

ITEM 1 CPAC PUBLIC COMMENT 001

From: [Shawn Wolf](#)
To: [CPAC-Orangevale](#)
Cc: [Baatar. Bilegt](#)
Subject: 9260 Elm Ave
Date: Monday, June 1, 2020 9:40:08 PM

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

To Whom it May Concern:

My name is Shawn Wolf and I reside at 6945 Walnut Ave, Orangevale CA 95662. This communication is in regards to the proposed development on 9260 Elm Ave.

I have resided at my above address for over 7 years, and could not be happier. While raising a family, we have become accustomed to the country feel that the community of Orangevale provides. The driving factor in the purchase of our home was the surrounding lot sizes and views that come with the open spaces. In our community of the Walnut/Elm corridor, we as families all partake in these open atmosphere. Our children all play together, the parents have formed a community, and the open feeling that we all have provides an environment that is conducive to what Orangevale is all about.

In being notified of the proposed lot split at 9260 Elm ave, some concerns have come to light in both mine as well as my families eyes. The homes that were notified via mail through the county, are established on the "street" side. With the moving forward of the lot split, this will be lost. It is my fear that property values may decrease due to the "loss of view" and the beautiful sunsets that we are blessed with. If approved, there will now be a structure, on a raised pad that will now be obtrusive and invading to our properties. The sense of privacy and openness will be lost. Additionally, it takes away from what Orangevale is known for, the open spaces and ranch style homes.

From a public safety stand point I have some additional questions. The proposed plan shows a fire department hammerhead at the middle of the overall lot. What size main will feed that? What will the gallons per minute flow rate be? Will that be adequate to provide sufficient water supply to a fire engine operating for the proposed structure on the rear of the property? For the driveway on the west side of the property, will a fire department aerial truck be able to make it down that road due to overhead obstructions? Will there be room at the end of driveway for an aerial fire ladder truck to extended its ladder to perform the high risk operations needed to prevent the spread of fire?

In regards to privacy I have some concerns as well. With the proposed structure on the rear of the property being approved, this will bring change you our children activities. As mentioned, it appears to be built upon an elevation. Now our children, as well as our privacy will be invaded. The livestock in the area are now going to be startled due to a "new home" as well as the traffic going to and from. Another reason we moved here. To have livestock in an area that is safe and calming to them.

I would like to request a discussion amongst the Orangevale Community Planning and Advisory Council (CPAC) in regards to these concerns that I have about the lot split. It is projects like these that are changing Orangevale from what it truly is. "A safe place to raise a family, and live stock in a rural setting."

I hope that this communication is able to reach the CPAC in time. Just this evening in walking past 9260 Elm, I can see that foundations, and footing are already being poured. I am assuming that this is inline with county ordinances as the approval process for development.

Please don't hesitate to reach out to me personally if you have any follow up questions.

Respectfully,

Shawn Wolf

916-717-2222

ITEM 1 CPAC PUBLIC COMMENT 002

From: [Roger Kane](#)
To: [Baatar. Bilegt](#); [Clerk of the Board Public Email](#)
Cc: alicegrace1970@hotmail.com; [Maya Juhl](#)
Subject: 9275 ElmAve Itr[2468] The proposed lot split at 9260 Elm Avenue has the project number PLNP2019-00349
Date: Sunday, May 31, 2020 9:21:16 PM
Attachments: [9275 ElmAve Itr\[2468\].docx](#)

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

CPAC

Please consider my comments in your upcoming meeting on June 2nd regarding the lot split of the property at 9260 Elm Ave.

Also note that I have not received any advanced notice on this meeting sent to my residence.

Thank you
Roger Kane

CPAC

The proposed lot split at 9260 Elm Avenue has the project number PLNP2019-00349.

To whom it may concern:

We currently live at 9275 Elm Ave. One of the main reasons we purchased this property 8+ years ago was because of the rural character of the area and the amazing view from the backyard. All of the properties around the block surrounded by Elm Ave to the north, Chestnut Ave to the West and Walnut Ave to the East have open screened fencing and all share the same incredible views as well as maintaining a level of privacy between neighbors while at the same time maintaining an open rural feel. We all (us and our neighbors) spend a lot of time enjoying the outdoors and spending time in our yards.

We have recently learned of the proposed lot split of the parcel at 9260 Elm Ave. We feel that the manner in which the lot split is being proposed would severely impact the quality of life not just for us but for all the neighbors surrounding the property. The lot split would provide that it would allow for the construction of a potentially 2 new residences to be built right in everyone's backyards with the view from the residence right into all the backyards of all the surrounding residences. This would severely impair the quality of the view and feel of what we now enjoy. We feel that this is an unintended intrusion into the privacy of all the neighbors surrounding the lot.

Due to the elevation of the leveled building pad, we feel that merely 'constructing a fence' for privacy would not be a viable solution and would greatly impact and diminish the rural character of the properties in the area.

There are many of us that have small and large animals on our lots. The proposal of higher density housing would become a point on contention in the future. The foundation for the front new house has already been formed and it would be proportionally larger for the space than any other in the area.

The proposed lot is 165' across the front on Elm Ave. Our lot as well as the other lots on this block have all been split in a more linear direction protecting the views and privacy of all the adjacent properties, it is what makes this area unique and why we bought here. We feel that the proposed lot split is not compatible with the neighborhood and definitely not compatible with agricultural lifestyle of Orangevale.

We welcome this family moving in to our neighborhood, but please consider recommending that the lot be split similar to the others on the block so that it will preserve the rural quality for all of the neighbors while still providing the new lots with the same advantages our lots enjoy.

It would not be right to approve the lot split as proposed for the benefit of one and to the detriment of privacy and values to so many others.

Thank you for your consideration,

Neighbors of 9275 Elm Ave. Orangevale CA

ITEM 1 CPAC PUBLIC COMMENT 003

From: [Townsend, Stephanie](#)
To: [Clerk of the Board Public Email](#)
Cc: [Evans, Florence](#); [Munoz, Alma](#)
Subject: FW: 9260 Elm Ave Orangevale Ca 95662
Date: Friday, May 22, 2020 2:26:10 PM

For the Record

Stephanie Townsend
Deputy Clerk
Board of Supervisors | Clerk of the Board
700 H Street, Suite 2450, Sacramento, CA 95814
916-874-8022

-----Original Message-----

From: Shah <safavi.shahpar@gmail.com>
Sent: Friday, May 22, 2020 12:02 PM
To: CPAC-Orangevale <cpac-orangevale@saccounty.net>
Subject: 9260 Elm Ave Orangevale Ca 95662

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

I am Ali Miri, @ 6941 Walnut Ave, Orangevale Ca, Strangely opposing the lot split at 9260 Elm Ave. The future second home will be in full view of my backyard and effecting my privacy. Thank
You Ali Miri, 916-799-8698
Sent from my iPhone

ITEM 1 CPAC PUBLIC COMMENT 004

From: [Baatar. Bilegt](#)
To: [Clerk of the Board Public Email](#)
Subject: FW: 9260 Elm Ave
Date: Tuesday, June 2, 2020 9:15:56 AM

For PLNP2019-00349

-----Original Message-----

From: Shawn Wolf <shawnwolf1@yahoo.com>
Sent: Monday, June 1, 2020 9:37 PM
To: CPAC-Orangevale <cpac-orangevale@saccounty.net>
Cc: Baatar. Bilegt <BaatarB@saccounty.net>
Subject: 9260 Elm Ave

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

To Whom it May Concern:

My name is Shawn Wolf and I reside at 6945 Walnut Ave, Orangevale CA 95662. This communication is in regards to the proposed development on 9260 Elm Ave.

I have resided at my above address for over 7 years, and could not be happier. While raising a family, we have become accustomed to the country feel that the community of Orangevale provides. The driving factor in the purchase of our home was the surrounding lot sizes and views that come with the open spaces. In our community of the Walnut/Elm corridor, we as families all partake in these open atmosphere. Our children all play together, the parents have formed a community, and the open feeling that we all have provides an environment that is conducive to what Orangevale is all about.

In being notified of the proposed lot split at 9260 Elm ave, some concerns have come to light in both mine as well as my families eyes. The homes that were notified via mail through the county, are established on the "street" side. With the moving forward of the lot split, this will be lost. It is my fear that property values may decrease due to the "loss of view" and the beautiful sunsets that we are blessed with. If approved, there will now be a structure, on a raised pad that will now be obtrusive and invading to our properties. The sense of privacy and openness will be lost. Additionally, it takes away from what Orangevale is known for, the open spaces and ranch style homes.

From a public safety stand point I have some additional questions. The proposed plan shows a fire department hammerhead at the middle of the overall lot. What size main will feed that? What will the gallons per minute flow rate be? Will that be adequate to provide sufficient water supply to a fire engine operating for the proposed structure on the rear of the property? For the driveway on the west side of the property, will a fire department aerial truck be able to make it down that road due to overhead obstructions? Will there be room at the end of driveway for an aerial fire ladder truck to extended its ladder to perform the high risk operations needed to prevent the spread of fire?

In regards to privacy I have some concerns as well. With the proposed structure on the rear of the property being approved, this will bring change you our children activities. As mentioned, it appears to be built upon an elevation. Now our children, as well as our privacy will be invaded. The livestock in the area are now going to be startled due to a "new home" as well as the traffic going to and from. Another reason we moved here. To have livestock in an area that is safe and calming to them.

I would like to request a discussion amongst the Orangevale Community Planning and Advisory Council (CPAC) in regards to these concerns that I have about the lot split. It is projects like these that are changing Orangevale from what it truly is. "A safe place to raise a family, and live stock in a rural setting."

I hope that this communication is able to reach the CPAC in time. Just this evening in walking past 9260 Elm, I can see that foundations, and footing are already being poured. I am assuming that this is inline with county ordinances as the approval process for development.

Please don't hesitate to reach out to me personally if you have any follow up questions.

Respectfully,

Shawn Wolf

916-717-2222

ITEM 1 CPAC PUBLIC COMMENT 005

From: [Townsend, Stephanie](#)
To: [Clerk of the Board Public Email](#)
Cc: [Evans, Florence](#); [Munoz, Alma](#)
Subject: FW: In regards to the lot split proposal for 9260 Elm Ave in Orangevale
Date: Thursday, May 21, 2020 11:56:49 AM
Attachments: [9260 Elm Ave .pdf](#)
[image001.png](#)

For the Record

Stephanie Townsend

Deputy Clerk
Board of Supervisors | Clerk of the Board
700 H Street, Suite 2450, Sacramento, CA 95814
916-874-8022



From: Brandon Litherland <bklitherland@gmail.com>
Sent: Thursday, May 21, 2020 11:03 AM
To: CPAC-Orangevale <cpac-orangevale@saccounty.net>
Subject: In regards to the lot split proposal for 9260 Elm Ave in Orangevale

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

To Whom This May Concern,

Please see the attached letter expressing our concern for the lot split proposal at 9260 Elm Ave in Orangevale. We live right next door to this property. If this neighbor is allowed to build on the back of their property, not only will our country view be blocked, but they will have a direct line of sight into our yard from an elevated pad, and thus taking away the privacy we now enjoy. Thank you for your consideration.

Sincerely,

Brandon & Lindsay Litherland

CPAC

5/21/20

To whom it may concern:

We currently live at 9266 Elm Ave. One of the main reasons we purchased this property 8 years ago was because of the rural character of the area and the amazing view from the backyard. All of the properties around the block surrounded by Elm Ave to the north, Chestnut Ave to the West and Walnut Ave to the North have open screened fencing and all share the same incredible views as well as maintaining a level of privacy between neighbors while at the same time maintaining an open feel. We all (us and our neighbors) spend a lot of time enjoying the outdoors and spending time in our yards.

We have recently learned of the proposed lot split of the parcel at 9260 Elm Ave. We feel that the manner in which the lot split is being proposed would severely impact the quality of life not just for us but for all the neighbors surrounding the property. The lot split would provide that it would allow for the construction of a new residence to be built right in everyone's backyards with the view from the residence right into all the backyards of the surrounding residences. This would severely impair the quality of the view and feel of what we now enjoy. We feel that this is an unintended intrusion into the privacy of all the neighbors surrounding the lot.

Due to the elevation of the leveled building pad, we feel that merely 'constructing a fence' for privacy would not be a viable solution and would greatly impact and diminish the rural character of the properties in the area.

The proposed lot is 165' across the front on Elm Ave. Our lot as well as the other lots on this block have all been split in a more linear direction protecting the views and privacy of all the adjacent properties, it is what makes this area unique and why we bought here. We feel that the proposed lot split is not compatible with the neighborhood.

We welcome this family moving into our neighborhood, but please consider recommending that the lot be split similar to the others on the block so that it will preserve the rural quality for all of the neighbors while still providing the new lots with the same advantages our lots enjoy.

Thank you for your consideration,

Brandon and Lindsay Litherland



ITEM 1 CPAC PUBLIC COMMENT 006

From: [Baatar. Bilegt](#)
To: [Clerk of the Board Public Email](#)
Subject: FW: letter
Date: Tuesday, May 26, 2020 1:24:57 PM
Attachments: [email to CPAC.pdf](#)

Correction to previous email. Please save this as part of the record for PLNP2019-00349.

From: Baatar. Bilegt
Sent: Wednesday, May 20, 2020 2:41 PM
To: 'mjuhl fiftysixdesign.com' <mjuhl@fiftysixdesign.com>
Cc: Clerk of the Board Public Email <BoardClerk@saccounty.net>
Subject: RE: letter

Hello Maya,

I'm going to go ahead and forward this over to the Clerk of the Board so that they can save it into the public record for **PLNP2019-00353**. For future public comments, please be sure to include BoardClerk@saccounty.net. That way we can make sure we're keeping track of everything properly. We appreciate your participation in the public outreach process.

From: mjuhl fiftysixdesign.com <mjuhl@fiftysixdesign.com>
Sent: Wednesday, May 20, 2020 2:35 PM
To: Baatar. Bilegt <BaatarB@saccounty.net>
Subject: letter

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

Hi Bilegt,

I have attached an amended letter, I just changed the orientation noted in the first paragraph.

Thank you,
Maya

CPAC

To whom it may concern:

We currently live at 9270 Elm Ave. One of the main reasons we purchased this property 6+ years ago was because of the rural character of the area and the amazing view from the backyard. All of the properties around the block surrounded by Elm Ave to the north, Chestnut Ave to the West and Walnut Ave to the East have open screened fencing and all share the same incredible views as well as maintaining a level of privacy between neighbors while at the same time maintaining an open rural feel. We all (us and our neighbors) spend a lot of time enjoying the outdoors and spending time in our yards.

We have recently learned of the proposed lot split of the parcel at 9260 Elm Ave. We feel that the manner in which the lot split is being proposed would severely impact the quality of life not just for us but for all the neighbors surrounding the property. The lot split would provide that it would allow for the construction of a potentially 2 new residences to be built right in everyone's backyards with the view from the residence right into all the backyards of all the surrounding residences. This would severely impair the quality of the view and feel of what we now enjoy. We feel that this is an unintended intrusion into the privacy of all the neighbors surrounding the lot.

Due to the elevation of the leveled building pad, we feel that merely 'constructing a fence' for privacy would not be a viable solution and would greatly impact and diminish the rural character of the properties in the area.

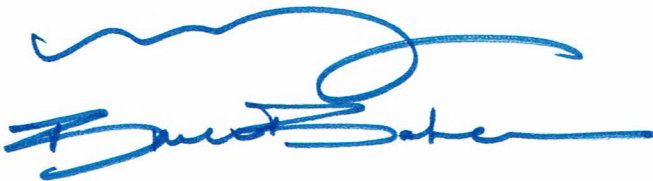
The proposed lot is 165' across the front on Elm Ave. Our lot as well as the other lots on this block have all been split in a more linear direction protecting the views and privacy of all the adjacent properties, it is what makes this area unique and why we bought here. We feel that the proposed lot split is not compatible with the neighborhood.

We welcome this family moving in to our neighborhood, but please consider recommending that the lot be split similar to the others on the block so that it will preserve the rural quality for all of the neighbors while still providing the new lots with the same advantages our lots enjoy.

It would not be right to approve the lot split as proposed for the benefit of one and to the detriment of privacy and values to so many others.

Thank you for your consideration,

Neighbors of 9260 Elm Ave. Orangevale CA

A handwritten signature in blue ink, appearing to read "David Baker", is written over a horizontal line. The signature is stylized and cursive.

CPAC

To whom it may concern:

6943 Walnut Ave

10 months

We currently live at ~~9270 Elm Ave~~. One of the main reasons we purchased this property ~~6 years~~ ago was because of the rural character of the area and the amazing view from the backyard. All of the properties around the block surrounded by Elm Ave to the north, Chestnut Ave to the West and Walnut Ave to the North have open screened fencing and all share the same incredible views as well as maintaining a level of privacy between neighbors while at the same time maintaining an open feel. We all (us and our neighbors) spend a lot of time enjoying the outdoors and spending time in our yards.

We have recently learned of the proposed lot split of the parcel at 9260 Elm Ave. We feel that the manner in which the lot split is being proposed would severely impact the quality of life not just for us but for all the neighbors surrounding the property. The lot split would provide that it would allow for the construction of a new residence to be built right in everyone's backyards with the view from the residence right into all the backyards of the surrounding residences. This would severely impair the quality of the view and feel of what we now enjoy. We feel that this is an unintended intrusion into the privacy of all the neighbors surrounding the lot.

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We welcome this family moving in to our neighborhood, but please consider recommending that the lot be split similar to the others on the block so that it will preserve the rural quality for all of the neighbors while still providing the new lots with the same advantages our lots enjoy.

Thank you for your consideration,

Neighbors of 9260 Elm Ave. Orangevale CA



Brookelle Diven

CPAC

To whom it may concern:

6941 WALNUT

10+ yrs.

We currently live at ~~9270 Elm Ave.~~ One of the main reasons we purchased this property 6 years ago was because of the rural character of the area and the amazing view from the backyard. All of the properties around the block surrounded by Elm Ave to the north, Chestnut Ave to the West and Walnut Ave to the North have open screened fencing and all share the same incredible views as well as maintaining a level of privacy between neighbors while at the same time maintaining an open feel. We all (us and our neighbors) spend a lot of time enjoying the outdoors and spending time in our yards.

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We welcome this family moving in to our neighborhood, but please consider recommending that the lot be split similar to the others on the block so that it will preserve the rural quality for all of the neighbors while still providing the new lots with the same advantages our lots enjoy.

Thank you for your consideration,

Neighbors of 9260 Elm Ave. Orangevale, CA



CPAC

To whom it may concern:

We currently live at ~~9270 Elm Ave~~ ^{6953 Walnut Ave}. One of the main reasons we purchased this property ³ 6 years ago was because of the rural character of the area and the amazing view from the backyard. All of the properties around the block surrounded by Elm Ave to the north, Chestnut Ave to the West and Walnut Ave to the North have open screened fencing and all share the same incredible views as well as maintaining a level of privacy between neighbors while at the same time maintaining an open feel. We all (us and our neighbors) spend a lot of time enjoying the outdoors and spending time in our yards.

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Thank you for your consideration,

Neighbors of 9260 Elm Ave. Orangevale CA

Mr. Dennis Mahoney

CPAC

To whom it may concern:

9280

12

We currently live at ~~9270~~ Elm Ave. One of the main reasons we purchased this property ¹²6 years ago was because of the rural character of the area and the amazing view from the backyard. All of the properties around the block surrounded by Elm Ave to the north, Chestnut Ave to the West and Walnut Ave to the North have open screened fencing and all share the same incredible views as well as maintaining a level of privacy between neighbors while at the same time maintaining an open feel. We all (us and our neighbors) spend a lot of time enjoying the outdoors and spending time in our yards.

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Thank you for your consideration,

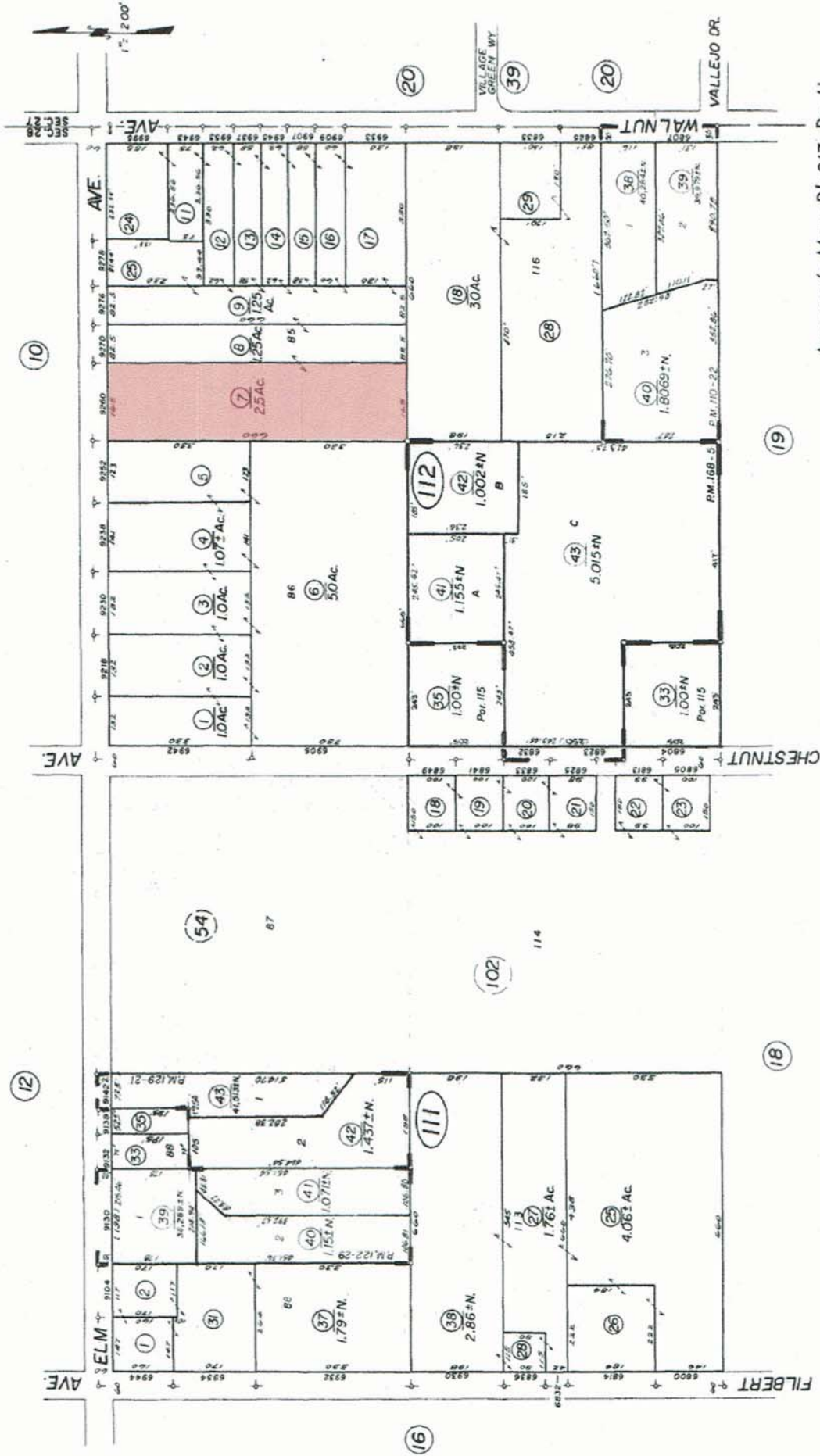
Neighbors of 9260 Elm Ave. Orangevale CA

Sholeh Karimi
Sholeh Karimi-Jahromi

POR SEC. 28, T.10N., R. 7E., M.D.B. & M.
 (PROJ. INTO RANCHO SAN JUAN)

Tax Area Code

213-11



Assessor's Map Bk.213-Pg.11
 County of Sacramento, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
 Assessor's Parcel Numbers Shown in Circles

Orangevale Colony, R.M. Bk. 3, Pg. 20

TENTATIVE PARCEL MAP FOR: 9260 Elm Avenue Orangevale, CA County of Placer State of California

APN: 213-0112-007

9260 Elm Ave
Orangevale, CA 95662
APN: 213-0112-007

AY ENGINEERING
6104 PALMAY LANE
ORANGEVALE, CALIFORNIA 95662
(916) 402-1575

NO.	REVISIONS	DATE

TENTATIVE
PARCEL MAP
November 14, 2019

SHEET NO.
T1
1 OF 1



9260 Elm Avenue

OWNER
SOLID CONSTRUCTION
4 DESIGN, INC.
9000 WALNUT AVE
SACRAMENTO, CA 95841
916-766-7440
ATTN: OLEG KRAVCHUK

DEVELOPER/APPLICANT
OLEG KRAVCHUK
AY ENGINEERING
6104 PALMAYA LN
ORANGEVALE, CA 95662
916-402-1575

ENGINEER
AY ENGINEERING
6104 PALMAYA LN
ORANGEVALE, CA 95662
ALEX VANDERBYL, P.E.
916-402-1575

PARCEL NO.
213-0112-007

PROPOSED USE
2 LOTS
2.50 AC GROSS
RESIDENTIAL

SCHOOL DISTRICT
SAN JUAN UNIFIED
SCHOOL DISTRICT

FIRE DISTRICT
SAC METRO

SEWER
SACRAMENTO AREA
SEWER DISTRICT

ELECTRICITY
SMUD

PARK DISTRICT
ORANGEVALE

WATER
ORANGE VALE
WATER COMPANY

EXISTING EASEMENTS

1) AN EASEMENT OVER SAID LAND FOR PIPES, FLUMES, DITCHES, CONDUITS, CULVERTS, WATER MAINS, SANITARY SEWERS, AND OTHER UTILITIES AND STRUCTURES FOR THE PURPOSES OF CONDUCTING WATER TO A HOME, BUSINESS, THROUGH LAND SAID LAND FOR IRRIGATION, DOMESTIC OR OTHER USE AND INCIDENTAL PURPOSES AS RESERVED BY ORANGEVALE COLONIZATION COMPANY, AND THE SAID EASEMENT IS NOT DISCLOSED OF RECORD.

2) AN EASEMENT OVER SAID LAND FOR TRANSMISSION LINES AND STRUCTURES FOR THE PURPOSES OF ELECTRICITY, GAS, AND OTHER UTILITIES AS RESERVED BY THE SAID COMPANY, IN DEED RECORDED IN BOOK 349 OF DEEDS, PAGE 412, OFFICIAL RECORDS.



BENCHMARK INFORMATION
COUNTY OF SACRAMENTO BAK 10427 ELEV = 201.70 NAVD83
BRONZE BENCH STAMPED "SACRAMENTO CO. DEPT. OF PUBLIC WORKS
CORNER OF 40' X 40' CONCRETE BASE OF TRAFFIC SIGNAL STANDARD
@ SOUTHEAST CORNER OF INTERSECTION OF HAZEL AVE. & OAK AVE.

BASES OF BEARING
THE BASIS OF BEARINGS OF THIS SURVEY IS IDENTICAL WITH ELM
WALNUT CENTER INTERSECTIONS. AS PER ORANGEVILLE COLONY Plat
IN BOOK 1 OF MAPS, MAP NO. 20, OFFICIAL COUNTY RECORDS.

BOUNDARY INFORMATION
THE BOUNDARIES SHOWN ON THIS SHEET ARE SHOWN FROM TITLE
AND FIELD SURVEY. THE BOUNDARIES OF THIS SURVEY ARE SHOWN FROM
BOUNDARY SURVEY WAS PERFORMED AND THE PROPERTY LINES AND
FENCES SHOWN ARE NOT TO BE TAKEN AS RECORD. BOUNDARY
SURVEY TO BE COMPLETED FOR FINAL MAP RECORDING.

LEGEND

SYMBOLS	EXISTING	PROPOSED	DESCRIPTION
---	---	---	STORM DRAIN PIPE & SIZE
---	---	---	SANITARY SEWER PIPE & SIZE
---	---	---	DOMESTIC WATER PIPE & SIZE
---	---	---	FIRE PROTECTION WATER PIPE & SIZE
---	---	---	NATURAL GAS PIPE & SIZE
---	---	---	MANHOLE
---	---	---	STORM SWAN INLET
---	---	---	CLEARCUT
---	---	---	GATE VALVE
---	---	---	FIRE HYDRANT
---	---	---	BLOW OFF VALVE
---	---	---	RISE OR GRACE BRICK
---	---	---	DIRECTION OF DRAINAGE
---	---	---	EASEMENT
---	---	---	PROPERTY LINE
---	---	---	FENCE
---	---	---	EXISTING TREE
---	---	---	REMOVE EXISTING TREE

ABBREVIATIONS

- AC ASHPALT CONCRETE
- APN ASSESSOR'S PARCEL NUMBER
- BEAM BOTTOM OF WALL
- BZ BOTTOM OF ZONE
- DWY DRIVEWAY
- EW EASEMENT
- EXH (OR E) EXISTING
- FL FLOWLINE
- GR GRASS
- GV GROUND VALVE
- LOO LOG
- MH MANHOLE
- OH OVERHEAD
- OH OVERHEAD POWER LINES
- OP (OR P) OVERHEAD POWER LINES
- P.U.L. PUBLIC UTILITY EASEMENT
- PROP PROPRIETARY
- PROP PROPRIETARY
- SD STORM DRAIN
- SMH SANITARY SEWER MANHOLE
- SW SIDEWALK
- TC TOP OF CURB
- TFC TOP FACE OF CURB
- WV WATER VALVE





Elm Ave

Walnut Ave

Walnut Ave

Walnut Ave

Walnut Ave

Elm Ave

Elm Ave

Elm Ave

Elm Ave

Chestnut Ave

Chestnut Ave

Chestnut Ave

Chestnut Ave

Lakeside Lighting

Common Kettle Farm

EXHIBIT 1

ITEM 1 CPAC PUBLIC COMMENT 007

From: [Townsend, Stephanie](#)
To: [Clerk of the Board Public Email](#)
Cc: [Evans, Florence](#); [Munoz, Alma](#)
Subject: FW: Orangevale CPAC Agenda
Date: Monday, June 1, 2020 2:43:58 PM
Attachments: [image006.png](#)
[image003.png](#)
[SKM_C55820060114360.pdf](#)

For the Record

Stephanie Townsend

Deputy Clerk
Board of Supervisors | Clerk of the Board
700 H Street, Suite 2450, Sacramento, CA 95814
916-874-8022



From: Christina Kelley <christina@ovparks.com>
Sent: Monday, June 1, 2020 2:35 PM
To: Townsend, Stephanie <townsends@saccounty.net>
Subject: RE: Orangevale CPAC Agenda

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

Hello,

We received a letter from a neighbor that was intended for CPAC and the upcoming meeting. I have attached it to this email, it is in regards to the first item on the agenda (Elm Ave Parcel Split). Please let me know once received.

Thank you,

Christina Kelley

Administrative Clerk

Orangevale Recreation & Park District

6826 Hazel Avenue, Orangevale CA 95662

916-988-4373, FAX 916-988-3496

www.OVparks.com

christina@ovparks.com



From: Christina Kelley
Sent: Wednesday, May 27, 2020 1:01 PM
To: Townsend. Stephanie <townsends@saccounty.net>
Subject: RE: Orangevale CPAC Agenda

Yes, no problem.

Christina

From: Townsend. Stephanie [<mailto:townsends@saccounty.net>]
Sent: Wednesday, May 27, 2020 12:02 PM
To: Christina Kelley <christina@ovparks.com>
Subject: Orangevale CPAC Agenda

Good Afternoon Christina,

Can you please replace the agenda I sent you with this one. I noticed a mistake on the first one.

Thank you,

Stephanie Townsend

Deputy Clerk
Board of Supervisors | Clerk of the Board
700 H Street, Suite 2450, Sacramento, CA 95814
916-874-8022





Parks
Make
Life
Better!

JUN 01 2020

SATURDAY MAY 23 2020

DEAR CPAC
DEVELOPER BAATAR:
PROJECT #PLNP2019-00349 9260 ELM AVENUE

IM A VERY UPSET OWNER AT 6953 WALNUT AVENUE ORANGEVALE CA
95662. IN REGARDS TO DEVELOPER BATAARB OR ANY OTHER DEVELOPER
PROPOSING SUCH A PROJECT MOVE.

THIS DEVELOPER IS THREATENING THE PRIVACY OF SEVERAL LONG
STANDING CITIZENS OF THIS RURAL ORANGEVALE COMMUNITY MY SELF
INCLUDED MR DENNIS MAHONEY.

IM NOT ANGAINST PROGRESS OR THE FUTURE BUT THIS PROJECT WOULD
INVADE THE PRIVACY OF MANY ORANGEVALE CITIZENS OF THIS COMMUNITY.

WE STILL HAVE RIGHTS MYSELF INCLUDED TO OPPOSE SUCH A
DEVELOPMENT PROJECT

WHATS TO STOP THIS DEVELOPER TO CHANGE HIS MIND AND PUT A MULTI
UNIT STRUCTURE ON THIS PROPOSED SITE SUCH AS AN APARTMENT COMPLEX
OR OTHER MULTI UNIT FACILITY CREATING A POTENTIAL PEACE
DISTURBING IN THIS RURAL ORANGEVALE COMMUNITY?

PERHAPS EVEN TRASHING AND A PERSONAL DISREGARD OR RESPECT FOR
THE IMMEDIATE HOMEOWNERS MYSELF INCLUDED

I AM HIGHLY AND DEEPLY OPPOSED TO THIS DEVELOPER AND
DEVELOPMENT OF THIS PROJECT NOTHING RACIAL BUT SIMPLY THE
POTENTIAL DANGERS AND DESTRUCTION OF THIS LONGSTANDING AND RURAL
ORANGEVALE COMMUNITY.

SINCERLY

Mr. Dennis Mahoney
916 988-2669

MR DENNIS MAHONEY
MAY GOD BLESS YOU AND THE PRESERVATION
OF RURAL AND DECENT ORANGEVALE COMMUNITY

ITEM 1 CPAC PUBLIC COMMENT 008

From: [Townsend, Stephanie](#)
To: [Clerk of the Board Public Email](#)
Cc: [Evans, Florence](#); [Munoz, Alma](#)
Subject: FW: In regards to the lot split proposal for 9260 Elm Ave in Orangevale
Date: Thursday, May 21, 2020 11:56:49 AM
Attachments: [9260 Elm Ave .pdf](#)
[image001.png](#)

For the Record

Stephanie Townsend

Deputy Clerk
Board of Supervisors | Clerk of the Board
700 H Street, Suite 2450, Sacramento, CA 95814
916-874-8022



From: Brandon Litherland <bklitherland@gmail.com>
Sent: Thursday, May 21, 2020 11:03 AM
To: CPAC-Orangevale <cpac-orangevale@saccounty.net>
Subject: In regards to the lot split proposal for 9260 Elm Ave in Orangevale

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

To Whom This May Concern,

Please see the attached letter expressing our concern for the lot split proposal at 9260 Elm Ave in Orangevale. We live right next door to this property. If this neighbor is allowed to build on the back of their property, not only will our country view be blocked, but they will have a direct line of sight into our yard from an elevated pad, and thus taking away the privacy we now enjoy. Thank you for your consideration.

Sincerely,

Brandon & Lindsay Litherland

ITEM 1 CPAC PUBLIC COMMENT 009

From: [Angela Lee](#)
To: [CPAC-Orangevale](#)
Subject: Neighbors of 9260 Elm Ave
Date: Monday, June 1, 2020 11:06:54 PM

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

To whom it may concern,

We live at 6949 Walnut Ave. One of the main reasons we recently bought our house in Nov 2019 was because of the rural character of the area and amazing view from the backyard. We looked at many homes around the area and specifically chose this one because we loved the incredible views of the land with our neighbors having screen fencing and all the backyards facing into the same gorgeous view.

We have just learned about the proposed lot split of the 9260 Elm Ave property. We feel that this split would severely impact the quality of life not just for us, but also for all our neighbors surrounding us. If the property is split and buildings are built in all our views it would absolutely change how we feel about our home and the property we have recently purchased. We love this area and want to enjoy the property we have purchased and are working hard to restore and make a nice place to live longterm.

If a building is built on the backside of the current lot, a privacy fence would not be a viable solution for us. It would change the entire rural character we purchased the property to enjoy, because the building would then be the view.

Other lots have been split in the area but in a direction that helps keep the views and privacy of adjacent properties. We feel that the proposed lot is not compatible with the neighborhood.

We welcome this family to move into the neighborhood as we have been welcomed, but we would like them to take the same care to appreciate the area as we have and consider asking that the lot be split similar to the others on the block so that it will preserve the rural quality for all of the neighbors while still providing the new lots with the same advantages our lots enjoy.

Thank you for your help in this matter. Feel free to let me know if you have any questions or need further information from us.

Sincerely,
Jonathan & Angela Lee

ITEM 1 CPAC PUBLIC COMMENT 010

From: mjuhl.fiftysixdesign.com
To: [Baatar. Bilegt](mailto:Baatar.Bilegt)
Cc: [Clerk of the Board Public Email](mailto:Clerk.of.the.Board.Public.Email)
Subject: Re: letter
Date: Tuesday, May 26, 2020 10:07:24 AM
Attachments: [Darlene Signed letter.pdf](#)

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

Hi Bilegt,

Thank you, please find a signed copy of the letter from another neighbor for the record and to provide at the CPAC meeting.

Thank you,
Maya

From: Baatar. Bilegt <BaatarB@saccounty.net>
Sent: Wednesday, May 20, 2020 2:40 PM
To: mjuhl.fiftysixdesign.com <mjuhl@fiftysixdesign.com>
Cc: Clerk of the Board Public Email <BoardClerk@saccounty.net>
Subject: RE: letter

Hello Maya,

I'm going to go ahead and forward this over to the Clerk of the Board so that they can save it into the public record for **PLNP2019-00353**. For future public comments, please be sure to include BoardClerk@saccounty.net. That way we can make sure we're keeping track of everything properly. We appreciate your participation in the public outreach process.

From: mjuhl.fiftysixdesign.com <mjuhl@fiftysixdesign.com>
Sent: Wednesday, May 20, 2020 2:35 PM
To: Baatar. Bilegt <BaatarB@saccounty.net>
Subject: letter

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

Hi Bilegt,

I have attached an amended letter, I just changed the orientation noted in the first paragraph.

Thank you,
Maya

CPAC

To whom it may concern:

We currently live at **7029 WALNUT** One of the main reasons we purchased this property **38428** years ago was because of the rural character of the area and the amazing view from the backyard. All of the properties around the block surrounded by Elm Ave to the north, Chestnut Ave to the West and Walnut Ave to the North have open screened fencing and all share the same incredible views as well as maintaining a level of privacy between neighbors while at the same time maintaining an open feel. We all (us and our neighbors) spend a lot of time enjoying the outdoors and spending time in our yards.

We have recently learned of the proposed lot split of the parcel at 9260 Elm Ave. We feel that the manner in which the lot split is being proposed would severely impact the quality of life not just for us but for all the neighbors surrounding the property. The lot split would provide that it would allow for the construction of a new residence to be built right in everyone's backyards with the view from the residence right into all the backyards of the surrounding residences. This would severely impair the quality of the view and feel of what we now enjoy. We feel that this is an unintended **intrusion into the privacy** of all the neighbors surrounding the lot.

Due to the elevation of the leveled building pad, we feel that merely 'constructing a fence' for privacy would not be a viable solution and would greatly impact and diminish the rural character of the properties in the area.

The proposed lot is 165' across the front on Elm Ave. Our lot as well as the other lots on this block have all been split in a more linear direction protecting the views and privacy of all the adjacent properties, it is what makes this area unique and why we bought here. We feel that the proposed lot split is not compatible with the neighborhood.

We welcome this family moving in to our neighborhood, but please consider recommending that the lot be split similar to the others on the block so that it will preserve the rural quality for all of the neighbors while still providing the new lots with the same advantages our lots enjoy.

Thank you for your consideration,

Neighbors of 9260 Elm Ave. Orangevale CA

Darlene Hen Ruhl

ITEM 1 CPAC PUBLIC COMMENT 011

From: [Penny Winn](#)
To: [Clerk of the Board Public Email](#)
Subject: elm property
Date: Tuesday, June 2, 2020 4:27:26 PM

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

Sent from [Mail](#) for Windows 10

Dear neighbors

I have lived on Walnut Ave. for 40 years and we have built two homes on this street because we love the life here. We built on the road in compliance with the existing homes, not at the back of our property in the middle of what open space Orangevale has left.

Of course Mr. Kravuch has every right to split his property and build two homes. The footprint on the first home looks like it will be beautiful. I understand they have sheep and that is so welcomed.

Please, please encourage him to keep the second home up closer to the street so we (15-20 neighbors) can all, including him, maintain our privacy and rural feel. We all came to Orangevale for this lifestyle with our horses and chickens etc... Thank you for your time...

Pauline Winn

6843 Walnut Ave.