
Fact & Information Sheet

Application & Request to Rezone a 51-Acre Property Northwest Corner of La Cholla Boulevard @ Overton Road Pima County Rezoning Case No. P19RZ00012

- **Property Location:** at the immediate northwest corner of La Cholla Boulevard and Overton Road.
- **Property Size:** Fifty-one (51) acres.
- **Existing Comprehensive Plan Designation:** *Medium-Low Intensity Urban (MLIU)* and *Low-Intensity Urban (LIU) 1.2*, as approved by the Pima County Board of Supervisors per Resolution Nos. 2019-03 and 2019-04.
- **Existing Use of the Property:** the property is vacant.
- **Existing/Proposed Zoning:** Existing zoning is SR (Suburban Ranch). The proposed zoning is CR-5.
- **Proposed Use of the Property:** a residential subdivision containing approximately one hundred thirty-nine (139) single-family, detached residences. A significant portion of the property will be permanently preserved as natural open space. The proposed residential lot sizes are comparable to those in the existing residential subdivisions located across Overton Road to the south and southwest.
- **Zoning and Use of Surrounding/Adjacent Properties:** To the immediate west are unsubdivided, large-lot properties, some of which are vacant and some of which contain occupied residences; six (6) existing residences actually border the subject property to the west. Developed residential subdivisions are located to the southwest (Alta Mira Village) and to the south across Overton Road (The Bluffs). To the east (across La Cholla Boulevard) are numerous unsubdivided properties, many of which are owned by Pima County for flood-control purposes. To the north are several residences on large lots, vacant property and, further north, the Grace Community Church campus.
- **Consistency of Requested Zoning with the Pima County Comprehensive Plan (Pima Prospers):** The requested CR-5 zoning and the proposed single-family residential subdivision are both consistent with and further the goals of Pima Prospers. The proposed density in units-per-acre is in accordance with (and less than) that allowed by the Comprehensive Plan.
- **Impact on Drainage, Traffic:** The proposed project will remove the site and its surrounding properties from the current FEMA floodplain and will significantly reduce the amount of off-site drainage currently flowing across Overton Road. With respect to traffic, Overton Road is operating well under its capacity. La Cholla Boulevard construction is well underway to widen it to a four-lane divided arterial all the way northward to Tangerine Road. These roadways have the capacity and ability to accommodate all new traffic from the project.
- **Public Process:** A public hearing will be held on the matter before the Planning & Zoning (P&Z) Commission on March 25, 2020. A Board of Supervisors (BOS) meeting will then be scheduled following the P&Z hearing; the BOS will make the final decision on this rezoning request. You will receive separate notices for these hearings directly from Pima County.

This is an information/fact sheet prepared by Jim Portner of Projects International, Inc. on behalf of the property owner. It is intended to communicate the major points of this request to rezone the property. Further detail is contained in other elements of this information packet.

Neighborhood Meeting Summary

Rezoning Case No. P19RZ00012 Harbour Trust, et. al. – La Cholla Boulevard Rezoning NWC La Cholla Boulevard @ Overton Road

This meeting summary was prepared by Jim Portner of Projects International, Inc. It is intended to objectively communicate the flavor and major points of the referenced meeting, with the understanding that specific individuals who attended may possess different viewpoints as to the proceedings and the content presented below.

Meeting Date & Time: Thursday, March 12, 2020; the meeting commenced at 6:20 pm. We intentionally waited for five minutes past the scheduled start time of 6:15 PM to allow for any late arrivals.

Location: Grace Community Church, Meeting Room #5, 9755 N. La Cholla Boulevard. The Church had originally scheduled us for Room #6, which was reflected on the mailed invitations. Just prior to the meeting, the Church moved us to Room #5. Signs were posted throughout the campus the night of the meeting to appropriately direct people to Room #5.

Meeting Invitation & Mailing: All properties within 1,050' of the site (244 in number) were mailed the following: 1) an invitation & explanatory cover letter; 2) a *Fact Sheet* further detailing the rezoning application; 3) a color exhibit of the proposed rezoning's *Preliminary Development Plan (PDP)* contained in the project's *Site Analysis* document; and 4) a color exhibit of the proposed drainage plan as contained in the *Site Analysis*.

Prior to the meeting (on 28 February), we had also sent an advance notice via email to a group of individuals who had been actively involved in the prior rezoning case on this same property. We provided each of these individuals with a download link to obtain the full *Site Analysis* document.

Attendance: Eleven (11) individuals (representing 8 properties) attended the meeting, accounting for 4% of the 244 properties that were noticed.

Synopsis: Jim Portner, as applicant and representative of the property owners, welcomed the attendees and began a presentation using exhibit boards illustrating the proposed development and detailing its various drainage particulars. A good deal of the presentation dealt with the drainage aspect of the proposal, due to the fact that this was one of the major points of concern and objection by many of the neighbors during the prior rezoning application (P18RZ00011) that was ultimately withdrawn.

Portner explained how the developer had spent the past year working closely with the Pima County Flood Control District (PCFCD) to fully re-analyze the existing conditions and to develop a new drainage concept that would best address the existing FEMA floodplain on the property, as well as improve the downstream condition where storm run-off and sediment currently flow across and inundate Overton Road. Portner detailed how the new drainage plan directed the majority of the 100-year flow of the La Cholla Wash into new culverts constructed beneath La Cholla Boulevard, with the remaining breakout that currently flows southward effectively being cut in half. This reduction will allow for the full elimination of all flows that presently flow across Overton Road; the outflow from the project will instead occur within a new culvert (to be constructed by the developer) beneath Overton Road.

The presentation progressed somewhat organically, with attendee questions being voiced as it proceeded. In some cases, Portner chose to engage those as they arose. In others, he asked that the presentation be allowed to proceed, because the answer to the question was already contained in the presentation but required more up-front explanation ahead of that answer. The result was an interactive, conversational meeting wherein information and attendee commentary were openly exchanged.

Specific Neighborhood Comments and Concerns: The following specific items constitute the primary content/discussion of the meeting:

- *Drainage and FEMA.* As discussed above, the presentation spent a good deal of time focused on the existing drainage conditions and the project's proposed plan for dealing with them. There were still questions from the attendees regarding the further-downstream effects of the proposal. Portner indicated that the plan would not only eliminate the current Overton Road flooding, but would also address and eliminate downstream channel deficiencies due to the far lesser amount of flow that will now arrive there. He also indicated that the proposed project will, during the subdivision platting stage, complete the federal filings necessary to remove it and the adjacent properties from the existing regulatory FEMA floodplain. This assertion was questioned by one of the attendees, who still maintained that downstream back-up from the Canada del Oro Wash will keep his and other area properties within the FEMA floodplain. Portner disagreed and again said that the future filing of a Conditional Letter of Map Revisions (CLOMR), at the time of subdivision platting, will modify FEMA's floodplain definition to the benefit all of the adjacent properties.
 - *Traffic Safety/Danger on Overton Road.* One of the attendees said that the project's proposed entry on Overton Road constituted a clear safety hazard. The downhill nature of Overton's approach to La Cholla Blvd was viewed as an "acceleration zone" and, therefore, a dangerous place to locate a new entry. Portner indicated that he had recalled this concern from the prior rezoning, and so had obtained the crash data from the County Department of Transportation (DOT) for that roadway segment during the most recent five-year reporting period. He explained that two (2) collisions had occurred at Portulaca Drive, one (1) at Magic Mountain Drive, and one (1) at La Cresta Road, further explaining that the two at Portulaca Drive had attendant citations for imprudent use of speed. Portner asserted that this made sense, since this entry into the Alta Mira Village subdivision was located just east of a hilltop that crests on Overton Road, such that eastbound vehicles accelerate upon cresting the hill and heading downward and were then almost immediately on top of the Portulaca intersection. As cars continue eastward, the downhill actually flattens out – while sight distances lengthen – thereby reducing the likelihood of collisions. Most of the attendees did not agree with this assessment, still viewing the new project entry as a danger, and expressed their belief that the DOT data has under-reported collisions in the area.
 - *Future Traffic Analysis.* As a follow-up to the above discussion, Portner explained that a full and detailed *Traffic Impact Study (TIS)* must be prepared by the developer at the time of future subdivision platting. The *TIS* requires not only an assessment of roadway capacities, but must also analyze the levels of service for nearby street intersections and the impact upon same that will result from the proposed project. The *Study* will further identify any street improvements, such as right-hand turn/deceleration lanes, necessary to ensure safe movement into and out of the project. Any such improvements would be the responsibility of the developer. Pima County DOT has review and approval authority of the *TIS*. One of the attendees stressed that it was not simply about roadway capacity, and that the morning
-

and evening commuting periods currently caused serious problems. Portner indicated that the TIS routinely requires the analysis of AM and PM peak hours.

- *Street Improvements to Overton Road.* One of the attendees asked if any improvements would be made to Overton Road along the project frontage. Portner indicated that the only improvement that the developer might make would be the construction of a right-turn, deceleration lane at the project's entrance. Again, he explained that whether this is necessary would be determined by the above-required *Traffic Impact Study*.
- *Number of Stories of the Proposed Homes?* Portner indicated that it was the developer's intent, in response to market needs, to offer both one-story and two-story options to potential purchasers. He indicated that the market trend of recent years has been away from two-story homes, with a significant majority of purchasers (roughly to the tune of 70%) now preferring single-story units.
- *Inappropriateness of the Proposed Density and Character?* All of the neighbors in attendance expressed the general position that the proposed density and character of the project was inappropriate for the area. They believed that a much lower-density development was appropriate. Portner explained that the issue of project density was, for all intents and purposes, addressed and answered through the public process that accompanied the comprehensive plan amendment which was requested and approved in 2018. He further explained that all developers seek to accord with the public-policy direction and goals of *Pima Prospers*, and how the approval of the comprehensive plan amendment confirmed that the proposed rezoning application and subdivision was in accordance with same. One attendee articulated that many residents do not embrace the policy objectives of *Pima Prospers* and its trend toward greater densities and building a bigger tax base.
- *Will Project Be Walled or Gated?* Portner responded that he was not completely certain and would have to consult with the developer, but that he did not believe that the project would be walled nor gated, and that he further did not see how the project's current entry designs could support a walled/gated community.
- *Upcoming Planning & Zoning Commission Public Hearing and Public Process.* Portner mentioned that this rezoning proposal was currently scheduled for the 25 March Planning & Zoning Commission public hearing. Several of the attendees mentioned that they had already received their notice in the mail from Pima County. He explained that, if the Commission rendered its recommendation at that hearing, then the item would likely go the Board of Supervisors for a final vote some time in May, 2020.
- *Download Link for the Rezoning Site Analysis.* Portner explained that the project's *Site Analysis* document was posted on the County's Development Services Department (DSD) website. He also offered to send interested attendees a separate download link for the document, requesting that they somehow indicate so next to their name on the meeting's sign-in sheet. Two (2) individuals did so and link was appropriately sent to them.

After all of the above and after no more questions were expressed, the main meeting broke up and concluded at approximately 7:45 PM.

Closing Note: Ms. Traci Maddox, a nearby neighbor, was unable to attend. By way of a separate email conversation prior to the meeting, she expressed her appreciation that we were addressing the drainage situation on Overton Road, but still expressed her strong & continued opposition to the project based on her belief that its density and character are simply inappropriate for this location.

Sign-In Sheet

Full-Notice Neighborhood Meeting

P19RZ00012 – Harbour Trust, et. al. – NWC La Cholla Boulevard @ Overton Road

March 12, 2020 -- 6:15 PM to 7:45 PM

Grace Community Church – Meeting Room #5

Name	Street Address	Phone Number	Email Address	link for down load ↓
WAYNE + SAN MILLER	2370 W CATALPA RD	818-9776	millergritti@comcast.net	
JACKIE CULLEN	2425 - W TORTOLITA BLUFFS	520-797-9876	jacullen1@comcast.net	
CHARLIE NYLANDER	2164 W. ICONWOOD VIEW PL	505-470-7230	cdnylander@comcast.net	✖
TONY KRISTIE CHANCEZANDA	2222 W LA CRESTA RD	520 331 7676	Tony_Case@msn.com	
Dawn Monahan	2450 W Catalpa Rd.	985-285-6809	dawnashleymonahan@gmail.com	✖
Andrew Gasparro			APGasparro@gmail.com	
Jim Vincent	2917 E. Richards Row	520-548-0216	jvincentcompany@gmail.com	
Anthony Rendon	2330 W. La Cresta Rd	719 213 3342	aarendon@gmail.com	
KEITH GONG	2675 W. Desert Bluffs CT	—	—	

Sign-In Sheet

Full-Notice Neighborhood Meeting

P19RZ00012 – Harbour Trust, et. al. – NWC La Cholla Boulevard @ Overton Road

March 12, 2020 -- 6:15 PM to 7:45 PM

Grace Community Church – Meeting Room #5

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From: noreply@server.mailjol.net on behalf of [allForms](#)
To: [DSD Planning](#)
Subject: Application For Rezoning or Specific Plan
Date: Thursday, December 12, 2019 9:11:57 AM
Attachments: [11298301.zip](#)

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.

Some files had been uploaded along with this submission. To download the files visit the link provided below. You will need to supply your AllForms login e-mail and password to download the files. We store all the uploaded files in zipped format, so you will need a unzipping program like WinZip to view or extract the files. Make sure you do a virus scan before trying to access these files on your system.

Download: (<http://allforms.mailjol.net/file.php?id=6f6ae9da-b5298301-fb5db045>)

Form Results	
Disregard	***>>> DISREGARD The message above the Form Results ROW <<<***
Note about attachments	***>>> Pima County virus software CYLANCE automatically scans files. There IS NOT a right mouse scan this file option. Attachments are scanned by our email appliance when received, then again by Cylance when saved or opened. <<<***
Owner Name	Quest Land Group, LLC c/o David Pooley (add'l owners sent via separate email)
Owner Address	2614 W. Oasis Springs Court
Owner City	Tucson
Owner State	AZ
Owner Zipcode	85742
Owner Phone	520-241-9096
Owner_Email	dcpooley725@gmail.com
Applicant Name	Jim Portner, Principal, Projects International, Inc.
Applicant Address	10836 E. Armada Lane
Applicant City	Tucson
Applicant State	AZ
Applicant Zipcode	95749
Applicant Phone	520-850-0917
Applicant_Email	jportner@projectsintl.com
Property Address	2450 W. Overton (only one parcel with an assigned address)
Property Parcel Number	225-04-002A, 225-04-002C, 225-04-003P, 225-04-008B
Property Acreage	50.7 total
Property Present Zone	SR
Property Proposed Zone	CR-5
Policies	Tortolita Planning Area/MLIU & LIU 1.2; no rezoning or special-area policies
FTP-Link	download invitation sent directly via Dropbox to Terri Tillman

Signature	I confirm the information provided is true and accurate to the best of my knowledge. I am the owner of the above described property or have been authorized by the owner to make this application. (By checking the box, I am electronically signing this application.)
Application Date	12-Dec-2019
More Information about this submission and submitter	
Submission ID	11298301
Date & Time	12th Dec 2019 9:11 AM
Form Location	https://web1.plma.gov/applications/rezoning/
IP Address	174.238.15.63
Browser info	Mozilla/5.0 (Macintosh; Intel Mac OS X 10.14; rv:71.0) Gecko/20100101 Firefox/71.0
Predicted Country	--

**NORTHWEST BIBLE CHURCH
889 W. CHAPALA DRIVE
TUCSON, AZ 85704**

November 1, 2018

Mr. Chris Poirier, Planning Official
Pima County Development Services Department
Planning Division
201 N. Stone Avenue – 2nd Floor
Tucson, AZ 85701

**RE: LETTER OF AUTHORIZATION
Rezoning Application – NWC La Cholla Blvd. & Overton Rd.**

Dear Mr. Poirier:

As the owner-of-record of the above referenced property (Assessor's Tax Parcel No. 225-04-002C), the property owners hereby authorize Jim Portner of Projects International, Inc. to represent us as the applicant and/or agent in the rezoning of the property.

In the interests of disclosure, the ownership of the above property is the corporate entity, Northwest Bible Church.

Sincerely,

A handwritten signature in blue ink, appearing to read "John Patton", is written over a light blue circular stamp.

John Patton
Elder, Northwest Bible Church

**QUEST LAND GROUP, LLC
2614 W. OASIS SPRINGS COURT
TUCSON, AZ 85742**

November 1, 2018

Mr. Chris Poirier, Planning Official
Pima County Development Services Department
Planning Division
201 N. Stone Avenue – 2nd Floor
Tucson, AZ 85701

**RE: LETTER OF AUTHORIZATION
Rezoning Application – NWC La Cholla Blvd. & Overton Rd.**

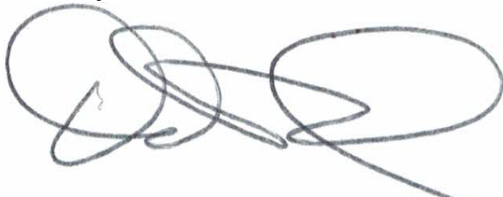
Dear Mr. Poirier:

As the owner-of-record of the above referenced property (Assessor's Tax Parcel No. 225-04-002A), the property owners hereby authorize Jim Portner of Projects International, Inc. to represent us as the applicant and/or agent in the rezoning of the property.

In the interests of disclosure, the ownership of the above property is held by the members of Quest Land Group, LLC. The members of the LLC are as follows:

Gary Brainard
David C. Pooley
Nancy Pooley
D and N Pooley Living Trust
David H. Vroom
Marsha L. Vroom
Jim Luckow
Michael Yuhas

Sincerely,

A handwritten signature in blue ink, appearing to be 'D. C. Pooley', with a stylized, overlapping loop structure.

David C. Pooley
Managing Partner, Quest Land Group, LLC

**ROBERT HARBOUR
4729 E Sunrise Drive PMB #447
TUCSON, AZ 85718**

November 1, 2018

Mr. Chris Poirier, Planning Official
Pima County Development Services Department
Planning Division
201 N. Stone Avenue – 2nd Floor
Tucson, AZ 85701

**RE: LETTER OF AUTHORIZATION
Rezoning Application -- NWC La Cholla Blvd. & Overton Rd.**

Dear Mr. Poirier:

As the owner-of-record of the above referenced property (Assessor's Tax Parcel Nos. 225-04-003P and 225-04-008B), the property owners hereby authorize Jim Portner of Projects International, Inc. to represent us as the applicant and/or agent in the rezoning of these properties.

In the interests of disclosure, the ownership of the above referenced property is held by the members of the Robert and Michele Harbour Family Living Trust, the John and Sharon Harbour Trust, the Richard and Sharon Buck Family Trust, and Mr. Linn Harbour, an individual. The individual members of the Trusts are as follows:

Robert and Michele Harbour
John and Sharon Harbour
Richard and Sharon Buck
Linn Harbour

Sincerely,

A handwritten signature in black ink that reads "Robert G. Harbour". The signature is written in a cursive, flowing style.

Robert Harbour, Trustee, Robert and Michele Harbour Family Living Trust



Coalition for Sonoran Desert Protection

758 N. 5th Ave., Suite 212
Tucson, Arizona 85705
520.388.9925 ✉ sonorandesert.org

March 24, 2020

Arizona Center for Law in
the Public Interest
Arizona Native Plant
Society
Bat Conservation
International
Cascabel Conservation
Association
Center for Biological
Diversity
Center for Environmental
Ethics
Defenders of Wildlife
Desert Watch
Environmental Law
Society
Friends of Cabeza Prieta
Friends of Ironwood Forest
Friends of Madera Canyon
Friends of Saguaro
National Park
Friends of Tortolita
Gates Pass Area
Neighborhood
Association
Genius Loci Foundation
Native Seeds / SEARCH
Protect Land and
Neighborhoods
Safford Peak Watershed
Education Team
Save the Scenic Santa Ritas
Sierra Club – Grand
Canyon Chapter
Sierra Club – Rincon Group
Sky Island Alliance
Society for Ecological
Restoration
Southwestern Biological
Institute
Tortolita Homeowners
Association
Tucson Audubon Society
Tucson Herpetological
Society
Tucson Mountains
Association
Wildlands Network

Chair Brad Johns and Commissioners
Pima County Planning and Zoning Commission
130 W. Congress St.
Tucson, AZ 85701

RE: P19RZ00012 - HARBOUR TRUST 1/3, ET AL. – N. LA CHOLLA BOULEVARD REZONING

Dear Chair Johns and Commissioners,

Thank you for the opportunity to provide comments on the proposed N. La Cholla Boulevard rezoning for 50.7 acres, submitted by Harbour Trust, et al. (P19RZ00012).

This entire 50.7-acre parcel is classified as both a Multiple Use Management Area (MUMA) and Special Species Management Area (SSMA) under Pima County's Conservation Lands System (CLS) category of the Comprehensive Land Use Plan.

Additionally, as described in the staff report, the site is of particular biological importance because of the following attributes:

- *The subject property lies within the Priority Conservation Area (PCA) for the cactus ferruginous pygmy owl (CFPO). No CFPOs have been detected in northwest Tucson since 2006 when the last known individual was captured and placed in a captive breeding program.*
- *There are 249 saguaros onsite, 59 are six feet or less, and 190 are taller than six feet; there are 583 Ironwood trees onsite.*
- *The La Cholla Wash runs across the site's northeast corner and down its eastern border. This resource has both on- and off-site importance as a part of a larger wash system that contributes to landscape permeability in the immediate area. Disturbances to riparian resources are regulated by the Regional Flood Control District according to the Watercourse and Riparian Protection and Mitigation Requirements of Pima County Code Title 16.*
- *The subject property was identified for acquisition as "Secondary Priority Private" under the 2004 Open Space Bond Program.*

The Coalition has no objection to this rezoning, subject to the Standard and Special Conditions outlined in the Staff Report. In particular, the Conditions that have been proposed by the Regional Flood Control District and Environmental Planning need to be included (Conditions #3A-D and Conditions #5A, 5B).

Additionally, the following guidelines apply to properties being considered for off-site mitigation:

The location of off-site mitigation properties should be within the same general geographic region of the original project site;

a. Off-site mitigation property should provide the same or better resource values as the original project site including, but not limited to:

- 1. CLS designations inclusive of 2004 Conservation Bond Habitat Protection Priority designations or subsequent conservation bond programs;*
- 2. Vegetation community type(s);*
- 3. Habitat values for applicable CLS Special Species (e.g., breeding, dispersal);*
- 4. Surface water or unique landforms such as rock outcrops;*
- 5. Contribution to landscape connectivity; and*
- 6. Demonstration that the resource and conservation values of the off-site mitigation property will be protected in perpetuity.*

We look forward to working with both the landowners and county staff moving forward to address off-site land identification/acquisition.

Sincerely,

A handwritten signature in black ink that reads "Carolyn Campbell". The signature is written in a cursive, flowing style.

Carolyn Campbell
Executive Director

3/19/2020

William F. Wilkening
Elizabeth B. Wilkening
2470 W. La Cresta Rd.
Tucson, Arizona 85742

Pima County Planning and Zoning Commission

Reference: P19RZ00012 Harbour Trust 1/3, ET AL. – N. La Cholla Boulevard Rezoning

Dear Commissioners;

In reference to the rezoning hearing for the above property, scheduled for March 25th, 2020, as area homeowners, engineers and certified rainwater harvesting technicians, we would like to express the following concerns covering **Flooding** and **Traffic**, as a basis for objection to this project:

Flooding

The project plan and the staff report states concerns about flooding with high sediment loads through this property. Because of this concern about high sediment loads, the staff report has placed as a requirement for the conditional approval of this project that a maintenance plan for the drainage ditches and retentions basins be in place. "The maintenance plan shall require inspection and maintenance of drainage infrastructure after both the winter and summer storm seasons and after significant storm events."

While much of the attention within the project plan has been focused on the potential for break-out flows from La Cholla Wash, we are concerned with the problems posed by the water and sediment flows from properties along the western boundary of the project that we have experienced in our 30 years of living in the area. The topography of the land to the west of the development rises steeply and consists of a sandy/loam soil. Storm water and sediment from this area will be directed towards the western edge of the development.

Despite the developer's efforts to redesign the system to address the flooding and sediment concerns with additional drainage ditches and retention ponds, this will not be sufficient to prevent flooding of the 27 homes along the drainage ditch on the west end of the development. This is demonstrated through three major points discussed in detail; 1) Frequency of extreme storm events, 2) Urgency of maintenance, and 3) History of the area.

Frequency of extreme storm events

Rainfall events are variable throughout Pima County and in order to understand the localized flooding that will occur in this area, local data is relevant. Three years of rainfall data was obtained for a rain gauge located uphill from the proposed development from CoCoRaHS.org. Figures 1-3 document monthly precipitation data with 30-year average data plotted as a green line for the 2017, 2018 and 2019 Water Years (October – September). In each of the years, the monthly averages were exceeded at least three times. More importantly, they were not consistent as to the exact month where these extremes were experienced. In 2017, monthly rainfalls were exceeded in **December, January and July**. In 2018, **February, June and July** exceeded the historic monthly rainfall data. In 2019 the four occurrences where monthly data exceeded the historic average were: **October, December, January and February**. There is the potential to exceed average monthly rainfall data six months out of every year. This is important to remember when looking at the maintenance plans for the drainage ditches and retention ponds in the proposed development.

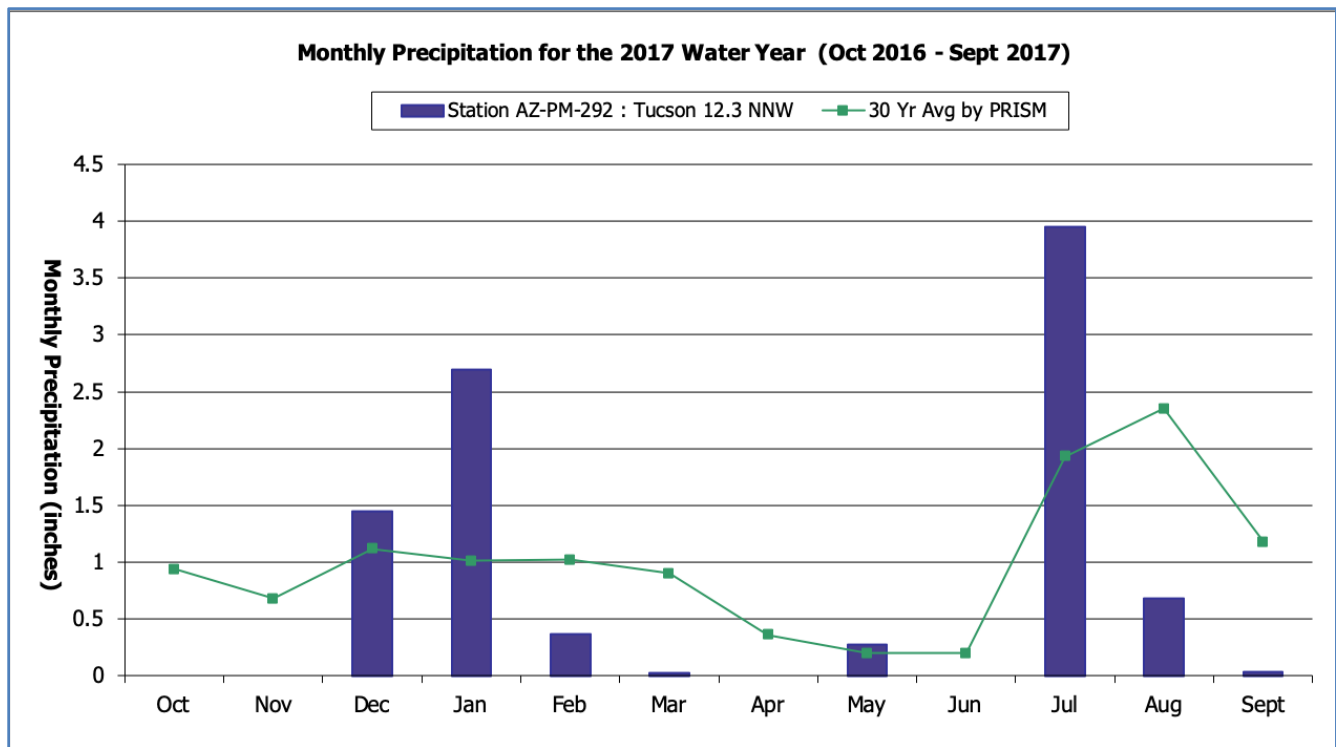


Figure 1 - 2017 Water Year Data

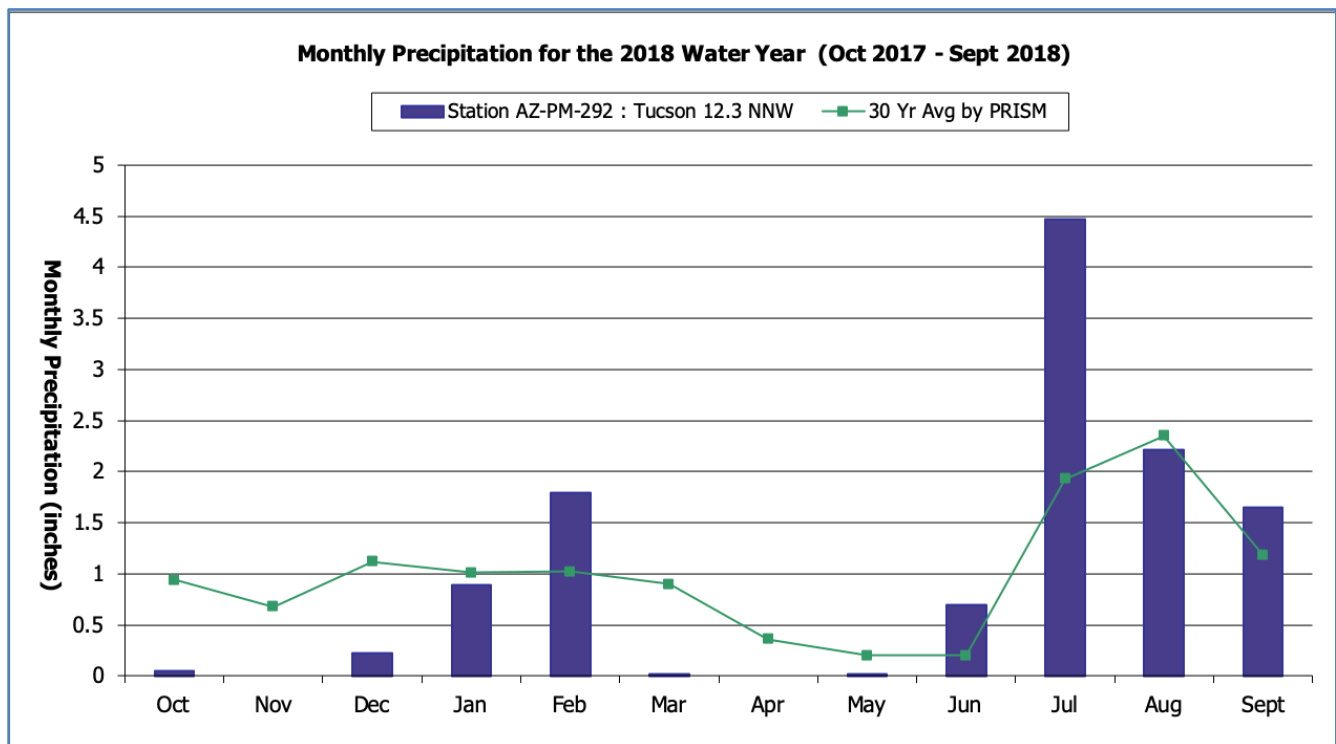


Figure 2 - 2018 Water Year Data

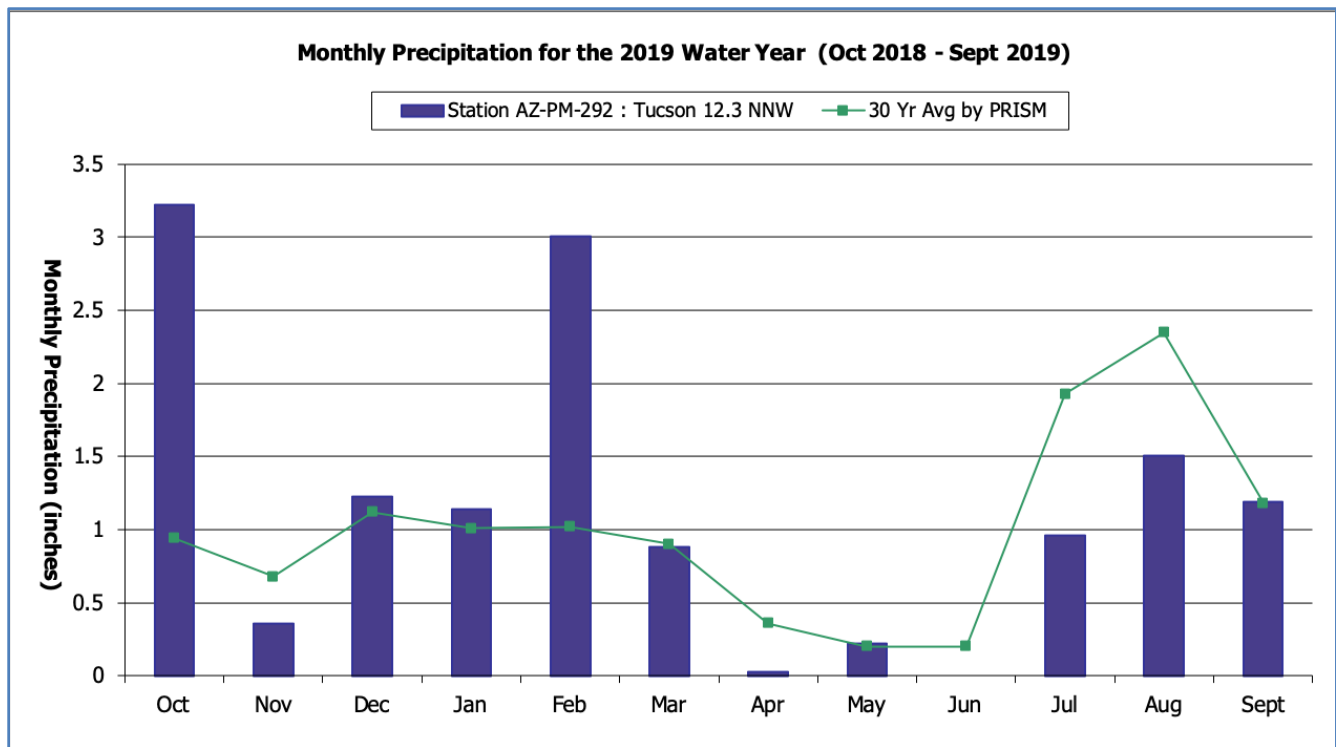


Figure 3 - 2019 Water Year Data

Individual rainfall events demonstrate another concern when evaluating potential flooding events. During the 3-year time period there were 17 events with rainfall equal to or exceeding 0.70 inches. (See Figure 4) **On 7/9/18, 1.93 inches of rain fell in a 30-minute time period followed by a similar event on 7/11/18 with 1.54 inches. This amounts to two, 100-year storm events in 3 days in this area according to the NOAA Atlas 14 Point Precipitation Frequency Estimates: Az that were used in the design of the new drainage areas.** Of the 17 events, 8 of them occurred during the monsoon season where intense storms provide the greatest potential for delivering major sediment flows in a short period of time. Additionally one event, 10/14/18, delivered a **record breaking 1.73 inches of rain**. These extreme events are quickly becoming the new normal within our community.

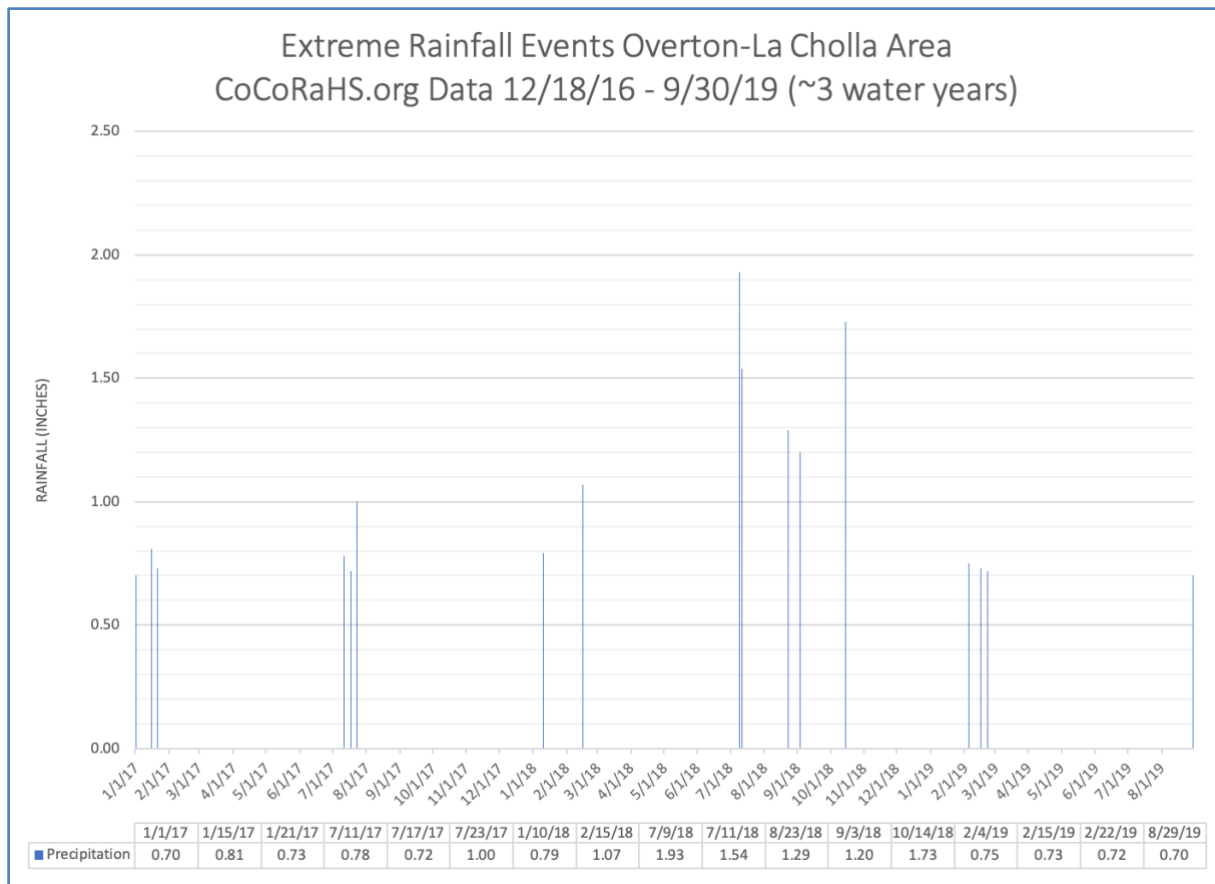


Figure 4 - Extreme Rainfall Events

Urgency of maintenance

The drainage ditches and retention basins designed to reduce the flooding potential in this development are contingent upon continuous maintenance to reduce the sediment build up. Again, the staff report has placed a requirement for the conditional approval of this project that a maintenance plan for the drainage ditches and retentions basins be in place. “The maintenance plan shall require inspection and maintenance of drainage infrastructure after both the winter and summer storm seasons and after significant storm events.”

The recent rainfall and extreme storm data shows that relying on a maintenance plan to ensure the performance of the ditches and retention ponds is a dangerous assumption. There is the potential that this maintenance will be needed on a monthly basis for six out of the 12 months of the year.

The two, 100-year storm events in a 3-day period are of particular concern. If there is not the ability to correct system failures immediately after a major event, flooding events such as [Tucson High School](#) experienced in 2017 are not only possible, but probable. Unfortunately, this type of situation will lead to the loss of 27 family homes rather than an athletic field.

A major concern is that the implementation of this plan is going to be the responsibility of the homeowners association. Will they follow the plan? And even if they do try to follow the plan, will they have the resources to maintain the systems on the frequency required or be able to implement them quickly enough?

History of the area

It is often said that, “A photo is worth a thousand words.” The following photos of the area show evidence of the sediment flows coming from the property to the west of the project discussed earlier. *Photo 1* Shows the topography of the land to the west comprised of sandy loam soil and the steep rise in elevation.



Photo 1 - Topography of Land



Photo 2 - Sediment flow from west of property

Photo 2 documents the sediment flows from west of the property. The image shows the piles of sand that were deposited on La Cresta Road. This material flowed down from the land to the west and was not from flow coming from La Cholla Wash. Additional dump trucks of material are routinely removed by Pima County in this location. *Photo 3* shows more of that sandy loam soil that has built up at the bottom of La Cresta Road after the roadway cleanup by Pima County.



Photo 3 - More sandy loam build-up at bottom of La Cresta Rd

Photo 4 demonstrates how quickly stormwater infrastructure in the area is compromised by the sediment flows coming from a small portion of the land to the west of the proposed development. This culvert under La Cresta Road at Overton Road had been cleaned out by the County in 2019, and months later it is more than half inundated with sediment, rendering it ineffective in transporting water efficiently. This is the exact area where houses will be located in the new development.

Photo 5 is the view of the same culvert looking towards the East while standing on La Cresta Road with Overton Road to the right of the image. Note the pile of sandy loam sediment left over from the cleanout of the culvert. Most material was hauled away.



Photo 4 - Sediment compromised culvert at La Cresta & Overton roads



Photo 5 - Compromised culvert at La Cresta & Overton roads looking East

We believe that these photos document that just having a “maintenance plan” in place is not sufficient, and that the homeowners within this development would be at undue risk of financial loss.

Traffic:

Again, as noted in the staff report, there is a potential issue with traffic along Overton Road. The issue is not one of overall capacity, but with problems of high use during rush hours. Between the hours of 7:00 and 9:00 AM it is nearly impossible to make a left-hand turn onto Overton Road from La Cresta Road to reach the major thoroughfare of La Cholla Road. In the evening hours of 5:00 – 7:00 PM tailgating along Overton Road westbound from La Cholla Road is an issue. Many times as we try to turn right onto La Cresta Road, other drivers illegally zip around us into oncoming traffic on Overton Road despite the double yellow line.

With the current changes occurring on La Cholla Road to handle more traffic, it is reasonable to expect that there will be additional traffic along Overton Road as people try to get towards the interstate, making the existing problems worst.

By changing the zoning from SR to CR-5 in order to build 143 new homes in this area the traffic problems will become exponentially more dangerous.



Photo 6- Overton Road looking east from La Cresta towards La Cholla Road

Summary:

As a family with more than 40 years of experience working on engineering projects that impacted people’s safety and welfare, we were required by law to consider the possibility and impact of system failures. We would like Pima County to do the same when evaluating this project. By evaluating the 1) Frequency of extreme storm events, 2) Urgency of maintenance, and 3) History of the area there is an unacceptable

probability of failure for the flood controls of this project. It is an unacceptable risk to the 27 homeowners on the west end of this subdivision. Additionally, existing residents on both sides of Overton Road combined with the new residents from the additional 143 homes will be subjected to dangerous traffic conditions in the area. It is imperative that this zoning change be denied now and in the future.

Respectfully submitted,

William F. Wilkening
Elizabeth B. Wilkening

March 16, 2020

RE: Pima County Rezoning Case No. P10RZ00012

Dear Terri Tillman, Sr. Planner, Pima County, Terri.Tillman@Pima.gov

On 3-12-2020 my wife and I attended Jim Portner's second neighborhood meeting presentation on the proposed rezoning Pima County Rezoning Case No. P19RZ00012 of a 51 acre property at the Northwest corner of La Cholla Boulevard at Overton Road. We wrote you a letter last year on 2-14-19 regarding our concern with this proposed development. We have been homeowners for the past 20 years at Alta Mira Village. I am a past H.O.A. board president and current board member. We are a gated community with our entrance on Portulaca Road directly off Overton road just West of La Cholla.

We were encouraged by Jim's revised and updated review of the project proposal with respect to drainage and flood plain mitigation issues, specifically addressing the 100 year flood 2904 CFS diversion of 2300 CFS under LaCholla to the East and 600 CFS Diversion under Overton Road to the South along with the property retention basins.

However, we were very disappointed to hear of the increase in the number of lots from 125 to 139 and that no new studies exist regarding the impact on traffic capacity and the improvement of the deteriorating Overton road/shoulders.

Overton Traffic Impact: We continue to disagree with the fact sheet statement that "Overton Road is operating well under its capacity." We have experienced significant traffic growth over the past 20 years. Currently, during the AM/PM rush hours, traffic on Overton Road backs up and is very busy making entering and exiting challenging and hazardous. School buses also stop daily in front of our entry picking up and dropping off children.

We feel that the 5 year accident review Jim cited involving only 4 accidents is misleading as homeowners present brought up additional unreported accidents that didn't make the sheriff's list. As you drive East on Overton passing the Upper Bluffs Intersection, the center turn lane gets compressed into single East/West lanes down the hill east to La Cholla. As Jim stated the reported accidents he reviewed were due to speeding and/or distractions. Our concern remains the poor road surface, steep Overton hill, inconsistent poor degraded shoulders and inconsistent turn lanes which exacerbate accident potential/severity.

We were also disappointed to hear the proposed new home lots have increased from 125 to 139 and now could potentially add 200+ cars entering and exiting onto Overton and La Cholla. This additional volume of drivers will only amplify the already hazardous AM/PM rush hours traffic volume on Overton. We spoke with Joseph Godoy last year and he stated a Traffic Impact Study involving peak hours was going to take place, but we have not seen the results of any study other than the previous 2019 traffic capacity study.

Jim Portner informed us there will be an entrance to this new development directly off Overton Road ~300 feet from La Cresta Road. This is also a concern as there are already three side streets off Overton that are close together (Portulaca/Alta Mira, Majestic Mtn/The Bluffs and La Cresta). Peak traffic back-ups are a concern already and there are no turn lanes on Overton Road at Portulaca, La Cresta or where this new home development entrance is being proposed.

Overton Road Integrity: During the past year a portion of Overton Road's surface was enhanced from Thornydale Road East to Shiraz Road. However, from that point past Shannon Road to LaCholla Road Overton Road remains degraded with inconsistent "Band-Aid" /crumbling pot hole patches and deteriorating shoulders in either direction. The Overton road shoulders, particularly along Overton Road from La Cholla to Shannon, are limited and are very hazardous with deep ruts and limited room for pulling over for safety with nonexistent shoulders in some areas. We have contacted the county regarding these issues multiple times in the past, specifically where Overton is limited to two lanes near our Alta Mira entry. The county has responded with some road patches and sand to fill the severe shoulder ruts, but this problem continues with safety issues due to asphalt deterioration on the roadsides, pot holes and significant shoulder ruts reoccurring regularly due to the impact of the rain/monsoon downhill water flow.

Thank you for reviewing and considering our perspective on how this SR to CR5 proposed rezoning development plan poses a potential negative impact on our community.

Sincerely, Wayne and Jan Miller, lot 40 Alta Mira Village

cc: Alta Mira Board, Debra Ramage, Cadden Community Mgmt.

Comments & Concerns Document

Date: 17 Mar 2020

To: Mr. Greg Saxe, PhD
Env Planning Manager
Pima Co. Regional Flood Control District

From: Tony & Kristie Casagrande
2222 W La Cresta Road (Parcel 225-04-003E)
Tucson, AZ 85742
(520 331-7676 mobile)

Dear Mr. Saxe,

In relation to the P19RZ00012 Rezoning Application, the Site Inventory & Land Use Proposal (Draft) doc by Projects International (Mar 2020), it's appendices and some various other documents, information and communications received from Projects International, please find the following comments and concerns:

- 1) Projects International/Jim Portner has repeatedly stated that "The proposed project will remove the site and its surrounding properties from the current FEMA floodplain". The FEMA 1:100 year flood plain inundates the eastern third of our property, and his statement construes this will not be the case if the proposed project is rezoned and developed. Is this possible without raising the elevation of this portion of my property? We would contend that we cannot be taken out of the flood plain given the CDO bridge on La Cholla Blvd serves as the primary controlling element related to upstream flooding and the water elevation which would occur during the 1:100 yr event (approx ~2387 ft AMSL in the middle of my property), and also given the elevation of Overton Rd to the S of us, we believe the 1:100 yr flood water elevation would occur on our property due to back water. In our estimation the eastern third of our property would require either regrading with about ~3' avg thickness of fill placed to "take us out of the flood plain", and/or perhaps Overton Road raised to serve as a levy. It appears the grade in the proposed project will also need to be raised approx. 3' from NG at its southern end to get above the BFE with 1' freeboard, and if this occurs there will effectively be a moat between the proposed project and our home. Jim Portner was asked to explain how our property would be removed from the FEMA flood plain during the neighborhood meeting, and told us he would get back to us but we have received nothing to date.
- 2) The "west" catchment area listed on Exhibit I-C.1 does not appear to be accurate as it does not include the entire Alta Mira subdivision, which drains to a single point at its eastern tip at the intersection of La Cresta and Overton, as does the

majority of Overton Road (or at least from its center line). Compared to the catchment area listed on the drawing and in the Bogardus report of DA = 65.31 acres, it appears at least 8 – 10 acres should be added. A runoff coefficient on the order of 1.0 would seem to be appropriate for this area as it is effectively all hardscape.

- 3) In the Site Inventory & Land Use Proposal document, with respect to Flood Control Resources Areas;
 - Goal 1 - Policy 3 should be adhered, and a clearance should be obtained to ensure a Wetlands Permit is not required.
 - Goal 1 – Policy 5 does not appear to being adhered to, particularly in relation to integration with flows on the adjacent properties to the west, with the discharge from Alta Mira, and with the Lower Bluffs south of Overton Road.
- 4) With respect to flow into the channels at the Lower Bluffs, it should be noted that a modest area exists comprising the south half of Overton Road plus the right of way and set back (i.e. to the CMU wall of the Upper Bluffs), beginning from about the intersection of Mystic Mountain with Overton, which all drains to the east and discharges into the channels of the Lower Bluffs.
- 5) The Site Inventory & Land Use Proposal document states that the west Overton Road crossing conveys 563 cfs, and that this and the “localized on-site generated flow” of 173 cfs, are not additive and that flow has been completely conveyed across Overton Road before regional break out flow makes it to the same roadway crossings.
 - Firstly, the flow from the west of 258 cfs (which is probably +14% at 294 cfs with the additional acreage mentioned previously), is not addressed.
 - Secondly, even though the west catchment is a smaller area with comparatively lower time of concentration, the two flows (west and site+breakout) definitely all flow at the same time with significant respective volumes. Given monsoonal conditions when the ground is essentially saturated, it seems the peak flow externally and from the project site lags the peak flow from the west by an hour or two, but then continues to flow anywhere from 4 – 6 hours longer than the west (given typical monsoonal conditions). Anecdotally It appears that the times of concentration estimated for these areas are not very accurate, and it begs the question as to what sort of FOS (factors of safety) are applied to these calculations/estimates, if any?
- 6) Also, is a FOS applied to the estimate of the break out flow volume given it is being “split” from the total La Cholla Wash flow volume, how would this be physically calibrated in practice, and have any allowances been made for future

development within the 3.95 sq mile catchment area which is currently largely undeveloped, but will eventually have more hardscape, resulting in both a higher peak flow and reduced time of concentration? It seems obvious, but have the applicable post construction flows from the completed La Cholla Blvd Improvement project also been included as applicable?

- 7) The drainage along the N-S boundary between the proposed project, ourselves and our neighbors (to the north of us) along our eastern property lines, is not ideal and currently flow meanders along its length (although it didn't used to on our property). The sediment load onto our property, and for that matter onto lower La Cresta Road (incl the dead end portion in front of our property) and down to and including the intersection with Overton Road, is enormous, as is water flow to the east at this confluence. and along the north side of Overton.
- 8) We are located at the hydrological "epicenter" of flow from the NW, flow from Alta Mira/Overton and the west, and from the proposed project area as our ground is lower along portions of our eastern property line. When we purchased our property in 2005, the 1:100 year FEMA shoreline encroached onto an approx 15 sq ft area on the extreme SE corner of our property. With the improvements (and bridge over CDO) to the south of Overton, now the entire eastern third of our property is in the 1:100 FEMA flood plain, so we are extremely concerned given that with (a) our septic/drainfield area, (b) the enlarged 1:100 year FEMA footprint, and (c) NOS, we effectively have no economically usable land left in the event we want to add a guest house, pool, horse facilities, additional garage, etc.
- 9) Some additional general questions which we cannot discern from the Site Inventory & Land Use Proposal Document:
 - How will the sheet flow from the NW be captured by applicant, and what about sediment load, particularly as the ground and elevations along our eastern property line seem to change every year?
 - What happens to La Cresta Road (incl the dead end portion in front of our property, and to our offsite driveway), and at the intersection with Overton?
 - Are all the "detention basins and sediment control" to be incorporated/designed as Critical Basins?
 - How can the applicant have a "50' Natural Buffer" along their west boundary, when it would need to be graded/improved to receive/handle both sediment and drainage from the west?
 - What is BFE throughout the project area, and how much fill above elevation will be required?

- If FEMA requires +3' above BFE (incl. freeboard) and final grade(s) are not defined, how can visual impact be defined with respect to adjacent properties?

Thank you in advance for your consideration. I hope the comments are of some use, and I look forward to any response to the questions that you might be able to afford.

Best regards, Tony & Kristie Casagrande

18 March 2020

Pima County Development Services Department
Planning Division
Attn: Ms Terri Tillman
201 N. Stone Avenue, 2nd Floor
Tucson, AZ 85701

Together with;

Planning & Zoning Commission and
Pima County Board of Supervisors
Attn: Clerk of the Board of Supervisors
130 W Congress Street
Tucson, AZ 85701

RE: P19RZ00012 NWC La Cholla Boulevard @ Overton Road Rezoning Application

Dear Planning Division, Planning Commission and Board of Supervisors,

As the owners of the property (Parcel #225-04-003E) immediately adjacent to the subject 22.5 acre Harbour parcel, which forms a portion of the now 51 acre project which is being requested for Rezoning, please find that we OBJECT and STRONGLY OPPOSE the proposed change from;

SR (Suburban Ranch) Zoning, to CR-5 Zoning

Amongst a great many neighbors, we are opposed to the requested change for the following reasons;

1.0 All of the existing homes and adjacent properties in the area from the northwest corner of Overton Road and La Cholla Blvd, as well as east of La Cholla Blvd are currently zoned either SR (same as the applicant's area) or CR-1, which is appropriate and fits the transition from existing higher density subdivision zoning to the south, and distantly to the west of La Cholla Blvd.

A rezoning of this property would result in CR-5 properties adjacent to both SR and a few CR-1 properties, which results in an inappropriate transition to the West and North, with up to six (6) zoning classifications skipped or missing (CR-4, CR-3, CR-2, CR-1, SH, and SR-2). The information we have indicates that in Pima County there is very little inhabited CR-5 zoning sharing a property boundary with inhabited SR zoning, and the proposed rezoning would set something of a precedent.

CR-5 properties adjacent to SR and CR-1 properties represent an inequality in land area from 4,800 sq ft (0.11 ac) to 144,000 sq ft (3.31 ac) of nearly 3,000%. In the case of our property at 89,300 sq ft (2.05 ac), the proposed change in zoning would negatively affect our property value, as well as introduce conflicting land use with ours and surrounding horse properties, those raising goats, ratites, etc.

The applicant has claimed rezoning to CR-5 would "constitute an expansion the existing, urbanized district and residential density to the south", which is simply a statement of what they are proposing to do and provides no reason whatsoever for change, compelling or otherwise. Using this logic, one could keep rezoning to the North, infinitely.

The applicant also claims: "This development scheme concentrates density within the La Cholla Boulevard corridor. Using this logic, provides significant open-space conservation, and effectively protects and buffers those lower-density residences already near-by. While densification and northward urbanization seems to be ultimately anticipated within the entire La Cholla Boulevard corridor, the proposed rezoning constitutes a suitable request and development construct for the immediate present."

Simply put, the proposed development does not:

- (a) "provide significant open-space conservation" and should not claim it does as this does not occur on-site, and land swaps don't count for existing adjacent or area residents, nor for residents which would ultimately inhabit the property itself following proposed development. Similarly, if the applicant's contention is valid, it can also be contended that urbanization and this project should also occur off-site, say adjacent to the off-site NOS parcel wherever that might be.
- (b) "effectively protect and buffers those lower density residences nearby". On the order of 91% of the adjacent land area for this proposed project is zoned SR, with 5% zoned CR-1 for a total of 96%. The "buffer" which exists for our property is it's distance from La Cholla Blvd, and this has nothing to do with potential rezoning. We are unsure of what we might need to be "protected" from, but the current SR zoning in the project serves as more than ample protection and actually is a buffer. Assuming 2.5 residents per household on avg, months of construction/contractors and adding some 350 people immediately next door to us (vs. 25 residents at current SR zoning) offers no protection whatsoever, and in fact represents just the opposite. If rezoning is denied we feel we ourselves and our neighbors would be protected from further rezoning attempts at extreme densities such as the propose CR-5.
- (c) It also does not "seem" that northward urbanization is ultimately anticipated as all adjacent residences and properties to the north, west and east are primarily zoned SR with a small amount of scattered CR-1. It is just as valid to claim that SR zoning should be extended from the north, east and west into the project area, as is currently the case. With respect to the Comprehensive Plan which has always listed La Cholla Blvd as a medium volume arterial and provides for the La Cholla Blvd improvement project, it can also be contended that it "seems" that the subject area should be zoned SR as it was prior to creation of the Plan, was listed as such in the Plan, and physically exists as such

today. With respect to the Plan, it "seems" at most that a case might be made for rezoning to a maximum density of CR-1 with requisite on-site NOS.

2.0 We have a great many concerns with respect to drainage specifically related to our property, our neighbor's properties and for the area as well. Given applicant's "Draft" Site Inventory & Land Use Proposal document, little if any detail is included and much is unknown. The proposed project is complex from a hydrology standpoint as it includes;

- very large hardscape footprint with its own increased runoff contribution;
- La Cholla Wash/La Cholla Blvd and Overton Road constraints and integration;
- FEMA 1:100 Flood Plain Zone A location, changes within it, effect on others and LOMR requirements;
- complex, sub-optimal existing topography;
- existing properties plus subdivisions to the west, and off-site topographical drainage issues;
- existing roads, properties & drainage restrictions to the south;
- very large areal sediment loads; and
- integration with planned & potential future public developments, future private developments, commercial developments, etc.

Projects International/Jim Portner has repeatedly stated that "The proposed project will remove the site and its surrounding properties from the current FEMA floodplain". The FEMA 1:100 year flood plain inundates the eastern third of our property, and his statement construes this will not be the case if the proposed project is rezoned and developed. We believe his statement to be a falsehood and would contend that we cannot be taken out of the flood plain given that the CDO bridge on La Cholla Blvd serves as the primary controlling element related to upstream flooding and the water elevation which would occur during the 1:100 yr event is approx ~2387 ft AMSL in the middle of eastern boundary. Also, given the elevations of La Cholla Blvd and Overton Rd to the S of us, we believe that the 1:100 yr flood water elevation would inundate our property due to back water. In our estimation the eastern third of our property would require either regrading with about ~3' avg thickness of fill placed to "take us out of the flood plain", and/or perhaps Overton Road raised to serve as a levy. It appears the grade in the proposed project will also need to be raised approx. 3' from NG at its southern end to get above the BFE with 1' freeboard, and if this occurs there will effectively be a moat between the proposed project and our home. Jim Portner was asked to explain how our property would be removed from the FEMA flood plain during the neighborhood meeting on 3/12/20, and told us he would get back to us but we have received nothing to date.

When we purchased our property in 2005, the 1:100 year FEMA flood line encroached on approx 15 sq ft area on the extreme SE corner of our property. With the improvements to La Cholla Blvd (and bridge over CDO) to the south of Overton, now the entire eastern third of our property is in the 1:100 flood plain. We are extremely concerned that rezoning and changes could actually make matters worse, as with;

- (a) our existing septic/drain field area,
- (b) the enlarged 1:100 year footprint, and

(c) our committed NOS area of 0.62 acres;

we effectively have no viable land left to add a guest house, pool, horse facilities, additional garage, etc.

Due to the lack of data and detail in the application document related to impacts to our adjacent property and that of others, many questions arise and the following was submitted to the Pima County Regional Flood Control District:

- 1) The “west” catchment area listed on Exhibit I-C.1 does not appear to be accurate as it does not include the entire Alta Mira subdivision, which drains to a single point at its eastern tip at the intersection of La Cresta and Overton, as does the majority of Overton Road (or at least from its center line). Compared to the catchment area listed on the drawing and in the Bogardus report of DA = 65.31 acres, it appears at least 8 – 10 acres should be added. A runoff coefficient on the order of 1.0 would seem to be appropriate for this area as it is effectively all hardscape.
- 2) In the Site Inventory & Land Use Proposal document, with respect to Flood Control Resources Areas;
 - Goal 1 - Policy 3 should be adhered, and a clearance should be obtained to ensure a Wetlands Permit is not required.
 - Goal 1 – Policy 5 does not appear to being adhered to, particularly in relation to integration with flows on the adjacent properties to the west, with the discharge from Alta Mira, and with the Lower Bluffs south of Overton Road.
- 3) With respect to flow into the channels at the Lower Bluffs, it should be noted that a modest area exists comprising the south half of Overton Road plus the right of way and set back (i.e. to the CMU wall of the Upper Bluffs), beginning from about the intersection of N Majestic Mountain Dr with Overton, which all drains to the east and discharges into the channels of the Lower Bluffs.
- 4) The Site Inventory & Land Use Proposal document states that the west Overton Road crossing conveys 563 cfs, and that this and the “localized on-site generated flow” of 173 cfs, are not additive and that flow has been completely conveyed across Overton Road before regional break out flow makes it to the same roadway crossings.
 - Firstly, the flow from the west of 258 cfs (which is probably +14% at 294 cfs with the additional acreage mentioned previously), is not addressed.
 - Secondly, even though the west catchment is a smaller area with comparatively lower time of concentration, the two flows (west and site area + breakout) definitely all flow at the same time with significant

respective volumes. Given monsoonal conditions when the ground is essentially saturated, it seems the peak flow externally and from the project site lags the peak flow from the west by an hour or two, but then continues to flow anywhere from 4 – 6 hours longer than the west (given typical monsoonal conditions). Anecdotally It appears that the times of concentration estimated for these areas are not very accurate, and it begs the question as to what sort of FOS (factors of safety) are applied to these calculations/estimates, if any?

- 5) Also, is a FOS applied to the estimate of the break out flow volume given it is being “split” from the total La Cholla Wash flow volume, how would this be physically calibrated in practice, and have any allowances been made for future development within the 3.95 sq mile catchment area which is currently largely undeveloped, but will eventually have more hardscape, resulting in both a higher peak flow and reduced time of concentration? It seems obvious, but have the applicable post construction flows from the completed La Cholla Blvd Improvement project also been included as applicable?
- 6) The drainage along the N-S boundary between the proposed project, ourselves and our neighbors (to the north of us) along our eastern property lines, is not ideal and currently flow meanders along its length (although it didn't used to on our property). The sediment load onto our property, and for that matter onto lower La Cresta Road (incl the dead end portion in front of our property) and down to and including the intersection with Overton Road, is enormous, as is water flow to the east at this confluence. and along the north side of Overton.
- 7) We are located at the hydrological "epicenter" of flow from the NW, flow from Alta Mira/Overton and the west, and from the proposed project area as our ground is lower along portions of our eastern property line. When we purchased our property in 2005, the 1:100 year FEMA shoreline encroached onto an approx 15 sq ft area on the extreme SE corner of our property. With the improvements (and bridge over CDO) to the south of Overton, now the entire eastern third of our property is in the 1:100 FEMA flood plain, so we are extremely concerned given that with (a) our septic/drain field area, (b) the enlarged 1:100 year FEMA footprint, and (c) NOS, we effectively have no economically usable land left in the event we want to add a guest house, pool, horse facilities, additional garage, etc.
- 8) Some additional general questions which we cannot discern from the Site Inventory & Land Use Proposal Document:
 - How will the sheet flow from the NW be captured by applicant, and what about sediment load, particularly as the ground and elevations along our eastern property line seem to change every year?

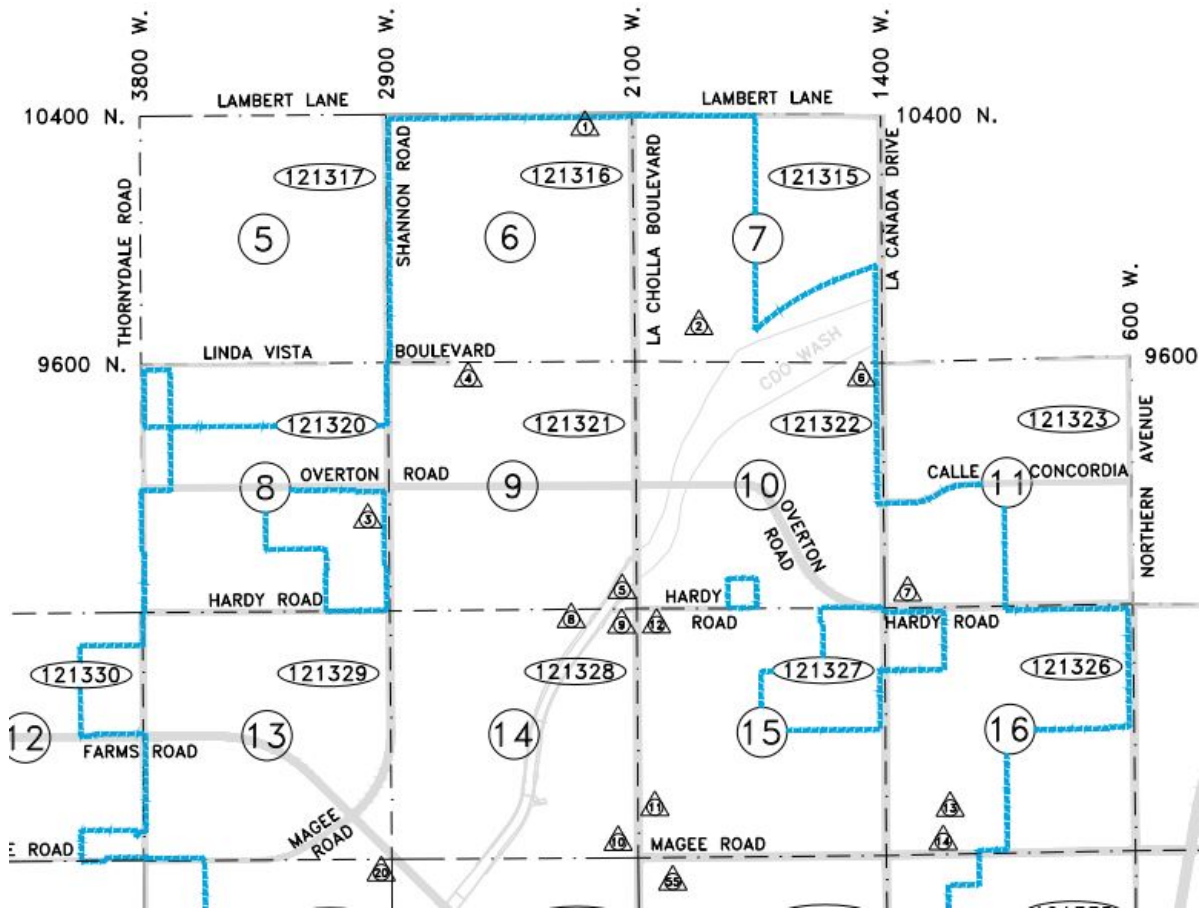
- What happens to La Cresta Road (incl the dead end portion in front of our property, and to our offsite driveway), and at the intersection with Overton?
- Are all the "detention basins and sediment control" to be incorporated/designed as Critical Basins?
- How can the applicant have a "50' Natural Buffer" along their west boundary, when it would need to be graded/improved to receive/handle both sediment and drainage from the west?
- What is BFE throughout the project area, and how much fill above elevation will be required?
- If FEMA requires +3' above BFE (incl. freeboard) and final grade(s) are not defined, how can visual impact be defined with respect to adjacent properties?

We believe our property will be significantly impacted in relation to drainage issues, and that these issues would not be able to be eliminated during latter project phases such as platting, and that requisite studies and detailed engineering design should be completed prior to any vote on rezoning by the Planning Commission or the Board of Supervisors.

We also wish to go on record that we are opposed to any and all change or increase in the scope of work or project of the La Cholla Blvd Improvement Project outside the Issued For Construction design, which would represent or include any scheme of arrangement, contribution, subsidization or expenditure of our tax dollars to facilitate or enable rezoning and the development of a proposed project to which we object and are opposed.

3.0 The request for a change in zoning from the current SR classification to the proposed CR-5 classification would represent an increase from a total of about 10 to 12 homes on large lots, to a development of 139 predominantly two story homes on tiny lots (40' x 120' per Jim Portner 3/12/20).

The proposed increase in the large number of homes and residents would result in a substantial increase in the amount of water consumption and ground water pumping by Metropolitan Domestic Water Improvement District (MDWID). The location of MDWID's production wells and facilities in the area are as depicted below:



While it is unknown where pumping by MDWID would occur to supply the high density of proposed residences, it is highly likely that all or the majority of the supply would come from the cluster of wells located near the intersection of Hardy Road and La Cholla Boulevard (Tucson National Well Sites), which are closest at ~900 yards from the project site.

The water consumption for the proposed project would be additional to the just completed KB Homes Montaretto Estates subdivision comprising 95 residences, and the partially completed Sonoran Desert Reserve subdivision comprising 25 residences, which are certainly also being supplied by the Tucson National Well Sites in close proximity to them. Numerous other small divisions and new SFR homes have also recently been constructed or are under construction in the immediate area, further increasing pumping requirements for water supply.

With significant increases in water consumption, pumping and ground subsidence, a high level of concern exists for;

- (a) accelerated and higher magnitude, continued long term ground subsidence (manifesting as lateral movement/displacement) on a localized basis (i.e. somewhat irregularly shaped but within say, an approximate one (1) mile idealized radius to the north from these well sites);
- (b) continued physical damage to the residential structures, commercial structures, driveways, roads, paths and other public infrastructure in the area; and

- (c) draw down and a continued reduction in ground water depths affecting already established residences in the area which rely on their own water wells.

The numerous cracks in the soil, asphalt and concrete curbs and driveways in the area are all tension or gapping cracks that pull apart, and one needs only to inspect the paved roads in the area (including The Loop Pathway System where we have counted 107 substantial cracks in the 1.5 miles of 3 year old asphalt between La Cholla Blvd and La Canada Dr), to quantify the problem, obtain an idea of the magnitude of lateral movement and displacement which has occurred over time, the frequency of the cracks, and define the extent of the affected area.

We have experienced a good deal of damage on our property as well, and a simple "will-serve" letter as issued by MDWID (dated 16 Nov 2018) as included in the Site Inventory & Land Use Proposal for rezoning is considered insufficient with respect to ground subsidence and the continued long term damage which is occurring and appears to be accelerating. Given the existing subsidence and the potential for acceleration and which would impact the proposed subdivision itself (particularly as it is located in the FEMA Zone A flood hazard area), it is appropriate that detailed geotechnical, hydrogeological and subsidence studies be completed for this issue prior to any vote for possible rezoning by the Planning Commission or Board of Supervisors.

4.0 Overton Road is currently above capacity during peak periods, by any reasonable estimate, and 3 hazardous to dangerous intersections exist, being at La Cresta Road, Portulaca Road (Alta Mira), and N Majestic Mountain Dr. These intersections are particularly hazardous as they are located on a steep grade of a narrow two-lane road without shoulders, visibility is limited and vehicle speeds are nominally excessive, typically above the speed limit. Traffic congestion is severe during the morning and afternoon "rush hour" periods, more particularly and when school buses are present, creating back-ups and congestion. The addition of 139 residences and as many as 1,400 estimated avg daily trips per day is not appropriate, particularly on a road that cannot be practically or economically widened, have access lanes added or otherwise improved other than to resurface (of which it is in dire need).

The "most recent traffic study" for this road was completed many years ago, was not conducted at a point during the year when "winter visitors" were present and schools were in session. The study was also not conducted at a point in time where additional traffic from the La Cholla Blvd improvements north of Overton would be reflected for additional drivers heading west on Overton. The reported study value of 7,361 avg daily trips is not representative of annual conditions and should not be considered valid. The reported maximum of approx. 15,000 avg daily trips should also be reviewed, and peak travel criteria should be defined as these values represent the bottleneck and controlling factor. Given the constraint where this road cannot be improved, studies (including impactive noise) should be conducted prior to any vote for possible rezoning by the Planning Commission or Board of Supervisors.

5.0 With respect to NOS and wildlife impact, rezoning to CR-5 would substantially eliminate the habitat of the many raptors in the immediate area, including hawks, falcons, large owls, burrowing owls, screech owls and Gila monsters, all of which inhabit our property on a regular basis additional to quail, roadrunner, doves, woodpecker, hummingbirds and songbirds, as well as a number of larger animals such as deer, javelina and coyote, affecting their travel corridors.

Such a change would substantially eliminate the abundant flora which exists on the property including the many cacti and some large Saguaro, Ironwood, Palo Verde and mesquite. We purchased our home because of the general planning and zoning which existed at the time, in couple with our lot size, views, N.O.S., fauna and flora which are found on our property, and adjacent properties and in the area. We have been loyal tax payers, and the proposed change would impact us, the community and the environment. The area is listed as a Specialized Species Management Area in the Comprehensive Plan, which was done for reasons that would be fully erased if the proposed rezoning is approved.

6.0 Rezoning to CR-5 and the proposed development will effectively eliminate our entire view shed. The mountain views were one of the major selling points (original sales flyer attached) and primary reasons we purchased our home. Single story KB Homes in two of their subdivisions in the area were measured at approx. 19' at the ridge. The proposed project is located within the 1:100 year FEMA flood plain and will require a 2' to 4' increase in the elevation of natural ground to achieve grade above the BFE plus freeboard, resulting a single-story height of 22'. A permitted max height for a CR-5 zoning is 34', which together with a 3' increase in elevation above natural ground results in a total of 37'. The westernmost "wall" of houses on our eastern property line will effectively obscure our entire view shed. Given a setback point of about 125' from applicant's property line looking east, the typical views from the patio in the center of my home are as illustrated for single story homes:

Panorama View:



View to the North East:

