

Exhibit L
Plan Comment Letters on October 2017 Redline Draft

Sophia Pagoulatos

From: Jeff Roberts <JRoberts@assemigroup.com>
Sent: Thursday, October 12, 2017 1:46 PM
To: Sophia Pagoulatos
Subject: SWFSP Comments

Follow Up Flag: Follow up
Flag Status: Flagged

Sophia,

Over the past few days, I have been reviewing the “Redline Version” released on 10-09-17 and find myself in a rather uncomfortable position of having to oppose several items within the Draft SW Fresno Specific Plan. These items are listed below and none of them will be a “surprise” to you:

1. We believe that the currently proposed land use designations / zoning for the northern “end” of the “Mission Ranch” property will not be viable for many years to come. As I stated in several of the SWSP Committee meetings, I believe that we would all be better served to leave the existing land use designations / zoning in place. Today, the land in question is designated “Medium Low density Residential” and is Zoned “RS-4” and the proposed plan illustrates a “Community Commercial” and “Urban Neighborhood” (see Figure 3-2 on Page 3-6)

2. The “Dual Use Land Use Designation Map” on page 3-7 (Figure 3-3) illustrates a “Corridor/Center Mixed-Use” land use designation for approximately 30 acres of our property located at the southwest corner of N. Hughes Ave. and W. California Ave. I have also made several requests to change that Dual Use Designation to “Medium Low Density Residential”. My request is simple; please leave the existing land use designation as the “underlying” or “fall back” designation. We do not believe that the Mixed Use Designation or Zoning will be viable for many years to come.

3. The two Graphics on Pages 7-4 and 7-7 are incorrect. Both of these graphics depict a local street pattern within the 160 acres bounded by Whitesbridge, Hughes, Kearney, and Marks that appears to be “left over” from an old project that was never approved. Anyone involved with the development of Infrastructure Plans should not rely on these graphics until they are corrected.

I may also have other comments but thought that I should give you a “heads up” on these issues.

Thanks

Jeffrey T. Roberts

Granville Homes

Passion, Commitment & Innovation Everlasting

1396 W. Herndon Suite 101, Fresno, CA 93711

559.436.0900 / fax 559.436.1659 / cell 559.288.0688

Visit us at www.gvhomes.com to follow us on facebook® and YouTube®!