

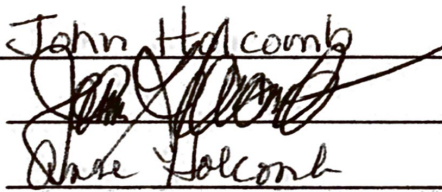
Special Use Docket SU-21-000005 (MM Ft Grant Rd)

____ YES, I SUPPORT THIS REQUEST. Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST. Please state your reasons:

We strongly oppose this application and request that Cochise County deny this application for special use. We own the parcels listed personally and farm them under the name Apple Annie's Produce & Pumpkins. This is a DBA for Apple Annie's Orchard, Inc., a family held corporation. See attachment for explanation.

(Attach additional sheets, if necessary)

PRINT NAME(S): John Holcomb Anne Holcomb
SIGNATURE(S):  20119001D
20119001H
20119001B
20119002
20119001K

YOUR TAX PARCEL NUMBER: 20119001J (the eight-digit identification number found on the tax statement from the Assessor's Office) or you look it up online by going to "Mapping Resources" on our website (<https://www.cochise.az.gov/development-services/home>)

Your comments will be made available to the Planning and Zoning Commission. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than Monday March 1, 2021 to be included in the staff report to the Planning and Zoning Commission.

RETURN TO: Christine McLachlan, Planner II
Cochise County Development Services
1415 Melody lane, Building F
Bisbee, Arizona 85603
cmclachlan@cochise.az.gov

Apple Annie's Orchard, Inc. Response to Special Use Docket SU-21-000005 (MM Ft Grant Rd)

Apple Annie's is a family owned business consisting of three locations in Willcox. We have been in business for 35 years, providing our customers with an outdoor farm experience. Over the years we have become a popular destination for people from around Arizona to come out and enjoy on-farm recreation while picking their own fruit and produce. We estimate that this past season, from July through October, we had 150,000 visitors at our Williams Road location. In addition, we have family members including young children, living on this farm. There are also up to 60 employees working on site. This farm is comprised of the parcels listed on the cover page. It is located directly across the intersection of Fort Grant and Williams Roads from the parcel listed in the Special Use application.

A few years ago Cochise County granted a Special Use permit for cannabis cultivation directly east of our farm. We feel that there was not full disclosure by the County or applicant on this proposed project. We were not advised of the offensive, skunk-like smell generated by cannabis or the potential health risks associated with its growing and processing.

Cannabis cultivation and processing is an emerging industry in the United States. As such, there is little information available on the potential health risks to workers, nearby residents and visitors. However, in a study in California, it is indicated that cannabis produces a harmful ozone layer close to the ground. Unlike the ozone layer in the atmosphere that protects our environment, this is a low level layer that holds toxic compounds. (Campbell, Khlystov, McDaniel, Samburova, Wolf 2019)

The Sulphur Springs Valley, which includes the area of this Special Use application, is subject to air inversions, a condition when the air is stagnant and moves very little. This would result in this harmful ozone layer being trapped at ground level and spreading in all directions. This is a typical weather pattern for September and October from early evening until late morning.

Apple Annie's Orchard, Inc. Response to Special Use Docket SU-21-000005 (MM Ft Grant Rd)

A strong, obnoxious odor is given off in cannabis cultivation and processing. It can best be described as the smell of a skunk after being hit by a car. Impacts from cannabis odors have been reported to include (Stevenson 2017):

- 1. Headaches**
- 2. Eye and throat irritation**
- 3. Nausea**
- 4. Discomfort being outside**
- 5. Mental stress**
- 6. Lack of desire to entertain guests (or in our case, to have customers to our farm)**

We acknowledge that cannabis cultivation, processing and sale is now legal in Arizona. It is a fledgling industry and is seen as a revenue stream for the State of Arizona, with it's 16% tax rate. Counties see the local economic development potential from cannabis production. Obviously, it is seen as a great money maker to investors with returns in excess of a million dollars per acre reported. However, little is known on the health risks associated with its cultivation and processing to those in close proximity on a daily basis.

We recommend that Cochise County only approve Special Use applications for cannabis cultivation and processing in remote locations of the county, where local residents and businesses will not be impacted.

We request that this application for cannabis cultivation and processing be denied. We further request that Cochise County, in cooperation with ADEQ, monitor emissions from all cannabis cultivation, in outdoor fields, greenhouses and processing facilities and require modification to comply with healthy air standards, or cease operation.

Apple Annie's Orchard, Inc. Response to Special Use Docket SU-21-000005 (MM Ft Grant Rd)

Literature Cited:

- 1. Campbell D., Khlystov A., McDaniel M., Samburova V., Wolf M., Dominant Volatile Organic Compounds (VOCs) Measured at Four Cannabis Growing Facilities (2019) Journal of the Air & Waste Management Association. Available online.**
- 2. Stevenson M., Literature Review on the Impacts of Cannabis Cultivation (2017) Horizon Water and Environment, LLC. Available online.**

Special Use Docket SU-21-000005 (MM Ft Grant Rd)

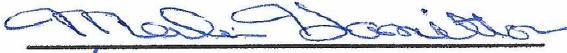

_____ YES, I SUPPORT THIS REQUEST. Please state your reasons:

X NO, I DO NOT SUPPORT THIS REQUEST. Please state your reasons:

We strongly oppose this application AND Request That Cochise County deny this Application for Special USE. We Live on Ranch House Road not MORE THAN 2 miles AWAY (AS THE CROW FLIES). There ARE Times when the Smell of Skook is pretty BAD! I AM concerned ABOUT the health of my family now AND in the future. We never knew ABOUT the present Facility Being Approved until it WAS over.

(Attach additional sheets, if necessary)

PRINT NAME(S): MERLIN HAMILTON SHERRY HAMILTON

SIGNATURE(S): 


YOUR TAX PARCEL NUMBER: 209-15-00355 (the eight-digit identification number found on the tax statement from the Assessor's Office) or you look it up online by going to "Mapping Resources" on our website (<https://www.cochise.az.gov/development-services/home>)

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RETURN TO: Christine McLachlan, Planner II
Cochise County Development Services
1415 Melody lane, Building F
Bisbee, Arizona 85603
cmclachlan@cochise.az.gov

SPECIAL USE Docket
SU-21-000005 (mm FT Grant Rd)

WE THINK THAT COCHISE COUNTY PLANNING AND ZONING COMMISSION SHOULD CHANGE THEIR WAY OF ADVERTISING AND LET THE GENERAL PUBLIC KNOW WHATS GOING ON. IF YOU ARE NOT A LANDOWNER NEXT TO THE APPLICANT YOU DON'T KNOW. IN THIS CASE THE SMELL TRAVELS MILES.

FOR INSTANCE DOCKET SU-21-000005 (mm FT Grant Rd) THERE ARE NO SIGNS ON ANY CORNER OF THIS PARCEL.

IF YOU DON'T DENY THIS APPLICATION YOU SHOULD TABLE IT UNTILL THE PEOPLE AROUND THE PRESENT FACILITY SEE HOW THE OUTSIDE (OPEN AIR) PLANTING WILL AFFECT THEM AND THEIR NEIGHBORS LIKE US.

I AM A LITTLE CONCERNED ABOUT THE HEALTH RISK.

PLEASE DENY THIS APPLICATION -

LET US SMELL THE FRESHNESS OF
NEWLY CUT ALFALFA NOT A WASTY
SKUNK SMELL!

Special Use Docket SU-21-000005 (MM Ft Grant Rd)

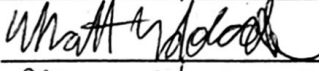

YES, I SUPPORT THIS REQUEST. Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST. Please state your reasons:

We oppose this application and request that Cochise County deny it. Cannabis cultivation on a large scale is a new enterprise and as such little is known about the medical impacts of those exposed to it. We have had experience with cannabis cultivation and processing with the Willcox Greenhouse located directly East of our farm and residence. We have experienced the strong skunk smell and have had headaches as a result. Please deny this application. It is in the best interest of our family, employers, neighbors and the thousands of customers that visit our farm.

(Attach additional sheets, if necessary)

PRINT NAME(S): Matt Holcomb, Alicia Holcomb

SIGNATURE(S):  20119001 D 20119002
 20119001 H
20119001 G
2011900 K

YOUR TAX PARCEL NUMBER: 20119001J (the eight-digit identification number found on the tax statement from the Assessor's Office) or you look it up online by going to "Mapping Resources" on our website (<https://www.cochise.az.gov/development-services/home>)

Your comments will be made available to the Planning and Zoning Commission. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than **Monday March 1, 2021** to be included in the staff report to the Planning and Zoning Commission.

RETURN TO: Christine McLachlan, Planner II
Cochise County Development Services
1415 Melody Lane, Building F
Bisbee, Arizona 85603
cmclachlan@cochise.az.gov

From: [Craig Boudle](#)
To: [McLachlan, Christine](#)
Cc: cboudle@msn.com; [Kirschmann, Robert](#)
Subject: RE: Christine Contact
Date: Monday, March 1, 2021 6:46:01 PM

CAUTION: EXTERNAL EMAIL*

Hi Christine,

Thank you for the opportunity to provide you with a better understanding of our concerns as it relates to the Fort Grant / Williams Road SUP application. We have outlined our most vital concerns regarding this project, once you have had the opportunity to review them, happy to discuss further.

- Scale of the Project /Unknown Impact
 - The proposed project as currently presented, is incredibly large in scale and lacking in detail. Without the appropriate information, impact studies etc., the impact on the community is completely unknown (parking, traffic impact, water, nuisance, congestion etc.). This is terrifying given the sheer size and scale of what they seem to be proposing.
- Impact on the Willcox Playa Aquifer
 - We have seen an enormous increase on the Willcox Playa aquifer, which has already led to the demand to exceed recharge at an alarming rate.
 - A project of this size should provide a clear understanding of its impact on the aquifer, as well as a description of its plan for conservation and efficiencies in its technology and operations. As its currently been provided, the impact is completely unknown, which we fear will create long lasting negative effects on its neighbors as well as the County as a whole.
- Majority of the Property is in the Floodplain
 - Over 70% of the property is in the floodplain. Given the sheer size and scale of this facility, there is a significant and real risk that the current floodplain water management system, via detention and retention basins, will develop into pest breeding grounds, destroying neighboring crops and farms, including our own.
- Crop Cross-Contamination
 - When any “specialty crops,” or crops that are intensively cultivated, are cultivated outdoors, operators must ensure the specialty crops are grown in isolation or in the least, with a significant degree of separation from other specialty crops. One of the potential dangers of failing to do so and instead planting specialty crops in close proximity to one another, means a drastic increase in the chance of cross-contamination, leading to destruction of crops and a failure of the crop reaching

its full potential (with devastating financial effects). While certain steps can be taken to help avoid cross-contamination, if the contamination derives from a neighboring farm, there is little to nothing that can be done to protect the integrity of our own planted crops.

- Like other types of specialty crops, various disruptive and potentially destructive agricultural consequences also arise when outdoor cannabis cultivations are permitted to operate within close proximity to one another. As a result, industry experts recommend a minimum of 10 miles between outdoor cannabis fields.
- Cross-contamination can have any number of devastating effects on neighboring crops, including but not limited to:
 - Decreased Yield
 - Destruction of Genetics
 - Spread of Other Destructive Contaminants (mold, mildew, and other devastating contaminants)
- Transfer of Pests and Disease (Nuisance)
 - Allowing multiple cannabis cultivations to be built and established within close proximity to one another, means there is also an increased likelihood of the transfer of pests and disease which can lead to crippling infestations and crop destruction, creating a clear public nuisance for surrounding neighbors and the environment.

In short there is very little information or detail provided for this project and due to its proposed size and scale, we are gravely concerned that there will be long lasting negative effects on its neighbors, the environment, water, leading to pest infestation, cross-contamination, disease and crop destruction of neighboring farms. We are asking the County consider these potentially devastating liabilities when reviewing this project proposal. Thank you in advance for your time and consideration of our concerns and again, I'm happy to discuss further by phone or in person if that would be helpful.

Best regards,

Craig Boudle
The Pharm
520-559-0800

From: McLachlan, Christine <CMcLachlan@cochise.az.gov>
Sent: Friday, February 26, 2021 2:10 PM
To: Craig Boudle <cboudle@msn.com>
Subject: RE: Christine Contact

Hi Craig, my report should be finalized Tuesday. Given that a similar type and size of operation was

proposed in both locations, there are definitely some overlaps between the two reports. Is there any particular concern or recommendation you would like included in my report? If so, feel free to send it my way. So far I have only received comments from Apple Annie's and one other neighbor.

Thanks!

Christine McLachlan, AICP
Planner II
Cochise County
Development Services Department
1415 Melody Lane, Building F
Bisbee, AZ 85603
cmclachlan@cochise.az.gov
P: 520-432-9266
F: 520-432-9278

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www.cochise.az.gov

GIS Online: [INFOMap](#)

Apply for a permit online: [CITIZEN SERVE](#)

From: Craig Boudle <cboudle@msn.com>
Sent: Friday, February 26, 2021 2:00 PM
To: McLachlan, Christine <CMcLachlan@cochise.az.gov>
Subject: RE: Christine Contact

CAUTION: EXTERNAL EMAIL*

Hi Christine,

I have lots of questions and great concerns as an abutting neighbor to the south at The Pharm, as I'm sure Robert has shared with you.

How is the staff report progressing? I am anxious to see how this report compares to the Birch Road application.

Best regards,

Craig Boudle
520-559-0800

From: McLachlan, Christine <CMcLachlan@cochise.az.gov>
Sent: Friday, February 5, 2021 12:40 PM
To: Craig Boudle <cboudle@msn.com>
Subject: RE: Christine Contact

Hi Craig, I will be the case planner for this permit. This case is currently scheduled to go before our planning and zoning commission on March 10th. I'm attaching the application to this email. The staff report and presentation should be complete no later than March 5th and will be available online as an agenda attachment for the 3/10 meeting. Let me know if you have any questions or concerns.

Thanks,

Christine McLachlan, AICP
Planner II
Cochise County
Development Services Department
1415 Melody Lane, Building F
Bisbee, AZ 85603
cmclachlan@cochise.az.gov
P: 520-432-9266
F: 520-432-9278

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From: Craig Boudle <cboudle@msn.com>
Sent: Friday, February 5, 2021 12:29 PM
To: McLachlan, Christine <CMcLachlan@cochise.az.gov>
Subject: FW: Christine Contact

CAUTION: EXTERNAL EMAIL*

Hi Christine,

My name is Craig Boudle. Robert gave me your contact information, as he said that you would be the person to talk to about the upcoming SU permit application for Willcox OC, LLC's Ft Grant and Williams Rd / Parcel # 201-17-002E application. Can you tell me when the file will be available for viewing?

Best regards,

Craig Boudle
520-559-0800

From: Kirschmann, Robert <RKirschmann@cochise.az.gov>
Sent: Wednesday, February 3, 2021 9:23 AM
To: Craig Boudle <cboudle@msn.com>
Subject: Christine Contact

CMcLachlan@cochise.az.gov

Robert Kirschmann

Planner II
Cochise County Community Development
Development Services Department
126 West 5th Street, Suite 4
Benson, AZ 85602
520-432-9248 Direct
520-999-9286 Cell
520-432-9278 fax

GIS Online Map: [INFOMap](#)
APPLY ONLINE: [CITIZEN SERVE](#)

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