September 20, 2019

PETITION AGAINST PROPOSED WILSON DEVELOPMENT – TRACTS 6201 and 6235

As neighbors and members of the Southeast Property Owners Association (SPOA), we are concerned about the proposed Wilson Homes development of agricultural land located at East Olive and Armstrong and East Floradora and Armstrong.

The plans as proposed are not compatible with the surrounding properties. The adjacent neighborhoods are entirely low density rural residential ranging generally from 1 to 8 acres, with an average of 2.5 acres or larger and occupied with custom homes. There are 17 properties that surround the proposed development with an average Zillow Valuation of $591,098 and an average size of 2938 sq. foot. The proposed Wilson development is said to start in the $200,000's and range in size from 1440 to 2448 Sq. foot (based on other Liv development). The proposed development is inconsistent with the exiting neighborhood and will likely decrease property values. The proposed development plans show 4,000 sq. ft lots abutting the large rural lots. There has been no consideration for a lot size transition from the proposed density to the extensive community of rural properties.

We are very disappointed by the lack of neighborhood engagement by the developer. Wilson and their engineering firm scheduled a neighborhood meeting on August 14 2019. The engineering firm circulated a letter arriving August 9, 2019; however the letter was only received by a few neighbors (only one identified so far), who spread the word in the limited time available. (That letter, also had an address that Google Maps directed some neighbors incorrectly to an area near Clovis Community Hospital.) The letter and the subsequent meeting was the first attempt at engagement of the neighborhood as a whole. The purpose of these kinds of meetings should be to gather feedback from the community, in reality this meeting was used to inform the neighborhood of the plans, not to engage in dialogue or consider neighbors' concerns.

The density of the proposed development is too high considering the surrounding parcels are not unoccupied farmland, but rural residential. We believe that the road infrastructure-(Olive and Armstrong Avenues), is already overloaded with traffic. Adding nearly 400 homes will greatly increase this problem. Traffic around Temperance-Kutner elementary school is already a safety issue. An increased traffic load in the vicinity of the school will add to the problem and should be a safety concern for everyone. The additional traffic resulting from this proposed development will only increase the noise pollution in this rural residential area.

The residents believe airport noise complaints will increase as the National Guard jets are routinely loud and fly low directly over the property (regardless of what the noise or airport maps show). During fire season, air tankers routinely fly low over the area as they prepare to land at Fresno Air Attack Base. Noise and the low elevation flights of these tankers will likely be a concern and source of complaints. Pollution in general will increase and is a concern. We are also concerned with crime that will certainly increase. Further we are also concerned about the lack of green space proposed with the development, and about light pollution impacting the rural neighborhood. All of these issues are significant in their own standing, and are directly impacted by density.

We would also direct you to the longstanding community input and strong feedback regarding density issues as demonstrated by the petition "Against the proposed changes for property located south of

Shields Avenue, West of Fowler, North of Tulare and west of Locan for the land to remain zoned agricultural" , signed by over 98 neighbors.

Therefore, this petition is to help communicate our longstanding united concerns and demands, in addition to certain issues with specific properties that are uniquely affected.

We the undersigned are united in requiring the following issues be satisfactorily addressed at a minimum:

1. Graduated density with lower density around the perimeter.
2. Only single-story homes situated on the perimeter of the development and on lots that abut the existing rural residential properties. We request that rather than a Liv development, Chadwick or Regent Park be used as a way to address the density and property values of the surrounding community.
3. Along the perimeter adjacent and directly next to occupied and utilized property, block walls of 7 to 9 feet be installed. This would reduce the problems of loss of privacy, security, dogs barking at their neighbors through the fence, and agricultural/rural city interfaces.
4. In strategic places, setbacks be increased, and layered with mature landscaping be used, including box trees. Many of the homes and properties have mature landscaping, and any development should fit into the existing neighborhood.
5. In addition to block walls around the development, permanent landscape consisting of trees, shrubs and ornamental plants be installed and maintained between the sidewalks and block wall around the perimeter of the development. Landscape would be at a minimum, similar to that installed at the City's Southeast Water Treatment Plant.
6. If we are forced into more of a city environment, neighbors should get access to affordable high speed internet which is currently lacking in the area.
7. We do not believe undeveloped properties should be forced into the city by annexation unless requested by the property owner. Further we believe that existing rural residential property must retain flexibility of use without restriction or complaint by new neighbors or city property.
8. Site specific issues such as Fresno Irrigation District access, Trees roots potentially impacted from development potential road interfaces and others issues should be addressed by the developer individually with each neighbor.

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In support of Petition Against Wilson Development of Tracts 6201 and 6235 Dated September 20, 2019

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In support of Petition Against Wilson Development of Tracts 6201 and 6235 Dated September 20, 2019

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Susan Lucich Susan Lucich	2236 N Tenaya (559) 978-1326
Paul Lucich Paul Lucich	6100 E Clair Fresno CA 93727
Rikki Brinton Rikki	6100 E Clair Fresno CA 93727
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Bertha Chavez	6920 E. Olive 93727 (559) 301-1613
6920 E Olive Fresno	

We reside on East Floradora Avenue between Armstrong and Temperance, and we agree to closing Floradora just prior to Temperance
Fresno California, 93727

(PLEASE PRINT CLEARLY)					(check appropriate box)	
Address	Name	Phone and Email	Date	Signature	Owner	Renter
6649 E FLORADORA AVE	GREG & AMANDA SMITH				X	
6635 E. FLORADORA AVE	Curt & Leah BLANK				X	
6672 e floradora	Joe Lopes				X	
6695 E. Floradora Ave	Amanda + Greg Smith				X	
6850 E Floradora Ave	Ron & Alexis Masson				X	
6891 E Floradora Ave	Doug - Jen Hansen				X	
6932 E Floradora	Steve + Debbie Siebert				X	
6879 E. Floradora	Arturo Robles				X	
1691 N Temperance	Paul McGraw				X	
6822 6836 E. Floradora	Carol Fuchs				X	
6750 E. Floradora	Timothy A. Fuchs				X	
6866 E. Floradora	Gerardo Hernandez			Gerardo Hernandez	X	

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(PLEASE PRINT CLEARLY)					(check appropriate box)	
Address	Name	Phone and Email	Date	Signature	Owner	Renter
6731 E Floradora Fresno CA 93727	Arden Hertz				X	
6731 E Floradora Fresno CA 93727	Mike Hertz				X	
6731 E Floradora Fresno CA 93727	Mike Winzler				X	
6739 E. Floradora Ave. Fresno, CA 93727	Stacy Yada				X	
6734 E. Floradora Ave Fresno, CA 93727	Clinton Yada				X	
6849 E. Floradora Ave Fresno CA 93727	Vam T. Mom				X	
6804 E. Floradora Ave Fresno, CA 93727	Jonathan Fuchs					

Timothy A. Fuchs, AAC
6750 E Floradora Ave.
Fresno, CA 93727
(559) 718-4203
t.fuchs@sbcglobal.net
October 11, 2019

Mr. Leo Wilson
President
Wilson Homes
7550 N. Palm #102
Fresno, CA 93711

Dear Mr. Leo Wilson:

I am a long-time resident of the area in question, having lived on the same tract since 1979 (first in the home of my parents, later building my own separate residence next door). I have seen a lot of changes in the area over that time and seen other nearby neighborhood areas experience improvements, such as improved roads, traffic management, and high-speed internet (just to name a few), while our little pocket seems to be left behind 20+ years, while at the same time experiencing increased traffic that takes advantage of the unincorporated speed zone of 55mph along the "Floradora Freeway," a term used by some of the neighbors.

This whole process started about eight years ago when one day I had ran into Andy Warmerdam while he was out irrigating the old alfalfa field that consisted of the northwest corner of Armstrong/Floradora. Andy had mentioned that with all of the water issues from the drought going on that if the crop ever fails due to lack of water that he'd put the parcel up for sale rather than replant. So because part of our parcels connect, I had asked that he let my family know so that we could potentially partition off part of the open, unused land as a possible package deal.

The family tract in question has gone through a number of revised tax assessments since 2007 that continue to push up the cost to us as residents. As the landowners of this tract from back in the early 1900's when my grandfather had first immigrated here to the current date, we have really been unable to anything with the land but build a couple of one-family residences. This project will allow for my family to unburden us from an asset that in many ways is more of a liability (in the form of trespassing, fire maintenance and excess property taxes), while allowing for the city to generate more property tax revenues from the new residences.

Currently the greatest remaining concern that I still have as a resident about the projected growth in the area is development of the rest of the street (sewage, high-speed internet, sidewalks, etc.) and

the access to the arterial roads of Armstrong and Temperance off of Floradora. Hopefully breaks in traffic will happen naturally with the development of the Armstrong/Olive intersection and the potential intersection to be built at the McKinley/Armstrong crossing, or perhaps the insertion of a traffic circle at the intersection of Armstrong/Floradora (similar to Fowler Avenue before Kings Canyon) to manage traffic due to the increase in residents and the nearby school.

Overall I am in support of the project as presented moving forward.

Sincerely,

Timothy A. Fuchs, AAC

The Fuchs Family
6804, 6822, and 6826 E Floradora Ave.
Fresno, CA 93727
Jonathan.fuchs@fresnounified.org
Friday October 11, 2019

Mr. Leo Wilson
President
Wilson Homes
7550 N. Palm #102
Fresno, CA 93711

Dear Mr. Leo Wilson:

The Fuchs/Bitzer families from the addresses 6804, 6822, and 6826 East Floradora Avenue in Fresno are excited about the upcoming opportunity to sell a portion of our property in conjunction with the Warmerdam parcel located near Armstrong and Floradora.

Our family has called these parcels home for several generations since 1880, spanning almost 140 years. Throughout that time, more than 12 members of our family have attended the local elementary school Temperance Kutner in the Clovis Unified School District. While at least 9 of us have attended, and graduated, from our local college California State University of Fresno. We love it here! Fresno is, and has always been, our home.

Much like our family, the city of Fresno continues to grow and expand. Fresno has been coming our way for many years now. It has been getting closer and closer, as we have been expecting, and in fact, waiting for. We are excited about the possibility of getting to help with that by sharing our land, our schools, and our city, with others that want it.

We do not accept the idea that our neighbors need to feel as though they live in a rural area by staring out their windows into our empty fields. This is our land, our family has held on to it for more than 140 years waiting for an opportunity just like this one.

Thank you for your consideration,

The Fuchs Family

Jonathan and Katie Fuchs
6804 E. Floradora

Randall and Shereen Fuchs
6822 E. Floradora

Carol Fuchs
6826 E. Floradora