

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Marvin Hansen



VICE CHAIRPERSON:

Adam Peck

COMMISSIONERS: Mary Beatie, Chris Gomez, Chris Tavarez, Adam Peck, Marvin Hansen

MONDAY, SEPTEMBER 27, 2021, 7:00 P.M.

VISALIA COUNCIL CHAMBERS

LOCATED AT 707 W. ACEQUIA AVENUE, VISALIA, CA

Citizens may appear at the Planning Commission meeting in person and will be asked to maintain appropriate, physical distancing from others and wear a mask or face shield pursuant to the Governor's Executive Orders and public health guidance during the COVID-19 situation.

1. CALL TO ORDER –
2. THE PLEDGE OF ALLEGIANCE –
3. CITIZEN'S COMMENTS – This is the time for citizens to comment on subject matters that are not on the agenda but are within the jurisdiction of the Visalia Planning Commission. You may provide comments to the Planning Commission at this time, but the Planning Commission may only legally discuss those items already on tonight's agenda.

The Commission requests that a five (5) minute time limit be observed for Citizen Comments. You will be notified when your five minutes have expired.
4. CHANGES OR COMMENTS TO THE AGENDA –
5. ONSENT CALENDAR – All items under the consent calendar are to be considered routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be removed at the request of the Commission and made a part of the regular agenda.
 - a. No Items on Consent Calendar
6. PUBLIC HEARING – Cristobal Carrillo, Associate Planner
Summerstone Tentative Subdivision Map No. 5580: A request by Holly Hills Group (4Creeks) to subdivide 8.73-acres into a 46-lot single-family residential subdivision with six letter lots in the R-1-5 (Single-Family Residential 5,000 sq. ft. minimum lot area) zone. The project site is located east of North Marcin Street, approximately 511 feet north of West Hurley Avenue (APNs: 085-540-019 and 085-570-008). An Initial Study was prepared for this project, consistent with the California Environmental Quality Act (CEQA), which disclosed that environmental impacts are determined to be not significant and that Negative Declaration No. 2021-31 be adopted.

7. CITY PLANNER / PLANNING COMMISSION DISCUSSION –

- a. Draft Planning Commission Guidelines
- b. Future presentation on Senate Bill 9 and Senate Bill 10
- c. Next Planning Commission Meeting is Monday, October 11, 2021

The Planning Commission meeting may end no later than 11:00 P.M. Any unfinished business may be continued to a future date and time to be determined by the Commission at this meeting. The Planning Commission routinely visits the project sites listed on the agenda.

For Hearing Impaired – Call (559) 713-4900 (TTY) 48-hours in advance of the scheduled meeting time to request signing services.

Any written materials relating to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the City Office, 315 E. Acequia Ave. Visalia, CA 93291, during normal business hours.

APPEAL PROCEDURE

THE LAST DAY TO FILE AN APPEAL IS THURSDAY, OCTOBER 7, 2021, BEFORE 5 PM

According to the City of Visalia Zoning Ordinance Section 17.02.145 and Subdivision Ordinance Section 16.04.040, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal form with applicable fees shall be filed with the City Clerk at 220 N. Santa Fe, Visalia, CA 93292. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.visalia.city or from the City Clerk.

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, OCTOBER 11, 2021

City of Visalia

Memo



To: Planning Commission
From: Cristobal Carrillo, Associate Planner
(559) 713-4443
cristobal.carrillo@visalia.city
Date: September 27, 2021
Re: Withdrawal of Summerstone Tentative Subdivision Map No. 5580

Recommended Action

Staff recommends that the Planning Commission open the public hearing, take public comment, and close the hearing. No additional action is required. The project has been withdrawn at the request of the applicant.

Discussion

Staff has received an e-mail from Matt Ainley, consultant representing the project proponent, requesting the withdrawal of Summerstone Tentative Subdivision Map No. 5580. Per Attachment No. 1, no motive was given for the request.

Staff received a large number of comments from the public regarding the request. Written comments received are provided in Attachment No. 2. Staff has contacted all persons that provided public comment and informed them that the project has been withdrawn. However, in the event that some members of the public are not aware of this action, staff recommends introducing the item so the public in attendance can be informed that the item has been withdrawn. Any future project proposals at the location will be subject to the City's development review process.

Attachments:

1. E-mail from Project Representative Matt Ainley, 4Creeks – September 21, 2021
2. Public Comment E-mails

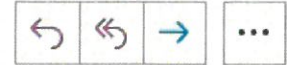
Re: Summerstone Subdivision - Public Comment E-mails



Matt Ainley <matta@4-creeks.com>

To ● Cristobal Carrillo

Cc ● Paul Bernal; ○ Brandon Smith; ● Adrian Rubalcaba; ○ Matt Graham; ○ Daniel Bailey



Wed 3:34 PM

Retention Policy 45 Day Retention (45 days)

Expires 11/06/2021

You replied to this message on 09/22/2021 4:13 PM.

Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

Hi Cristobal,

Sorry again for the news.

Per our client, please stop work and shelf this application.

Thank you for your time. If there is any portion of the application fee that can be refunded the client would greatly appreciate that consideration.

Have a great afternoon,
Matt

Cristobal Carrillo

From: Susan Currier
Sent: Thursday, September 16, 2021 8:40 AM
To: Cristobal Carrillo
Subject: FW: Housing plan for East of N. Marcin Ct

I think this is yours.

From: Melissa Faria <hjhayco@sbcglobal.net>
Sent: Wednesday, September 15, 2021 7:53 PM
To: Susan Currier <Susan.Currier@visalia.city>
Subject: Housing plan for East of N. Marcin Ct

Hi Susan,

I have been made aware of a proposed subdivision going in near Hurley School east of North Marcin st.

I would like to request that the city and developer consider a 55-year and older community or reduce the number of homes and increase the lot sizes. Otherwise, these 46 starter homes may become low-income rental properties in our established neighborhood! There are so many new homes already being built in our neighborhood and it's causing an explosive increase in traffic as is. It is already impossible to get across Shirk in the morning or afternoon.

Thank you

Mrs. Faria

Cristobal Carrillo

From: Susan Currier
Sent: Thursday, September 16, 2021 2:19 PM
To: Cristobal Carrillo
Subject: FW: 46 home subdivision on Marcin Ct

FYI

From: Lorraine Clawson <LorraineClawson@outlook.com>
Sent: Thursday, September 16, 2021 2:01 PM
To: Susan Currier <Susan.Currier@visalia.city>
Subject: Re: 46 home subdivision on Marcin Ct

This is regarding the 46 homes subdivision seeking approval.

Hurley in the morning and afternoons, due to the elementary school is very overcrowded with cars. It appears the subdivision would only have one outlet. Most subdivisions have more than one way out. Marcin dead ends into a gated community on the north end.

Visalia needs an over 55 community that offers private homes such as Turnberry Estates. An over 55 community would not have as many cars, children, etc.

Lorraine Clawson

Cristobal Carrillo

From: JIM WOOD <JIMAWOOD@msn.com>
Sent: Friday, September 17, 2021 3:03 PM
To: Cristobal Carrillo
Subject: RE: Summerstone Subdivision

Response to the City of Visalia regarding the public hearing on September 27, 2021

SUBJECT: Summerstone Tentative Subdivision Map No. 5580

LOCATED on Marcin just north of Hurley

Submitted by: James Wood, 727 N. Branson Ct, Visalia Our Property adjacent to the proposed subdivision.

To the Visalia Planning Commission:

We have lived at this address for 2-1/2 years and are familiar with the area. This area at Hurley and Marcin is highly impacted right now with school traffic in the morning and afternoon with cars parked on the Marcin and Hurley along with being backed up in the street trying to turn into the school. We feel the addition of 46 houses adjacent to the school and to Marcin Estates would be a detriment to the area for both traffic and safety of children going to Hurley School.

CONCERNS:

As we have seen the tentative subdivision map there is only one egress/ingress to the new subdivision off Marcin. Marcin is a **DEAD END** road leading to the gated Marcin Estates. In observing other high-density subdivisions of this nature there will be numerous cars added to the area thus adding to the already impacted intersection at Hurley and Marcin. **SEE ATTACHED PHOTOS**



(I have more

photographs if needed)

Marcin and Hurley at 8:05 AM

Another concern is fire safety as there is only one egress/ingress to the proposed subdivision off Marcin. With one entrance/exit and all interior streets being cul-de-sacs I would think the fire department would have issues responding quickly with that design or even being able to get to the entrance during high traffic times. I was personally involved with the Cherry Creek Subdivision off Cherry and Lovers Lane in which the original subdivision map had one entrance and a circular pattern, the fire department required it to be redesigned with 2 ingress/egress for it to be accepted.

ALTERNATIVES:

I understand that as the property is zoned for high density that this kind of design could be acceptable but I think there are alternatives to help relieve the traffic, safety and other concerns.

Please consider a housing subdivision like Turnberry Place. It has one gated entrance, single story houses with restrictions for parking on the street and is a circular traffic pattern much easier for emergency services. Turnberry Place

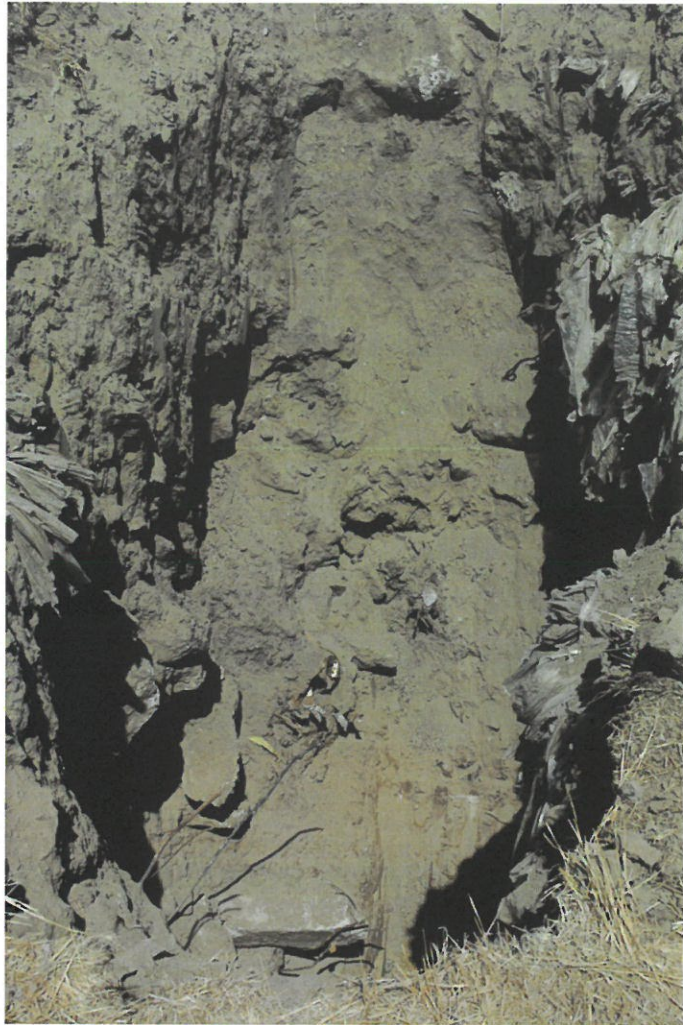
is more designed and appeals to older, retired citizens who do not have as many cars and tend to not travel in and out of their area as much as younger working people. Older residents also have fewer people in each home which reduces the number of trips in and out each day. We have many "Baby Boomers" that have and are retiring, and this would be a good alternative.

Respectfully,

James Wood

727 N.Branson Ct, Visalia. 559-799-4539 Email: jimawood@msn.com





Cristobal Carrillo

From: Susan Currier
Sent: Tuesday, September 21, 2021 8:06 AM
To: Cristobal Carrillo
Cc: Paul Bernal
Subject: FW: Summerstone Subdivision

FYI

-----Original Message-----

From: Jose <j3vino1953@yahoo.com>
Sent: Monday, September 20, 2021 7:41 PM
To: Susan Currier <Susan.Currier@visalia.city>
Subject: Summerstone Subdivision

As a builder/developer who has lived in the area on an acre lot, it was my understanding that the city was going to have the surrounding areas be 1/2 to 1 acre lots for custom residential homes. I would propose that they develop the tentative Summerstone subdivision as 1 acre lots which would provide them the same opportunity for a high ROI. As a resident of Meadowcrest Estates I have come across many residents of Visalia interested and of means to purchase 1/2 acre to 1 acre lots with larger homes. What the city also needs to take into account is that they too will profit more from property taxes on larger homes with a higher assessment value than they would make on property taxes on 46 smaller sq ft homes with less tax revenue to the City of Visalia. The city will also spend less revenue providing the necessary services (fire,police,publiс works)etc for residents of 1 acre lots vs 46 residential lots as proposed. And lastly the traffic congestion must be taken into account.

Jose R. Treviño
Sent from my iPhone

Cristobal Carrillo

From: Susan Currier
Sent: Monday, September 20, 2021 8:06 AM
To: Cristobal Carrillo
Cc: Paul Bernal
Subject: FW: Summerstone tentative subdivision

FYI

From: rtbuilds4u <rtbuilds4u@gmail.com>
Sent: Sunday, September 19, 2021 4:33 PM
To: Susan Currier <Susan.Currier@visalia.city>
Subject: Summerstone tentative subdivision

To The City Planning Division

I have lived in a nearby gated subdivision for over 10 years and my concern is for the property value of my home along with homes in the 3 surrounding gated neighborhoods. My feelings are that these proposed homes are too small and the lot sizes are equally too small. The developer is trying to fit too many homes in the area to increase their profit margin, however that would be at the expense of the safety of our children at Hurley Elementary School. The City Planning Division needs to also consider the negative effect of traffic in a school zone due to the fact that Marcin St ends in a cul de sac for those that don't live in the Marcin Estates.

Rigoel Trevino

Sent via the Samsung Galaxy S8 Active, an AT&T 5G Evolution capable smartphone

Cristobal Carrillo

From: Susan Currier
Sent: Monday, September 20, 2021 8:06 AM
To: Cristobal Carrillo
Cc: Paul Bernal
Subject: FW: Summerstone Tentative Subdivision

FYI

From: Bettina Marroquin <bettina.rda19@yahoo.com>
Sent: Sunday, September 19, 2021 4:09 PM
To: Susan Currier <Susan.Currier@visalia.city>
Subject: Summerstone Tentative Subdivision

As a local resident near this tentative subdivision I have real concerns over the size and amount of lots proposed in this development. Marcin street becomes very congested with traffic due to Hurley school and the fact that the street doesn't go thru, therefore adding 46 lots with a minimum of 2 cars per lot will severely affect the flow of traffic and cause too much congestion. It is the city's responsibility to take this into consideration for the safety of our children and families already residing in the area. As a long time resident of Visalia my hopes are that the City Planning Division listen to and highly consider the concerns of those who matter the most, all local residents living in the area.

Thank you for your time and consideration,

Bettina Trevino

[Sent from Yahoo Mail for iPhone](#)

Cristobal Carrillo

From: Susan Currier
Sent: Monday, September 20, 2021 8:07 AM
To: Cristobal Carrillo
Cc: Paul Bernal
Subject: FW: Summerstone tentative subdivision

FYI

From: Raquel Trevino <raquelrt19@yahoo.com>
Sent: Sunday, September 19, 2021 5:01 PM
To: Susan Currier <Susan.Currier@visalia.city>
Subject: Summerstone tentative subdivision

City Planning Division

As a nearby resident and concerned grandmother of a Hurley Elementary School student I would like to voice my concerns over this proposed project.

The Planning Division needs to take into account that they have already approved affordable housing townhomes/homes nearby in the area of Shirk/Doe which will congest traffic in that area and adding another 46 affordable income homes 1 mile down the street to Hurley and Marcin will create a nightmare for residents and families traveling from Marcin to Hurley and down Shirk. Marcin as a cul de sac is not designed to accommodate high level school traffic let alone an additional 46 lots for homes with a minimum of 2 cars per lot. And you MUST take into account that Marcin street cannot be turned into a thru street, there is no accommodating this street for the high traffic that would be created.

I would suggest larger lots with larger homes to reduce the amount of vehicles traveling in that area.

Raquel R. Trevino
[Sent from Yahoo Mail for iPhone](#)

Cristobal Carrillo

From: Jessica Avery <sejj64@yahoo.com>
Sent: Tuesday, September 21, 2021 8:43 AM
To: Susan Currier; Cristobal Carrillo
Subject: Summerstone Tentative Subdivision Map No.5580
Attachments: Summerstone Tentative Subdivison.pdf

Good morning,

Attached are my comments regarding the proposed subdivision on North Marcin Street. I would also like to add an additional comment. I believe it would benefit the neighborhood, Hurley School, and the Planning Committee if this proposal could be delayed for at least two years. This would at least give the city time to appropriately plan for the increase of traffic and water usage.

Please let me know when you have received the email and attached document.

Thank you

Jessica Avery
615 N. Branson Court
(559) 303-9671
sejj64@yahoo.com

Cristobal Carrillo

From: Susan Currier
Sent: Monday, September 20, 2021 9:30 AM
To: Cristobal Carrillo
Cc: Paul Bernal
Subject: FW: Hosing development near Hurley elementary

FYI

-----Original Message-----

From: Jenelle Rodela <jnellygrl@gmail.com>
Sent: Monday, September 20, 2021 9:28 AM
To: Susan Currier <Susan.Currier@visalia.city>
Subject: Hosing development near Hurley elementary

Dear Susan,

I am writing this email with sadness in my heart that you and your team did not deem it necessary to inform the neighborhoods in and around Hurley Elementary that you are planning to build 46 low income homes in this area. I had to find out through someone talking about it on the next door app. It shows you are being sneaky and don't want the hear from the majority of the people who live here and do not want us to know till it's to late. I live walking distance to Hurley and should of been notified.

We have a very nice neighborhood and school. I am concerned about the population that will come into our neighborhood and that it will lower our school rating, and bring out property value down as well. We choose to live in this area because of the school for our Children and because of the safe neighborhood. And we don't want that to change or be compromised.

Thank you for your time,
Jenelle D. Rodela

Sent from my iPhone

City of Visalia, Planning Commission:

My name is Michael Donnelly. My family and I are submitting comments to be distributed to the Planning Commission before the public hearing, on Monday, September 27, 2021, and incorporated into the official record, for the proposed Summerstone 46-lot subdivision on the vacant land (APNs 085-540-019 and 085-570-008) at the dead end of North Marcin Street, north east of Hurley Elementary School. I own and live at 6306 West Hurley Avenue, a single-family residence on 3.6 acres adjoining to the east of the proposed development.

While living at my home, I have learned some history of this land from the previous owner Carol Ziemann and neighbors Shannon Walker and Craig Branco, who have both own homes in the area for over 20 years. Several decades ago, W. S. and Rose Stokes, and John and Jeanne Worthington, owned, farmed, and sold dirt from this land to support themselves. There was once a deep slough full of wildlife near the north edge of the proposed development. Clean dirt and sand were hauled away to support various construction projects, such as State Route 198, garbage, trash, and landfill dirt were dumped to backfill. The dirt is full of debris from the top of the surface to 15' deep to include concrete, asphalt, scrap metal, automotive parts, and other trash. Then Melvin and Carol Ziemann owned the land before the Visalia Unified School District (VUSD) acquired it. Under VUSDs ownership, the VUSD and the city changed the zoning from R-A, Agricultural zone to R-1-5, Single-family residential zone – 5,000 square foot minimum site area. Current residents in the area, between Akers Street and Shirk Road, and West Hurley Avenue and Goshen Avenue, would argue a minimum zoning of R-1-12.5, Single-family residential zone – 12,500 square foot minimum site area, would be more consistent with the established large sized lots in the Hurley area.

Even knowing some of the land's history and about the debris filled dirt, I emailed Mr. Robert Groeber, Visalia Unified School District (VUSD) Superintendent, of my interest to buy the land, on November 5, 2017. I forwarded this email separately to Mrs. Susan Currier at Susan.Currier@Visalia.City to be included in my comments. Additionally, Mr. Groeber and I have had subsequent telephone conversations regarding my family acquiring the land.

Approximately two years ago, St. Paul's Church acquired vacant land on the southeast corner of West Hurley Avenue and North Marcin Street. I communicated with a church leader, whose name I cannot recall at this time, of my desire to purchase the land owned by VUSD, and proposed combining our financial resources to acquire the land, which appealed to him and suggests an interest in buying the land when it became available for sale.

Approximately two weeks ago, I saw a soil engineer collecting surface samples on the south side of the VUSD land. I advised the engineer he should be collecting samples further north and deeper as the area was a landfill. The following day, the soil engineer used a mini-excavator to excavate three locations. A week later, the soil engineer and the developer used a full-size excavator to excavate eight locations approximately 17' deep. The excavation revealed an extremely high volume of landfill debris down to approximately 15' deep. With so much debris in the dirt, can proper soil compaction be achieved before development? The developer should be required to disclose the homes are constructed on a former

dump site in the event of cracking foundations and other resulting settling issues. Six of the eight 17' deep pits are still irresponsibly exposed, an extreme safety hazard near an elementary school and my home. I forwarded photos in a separate email to Mrs. Susan Currier.

Myself and the neighbors I have spoken with regarding the proposed subdivision, including those in land development and in the real estate profession, were unaware the land had been available for sale. Due to the soil engineer collecting samples, to my surprise I discovered the land was in escrow. I contacted VUSD and discovered Mr. Groeber, retired within the year. Therefore, I spoke with Mr. Jerry Lemus, who outlined the VUSD property disposition of public land. VUSD advertises land for sale in the classified section of the Visalia Times Delta and possibly The Kaweah Commonwealth. In this day and age, I would argue most citizens looking to purchase real estate or land would consult a realtor, use the Multiple Listing Service, or search online, not page through the classifieds in the back of a newspaper. First, the land is offered to other public entities and non-profit organizations. Was St. Paul's Church, who owns adjoining land, made aware of the VUSD land for sale? Next, if public entities and non-profit organizations decline the land, then the land is auctioned. There were only two bids submitted at auction: the Southern California developer's bid and Tulare County resident Mr. Greg Nunley's \$700,000 bid. Finally, VUSD uses Graham and Associates as their broker. There was never a for sale sign posted on the land. VUSD needs to more effectively make the public aware of public land sales, and the process of selling public land needs to modernize to more effectively reach the public. I live next door, expressed interest in owning the land to VUSD, and feel like the sale process is not transparent. As a result of the VUSD land sale process, myself and other neighbors missed the opportunity to even consider the purchase of this land.

Pursuant to City Ordinance 2388, the Environmental Coordinator of the City of Visalia found the proposed development of this land will have a less than significant impact upon the environment. Will the Environmental Coordinator require the developer to sift through dirt to separate out the landfill debris as deep as needed to clean dirt? The prevailing wind blows from the northwest toward my house and other homes. During this process, the dirt and dust will become airborne, despite mitigation efforts. After the land is sifted of debris, will the land meet compaction requirements? The Federal Emergency Management Agency (FEMA) identified this area as a Special Flood Hazard Area (SFHA), yet the developer's proposal does not include a ponding basin. Where will water run-off? Will the proposed 46 new homeowners be able to afford the required extra flood insurance payment? Additional water needed to service 46 new home owners is also a concern. Look at the land on map 5580, beyond the proposed 46-lot development. Notice the large lot sizes in the area, each with a custom home. Look off map 5580, broader on this side of town. Notice the large lot sizes in the Hurley area, each with a custom home. The proposed 46-lot development, mostly sized at 5150 square feet, would have a significant environmental impact on this land and surrounding community.

In the Hurley Elementary School zone, already the area at West Hurley Avenue at North Marcin Street is significantly impacted with vehicular and pedestrian traffic. Additionally, Shirk Road is congested. The new subdivision near North Preston Street and West Hillsdale Avenue, St. Paul's Church future kindergarten through fifth grade school northeast of the intersection, and the proposed 46-lot development will bring even more vehicular and pedestrian traffic. Hurley Elementary School

employees and others park vehicles along both the northbound and southbound roadway edge of North Marcin Street. Parents use North Marcin Street to drop off and pick up children from school, which is chaotic and frustrating at peak times. The only ingress and egress for this proposed development will be at the dead end of North Marcin Street. The additional vehicles 46 new households will bring to the area will be a detriment to traffic and pedestrian safety.

In addition to traffic and pedestrian safety, another safety concern is having only one access point to the subdivision for potentially 46 families. To address this concern, the developer's Summerstone Tentative Subdivision Map proposes a gate for emergency access to the proposed development from my private driveway. The developer's map indicates there is an existing easement in favor of the proposed development. After reviewing my title, I confirmed the only easement granted on my private driveway is to the Southern California Edison Company for the purpose of public utilities, recording date October 7, 1953, recording Book 1701, Page 629 of Official Records. My private driveway, which I pay property tax on and maintain, is the only access to West Hurley Avenue for my family. Therefore, I do not grant the developer permission to use my private driveway for construction access. Though I support emergency services, I do not grant an emergency access easement from my private driveway to the proposed development, especially not a 40' see-through gate. Branson Court, a gated community adjoining my private driveway to the east, does not have an emergency access easement to my private driveway for the homes and only has one ingress and egress location at West Hurley Avenue. Therefore, the proposed development will only have one ingress and egress at North Marcin Court, a public road.

The proposed subdivision map reflects a proposed city standard 6' wood fence. When I spoke with the developer Mr. Brad Bailey, Mr. Bailey indicated the subdivision will have a block wall around my property, which I desire over wood for durability, privacy, and security. Additionally, the subdivision map does not specify if the homes will be single or multiple stories. Since the development surrounds my property on the west and south sides, I request single story homes for privacy, to not obstruct my views, and for better airflow. Due to my home's distance from public water, gas, and other utilities, I currently have a well, a propane tank, and a septic tank. I request the developer to bring water and utilities to my property, which Mr. Bailey stated the development will.

My family and I adamantly oppose this 46-lot subdivision. This proposed Summerstone 46-lot subdivision does not appear to meet the goals and regulations set forth in the City of Visalia Municipal Code or California Government Code. To lessen the impact on the land and the area, consider alternatives such as large lots with maybe eight to ten custom homes like the homes on West Grove court, west of this proposed development, which is more consistent with map 5580, and this area.

Respectfully,

Michael, Deborah, Katelyn, and Meghan Donnelly

6306 West Hurley Avenue, Visalia, CA 93291, (559) 232-4293, michaeldonnellyca@gmail.com

Cristobal Carrillo

From: Susan Currier
Sent: Monday, September 20, 2021 11:06 AM
To: Cristobal Carrillo
Cc: Paul Bernal
Subject: FW: Hurley Avenue Vacant Land
Attachments: Hurley.pdf

FYI

From: Michael Donnelly <michaeldonnellyca@gmail.com>
Sent: Monday, September 20, 2021 11:00 AM
To: Susan Currier <Susan.Currier@visalia.city>
Subject: Fwd: Hurley Avenue Vacant Land

Susan,

Please include this forwarded email with my comments on the proposed Summerstone subdivision to be presented to the Visalia Planning Commission on Monday, September 27, 2021. I sent photos in a separate email and will send a narrative with my comments shortly.

Michael Donnelly
(559) 232-4293

----- Forwarded message -----

From: Michael Donnelly <michaeldonnellyca@gmail.com>
Date: Sun, Nov 5, 2017 at 11:35 PM
Subject: Hurley Avenue Vacant Land
To: <rgroeber@vusd.org>

Mr. Groeber,

I'm interested in acquiring vacant land owned by Visalia Unified School District, which is east of Hurley Elementary School and adjacent to my residence at 6306 W. Hurley Avenue. My intent is to presently keep open space and to provide an opportunity for my family to build homes in the future. Attached are maps with the land outlined in bold. The area is part of lots 085-570-008 and 085-540-019, which I believe totals approximately 1.87 acres.

I may be asking for too much by combining portions of two lots, or it may cost too much! As another possibility, maybe parcel out the southeast corner of lot 085-570-008, with the north and east edges bordering my existing property, the south edge bordering lot 085-540-019, and the west edge extending along my existing lot line. I believe this area totals approximately 1.08 acres.

Additionally, please provide a total for both lots, 085-570-008 and 085-540-019. I'm a civil servant and not independently wealthy, just curious!

Thank you.

Michael Donnelly

(559)232-4293

375.23'

280.02'

164.2'

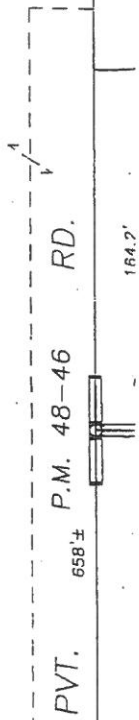
528.45'

⑧
6.76 AC.

⑦
3.60 AC.

POR. 2

POR. 1



164.2'

330.06'

250.02'

188'±

137'±

50.88'

19.97'

62'±

626'±

626'±

⑩
1.97 AC.
POR. 2

626.53'

397'±

229.26'

ESSED W/ 085-570-007

90°

⑥ POR 1

90°

Cristobal Carrillo

From: Susan Currier
Sent: Monday, September 20, 2021 10:53 AM
To: Cristobal Carrillo
Cc: Paul Bernal
Subject: FW: Comments on Proposed Summerstone Subdivision for Sep., 27th Public Hearing
Attachments: DSC_0044.JPG; DSC_0050.JPG; DSC_0051.JPG; DSC_0036.JPG

FYI

From: Michael Donnelly <michaeldonnellyca@gmail.com>
Sent: Monday, September 20, 2021 10:51 AM
To: Susan Currier <Susan.Currier@visalia.city>
Subject: Comments on Proposed Summerstone Subdivision for Sep., 27th Public Hearing

Susan,

Attached are a few photos of debris in the dirt at the proposed Summerstone subdivision, which used to be a landfill several decades ago. By the way, six of the eight deep pits the developer dug are still exposed. I sent the photos separately to ensure my comments and other forwarded email makes it to you electronically.

Michael Donnelly
(559) 232-4293

Cristobal Carrillo

From: Diane <digong@yahoo.com>
Sent: Monday, September 20, 2021 1:36 PM
To: Cristobal Carrillo
Subject: Re: New Proposed Neighborhood on Marcin/Hurley

Hi Cristobal,

Thank you for the prompt reply. I really do appreciate this.

I would also like to add for the record the safety factor for the kids walking to school. I know there is a crosswalk guard on Hurley but some kids get out later or earlier. I walk my dogs on Hurley and the traffic zooms by, even with kids out. Very rarely is anyone driving 25. Please note they will be adding 100+ cars, minimum 2 cars per household in this proposed neighborhood. I have spoken with other neighbors in the area and they are also concerned about the traffic and safety for children. I would also note that due to covid traffic is not as it was, but once covid is over it will be a daily nightmare for residents and everyone associated with the school.

Thank you again for your time. If I can make the meeting I will definitely attend, however I am supposed to be out of town that evening.

Diane

*"Dogs are not our WHOLE life, but they make our lives whole."
-Roger Caras*

On Monday, September 20, 2021, 01:05:07 PM PDT, Cristobal Carrillo <cristobal.carrillo@visalia.city> wrote:

Good afternoon, my name is Cristobal Carrillo and I'm an Associate Planner with the City of Visalia. I am the planner assigned to work on the Summerstone Subdivision proposal, over near the intersection of Hurley Avenue and Marcin Street. I have received your correspondence below and will share your comments with the Visalia Planning Commission at the upcoming public hearing for this subdivision proposal. It will be held Monday, September 27, 2021, 7:00pm, at the Visalia City Council Chambers, 707 W. Acequia Avenue, in Visalia. If you wish, you can also attend the public hearing and provide public comment in person.

If you have any other questions please feel free to contact me using the information below. Thank you.

Cristobal Carrillo, Associate Planner

City of Visalia

Community Development Dept., Planning Division

(559) 713-4443



From: Diane <digong@yahoo.com>
Sent: Monday, September 20, 2021 7:30 AM
To: Susan Currier <Susan.Currier@visalia.city>
Subject: New Proposed Neighborhood on Marcin/Hurley

Hi Susan,

I just wanted to voice my concerns regarding the proposed neighborhood on Marcin across from Hurley school.

Per the map I saw, there is one entrance/exit for the proposed neighborhood, this will cause a lot more traffic that we already have when school is in session. People are lined up on Hurley to pick up or drop off their kids to school. If you sit there in the morning before school begins or when school gets out, you will see it is jammed with traffic. Cars are lined up down Hurley up to Marcin and wait and are basically double parked. This whole area is congested before school starts and when school gets out, there are early release classes and afternoon release classes.

I propose the builder/city do a traffic study before anything is approved.

Thank you for your time. I would attend the meeting but will be out of town on 9/27.

Sincerely

Diane Gong

***"Dogs are not our WHOLE life, but they make our lives whole."
-Roger Caras***

Cristobal Carrillo

From: Susan Currier
Sent: Monday, September 20, 2021 1:39 PM
To: Cristobal Carrillo
Cc: Paul Bernal
Subject: FW: Regarding the 46 lot neighborhood off Marcin
Attachments: 20210920_123249.jpg; 20210920_123452.jpg; 20210920_123209.jpg; 20210920_123000.jpg

From: Allison Tyler <alliomalie@msn.com>
Sent: Monday, September 20, 2021 1:23 PM
To: Susan Currier <Susan.Currier@visalia.city>
Subject: Regarding the 46 lot neighborhood off Marcin

Hi,

My name is Allison Tyler. I would like to share a few concerns over the proposed 46 lot neighborhood off of Marcin Court and Hurley Avenue.

First, I would like to ask if anyone has contacted Hurley Elementary regarding this and how it will impact them? I have 2 kids that attend Hurley right now and a 3rd child that will start there next August. The class sizes are already big. Opening Denton Elementary was suppose to ease some of the class sizes at Hurley, unfortunately this did not happen. We still are at full classes. If we add 46 more families, they would also be going to Hurley and that concerns me.

Next, I would like to address the traffic. If anyone would like to sit out on Hurley Avenue during school drop off and pick up I encourage them to do that. I have included some pictures to show the traffic today, Monday September 20th. It was a minimum day today. We also have a short day every Wednesday and all the students get out at the same time. This is what it looks like on those Wednesdays as well.

Lastly, I would like to discuss the safety aspect. On any given morning or afternoon there are kids trying to go to or from cars parked on Marcin Court. If we add 46 more cars (or more) that are trying to get in and out of that neighborhood, these kids are at risk. My own kids are at risk right now when they walk home and have to cross Hurley Avenue at Tommy Street. Adding more cars to Hurley Avenue will put more risk onto my kids safely crossing. If you do not see this as a problem, please go sit out there and observe.

Finally, I would like to say there are solutions to this problem. We don't have to deny this neighborhood all together. What about making the lot sizes larger so there are less homes therefore less traffic? I don't think the city has planned this out well with one entrance and exit to that neighborhood. Why do we need to squeeze so many houses into one tiny area? I know it is all about money with this project. Please consider what this will do to parents trying to get their kids to and from school, and the kids at Hurley Elementary. I truly hope that my concerns will be heard. Visalia is known for their small town feeling. Lets not let this town turn into building a lot of houses on every little piece of dirt.

Thank you,
Allison Tyler





Cristobal Carrillo

From: brucemargosian@aol.com
Sent: Monday, September 20, 2021 3:09 PM
To: Cristobal Carrillo; Susan Currier
Subject: Summerstone map #5580

This letter is in response the Summerstone project, map # 5580. As neighbor's in the proposed area we oppose the size of the lots and the number on homes proposed. It is too many homes in that small of an area. The streets in and out of the area are not equipped to handle that amount of traffic, especially that close to Hurley school. My other concern is that my area of El Cajon is a private street in a gated community. How will this affect us. I know we can't stop progress but i feel that 1/2 to 1 acre lots should be the size.

Thank You

Bruce & Jeanelle Margosian

Visalia Planning Commission,

My Name is Matt Seals and I live at 6712 W. Grove Ave. adjacent to the proposed development.

I urge the Planning Commission to oppose the request by Holy Hills group to subdivide 8.73 acres into a 46-lot single family residential subdivision within the R-1-5 zone located east of North Marcin Street and north west of Hurley Avenue. Summerstone Tentative Subdivision Map No. 5580. APNs 085-540-019 and 085-570-008.

A 46-lot development would on average produce approximately 92 vehicles, 2 vehicles per home. With only one entry and exit point for this development into a dead-end cul-de-sac, there would be a significant impact on the vehicular traffic in and around the Elementary school. Living adjacent to the elementary school, we have had trouble leaving Marcin Estates during the times of the day that school is either coming into or out of session. With only one entrance/exit point into the proposed subdivision the addition of 46 homes and 92 additional vehicles will only exacerbate the problem.

The existing Marcin Estates development has an exit point onto Shirk Street to avoid the traffic backing up on Marcin Court, this allows for two points of exit from this development. However, Marcin Estates has only one entry point and must endure any traffic that is backed up on Marcin Court to return home. The impact to the development is morning and afternoons for school drop off and pickup. If the proposed development were to move forward Marcin Court would be a parking lot for multiple hours a day.

There is insufficient on and off-street parking due to staff parking on the street and drive approaches taking up most of the street parking space. Vehicles will queue in the street either waiting for their child(ren) or for their turn to turn into the parking lot. Visalia Unified School District has had the Visalia Police Department in the cul-de-sac monitoring traffic on multiple occasions ensuring civility at pickup and drop off times. Left hand turns into the drop off and pickup area on Marcin Court create a problem for staged vehicles waiting for the drop off area to clear and make the turn. Cars will often back up down the street and or double park creating no through traffic to the homes in Marcin Estates.

At the very least one solution to this problem would be the development of a new city street along the existing private easement on the east side of the project from the south boundary of the proposed subdivision to Hurley Avenue eliminating the Marcin point of exit and entry all together.

It has been rumored that the property noted the property requesting the negative declaration was used as a dumping ground for inert materials such as concrete and asphalt. The use as a dumping ground for inert materials was confirmed by recent excavation on the property. It appears that the negative declaration initial study needs to be amended to reflect the findings of inert materials buried on the site. In addition, the initial study should specify all mitigation measure necessary for this material.

Again, I urge the Planning Commission to oppose this development plan due to the impacts upon the surrounding developments and occupants. Thank you for your time regarding this matter.

Sincerely,

Matt Seals
6712 W. Grove Ave.
Visalia, CA 93291

Monday, September 20, 2021

Re: Summerstone Tentative Subdivision Map No. 5580

To Visalia Planning Commission:

I am writing to raise objections to the 46 lot, single-family residences that are being proposed for North Marcin Street.

My husband and I live at 615 N. Branson Court. We have been at this residence for approximately six plus years. Our previous home was in Tulare, California. When we purchased the lot in 2012, we were aware of the traffic that came with Hurley School and the Industrial Park, but we fell in love with the beauty and quietness of the neighborhood. The school and park were there before we were, so we knew that we had to adjust to the traffic. However, we never signed up for a 46-residence development, especially across the street from Hurley School. The addition of this development will increase the traffic 10-fold. Hurley Street cannot maintain this additional flow, especially with the school and industrial traffic.

I researched Holly Hills Group and their mission statement is "HollyHills is the industry leader in concept master planning and development for the *future revitalization* and prosperity of *emerging communities*". While I do agree that some neighborhoods require revitalization, ours does not. Our neighborhood is established with great neighbors and beautiful homes. It does not need *ANY* revitalization. It is a perfect combination of farmland and homes.

In fact, Dan Bailey and Marlene Bailey, founders of Holly Hills, initially started their company "rehabbing" homes. Why are they not purchasing existing property in Visalia and rehabbing for our residents? Why continue to "cluster" homes in areas that do not require revitalization. They have purchased property in Hanford, California, which will include the construction of an apartment complex and "boutique" tract homes. The company has also begun construction in Armona, California, which features homes from 1300 to 1600 sq. foot homes, listing at \$269,000 to \$319,000. The tract homes in Armona are ridiculously small and are not forever homes. Our neighborhood consists of "forever" homes. The tract homes the company is

planning for Hanford sits on 14 acres of property, yet they want to build 46 homes on eight acres in Visalia. Why is Visalia allowing such clustering to happen? Attached are pictures and maps of homes of the Armona development, which I believe, is planned for our neighborhood.

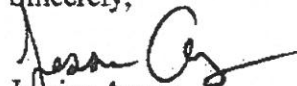
The fact that this company wants to put homes on 5,000 sq. ft. of property is laughable. If the Planning Committee does approve this subdivision, it should benefit both existing and future families. The lots need to be a minimum of 12,000 sq. ft. allowing Visalia's children the space to run and play. Why incarcerate them in such little space? What about the water situation? Is this Southern California business bringing Los Angeles water with them? I do not think so.

San Joaquin Valey Homes recently built homes in the development of Tiffany Ranch down the street from our home. I am at a loss as to why Northwest Visalia needs additional homes. If homes are being built to meet the "California Comeback Plan", then Holly Hills needs to look at other sites for home development. The neighborhood is already struggling with traffic and water issues. We are already down to twice a week watering, what's next? One day, no days? As far as traffic, we recognize that we live close to the industrial park, but we chose to build here despite this. The people as well as the serenity of the neighborhood is what encouraged us to build in Visalia. Let's be honest, Northwest Visalia is in danger of being overbuilt. It is time to recognize this and work to better the existing neighborhood, not add to its issues.

Visalia's residents and its Planning Commission need to stand up to Southern California's intrusion; some may even call it an invasion. Let me be clear, the neighborhood is perfect for families, but big corporations should not be allowed to come to the Central Valley and take advantage of situations that the government creates.

If they are to build, they must conform to the existing neighborhood. In this case, make the lots larger and the homes desirable. This subdivision should reflect the established neighborhoods and not change the environment of what currently exists. Holly Hills will more than likely come with the argument that the development is to introduce families to a better quality of life. I am all for that, but if Dan and Marlene Bailey are serious about this, then they will need to reduce their bottom line in order to provide for these families.

Sincerely,



Jessica Avery

Attachments: Three (3)

Armona Development

NEW HOMES FROM MID \$200,000 | ARMONA, CALIFORNIA

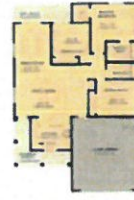
Floorplans



POPPY
3 BEDROOMS | 2 BATHS | 1344 SQ FT



JASMINE
3 BEDROOMS | 2 BATHS | 1426 SQ FT



IRIS
3 BEDROOMS | 2 BATHS | 1459 SQ FT



- [Home](#)
- [Floorplans](#)
- [Location](#)
- [Community Map](#)
- [Construction Update](#)
- [Financing](#)
- [Contact Us](#)





Buy

Rent

Mortgage

Saved Homes

Saved Search

← Back to Search For Sale 33230 12728 Pointe St

FOR SALE NEW CONSTRUCTION COMMUNITY



**Summers Pointe by Aspire
Homes CA, Inc**

Hartford, CA 93230

3-4 Beds 2 Baths 1,344-1,607 sqft

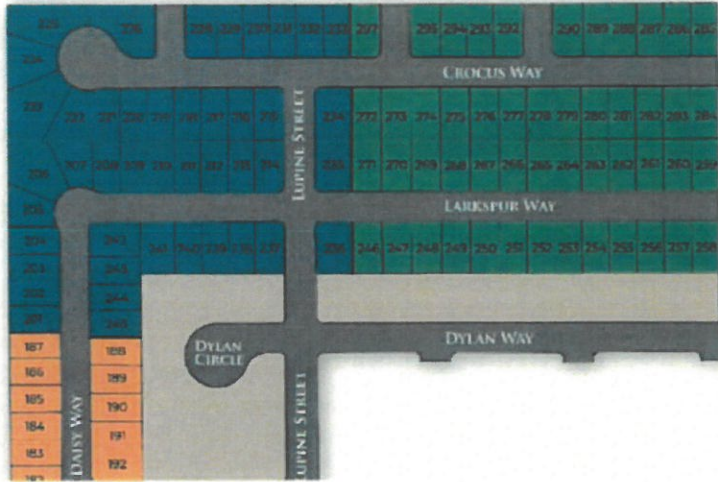
**\$269,900 -
\$319,900**

Est. Mortgage \$1,144/mo*

[Get Pre-Qualified](#)

Name Phone

Email



Cristobal Carrillo

From: vanderham lena <agvan6@yahoo.com>
Sent: Tuesday, September 21, 2021 1:15 PM
To: Cristobal Carrillo
Subject: Tentative Subdivision Map No. 5580-Summerstone

September 21, 2021

Ms Carrillo

We are homeowners in Marcin estates. The Summerstone project will be a problem for us. Traffic is already at a high volume on Marcin, which is on the east side of Hurley school, street as it is. 8 am as well as 2pm and 3pm are the most we worry about. It is already very unsafe for the children now. With parents being parked on both sides of the street and blocking the road for pick ups it is dangerous. Sometimes double parked in front of our entry and exit. We have of course tried our best to avoid these times. With your proposal the traffic will be multiplied tremendously. We are not against growth. But we respectfully ask you to look at the situation again and have another entrance and exit on the east side of the development.

Robert and Lena Vanderham

Cristobal Carrillo

From: Susan Currier
Sent: Tuesday, September 21, 2021 2:08 PM
To: Cristobal Carrillo
Cc: Paul Bernal
Subject: FW: Tentative Subdivision Map No. 5580 - Summerstone

FYI

From: David Avila <david8420@gmail.com>
Sent: Tuesday, September 21, 2021 2:08 PM
To: CarrilloCristobal.Carrillo@visalia.city
Cc: Susan Currier <Susan.Currier@visalia.city>
Subject: Tentative Subdivision Map No. 5580 - Summerstone

Cristobal,

I am a homeowner located in Marcin Estates and reviewed Britt Fussel's email regarding the possible new subdivision and wanted to echo his concerns.

Although I can't speak to what may be buried under the property, I can speak to the tremendous amount of congestion along Marcin Street during school hours. This congestion presents a significant safety concern, particularly with children running across the street to meet up with their parents. Navigating the congestion to get to our entrance is extremely problematic as-is, and I can't imagine adding another 46+ homes who's only source of access is through Marcin Street. Either another entrance needs to be created on the East side or the construction should not be approved. This is merely my opinion based on direct observation but I, like Britt, would defer to the expertise of professionals trained in the area of traffic flow and management.

Thanks for your time and please let me know if you have any questions.

David Avila
6732 W. Grove Ave.
Visalia, CA 93291
Cell: 559-723-4820

Sent from [Mail](#) for Windows

Cristobal Carrillo

From: RON DICKEN <rondicken01@comcast.net>
Sent: Tuesday, September 21, 2021 2:32 PM
To: Cristobal Carrillo; Susan Currier
Cc: Pat Dicken; rondicken01
Subject: Marcin Development

To Whom It May Concern,

We are writing as a concerned citizen living near Hurley School and the proposed housing development off Marcin, East of the school and Marcin Estates. We have lived in Marcin Estates for 18 years and have learned to maneuver the cars of parents dropping off and picking up students several times a day. Our major concern is for safety of the children and the current back up of cars leaving Marcin Estates, and parent cars traveling south on Marcin to the intersection of Marcin and Hurley. For the most part cars are patient waiting for the crossing guard while making a right hand turn (going west on Hurley). When you add 46 additional cars and most likely 92 cars because most families have 2 cars, traveling to the aforementioned intersection, these cars will back up and not only block parents dropping of their kids and our egress but also when they finally do reach to the intersection how patient are they going to be to wait for the crossing guard as they try to get to work on time. Child safety should be the utmost concern here!

Thank you for the opportunity to respond.

Pat & Ron Dicken

Patricia Dicken, RN, MA, CLPF # 49
Perine & Dicken Professional Fiduciaries
P.O. Box 6160
Visalia, CA 93290
Ph: 559-732-0759
Fax: 559-625-0631
Web: <http://www.perineanddicken.com>

CONFIDENTIALITY NOTICE: Email and any attached documents or files may contain confidential information. Do not read this email if you are not the intended recipient. If you have received this transmission in error, please immediately notify us by reply email, by forwarding this message to rondicken01@comcast.net or notify us by telephone at (559) 732-0759 and destroy the original transmission and its attachment without reading or saving in any manner. Thank you.

Cristobal Carrillo

From: Susan Currier
Sent: Wednesday, September 22, 2021 8:01 AM
To: Cristobal Carrillo
Cc: Paul Bernal
Subject: FW: Summerstone Subdivision

FYI

From: Janet Hamar <hamarfam6@aol.com>
Sent: Tuesday, September 21, 2021 7:35 PM
To: Susan Currier <Susan.Currier@visalia.city>
Cc: Cristobal Carrillo <Cristobal.Carrillo@visalia.city>
Subject: RE: Summerstone Subdivision

Response to the City of Visalia regarding the public hearing on September 27, 2021

SUBJECT: Summerstone Tentative Subdivision Map No. 5580

Submitted by: Janet Hamar, 707 N. Branson Ct., Visalia

To the Visalia Planning Commission:

I am the owner of the above property located at 707 N. Branson Ct., Visalia. After reviewing the proposed subdivision plans submitted by Holly Hills Group, I have several concerns with the number of single family homes designated to be built in such close proximity of a school, Hurley School, with single entrance/exit to the proposed subdivision. This is a major safety concern for the children and families in this area due to the increase of high volume traffic produced by a large elementary school and a high density housing development which may predominately be occupied by younger active families.

I witnessed first hand city planning that resulted in heavy traffic congestion and safety concerns for children in the Golden Oak and Valley Oak school area for over 25 years where I had the dual roles of being a parent and an educator. Lovers Lane, north of Houston, was chaotic during morning drop off time and dismissal. Please do not repeat this chaotic mess which puts not only young lives in jeopardy, but the motorists trying to navigate heavy traffic congestion where people double park or stop in the street waiting for students.

Limiting the number of houses being built in the subdivision or designating the proposed plan for a 55+ community would produce less traffic coming in and out of Marcin Street.

Also, I observed on the proposed map that 6 foot wood fences would be used on the east side of the subdivision, while 6 foot block walls will be on the west side. Why is the proposed subdivision not using 6 foot block walls on both sides or around the entire subdivision?

Lastly, before I purchased the above property, I called and talked to a Visalia planner regarding the proposed site plan to the west. Directly behind my property is a private drive that he told me would always remain private and would not be used as an access road. It was a private drive for the residents who lived at the end of the road. I observed on the proposed map it is being designated as an access road. This is a major concern for me due to security, safety, and noise. I may have not made such a major purchase had that been revealed to me initially.

Thank you for reviewing my concerns and addressing them as a property owner who will be negatively affected by the proposed subdivision plan.

Respectfully,

Janet Hamar

Cristobal Carrillo

From: Britt Fussel <britt@fussel.net>
Sent: Tuesday, September 21, 2021 8:42 AM
To: Cristobal Carrillo
Cc: Susan Currier
Subject: Tentative Subdivision Map No. 5580 - Summerstone

September 21, 2021

Cristobal

Thank you for your time this morning.

I am a homeowner in Marcin Estates located directly west of the proposed development and I am writing to provide comments regarding the Initial Study and Proposed Negative Declaration prepared for Tentative Subdivision Map No. 5580, Summerstone. I believe that the Initial Study, and therefore the proposed Negative Declaration, are deficient in at least two areas: Geology and Soils and Transportation/Traffic.

Section VII, Geology and Soils, fails to discuss that the site may have been utilized as a dumping ground for inert material such as concrete and asphalt. While I had no confirming evidence and took it as a rumor, the recent excavation on the site has discovered that there is indeed inert material disposed of on the site. I have also heard that, as a result of the recent excavations, the depth of the contamination may go as deep as 14 feet. It is recommended that a geologist licensed by the California Board for Professional Engineers, Land Surveyors, and Geologists be hired to thoroughly investigate the site to determine the extent, including depth, of the contamination and develop a remediation plan. This work needs to be completed and the report submitted to the City prior to the Planning Commission taking any action on the tentative subdivision map.

Section XVII, Transportation/Traffic, fails to address the existing traffic patterns and impacts created by Hurley Elementary School located at the northwest corner of Hurley Avenue and Marcin Court. When school is coming into session in the morning, and parents are dropping off their children, there are vehicles queued up on Marcin Court making it effectively impossible to get into Marcin Estates (and now possibly Summerstone subdivision). It can also make it difficult to leave Marcin Estates; however, Marcin Estates residents have the luxury to leave via an exit onto Shirk Street. When school lets out in the afternoon, the problem is worse. Because parents will arrive early to pick up their children they will consume all of the available off and on-street parking and then queue on Marcin Court waiting to turn into the driveway accessing the school's east parking lot. I've seen this queue extend both east and west of the Hurley/Marcin intersection on Hurley Avenue. This makes it virtually impossible to get into Marcin Estates (and now the future Summerstone subdivision). Adding another 46 lots needing access on Marcin Court during this timeframe will only exacerbate the problem. Exiting from the Summerstone subdivision may also be problematic since the parents have a tendency to block the cut-de-sac and/or the southbound lane trying to get into the school parking lot. It is recommended that a traffic study be prepared by a civil or traffic engineer licensed by the California Board for Professional Engineers, Land Surveyors, and Geologists to determine the additional impact that the 46 lot Summerstone subdivision will have on traffic circulation the area and to recommend mitigation measures. Furthermore, a public street needs to be established along the east boundary of the project down to Hurley Avenue. The traffic study needs to be completed and submitted to the City prior to the Planning Commission taking any action on the tentative subdivision map.

Let me know if you have any questions.

Britt L Fussel
6610 W Grove Ave
Visalia CA 93291
(559) 625-3604
(559) 905-6817 (cellular)
britt@fussel.net

Cristobal Carrillo

From: Susan Currier
Sent: Tuesday, September 21, 2021 4:11 PM
To: Cristobal Carrillo
Cc: Paul Bernal
Subject: FW: Summerstone subdivision objection

FYI

From: LaVonne Chastain <mrschastain1@gmail.com>
Sent: Tuesday, September 21, 2021 4:10 PM
To: Susan Currier <Susan.Currier@visalia.city>
Subject: Summerstone subdivision objection

Good afternoon.

We are writing this letter in objection to a current proposal to subdivide 8.73 acres into 46 single family residential lots.

We currently live within the 300 feet mailing radius (N. Branson Ct.) and believe this subdivision will negatively impact the value of our property significantly. Our housing subdivision all currently are on much larger lots and are custom built homes. We absolutely oppose having cookie cutter small homes built in our area. Not only will it have a negative value impact on our property, it will also increase traffic and cause undesirable conditions.

Again, we ask the city to carefully consider this decision and help us maintain our property value by denying this request.

Sincerely,

Bruce and LaVonne Chastain
732 N. Branson Ct.
Visalia, CA 93291

Cristobal Carrillo

From: Vince Mendes <Vince.Mendes@sce.com>
Sent: Tuesday, September 21, 2021 4:12 PM
To: Cristobal Carrillo
Cc: Susan Currier
Subject: Tentative Subdivision Map No. 5580, Summerstone

Hello Cristobal

This is the first time I have ever written to the city but just thought I would give it a try to possibly make changes to the design of a subdivision that I am not planning to live in but would like to make some comments.

I live in the Marcin community just West of the proposed housing track and want to express concern over traffic congestion when school is in session. it is just like every other community around a school but this school only has one way in and out, "Marcin St. unlike other schools with two or more ways in or out.

Hurley ST. is also affected for thru traffic that has nothing to do with the school, let me explain.

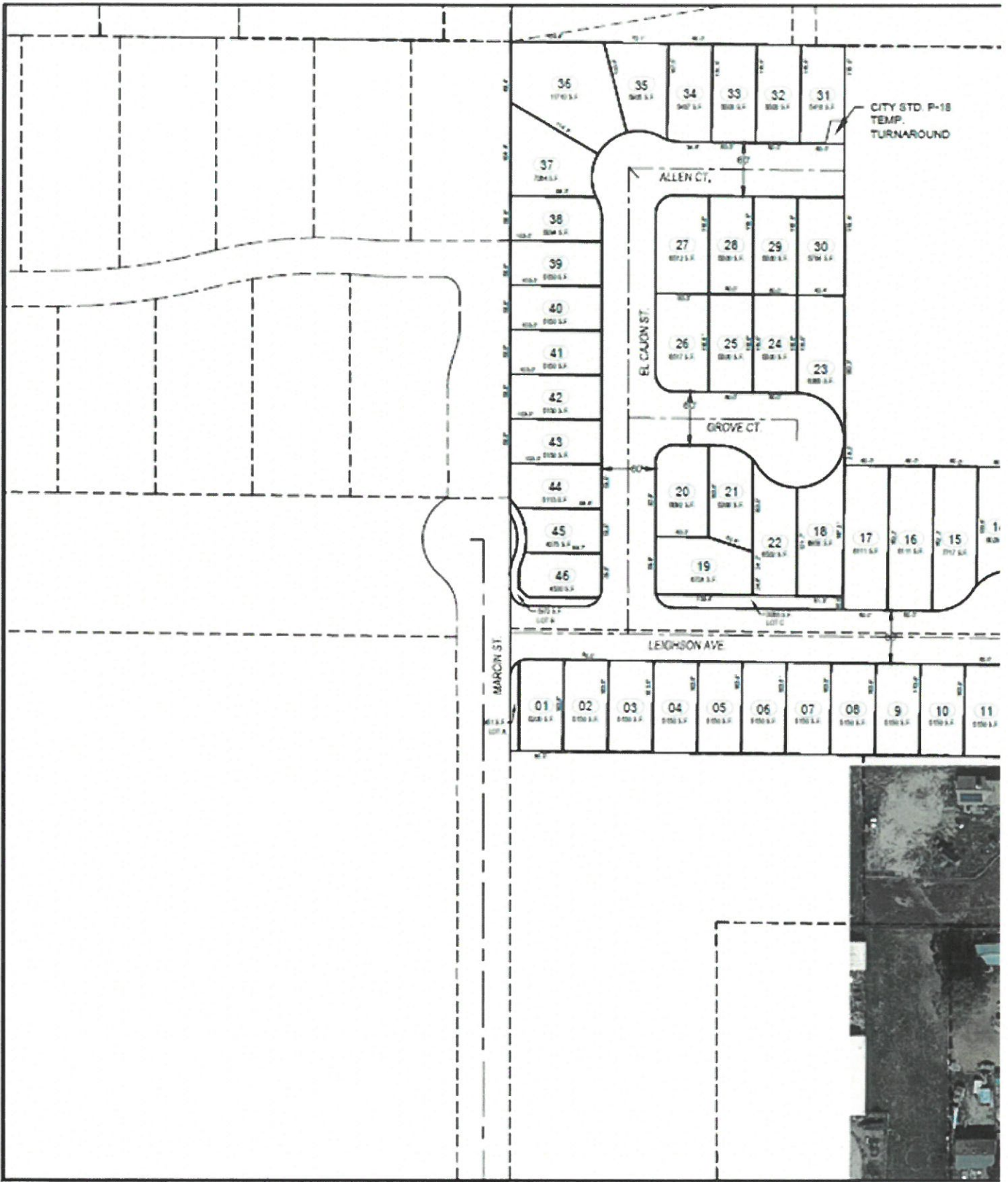
The other housing tracks East and South of the school uses Hurley from the Shirk exit from the freeway instead of using Akers and now with 46 more homes I see an additional 92 more cars in this already tight area, I do realize all 92 vehicles will not be on the road at the same time I am just trying paint a picture of what goes on in this area that I see on a regular basis.

I have been told about a Church also being built just South of this proposed Summerstone Subdivision that I have come around to accepting the proposed Church but I think I was told that they will have events along with services and possible a small school tied to the church that will also increase the area traffic.

Other concern on the actual Summerstone Subdivision is you have to agree that the homes most likely will have two car garages and the street will be packed with cars and to ask a delivery person to turnaround on Grove Ct. and Leighson Ave. and not sure about Allen Ct. will be almost be impossible with a set of doubles or just a truck with trailer with tenants cars lined up along the streets, I truly can see the tenants with extra cars parking them along Marcin St. (outside the subdivision) and we have worked so hard in keeping Marcin St. open in the afternoon and weekends. When I first moved in Marcin Estates we would have Simi Trucks or commercial vehicles parking afterhours or weekends and a group of neighbors in the Marcin community would wait to discuss not parking commercial vehicles along Marcin St. and we have had a 100% positive reaction from the commercial drivers to not park there rigs along Marcin St. I am just try to let you know what really goes on here when you read a report that there is no seen major issue with the proposed 46 homes going in the area.

Another concern, When I purchased the property or lot in Marcin Estates I ask about the dirt lot East of Marcin Estates and it was explained to me that was the old dumping ground for Concrete/Asphalt removal and the disregarded concrete was used to fill in the small lake that was there in the late 1800s so the story was told, just not sure what else was dumped there but sure it will be discussed from your environmental review.

Bottom line I am not opposed to developing the property just opposed to the small lots and congestion around Marcin St. so I am asking the city to please look at the impact to the established residents in the area, just don't focus on small lots for the biggest buck but why we love Visalia and why most of us don't live in large cities.



Vince Mendes
Vince.mendes@sce.com
 6621 W.Grove Ave.
 Visalia Ca. 93291
 M. (559 786-8446)

Cristobal Carrillo

From: sarmsaid@aol.com
Sent: Tuesday, September 21, 2021 9:10 PM
To: Cristobal Carrillo
Subject: Summerstone Tentative Subdivision map No 5580

Hello-

My name is Sarmad Said. I am the new owner of the property 1017 N EL Cajon Dr., Visalia, 93291. We are delighted to move to our new house. We are family of 6, my wife, 4 children at ages of 9, 7, 5, and 3, and myself.

I am a cardiologist, live with my family in Visalia since 2018.

We purchased our house (address above) and will hopefully move in effectively in about 1 month from now

I received a notification from my neighbors about the city plan to develop the 8.73 acres in the R-1-5 zone with plan to develop 46 new single family residential.

While we all are supportive for the pace, at which our lovely city of Visalia is growing, we have few concerns, objective and certainly also subjective

For the correct mentioning of concerns, allow me to start with the objective and public concerns first:

- The desired area is located in close proximity to the Hurley school, as you know, a heavily populated and busy area. Placing this notable amount of new homes, will inevitably increase the population and affect traffic, child, personal, and property safety.

- It very likely is going to add a huge traffic impact on the area, which can lead in certain cases to un-calculated personal reaction due to their psychological reflection that there are more cars, more people, and more risk of accidents

- This can in turn result in unnecessary additional stressful encounters, which could result in un-welcomed outcome and can compromise population safety

- Noise is going to be another objective significant factor

Subjective concern:

-We purchased our new home in 1017 N El Cajon for it's unique location of privacy. The construction of heavy populated area with 46 single family residential will very likely heavily compromise the privacy and significantly disturb and destruct our plan to move into our new home at the expectation we aimed to see when we bought the house.

-We moved to this location from other locations in Northwest Visalia, because of the quietness this place has and again, the irresistible privacy we are looking forward to enjoy.

While we, again, certainly understand and acknowledge that have not much to say, and will always love being part of this community, and support the plan of our city leadership, we would like to ask you to re-think and re-consider this plan, and at minimum would like to stimulate your mind in taking those points into considerations, and if any, aim for LESS units than originally planned so all above mentioned points could be taken into account

Sincerely yours

Dr. Sarmad Said and family

Owner of the property located in 1017 N El Cajon Dr., Visalia, CA, 93291

Cristobal Carrillo

From: Frederick Mayer <frederickmayermd@yahoo.com>
Sent: Tuesday, September 21, 2021 9:21 PM
To: Cristobal Carrillo
Subject: Public hearing - Summerstone Tentative Subdivision - Map No. 5580

Mr. Cristobal,

This is a letter to follow up on our phone conversation concerning the above proposed subdivision.

As member of the Medowcrest Estates gated community governing body I have spoken with nearly all of the fourteen home owners in our community which is immediately adjacent to the above proposed subdivision. Our primary concerns are as follows but by no means not all concerns.

1. Why is such a high density subdivision being considered - forty six home on 8.7 acres in an area where almost all lots are 1/2 or 1 acre in size with several larger than 1 acre?
2. Was any consideration given to the privacy and impact of the surrounding gated communities of Medocrest Estates and Stone gate ?
- 3,Why such a high density project place across the street - North Marin Street - from Hurly Elementary School?
4. Was any consideration given to the traffic impact of such a high density project across from Hurly Elementary School which already has issues each morning and afternoon frequently especially for access to the Stonegate gated community.
Hurly Street also will be impacted as well as Shirk Street. Medocrest has three families with elementary age children in their families.
5. Our community do not feel the proposed development is in keeping with the surrounding neighborhood primarily do to the high density of 46 homes on such a small 8.7 acres and such limited access to the development,

Respectfully submitted,

Thank you,

Dr. Frederick W Mayer MD & Mrs. Tracie H Mayer
1234 North El Cajon Street