



January 13, 2025

Yuma City Council
One City Plaza
Yuma, AZ 85364

VIA email to: clerk@yumaaz.gov

Re: Appeal from Approval of Conditional Use Permit 43322-2024 for Tanimura & Antle Company Housing Apartment Complex

I am writing on behalf of Tanimura & Antle in further support of its application for the above-referenced project (the "Project"), in response to the appeal filed by Mr. Gregory O'Neal, dated January 3, 2025. We request this letter to be made part of the administrative record in these proceedings and distributed at or prior to the City Council hearing on Mr. O'Neal's appeal scheduled for February 5, 2025.

A. The Project Serves To Replace Current Dispersed and Inadequate Housing.

The 12 apartment building Project is located less than a mile from Tanimura & Antle's human resources office and employee bus parking on E. Braden Blvd. Currently, Tanimura & Antle houses 876 H2A agricultural employees across five (5) disparate locations throughout Yuma. Two of the apartment complexes, located at 1020 W. 11th Street and 1153 W. 20th Street, housing 290 employees, have been owned and operated by Tanimura & Antle since 2008. In recent years, Tanimura & Antle has had to lease three motels to accommodate an additional 586 employees. These converted motels do not offer the same amenities or meet the housing standards of the Project. The Project location is ideal to aggregate company housing close to company transportation and human resource services. Most importantly, all of Tanimura & Antle's employees deserve the same quality housing and amenities that will be provided by the Project.

There are 42 Company permitted housing complexes located throughout the City of Yuma with 5,522 occupants. See the attached map with Company housing complexes noted by yellow pins, and the table of 2024 Company Housing Occupancy provided by the City of Yuma. Of note is the latest 20 apartment building housing development located at 764 S. 21st Ave. That development is situated in a residential neighborhood directly across the street from an RV/Mobile Home Park. There is no evidence in the record to support Mr. O'Neal's premise that Company housing is incompatible with other types of housing.

B. The Project Is Consistent With Current Zoning And The City of Yuma 2022 General Plan.

The Project is a New Construction Company Housing Complex (Large) as set forth in Yuma City Code Section 154-15.19(C). It is appropriately situated in a Light Industrial Zoning District with a Conditional Use Permit. The traffic that will be generated by the Project is consistent with other Light Industrial permitted uses, including the adjacent Fed Ex facility.

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Mr. O'Neal asserts that the construction of the Project will depreciate the value of his property at the Cactus Tree RV Park. However, the Cactus Tree RV Park is located on a parcel that is zoned as Agriculture District with a General Plan designation of Industrial. In no way does the Project further diminish the value of the Cactus Tree RV Park's nonconforming use with its current zoning designation or General Plan designation.

Mr. O'Neal further suggests that Tanimura & Antle locate the Project to the parcel it owns directly east of the Project site. However, that parcel, contiguous to Tanimura & Antle facilities and operations, is zoned Heavy Industrial, and Tanimura & Antle is reserving that parcel for future development.

C. The Project Attenuates Noise and Lighting in Compliance With Yuma City Codes

As noted in the Project description, the perimeter of the Project will be fenced. Exterior lighting, consistent with the Yuma City Code, will be shielded downward to ensure adequate lighting for safety and security while minimizing lighting spillover to the neighboring residents.

The Project is designed to appropriately attenuate noise. The buildings are 60 feet or more from the Cactus Tree RV Park property line. Landscaping will also act as a buffer, and interior noise levels will be lessened by Building Code acoustical requirements. The highest maximum instantaneous noise levels generated by Project construction could typically range from about 90 to 95 dBA Lmax at a distance of 50 feet from the noise source. Tanimura & Antle will manage the construction to comply with Yuma Noise Control Ordinance Chapter 133. Since the Project will be owned and operated by Tanimura & Antle with an on-site manager, the Project will likewise be managed to ensure compliance with Yuma Noise Control Ordinance Chapter 133.

In conclusion, the Planning Commission's approval of the Project should be upheld because the Project serves to build high quality Company housing meeting the high standards adopted by the City of Yuma, the Project site is consistent with current zoning and the 2022 General Plan, the Project complies with Yuma City Codes, and the record does not support an argument that the Project will have impacts that have not been addressed.

Yours truly,

A handwritten signature in blue ink, appearing to be 'Wesley Van Camp', is written over a blue oval-shaped line.

Wesley Van Camp,
Vice President - Legal & General Counsel

Attachments

2024 COMPANY HOUSING OCCUPANCY

	Address	Total Occupants in Complex	Permit Description	Permit Work Class	Permit Number
1	1020 W 11TH STYUMA, AZ 85364	8	Aloha Home on 11th Street	Single Family	FWH-031442-2016
2	1028 S 10TH AVEYUMA, AZ 85364	17	Aloha Homes 1028 s 10th Ave	Single Family	FWH-031446-2016
3	1090 S 10TH AVEYUMA, AZ 85364	140	Aloha Village Apt - 33 units	Apartments	FWH-031142-2016
4	1153 W 20TH STYUMA, AZ 85364	138	Park View 24 units	Apartments	FWH-031196-2016
5	125 S 10TH AVEYUMA, AZ 85364	580	Palm Shadow Apartments 2018-20	Apartments	FWH-029842-2016
6	1445 E 16TH STYUMA, AZ 85365	62	MOTEL 6	Hotel/Motel	FWH-085562-2023
7	1600 W 12TH STYUMA, AZ 85364	222	Rio Santa Fe 64 units (222 Occupa	Apartments	FWH-031056-2016
8	1640 S ARIZONA AVEYUMA, AZ 85364	272	Budgetel Inns & Suites -	Hotel/Motel	FWH-045690-2018
9	1760 S SUNRIDGE DRYUMA, AZ 85365	198	H2A 2023 Wyndham	Hotel/Motel	FWH-085059-2023
10	1850 S AVE BYUMA, AZ 85364	58	SEASON 2024-2025 8 UNITS (01E,	Apartments	FWH-092883-2024
11	1992 S MAPLE AVEYUMA, AZ 85364	12	H2A - 3 units	Apartments	FWH-053977-2019
12	200 S 4TH AVEYUMA, AZ 85364	104	Coronado Hotel	Hotel/Motel	FWH-060579-2020
13	2050 S 4TH AVEYUMA, AZ 85364	120	River's Edge	Hotel/Motel	FWH-083431-2023
14	2115 S 4TH AVEYUMA, AZ 85364	101	TROPICANA 20 UNITS FOR SEASON	Hotel/Motel	FWH-061137-2020
15	2150 S 4TH AVEYUMA, AZ 85364	84	Hacienda Hotel (19 units)	Hotel/Motel	FWH-031356-2016
16	2151 S 4TH AVEYUMA, AZ 85364	200	Yuma Cabana Motel 62 units (ECO	Hotel/Motel	FWH-030272-2016
17	2201 S 4TH AVEYUMA, AZ 85364	112	El Rancho Motel	Hotel/Motel	FWH-031730-2016
18	225 W CATALINA DRYUMA, AZ 85364	51	THE PALMS APARTMENTS; SEASO	Apartments	FWH-046496-2018
19	233 S 4TH AVEYUMA, AZ 85364	144	Coronado Hotel	Hotel/Motel	FWH-053643-2019
20	2350 S AVENUE BYUMA, AZ 85364	130	Foothills 52 units (2024-2025)	Apartments	FWH-053265-2019
21	2351 S 37TH AVE Unit: 6YUMA, AZ 85364	26	SEASON 2024-2025: 4 UNITS (03D	Apartments	FWH-092886-2024
22	243 N MAGNOLIA AVEYUMA, AZ 85364	132	H2A Patterson Apt 22 UNITS 138	Apartments	FWH-053217-2019
23	2501 S 4TH AVEYUMA, AZ 85364	60	Torchlite 2019-2020 15 units	Hotel/Motel	FWH-053206-2019
24	260 S 4TH AVEYUMA, AZ 85364	157	Coronado	Hotel/Motel	FWH-091985-2024
25	2642 S 32ND AVEYUMA, AZ 85364	16	HOME	Single Family	FWH-030269-2016
26	2651 S 8TH AVEYUMA, AZ 85364	69	El Encanto 15 2 bedroom units - 6	Apartments	FWH-046542-2018
27	2655 S 4TH AVEYUMA, AZ 85364	111	Arizona Inn & Suites	Hotel/Motel	FWH-038317-2017
28	269 S 15TH AVEYUMA, AZ 85364	30	PATTERSON APARTMENTS: 5 units	Apartments	FWH-029866-2016
29	2730 S 4TH AVEYUMA, AZ 85364	249	KNIGHTS INN (65)	Hotel/Motel	FWH-061007-2020
30	275 S 9TH AVEYUMA, AZ 85364	48	Nikita Apartments 12 units	Apartments	FWH-030274-2016
31	280 S 15TH AVEYUMA, AZ 85364	90	Patterson Apartments 15 units	Apartments	FWH-029900-2016
32	2941 S 4TH AVEYUMA, AZ 85364	225	Royal Motor Inn	Hotel/Motel	FWH-031792-2016
33	3151 S FORTUNA AVEYUMA, AZ 85365	198	Yuma Village Apartments	Apartments	FWH-032632-2017
34	344 S 4TH AVEYUMA, AZ 85364	88	REGAL LODGE	Hotel/Motel	FWH-061004-2020
35	3500 S 4TH AVEYUMA, AZ 85365	164	Desert Grove Inn 11 suites and 46	Hotel/Motel	FWH-030271-2016
36	485 S 15TH AVEYUMA, AZ 85364	232	Palo Verde Apartments 29 units	Apartments	FWH-030934-2016
37	500 S 16TH AVEYUMA, AZ 85364	60	Patterson Apartments 10 units	Apartments	FWH-029901-2016
38	502 S 1ST AVEYUMA, AZ 85364	64	Casa Linda; 502 through 532 (16 u	Apartments	FWH-030081-2016
39	540 S 1ST AVEYUMA, AZ 85364	64	Casa Linda; 536 through 564 (16 u	Apartments	FWH-030895-2016
40	711 E COUNTRY CLUB DRYUMA, AZ 85365	241	Spanish Villa appartments (2 story	Apartments	FWH-030669-2016
41	750 S 15TH AVE Unit: 3YUMA, AZ 85364	55	SEASON 2024-2025: 8 UNITS (01C,	Apartments	FWH-092885-2024
42	764 S 21ST AVEYUMA, AZ 85364	390	CALLE OCHO	Apartments	FWH-076303-2022

TOTAL	5522
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