

January 16, 2020

RECEIVED
JAN 17 2020
CITY CLERKS OFFICE
CITY OF TULARE

City of Tulare Council
Attn: Roxanne Yoder, City Clerk
411 East Kern Ave.
Tulare, CA 93274

Ref: Farrar Estate Project

To Tulare City Council:

We are writing to express concerns about the proposed changes to the intersection of SR 137 (Tulare Avenue) and Morrison Street because of the Farrar Estate development proposal. My wife and I currently live on the corner of SR 137 and Morrison St, address is 130 Morrison Street. We understand the 76-acre parcel is to be developed into 350 plus home sights and is already annexed into the city of Tulare while our property is currently in the county of Tulare. We also understand that there are plans to improve the intersection of Morrison and Tulare Avenue by adding turn lanes, bike lanes as well as a stop light. We currently have only one access point into our property off Morrison Street, which will be severely impacted by the addition of the stop light and the improvements to widen the intersection along with the increased traffic from the development entering onto Morrison Street. The stop light will result in traffic frequently being backed up past our driveway and will result in a safety hazard as we attempt to leave our home.

We have lived at the residence since October of 2001 and have been witness to several changes in the surrounding fields. We have a large development of homes to the south of SR 137, which has resulted in a significant increase in traffic not only on SR 137 but also on Morrison Street running past our home. This increased traffic has resulted in unsafe passing of our vehicle on many occasions while we enter onto Morrison Street from our home and vehicles accelerate at high speeds heading north on Morrison Street coming across the intersection.

In addition, the Farrar Estate improvements with the increase in home and vehicles entering onto Morrison Street will present us with undo expenses to develop another access to and from my property. In a transmittal from the Department of Transportation dated December 5, 2019, the following mitigation measures listed:

The following improvements are required for the Morrison Street/Tulare Avenue (SR 137) intersection:

- Add a southbound left-turn lane;
- Modify the southbound left-through-right lane to a through-right lane;
- Signalize the intersection with protective left-turn phasing in all directions; and
- Modify the intersection to accommodate the added lane.

These modifications to the intersection will affect our access driveway onto our property and result in the need to develop an alternate access point to our home. In assessing alternate entry points to our home, we do not believe that access would be granted onto Tulare Avenue since this is SR 137. With the development of the new access point for our property along with improvements to the driveway to our home to create the safe driveway, we will be required to bear the total planning, development and construction expenses. This development will create an excessive expense to my wife and myself if the current plan is allowed to develop using Morrison Street as the main access street into the development.

In summary, allowing this development to continue will create a hazard for my wife, our daughter's family, and us as we enter and exit our property. Creating a stop light at the intersection of CSH 137 and Morrison Street will result in traffic backing up at the stop light blocking our ability to exit our property. We are concerned that allowing the subdivision to enter and exit onto Morrison Street may render our home and 3-acre parcel inaccessible without extensive planning and expense to develop and alternate driveway access.

I am requesting that the City of Tulare require the developers to develop an alternate main access point other than Morrison Street such as accessing the development from SR 137 as the development to the West accomplished by developing Hazeltine Street. I ask that you delay the vote to approve and request an alternate design for the main access into the proposed development. Thank you for considering our concerns.

Sincerely,

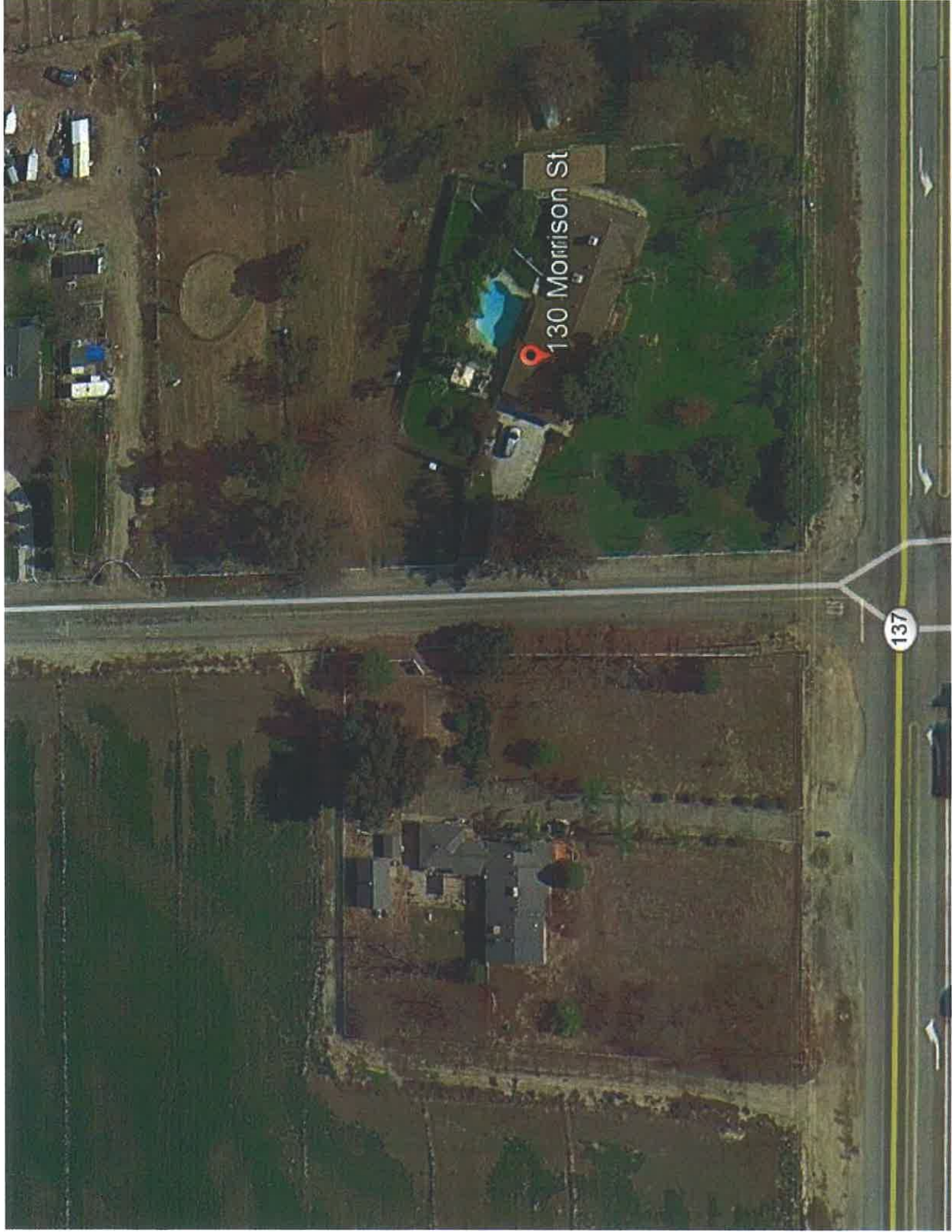


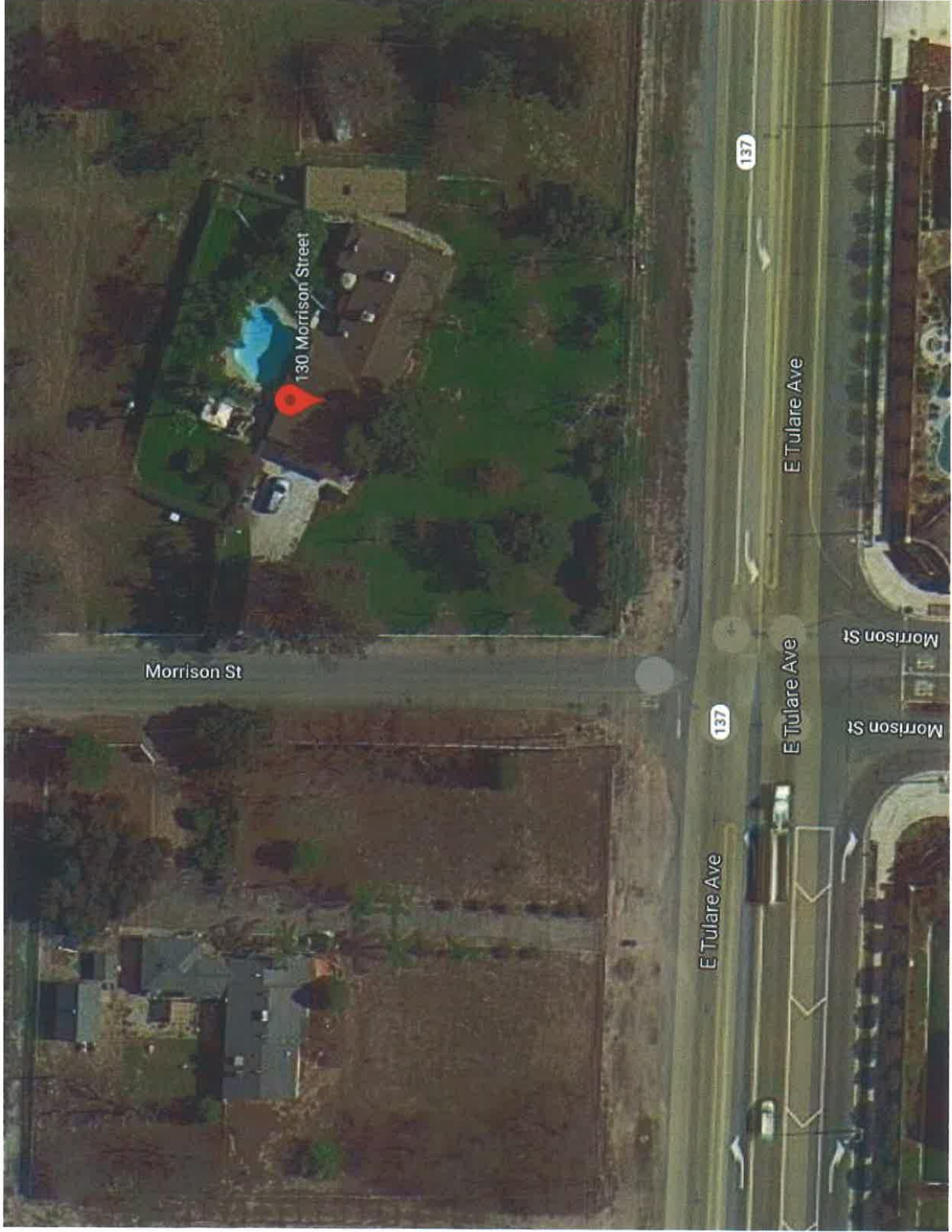
Daniel L. Allain



Nancy L. Allain

Attachment: Aerial photo of 130 Morrison Street





130 Morrison Street

Morrison St

137

E Tulare Ave

137

E Tulare Ave

E Tulare Ave

Morrison St

Morrison St

Roxanne Yoder

From: Leatha White <aleathaw@gmail.com>
Sent: Saturday, January 18, 2020 4:01 PM
To: Roxanne Yoder; Henry Bosma
Subject: Council meeting Jan. 21, 2020

To Whom it May Concern,

As neighbors of the surrounding community of the new proposed development on Tulare Avenue & Morrison Road, we would like to state that we are not in opposition of the future growth of this project. We do realize that the City of Tulare is growing and that the city limits have been slowly creeping into our community for some time now. However, we do have concerns in the number of homes being projected for the 76.5 acres of 360 houses at the corner of Tulare Avenue & Morrison Road.

One of the biggest concerns is that of the traffic that this proposed project will bring. In having 2 main outlets on to Morrison Road, this will only add to the increasing number of cars and traffic to what has become a main thoroughfare between Prosperity & Tulare Avenue in the past few years.

With the increase of traffic, another major concern is safety. The safety for the cars coming in and out of this high dense community as well as the safety of us neighbors trying to enter and exist our roads for the influx of number of cars this proposed community will bring. Also, the future safety in the number of pedestrian traffic this will bring when the upcoming elementary school is completed on the adjacent corner.

With these concerns, we would like officials to consider rezoning to R1-6 and building on 6,000-foot lots instead, which would bring the number of homes to approximately 280 with basically the same layout. We would like to see a compromise of potentially 250 homes with possibility for more street parking space, park areas and other amenities for that development community.

As a business owner, we purchased our property for the intent to be able to park and run our business from our location. The safety to enter and exit our property will be affected by the high number of homes that is being projected at this location.

In closing, we would like to state from the Mission Statement of Tulare that it is also OUR desire to "promote a quality of life making Tulare the most desirable community in which to live, learn, play, work, worship and prosper" ; and as neighbors of this proposed new community we are just asking for your heartfelt consideration of our request of a development that would fit well into our surrounding community.

Thank You,
Henry & Diana Bosma
3388-A East Tulare Avenue

Roxanne Yoder

From: Rhonda Junio <junio209@yahoo.com>
Sent: Sunday, January 19, 2020 10:45 PM
To: Roxanne Yoder
Subject: Tulare City Counsel Meeting January 21, 2020

January 19, 2020

Dear Mr. Mayor & Council Members

We're writing this letter in regards to the Farrar subdivision east of Mooney Blvd on the north west corner of Tulare Ave. and Morrison St. We would like to ask you to please take a good look at the new proposed map verses the current approved map for the new neighborhood. The current map was approved for 139 homes ranging from 1 acre to 1/3 acre lots. The new proposed plan by Woodside Homes consists of 360 homes with the majority of them 4,000 square feet lots. That's an additional 221 more homes than the current plan.

We in no way are against the new neighborhood. In fact, we've been waiting for it for several years because we feel the current approved plan is the perfect fit for Tulare and much needed. However, we now have a few concerns with the new proposed changes.

1. The traffic coming and going from the neighborhood due to the large number of homes being proposed with no entrance or exits on Tulare Ave. with this large number of homes.
2. The approved plan was to make a proper transition between the surrounding neighborhoods and the new proposal does not address this transition.
3. If a well is to be put into this neighborhood it could cause problems with the homes near by that have domestic wells.

We've lived on Ranch Acres Road for the past 23 years. Our children live and work in Tulare and our grandchildren go to Tulare City Schools. We own commercial property that houses several businesses in the city of Tulare. Even though we live outside the city limits the growth of the city is very important to us. Thank you for your time and consideration for our concerns.

Sincerely

Frank & Rhonda Junio
209 Ranch Acre Rd

Sent from my iPhone

Roxanne Yoder

From: Leatha White <aleathaw@gmail.com>
Sent: Monday, January 20, 2020 10:19 PM
To: Roxanne Yoder
Cc: Daniel Evans
Subject: City counsel meeting Jan 21,2020

Ms. Yoder, 01/20/2020

This is for the Tulare City Council meeting on Jan. 21, 2020

Dear Mayor Segala and Tulare City Council,

My name is Leatha White, I live at 210 N. Morrison with my husband Eric White. We have had the privilege to live in Tulare most of our lives and raised our family here. My husband's family ran White's Music for many years and he continues to support the City of Tulare through city functions and donations to its many causes and events.

Our first home was on Westminster by Cypress School our second was on S. Moraine St. While living in town had many benefits, we preferred a more quiet and open setting, so we chose to find a home further into the country.

We knew the city was creeping towards us and we don't have a problem with a city subdivision being built across from our home. Our problem is the proposed zoning change and design. Especially the brick wall that I will see every day, giving me a feeling of isolation. I enjoy looking out my window and seeing trees, alfalfa, corn or empty fields. I don't want to look out at a brick wall. No matter how nice they try and make it, in the end, it is still a wall. Looking out my front window and seeing lawns and trees and homes is a much better option.

When I received the letter from the City regarding the proposed zoning change I consulted a lawyer on what process the developer needed to do and what were our options to stop the drastic zone change. Dawn Miller and I made copies of the city letter, the proposed subdivision map, information on hiring an attorney to represent us with the zoning change and presented it to our neighbors. With all this happening during the holiday season, it was hard for people to go to meetings and represent themselves which is why I engaged the lawyer.

On December 17, 2019, a Woodside Home representative sent out about 150 invitations to residents in our area inviting us to an informal informational meeting regarding the project. There were approximately 1 to 20 people there. Many were unable to attend because of various Christmas programs. The representative from Woodside introduced himself and said they thought it would be good to have this informal meeting to help us understand the project, knowing that they were going to have some opposition. His next statement was, "I know that some of the neighbors here banded together and I believe hired an attorney to fight the KCOK project. I just want you to know that won't work this time, you won't win." I spoke with the representative about compromise on roads, larger lots fronting Morrison and putting the brick wall behind these homes. He responded, "It's not economical for us [Woodside]." He said that there would be no compromises and this is what we were going to get. Needless to say, this solidified the choice to have legal representation. Those of us who were able to attend left believing that it was already a done deal and we weren't going to be heard.

We are asking why Woodside refuses to compromise and why their representative was talking as if it was a done deal? They say it isn't economical for them. What does that mean? I believe it means they won't make as much profit as they would like to. I think this whole process is backward. In a case such as this, It makes more sense to have a developer meet with the few citizens that are directly

affected by the subdivision and come up with a plan that both can agree on before the city gets involved, instead of fighting it out and causing division.

I am asking that there be some kind of compromise with lot sizes, moving the wall and if possible reduce the number of new streets coming out to Morrison where we already have a traffic problem. Can we sit down, Tulare and Woodside Homes, and come up with a plan.

Tulare doesn't need walled subdivisions. We are a unique town that has a personality all of its own. We are known for our agriculture and open space. It doesn't matter if there is a house or a field across or attached to your lot. It adds to the scenery of our area. Brick walls are confining and isolating. It is one of the reasons my family and I bought a home in the country.

In closing let me draw your attention to the City's website where it states, "Agriculture remains the lifeblood of the local economy and Tulare sits in the heart of some of the most productive farmland in the world. The strategic location makes Tulare very attractive to food processors and distributors because of the central location and abundant supply of locally grown products". Furthermore, this statement implies an open community not enclosed neighborhoods.

Leatha White
210 N. Morris
559 901-1030

Roxanne Yoder

From: Traci Myers
Sent: Monday, January 20, 2020 10:50 AM
To: Mario Anaya; Steven Sopp
Cc: Roxanne Yoder
Subject: Fwd: Farrar Estates

Can we make sure that this correspondence gets to Council as well?

Thank you.
Sent from my iPhone

Begin forwarded message:

From: GARY FARLEY <bedfordia@sbcglobal.net>
Date: January 20, 2020 at 10:31:59 AM PST
To: Traci Myers <tmyers@tulare.ca.gov>
Cc: "matts@woodsidehomes.com" <matts@woodsidehomes.com>
Subject: Farrar Estates
Reply-To: GARY FARLEY <bedfordia@sbcglobal.net>

Tracy

Our names are Gary and Becky Farley. We live at 3036 e Tulare ave. and our property is going to be surrounded on 2 sides by the Farrar estates project by Woodside homes. On Dec 23 we were at the planning commission meeting and we are on record as being against the project. since that time we have worked out an issue that we had with Woodside homes. I would like to go on record as no longer being against the project. We have lived in Tulare for 33 years and realize that growth is inevitable. Woodside seems to be a decent company and we hope to be good neighbors with them.

Roxanne Yoder

From: CURT LANGE <clvmx50z@yahoo.com>
Sent: Tuesday, January 21, 2020 9:23 AM
To: Roxanne Yoder
Subject: City Council Meeting Jan 21,2020

Dear Mayor Segala, Tulare City Council and Staff,

My name is Curt Lange, I live with my wife Janet at 3234 East Cross Ave. This is off Morrison Ave North of Tulare Ave. We have been there for about 20 years. I am a lifelong Tulare resident as are my wife and kids. I and my family have owned and operated Lange Plumbing Supply Inc. for close to 85 years. We have been involved with many donations and City organizations and projects through the years.

We moved to the country on the outskirts of the city for a quite peaceful place to raise our kids and now grand kids. We have watched as the City has expanded and grown our way and understand that this is part of progress. Our main concern is the traffic that this is going to add to this area. On any given morning, traffic trying to get to the local schools and the High School is very congested now. Traffic trying to avoid this problem cuts down our street at a high rate of speed. Speeds up and down Morrison are very high.

In closing, I am not against a subdivision for this area. I know this is zoned for such, but I would propose shrinking from the est. 360 homes to more like 280. I also oppose the block wall all down Morrison. Noise radiates off of them.

Thank you for your attention on this,
Curt Lange and family

PS This letter is for the Tulare City Council Meeting Jan 21, 2020

Roxanne Yoder

From: Dawn Miller <dmillertime04@gmail.com>
Sent: Tuesday, January 21, 2020 11:55 AM
To: Roxanne Yoder
Subject: Farrar Project

Ms Yoder

Attached is my letter for the Tulare City Council Meeting tonight and for the City Manager 1/21/2020.

January 21, 2020

Tulare City Council
411 E. Kern St
Tulare, CA 93274

Dear City Council,

My neighbors and I would like to express our opposition to the Farrar Project at SR 137 and Morrison on your agenda this evening. We oppose the approval of the General Plan Amendment, Rezone, Subdivision Map and Conditional Use Permit for the following reasons:

- The City Council staff report and the planning commission staff report states that the requested general plan amendment to increase densities is consistent with the General Plan without any supporting documentation. Not one general plan policy is cited in this conclusion in either document presented to the City Council. We would argue that the proposal is inconsistent with Policy LU-P2.9, which states “The City **SHALL** maintain a distance urban edge, while creating a gradual transition between urban uses, rural uses and open space. The City shall maintain rural residential and residential estate designation, or utilize project design to incorporate a distinct urban edge, along the city’s edge to provide this transition.” The proposed project does not provide any edge or buffer between the large two acres rural parcels and the smaller parcels proposed as part of the development as the existing general plan and zoning do.
- There is no evaluation of how this amendment meets this requirement. The current land use designation of rural residential and residential estate were adopted to be a transition from the existing rural residential, two acre parcels to the east.
- The proposed general plan amendment is also inconsistent with General Plan policies LU-P 3.8, which states, “The City shall protect existing residential neighborhoods from the encroachment of incompatible activities and land uses (ie. Traffic, noise, odors, or fumes) and environmental hazards (i.e. flood, soil instability)” The proposed general plan amendment fails to protect the existing large lot neighborhood to the east, who are also located in the City of Tulare General Plan Urban Development Boundary.

- The project subdivision map also fails to comply with the general plan in providing the required park space at a ratio of 4 acres per 1,000. For 360 homes, this would mean that this development should provide about 3.5 acres of parkland. Instead a less than one acre park is provided to serve 360 homes and small remnant parcels are provided, designated on the map as outlots. They are unusable as park area and should not be counted as parkland. These “outlots” cannot accommodate much more than a wide sidewalk and perhaps a few benches. Clearly it cannot accommodate play equipment, ball fields or other park amenities. The City does not provide any documentation that there are adequate parks in this or other areas to accommodate this increase in population through other existing or future parks. Again, this results in a project that is inconsistent with the following General Plan Policies COS-P4.1, COS-P4.2, COS – P4.3, COS-P4.4, COS-P4.5, and COS-P4.6.
- The proposed general plan amendment fails to consider general plan policies as legally required. All actions and decision of the City Council are required to be consistent with the Tulare General Plan. If there are policies that would support this amendment, there is no evidence to support it in any documents available to the general public.
- The adoption of a mitigated negative declaration at this time is inappropriate. One there are the inconsistencies with the general plan. Two, Caltrans requested that the intersection of Hazeltine and SR 137 be included in the traffic study. The city’s response is that the request was late. However the data included in the response suggests that there is an impact that should be evaluated and the determination, without consultation with Caltrans, that the request was late, that they did not express concern with this intersection and that this intersection does not meet the 100 peak hour trip threshold, again without consultation with Caltrans, is improper and needs further study and consultation with Caltrans. Comments such as the one from Caltrans, can be received, and are required to be considered, as long as they are made prior to the decision.

We understand that we cannot oppose development and anticipate that this area will be developed in the future. We respectfully request, that there should be an adequate transition from the large two acre rural agricultural lots to estate type lots then low density lots. A zoning of R-1-20, R-1-12.5 and R-1-7 continues to be appropriate based on the policies of the General Plan. At the very least a zoning of R-1-7 and R-1-20 should be the smallest size parcels considered to allow the transition called for in the General Plan.

Sincerely,

Dawn Miller

Cc: City Manager

Sent from my iPhone

Roxanne Yoder

From: Kary Mancebo-Ingram <ingramk@comcast.net>
Sent: Tuesday, January 21, 2020 12:31 PM
To: Roxanne Yoder
Subject: January 21, 2020 City Council Meeting

Good morning Ms. Yoder,
The following is for tonight's City Council meeting:

Dear Mayor Sigala, Vice Mayor Mederos, Councilman Jones, Councilman Nunley, and Councilwoman Sayre,

My name is Kary Mancebo-Ingram. My husband, daughter, and I live at 3169 East Cross Avenue in Tulare. I am a life-long resident of Tulare, except for the period of time I attended Fresno State University. As a married couple, our first home was on Kaweah Drive, better known as Christmas Tree Lane back then. We enjoyed that street very much but always knew that we wanted some land to stretch out on, to have horses, and a quieter setting. We found the ideal spot just east of town on Cross Avenue, with an agriculture and family farm atmosphere. Although I am technically a resident of Tulare County, I have always been involved with my hometown of Tulare. My family has owned businesses in Tulare for more than 70 years; first with Kings County Truck Lines and now SMT Logistics and Ingram Band Supply. We are supporters of our local schools, sports teams, Encore Theatre, Portuguese Filarmonica Band, Tulare Historical Museum, and St. Aloysius, just to name a few.

I share the concerns of my neighbors with Woodside Homes' proposed development for the land bordering Tulare Avenue and Morrison Street. We realize change and growth may be inevitable, however, to see this proposed rezoning is disturbing. We have already been faced with increase traffic and unsafe speeds/speeding since Morrison has been expanded to the south, crossing Tulare Avenue. The damage to our county road is undeniable and our safety is in jeopardy as people now use Morrison as a highway thoroughfare to get to-and-from Prosperity and Tulare avenues. Also a safety concern is the very limited ingress and egress to this proposed new community - one way in and out for fire and police. Woodside Homes has mentioned that the ingress and egress must be on Morrison because of both Tulare Avenue's and Mooney Boulevard's designations as highway. I question this due to the precedent of recent developments to our south that enter/exit on Mooney and to our west that enter/exit onto Tulare Avenue.

We look forward to a compromise on lot size, number of homes, the ingress and egress to Morrison, and the other concerns of my fellow neighbors and Tulareans.

Thank you,
Kary Mancebo-Ingram
3169 East Cross Avenue
Tulare

January 21, 2020

Dear Mayor Segala and City Council Members;

My name is Andy Miller and I live at 420 Ranch Acres Rd where I have lived for 25years. I am a General Engineering General Building Contractor and have built many projects in Tulare. I do have some concerns with the proposed project at the corner of Morrison and Tulare Ave, aka the Farrar project. Woodside Homes would like to change that zoning from the current plan of 139 homes to a total of 360 homes. That could be an additional 700+ cars using Morrison St between Tulare Ave and Prosperity. This is a major safety concern. Getting on to Morrison either to go North or South will be extremely dangerous especially with the speed limit on Morrison. And if there's fog that brings on a another whole level of danger. Not to mention the clogging of cars to turn left at prosperity. Morrison is not equipped to handle that kind of traffic. Morrison is also maintained half by the City of Tulare and half by Tulare County. I did attend the informational meeting that Woodside Homes had at Mission Oak back in December and the message I got from Woodside homes was this was a done deal. We were told by the representative from Woodside homes that there will be no compromising at all. I am not opposed to the growth and development of this land. But I feel that this plan proposed by Woodside homes is not in line with Tulare's General plan. I am respectfully asking that the current request for the rezoning of this land be denied .

Thank you,

Andy Miller
559-895-4284

January 21, 2020

Dear City Council,

My name is Donna Heier and I live at 3170 E Cross, Tulare. My husband Mel Heier and I have lived here for 30 years. During those 30 years we have been very active in all aspects of supporting the City of Tulare. We had our business here, have been involved with the Tulare Chamber, Rotary, along with sitting on a number of City Boards. Even facilitating the Galaxy Theater coming to our City. My husband, Mel Heier, has since passed but was very respected by all. With that said I would just like to voice my opposition to the Rezoning of the land located at Morrison St and Tulare Ave (Farrar project) I am not opposed to City growth, but I am opposed to the current plans that Woodside homes is proposing. I am respectfully asking that you deny the change of the Rezone that Woodside homes is requesting at this time. It's not that I don't want any homes built there, I just feel that there could be a compromise, from the current plans which have 139 homes planned to the 360 homes that Woodside homes is proposing. My concern is the safety for all who live here currently and in the future as I feel Morrison will become more dangerous as it is not equipped to handle all this future traffic. I appreciate you taking this under consideration.

Thank you,

Donna Heier
569-686-6904

Good evening Mr. Mayor and fellow Council Members:

My name is David Vermillion. My wife, Diane, and I live across from the proposed development at 3108 E. Cross Ave., directly on the corner of Cross and Morrison. We, along with our neighbors agree that the City and City Planning Commission have an obligation to provide a growth plan consistent to the demands of an area such as ours with schools being built in and around from Prosperity to Morrison, to Tulare Avenue to Bardsley Ave.

I personally feel the currently planned development and developer have demonstrated and delivered one of best quality built developments in Tulare and would assume such would exist across from my home. My concerns and/or request to the developer is that homes being built on the Morrison side of the development be limited to single stories.

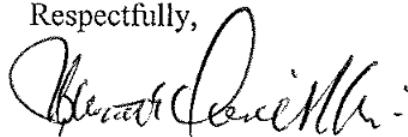
As although a proposed 7' wall is to be built, if 2-story homes are built along Morrison, then I will have to build a 7' wall to have any privacy from those homes. A consideration of having 2-story homes in the interior of the development would be my request as a solution to this concern.

This is not the developers first rodeo so I am assuming they have done their due diligence when reviewing all traffic issues which would send a minimum of 200 additional vehicles down Morrison either north towards Tulare or south towards Prosperity or once discovered, go down our street, Cross Ave., to Green Acres to get out on Tulare Ave which is going to create delays and increase in vehicle accidents I would guess in the future. I don't have a solution for that nor do I think anyone can offer a solution other than to limit the vehicles from 200 down to 100 moving in those directions as described above. When we purchased our property 7 years ago, we purchased with the understanding of a plan development of 240 homes. I would request our developer provide some consideration as a solution to traffic flow in limiting the development from 360 not to 240 as proposed, but to 300 which is in the middle and that would help with our traffic flows which is my major concern.

In closing, I know growth is inevitable, it is needed in all cities, required to sustain a healthy city, schools and a healthy community. I am not here to debate the need for such developments, however, here to voice my concerns to the Council and request these considerations be made to the number of homes being developed in our area.

Thank you for your time and service to our community.

Respectfully,



David E. Vermillion
3108 East Cross Avenue
Tulare, CA 93274

DEV/dbv