

**From:** [DSD Planning](#)  
**To:** [Anita McNamara](#)  
**Subject:** FW: OPPOSITION to P22CU00005 Williams  
**Date:** Monday, August 8, 2022 7:13:38 AM

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**From:** bagdan1@yahoo.com <bagdan1@yahoo.com>  
**Sent:** Saturday, August 6, 2022 12:18 PM  
**To:** DSD Planning <DSDPlanning@pima.gov>  
**Subject:** OPPOSITION to P22CU00005 Williams

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Dear Sir or Madam

We are the owners of the property at 14545 E. Rincon Creek Ranch Road. Over the past two weeks we have heard from all of our neighbors whom are in vehement opposition to the Applicant's request for a Type 1 Conditional Use Permit for Marijuana Cultivation.

We have become convinced that the Applicant's request would not be good for the neighborhood, is in fact a violation of the existing deed restrictions, and should be **denied**.

Whether allowed in Pima County or not, for many, trafficking in marijuana still has a highly negative connotation associated with it, and our neighbors are correct in that having this kind of business in the neighborhood, would be detrimental to future home and property sales. Further, the original Deed Restrictions enacted by Gilbert and Elizabeth Acosta that govern all of the properties adjoining and within a half mile of Rincon Creek Ranch Road, specifically state that Agricultural/Farming operations, Wood Cutting Operations, Cattle Ranching, Guest Ranch or Resort shall be the exclusive right of the legacy Ranch property, Rincon Creek Ranch, and no others. All other properties are designated for Family Residence only.

Additionally, the Conditional Use Permit provision in the Pima County Code, Section 18.13.30.36 is to allow uses that are not specifically allowed under the current property zoning, but are deemed not in conflict with the neighborhood, are in fact desired and useful to the neighborhood. Clearly this is not the case. Obviously, the Applicant benefits by profiting from their business, but the business provides no direct benefit to the neighborhood inhabitants. For example, it does not provide Lodging for visitors of the neighbors. The proposed business benefits the applicant only. it does not directly provide any goods or services that the neighbors desire, or find directly beneficial.

For all these reasons, we stand in support of our neighbors, and urge the Pima County Planning Department and Board of Supervisors to deny the Applicant's

request.

Respectfully,

William & Gretchen Shirley

August 7, 2022

To Whom It May Concern:

Ms. Elizabeth Williams has applied for a Type I Conditional Use Permit for Marijuana Designated Caregiver Cultivation. Her submitted plans include "Hydroponic Reservoirs," two of which are so large that they will hold 61,441 gallons; "Grow Space," which totals 5258 square feet; and a multi-level "Main Structure/Future Grow Space/Security Hub," with a 6515 square foot build pad. All of these proposed facilities are in DIRECT CONFLICT not only with the existing zoning of this rural, residential area, but are also in opposition to the deed restrictions for the area, of which she has a copy.

My husband and I are completely AGAINST this proposal. The Zoning Board should be required to drive out and physically see the myriad of problems that will be incurred, as well as see how the existing neighborhood will be drastically changed. This is a COMMERCIAL BUSINESS and should be located in an area that already is zoned for business. It does not belong here. Our homes may be five to ten acres apart, instead of the five to ten feet apart in town, but these are OUR homes and this is OUR neighborhood. These are OUR children who play, ride their bikes, and ride their horses on Rincon Creek Ranch Road. If this proposal is approved, our homes will lose at least half their value. Would anyone buy a house where they can physically see a marijuana growing facility and all of the ancillary buildings that will accompany it? Also, it has been reported to us that she is attempting to purchase adjacent properties to expand, build a helipad, and build an equestrian center. What is the safety impact on the area if this is allowed to occur?

The Zoning Board is faced with far too many unanswered questions to approve this permit.

Some of my concerns include, but are not limited to, the following:

1. This is a RESIDENTIAL area and is zoned as such. Where are the plans for her home? She is prohibited from having a COMERCIAL BUSINESS in this RESIDENTIAL AREA. Again, WHERE IS HER HOME?
2. Has anyone on the Zoning Board actually driven out to see the area where the residents live and where the proposed marijuana site will be? Has anyone actually seen the negative impact this will be on the existing neighborhood?
3. Where are the details of the Environmental Impact Study that she claims has been done? Who did the study? When was the study done? Were they qualified to do the study? Where is the PROOF of any of this occurring?

4. There is ONE road in and ONE road out; IT IS THE SAME ROAD. Ingress and Egress are quite limited and virtually non-existent when Rincon Creek or Coyote Creek floods. Not even emergency vehicles can cross the flooded creeks. It is a private, one lane, dirt road, with several blind curves, and is maintained solely at the expense and hard work of the people who reside there.
5. Water is a HUGE issue as well. Ms. Williams is proposing to have at her disposal, on a daily basis, approximately 60,000 gallons of water. This is enough for 20,000 plants to be watered daily. Is this addressed in her petition? I don't believe so. For the 35 plants she is applying for (the legal limit), she would need 105 gallons, a MUCH SMALLER number.
6. There have been many reports and studies detailing the rapidly decreasing water level in the Southwest. Just in today's Arizona Daily Star, there is such an article about the water shortage. The Rincon Valley itself is in dire straits as far as the availability of groundwater. In fact, just over the past year or so, some of the current residents have had to spend up to \$42,000 each to have new wells drilled because their wells had run dry (and that is WITHOUT someone holding onto 60,000 gallons of water daily). How does the County propose to help the residents of Rincon Valley when the proposed marijuana grow site depletes their wells and water table? There is NO CITY WATER AVAILABLE TO THIS AREA. Everyone is on a privately owned well, dug and maintained at their own expense. What are the County's plans to help these people, as they will most certainly need help if this permit is approved?
7. How will the proposed hydroponic reservoir affect our water when it is returned to the water table? What are the "nutrients," AKA "chemicals," that will be used in said reservoir? What other contaminants will affect our precarious water supply?
8. How is all of this being funded? For whom does Ms. Williams actually work? Does she personally have the required capital to fund such an enterprise or is it going to become another unfunded, abandoned project?
9. Who is going to monitor the proposed business? What happens if there are violations? Who is going to enforce the laws?
10. Why does Ms. Williams need a Security Room? That, alone, would seem to point to an anticipated rise in crime, an unsavory rise identified by the petitioner, herself. How does this equate to the serene, private lifestyle the residents moved here for?
11. Why is it necessary to have a parking garage? How many individuals are we talking about? It is indicated that, legally, only 35 plants would be involved. Why is a parking garage needed for that number of plants?
12. Dovetailing with item #11, the ROAD WILL NOT SUPPORT THE ANTICIPATED TRAFFIC.
13. Where is the septic tank and the leaching field to be located? What is the size? Where are the details?
14. How is this all being funded? Does the petitioner have, at her disposal, the required capital for an enterprise of this size? If approved, is this going to be another unfunded, abandoned eyesore?

15. The three letters included in the information from the county, of people who are in support of this operation, say they are residents of Ward 4, BUT THEY DO NOT LIVE IN THIS AREA. Why do their opinions equate in value to the opinions of the affected area?
16. One of the letters listed in support of this project is, actually, in support of ANOTHER, ENTIRELY DIFFERENT ENTITY. Why is this listed here? Did the Board actually read EVERY WORD of EVERY LETTER SUBMITTED BY THE RESIDENTS WHO WILL ACTUALLY BE AFFECTED?
17. Has Ms. Williams made contact with the US Fish and Wildlife Service, according to the guidelines? This should have been completed no later than July 26, 2022. Has this contact been made? Where are the details? Where is the PROOF that this actually occurred?

It would seem to me, in light of all that has been presented, that Ms. Williams has not been honest and forthcoming with her plans. Further, if the Pima County Zoning Board is honestly looking at Ms. Williams' proposal and drawings, they will recognize that this is a COMMERCIAL BUSINESS that is being foisted upon the residents of a RURAL, RESIDENTIAL AREA. The Zoning Board CANNOT, in good faith, approve this permit for Ms. Williams.

Thank you for your time.

Nancy & Bob Ruiz  
E Rincon Creek Ranch Road

**From:** [jack pulliam](#)  
**To:** [Anita McNamara](#)  
**Subject:** Marijuana farm in residential /ranch..  
**Date:** Sunday, August 7, 2022 12:58:58 PM

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P22CU00005 Williams

This is absolutely wrong for our residential/ranch neighborhood. The road cannot handle the increased traffic this business will create. It is a Non - maintained county dirt road for 1/4 mile, private dirt road the rest of the way. Private wells are dropping now, without this high water use industrial business. They will drain faster with this business.. No pot farm has controlled the odors they create, no matter what the promises were. Eg: Rita Ranch. There are hundreds of industrial use acreage that is better suited. Pima County just approved industrial acreage between Houghton and Colossal Cave rd that would work for this business. Add me to your DO NOT SUPPORT list..

Thank you  
Jack Pulliam  
7848 S Coyote Creek Trail

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