

Brenda Gagne
205 N 74th St., #213
Mesa, AZ 85207

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To Whom It May Concern:

I am writing this letter as a concerned citizen and 18-year resident of Mesa. I currently reside at Sun Valley Villas, the complex adjacent to the proposed planned area development by Cornerstone Property Services at the corner of East Billings Street and North Sossaman Road.

I am gravely concerned about the proposed construction on this site because it has been consistently determined that there is a **fissure on this tract of land**, as documented in 1962, 1971, 1974, 1983, and 1987 by the AZGS. For that very and exact reason no one has purchased and built upon this land.

- How has this suddenly changed?
- According to multiple sources, including The University of Arizona, which states “Place man-made structures and projects on that expanse of land-- works designed for specific elevations and gradients--and subsidence is likely to take a toll. Damages that result from subsidence and fissures often are costly and disruptive.” <https://wrrc.arizona.edu/publications/arroyo-newsletter/land-subsidence-earth-fissures-change-arizonas-landscape>
- The survey dated February 1, 2018 on page 19 states: “If active land subsidence in the area is reactivated, the potential for future earth fissure development should be revised too high for the Sun Valley Villas Tract L parcel.”
- Additionally, on page 19 it is referenced that as recently as two years ago (2016), “two erosion pipes have reopened the fissure to the ground surface.”

Therefore why is Cornerstone Property Services suddenly able and willing to develop this tract of land? As a taxpaying, voting Mesa resident, I would expect that Mesa should be more mindful of this geographical evidence rather than succumbing to the pressures of economics.

If this development were to proceed, I have some additional questions that I hope the City of Mesa is prepared to answer. As the developer will be building on land with a declared and well-documented fissure:

- Do they truly understand the risks? The most current survey does provide pages of detailed recommendations to lower the “moderate risk” found by the surveyors. Will these recommendations be followed? How will this be monitored? By whom? How frequently, if construction were to proceed? The recommendations state a geotechnical engineer or geologist with fissure experience be on site to monitor and document. Is the City of Mesa prepared to ensure that these important recommendations are followed?
- If these recommendations are not followed, what risk will there be to the future homeowners. Who will be liable for the outcome if these recommendations are not followed? The developer? The City of Mesa?
- Will the buyers be granted full disclosure of the geological, financial, and even personal risks they are taking before deciding to purchase on this tract of land?
- As a new development, there will not be a standing pool of money in the Home Owners Association. If damages were to happen, how will the HOA absorb these expenses, while maintaining the value (and the image) of Mesa?

Additionally, is the City of Mesa ready for another development in terms of increased traffic and noise, increased demand on schools (and our currently striking teachers), increased demand of the city infrastructure (water, sewer), loss of wildlife, increased pollution, and more?

In all, I hope that the City of Mesa will make a careful, informed decision that uses scientific information, common sense, and forward thinking, while looking to act in the best interests of their current and potentially future residents.

I look forward to your thoughtful and careful answers to these questions.

Thank you and sincerely,

Brenda G. Gagne, City of Mesa resident, citizen, voter, and tax-payer