

Hayes Ranch, LLC

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August 4, 2023

Attn: Brandon Smith
City of Visalia
315 E. Acequia Ave.
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Re: Carleton Acres

Carleton Acres' intent to annex all 478 acres is in accordance with the City's General Plan policy LU-P-22, which allows for master-planned developments under single ownership or unified control to be considered for annexation and development while not limited to tiers. This approach ensures a well-organized and comprehensive growth strategy that aligns with the City's vision for controlled development. The Carleton Acres Specific Plan, along with the development agreement, further solidifies the commitment to responsible growth by outlining essential development details and infrastructure requirements.

The policy LU-P-22 provides an opportunity for the unified control of Carleton Acres to plan and execute development over a longer timeframe, facilitating better infrastructure planning and financial arrangements. The controlled approach of allowing annexation and development ensures a well-managed growth process that safeguards against unplanned and fragmented development. By master-planning the entire 478 acre property and seeking annexation approval as development progresses from south to north regardless of tiers, the City ensures a balanced and cohesive expansion while enhancing the interests of the community. Overall, the proposed policy LU-P-22 is a thoughtful step towards achieving a balanced and sustainable growth plan for Carleton Acres and the City of Visalia.

Sincerely Yours,



Eric M. Shannon
Manager
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