water from these 2 proposed developments flow Southwest. Pima County knows of this area being the flood direction.

I want a wall along the East of my property line all 3½ acres to have some protection. I have been to all of the meetings concerning this problem and I do not ~~believe~~ ~~to~~ the Board is seeing the significance that these developments are going to have on; flooding, traffic safety in this area. But I do believe they will if this is passed and.

Sincerely

Karen Grab
7810 N. Sandy Desert

ADDITIONAL PUBLIC COMMENT

1/30/20 – 2/12/20

Rezoning P19RZ00011 Higinio 7701 N. Camino de Oeste, tax #221-35-0640
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Other Comments:

Just had to redo my well this week due to this very issue. Impact fees never seem to really do much for us as individuals. They must go somewhere. I do not have the solution but those in charge do not either. ~~But~~ I am not an expert but do know you fix the foundational issues before you add to the structure. I am not opposed to growth. I am opposed to the adding of problems to known issues.

Grant Hall

NAME



SIGNATURE

4701 W. Massingale Rd

ADDRESS

1/27/2020

DATE

WITHIN 300'

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.**

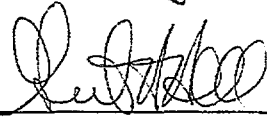
The intersection at Magee and Camino de Oeste is very confusing hazardous as Magee jogs over to become Pima Farms Road and Camino de Oeste at Ina Rd is very dangerous with extensive foot and bike traffic traveling to and from Circle K, Motel and businesses, with no lighting, bike path or crosswalks.

OTHER COMMENTS

As we are all aware the cost of Repairs and new Roads is far beyond the current budget. Cost continue to skyrocket and repairs seem to last less time when done. Adding additional high density housing and additional traffic & water shed steering is a major problem for both the builder & the County. I think that adding to a known issue without the ability to solve the current problem is a costly mistake that should be addressed prior to adding more problems to the mix.

GARIT HALL
NAME

4701 W. MASSINGALE RD
ADDRESS


SIGNATURE

1/27/2020
DATE

Yes

ARE YOUR WITH IN 300" ADDITIONAL ADDRESS IN THE AREA

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 property. Boykin filled his low areas on his property and diverted water flooding the neighbors and damage their properties.

Also water was diverted around the Pima Farms subdivision (west of Boykin) on the south flooding neighbors and roads; and diverted onto and down Pima Farms Rd to the north. Neighbors are having considerable problems with flooding of their homes, out buildings, creating ditches through property and washing out roads. They have to on a continuous basis bring in dirt and put up berms to protect or repair their properties.

Confirmed by Pima County washes map, Pima Farms Rd, Massingale, Mars are washes and a wash runs down the east side of Camino de Oeste making it difficult to drive down or cross the roads in every direction from the proposed development and a serious safety concern.

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 County 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. On this development the County needs to either reduce the flow to the top 10 acres or make the developer retain more water to compensate for water/flood diverted off the Boykin property to the neighbors.

OTHER COMMENTS:

The last few years have highlighted the problem of water shed in the Area.
From train Derailments to high water Reseave's in the surrounding Areas.
The retention area at Massingale + Camo. De Oeste cannot handle the volume of
water steered to that area causing prolonged street flooding. Additional house will cause additional
GRANT H. HALL 7701 W. MASSINGALE [Signature] _____
NAME ADDRESS SIGNATURE DATE

YES

ARE YOU WITH IN 300'

ADDITIONAL ADDRESSES IN THE AREA

Unresolved structural problems. Fix the existing problems before adding more people, traffic & steering of water.

Donna Spicola

From: Brian Jones
Sent: Monday, February 10, 2020 4:10 PM
To: Cindy Montenegro; Eric Shepp; District1; DSD Planning; Greg Saxe; Donna Spicola; Mark Holden; Chris Poirier; Mindy Cox; Terri Tillman; Ann Moynihan; Thomas Drzazgowski
Subject: RE: FW:Response to Complaint 20-023 response & Protest re-zoning PZ19RZ00011

Follow Up Flag: Follow up
Flag Status: Flagged

Ms. Merodias-Montenegro,

While most of your response is probably best addressed in the meeting you have requested, I wanted to address your question about the statement, "reduce 1% chance storm developed peak discharges by 10% below existing conditions." What that means is that whatever the existing pre-development peak discharge is, the development has to reduce that peak by 10% through detention/retention. The "1% chance storm" language is just another way of saying the 100-year flood so it doesn't factor in to the math. As an example, if the existing pre-development peak discharge coming off the site is 500 cubic feet per second (cfs), the developer would have to reduce the discharge 10% to 450 cfs in the developed condition. Hopefully that makes things more clear. If not, let me know.

Regards,

Brian

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**Brian Jones, CFM**  
**Division Manager**  
**Floodplain Management Division**  
**Pima County Regional Flood Control District**

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**From:** Cindy Montenegro <merodias\_montenegro@comcast.net>  
**Sent:** Monday, February 10, 2020 9:57 AM  
**To:** Eric Shepp <Eric.Shepp@pima.gov>; 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>; Thomas Drzazgowski <Thomas.Drzazgowski@pima.gov>  
**Subject:** FW:Response to Complaint 20-023 response & Protest re-zoning PZ19RZ00011

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Eric Shepp  
Floodplain Administrator

Regional Flood Control District  
201 N. Stone Ave, 9<sup>th</sup> Floor  
Tucson AZ 85701

Re: Flood Complaint #20-023- 7951 N. Camino de Oeste and Complaint & Protest #P19RZ00011 7701 N. Camino de Oeste

**The Pima Farms Plan will only make the flooding worse!**

Thank you for your response and thank you for the information on Oeste Lomas subdivision.

Appreciate your willingness to meet with concerned neighbors. Please advise how and when this can be arranged. Do you want me to provide a list of concerned neighbors or coordinate a meeting? Need to walk the properties also.

See below my questions and concerns:

**The Regional Drainage** map provided by the developer of both Pima Farms/Camino de Oeste (PFCO) Subdivisions, that according to the developer shows the PFCO subdivisions are not affected by the surrounding northern subdivision drainage, is INCORRECT. Water/wash from the north along Camino de Oeste and water from Magee converges at the dual drainage/culvert just south of Magee that runs under Caminos de Oeste into the Boykin/7951 property. There is drainage from Magee and the Suncrest development NE corner of Magee & Camino de Oeste flowing down Magee to the culvert to the Boykin property.

**Oeste Lomas** subdivision drainage: I am not sure I understand the on-site watershed map you provided. From what you said "Planned improvements will direct almost all **onsite flows** to the existing public drainage channel which conveys flows to the Massingale Detention Basin." and what I can make of the map, I can only see detention/retention on the north side. I do not see any retention for on-site improvements and roads for the majority of the property. There is a substantial hill on the property and it appears there is no retention on the SE side of the hill/subdivision. By law shouldn't there be retention for the additional water flow from the on-site improvements, roads, buildings and driveways? It appears there will be more water sent to the Massingale Detention pond than currently sent?

In your response you also said "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." It appears that possibly water from Suncrest subdivision on the north is going to be directed to the channel to the Massingale retention, is that correct? Is that what you are saying is the reduction of water to PFCO? It appears that the NW watershed, Magee Rd, will still go to the Boykin property? What about the water from the wash shown on maps coming down Camino de Oeste shown to go to the Massingale Detention pond, but instead dumps into the culvert to the Boykin property?

One of my concerns is that water that was or is to be sent to Massingale Detention pond is not going there. The wash coming down Camino de Oeste and water from Suncrest subdivision is going to the Boykin property. And very concerning is that new subdivisions are sending more and more water to the Massingale detention pond that overflows to Massingale Rd. Massingale Rd (SW corner of 7701) is already impassable and serious problem "High-Risk" when it flows.

I do not understand "reduce 1% chance storm developed peak discharges by 10% below existing conditions" does that equate to .001%?

#4 You stated "The previous development on the parcel had a negligible effect on the over hydrology that impacts the site."

That is untrue! My main contention is with regard to Boykin property, 7951 N. Camino de Oeste. Mr. Boykin filled his property diverting water on to the Pima Farms subdivision and on from there to neighbors to the west. Also water was diverted around the Pima Farms subdivision wall to the properties on Beckey Jo and the Beckey Jo road and on from there to other neighbors. With filling of the Boykin property and the development of the Pima Farms subdivision a major flood problems was created. During the rezoning phase of the Boykin property I advised Flood of the problem, sent photos and aerials of the dirt fill. I was told that the past flow would be taken into consideration. **Why is/was the development plan approved with no consideration of the flooding caused by filling the property?** The neighbors were under the understanding that by allowing him to develop the property he would have to retain more water to alleviate the problem.

The County is telling us that the new subdivisions PFCO will reduce the flow. The neighbors most definitely do not see it that way. Currently water flows down the bottom of the Boykin property into the lower property 7701, being developed. The plan has 7951-Boykin property directing most of the water from the property to its SW corner with no water going to the lower 7701 property. This is a substantially more water then now flows there which is already too much water.

The 7701 Property has substantially low areas that currently retain water, but the plan does not retain that water. Also the 7701 plan takes sheet flow which is not a problem now and funnels it to three properties (see attached Site plan water flow), thereby diverting much more water to these properties.

The neighbors are very upset and will protect their properties by diverting it to neighbors or to Massingale Rd, which already has too much water.

There was not a problem with flooding to Becky Joe and Star Gras prior to the Pima Farms subdivision and Boykin filling his property. With each new development more and more neighbors and roads are being flooded.

You need to do something to reduce the current problem from prior developments not add to it with more developments.

Please let me know where we go from here

Regards;

Cindy  
Cynthia Merodias-Montenegro  
***Merodias-Montenegro Realty***  
7445 N. Camino de Oeste  
Tucson, AZ 85741  
[Merodias\\_montenegro@comcast.net](mailto:Merodias_montenegro@comcast.net)  
520-744-9503  
Cell & text 520-400-3600

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**From:** Eric Shepp [<mailto:Eric.Shepp@pima.gov>]  
**Sent:** Tuesday, January 28, 2020 4:39 PM  
**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

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' <[merodias\\_montenegro@comcast.net](mailto:merodias_montenegro@comcast.net)>; District1 <[District1@pima.gov](mailto:District1@pima.gov)>; DSD Planning <[DSDPlanning@pima.gov](mailto:DSDPlanning@pima.gov)>; Greg Saxe <[Greg.Saxe@pima.gov](mailto:Greg.Saxe@pima.gov)>; Donna Spicola <[Donna.Spicola@pima.gov](mailto:Donna.Spicola@pima.gov)>; Mark Holden <[Mark.Holden@pima.gov](mailto:Mark.Holden@pima.gov)>; Chris Poirier <[Chris.Poirier@pima.gov](mailto:Chris.Poirier@pima.gov)>; Mindy Cox <[Mindy.Cox@pima.gov](mailto:Mindy.Cox@pima.gov)>; Terri Tillman <[Terri.Tillman@pima.gov](mailto:Terri.Tillman@pima.gov)>; Ann Moynihan <[Ann.Moynihan@pima.gov](mailto:Ann.Moynihan@pima.gov)>; Brian Jones <[Brian.Jones@pima.gov](mailto: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 <[merodias\\_montenegro@comcast.net](mailto:merodias_montenegro@comcast.net)>

**Sent:** Tuesday, January 28, 2020 9:19 AM

**To:** District1 <[District1@pima.gov](mailto:District1@pima.gov)>; DSD Planning <[DSDPlanning@pima.gov](mailto:DSDPlanning@pima.gov)>; Greg Saxe <[Greg.Saxe@pima.gov](mailto:Greg.Saxe@pima.gov)>; Donna Spicola <[Donna.Spicola@pima.gov](mailto:Donna.Spicola@pima.gov)>; Mark Holden <[Mark.Holden@pima.gov](mailto:Mark.Holden@pima.gov)>; Chris Poirier <[Chris.Poirier@pima.gov](mailto:Chris.Poirier@pima.gov)>; Eric Shepp <[Eric.Shepp@pima.gov](mailto:Eric.Shepp@pima.gov)>; Mindy Cox <[Mindy.Cox@pima.gov](mailto:Mindy.Cox@pima.gov)>; Terri Tillman <[Terri.Tillman@pima.gov](mailto:Terri.Tillman@pima.gov)>; Ann Moynihan <[Ann.Moynihan@pima.gov](mailto:Ann.Moynihan@pima.gov)>; Brian Jones <[Brian.Jones@pima.gov](mailto:Brian.Jones@pima.gov)>

**Cc:** Cynthia Merodias <[merodias\\_montenegro@comcast.net](mailto:merodias_montenegro@comcast.net)>

**Subject:** Protest Flood concerns P19RZ00011

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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 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.

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 Beckey 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  
520-744-9503  
Cell 520-400-3600

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