

# Large Immigrant Housing Complex Facts & Info

Case Number: CUP-43322-2024

My name is Gregory O'Neal and I am a retired Electrical Engineer and current resident at Cactus Tree RV Park, a 55" Community. I moved to Cactus Tree RV Park to enjoy a peaceful retirement after working many hard years and spent my hard-earned money to do so. This all seems to be coming to an end now with this proposed new Large Immigrant Housing Complex to be located right next door with a property line dividing the two of us. I briefly want to share my vital qualifications with you on this matter:

- \* I'm a retired Electrical Engineer and have worked in engineering for 25 years. I'm an expert in Electrical Design for Residential, Commercial and Industrial projects.
- \* I was a former CEO of my own Multimillion-Dollar Real Estate Investment Corporation for 8 years. I'm an expert in the construction & restoration of Single & Multi-Family residences, along with assessing their values.
- \* I have experience as a Manager of Engineering & Maintenance Dept. for a resort who primarily had H-2A Employees.
- \* Attended two years of Law School specializing in Business Law.

I don't say this to brag, but only to show you that am very qualified to speak on these issues.

**1. Current Housing** - Where are these Immigrants being housed now? They are not just coming from nowhere and have to be housed somewhere in Yuma in order to harvest current crops. At the housing complex currently being used, how's the crime rate, traffic etc.? I asked about this, but never received an answer after nearly 2 months.

**2. Traffic** - The information provided by Tanimura & Antle to the Planning & Zoning Commission concerning traffic is not entirely true and not the full story. These Immigrants H-2A employees may or may not have their cars as there is nothing saying they can't, but for argument's sake, let's use T&A's rendition that they won't have their own vehicles. These employees will still need to go get groceries, have groceries and food delivered, along with any other supplies they need to live in their rooms. So, even if they don't have cars, there will still be traffic from other delivery services coming in and out of the complex each and every day, with heavier traffic after work hours are completed.

### **3. Noise** -

a. T&A states that they have made provisions have or will be made to attenuate noise levels. Once again, this is not entirely true. This is not a traditional apartment complex and when you consider that the maximum amount of occupants will be 1464 and the standard school bus holds up to 48 adults, this would take 31 buses coming in and out of the complex, twice per day and 7 days a week for 20 weeks, has no comparisons to any typical Multi-Family complex. The site plan given to the planning & Zoning Commission doesn't show any fencing between the property lines on T&A and Cactus Tree RV Park, in which it was previously discussed that the area shown as an existing Fire Access Road between the property line would be used for the buses to come in and pick up and drop off employees between 2am-5am. The noise from 31 buses coming in and out and the normal noise levels from 1464 people talking while waiting outside for the buses to arrive, then the shuffling into the buses at this timeframe would most certainly be creating unwanted disturbance and in

violation of Yuma, AZ Nuisance Ordinance, Chapter 133.

- b. T&A's failed to mention the noise from construction and time on a project of this magnitude, would be approximately up to 2 years. Cactus Tree RV Park is a Senior Citizen of better known as a 55+ Community. For those two years we will hear construction tools, machinery, equipment and delivery vehicles everyday and possibly 7 days a week. Interrupting the peace and quiet that we paid for when buying and leasing our home in a 55+ Community.
- c. General Noise from maintenance being performed, which there isn't any of that noise now.

**4. Lighting & Fencing** - I mentioned fencing previously. Excessive lighting is already a problem at Cactus Tree RV Park from the stadium lighting over at Fed Ex which lingers over most of our community. At night, it is hard

to keep the inside of the home darkened to sleep due to this and then we get more from another side. I plan on addressing the Fed Ex lighting soon as there is no one in that building to use that lighting and as an Engineer who designs these systems, this is total overkill for lighting up such a property. It will pretty much be day light 24 hours a day for most of us as we can't even sit out on our deck or patio without their lighting disturbing us.

**5. Property & Housing Depreciation** - T&A's new Large Complex will in fact cause a significant depreciation of our housing and I'm not going to assess any property values since I don't own the property. In most scenarios this wouldn't be much, but since we are a Senior Community and being butted up against a large complex like this, that isn't age appropriate, when or if any of the residence here at Cactus Tree wanted to sell their home, the likeliness of this happening in Yuma will be almost null and void. This is because of all of the other 55+ Communities, this will be the only one that will be butted up against such a large complex and immigrants. Right now, if I wanted to sell and move from this catastrophe, I would have to disclose what's being built next door or have a lawsuit against me or not doing so. If I were to move after this large complex is built, the possibility of selling would only happen by taking a big hit in the selling price, causing me to lose my hard-earned money and is critical for us retired people and couldn't recover.

**6. Previous Projects** - T&A has stated that there has been very little push back from other cities where they have built these and is an asset to the city. From using Google Maps and addresses given, these projects were not built in the city or in an area where the impact has been low from lack of population and this is the first one they are trying to build right next door to a 55+ Community. The links to these locations have been previously given to Planning & Zoning Commission.

**7. Proposed Site** - This is not the only parcel T&A owns in this county and I proposed a different site that would not have much, if any impact on our community, but it was told that it doesn't fit their business model, so I also interpret that their business model is to disturb, disrupt and make their neighbors miserable by receiving all of the suffering, meanwhile they maximize profits and get everything they want, so who cares about the citizens?

**In Summary** - In all honesty, It's obvious to me that this has not been thought through very well and I am completely appalled that the city has not only approved this, but has considered this project without considering the suffering its own citizens will be put through. It is also to my professional and expert opinion, that this type of project doesn't fit in with the 55+ neighboring communities. California doesn't fit in with Arizona and that's where this city is headed to be like. I also believe that this is a hostile takeover of our rights, our peace, our hard-earned money and if this still gets approved, then I am willing to fight this all of the way to the grave or until T&A comes to a monetary settlement for our losses. I am a veteran of the U.S. Army and like my fathers before me, we served and some fought and died for our freedoms and our rights in this great nation, but that never gave anybody the right to abuse the rights of others and that's exactly what we have here, the abuse of the rights of others. I don't condone this action and I hope and pray that the city will reconsider this approval and rescind their approval, by approving to respect the rights of everyone concerned and not the rights of just T&A!

## Jennifer Albers

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**Subject:**

FW: Appeal of CUP-43322-2024

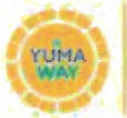
**From:** Lynda Bushong <Lynda.Bushong@yumaaz.gov> **On Behalf Of** Web Contact ADM City Clerk  
**Sent:** Monday, January 6, 2025 1:06 PM  
**To:** Alyssa Linville <Alyssa.Linville@yumaaz.gov>; Jennifer Albers <Jennifer.Albers@yumaaz.gov>  
**Cc:** Janet Pierson <Janet.Pierson@yumaaz.gov>  
**Subject:** FW: Appeal of CUP-43322-2024

The below email was rec'd in our Clerk WebMail box on Jan 3<sup>rd</sup> at 12:45 pm. I was on vacation and returned today, so I will be confirming that I rec'd the attachments with Mr. O'Neal. However, I wanted to check with you to see if there is anything else I should be notifying him about. Please advise asap 😊



*Lynda Bushong, MMC*

CITY CLERK  
City of Yuma  
One City Plaza  
Yuma, AZ 85364  
Ph: 928-373-5037  
Main Office: 928-373-5035



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BUILDING RELATIONSHIPS AND CREATING OPPORTUNITIES.**

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**Yuma City Hall offices will be closed on the following days in December: the 24<sup>th</sup> & 25<sup>th</sup> in observance of the Christmas holiday; and, Friday the 6<sup>th</sup> and 20<sup>th</sup>, as part of our regular operating schedule.**



*Wishing you a Merry Christmas and Happy New Year*

**From:** Gregory O'Neal <[gaoneal02@hotmail.com](mailto:gaoneal02@hotmail.com)>  
**Sent:** Friday, January 3, 2025 12:45 PM  
**To:** Web Contact ADM City Clerk <[cityclerk@yumaaz.gov](mailto:cityclerk@yumaaz.gov)>  
**Subject:** Appeal of CUP-43322-2024

You don't often get email from [gaoneal02@hotmail.com](mailto:gaoneal02@hotmail.com). [Learn why this is important](#)

**CAUTION:** External Email

**City Clerk,**

***Here are the documents I am submitting for my Appeal of CUP-43322-2024. I have attached documents, but not photos. I have included a link to download photos and or documents: [Send to City of Yuma](#)***

**Please let me know you have received and if there are any problems downloading the photos in folder 55+ Parks in Yuma Aerial Photos. Lastly as you forward this information to Tanimura & Antle, I am willing to settle this matter with a \$5000 Settlement Agreement in which we can sign a Disclosure as well and at this point, I am willing to pursue this in Civil Court as well and beyond.**

***Blessings,***

***Gregory O'Neal***

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**From:** Lynda Bushong <[Lynda.Bushong@yumaaz.gov](mailto:Lynda.Bushong@yumaaz.gov)>  
**Sent:** Monday, December 23, 2024 8:52 AM  
**To:** [gaoneal02@hotmail.com](mailto:gaoneal02@hotmail.com) <[gaoneal02@hotmail.com](mailto:gaoneal02@hotmail.com)>  
**Cc:** CLK Clerk's Office <[clerkstaff@yumaaz.gov](mailto:clerkstaff@yumaaz.gov)>  
**Subject:** FW: \*NEW SUBMISSION\* Contact Us Clerks

Good morning Mr. O'Neal,

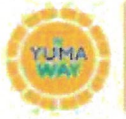
You may send information via email if you would prefer. Please send it to [cityclerk@yumaaz.gov](mailto:cityclerk@yumaaz.gov).

Respectfully,



Lynda Bushong, MMC

CITY CLERK  
City of Yuma  
One City Plaza  
Yuma, AZ 85364  
Ph: 928-373-5037  
Main Office: 928-373-5035



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*Wishing you a Merry Christmas and Happy New Year*

**From:** City of Yuma Website Form Submission <[CityofYumaAZ@enotify.visioninternet.com](mailto:CityofYumaAZ@enotify.visioninternet.com)>  
**Sent:** Friday, December 20, 2024 11:37 AM  
**To:** Web Contact ADM City Clerk <[cityclerk@yumaaz.gov](mailto:cityclerk@yumaaz.gov)>  
**Subject:** \*NEW SUBMISSION\* Contact Us Clerks

**⚠ CAUTION:** External Email

## Contact Us Clerks

**Submission #:** 3684360  
**IP Address:** 174.238.229.108  
**Submission Date:** 12/20/2024 10:36  
**Survey Time:** 2 minutes, 49 seconds

You have a new online form submission.

Note: all answers displaying "\*\*\*\*\*" are marked as sensitive and must be viewed after your login.

### What is your first and last name?

Gregory O'Neal

### What is your email address?

[gaoneal02@hotmail.com](mailto:gaoneal02@hotmail.com)

### What is your phone number?

(928) 421-3732

### Write us a mesesage:

Case Number: CUP-43322-2024 For the appeal of this case, do all of the written materials I wish to provide have to be mailed or is email acceptable? I ask this because links don't work on a hard copy of written material. Thanks, Gregory

### Do you have a preferred contact method?

Please reply by email address

Thank you,  
City Of Yuma, AZ

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This is an automated message generated by Granicus. Please do not reply directly to this email.



## Location Details

I have done research for these Immigrant Housing Complexes that have been built in California. If you look up their locations, they are not having problems with citizens because they are being built on open land where there are no Retirement communities or Single Family and Multi-Family housing, just mostly agriculture lands and their buildings. Here are some links:

[https://www.google.com/maps/place/525+3rd+St,+Greenfield,+CA+93927/@36.3323386,-121.2416644,714m/data=!3m1!1e3!4m6!3m5!1s0x80925fc95d053e97:0x6ad391a459ebe032!8m2!3d36.3337461!4d-121.241223!16s%2Fq%2F11ptnj2r77?entry=tту&q\\_ep=EgoyMDI0MTIwNC4wIKXMDSOASAFQAw%3D%3D](https://www.google.com/maps/place/525+3rd+St,+Greenfield,+CA+93927/@36.3323386,-121.2416644,714m/data=!3m1!1e3!4m6!3m5!1s0x80925fc95d053e97:0x6ad391a459ebe032!8m2!3d36.3337461!4d-121.241223!16s%2Fq%2F11ptnj2r77?entry=tту&q_ep=EgoyMDI0MTIwNC4wIKXMDSOASAFQAw%3D%3D)

[https://www.google.com/maps/place/Casa+Boronda/@36.6942192,-121.677929,355m/data=!3m1!1e3!4m6!3m5!1s0x808dfed6fdf0f463:0xb6d317d2e27660c5!8m2!3d36.6942802!4d-121.6771954!16s%2Fq%2F11h3vbtlc5?entry=tту&q\\_ep=EgoyMDI0MTIwNC4wIKXMDSOASAFQAw%3D%3D](https://www.google.com/maps/place/Casa+Boronda/@36.6942192,-121.677929,355m/data=!3m1!1e3!4m6!3m5!1s0x808dfed6fdf0f463:0xb6d317d2e27660c5!8m2!3d36.6942802!4d-121.6771954!16s%2Fq%2F11h3vbtlc5?entry=tту&q_ep=EgoyMDI0MTIwNC4wIKXMDSOASAFQAw%3D%3D)

[https://www.google.com/maps/place/Casa+Boronda/@36.6942192,-121.677929,355m/data=!3m1!1e3!4m6!3m5!1s0x808dfed6fdf0f463:0xb6d317d2e27660c5!8m2!3d36.6942802!4d-121.6771954!16s%2Fq%2F11h3vbtlc5?entry=tту&q\\_ep=EgoyMDI0MTIwNC4wIKXMDSOASAFQAw%3D%3D](https://www.google.com/maps/place/Casa+Boronda/@36.6942192,-121.677929,355m/data=!3m1!1e3!4m6!3m5!1s0x808dfed6fdf0f463:0xb6d317d2e27660c5!8m2!3d36.6942802!4d-121.6771954!16s%2Fq%2F11h3vbtlc5?entry=tту&q_ep=EgoyMDI0MTIwNC4wIKXMDSOASAFQAw%3D%3D)

[https://www.google.com/maps/place/Royal+Oak+Village/@37.1059682,-121.6384956,707m/data=!3m1!1e3!4m6!3m5!1s0x808e2100452a83eb:0x67c8743cd1168f01!8m2!3d37.1059749!4d-121.6363456!16s%2Fq%2F11ldwxw1wd?entry=tту&q\\_ep=EgoyMDI0MTIwNC4wIKXMDSOASAFQAw%3D%3D](https://www.google.com/maps/place/Royal+Oak+Village/@37.1059682,-121.6384956,707m/data=!3m1!1e3!4m6!3m5!1s0x808e2100452a83eb:0x67c8743cd1168f01!8m2!3d37.1059749!4d-121.6363456!16s%2Fq%2F11ldwxw1wd?entry=tту&q_ep=EgoyMDI0MTIwNC4wIKXMDSOASAFQAw%3D%3D)

[https://www.google.com/maps/place/Rava+Service+Center/@36.2177706,-121.1243992,715m/data=!3m1!1e3!4m6!3m5!1s0x8092f0d60aa12b75:0xfafc8f087a0dc002!8m2!3d36.218511!4d-121.1238218!16s%2Fq%2F11d766zzv?entry=tту&q\\_ep=EgoyMDI0MTIwNC4wIKXMDSOASAFQAw%3D%3D](https://www.google.com/maps/place/Rava+Service+Center/@36.2177706,-121.1243992,715m/data=!3m1!1e3!4m6!3m5!1s0x8092f0d60aa12b75:0xfafc8f087a0dc002!8m2!3d36.218511!4d-121.1238218!16s%2Fq%2F11d766zzv?entry=tту&q_ep=EgoyMDI0MTIwNC4wIKXMDSOASAFQAw%3D%3D)

[https://www.google.com/maps/place/121+Spreckels+Bld,+Salinas,+CA+93908/@36.6195144,-121.6550112,711m/data=!3m1!1e3!4m6!3m5!1s0x808df81f82aab7f7:0x87ff20df3f2c9231!8m2!3d36.6192362!4d-121.6501161!16s%2Fq%2F11c8723j3b?entry=tту&q\\_ep=EgoyMDI0MTIwNC4wIKXMDSOASAFQAw%3D%3D](https://www.google.com/maps/place/121+Spreckels+Bld,+Salinas,+CA+93908/@36.6195144,-121.6550112,711m/data=!3m1!1e3!4m6!3m5!1s0x808df81f82aab7f7:0x87ff20df3f2c9231!8m2!3d36.6192362!4d-121.6501161!16s%2Fq%2F11c8723j3b?entry=tту&q_ep=EgoyMDI0MTIwNC4wIKXMDSOASAFQAw%3D%3D)

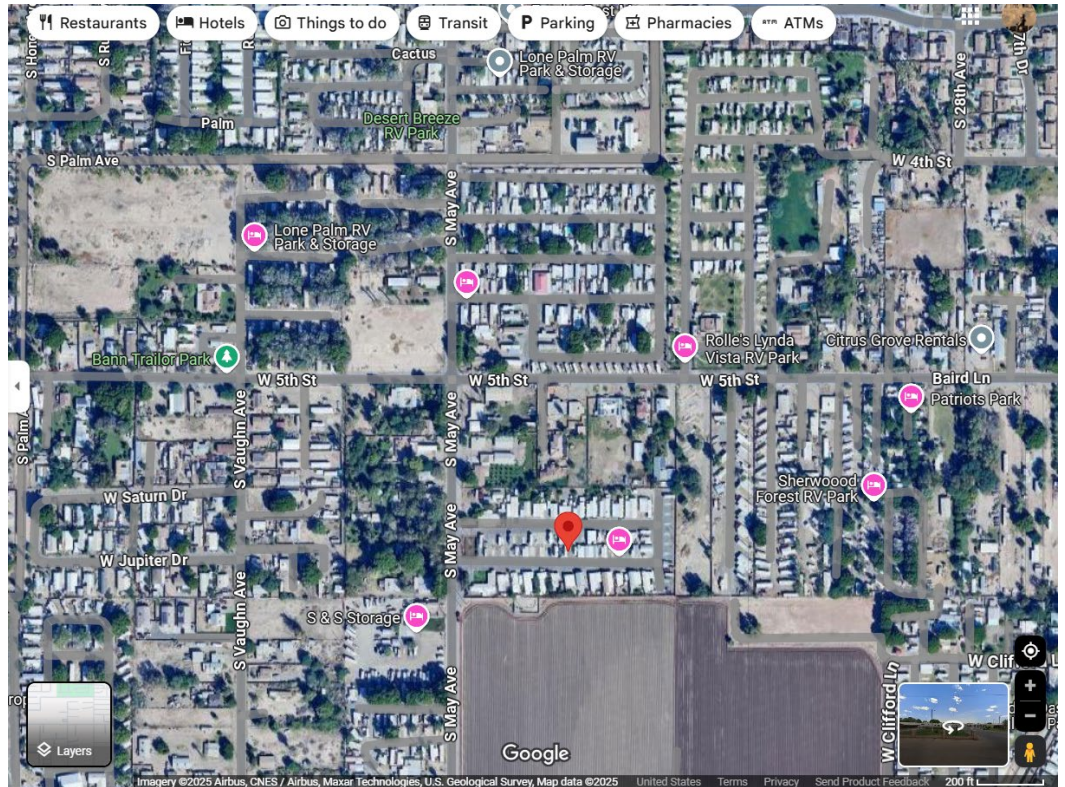
<https://www.avilaconst.com/portfolio-collections/multi-family-housing/greenfield-agricultural-housing>



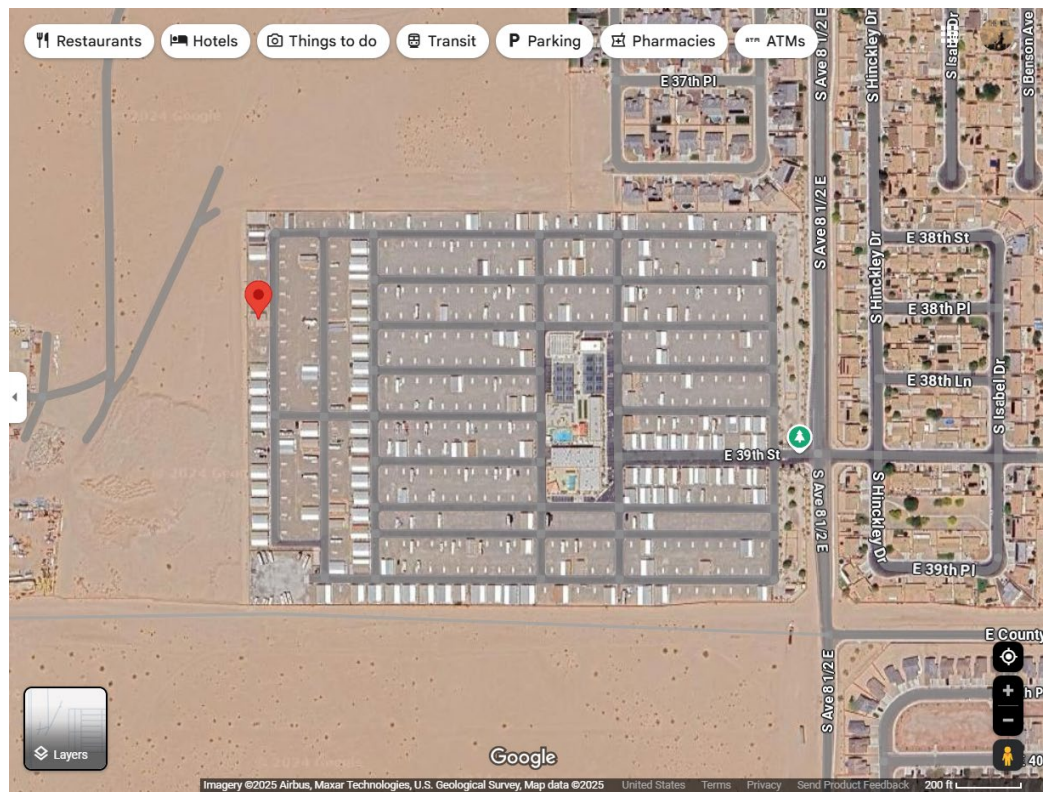
# Bonita Mesa



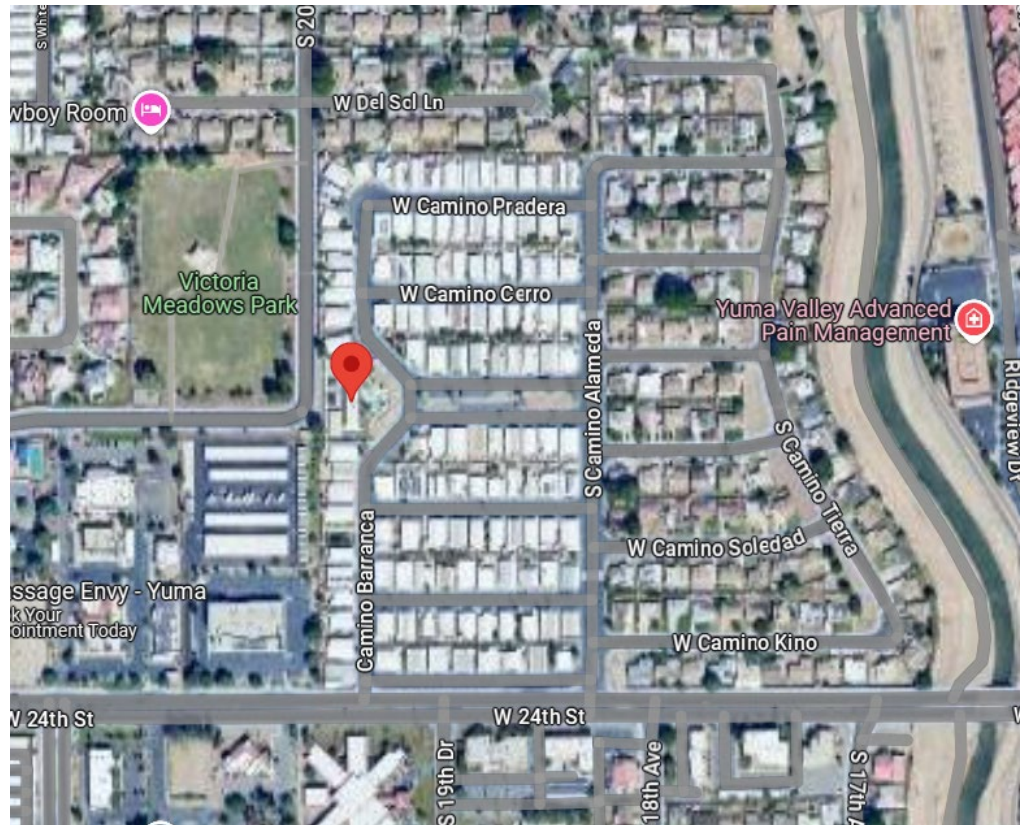
# Buckeye Trails



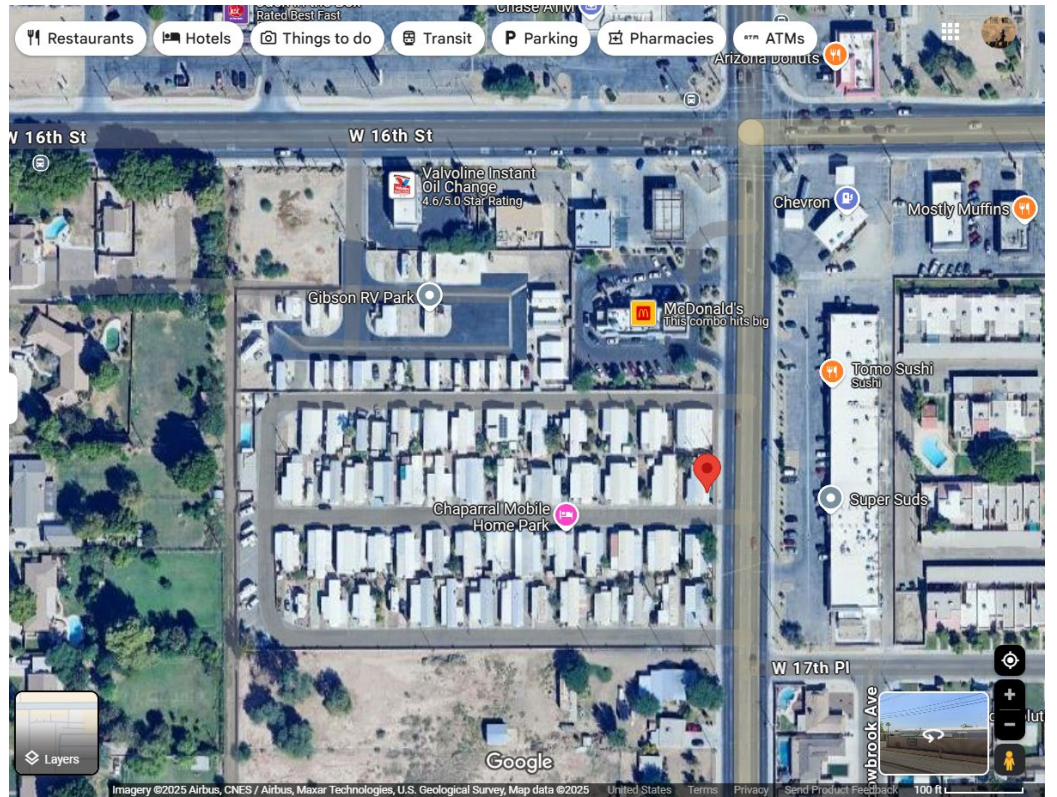
# Carefree Village Resort



# Casa Manana Estates



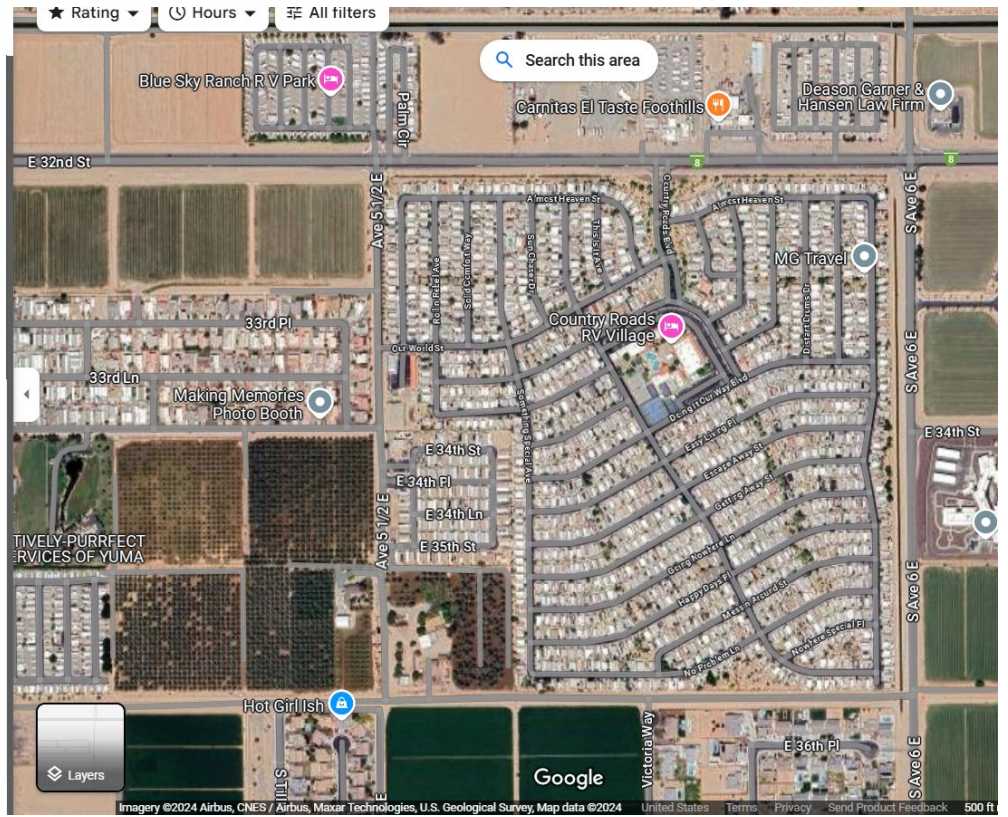
### Chaparral Mobile Home Park



### Country Club Mobile Home & RV Park



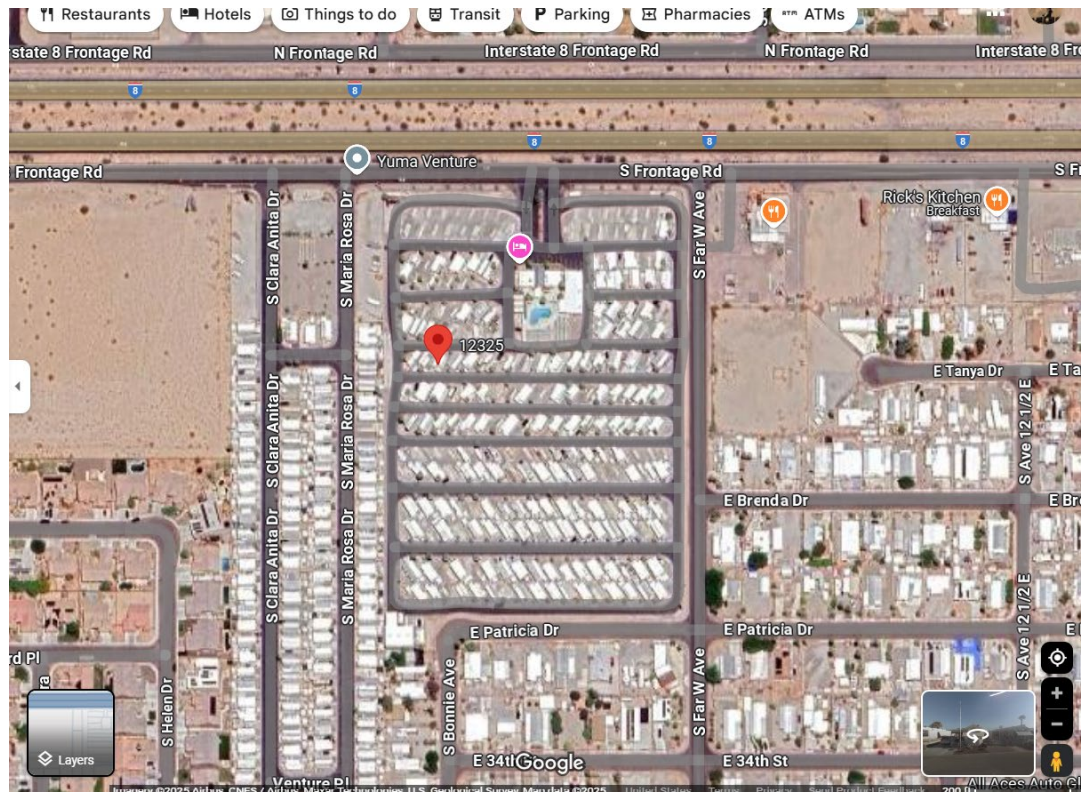
# Country Roads



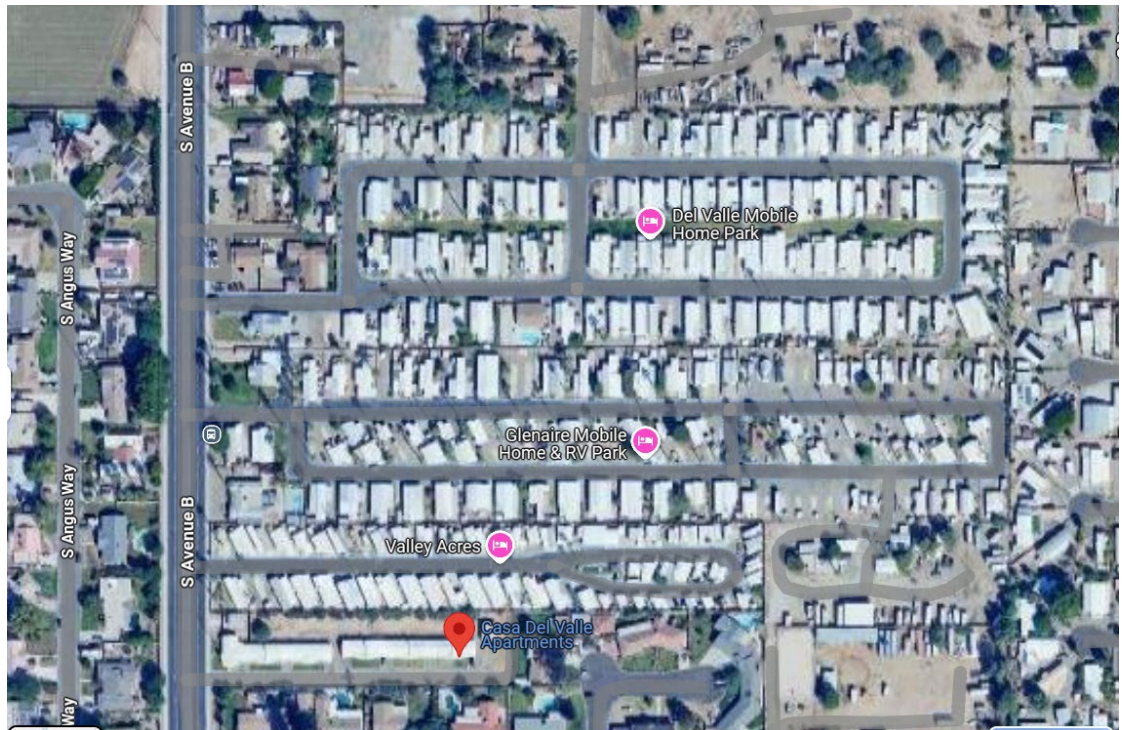
# Fortuna



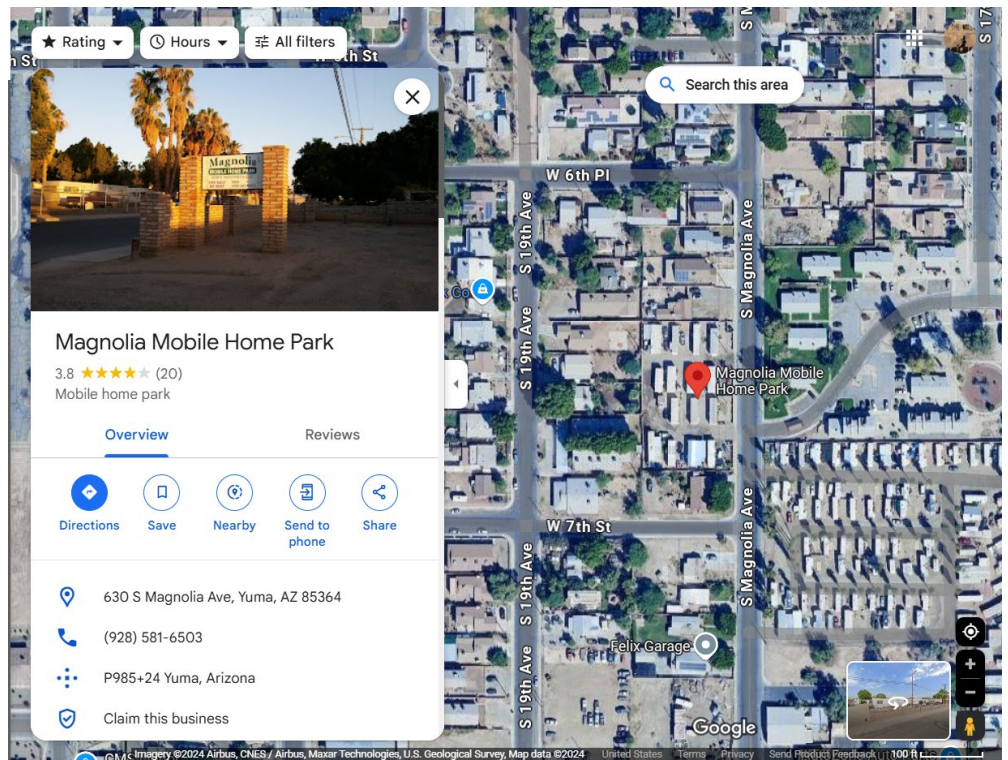
## Gila Mountain RV Resort



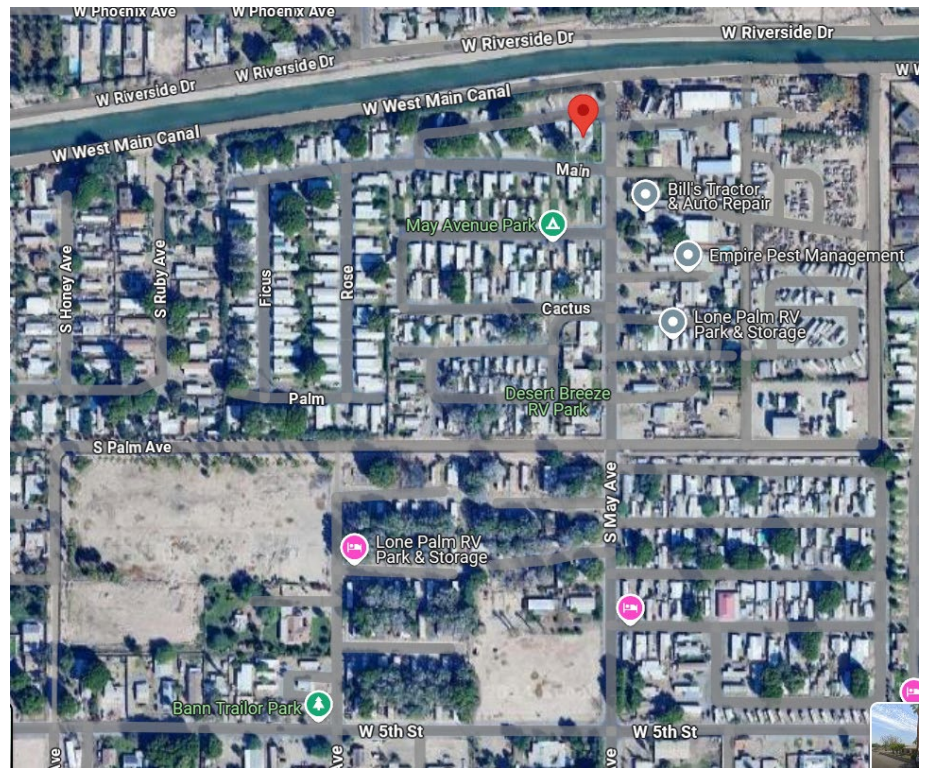
## Glenaire Mobile Home and RV Park



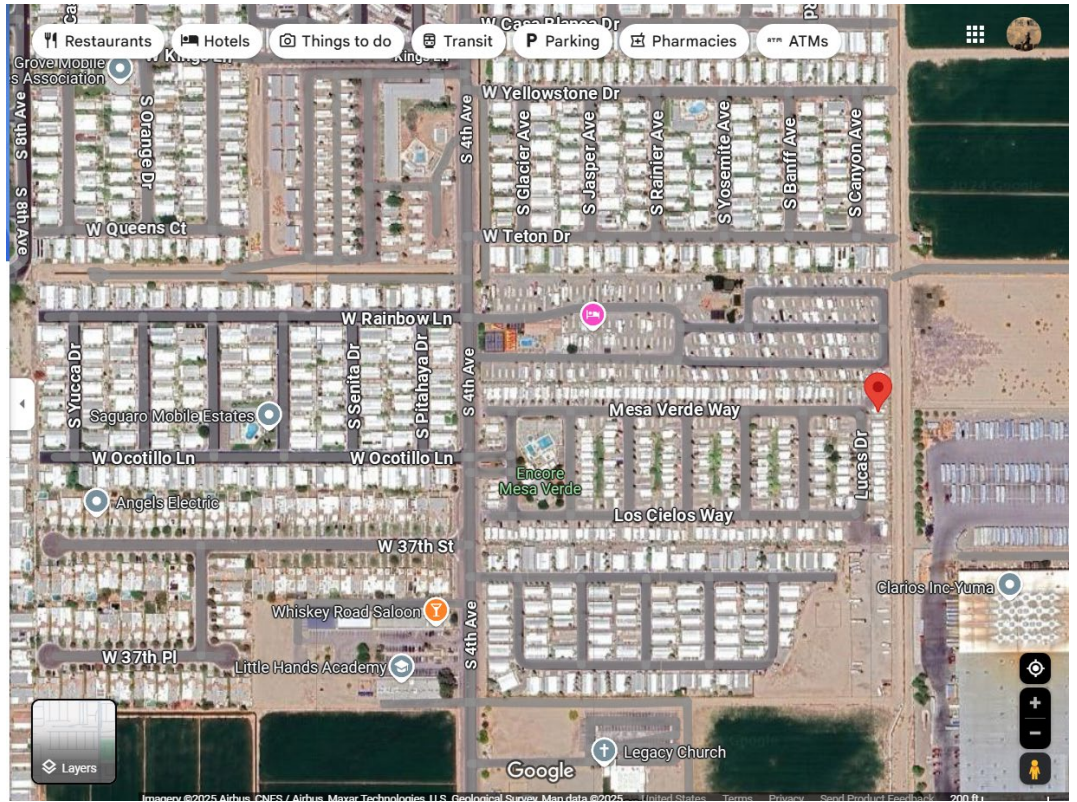
## Magnolia Home Park



## May Avenue Park



# Mesa Verde



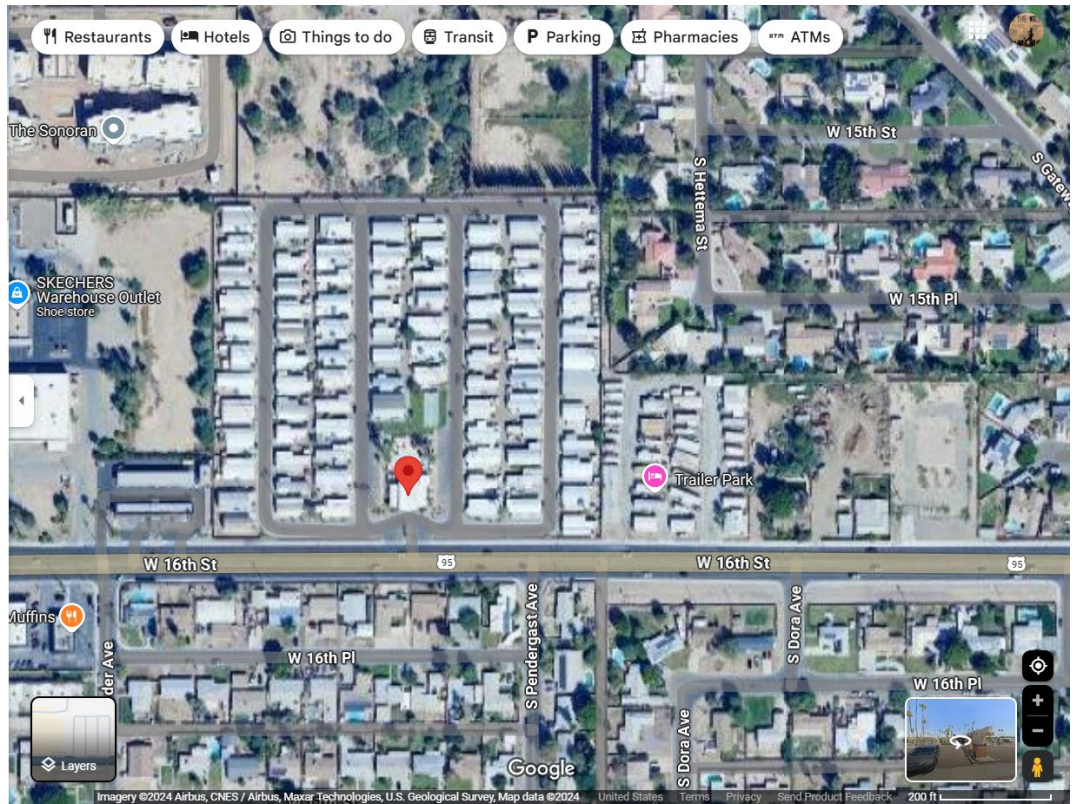
# Mountain Cactus Ranch

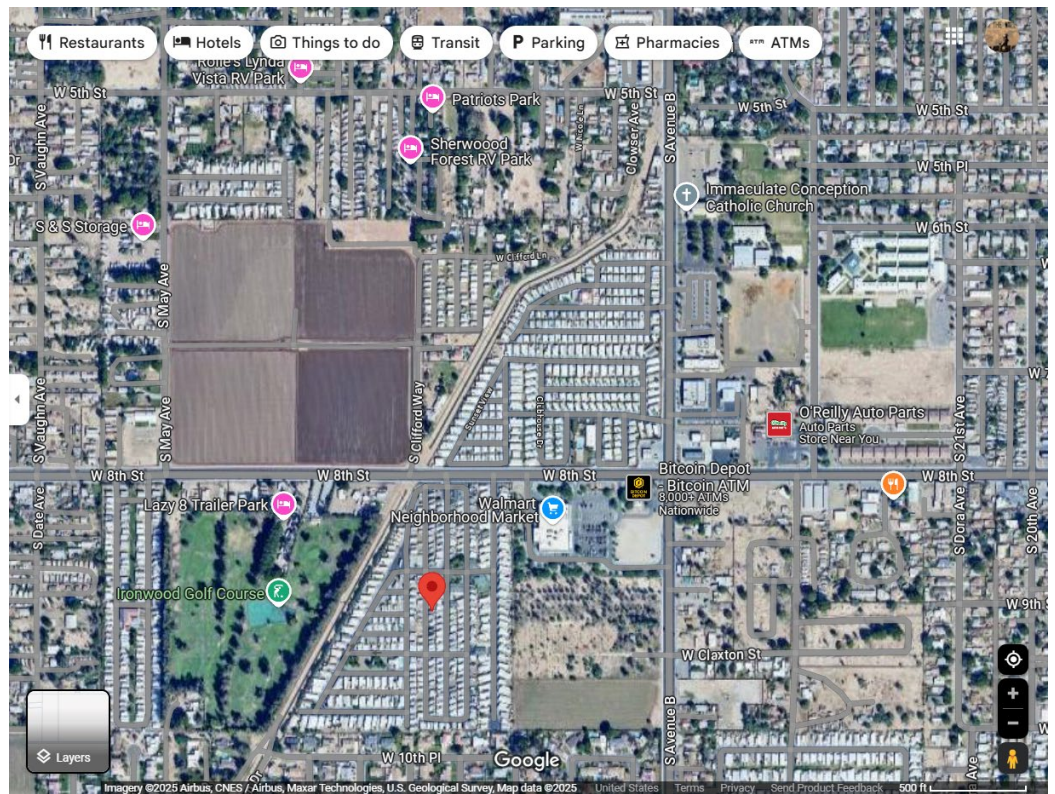


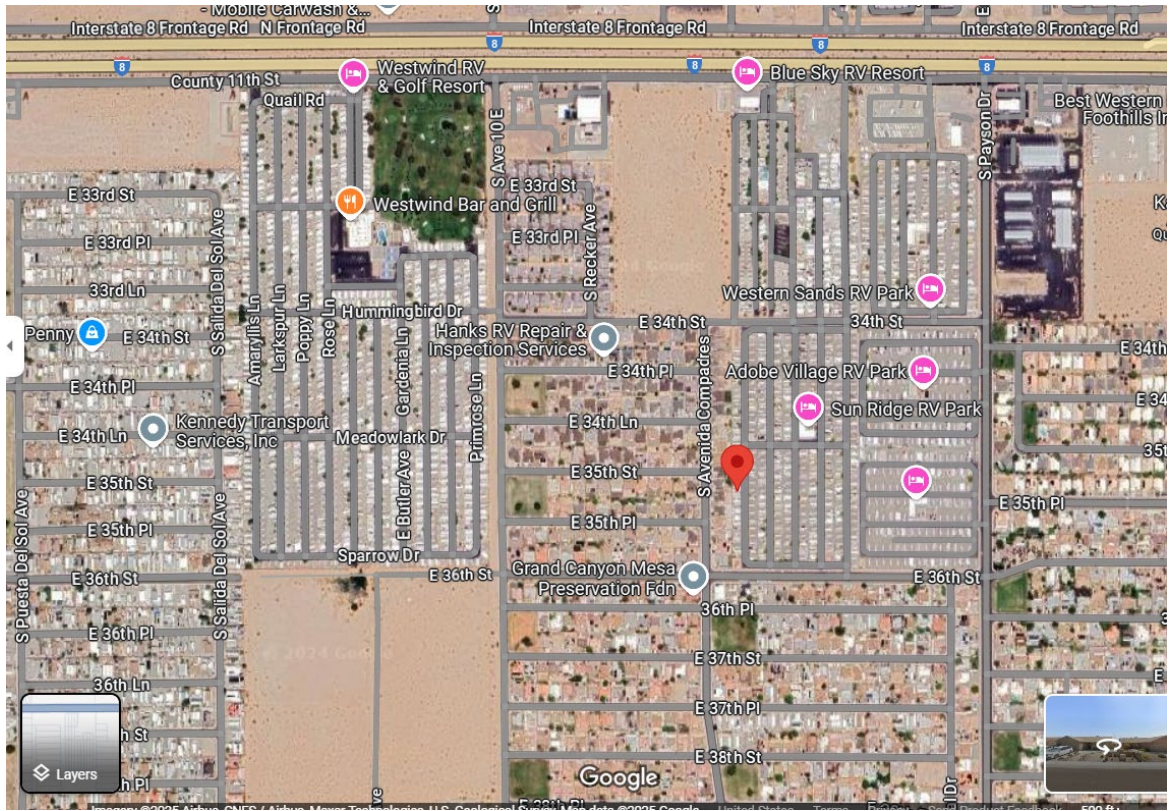




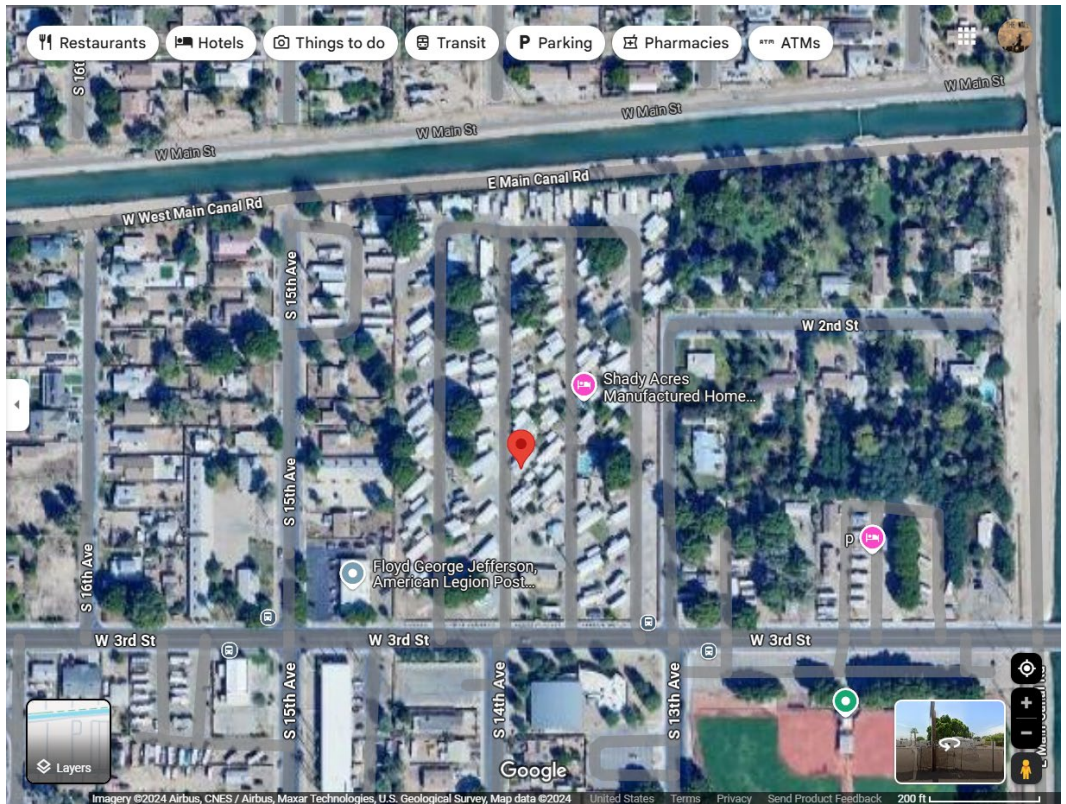




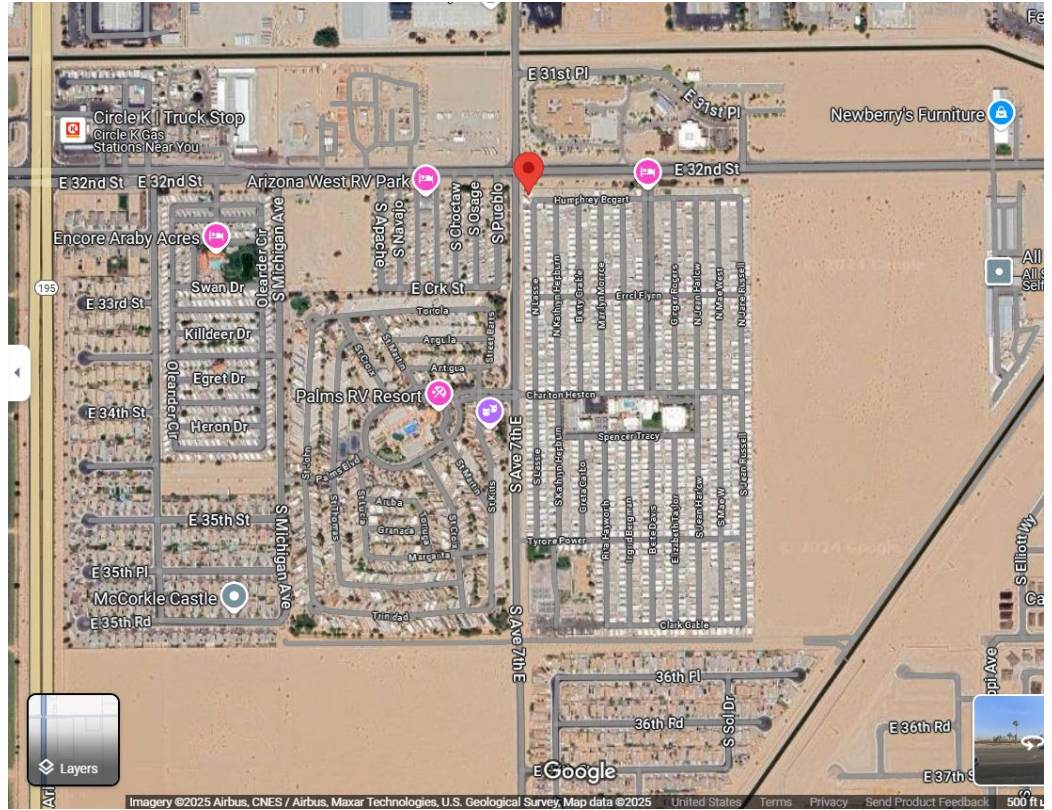




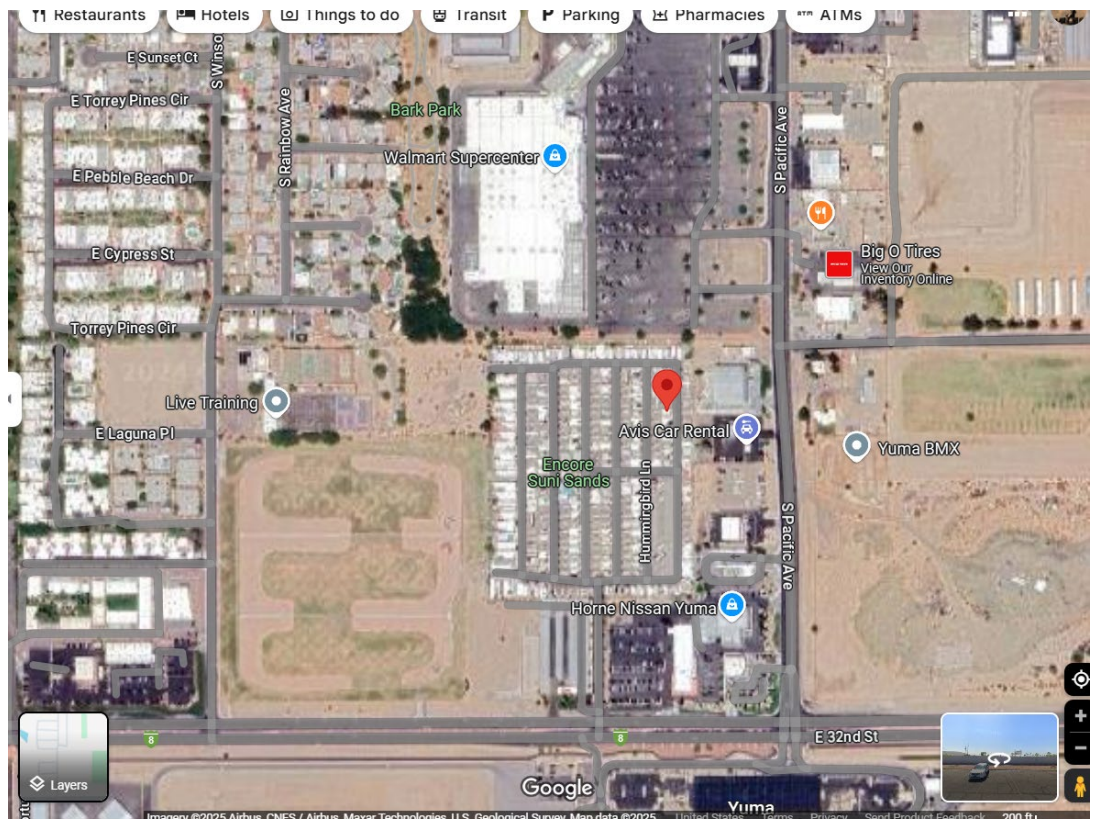
### Shady Acres



# Sun Vista RV Resort



# Suni Sands RV Resort



Sunrise Mobile Estates



Yuma Lakes RV Resort

