

Additional Comment 3-13-20

AP
MAR 15 701 48 PM '00

From: [Chris Poirier](#)
To: [Cindy Montenegro](#); [Donna Spicola](#); [DSD Planning](#); [District1](#); [Mark Holden](#)
Subject: RE: 41 Protest Zoning R19RZ00011
Date: Friday, March 13, 2020 3:47:14 PM

Ms. Cynthia Merodias-Montenegro,

The rezoning protests for the case have triggered super-majority. It has been met. There is no next level of protest that affects a case like super majority. It requires a $\frac{3}{4}$ majority of the BOS to approve. There is no next level that could require a higher amount of votes. Supermajority calculations are based on number of owners and area of ownership. To this end, if a Joe Smith sent us a protest against the rezoning based on density, another protest of rezoning based on traffic and another protest based on flood concerns we count that as one owner protesting the rezoning. We include all correspondence to the record, but we are the neutral party that provides a staff report, recommendation, and summarizes protests.

You may submit additional materials directly to the COB.

Thanks

Chris Poirier

From: Cindy Montenegro <@comcast.net>
Sent: Friday, March 13, 2020 3:25 PM
To: Donna Spicola <Donna.Spicola@pima.gov>; DSD Planning <DSDPlanning@pima.gov>; District1 <District1@pima.gov>; Mark Holden <Mark.Holden@pima.gov>; Chris Poirier <Chris.Poirier@pima.gov>
Cc: Cynthia Merodias <merodias_montenegro@comcast.net>
Subject: 41 Protest Zoning R19RZ00011

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.

Donna Spicola, Mark Holden and Chris Poirier

See attached 41 Protest for Zoning, started much latter.

It is very concerning I had 75 protest on Flood and 83 protest on Roads with 14 within 300 feet at the Commissioners meeting. Staff represented them as only 50 protest saying there were duplicates. I do not understand what meant by duplicates, They were different matters and concerns and owner's get a vote for each of their properties.

I also find it concerning and confusing when you post my information /maps without my explanations thereby making no sense of what I sent. Also my information is post multiple times making it appear I am doing so.

After the problems with the prior meeting I decided to secure protest on zoning to allow the information to get to the board. Since I am only given 3 minutes to talk I hope with the petitions I will be allowed to represent the neighbors for each of the protest.

In looking over the agenda I see you still have not posted the **100 protest for Flood I sent 3-11-2020, 19 within 300 feet**. I checked yesterday for the agenda and the agenda was not posted. Also staff reported at the last meeting that the protest were from historic problems, not true:

- We are still having problems with flooding

- More and more flooding on the roads

- Proposed plan has water to three of the seven properties to the west. Too much water to three properties no water to the others thereby most likely killing their big trees/desert vegetation.

- Developer says they are not adding to flood/access problem Massingale Rd. When the neighbors protest the additional water to them it was proposed to send all the water to Massingale Rd which already has too much water and would limit their access.

- If water is dumped on the neighbors as proposed several already said they would block the water in order to protect their properties possibly sending more water to Massingale Rd already a problem.

- In reviewing the approved above plan I see water that come into the top of the property is being diverted to the properties to the SW which already have a problem with flooding.

- Flooding from non-maintenance of the neighboring retention ponds and weirs, with no oversight, basically the neighbors have to get flooded and then try to locate the problem, then complain and maybe they get help. I have checked several that are now causing problems and they need maintenance.

Please post the attached on your Agenda site

Thank you

Cynthia Merodias-Montenegro
7445 N. Camino de Oeste
Tucson, AZ 85741
[@comcast.net](mailto:cm@comcast.net)

Rezoning P19RZ00011 Higinio 7701 N. Camino de Oeste, tax #221-35-0640
HIGHER ZONING NOT CONSISTENT WITH THE AREA

CR-4 is higher than adjacent properties, see map Zoning. Lower zoning on three sides the upper lot was considerably lower zoning but recently rezoned. The property is currently zoned SR, (3.3+ acre sites) and SH, (acre+ lots). To the south and west is SH zoning, one plus acre lots and across Camino de Oeste to the east is CR3 zoning. The property to the north that was recently re-zoned CR-4, was SR, 1 home to 3.3 acres. This property extends half a mile from the intersection where the heavier zoning is, it extends an additional quarter mile from

the above property. This lot cannot be developed without being part of the upper lot, due to not having City water on 3 sides. The upper lot is a section corner. Section corners are typically heavier zoned and road cross sections often with a stop light. The junction of Magee, Camino de Oeste and Pima Farms does not line up; it is a confusing jog over. Camino de Oeste does not go through to Cortaro, there is no plan to extend it or land allocated for it. The developer is to give up 35' of land to improve the intersection and widen Camino de Oeste, **but no road work is in the plans and no impact/development fees are going to this area.**

There is already too much development in the area, see map Permits. This development with the above will bring in 91 homes, and some 270 more people.

The roads in all directions from this site are used to run off flood water making maintenance of the roads a concerns and travel across or on the roads when flooded a safety concern, see map. This plan with the one above will bring increase vehicles by 910 per day.

Those of us on private wells have concerns with the impact on the private wells in the area from all the new development and reduction of available CAP water.

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

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Name	Signature	Address & Addresses owned in the area if different	On Well?	Comment
Brian C. Lot	Brian C. Lot	4111 1/2 W. Massingale Rd.		
Frank Shora	Frank Shora	7655 N. Bailey Ln		
Steve Booc	Steve Booc	7685 N. Bailey Ln		
Benny Booc	Benny Booc	7720 N. Starglass		
Nick Se	Nick Se	4592 W. Vander Bie		

(6)






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Name	Signature	Address & Addresses owned in the area if different	With in 300'?	Comment
Sahara Lopez		4591 W. Vander Bie Ln.	✓	
Nelson Kevin Kelly back house A. 2nd street		4561 W. 2nd St.		original residents have not heard of this plan, they have property
Janelle Lyman		4571 W. Megan Pl.	✓	
Michael Perrin		7326 Jewell Dr	✓	
Eric Dwyer		4401 W. Hiram Lane	✓	

Rezoning P19RZ00011 Higino 7701 N. Camino de Oeste, tax #221-35-0640
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2011/11/29

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Name	Signature	Address & Addresses owned in the area if different	On Well?	Comment
Susan Kingsborough	Susan Kingsborough	4643 W. Cotehira Ct Tucson, AZ 85709		
Susan Kingsborough	Susan Kingsborough	4643 W. Cotehira Ct Tucson, AZ 85709		
Susan Hammond	Susan Hammond	4674 W. Cotehira Ct Tucson, AZ 85741		
Chuck Mitchell	Chuck Mitchell	4674 W. Cotehira Ct Tucson, AZ 85741		
Myra J. J. J. J.	Myra J. J. J. J.	4674 W. Cotehira Ct Tucson, AZ 85741		

10/11/3001

14

Rezoning P19RZ00011 Higinio 7701 N. Camino de Oeste, tax #221-35-0640
HIGHER ZONING NOT CONSISTENT WITH THE AREA

28/11/16

CR-4 is higher than adjacent properties, see map Zoning. Lower zoning on three sides the upper lot was considerably lower zoning but recently rezoned. The property is currently zoned SR, (3.3+ acre sites) and SH, (acre+ lots). To the south and west is SH zoning, one plus acre lots and across Camino de Oeste to the east is CR3 zoning. The property to the north that was recently re-zoned CR-4, was SR, 1 home to 3.3 acres. This property extends half a mile from the intersection where the heavier zoning is, it extends an additional quarter mile from the above property. This lot cannot be developed without being part of the upper lot, due to not having City water on 3 sides. The upper lot is a section corner. Section corners are typically heavier zoned and road cross sections often with a stop light. The junction of Magee, Camino de Oeste and Pima Farms does not line up; it is a confusing jog over. Camino de Oeste does not go through to Cortaro, there is no plan to extend it or land allocated for it. The developer is to give up 35' of land to improve the intersection and widen Camino de Oeste, but no road work is in the plans and no impact/development fees are going to this area.

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Name	Signature	Address & Addresses owned in the area if different	On Well?	Comment
Cynthia Nunkewicz	[Signature]	4635 W. Mags	N	
Robert Martingus	[Signature]	7802 N Starcross N		
Cynthia Hatfield	[Signature]	7175 N Starcross Dr		
Kerry Culbert	[Signature]	7824 N. Slingshot		
Betty J. Hansen	[Signature]	4255 W. Maudingale		
		7175 W. Maudingale		

Rezoning P19RZ00011 Higinio 7701 N. Camino de Oeste, tax #221-35-0640
HIGHER ZONING NOT CONSISTENT WITH THE AREA

2/24/14


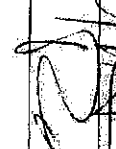
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Name	Signature	Address & Addresses owned in the area <small>If different</small>	On Well?	Comment
Cynthia Montemore		7445 N. C. de Oeste	1000	
Alaph Montemore		7351 N. C. de Oeste		
"		7445 N. C. de Oeste #2	1000	
"		7455 N. C. de Oeste	1000	
"		7461 N. C. de Oeste		

with 300'?

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Name	Signature	Address & Addresses owned in the area if different	911 Yes	Comment
William Wilson	William Wilson	7808 N Star grass well	Yes	1000 ft.
Eric Hoops	Eric Hoops	78041 N Star Grass Dr.	Yes	
Ann E Martin	Ann E Martin	400 N Massingale		
Danmy Martin	Danmy Martin	7435 N Mode Oeste		
Mike Mendenhall	Mike Mendenhall	4720 W. Mars St.		
Josanna Smith	Josanna Smith	4460 W Maguire Pl		

6

**Rezoning P19RZ0001 Higino 7701 N. Camino de Oeste, tax #221-35-0640
HIGHER ZONING NOT CONSISTENT WITH THE AREA**

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Name	Signature	Address & Addresses owned in the area if different	On Well?	Comment
Rosa Lea Roussier	Rosa Lea Roussier	7705 N. Goodman St.		
Larry Black	Larry Black	7501 N. 1st Ave. N. W.		
George Lopez	George Lopez	4796 W. 1st Ave. N. W.		
William Platteau	William Platteau	7505 N. 1st Ave. N. W.		
Frank M. Loebe	Frank M. Loebe	765 N. Beckey To Lane	1000	

Rezoning P19RZ00011 Higinio 7701 N. Camino de Oeste, tax #221-35-0640
HIGHER ZONING NOT CONSISTENT WITH THE AREA

2011/1/23

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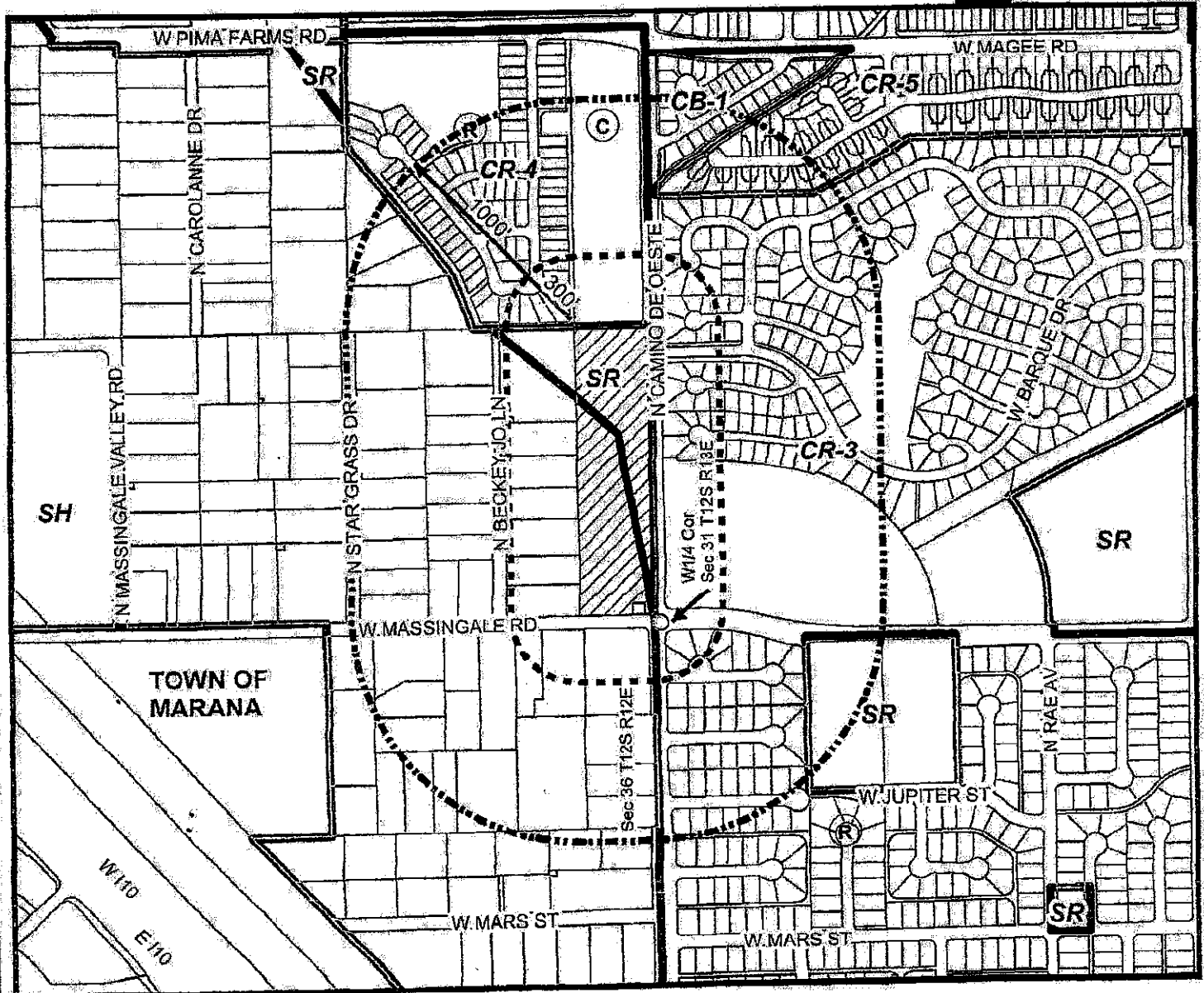
Name	Signature	Address & Addresses owned in the area if different	On 30' map	Comment
KAREN CREAB	Karen Creab	7810 N. Sandy Desert Rd	N	
KAREN CREAB	Karen Creab	4158 N. Massingale Rd	(Y)	
'	'	7140 N. Beckey Lane	(Y)	
'	'	2460 N. Beckey To Lane	(Y)	
'	'	7180 N. Massingale Valley Rd	N	

Case #: P19RZ00011

Case Name: AVILEZ - N. CAMINO DE OESTE REZONING

Tax Code(s): 221-35-0640

-  1000' Notification Area
-  300' Notification Area
-  Subject Property
-  Zoning Boundary



0 285 570 1,140 Feet

Area of proposed rezoning from SH and SR to CR-4



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION

Notes:

PIMA COUNTY COMPREHENSIVE PLAN P19CA00004/CO7-13-18

Planning & Zoning Hearing: 1/29/20 (scheduled)

Board of Supervisors Hearing: TBA

Base Map(s): 114

Map Scale: 1:8,000

Map Date: 12/20/2019 - ds



From: [Cindy Montenegro](#)
To: [Donna Spicola](#); [DSD Planning](#); [District1](#); [Chris Poirier](#); [Mark Holden](#); [Brian Jones](#); [Greg Saxe](#); [Ann Moynihan](#)
Cc: [Cynthia Merodias](#)
Subject: FW: 88 Flood Protest 15 within 300" (more than enough for majority vote) P19RZ00011-attachment
Date: Saturday, March 14, 2020 9:58:32 AM
Attachments: [88 signed Flood Protest 3-12-2020.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.

Attachment 88 Flood Protest for rezoning P19RZ00011, 7701 N. Camino de Oeste, 15 protest within 300 feet. Includes those signed before the Commissioner's meeting, but not those signed for the Addition/Amendment to the Comprehensive zoning plan meeting.

Cindy

From: Cindy Montenegro [mailto:@comcast.net]
Sent: Friday, March 13, 2020 4:22 PM
To: 'Donna Spicola'; 'DSD Planning'; 'District1'; 'Mark Holden'; 'Greg Saxe'; 'Brian Jones'; 'Ann Moynihan'; 'Chris Poirier'
Cc: Cynthia Merodias
Subject: 88 Flood Protest 15 within 300' (more than enough for majority vote) P19RZ00011

Donna Spicola
Development Services Department

Supervisor Ally Miller

Chris Poirier Planning Official, Pima County Dev Planner

Mark Holden, Principal Planner
Pima County Planning Division

Brian Jones
Floodplain Management Division Manager

Greg Saxe
Pima County Regional Flood Control District

Ann Moynihan
Civil Engineering Manager at **Pima County** Regional Flood Control District.

Re: Protest Flood P19RZ00011

I and other neighbors had our concerns that the upper property caused flooding filling his property with sand he got from the retention pond, Flood does not agree that it

would cause a problem even though sand has caused problems with the retention ponds, flooding neighbors. And Flood does not apparently believe that is what was done. Aside from that, there are many other concerns.

We were told that the upper property, Boykin, would improve the flood problem, possibly for the adjacent subdivision, but just the opposite to the properties on Beckey Jo to the SW. Apparently the rule same amount of water in and out does not require them to have in and out at the same location. Water from the top of Boykin property that went to the upper retention pond is now planned to go to the lower retention and neighbors pond to dump out with the already too much water from the Pima Farms Development above them. More water is being directed to the SW on Beckey Jo, and possibly on from there to Star Grass and the back of the Pima Farms Subdivision.

The proposed plan P19RZ00011, has water to three of the seven properties to the west. Which is too much water to three properties and no water to the others, thereby most likely killing their big trees/desert vegetation.

The developer says they are not adding to flood/access problem Massingale Rd. When the neighbors protest the additional water to them it was proposed to send all the water to Massingale Rd which already has too much water and would limit their access.

If water is dumped on the neighbors as proposed several already said they would block the water in order to protect their properties possibly sending more water to Massingale Rd which is already a problem

This property is in a Critical Basin see below ordinance:

16.48.020 Balanced and critical basins—Development conditions.

https://codelibrary.amlegal.com/codes/pimacounty/latest/pimacounty_az/0-0-0-10549

Critical drainage basins are watersheds that have been identified by the chief engineer as unsuitable for increased development because of the high probability of increased flooding with development and the potential for flooding of existing improvements or property.

Why is this being allowed? Some kind of loop hole the developers are taking advantage of? By law the neighbors should be protected from subdivisions dumping more water on them and or redirecting water away from them thereby killing their vegetation, in this case mesquite trees.

At the last meeting, Commissioners review, we were represented as protesting for historic problems, yes we have a long history of problems which still exist and more so:

We are still having problems with flooding

More and more flooding on the roads and our properties

Roads and properties are being flooded from non-maintenance of the neighboring retention ponds and weirs, with no oversight, basically the neighbors have to get flooded and then try to locate the problem, then complain and maybe they get help. I have checked several retention ponds in the area and they need maintenance. Due to complaints inspections are scheduled for the end of the month. Unfortunately some of the HOA have extensive problems, do not know they have retention ponds to maintain and do not have the funds to do so. Not only are neighbors and roads being flooded but also mosquito problems.

Water comes to this area from miles away, what other retention ponds are in need of maintenance and causing the current flooding problem.

Need new laws for maintenance and which will take time, do not add to the problem already overwhelming.

Please post this email and the attached on your Agenda site

Thank you

Cindy
Cynthia Merodias-Montenegro
7445 N. Camino de Oeste
Tucson, AZ 85741
[@comcast.net](mailto:cindy@comcast.net)

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. 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 Boykin, above property. The past owner of the above property, Boykin filled low areas on his property in order to stop flooding of his property and diverted considerably more water on to the Pima Farms Subdivision and on from there to the neighbors. Also water was diverted around the Pima Farms subdivision on the south to flood neighbors and roads; and diverted onto and down Pima Farms Rd to the north. After the development of Pima Farms subdivision and the diversion of water by Boykin, resulting in neighbors having considerable problems with flooding of their homes, out buildings, creating ditches through property and washing out roads. The developer of the above property and this property said the flow would be reduced, but there are no stipulations in the development to reduce the flow. The requirement is that they maintain current water flow on and off the property. The problem needs to be addressed before allowing further development in this area.

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Name	Signature	Address & Addresses owned in the area if different	Within 300'?	Comment
1 Art Rivera	[Signature]	4685 W. Main Ln	4	
2 Terence Stalder	[Signature]	7834 N. Jewelhurst	XOS	
3 Heladio Acedo	[Signature]	7849 N. Chantrelle Clayton	1000	
4 John L. Tame	[Signature]	4683 W. Mesquite & Yes		
5 John Melvne	[Signature]	7670 N. Shyras Dr.	1000	
6 Andrew Reas	[Signature]	4801 W. MASSACHUSETTS RD	1000	
7 TERRANCE WILSON	[Signature]	2824 N. STAR CRESS RD	1000	Need to stop flooding
8 CARSON MILLER	[Signature]	7821 O. STARKES RD.	1000	NOT MORE FLOODING SINCE SUBDIVISION WAS BUILT.
9 William Plante	[Signature]	4585 W. Annabelle	1500	More Flooding
10 AARON C. LITTLE	[Signature]	4566 W. ANNABELLE ST		FLOODING - AN ISSUE

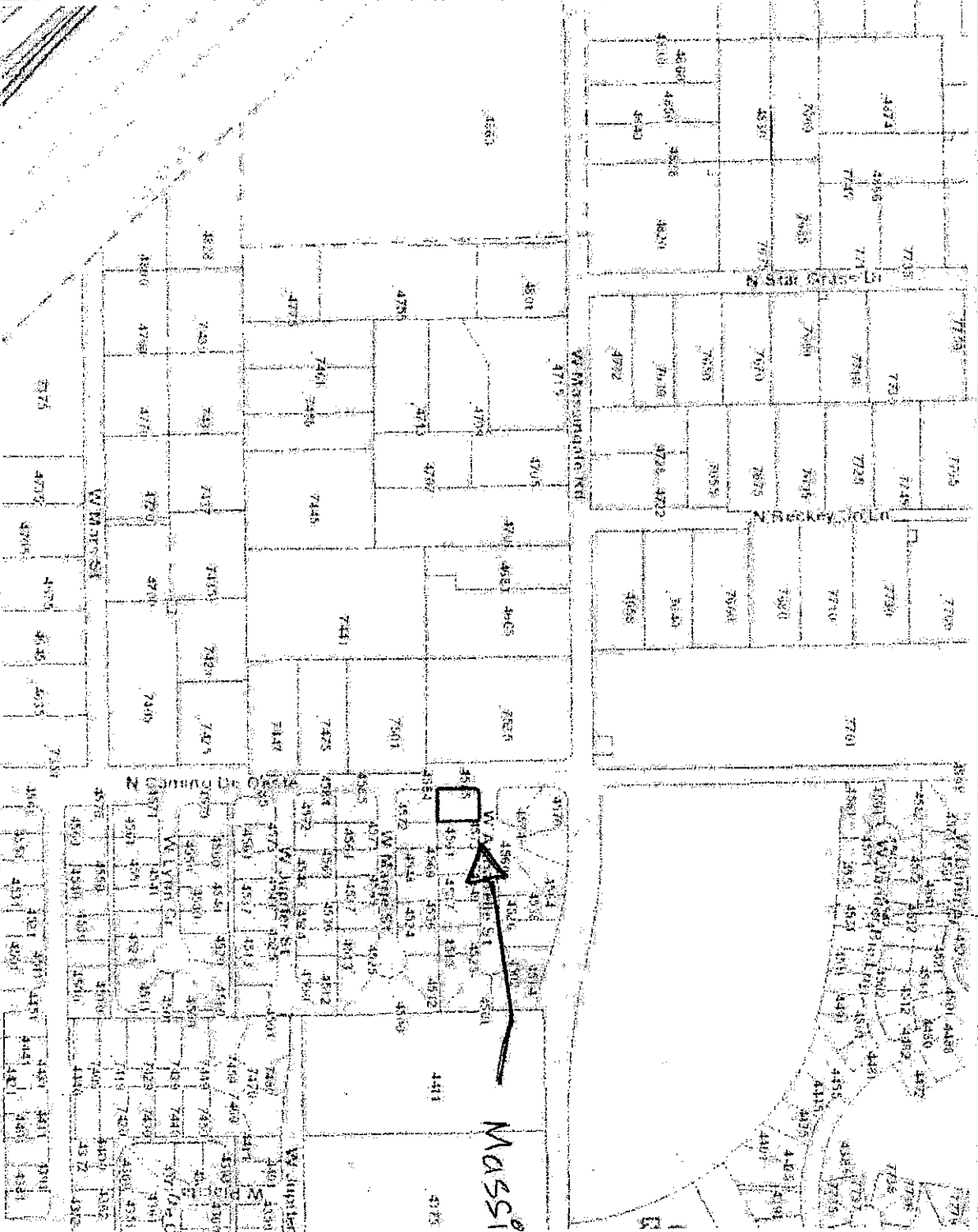
11155 CUBBER W. GARDEN 7824 N STAR CRESS 1000 500 1000 21070 10



2-10-1968

William P. Pottle

Photo Flood 2012 4585 W. Annabelle st, Massingale & Camino de Oeste



- Legend**
- Parcel Addresses (points)
 - ☐ Parcels

Massingale wash flood to front door, and south on Camino de Oeste see photo

Notes:



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

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

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

OTHER COMMENTS:

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

Melissa Cordova

7952 N. Jewelflower Dr Tucson Arizona 85741 Lot #6

No

NAME

ADDRESS

ARE YOU WITH IN 300'

SIGNATURE

DATE

01/23/2020

FLOOD

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Name	Signature	Address & Addresses owned in the area if different	Within 300'?	Comment
1 Dennis Dash	Dennis Dash	7986 N. Jewel Stacey	NO	
2 Steve Cavallero	Steve Cavallero	7877 N. Clenfront Plolla Dr.	NO	1000'
3 Rob Fields	Rob Fields	4722 W. Capa Lane	NO	1000'
4 Elaine Fanning	Elaine Fanning	7862 N. Jewell Flower	NO	1000'
5 Angel Norden	Angel Norden	4712 W. Beepathungh	NO	1000'
6 Michele Felip	Michele Felip	7918 N. Jewell Flower Dr	NO	
7 Sue Pafford	Sue Pafford	7945 N. Carolanne Dr.	NO	We got flooded
8 Barbara Thompson	Barbara Thompson	4862 W. Willow Wind Way	NO	1000'
9 Robert Temple	Robert Temple	7937 N. Jewel Flower	NO	1000'
10 Earnest H. H. H.	Earnest H. H. H.	7855 N. Pades Teln	NO	1000'

FLOOD

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Name	Signature	Address & Addresses owned in the area if different	Within 300'?	Comment
1. Mace Star	Mace Star	7447 N Camino de Oeste Tucson, AZ. 85747	1000	
2. Kevin Marber	Kevin Marber	7265 N. Beckey St Tucson, AZ. 85747	1000	Washes out driveway
3. Mirna Rojas	Mirna Rojas	4715 W. Blossingdale Tucson, AZ. 85747	1000	
4. Matt Store	Matt Store	7475 N. Camino de Oeste Tucson, AZ. 85747	1000	
5. Kung Star	Kung Star			
6. Dan Jones	Dan Jones	7462 N. Carol Ann Dr Tucson, AZ. 85747	1000	Washed out 2 yrs ago
7. Ed Seastrand	Ed Seastrand	7925 N. Carol Ann Dr Tucson, AZ. 85747	1000	8" water thru property year
8. Rosalea Rousseau	Rosalea Rousseau	7465 N. Carol Ann Dr Tucson, AZ. 85747	1000	major flooding from development
9. Dean Lenford	Dean Lenford	4657 W. Cape Ln Tucson, AZ. 85747	1000	
10. Catherine Broadt	Catherine Broadt	4703 W. Cape Ln Tucson, AZ. 85747	1000	

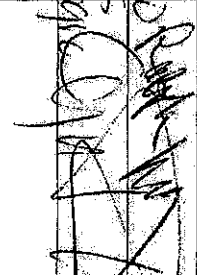
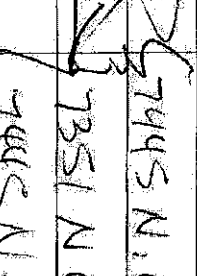



NO. Gloria J Smith
 1913 E. Cam Canyon Rd
 7760 N. Broadway Tucson, AZ 85741
 all these water cons
 froms property
 11

FLOOD

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Name	Signature	Address & Addresses owned in the area if different	Within 300'	Comment
1 Ralph Montano		7945 N.C. de Oeste	100'	
2 Cynthia Montano		7351 N.C. de Oeste #223	N/A	
3		7445 N.C. de Oeste	100'	
4		7455 N.C. de Oeste	100'	
5		7461 N.C. de Oeste	100'	
6		4361 N. MAINS	N/A	
7		7802 N STAVINS	100'	
8 John & Susan		4566 Annabell	Y	
9 Carissa Murrieta		4573 457300 Annabelle	N/A	
10 Patrick Rooda		7730 N Betty Dr NW	Y	

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Name	Signature	Address & Addresses owned in the area if different	Within 300'?	Comment
1 Mary Boone	Mary Boone	7695 N Beckey To	1000'	Going make Massingale Street
2 Nancy Rogers	Nancy Rogers	7725 N Beckey To	100'	Will flood Massingale
3 Vickie Kabler	Vickie Kabler	4728 W Massingale	100'	Two much water
4 Frank Shover	Frank Shover	7655 N Beckey Dr	1000'	will flood massingale
5 Debra Cota	Debra Cota	4722 W Massingale Rd	1000'	will flood our home
6 William S. Wilson	William S. Wilson	7808 N Star Grass Dr	1000'	Don't flood us out!
7 Kenneth Quinten	Kenneth Quinten	4574 W Macabell St.	100'	Flooding
8 Margaret	Margaret	Batchelder 5161 W Jupiter	(Not on list see petition)	
9				
10				

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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:

This is SO true. Everytime it rains! Plus if you are on foot you can hardly cross the streets. And heading traffic has made this much worse - where was supposed to walk??

NAME

ADDRESS

SIGNATURE

DATE

ARE YOU WITH IN 300'

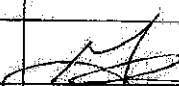

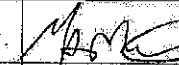
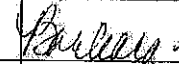
ADDITIONAL ADDRESSES IN THE AREA

FLOOD

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

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OTHER COMMENTS:

Beck on this Street for 30 yrs with every development
To the north the flooding at Massingale & Camino de Oeste
gets worse

William Platte 4505 N. Avenue 1/30/20
NAME ADDRESS SIGNATURE DATE

ARE YOU WITH IN 300'

ADDITIONAL ADDRESSES IN THE AREA

FLOOD

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1. Leslie Grub	<i>Leslie Grub</i>	7701 N. CAMINO DE OESTE TUCSON, AZ 85741	N	
2. Dan Lab	<i>Dan Lab</i>	7780 N. MASSINGALE VALLEY TUCSON, AZ 85741	N	More runoff will cause issues. Roads not being used as washes.
3. Karen Grub	<i>Karen Grub</i>	4658 N. MASSINGALE RD TUCSON, AZ 85741	N	Water will come from Pima Farm and flow south and create flooding onto my property and Becky Jo Lane
4. Karen Grub	<i>Karen Grub</i>	7640 N. BECKEY JO LANE TUCSON, AZ 85741	N	
5. Karen Grub	<i>Karen Grub</i>	7660 N. BECKEY JO LANE TUCSON, AZ 85741	N	
6. Karen Grub	<i>Karen Grub</i>	7810 N. SANDY DESERT TRL TUCSON, AZ 85741	N	
7				
8				
9				
10				

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OTHER COMMENTS:

My out building 30' x 50' has been flooded numerous times since the subdivision was put in and has been ruined. I have been here 35 years and never saw flooding this bad previous to the subdivision.

SIGNATURE

CARSON MITCHELL

OTHER OWNED PROPERTIES IN THE AREA

7821 N. STAR CASSIDA 1-19-2020

NAME

ADDRESS

DATE

FLOOD

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1 JOHN KEANEY		7966 N. BUCKLEAVE DR	N	
2 James Schmidt		4766 W. WINDY (N 1000)		
3 Ale Ollerhede		8525 N. Canyon Front Dr. Chelley		
4 Lillie Johar		7859 N. Chantrelle Dr. N		help please
5 Sergio Martinez		3907 N. Chantrelle Dr. N		
6 Carrie Anila		1933 N. Chantrelle Dr. N		too much over flow of water flooding into basements
7 Cynthia Gifford		7675 N. Starcross Dr		
8 Harold Hildes		1750 N. Starcross Dr		
9		7730 N. Starcross Dr		
10		7690 N. Starcross Dr		

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Name	Signature	Address & Addresses owned in the area if different	Within 300'?	Comment
1 Eric Hoopes	<i>Eric Hoopes</i>	7604 N Star Grass Dr	1000	
2 Jim E Marin	<i>Jim E Marin</i>	4906 W Massingale		
3 Danny Marin	<i>Danny Marin</i>	7451 N Camino de Oeste	✓	
4 Desana S Smith	<i>Desana S Smith</i>	4460 W Meagan P1		
5 Debra J. Smith	<i>Debra J. Smith</i>	7501 N Camino de Oeste		
6 Debra J. Smith	<i>Debra J. Smith</i>	4796 W Plumbell Way		
7 Betty Hansen	<i>Betty Hansen</i>	4755 W Massingale Rd		
8 <i>Il</i>	<i>Betty Hansen</i>	4775 W Massingale Rd		
9 Nancy Moore	<i>Nancy Moore</i>	8122 N Stearnside		
10 <i>Deborah J. Smith</i>	<i>Deborah J. Smith</i>	8694 N Stearnside Ave		

FLOOD

PROTEST PETITION AGAINST RE-ZONING # P19RZ00011 7701 N. CAMINO DE OESTE 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 herms 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. GUTIERREZ	<i>Daniel A. Gutierrez</i>	4161 W OREGONWOOD DR		
2 JOSEPH L FERRER	<i>Joe Ferrer</i>	4105 W MARS ST		
3 MIKE MANNARD	<i>Mike Mannard</i>	4770 W. MARS ST.		
4 Donna Leveille	<i>Donna Leveille</i>	4780 W. Mars St		
5 Charles Boykin	<i>Charles Boykin</i>	4645 W MARS		
6 Paul Hammond	<i>Paul Hammond</i>	4732 W Massingale		I live at River
7 Paul Hammond	<i>Paul Hammond</i>	7735 N. Star Grass		
8		7725 N Star Grass		
9		7665 N. Star Grass		
10		7745 N. Star Grass		

FLOOD

Due to concerned with the flooding, I/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.

There are excessive water flows/washes making it difficult to drive down or cross the roads in every direction from the proposed development and a serious safety concern. Massingale Rd "High Risk Flood" at the NW corner of this development, Pima Farms Rd to the north and Mars to the south are all washes. And to the NE there is a wash across Magee just west of Thornydale

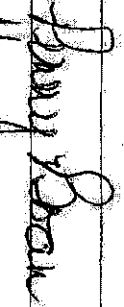



The County needs to fix the current problems with flooding due in part to the 10 acres south of this property (Boykin) at 7951 N. Camino de Oeste on the NW corner of Camino de Oeste & Pima Farms recently approved for development and is being developed with this property. Water from all directions flows to the above property, Boykin. The owner, Boykin, filled in 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. The excessive water diverted around the Pima Farms subdivision to south floods neighbors and roads.

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 said the flow would be reduced, but there are no stipulations in the development plans to fix the problem. On this development the County and above need to either reduce the flow or make the developer retain more water to compensate for

water/flood diverted from these and other developments to the neighbors

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

Name	Signature	Address & Addresses owned in the area if different	Within 300'?	Comment
1 Perry Brad Perry Brad		7770 N. Thornton	<input checked="" type="checkbox"/>	
2 Nicole G		4592 W. Vander Gie	<input checked="" type="checkbox"/>	
3 Sahana Lopez		4541 W. Vander Bie	<input checked="" type="checkbox"/>	
4 Susan Munkel		4561 W. Mars		
5				
6				
7				
8				
9				
10				

From: [Cindy Montenegro](#)
To: [Kathryn Skinner](#); [Donna Spicola](#); [Mark Holden](#); [DSD Planning](#); [Joseph Cuffari](#); [Ana Olivares](#); [Priscilla Molina](#); [Chris Poirier](#)
Cc: [Cynthia Merodias](#)
Subject: RE: 109 Road-Traffic Protest P19RZ00011
Date: Sunday, March 15, 2020 11:27:09 PM
Attachments: [image002.png](#)

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.

Kathryn

Thank you for your response

Glad to hear there are plans to pave Camino de Oeste. The roads being utilized for drainage accounts for their deplorable condition. While Camino de Oeste roads condition is very bad, I believe Massingale Rd is in far worse condition.

While road maintenance issue is a concern of many of the neighbors it is not the big safety concern I have.

One of the neighbors brought to my attention, that this proposed subdivision along with the above subdivision and possibly the subdivision on the SE corner of Camino de Oeste and Magee already approved will add five new access roads to the half mile stretch of Camino de Oeste. There are no turn lanes on Camino de Oeste, the pavement is only 21 to 24 feet wide. The added congestion of the vehicles and the left turns is a problem.

The proposed subdivision is to allocate an additional 35 feet to the roadway yet it is very concerning that there is no safe place to walk or ride a bike along much of Camino de Oeste and Massingale.

The jog over at Camino de Oeste of Magee to Pima Farms is very confusing and difficult to maneuver. And the jog over of Mars is a problem. There are many more accidents than what shows up on the County records.

Massingale, Mars, Pima Farms are all utilized to drain storm water, they are all washes. Massingale Rd is used to take water from the Massingale Retention Pond to the end at the Rail Road. Massingale Rd is shown on flood maps as "High Risk Flood". Magee west of Thornydale has the Massingale Wash a major "High Risk Flood" wash going over the road with nothing to keep cars from going over into the wash. There is a new subdivision on both sides of the wash but the County did not require the developers to run the wash under the road.

And as I have said increased flooding of the roads is very concerning. I am not sure where the increased flooding is from. Possibly from more water being directed to the roads and Massingale retention from upstream properties and subdivisions. Possibly from subdivisions not maintaining their drainage systems.

It is currently extremely dangerous without adding the 910 vehicles that these two subdivisions will add.

Until and or unless they can solve some of the current safety concerns they do not need to put more people, homes and vehicles in this area.

DENY THIS REZONING

Should they go ahead with the rezoning and development at the very least make the developer put in a walk/bike trail. They have to give funds to a park, rather than waste funds on paving for a park parking lot that did not need paving have them put in a bike/walk trail in the 35 foot road right away that is just sitting there not doing anything.

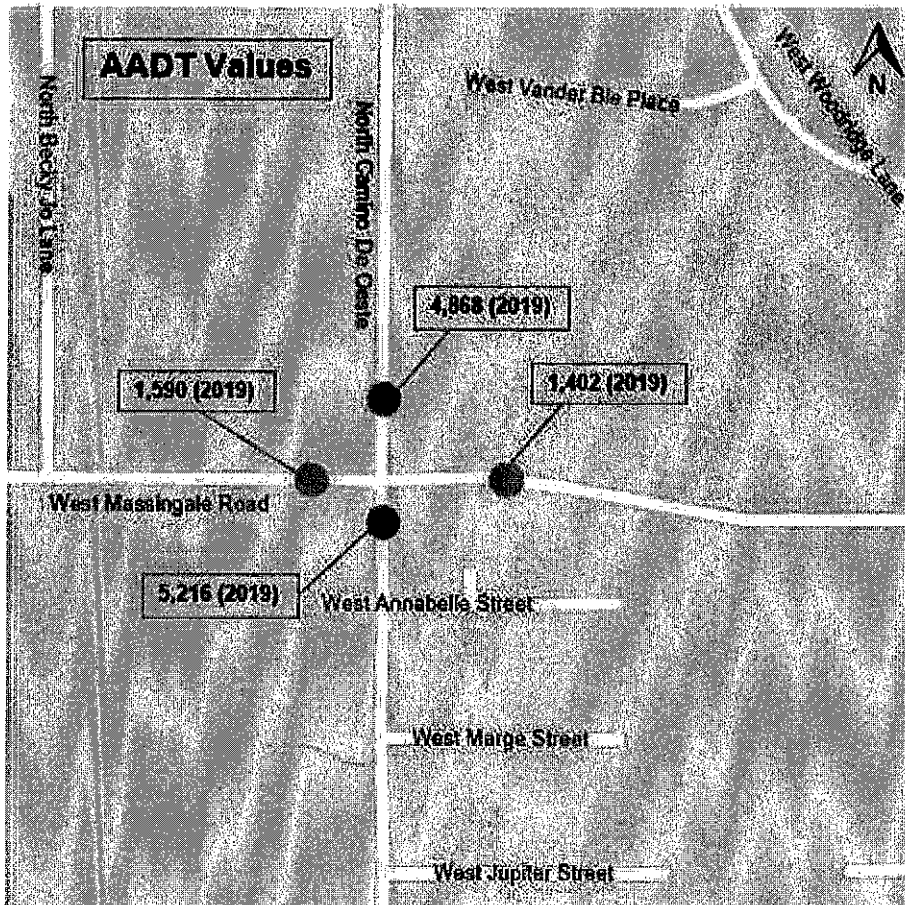
Thank you

Cindy
Cynthia Merodias-Montenegro
7445 N. Camino de Oeste
Tucson, AZ 85741
[@comcast.net](mailto:cm@comcast.net)

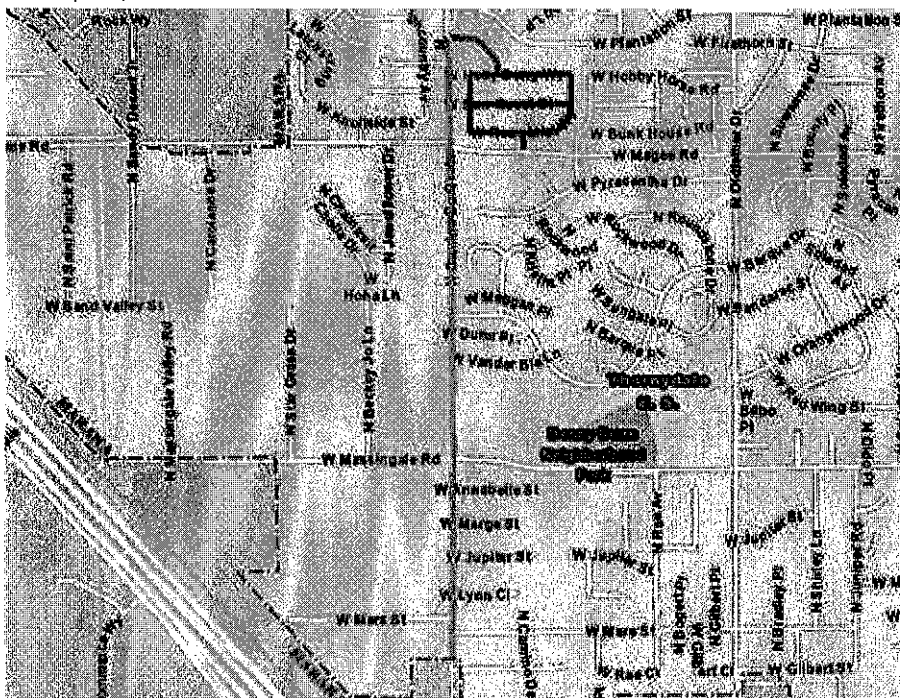
From: Kathryn Skinner [mailto:Kathryn.Skinner@pima.gov]
Sent: Friday, March 13, 2020 3:49 PM
To: @comcast.net
Cc: Ana Olivares; Donna Spicola; District1; Mark Holden; DSD Planning; Priscilla Molina; Diane Garcia; Robert Lane (DOT)
Subject: RE: 109 Road-Traffic Protest P19RZ00011

Good Afternoon Ms. Merodias-Montenegro,
As discussed during our phone conversation yesterday, I am providing you with some updated information for Camino de Oeste and Massingale Road.

First, as requested we have pulled updated traffic counts in the vicinity of the rezoning. The diagram below provides the Average Annual Daily Traffic (AADT) for 2019. The volumes fall within the capacity of a 2 lane roadway.



Second, the County has a 10-year plan to address pavement throughout the unincorporated County. Camino de Oeste from just south of Mars Street to Ivory Rose Drive will be repaved this fiscal year, before the end of June.



Third, Impact Fees are limited to capacity adding projects, which generally means projects that will add a new lane to a roadway. Additionally, the roadway projects that are allowed to use impact fees are identified in the impact fee ordinance. Here is a link to more information on the County's Impact Fee Program: <https://webcms.pima.gov/cms/one.aspx?portalId=169&pageId=54572>

Lastly, the majority of the flooding issues that you raised are handled by the Flood Control District. I have forwarded your concerns regarding flooding along Massingale Road and in the general vicinity of the project to Robert Lane the Maintenance and Operations Division Manager. His team is in charge of barricading roadways, if necessary, during rain events.

Please let me know if you have additional questions.

Kathryn Skinner, P.E.

Deputy Director
Pima County Department of Transportation
201 N Stone Ave, 4th Fl
Tucson, AZ 85701
phone: (520) 724-6410
Be Counted in Census 2020

From: Cindy Montenegro <@comcast.net>

Sent: Wednesday, March 11, 2020 3:28 PM

To: Donna Spicola <Donna.Spicola@pima.gov>; District1 <District1@pima.gov>; Mark Holden <Mark.Holden@pima.gov>; DSD Planning <DSDPlanning@pima.gov>; Ana Olivares <Ana.Olivares@pima.gov>; Priscilla Molina <Priscilla.Molina@pima.gov>

Cc: Cynthia Merodias <merodias_montenegro@comcast.net>

Subject: 109 Road-Traffic Protest P19RZ00011

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

Please note 109 signatures in protest against rezoning of 7701 N. Camino de Oeste P19RZ00011 with regards to the roads, traffic conditions and safety.

Many did not originally protest, they assumed the roads and flooding would be addressed with the rezoning with the impact fees or by the builder.

There are no improvements planned or funds for improvements.

I put the protest all together to make it easier to count.

I had petitions against the addition to the comprehensive plan and I had to start all over.

I had over 70 of these at the last meeting, I just added to them and am sending them all together.

There are 19 signatures within 300', more than needed to meet the requirements for a super majority vote by the Board of Supervisors, I believe we only need 10 or 11. Most are my neighbors, acre plus lots due to they are the ones being most effected by the road conditions and flooding of the roads. Homes east of Camino de Oeste have better access from Thornydale and less flooding of the roads.

I have been calling Pima County Transportation asking for a meeting with no luck

If someone could please contact me and discuss some of my concerns I would appreciate it.

The neighbors are very concerned and appreciative they say "thank you" "much appreciated"; "why do they do this during the day when we work?" and they say "They already made up their minds" and "They are just interested in the money". The neighbors also ask why the County is voting for this plan so obviously wrong. I tell them: That Jim Portner is very nice, well liked. It is like going to court with one side with a lot of money and a really great attorney. Then the little people are not knowledgeable in rezoning, not able to hire engineers and hydrologist and are limited in time to talk. Then they, in this case Jim gets to rebuttal us, he makes it sound like we are wrong, He says this has already been approved. We do not get to rebuttal him. He makes it sound like this will be an improvement. IT WILL NOT, THIS IS A BAD PLAN IN A BAD LOCATION, WITH DANGEROUS STREETS.

Cindy
Cynthia Merodias-Montenegro
7445 N. Camino de Oeste
Tucson, AZ 85741
[@comcast.net](mailto:cindy@comcast.net)