

Exhibit C

John George

From: Rhonda Eckroth <rmaeckroth@comcast.net>
Sent: Monday, March 25, 2024 4:20 PM
To: John George
Cc: Robert Holt; Barry Berryman; Brian And Lily Chacone; Angela Pulley; Jose and Kacie
Subject: Re: P21-00989 Notice of Action (Herndon and Prospect)
Attachments: P21-00989_Notice-of-Action_Final.pdf

External Email: Use caution with links and attachments

The HOA at Regent Park on Fir strongly objects to this development in this neighborhood per prior meetings and input. Valentine and Fir are not compatible with the planned apartments nor does the complex fit into the neighborhood, park and school.

If anything, a small group of single homes on that lot would be not appropriate and less disturbing with fewer cars.

Rhonda Eckroth
7126 N Fusion Dr
Fresno CA
541/513-3218

On Mar 25, 2024, at 3:25 PM, John George <John.George@fresno.gov> wrote:

Good Afternoon,

As requested, please find attached the Notice of Action Granting Development Permit Application No. P21-00989.

This is a notice of approval for the 82 unit multi-family complex at the northeast corner of West Herndon and North Prospect Avenues. The final date to appeal the project is end of business day on April 9, 2024. Appeals can be submitted to me (John.George@fresno.gov) and cc Robert.Holt@fresno.gov.

If you have any questions feel free to contact me. Thank you.

Respectfully,

John George | Planner III
Current Planning | Planning & Development

John George

From: pauline dedekian <pdedekian55@yahoo.com>
Sent: Thursday, March 28, 2024 7:21 AM
To: John George
Subject: Herndon/Prospect homes

External Email: Use caution with links and attachments

We are totally AGAINST building the 3+ stories apartments on Herndon/Prospect.
The traffic congestion will be intolerable and we hate that it's next to Forkner school.
What r you guys thinking...or not thinking?
Sent from my iPhone

John George

From: Barry Berryman <brrbrmm@gmail.com> on behalf of Barry Berryman <gostangolf@gmail.com>
Sent: Friday, March 29, 2024 10:42 AM
To: John George
Cc: Bryan Chacone; havapoppertoo@gmail.com; Joer5255@outlook.com; Rhonda Ecroth
Subject: Planned development at Valentine and Fir

External Email: Use caution with links and attachments

As a resident of the HOA Regent park on Fir, I strongly object to the planned apartment development on Valentine and Fir. Traffic would be a nightmare, plus parking would also be a mess as there is no parking allowed on Fir from Valentine to Lead. Orchid Park would also be affected. It is a wonderful park for People who play pickelball and softball and families who have young children. Parking is limited in the park and residents in the planned development may want to use the park for parking. Also there is an elementary school close and children walk to and from to that school.

Regards

Barry Berryman

John George

From: Barry Berryman <brrbrmm@gmail.com> on behalf of Barry Berryman <gostangolf@gmail.com>
Sent: Friday, March 29, 2024 10:57 AM
To: John George
Cc: Bryan Chacone; havapoppertoo@gmail.com; Joer5255@outlook.com; Rhonda Ecroth
Subject: Development at Valentine and Fir

External Email: Use caution with links and attachments

John

I have been a resident of the HOA on Fir next to Orchid park for 12 years. I oppose the planned development for these reasons. Traffic would be a nightmare on Fir and also on Valentine where the roundabout is located. There is no parking allowed on Fir from Valentine east to Lead. Residents may have to park there because of the limited parking in the development according to plans. There is an elementary school located almost across the street and children walk to and from to school. Orchid park could also be affected. Parking is limited in that lot and residents or guests of the development may try and park there. It is usually full now with people playing pickeball and young families using the facilities for parties and softball and soccer.

Regards

Barry Berryman

John George

From: Daniel Kemble <kemblecs@sbcglobal.net>
Sent: Sunday, March 31, 2024 8:37 PM
To: John George
Subject: RE: P21-00989 Notice of Action (Herndon and Prospect)

External Email: Use caution with links and attachments

Thank you Mr. George.
We live at 3263 W reflections, due East of this application.

I do have one question on this development.
The current empty lot in which application P21-00989 request is in process has 100s of rodents.

If application P21 is approved to build, are they required to take care of this rodent issue prior to excavation?

The last thing I would like to see is a mass migration to Orchid Park, and Saroyan grammar school as well as our residential area and others due east.

There has been some migration already and do not want the rest of those critters in our area.

Thanks in advance,

Carolyn and Dan Kemble

From: John George [mailto:John.George@fresno.gov]
Sent: Monday, March 25, 2024 3:25 PM
To: John George
Cc: Robert Holt
Subject: P21-00989 Notice of Action (Herndon and Prospect)

Good Afternoon,

As requested, please find attached the Notice of Action Granting Development Permit Application No. P21-00989.

This is a notice of approval for the 82 unit multi-family complex at the northeast corner of West Herndon and North Prospect Avenues. The final date to appeal the project is end of business day on April 9, 2024. Appeals can be submitted to me (John.George@fresno.gov) and cc Robert.Holt@fresno.gov.

If you have any questions feel free to contact me. Thank you.

Respectfully,

John George | Planner III
Current Planning | Planning & Development
2600 Fresno Street | Fresno CA 93721

John George

From: Ulysses Caiati <flycfii@hotmail.com>
Sent: Monday, April 1, 2024 7:21 AM
To: John George
Cc: Robert Holt
Subject: Permit Application # P21-00989

External Email: Use caution with links and attachments

I am voicing my opposition to the planned project Permit Application # P21-00989. I strongly object to the proposed rezone as written.

I live near Herndon and Brawley and have traveled east on Herndon five days a week to work. Although retired now, I recall the worst part of the 25-minute drive was Herndon Avenue to Hwy 41. That was five years ago, and it gets worse every year.

I am not anti-growth, however, I am anti-traffic and to erect an apartment complex such as this will only increase the traffic on Herndon.

Secondly, this project opens the door for more multi-story apartments west of North Prospect Avenue, further exacerbating the traffic issue.

I am not anti-growth, just reasoned and accountable growth that I believe the city representatives have a responsibility to protect the interest and safety of present property owners in their residential areas.

Respectfully Submitted,

Ulysses Caiati
4170 W Kelly Ave
Fresno CA 93722

John George

From: Dave Blanchfield <dave@archerandhound.com>
Sent: Monday, April 1, 2024 1:26 PM
To: John George; Robert Holt
Subject: Concerns for PERMIT APPLICATION NO. P21-00989
Attachments: HendonProspectDevelopment.pdf

External Email: Use caution with links and attachments

ATTACHMENT INCLUDED:

To: John George, Planning and Development Department
City of Fresno
**Re: NOTICE OF ACTION GRANTING DEVELOPMENT PERMIT
APPLICATION NO. P21-00989**

Mr. George,

This letter is written out of concern for the multi-family project planned for the NE corner of Herndon and Prospect Ave in Fresno. This planned development is situated in the heart of one of Fresno's most established and sought-after neighborhoods. We feel that a development of this kind, would not only be an eye sore, but also contribute to more crime and traffic congestion in our area. We are opposed to this type of development and hope that the city will reject this and future plans for high-rise multi-family developments in our area.

We are not opposed to all development. We just ask that a plan be put forward that is consistent with the home styles and designs of existing developments that have established the look of the area.

Sincerely
Dave & Jessica Blanchfield

Dave Blanchfield
559.250.0462
559.454.9400

Archer & Hound Advertising
7910 N Ingram Ave
Suite 102
Fresno CA 93711

archerandhound.com

John George

From: Mark Sine <marksine@sbcglobal.net>
Sent: Tuesday, April 2, 2024 7:26 AM
To: John George
Cc: Robert Holt; District2
Subject: Opposition to Notice of Action Granting Development Permit Application No. P21-00989.

External Email: Use caution with links and attachments

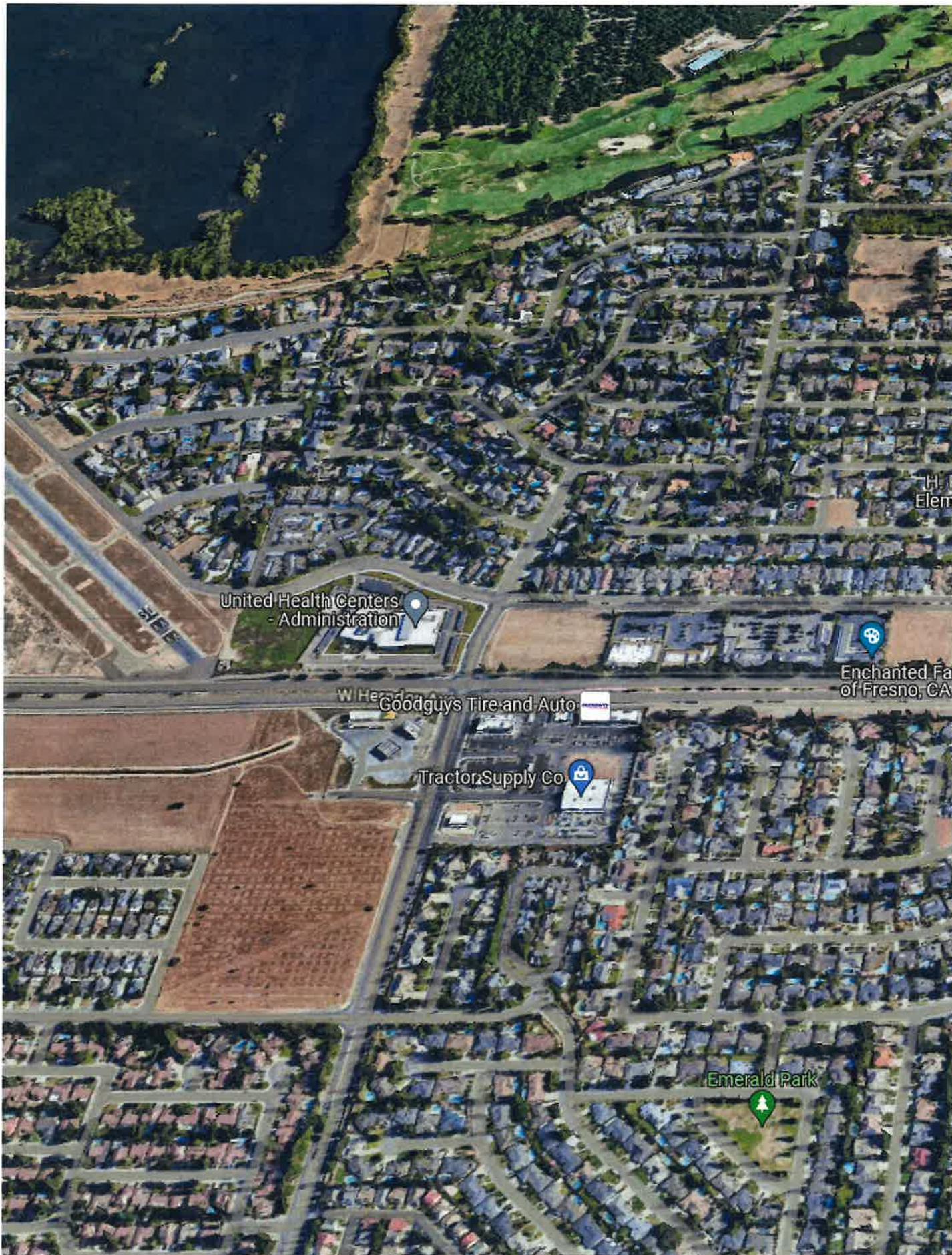
Dear Sirs,

I am a citizen of Fresno District 2. I live in the surrounding neighborhood to this development and I am in opposition to the granting of this development permit for the following reasons:

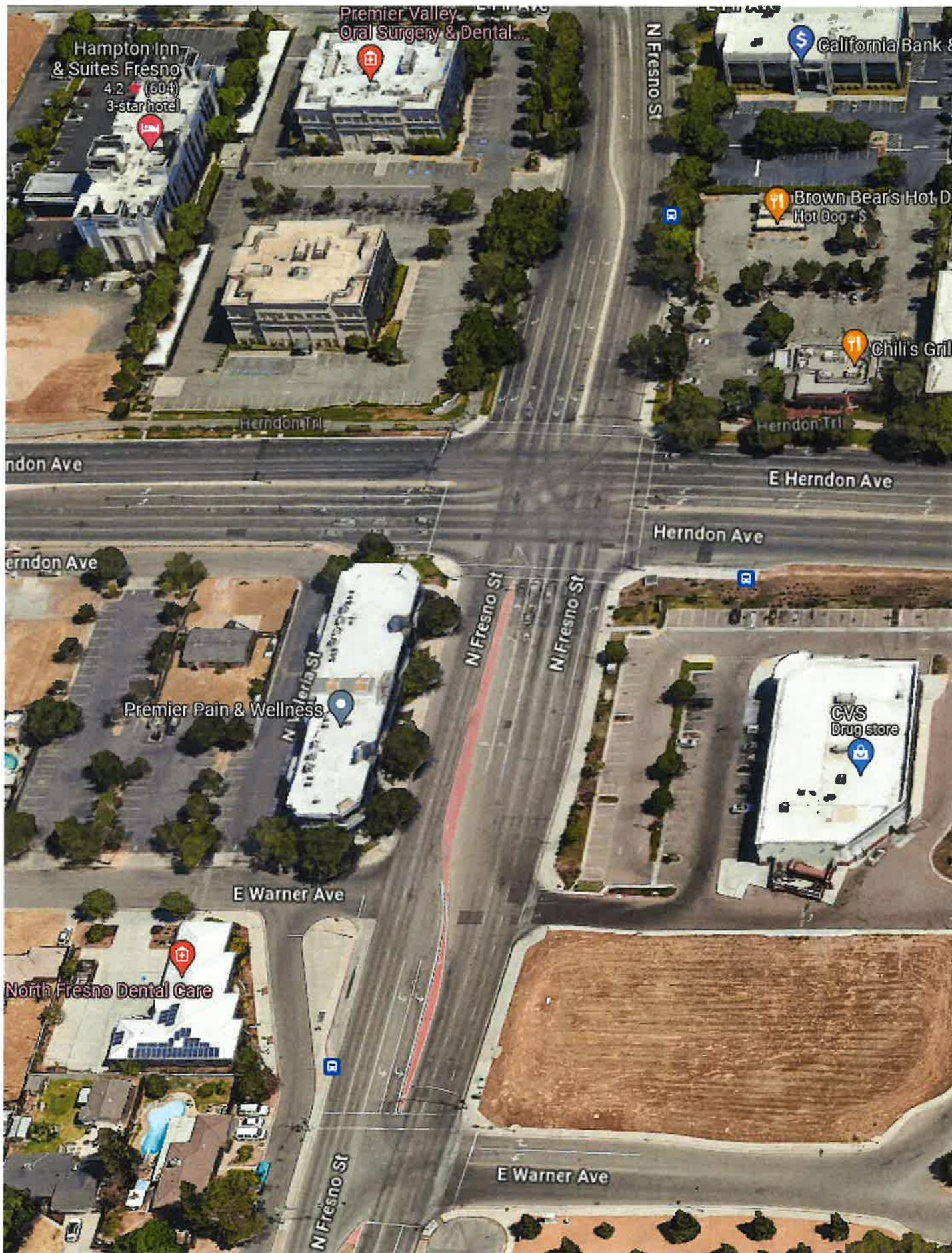
Zoning: Up until recently this area was zoned for low density housing. A special deal was made by a mayor who is no longer serving, to turn this into high density housing. The backroom deal that was made and the agreement with the developer fell through. At that time the zoning should have been reverted back to its original zoning. Why are we making another special permit? This should remain single family housing or low density family housing in this area.

Appearance:

It appears to be (3) 3 story bldgs and (1) 4 story bldg, one community bldg, one swimming pool and a dog park area with 154 parking spaces. This type of development does not fit in this neighborhood. The 4 story bldg will be put along the South Side of the property which will make it tower over the roadway. Multistory (more than 2 story) Bldgs are not in this neighborhood. The nearest is on 7047 N West Ave, Fresno, CA 93711, where it backs up to a shopping center and actually blends in. There are no other 3 or 4 story bldgs anywhere in miles. This will stick out like a sore thumb. There is a larger lot next to the Springhill Suites by Marriott (N Fresno and Herndon) that would be a much better fit for this type of complex. It will fit in with the other larger than 2 story bldgs that already exist in the area. This does not even take into account the airport nearby, which this could affect the traffic patterns for take offs and landing.



Map of the surrounding area that show there are no >2 story bldgs in the area.



Map showing the lot next to the Springhill Suites by Marriott (N Fresno and Herndon) that would be a much better fit for this type of complex. Note the multiple >2 story bldgs in the surrounding area as well as existing housing.

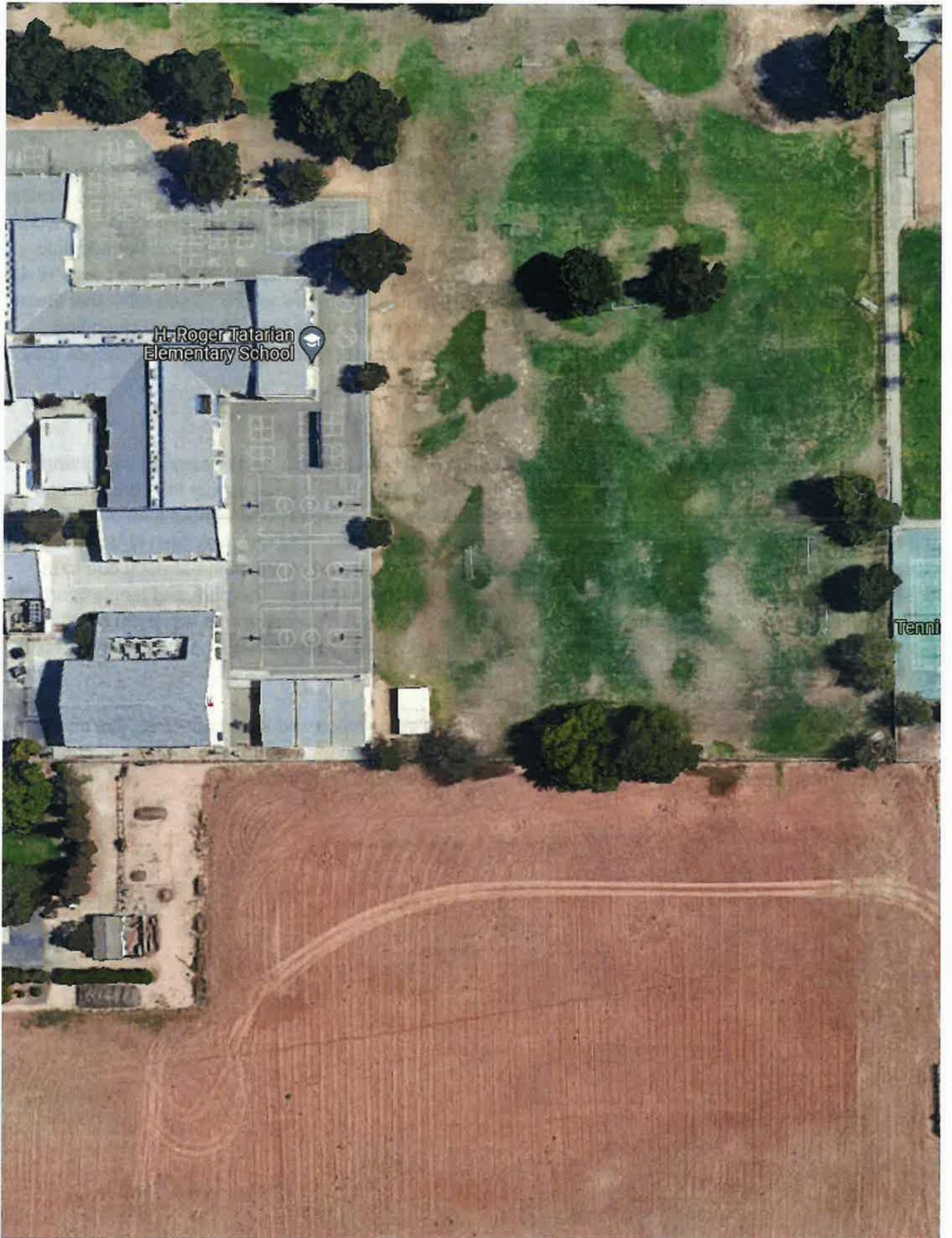
Parking:

This is to be a 82 unit complex. There will not be enough parking for 2 cars per unit, let alone two families per unit with multiple vehicles... As you know most families have more than one vehicle. Multiple families in one unit will have multiple vehicles will be more vehicles. There will also need to be people who work here, so some of the parking spaces are to be used by staff (5-10 staff spots). This does not take into account visitors. With 82 units you can expect 20-50% of them will have visitors. Where are these 16-40 cars supposed to park? When there is not enough parking in the complex where do you think that these vehicles will park? In the neighboring streets. This will now impact other families in the surrounding areas. More vehicles parked on the streets brings more opportunity for theft from said vehicles, as they are not under watchful eyes of the owners.

Traffic:

There will be only one vehicle entrance on Prospect Dr. which is already a badly designed interchange. The only way onto N Valentine is to utilize the round about. The traffic during school time drop off and pick up will be a nightmare on/off Herndon. The light at Herndon is already bad without a lot of traffic from the side streets. The wait times alone will back up the neighborhood. The only way from N Valentine is to make a right hand turn onto N Prospect. There are lots of back ups on N. Valentine already due to the design of the intersection. It will only get worse, increasing the wait times. The park and tennis courts are well used, especially on the weekends when there various sports (i.e soccer and or baseball) being played. Often times people will park along the street which is already not allowed, as the parking area is limited.

The addition of 82-164 or more permanent vehicles to this intersection and street will make this area backed up with traffic, if not on North Prospect then backed up onto the Herndon "expressway" creating a safety hazard and possibly more accidents by slow vehicles in the right lane.

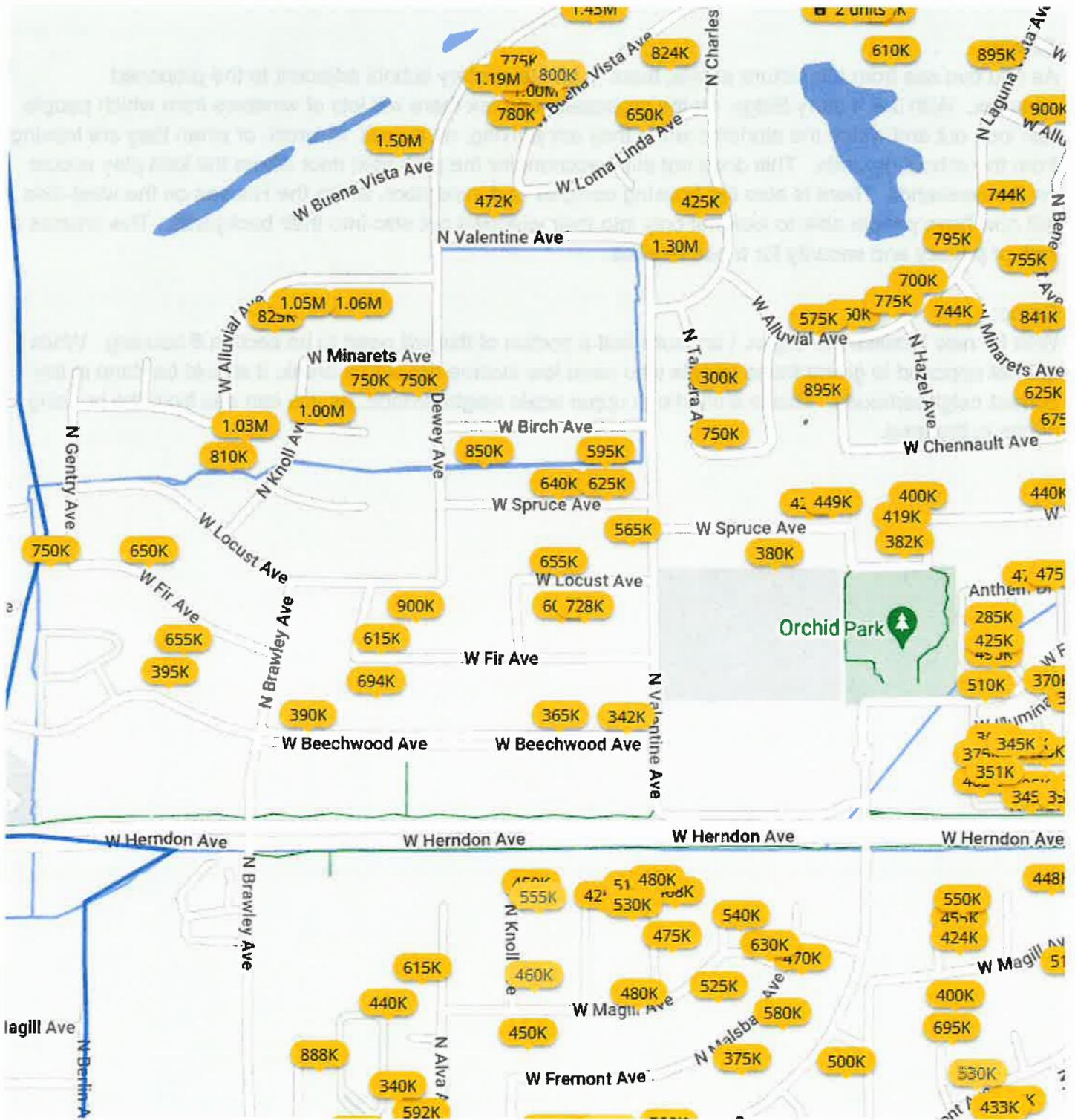


Safety:

As you can see from the picture above, there is an elementary school adjacent to the proposed complex. With 3 & 4 story Bldgs. on the proposed complex there will be lots of windows from which people can look out and watch the students when they are arriving, on recess, at lunch, or when they are leaving from the school grounds. This does not even account for the park next door where the kids play soccer on the weekends. There is also the housing complex built next door, which the Houses on the west-side will now have people able to look not only into their windows but also into their backyards. This creates a lack of privacy and security for those families.

Crime:

With 82 new families moving in, I am sure that a portion of this will need to be section 8 housing. While I am not opposed to giving those people who need low income housing a break, it should be done in the correct neighborhoods. This is a middle to upper scale neighborhood, as you can see from the housing prices in the area.



Map showing housing prices in the nearby areas.

Not only will this bring the local housing prices down, but it will bring in people who are not as wealthy as those in the area, and may cause some of those to misappropriate things from others as they think that they can afford to have things taken from them. More traffic will also bring more opportunity for theft in the area.

Natural feature:

The Forkner Alluvial Canal runs right through the property. How is the foundation of a 3 or 4 story bldg not going to affect this underground canal? If they do build this and we have a high water volume year, how are they going to protect this from not causing an issue with the building if the canal breeches, floods or overflows its capacity? If they nick the piping or damage it this could cause a sinkhole during a high flow year.



W Fir Ave

N Prospect Ave

N Prospect Ave

N Valentine Ave

Former Alluvial ©

Thank you for hearing me out and seriously considering the removal of this special permit.
- Mark Sine

John George

From: Sharon Fuller Idiart <sharonfuller2020@gmail.com>
Sent: Wednesday, April 3, 2024 6:46 PM
To: John George
Subject: Subject: RE: P21-00989 Notice of Action (Herndon and Prospect)

External Email: Use caution with links and attachments

Good Evening,

I live in The San Joaquin Country Club Estates directly south to the Herndon and Prospect apartments project.

I object to the project because of the high density caused by the plan of 4 stories.

That will produce too many cars to park and move about in that compact street area.

The traffic pattern on that street is already a struggle to get unto Herndon.

Also, the addition of so many vehicles in that area will add to the poor air quality that the nearby grammar school already struggles with.

I strongly object to the project.

Thank you.

Sharon Idiart

John George

From: Robert Holt
Sent: Friday, April 5, 2024 7:17 AM
To: John George
Subject: FW: Permit Application # P21-00989 at North Prospect and West Herndon

John,

See below for your records.

Thank you,

Rob Holt | Supervising Planner
Current Planning | Planning & Development
[2600 Fresno Street | Fresno CA 93721](#)
559.621.8056
Robert.Holt@Fresno.gov



Resources: [Current Planning](#) | [GIS & Mapping](#) | [Citywide Development Code](#)
[Accela Citizens Access \(ACA\)](#) | [ACA "How To" Videos](#)

From: Dennis Sniffin <dsniffin@comcast.net>
Sent: Thursday, April 04, 2024 7:33 PM
To: Robert Holt <Robert.Holt@fresno.gov>
Cc: Dennis AA Sniffin <dsniffin@comcast.net>
Subject: Permit Application # P21-00989 at North Prospect and West Herndon

External Email: Use caution with links and attachments

Mr. Holt -

I am voicing my opposition to the planned project Permit Application # P21-00989 at North Prospect and West Herndon. I strongly object to the proposed rezone as written.

I live near Herndon and Brawley and have traveled east on Herndon five days a week to work. Although retired now, I recall the worst part of the 25-minute drive was Herndon Avenue to Hwy 41. That was five years ago, and it gets worse every year.

Secondly, we already have a multi-condo complex immediately east of the proposed project. We don't need another one.

Lastly, This project opens the door for more multi-story apartments west of North Prospect Avenue, further exacerbating the traffic issue.

We all know stop and go traffic continually has dozens of cars sitting at idle pouring more and more pollutants into the air then racing to the next light only to sit again.

I am not anti-growth, just reasoned and accountable growth that I believe the city representatives have a responsibility to protect the interest and safety of present property owners in their residential areas, e.g., my 50 years in living in NW Fresno.

Yours truly,

Dennis Sniffin

4158 West Kelly Drive

Fresno 93422

dsniffin@comcast.net

559-365-5231

John George

From: Lauren Ramos <laurnramos@aol.com>
Sent: Friday, April 5, 2024 7:15 AM
To: John George; Robert Holt
Subject: Development Permit Application No. P21-00989

External Email: Use caution with links and attachments

Good morning,

As a resident in the area I am OPPOSED OF THIS Development Permit Application No. P21-00989. We purchased our homes being told that the empty lot was for commercial use only. Then one lady can change it behind all of the residents back without any notice, obvi to only benefit her. So wrong. Don't allow this build and ruin every area of Fresno. Parking is impossible and will ruin the traffic, roads, and the neighborhoods. How can the park hold this in addition to all the homes around it already. Opposed of this.

Lauren Ramos

John George

From: Hunter F <hunterjfraser24@gmail.com>
Sent: Friday, April 5, 2024 8:01 AM
To: John George; Robert Holt
Subject: Development Permit Application No. P21-00989

External Email: Use caution with links and attachments

Good morning,

I am OPPOSED of this development. This development and the area it is in cannot sustain the amount of vehicles it will have there to house and for the surrounding roads. This land was zoned commercial and changed behind residents back secretly. Opposed.

Sincerely ,
Hunter Fraser resident of the area.

John George

From: shelleylee <shelleyfarrislee@gmail.com>
Sent: Friday, April 5, 2024 9:47 AM
To: John George
Cc: Robert Holt; District2
Subject: Application No. P21-00989 Herndon & N. Prospect

External Email: Use caution with links and attachments

I have grave concerns about your approval of the 82 unit multi-family four story complex at Herndon & N. Prospect.

I have lived in this neighborhood for 31 years. My mother, daughter and son-in-law also have houses in the neighborhood. We are all greatly troubled with this development.

Traffic is a problem in this area especially with the roundabout. This development will greatly exacerbate the problem of traffic as well as parking. Right now parents are being ticketed for parking on the aforementioned dirt lot to take their children to play at Orchid Park. Currently the neighborhood is being impacted from the additional cars being parked along our streets for Orchid Park and Tatarian School. I have even had parents park in my driveway several times! Obviously Planning did not allow for adequate parking when the school or Orchid Park were developed. What's going to happen with this 82 unit development when the parking within isn't sufficient for the 82 units? Our neighborhood which is already stressed to its limit with parking and traffic is forced to absorb it! It is also concerning that this development is using Orchid Park as their greenspace in order to build more dense housing without any concern whatsoever for the existing residents. Do you as Planning care about us and what's happening to our neighborhood? Shouldn't you as Planning have safeguards to protect our neighborhood? Do you represent us that have built our lives and our families here or do you represent the developer? I earnestly request your intervention in this proposed project. Thank you in advance for your consideration.

Sincerely,
Shelley Farris-Lee

John George

From: Susan Koontz <susangk@comcast.net>
Sent: Friday, April 5, 2024 10:35 AM
To: John George
Cc: Robert Holt
Subject: Notice of action regarding development permit application No. P21-00989

External Email: Use caution with links and attachments

Dear Gentlemen:

I have lived in my home directly behind Tatarian Elementary for 35 years where my son attended school (as Forkner). The traffic surrounding the school is very dense several times each day. There isn't an easy way to get in and out of the neighborhood. A high density apartment building of 3-4 stories high will put a huge burden on the neighborhood's streets. The school and adjacent Orchid Park will see additional crime and drug use.

For the sake of our neighborhood, I am totally opposed to this type of apartment complex which will be a detriment to our area.

You will see high rates of crime, traffic congestion, & parking problems at Tatarian. Property values will decrease. The SAFETY of our children going to school or taking buses from Tatarian to other schools (Tenaya, Manchester Gate, Bullard Talent, Baird) will be in jeopardy.

Please stop this ordinance now before it's too late.

Thank you.

Susan and Randy Koontz
3383 W Spruce Avenue
Fresno, CA 93711
559 903-5722

Sent from my iPhone

John George

From: janieg2010@gmail.com
Sent: Friday, April 5, 2024 12:11 PM
To: John George
Cc: Robert Holt
Subject: Opposition to Development Permit Application No. P21-00989
Attachments: Scan.pdf

External Email: Use caution with links and attachments

We are very concerned about this proposed project. We just moved here in August. As a result, we just heard about this. This project is a terrible one for this neighborhood. I can't imagine why it ever was approved in the first place. It doesn't fit the neighborhood in any way. Please consider NOT granting this Permit.

Thank you
John and Janie Garcia

With reference to Development Permit Application No. P21-00989 & Related Environmental Assessment:

We live in the surrounding neighborhood to this proposed development. We are opposed to the granting of this development permit for the following reasons:

Zoning

It is our understanding that this area was zoned for low density housing. When an agreement with a developer fell through, the zoning should have reverted to the original zoning.

Appearance:

It appears to be (3) 3 story buildings and (1) 4 story building, one community building, one swimming pool, and a dog park area with 154 parking spaces. This type of development does not fit in this neighborhood. We do not have multi story buildings in this neighborhood. There are no other 3 or 4 story buildings anywhere in this area for miles.

This also doesn't take into consideration the airport nearby, which could affect the traffic patterns for take off and landings.

Parking:

This is to be a 82 unit complex. There will not be enough parking for 2 cars per unit, let alone 2 families per unit with multiple vehicles. As you know, most families have more than one vehicle. There will also need to be people who work here, so some of the parking spaces are to be used by staff (5-10 spaces). This does not take into account visitors. With 82 units you can expect 20-50% of them will have visitors. Where are these 16-40 cars supposed to park? When there is not enough parking in the complex, they will be parking in the neighboring streets. This will impact families in the surrounding areas.

Traffic:

There will be only one vehicle entrance on Prospect Drive, which is already a poorly designed interchange. The only way onto N. Valentine is to utilize the roundabout. The traffic during school drop off and pick up will be a nightmare on and off Herndon. The light at Herndon is already bad without a lot of traffic from the side streets. The wait times will back up the neighborhood. The only way

from N. Valentine is to make a right turn onto N. Prospect. There are lots of backups on N. Valentine already due to the design of the intersection. The park and tennis courts are well used, especially on the weekends when various sports are being played. Often times, people will park along the street, which is already not allowed, as the parking area is limited. The addition of 82-164 or more permanent vehicles to this intersection and street will really impact this area.

Image Safety:

There is an elementary school adjacent to the proposed complex. With 3 and 4 story buildings, there will be lots of windows from which people can look out and watch students arriving, recess, lunch, or when leaving school grounds. There is also the park where kids play. There is also a housing complex built next door. The houses on the west side will now have people able to look into their windows and back yards. This creates a lack of privacy and security for those families.

Crime:

With 82 families moving in, I'm sure a portion will need to be Section 8 Housing. While we are not opposed to giving people who need low income housing a break, it should be done in the correct neighborhoods. This is a middle-upper scale neighborhood. It could reduce our property values. More traffic will also bring more opportunity for theft in the area.

Natural Features:

The Forkner Alluvial Canal runs right through the property. How is the foundation of a 3 or 4 story building not going to affect this underground canal?

In closing, in light of all of these reasons, we implore you to consider the removal of this Permit Application P21-00989.

John George

From: Doreen Gamez <doreengamez@yahoo.com>
Sent: Friday, April 5, 2024 12:53 PM
To: John George
Subject: Petition

External Email: Use caution with links and attachments

Hello I'm a resident in royal coach at 7434 N Monte. I would like to oppose to the multi- famliy complex on northeast corner of west Herndon and North Prosoect Avenues. How do I sign the petition for that?

[Sent from Yahoo Mail for iPhone](#)

John George

From: tamsen munger <travelintam@gmail.com>
Sent: Sunday, April 7, 2024 4:02 PM
To: John George
Subject: Development Permit No. P21-00989

External Email: Use caution with links and attachments

Dear Mr. George,

I wish to protest the development that is planned on W. Herndon and N. Prospect. A 4 storey apartment complex is totally wrong for the area. I worry about the added traffic on Herndon which is already too difficult.

I live close to this development and I know it would not be a good fit for the residents living in close proximity to it.

Please do not go forward with this project,

Sincerely,

Tamsen Munger

559 960 5662

John George

From: Sean Mahoney <seanpmahoney14@gmail.com>
Sent: Monday, April 8, 2024 9:04 AM
To: John George; robertholt@fresno.com
Subject: Development Permit Application No. P21-00989

External Email: Use caution with links and attachments

April 8, 2024

Re: Notice of Action Granting
Development Permit Application No. P21-00989

Dear Sirs:

I am a citizen of Fresno District 2. I have lived in the surrounding neighborhood since 1985, and I am in opposition to the granting of this development permit for the following reasons:

Zoning:

It is my understanding that this area was zoned for low-density housing. A special deal was made by a mayor who is no longer serving, to turn this into high-density housing. When an agreement with a developer fell through, the zoning should have reverted to the original zoning. This should remain single-family housing or low-density family housing in this area.

Appearance:

It appears to be (3) 3 story bldgs and (1) 4 story bldg, one community bldg, one swimming pool, and a dog park area with 154 parking spaces. This type of development does not fit in this neighborhood. We do not have multi-story buildings in this neighborhood. There are no other 3 or 4-story buildings anywhere in this area for miles. This also does not even take into account the airport nearby, which could affect the traffic patterns for take-offs and landing.

Parking:

This is to be an 82-unit complex. There will not be enough parking for 2 cars per unit, let alone two families per unit with multiple vehicles... As you know most families have more than one vehicle. Multiple families in one unit will have multiple vehicles and will not have a place to park their vehicles. There will also need to be people who work here, so some of the parking spaces are to be used by staff (5-10 staff spots). This does not take into account visitors. With 82 units you can expect 20-50% of them will have visitors. Where are these 16-40 cars supposed to park? When there is not enough parking in the complex, people will be parking in the neighboring streets. This will impact other families and the surrounding areas

Traffic:

There will be only one vehicle entrance on Prospect Dr., which is already a badly designed interchange. The only way onto N Valentine is to utilize the roundabout. The traffic during school time drop off and pick up will be a nightmare on/off Herndon. The light at Herndon is already bad without a lot of traffic from the side streets. The wait times alone will back up the neighborhood. The only way from N Valentine is to make a right-hand turn onto N Prospect. There are lots of backups on N. Valentine already due to the design of the intersection. It will only get worse, increasing the wait times. The park and tennis courts are well used, especially on the weekends when there are various sports (i.e. soccer and or baseball) being played. Often people will park along the street, which is already not allowed, as the parking area is limited. Adding 82-164 or more

permanent vehicles to this intersection and street will make this area backed up with traffic, if not on North Prospect, then backed up onto the Herndon "expressway" creating a safety hazard and possibly more accidents by slow vehicles in the right lane.

Inline image Safety:

There is an elementary school adjacent to the proposed complex. With 3 & 4 story Bldgs. on the proposed complex there will be windows from which people can look out and watch the students at recess, lunch, or when they are leaving the school grounds. This does not even account for the park next door where the kids play soccer on the weekends. There is also the housing complex built next door, which the Houses on the west side will now have people able to look not only into their windows and backyards. This creates a lack of privacy and security for those families.

Crime:

With 82 new families moving in, I am sure that a portion of this will need to be Section 8 housing. While I am not opposed to giving those people who need low-income housing a break, it should be done in the correct neighborhoods. This is a middle to upper-scale neighborhood. It could reduce our property values. More traffic will also bring more opportunities for theft and crime in the area.

Natural feature:

The Forkner Alluvial Canal runs right through the property. How is the foundation of a 3 or 4 story bldg not going to affect this underground canal?

In closing, based on the facts, scenarios, and reasons presented in this letter, I implore you to consider the removal of this Permit Application P21-00989.

Respectfully,

Sean P. Mahoney

Sean P. Mahoney
559.352.8923

John George

From: Susan Mon Pere <susan@patrickjames.com>
Sent: Monday, April 8, 2024 6:31 PM
To: John George; robertholt@fresno.com
Subject: Development Permit Application No. P21-00989

External Email: Use caution with links and attachments

Dear Madams and Sirs,

I am writing to you as a resident of Fresno District 2, residing in the nearby vicinity of the ongoing development. I wish to express my strong opposition to the approval of the development permit for the following grounds:

Zoning:

It has come to my attention that the original zoning of this area was designated for low-density housing. A previous arrangement, orchestrated by a former mayor, altered this zoning to accommodate high-density housing. In the event of a failed agreement with a developer, the zoning should have automatically reverted to its initial state. It is my belief that this area is best suited for single-family dwellings or low-density residential housing.

Appearance:

The proposed development consists of (3) three-story buildings and (1) four-story building, along with a community building, a swimming pool, and a dog park area, encompassing 154 parking spaces. This type of development does not align with the character of our neighborhood. The absence of multi-story structures in our vicinity is evident, with no other 3 or 4-story buildings present for miles. Furthermore, the proximity of the nearby airport raises concerns about potential disruptions to air traffic patterns.

Parking:

With 82 units planned for this complex, the allocated parking spaces will be insufficient to accommodate two cars per unit, let alone multiple vehicles per family. Given that many households own more than one vehicle, the lack of parking spots will create challenges for residents and their visitors. Insufficient parking within the complex will likely result in cars spilling over onto neighboring streets, causing inconvenience to other residents and impacting the surrounding area.

Traffic:

The proposed entrance on Prospect Dr. poses a concern, especially given the existing congestion issues at the interchange. Access to N Valentine via the roundabout and the traffic conditions during school drop-off and pick-up times on/off Herndon are anticipated to worsen. The addition of 82-164 or more

vehicles to this area, combined with the popular park and tennis courts nearby, will lead to traffic congestion and potential safety hazards.

Safety Concerns:

The presence of an elementary school adjacent to the proposed complex raises apprehensions regarding student privacy and security. The potential overlooking of school activities and the nearby park could compromise the safety and privacy of students and residents in the surrounding housing complex.

Crime:

The influx of 82 new families, including potential Section 8 housing residents, raises concerns about the impact on the neighborhood's safety and property values. The anticipated increase in traffic could attract criminal activities, posing a risk to the community.

Environmental Impact:

The proximity of the Forkner Alluvial Canal to the proposed development raises questions about the impact of constructing 3 or 4-story buildings on this underground watercourse.

In conclusion, I respectfully urge you to reconsider and revoke Permit Application P21-00989 based on the aforementioned factors, scenarios, and considerations.

Sincerely,
Susan Mon Pere
2763 W Fir Ave
93711

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John George

From: Susan Mon Pere <tacscreen10@gmail.com>
Sent: Monday, April 8, 2024 6:34 PM
To: John George; robertholt@fresno.com
Subject: Development Permit Application No. P21-00989

External Email: Use caution with links and attachments

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The presence of an elementary school adjacent to the proposed complex raises apprehensions regarding student privacy and security. The potential overlooking of school activities and the nearby park could compromise the safety and privacy of students and residents in the surrounding housing complex.

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Environmental Impact:

The proximity of the Forkner Alluvial Canal to the proposed development raises questions about the impact of constructing 3 or 4-story buildings on this underground watercourse.

In conclusion, I respectfully urge you to reconsider and revoke Permit Application P21-00989 based on the aforementioned factors, scenarios, and considerations.

Sincerely,
Patrick Michael Mon Pere
2763 W Fir Ave
93711

John George

From: Susan Mon Pere <tacscreen@gmail.com>
Sent: Monday, April 8, 2024 6:35 PM
To: John George; robertholt@fresno.com
Subject: Development Permit Application No. P21-00989

External Email: Use caution with links and attachments

Dear Madams and Sirs,

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Environmental Impact:

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In conclusion, I respectfully urge you to reconsider and revoke Permit Application P21-00989 based on the aforementioned factors, scenarios, and considerations.

Sincerely,
Patrick Maximo Mon Pere
2763 W Fir Ave
93711

John George

From: Matthew Mon Pere <matthewmonpere@gmail.com>
Sent: Monday, April 8, 2024 6:36 PM
To: John George; robertholt@fresno.com
Subject: Development Permit Application No. P21-00989

External Email: Use caution with links and attachments

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Traffic:

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Environmental Impact:

The proximity of the Forkner Alluvial Canal to the proposed development raises questions about the impact of constructing 3 or 4-story buildings on this underground watercourse.

In conclusion, I respectfully urge you to reconsider and revoke Permit Application P21-00989 based on the aforementioned factors, scenarios, and considerations.

Sincerely,
Matthew Mon Pere
2763 W Fir Ave
93711

John George

From: Bonnie Nowell <bbonowell@sbcglobal.net>
Sent: Tuesday, April 9, 2024 5:20 PM
To: John George; Robert Holt
Subject: Herndon/Prospect Apartment P21-00989

External Email: Use caution with links and attachments

I am definitely against the construction of this project. The reasons are: the height would destroy sport milieu of the park it borders just from the height; the neighbors with homes nearby would have disruption of their views and air flow; with any closure for any reason of Brawley and Herndon would result in an untenable traffic problem; the traffic flow is difficult already in this street much less if you add 100 cars per rush hour due to possible stoppages at Brawley. Apartment buildings with need for EV access in the near future will result in more climate change resistors. It definitely should not be allowed 7 feet closer to Herndon resulting in again a claustrophobic feeling and restrict options for Herndon in the future just for one land owner. Please block this unless reduced in height to two stories so fits in with the neighborhood feel, look and not given the additional 7 feet allowance. Finally must have EV access for each unit not just a few. The future quality of Fresno life depends on it and not just greed.
Sent from my iPhone