

ITEM 3 CPAC PUBLIC COMMENT 001

From: [Kathy Webb](#)
To: [Clerk of the Board Public Email](#)
Cc: [Gutierrez, Kimber](#)
Subject: Carmichael CPAC Agenda item #3, 02-17-21 CPAC Meeting (PLNP2020-00055)
Date: Friday, February 12, 2021 3:53:57 PM
Attachments: [CarmPromenade_021221_Webb.pdf](#)

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Attached please find my public comments/concerns regarding Carmichael CPAC Agenda item #3, 02-17-21 CPAC Meeting (PLNP2020-00055).

If you could share with the CPAC members as soon as possible, I would GREATLY appreciate it.

Thank you!
Kathy Webb
2625 Garfield Avenue
Carmichael, CA 95608
916-204-9613

February 12, 2021

To: Sacramento County Clerk of Board; Carmichael CPAC members
Cc: Kimber Gutierrez (County Planning)

Re: Carmichael CPAC Agenda item #3, 02-17-21 CPAC Meeting

Regarding PLNP2020-00055 – Carmichael Promenade, located in the Marshall-Fair Oaks Special Planning Area (SPA) located at Marshall Avenue and Fair Oaks Boulevard.... **I would like to ask each and every CPAC member to visit this proposed project location.** PLEASE safely park your vehicle on Marshall Avenue and take a look at the project from both Marshall Avenue and Fair Oaks. This is a project of significant size within a well-established neighborhood. It needs to be seen in person to be fully discussed by CPAC members. This isn't simply a math equation – 5 acres times RD10 = 50 dwellings. The configuration of the land, public vs. private streets, required setbacks...all create the final product. Please go take a look at the proposed project location.

Several members of the community have met with the applicant on a number of occasions. These community members represent local neighbors and involved citizens from throughout Carmichael. **The team proposing this application has been courteous, patient, informative, and receptive to feedback, questions and concerns, and for that, we are grateful.** My remaining concerns regarding this project are as follows:

- **Marshall Avenue access.** Marshall is a very narrow “country” road – you’ll see that when you visit the proposed location! The County has no plans to update/improve Marshall Avenue. As such, ANY additional traffic is a concern. Based upon the number of dwellings, the project is required to have two ingress/egress points. The community members asked the applicant to consider making a small court (of 12-15 homes) that would enter/exit off of Marshall Avenue, and the remaining homes would enter/exit off of Fair Oaks Boulevard. The applicant denied that request. Apparently making the egress onto Marshall Avenue an “exit only” driveway isn't possible due to setback requirements. PLEASE look into creative and effective ways to prevent further deterioration of Marshall Avenue, for the safety and well-being of current and future residents.
- **Neighbors.** The applicant has thoughtfully cared for the majority of the neighbors. Unfortunately, the Brentwood neighbors behind Lot 25, Street B, and lot 46 aren't so lucky.
 - The applicant is proposing an 8' wooden fence where Street B dead-ends into those homes. That is NOT significant enough for a fence to block car headlights, noise, and potentially moving cars. The construction of that wall should be masonry....at least

half way up, if not to the top of the wall. Maintenance of this wall should be assigned to the Homeowners' Association.

- Lots 46 and 25 are positioned such that their side yards, with their smaller side yard setback requirements, are next to the Brentwood neighbors. Lot 25 looks fairly wide...could we require that side yard setback be increased from the standard? And lot 46....could they absorb that lot into the others in that row, allowing that final lot to be wider such that the side yard setback could be increased as well?
- **Gated Access on Fair Oaks Boulevard.** While the applicant is not requesting gated access on Fair Oaks Boulevard at this time, per our discussions with them, there is an electrical box on the recent tentative plans. PLEASE, PLEASE, PLEASE add the condition of "No gated access on the Fair Oaks Boulevard ingress/egress." With this recorded on the approved parcel map, the restriction would be properly recorded, properly communicated to residents, and a public hearing would be triggered in the future if gated access was requested.
- **Wildlife.** BEFORE construction begins on this effort, please require the applicant to work with the Department of Fish and Wildlife (or the appropriate wildlife resources) to properly relocate wildlife living on this large parcel. Deer and other Carmichael critters have made this land their home for many, many years. They deserve the proper care and attention during this process, too. It does no good for the community or the animals to drive these creatures onto Fair Oaks Boulevard.

Thank you for your time and attention. PLEASE take the time to visit this proposed project in person. And again, we extend our appreciation to the applicant for working with the residents of Carmichael. This large project will impact us all for many years to come, so I'd like to help make sure we get it right for Carmichael.

Sincerely,

Kathy Webb
Carmichael resident
webbka72@gmail.com

ITEM 3 CPAC PUBLIC COMMENT 002

From: [Cindy Storelli](#)
To: [Clerk of the Board Public Email](#)
Cc: [Gutierrez, Kimber](#); [Zuckerman Laura](#)
Subject: Carmichael Promenade - Item #3 - February 17, 2021 CPAC
Date: Monday, February 15, 2021 8:47:21 AM
Attachments: [carm_prom_commentitCPAC.pdf](#)

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Attached is my letter for the Carmichael Promenade project for the CPAC meeting on Wednesday evening.

Cindy Storelli
916-765-8865

February 15, 2021

Carmichael/Old Foothill Farms Community Planning Advisory Council
c/o BoardClerk@saccounty.net

Re: February 17, 2021 meeting
Item 3
PLNP2020-00055

Dear Council Members:

I am writing about the Carmichael Promenade project proposed at the intersection of Fair Oaks Blvd and Marshall Avenue. Although I support the project in concept, I am asking that the CPAC include strong recommendations that our neighborhood street network be upgraded with new asphalt and some new stop signs. And that the intersection of Marshall and Fair Oaks Blvd be improved to allow two-way traffic flow and parked cars.

My name is Cindy Storelli and my husband and I have been Carmichael residents since 1983. We have lived on Marshall Avenue since 1993. I am also a retired Sacramento County employee, having worked over 30 years in the Planning Department of the County, and was for 10 years the project manager for the Carmichael Community Action Plan, and the Fair Oaks Boulevard Corridor Plan. I have the unique perspective of being both a Planner with the County, and a resident of the community during the preparation and adoption of these plans. I am writing to you to comment on the Carmichael Promenade residential project located at the northwest corner of Fair Oaks Boulevard and Marshall Avenue in Carmichael.

During my 30+ years career at the County, I had the pleasure and fortune of working with many community residents and business owners, including many years of working with the Carmichael/Old Foothill Farms Community Planning Advisory Council (CPAC). I also spent 10 years working on the Carmichael Community Action Plan. If you have not read the plan, which was a collaboration by the community residents, business owners, public safety members, and a multi-

departmental County task force, I encourage you to review it before hearing this project. It can be found at the following link:

Carmichael Community Action Plan

<https://planning.saccounty.net/LandUseRegulationDocuments/Documents/Community%20Plans/Carmichael%20CCAP-Final-April-2006-july.pdf>

What struck me, as both a resident and a professional Planner, is that the residents and business owners in Carmichael truly love their community and have a strong desire to work and play and shop in family-oriented businesses right here in Carmichael. The Fair Oaks Boulevard/Manzanita Avenue corridor runs through the heart of the community and many people are within walking and/or biking distance of the businesses that line the street. The studies, surveys, and many community meetings held during the 10 years it took to complete the multi-staged plans showed that the community really wanted to see a change to this main corridor. The street improvements, including additional landscaping, the design of the newer businesses and the popular dining venues in the Milagro Centre have begun the process of bringing the adopted plans to life.

It was clear from the intent of the plan that increased density in the community should occur along Fair Oaks Boulevard so this project achieves that goal. One policy in the plan is to disallow gated subdivisions, and this project meets that policy by not proposing any gates for the two access points.

In our neighborhood, which is north of the project along Marshall, Prospect and Mapel, we are most concerned with the increase in the traffic on our neighborhood streets. The traffic signal that was installed definitely increased the traffic that cuts through the neighborhood, especially before and after school as folks literally race down Marshall Avenue towards Mapel Lane to take their children to Del Campo High School, Barrett Middle School or Schweitzer Elementary school. The access on Marshall Avenue is identified as an exit only access but any traffic headed to the project from the north will still travel through our neighborhood, bypassing the exit-only driveway to go to Fair Oaks Blvd to turn into the project. I am not sure if the exit-only provision is all that helpful. Of bigger concern is the narrowness of Marshall Avenue,

especially at and leading up to the intersection of Fair Oaks Blvd. With limited places for guests or extra vehicles owned by the homeowners to park in the proposed subdivision, due to the private lanes proposed, overflow parking will be forced onto Marshall Avenue. There are already considerable street-parked vehicles on this portion of Marshall. The incomplete street improvements, the parked cars and the increase in traffic will exacerbate the amount of zigzagging we have to do to use the signal light at Marshall and Fair Oaks. It is already difficult for two cars to pass each other when cars are parked on either or both sides of the street. Any subdivision approved should require sufficient offsite improvements to allow for the traffic to flow smoothly in both directions, especially with parked cars.

The challenge for these street improvements will be to keep the rural feel for our neighborhood. One of the things that we all love about our neighborhood is the rural type streets without sidewalks that we enjoy while we walk, push strollers, and bike ride on our streets. And we are a neighborhood of walkers. I pass dozens of people everyday on my daily walks. When school is in session, we also have dozens of school-aged children walking to the area schools using our roads, primarily Marshall and Mapel. In addition to the offsite street improvements at Fair Oaks and Marshall, we are also requesting that all-way stops be installed at Marshall Avenue and Prospect Drive, and at Marshall Avenue and Mapel Lane. These two intersections have stop signs only for one direction of traffic at this time. Members of the neighborhood met with County Department of Transportation staff last fall and we were told the only option were speed bumps. The property owners that are adjacent to the potential speed bump locations do not want them, and are concerned that cars will just go around or speed over them. We have all seen that cars continue to “fly” down Lincoln Avenue right over the 7 or 8 sets of speed bumps along that street. Because there is a hill on Marshall between Lincoln and Prospect, cars pick up speed and come flying down that hill – usually in the middle of the road as the street curves around towards Mapel. Although there is a stop sign in that direction at Mapel, cars turning from Mapel can’t always see the car in the middle of the road and it is worse if there are people, especially children, walking. The developer of this project should be asked to facilitate, and perhaps finance, the installation of the all-way stops.

The other issue is the deplorable condition of the roadway network in our neighborhood. The asphalt on our streets is crumbling away - with only minor pothole patches, that break apart almost as quickly as they are repaired. We need to see the entire neighborhood network of streets repaved – not just in front of the project –including all of Marshall Avenue between Fair Oaks Bl and Mapel Lane, all of Prospect Drive, and all of Mapel Lane. Increased traffic from this project and the O'Donnell Estates project to the north, the continued use of our streets as a primary route for the local fire engines, the existing school traffic (once school goes back in session), and the traffic that was caused by the installation of the traffic light at Fair Oaks and Marshall all support the need for a major repaving of our neighborhood streets.

As stated earlier, I do support the project but with some strong recommendations that our neighborhood street network be upgraded with new asphalt and some new stop signs. And that the intersection of Marshall and Fair Oaks Blvd be improved to allow two-way traffic flow and parked cars. I would be happy to discuss this further with any member of the CPAC and/or member of the County Office of Planning and Environmental Review.

I can be reached by email or phone.

Cindy Storelli
cindystorelli@gmail.com
916-765-8865

ITEM 3 CPAC PUBLIC COMMENT 003

From: [Joyce Wenger-Johnson](#)
To: [Clerk of the Board Public Email](#)
Subject: Carmichael Promenade
Date: Friday, February 12, 2021 3:31:24 PM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

This email is in regards to the following:

Carmichael Promenade - PLNP2020-00055

The project description for this project is as follows: A Tentative Subdivision Map, Special Development Permit, And Design Review To Divide Approximately 6.5 Acres Into 46 SingleFamily Residential Lots In The Marshall Fair Oaks Special Planning Area For A Property Located At The Northwest Corner Of Marshall Avenue And Fair Oaks Boulevard In The Carmichael/Old Foothill Farms Community. Applicant: Towne Development Of Sacramento, Inc. APN: 245-0240-008, -009, -014, -026, and -028.

We are residents of the Maple Grove neighborhood and would like to express our concern regarding this project. The proposed project has several concerning factors, 1) the number of homes in a small space, 2) limited parking in the actual community 3) the exit proposal onto Marshall Avenue 4) the width of Marshall road and lack of overflow parking 4) the current condition of Marshall Road and 5) the amount of traffic that will spill into the Maple Grove neighborhood.

These factors are concerning for our neighborhood and preserving the atmosphere of a neighborhood that does not have sidewalks and the countless number of walkers in the area. Marshall is extremely narrow as it currently exists. Between Lincoln and Fair Oaks, the street is narrow making it difficult for cars passing each other, and then as you near Fair Oaks Blvd., it's impossible for 2 cars to pass each other with the many cars already parked on the sides.

In all, this project will have negative impacts to the community by impeding and increasing vehicle traffic on Marshall Ave as well as increasing risks to pedestrians along Marshall Ave and the surrounding neighborhood. In reviewing the project description, we see no sufficient mitigation measures proposed to lessen these impacts. We would like you to consider mitigating the impacts from the increased motor vehicle traffic by limiting the new proposed community's vehicle traffic to an entrance and exit only on Fair Oaks Blvd.

Thank you
Rich and Joyce Johnson
4220 Prospect Drive

ITEM 3 CPAC PUBLIC COMMENT 004

From: [Claudia Richardson](#)
To: [Clerk of the Board Public Email](#)
Subject: From Claudia Richardson - E-mail letter for 2/17/21 Carmichael/Old Fair Oaks Community Advisory Council Meeting
Date: Monday, February 15, 2021 8:32:23 PM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

February 15, 2021
Carmichael/Old Fair Oaks Community Advisory Council
c/o BoardClerk@saccounty.net

**Re: 2/17/2021 Meeting, Item 3
PLNP 2020-00055**

Council Members:

I am in favor of approving the Carmichael Promenade project.

My name is Claudia Richardson, a resident of Carmichael for 41 years. I had the privilege to serve as a member of the Carmichael Community Action Plan Update Committee and land use chairperson in the early 2000's. It was an eye opening experience giving me the opportunity to see how much community input was vital, in collaboration with Sacramento County staff, to assist in getting a good workable 'final outcome' to how 'our community' could be shaped for years to come. The results of that effort, the Community Action Plan (adopted by Sacramento County Board of Supervisors April 16, 2006.

This particular 6.5 acre piece of property has been 'in process' since 2003 with the County. Finally a new owner, aligning with the SPA designation and 'listening' to adjacent neighbors and a group of community members (myself included) regarding concerns and suggestions. I feel the owner/staff have presented a plan that will 'work' given County constraints - codes etc. and have done their best to communicate this to us (community/neighbors). Certainly, no project is 'perfect' but the Carmichael Promenade project will be a welcome addition to 'the neighborhood' and to Carmichael.

And speaking of neighborhood, Carmichael Promenade future residents WILL become part of this particular neighborhood (Fair Oaks Blvd/Marshall Ave. - north on Marshall to Prospect, Lincoln...). There are a number of Marshall Ave. 'street issues' (speeding, street disrepair, on street parking, etc. that still need to be addressed by the County. I would suggest that you, as the Carmichael/Foothill Community Advisory Council recommend that these 'street issues' be communicated with high priority to the appropriate County entity(s) for further mitigation and included in the approval of the Carmichael Promenade Project.

This neighborhood including the new project, will only be as 'safe' as an upgraded infrastructure which has been planned and put in place.

Thank you for your time.

**Claudia Richardson, 3619 Affirmed Way, Carmichael, CA 95608,
solo3c@comcast.net; (916) 485-0682**

ITEM 3 CPAC PUBLIC COMMENT 005

From: [Rafael Ruano](#)
To: [Clerk of the Board Public Email](#)
Subject: Public Comment to Carmichael/Old Foothill Farms CPAC Regarding Carmichael Promenade Project
Date: Tuesday, February 9, 2021 4:55:20 PM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Subject: Public Comment to Carmichael/Old Foothill Farms CPAC Regarding Carmichael Promenade Project

CPAC Members,

I submit this public comment in opposition to the Carmichael Promenade proposed project for a 45-unit development. As proposed, the project would create a new road through the development connecting Fair Oaks Blvd and Marshall Avenue. The project's high density and scarcity of parking spaces ensure that parking will spill onto Marshall Avenue in a portion of the street that has no sidewalks and is relatively narrow. While sidewalks and an entry to the road within the development will undoubtedly be part of the project, these improved portions of Marshall will visibly clash with the majority of the rest of the street that has no sidewalks. Indeed, due to the certainty that parking that will spill onto Marshall Avenue (especially since there is NO available street parking on Fair Oaks), all homes along Marshall Ave from Fair Oaks to Lincoln will have vehicles parked in front of their homes, further narrowing the street for thru traffic and also damaging landscaping.

The proponents of the project may well point out that the number of parking spaces, between the garages, driveways and extra parking spaces, through some property development calculus, suffices as proposed. That may be true...on average and IF all residents actually use their garages for storing their primary vehicles (as opposed to a second vehicle or simply as storage space). Without getting into the obvious likelihood that some percentage of residents will not use their garages for vehicle storage and that many residents will have more vehicles per unit than what the project developers are assuming, there is also the reality that the project's parking plans may be barely sufficient on an average day. If just one or two residents (out of 45) decides to have a get together and invites guests that drive in with 8 vehicles, the only place that those guests will be able to park is on Marshall Avenue.

This project should either be reconfigured so that it is self contained with an entrance in and out of Fair Oaks Blvd, or, at the very least, reduced in density and number of units in order to vastly increase the development's new parking spaces for its residents and visitors. As proposed, Marshall Avenue will become the parking lot annex of the Carmichael Promenade, completely changing the character of the street.

Thank you for your consideration and attention to this matter.

Rafael Ruano
Owner and Resident since 2006

4118 Marshall Avenue

ITEM 3 CPAC PUBLIC COMMENT 006

From: [Sue Sloan](#)
To: [Clerk of the Board Public Email](#)
Cc: [Gutierrez, Kimber](#)
Subject: February 17, 2021 CPAC Meeting - Agenda Item 3: PLNP2020-00055 Carmichael Promenade Comments
Date: Tuesday, February 16, 2021 9:47:28 PM
Attachments: [02_17_21_CPAC_Item3_Comments.docx](#)

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.

Board Clerk:

Attached are comments for the February 17, 2021, CPAC Meeting - Agenda Item 3: PLNP2020-00055 Carmichael Promenade.

Would you please distribute the comments to the CPAC members and include them in the meeting record.

Thank you,

Sue Sloan

Date: February 16, 2021

To: Carmichael/Old Foothill Farms CPAC Members

From: Sue and Dave Sloan
Property Owners – 4049 Marshall Avenue

Subject: 02/17/2021 CPAC Meeting, Agenda Item 3
PLNP2020-00055 - Carmichael Promenade

We are Sue and Dave Sloan, and we live at 4049 Marshall Avenue. Our property is adjacent to the north boundary of the proposed Carmichael Promenade development.

We would like to voice our support for the proposed Carmichael Promenade project. We believe the proposed tentative plan is the result of a joint effort of the owner/applicant, the County, and the neighbors/community members. The applicant/owner has done an excellent job of reaching out to existing neighbors, such as us, and interested Carmichael community members for input. They have been respectful and responsive and where feasible, have addressed our concerns and included our suggestions. We would like to also acknowledge the County Planner, Kimber, who has been so supportive and helpful to us as well. We look forward to continuing to work with all involved parties through the remainder of this project.

Although we support the proposed project, we are asking that further consideration be given to the concerns that have been raised by many neighbors and community members regarding the ability of Marshall Avenue to support the additional vehicle and pedestrian traffic that will be generated when the Carmichael Promenade becomes part of this community.

Marshall Avenue is a “rural” street that has not been maintained or enhanced to handle the increase in traffic that has occurred over the years. It is a narrow road with mostly dirt shoulders and is barely wide enough to allow two cars going in opposite directions to pass.

The most congested portion of Marshall Avenue is between Fair Oaks Boulevard and the north boundary of the proposed development. Much of the traffic congestion occurs in this area due to narrowing of the road and parked cars. The road narrows a few feet south of the south boundary of the proposed development and this narrowing prevents two cars going in opposite directions to

PLNP2020-00055
Carmichael Promenade
Sloan Comments

pass. On the north boundary of the proposed development and in front of our property, curbing is installed (no shoulder) and when cars park in this area, cars must drive into the opposite "lane" to continue. All along Marshall Avenue, if a car parks at any place on the roadway, two cars going in opposite directions are unable to pass, and traffic continually has to either stop or swerve into the opposite "lane" to continue. If two cars park on Marshall Avenue directly opposite each other and into the roadway, it is questionable whether large vehicles, such as emergency vehicles, would be able to pass.

Marshall Avenue also has a lot of pedestrian traffic, and these pedestrians must walk in the street when no shoulder exists or cars are parked on the shoulder/road. It is dangerous. I recently made a right-hand turn from Fair Oaks Boulevard to Marshall Avenue and had to abruptly stop because two adults and three children were walking in the roadway, because there is no shoulder for them to walk on the east side of the street.

We ask that CPAC request the County to identify improvements that could be made to Marshall Avenue to mitigate the traffic, parking, and road issues and include these as condition of this project.

Thank you for your time and consideration.

Sincerely,

Sue and Dave Sloan
4049 Marshall Avenue
smaesloan@comcast.net

From: dvierra@ymail.com
To: [Clerk of the Board Public Email](#)
Cc: [Gutierrez, Kimber](#); [Debra Hinshaw](#); "[Cindy Storelli](#)"
Subject: PLNP2020-00055 / Carmichael Promenade / Comments for CPAC meeting February 17, 2021 at 6:30 pm
Date: Wednesday, February 17, 2021 1:45:43 PM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

For Consideration at the February 17, 2021 CPAC Meeting

PLNP2020-00055

Agenda Item #3

Carmichael Promenade

Dear Council Members:

I am writing about the Carmichael Promenade project proposed at the intersection of Fair Oaks Blvd and Marshall Avenue.

My name is David Vierra and our family lives at 4331 Marshall Avenue. We have lived in our home for over 18 years and my wife and I have some concerns about the proposed project.

We agree with our neighbors who have suggested that the CPAC include strong recommendations that our neighborhood street network be upgraded with new asphalt, that new stop signs be installed and that the intersection of Marshall Avenue and Fair Oaks Boulevard be improved to improve the flow of traffic, reduce the number of parked cars from this project onto Marshall Avenue and to take steps to improve safety at the connection of this development to Marshall Avenue at Fair Oaks Boulevard.

We are concerned that the density of the proposed project will dramatically increase the amount of traffic and on-street parking on an already impacted section of Marshall Avenue.

As has been mentioned by others, the traffic signal that was installed at Marshall Avenue and Fair Oaks Boulevard has increased the traffic that cuts through our neighborhood, especially during school hours by parents looking for more direct access to Del Campo High School, Barrett Middle School, O'Donnell Park and/or Schweitzer Elementary School from Fair Oaks Boulevard.

Although the access to Marshall Avenue from this project is shown as an "exit only," we are concerned that traffic from this project combined with the narrow and unimproved section of Marshall Avenue will create a potentially unsafe situation. Considering that the project appears to have limited on-site guest parking spots, we believe that overflow parking for this project will spill onto Marshall Avenue exacerbating an already bad situation. It is already a dangerous bottleneck at this location because of the unimproved/narrow street, parked cars, short residential driveways and an already dangerous process for any vehicles making that tight right-hand turn onto northbound Marshall Avenue from Fair Oaks Boulevard.

We are also concerned that the amount of traffic generated by this project will impact the quiet, rural "feel" of our neighborhood. Many people of all ages daily walk and ride bicycles through our

neighborhood. We definitely wish to maintain the peaceful enjoyment of our neighborhood and ensure the safety of our neighbors and their young children on our streets. We agree that all-way stops be installed at Marshall Avenue and Prospect Drive, and at Marshall Avenue and Mapel Lane.

Because of the clear impacts that this proposed development will have on our neighborhood, we believe that as a condition of any approval that the developer of this project should be asked to facilitate the installation of the all-way stops, and that Sacramento County use this as an opportunity to make long-needed improvements to Marshall Avenue.

We believe that these are not significant requests and that they will only contribute to the safety and functionality of not only our neighborhood but of the proposed project as well.

Thank you for your time and consideration. I can be reached at any time for additional comment and am happy to help.

Regards,

David Vierra – Debra Hinshaw-Vierra
4331 Marshall Avenue
(916) 966-1333
dvierra@ymail.com



DAVID A. VIERRA
BROKER

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