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**From:** Gutierrez. Kimber  
**Sent:** Friday, April 2, 2021 8:16 AM  
**To:** Clerk of the Board Public Email  
**Subject:** FW: info on a development permit behind my house. See below

Public Comment for 4/6 Orangevale CPAC.

Kind regards,

Kimber Gutierrez, Associate Planner  
Office of Planning and Environmental Review  
(916) 874-7529



*The Office of Planning & Environmental Review (PER) continues to provide essential services although our physical offices are closed until further notice during the COVID-19 state of emergency. Many staff are working remotely and we are modifying our business practices during this period. Please see our website at [www.planning.saccounty.net](http://www.planning.saccounty.net) for the most current information on how to obtain services. Please note our practices are pursuant to Federal, State, and County emergency declarations including County Resolution 2020-0159 and 2020-0160.*

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**From:** Jon Bolter <jonbolter@gmail.com>  
**Sent:** Tuesday, March 30, 2021 9:08 AM  
**To:** Gutierrez. Kimber <GutierrezK@saccounty.net>  
**Cc:** Carol Bolter <cboltmore@gmail.com>  
**Subject:** info on a development permit behind my house. See below

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

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Hi Kimber,

We got home and went and surveyed the situation that is evolving behind our house. Based on what we discussed it appears the owners want to tear out what looks like one of the largest grove of tree's on their property to put in a giant RV landing/turning zone (said to need to be that big for fire access) and gravel parking area within 10 feet of the property line behind our house and lot 4.

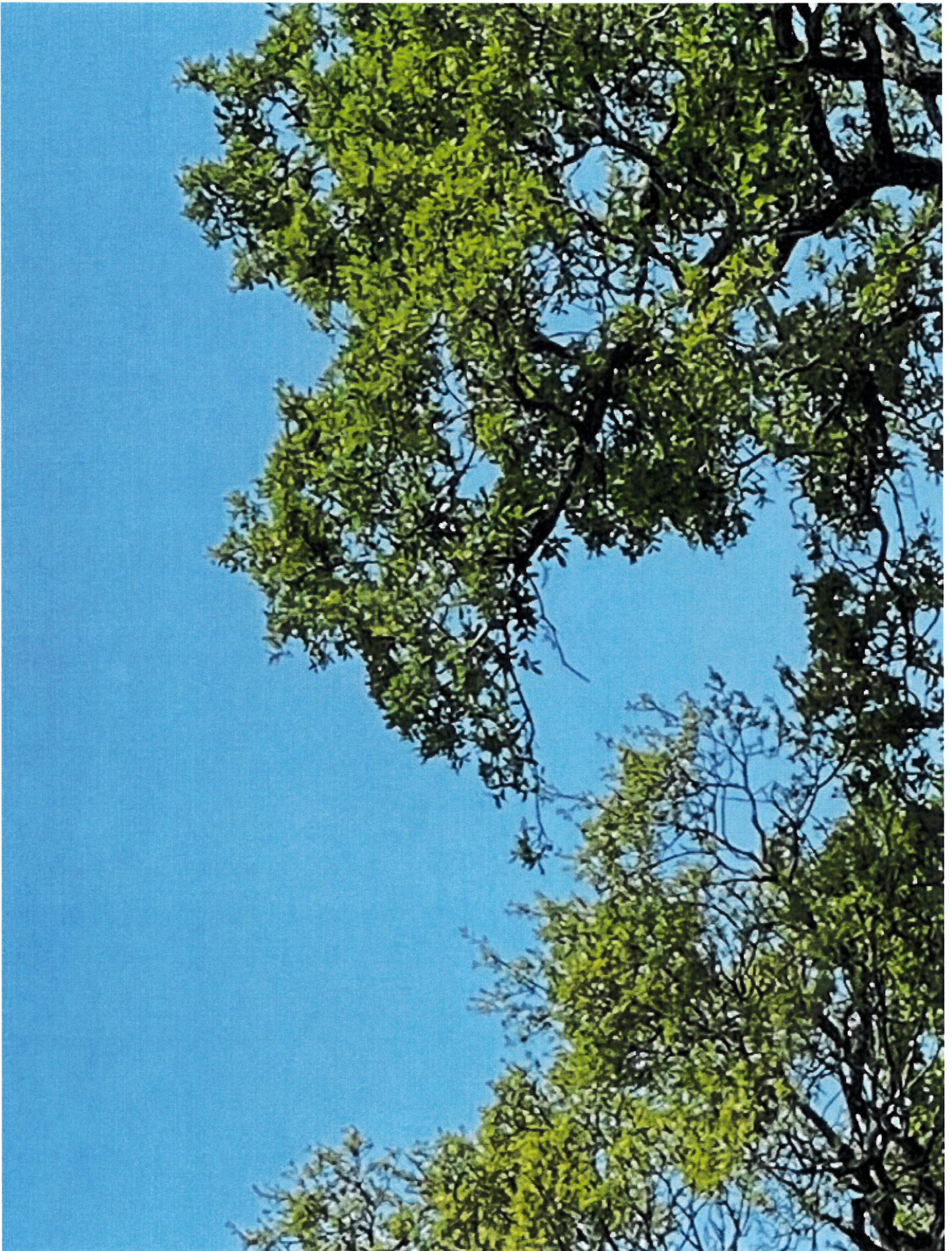
We vigorously protest the location of this whole RV situation and also tearing down the large group of trees #18 and we feel he should not be allowed to relocate an exposed stored RV within 10 feet of our multi-million dollar houses where this is not ever allowed.

Even though you say there is no specific zoning to prevent this it seems common sense would dictate that the plans should be withdrawn to reduce the impact on our visual environment and reduce the noxious fumes and noise levels from an idling RV when in use within 10 feet of our houses. This RV should be left where it is now as it is out of everyone's view and would not necessitate the massive driveway access.

This would not be allowed in a normal neighborhood environment like we live in and this should be taken into account before granting the permit to do more than build a 1000' house.

I have attached several pictures of the trees they are proposing to remove and replace them with this RV situation.





Please let me know what else we can do to discuss this situation further before we entertain other actions.

We are trying to contact the owner this week but wonder if you have discussed this with him?

Thank you,

Jon Bolter

916-899-9555

Sent from my iPad

On Mar 25, 2021, at 8:23 AM, Gutierrez. Kimber <[GutierrezK@saccounty.net](mailto:GutierrezK@saccounty.net)> wrote:

Good morning Jon,

Please see the attached site plan for PLNP2020-00213. The project is for an Accessory Dwelling Unit, which is allowed to be detached from the primary home. The applicant is requesting to deviate from the 1,000 square foot requirement for an Accessory Dwelling Unit to 1,200 square feet, which is permitted through the Zoning Code with approval of a Special Development Permit to the Zoning Administrator.

If you have any questions or would like to discuss further please let me know.

Kind regards,

Kimber Gutierrez, Associate Planner  
Office of Planning and Environmental Review  
(916) 874-7529  
<image001.png>

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**From:** Jon Bolter <[jonbolter@gmail.com](mailto:jonbolter@gmail.com)>

**Sent:** Wednesday, March 24, 2021 6:03 PM

**To:** Gutierrez. Kimber <[GutierrezK@saccounty.net](mailto:GutierrezK@saccounty.net)>

**Subject:** Good afternoon. Looking for more info on a development permit behind my house. See below

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

PLNP2020-00213

I am wondering if you have a plot map as to where this 1800 sq feet will be located on the property. We live directly behind the open space part of the property and are concerned the building will not be close to or connected to the original home. can you help with this?

A map of where it would be on the property does not seem to come up on the website.

Thank you ,

Jon Bolter

916-899-9555

Sent from my iPad

<PLNP2020-00213 Overall Site Plan 02.28.21.pdf>

**From:** [Gutierrez, Kimber](#)  
**To:** [Clerk of the Board Public Email](#)  
**Subject:** FW: Control No. PLNP2020-00213  
**Date:** Monday, April 5, 2021 1:48:35 PM  
**Attachments:** [image001.png](#)

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Comment Letter for 4/6 Orangevale CPAC Item 1 PLNP2020-00213.

Kind regards,

Kimber Gutierrez, Associate Planner  
Office of Planning and Environmental Review  
(916) 874-7529



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**From:** Aida Nersisyan <billingcap1@gmail.com>  
**Sent:** Thursday, April 1, 2021 11:06 AM  
**To:** Gutierrez, Kimber <GutierrezK@saccounty.net>  
**Subject:** Re: Control No. PLNP2020-00213

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

Hi Kimber,

It was nice speaking with you today and thanks for sending everything over. The following are my concerns about the unit being built on Santa Juanita:

- 1) the way the road is aligned now is not meant for the volume of cars that drive through it everyday and the amount of accidents that involve cyclists, the many cars that have driven through people's fences and into their backyards (mine included) and even on the straight away.
- 2) the fact that we have attempted to get the county to put something in place to stop people from speeding or being able to drive at such speeds (such as a speed table or bump)
- 3) the road is simply just too sharp of a turn where most vehicles even driving at 10 mph cannot stay in their lanes and there's is mere inches to the nearest home/fence

all this to say...

- 4) the home owners want to put a road and driveway entrance in the middle of Santa Juanita where people tend to drive very fast and there is already so many issues going on with the road and people coming to a complete stop right in the middle to turn left/right would just cause even more chaos to what's going on that road already.
- 5) I can see how easily someone can get rear ended or hit head on and hit someone's fence because there is no

shoulder on that road.

6) If the county is encouraging or allowing people to put in units so that more housing can become available then they need to step up and realign the road or put different measures in so that it meets safety standards. The road that we use now was not intended to be permanent and there's too much traffic for it to be considered and treated like a back road. It's definitely a main road that many cars and also trucks use all day/everyday.

7) The safety of the residents needs to be considered if they are going to allow those lands to be developed on.

Many Folsom residents of ARCN and also Orangevale residents have the same issues that I'm bringing up today and it seems to just be getting worse as time goes on and population increases in our cities.

Thank you for your time.

On Thu, Apr 1, 2021 at 9:23 AM Gutierrez. Kimber <[GutierrezK@saccounty.net](mailto:GutierrezK@saccounty.net)> wrote:

Here is where the agenda will be posted for Tuesday's meeting  
<https://planning.saccounty.net/CPAC/Pages/CPAC-Orangevale.aspx>

I've also attached the Landscape Plan and Elevations.

Kind regards,

Kimber Gutierrez, Associate Planner  
Office of Planning and Environmental Review  
(916) 874-7529



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**From:** Aida Nersisyan <[billingcap1@gmail.com](mailto:billingcap1@gmail.com)>  
**Sent:** Tuesday, March 30, 2021 2:03 PM  
**To:** Gutierrez. Kimber <[GutierrezK@saccounty.net](mailto:GutierrezK@saccounty.net)>  
**Subject:** Control No. PLNP2020-00213

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

Hello,

I had a few questions in regards to parcel no. 227-0090-001 and the 1200 sq ft unit being built. I own the property behind this home and we both have easements with the county and I had some questions I needed clarification on prior to the meeting on 4/6. Please feel free to call me at 916-805-0271 anytime. Thanks!

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**From:** [MARY CARSON](#)  
**To:** [Clerk of the Board Public Email](#)  
**Subject:** Orangevale CPAC. Meeting Date 4/6/21. Agenda Item - PLNP2020-00213.  
**Date:** Monday, April 5, 2021 9:08:00 PM

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

**From:** MARY CARSON <carsonmj@aol.com>  
**Date:** April 5, 2021 at 8:47:00 PM PDT  
**To:** gutierrezk@saccounty.net  
**Subject:** PLNP2020-00213

Kimber,

We don't agree with the project at 8219 Santa Juanita Ave. We don't feel an additional dwelling should be placed in the AR-5 Zone without the road improvement being addressed and completed. The road needs to be improved before any additional changes are made or at the very least, at the same time as the accessory dwelling unit is being built. We've been promised the road improvement since we moved in 21 years ago. This is a very dangerous corner. The number of accidents has never decreased since we've moved in, even with all the solar lights that were put in by the County. It's going to be an extremely dangerous entry/exit right onto Santa Juanita Ave. for this new dwelling. It is right in the middle of the straightaway where cars are going their fastest and will be difficult to maneuver. Do you want to add to the accidents on this road?

Why should they be able to landscape in the proposed road? They should do their landscaping back at the edge of the future right of way. We just want the road addressed and improved as it was planned. Very much opposed to this accessory dwelling. I can't believe that the owners weren't aware of the realignment and easements when they purchased this property. Realign and build the road as it was planned decades ago!!!

Merv and Mary Carson  
152 Kettle Rock Court  
Folsom, CA. 95630  
916-628-3433