

*Via Postal Service Mail and Email*

July 28, 2022

Pima County Clerk of the Board  
33 North Stone Avenue  
Suite 100  
Tucson, Arizona 85701

**Re: Case P20SP000002, River House Trust, et. al – N. Craycroft Road Specific Plan and Comprehensive Plan Amendment.**

Dear Pima County Board of Supervisors:

As a resident of Pima County who lives within one-half mile of the proposed Endeavour Housing Development project site, and who regularly utilizes that segment of the Chuck Huckleberry Loop directly adjacent to the project, I am writing to express my strong opposition to the plan and urge that the Pima County Board of Supervisors reject without further consideration **Case P20SP000002, River House Trust, et. al – N. Craycroft Road Specific Plan and Comprehensive Plan Amendment**. There are multiple reasons why the plan should be denied, including the following.

### **The Planning Commission Failed To Provide Adequate Notice For Meaningful Public Comment**

As provided in Title 18.90.060 D. (Public Notice) of the Pima County Zoning Code, “A minimum of fifteen days prior to the hearing, the planning division shall provide notice by **posting of the property to be considered at the hearing.**” (D.1.b) (emphasis provided)

Since first learning of the proposed amendment and hearing, I walked the entire southern perimeter of the project site (east to west) for a minimum of at least 15 times. Beginning in the Huckleberry Loop parking lot immediately west of Craycroft Avenue and continuing for what I estimate to be at least one mile, there was only one public notice sign posted along the entire route (photo attached). Unlike previous public notices for this project, which were posted in both the parking lot and at multiple locations along the site perimeter, by providing only a single (and obscured) public notice sign, the County has failed to satisfy its own regulations of “posting of the property to be considered at the hearing.” Subsequently, on July 25, 2022, I found that even this sign had been removed – eight days prior to the hearing – leaving the local public completely uninformed and unaware of the action being discussed at the August 2, 2022 Board of Supervisors meeting. The County should, at a minimum, have installed at least as many signs as was done for the previous public hearing on this proposal so that the public would have the opportunity to provide meaningful input into the process. The County has unequivocally failed to meet its own public notice requirements and, for this reason alone, should postpone any further consideration of the project until such requirements have been fully met, satisfied and resolved.

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## **The Project Cannot Proceed Until It Fully Complies With the Clean Water Act**

At least one major federal environmental statute may apply to the proposed project, which must be addressed and resolved before approval can be granted by the County Board of Supervisors. Pursuant to the Clean Water Act (CWA), the developers are required to obtain a National Pollutant Discharge Elimination System (NPDES). This important program controls water pollution by regulating point sources, which include discrete conveyances such as pipes or man-made ditches, that discharge pollutants into waters of the United States. As demonstrated in its planning documents, the project will discharge waters directly from the site into the Rillito River, and thus needs comprehensive NPDES review and compliance pursuant to the CWA.

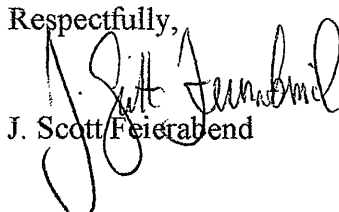
## **The Project Will Contribute to Additional Urban Sprawl, Exacerbate Traffic Congestion, Destroy Important Fish and Wildlife Habitat, is Environmentally Unsustainable, and Will Further Deplete Tucson's Dwindling Water Resources**

In addition to addressing the regulatory and permitting lapses described above, the project is not in the public interest, will yield significant financial windfalls to only a handful of private landowners and the developer, and comes at the expense of protecting the local community's environment, quality of life, and social fabric.

Despite the project proponent's assertions that its modified plan will yield a project with little impact to the local community and neighborhood, nothing could be further from the truth. The sheer number of units planned and hundreds of residents who will occupy the 34-acre parcel bear this out. Rather than dampening the fever-pitch development drive that now consumes Pima County and the urban sprawl it fuels, this project is instead an insult to a community that prides itself on land stewardship and a strong conservation ethic. Green lighting the project is nothing more than a nod to those who will reap huge financial gains and who will never have to deal with the consequences of their insatiable avarice: increased traffic congestion, permanent destruction of Pima County's ever-diminished open space and wildlife habitat, unsustainable use of Tucson's groundwater resources, and degrading one of our community's treasures – the Chuck Huckleberry Loop Trail

In closing, this project will benefit only those privileged few who have the financial capacity to live a life of luxury clandestined in a gated community. The cost borne by our local community – those outside this insulated sphere of entitlement, will be a degraded environment, loss of biological diversity, increased congestion and pollution, and a greatly diminished quality of life. For these, and the reasons cited above, the Pima County Board of Supervisors have no choice but to "just say no" and reject this ill-conceived and misguided project.

Respectfully,

  
J. Scott Feierabend



**Public Hearing**  
A hearing will be held by the  
**Pima County**  
**BOARD OF SUPERVISORS:**

Scheduled Meeting of the  
Pima County Board of Supervisors



This is a notice to inform you that a public hearing (meeting) will be held on Monday, September 10, 2007, at 9:00 AM, at the Pima County Administration Building - East Board of Supervisors Conference Room, 1st Floor, Tucson, AZ 85701, regarding the following case(s):

**SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT**

P20SP00002 RIVER HOUSE TRUST, ET AL. - N. C. request a 109-26-003  
COMPREHENSIVE 11 AMENDMENT Lazarus & Sylvn, P.C. 74 acres (parcel 109-26-003) the Low Intensity SR (South  
from the SR (South  
approximately 13-

[illegible][illegible]

You are advised that if you wish to attend, guidelines and further information, see: <https://pima.legistar.com/Calendar.aspx>, contact: [illegible]

The Board Hearing Room at 130 W. Congress St., 1<sup>st</sup> Floor is wheelchair accessible. Any person who is in need of special services (e.g., assistive listening device, material, signer for hearing impaired, accessible parking, etc.) due to any disability, please contact the Clerk of the Board at 520-724-8448 at least three (3) business days before the meeting.



## Corrie Cotugno

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**From:** Chris Casey <[REDACTED]>  
**Sent:** Thursday, July 28, 2022 1:39 PM  
**To:** COB\_mail  
**Subject:** River and Craycroft

**CAUTION:** 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.

I have lived in my home for 32 years. At that time there was the strip mall with library etc. Since that time there is Basis School, Natural Grocers, Quick Trip, Elmcroft and Storage Business and of course new apartment complex.

This has obviously created increased traffic and accidents.

Please disapproval the request.

Christine Casey  
2502 N Van Buren 85712

Sent from my Verizon, Samsung Galaxy smartphone

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CC

# AGENDA MATERIAL

DATE 8/2/22 ITEM NO. RA31

**Corrie Cotugno**

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**From:** Linda Jones [REDACTED] >  
**Sent:** Thursday, July 28, 2022 3:19 PM  
**To:** COB\_mail  
**Subject:** Dear supervisor

CAUTION: 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.

The intersection at East River Road & Craycroft is an extremely busy intersection with north & south & east & west traffic backed up in the early mornings, noon, & afternoons.

It will be a hazard for the students to cross to the shopping center, on the North corner or go into the library branch! The shopping center has an Whole Foods, Walgreens, a big pet store, restaurants, boutique shops, bank, Quick trip station & a large Storage Facility, Where will the new residents & visitors park. Just imagine the traffic congestion when this facility is built and occupied.

Please vote NO on this issue!!!!

Linda Jones, Sunrise Mtn. Ridge  
4551 N Arroyo Vacio  
Tucson, AZ. [REDACTED]  
8575  
Sent from my iPhone

JUL 28 22 PM 03:21 PC CLK OF BD