

ITEM 2 CPAC PUBLIC COMMENT 001

From: [mouine](#)
To: [Holsworth, Meredith](#); [Clerk of the Board Public Email](#); [Frost, Supervisor](#)
Cc: [ilona.ozaruga@gmail.com](#)
Subject: (PLNP2020-00104) Blossom ridge subdivision rezoning and subdivision on a 9.58 acre.AR-2 property location at 6331 Filbert Ave in Orange vale Community
Date: Thursday, February 25, 2021 9:02:06 AM

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

My name is mouine zoghet I live in my home at 9128 orange vale ca. for about 50 years with my family and not far from 6331 Filbert ave

I love my house as it is on one half acre healthy with lots of trees and greenery and with very nice and wonderful neighbors.

During the last year of Covid-19 I stayed home and enjoyed the garden and the healthy space and greenery. Many friends and relatives are living in smaller houses not far from here call me from Citrus Hight and down town and other places.

and they tell me:

“how lucky I am to stay away far from corona in my garden for clean air and healthy play ground for kids we wish we have house like yours”

I think also that the quality of life -index- regardless of many other social needs, economical aspects is good and indicates that living with communities on AR-2 is perfect and environmentally ideal here in Orange vale and should be a MUST

Therefore, May I ask you humbly to consider modifying or stopping the concerned plan of the development project for a high density residential subdivision

regards Feb.25,2021

ITEM 2 CPAC PUBLIC COMMENT 002

From: [Jules Ball](#)
To: [CPAC-Orangevale](#)
Subject: Blossom Ridge rezone Filbert Ave/Greenback In
Date: Monday, March 29, 2021 11:25:06 PM

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

To whom it may concern,

It has been brought to my attention that there is intention to building some 43 units of housing at Filbert and Greenback in Orangevale, Ca. I live on Filbert and if it wasn't for my daughter informing me of this matter I would not have known. Our small town that once was has been severely damaged and impacted by all the crazy growth from a lousy Walmart that doesn't even have a garden department to a monstrous 7-11 gas station on Main and Greenback when we already have 5 in town, a hideous downtown Orangevale sign that has created traffic problems at Chestnut and Greenback. I can go on with the list and waste more time but we as the little people need to be heard! We are the one's impacted by the daily driving, stopping, school traffic ect... It's a nightmare. When you do drive up and down these streets on a daily basis or when I can't get out of my driveway because of parents coming and going to the schools for their kids. When I was in school we all walked. Now we have open districts which allows parent's driving to and from plus all the soccer people, country in the park ect... If I had to park in front of my house, I wouldn't be able to because they (john-q-public) parks in front of my home. All the trash I end up picking up that has been left behind from the venues. We need to stop building in Orangevale and keep it rural. I have been here for over 50 year's and all the changes have NOT been for the better. The main reason I bought my home on Filbert Ave over 50 year's ago was to escape the hustle and bustle of city life and to have my horses. We have always been an agricultural town and that's how our town should stay. Just like who approved that new light going in on hazel???? Now we have 3 stop lights within .5 of a mile, that's ridiculous!

Sincerely
Julie Ball

ITEM 2 CPAC PUBLIC COMMENT 003

From: [Nancy and Jon De Witt](#)
To: [Holsworth, Meredith](#); [Clerk of the Board Public Email](#); [Frost, Supervisor](#)
Subject: Comments concerning PLNP2020-00104
Date: Friday, February 26, 2021 8:01:56 AM

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

To Sacramento Planning committee;

Concerning PLNP-2020-00104, Blossom Ridge Subdivision, a rezoning and subdivision on a 9.58 acre, AR-2 zoned property located at 6331 Filbert Ave in the Orangevale community. I oppose the rezoning changes from AR-2. Orangevale is a unique community in East Sacramento County. The rural nature that was designed in its original zoning makes it a place where families have room to grow. Increasing the housing density will impact the nature of Orangevale, its rural roots are the heart of this community.

Development of the 9.58 acre lot as zoned should not be an impediment to a profitable development. These types of homes sell very quickly, the 1/2 acre lots on Filbert Ave, adjacent to this plot, built by Larchmont, sold out as fast as they could build them, so much so that a second project on Chestnut Ave was completed by the same builder with the same result.

I urge you to stay with the original planners design for the Orangevale community and decline the proposal for higher density housing.

Jon DeWitt
9105 Orangevale Ave
Orangevale CA 95662

ITEM 2 CPAC PUBLIC COMMENT 004

From: [Andrew Prints](#)
To: [Clerk of the Board Public Email](#); [Frost. Supervisor](#); [Holsworth. Meredith](#)
Cc: ilona.ozeruga@gmail.com
Subject: Concerns about PLNP2020-00104, Blossom Ridge Subdivision
Date: Tuesday, March 16, 2021 8:29:12 AM

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

March 15,2021

PLNP2020-00104, Blossom Ridge Subdivision, a rezoning and subdivision on a 9.58 acre, AR-2 zoned property located at 6331 Filbert Avenue in the Orangevale Community

To Whom it may concern,

We are writing to you today as 20 year full time residents of 8977 Cape Windham Place in Orangevale just north of the proposed development. **We oppose the proposed rezoning and development of housing at 6331 Filbert Avenue.**

Our family moved to the area because we were attracted to the open spaces, large lots, abundance of wildlife and overall country atmosphere.

The housing proposal would destroy 10 acres of trees and wildlife to put in a compacted development which will have a deleterious effect on the local wildlife habitat. There are fewer and fewer green spaces in the area. Once developed they are gone forever.

Traffic and the safety of pedestrians are also issues of significant concern. Filbert Avenue is a small road without sidewalks. It already is impacted with traffic from the local schools and churches, and drivers cutting through the neighborhood. The increase in traffic from the proposed dense housing will put pedestrians at greater risk.

The proposed high density housing does not reflect the character of the area. The two adjacent neighborhoods are zoned for 0.5 acre lots. The proposed project calls for lots less than one-third this size. We are opposed to the development. **However, if rezoning and development must occur then at least do not allow lots smaller than one-half acre in size and homes should be single story like the surrounding homes.**

Thank you for your consideration of these issues.

Regards,

Andrew and Lisa Prints
8977 Cape Windham Place

Orangevale, CA 95662
916-601-5353
andrewprints@comcast.net

ITEM 2 CPAC PUBLIC COMMENT 005

From: mlyttge@yahoo.com
To: [Holsworth, Meredith](#); [Clerk of the Board Public Email](#); [Frost, Supervisor](#)
Cc: ilona.ozeruga@gmail.com; [Jacqline Lucas](#)
Subject: Concerns Re: PLNP2020-00104
Date: Tuesday, February 23, 2021 2:30:34 PM

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

County Planning and Supervisor Frost,

I am a homeowner living adjacent to the proposed project: PLNP2020-00104, Blossom Ridge Subdivision. I have a couple concerns in regard to this project and these concerns are described below:

1) The density of the proposed subdivision does not match the character of the surrounding community. Lots on all boundaries of the proposed project equal or exceed about 0.25 acre. It is concerning to see so many tiny lots in the proposed project. I feel that this density of housing would negatively affect this community through increased traffic and noise from yard equipment and pets. Although I understand that development is eminent, I oppose this project in its current form. My opinion is that any new development at this location should consist of larger lots more in line with that of the surrounding homes (0.25 acre or larger).

2) My property abuts the planned subdivision and the property line consists of a brick retaining wall beneath a wrought iron fence. (I currently have an open view of the orchard.) If/when this project commences, it is my strong preference that the developer remove the existing retaining wall and construct a wall along the boundary with my property. Such a wall (not a wooden fence atop the retaining wall) should be constructed before grading activities begin to prevent my property being disturbed by excessive dust and noise.

Thank you for your attention to my concerns regarding this project, which I believe may potentially harm my property.

Sincerely,

Michael Lyttge
6240 Green Top Way
Orangevale, CA 95662
916-719-9822

Sent from my iPhone

ITEM 2 CPAC PUBLIC COMMENT 006

From: [jerry love](#)
To: [Clerk of the Board Public Email](#)
Subject: Fwd: 6331 Filbert Ave. Orangevale
Date: Friday, February 26, 2021 10:45:18 AM

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

Sent from my iPhone

Begin forwarded message:

From: jerry love <jerrylove1508@sbcglobal.net>
Date: February 26, 2021 at 10:43:55 AM PST
To: SupervisorFrost@saccounty.net
Subject: 6331 Filbert Ave. Orangevale

My wife and I oppose the rezoning of the property at 6331 Filbert Ave. in Orangevale. We oppose this for many reasons, but safety being the main reason. Adding so many homes to this area would increase traffic in an already congested area especially with so many inlet/outlets between Filbert and Greenback. This causes many accidents and some of which have been serious or fatal. This property was zoned for a country feel and orchards. People move to Orangevale for its unique zoning and country feel. The county really needs to listen to the Orangevale community and neighbors who would be impacted by this rezoning. We the people should ultimately be able to decide if this rezoning is good for OUR community. Please pass this on to the county board. We appreciate being heard and thoughtful consideration in the NOT rezoning of this property at 6331 Filbert Ave., Orangevale.
Thank you,

Jerry and Susan Love
9124 Orangevale Ave.
Orangevale, CA

Sent from my iPhone

ITEM 2 CPAC PUBLIC COMMENT 007

From: [Jason Shaw](#)
To: [Clerk of the Board Public Email](#)
Date: Monday, March 29, 2021 9:35:03 PM

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

I vote NO to your proposed Blossom Ridge PLNP2020-00104. We moved here 13 years ago after getting married to start a family. My wife is from the bay area and myself from a very over populated community. We love our small town country life . We do not want to see zero lot line homes or apartments swallowing up all the old orchards. Why can't we turn half into a community garden and keep the other half to the traditional .5 to 1 acre lots. Build some homes, but not 45. How about 10. You would not do a development in your community that didn't fit, would you? You would not put a set of perrelli racing tires on the old Ford behind the barn!

Jason R Shaw

ITEM 2 CPAC PUBLIC COMMENT 008

From: [Jim Seth](#)
To: [Holsworth, Meredith](#); [Clerk of the Board Public Email](#); [Frost, Supervisor](#)
Cc: ilona.ozेरuga@gmail.com
Subject: Opposing PLNP2020-00104
Date: Wednesday, February 24, 2021 9:51:33 AM

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

Dear County Planning Commission,

I am writing to oppose PLNP2020-00104, Blossom Ridge Subdivision, a rezoning and subdivision on a 9.58 acre, AR-2 zoned property located at 6331 Filbert Ave in the Orangevale Community! Putting in 43 homes in this 10 acre plot makes no sense at all! All of the other homes in our two adjacent neighborhoods are on .5 acres, and many of the other homes in the area are also this size. Rezoning this lot to this size will drastically increase traffic on Filbert, and become a traffic hazard at the traffic light on Filbert and Greenback, which already has a history of traffic accidents. We that live in the Orangevale community, live here because of the rural and spacious aspect of this community. I do not object to developing this area into .5 acre lots with larger homes. The community in this area already has a trailer park off of Greenback to handle our share of low income housing.

Please do not rezone this wonderful area for this type of housing. Knowing Tom Tomich, who owned this orchard before his death, I am sure he would also strongly object to this zoning if he was still alive.

Thank you,
James Seth
9132 Orangevale Ave.
Orangevale, Ca. 95662

ITEM 2 CPAC PUBLIC COMMENT 009

From: [Justin Penland](#)
To: [Holsworth, Meredith](#); [Clerk of the Board Public Email](#); [Frost, Supervisor](#)
Cc: ilona.ozeruga@gmail.com
Subject: PLNP2020-00104
Date: Thursday, March 4, 2021 5:49:35 AM

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

PLNP2020-00104, Blossom Ridge Subdivision, a rezoning and subdivision on a 9.58 acre, AR-2 zoned property located at 6331 Filbert Avenue in the Orangevale Community

To Whom It May Concern,

My wife, daughter and I live at 6322 Filbert Avenue, right across from 6331 Filbert. We love having the orchard right across the street, in fact it's one of the reasons we decided to stay and remodel/add-on to our home rather than just move. We were really upset to hear about more houses possibly going in right across the way. There are a few big concerns we have with that plan and we are opposed to any houses going in at all.

First off is the traffic down Filbert as it is. From what we can see, Filbert is one of the busiest residential streets in Orangevale already given all the schools that are down the road. Having a 21 month old, more cars traveling up and down the road is the last thing we want to see not only for our daughter's safety but the noise it'll create as well. Adding that many houses with an average of two cars per household will only make it more congested.

Our second concern is where the inlet/outlet will be for the neighborhood. Looking at the possibilities of where it could go, my guess is that it could be put in right across from our driveway/home. Not only will it make it harder for us and our neighbors to get out of our driveways, every car/truck that drives out of the neighborhood will have their headlights shining right into our front windows of our home. That's not something we want or expected when we decided to stay put and would be a complete nuisance.

Third is the hill you come down when heading north on Filbert right before our house. Even though the speed limit is low, people still speed up and down the road. And with having the hill right before our driveway, there's been multiple occasions where cars appear out of nowhere coming over the hill while my wife or I are trying to pull out of our driveway. Add 80+ cars to that mix and put the entrance/exit to that neighborhood right across from our house and an accident is bound to happen there.

Lastly, adding more houses to our neighborhood will keep taking away from Orangevale's small town country charm that it has. I'm not from Orangevale, but when I moved here that was the thing I loved about the town the most. All the horse properties and orchards and big lots made it feel like where I grew up (Linden, CA) and it felt like home. Now they want to build more homes right across the street and continue to take away the country feel that Orangevale has. We don't like the idea at

all. So in short, we are opposed to the proposed plans, but if houses do go up, please make them bigger lots like Cape Windham down the road and please don't put the entrance/exit right across from our home.

Thank you,
Concerned Neighbors

ITEM 2 CPAC PUBLIC COMMENT 010

From: [Tim Crummett](#)
To: [Holsworth, Meredith](#); [Clerk of the Board Public Email](#); [Frost, Supervisor](#)
Cc: ilona.ozेरuga@gmail.com
Subject: PLNP2020-00104
Date: Tuesday, February 23, 2021 3:53:30 PM

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

To whom it may concern,

Regarding PLNP2020-00104, Blossom Ridge Subdivision, a rezoning and subdivision on 9.58 acre, AR-2 zoned property, located at 6331 Filbert Avenue in the Orangevale Community, please consider the voice of a neighbor of the subject property. We live at 6312 Old Orchard way and share a property boundary. We moved our family out of the Mather community, the high density portion, with our homes packed in tight, to Orangevale. The reason we moved may be following us here with the proposed development you are considering.

- 1) Please consider the history of Orangevale and the rural aspect that makes it unique in Sacramento County. It is heartbreaking to loose the orchard, but I understand the Tomich family's decision to sell. In your decision I ask you to give weight to keeping Orangevale more spacious and at the least keep the lot sizes larger, similar to ours.
- 2) As a geologist I am very concerned about our shrinking groundwater aquifers. This resource does not return when groundwater supply is annually impacted. The growing urban footprint directly exacerbates this issue. Please do your part for the environment and allow more rainfall and lawn irrigation to make it down to our aquifer by planning larger lot sizes.

Thank you for your consideration.

Respectfully,
Tim Crummett
916-917-7392

ITEM 2 CPAC PUBLIC COMMENT 011

From: [Eric Dexter](#)
To: [Holsworth, Meredith](#); [Clerk of the Board Public Email](#); [Frost, Supervisor](#)
Cc: ilona.ozेरuga@gmail.com
Subject: PLNP2020-00104
Date: Monday, February 22, 2021 6:41:28 PM

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

Hello County Officials & Planning Commission-

First I would like to thank you for all your service to make Sacramento County an amazing place to live, I have lived in the County for over 25 years and love it here. I wanted to share my thoughts on a upcoming project in Orangevale:

PLNP2020-00104, Blossom Ridge Subdivision, a rezoning and subdivision on 9.58 acre, AR-2 zoned property located at 6331 Filbert Avenue in the Orangevale Community.

This project will be great for the Orangevale community to add more family to this wonderful community. However, this upcoming housing project is proposing to jam 43 homes on the property in a high density residential subdivision. This former nearly 10 acre orchard should be developed like similar neighborhood around this area which included lots at are 0.5 acre each. My family moved from a high density sub division in Citrus Heights a year an half ago and one of the main drivers was the larger property. I would like to keep this area with a more rural feel that is has now, the large lots keep that feeling alive. Please consider requiring the larger lots as part of this plan. Make this decision not based on profit of the developer, but keeping Orangevale with it's traditionally lager lots.

Thank you.

Eric Dexter
9133 Orangevale Ave

ITEM 2 CPAC PUBLIC COMMENT 012

From: [P&CHayes](#)
To: [Holsworth, Meredith](#); [Clerk of the Board Public Email](#); [Frost, Supervisor](#)
Cc: ilona.ozeruga@gmail.com
Subject: PLNP2020-00104
Date: Sunday, February 21, 2021 8:51:58 PM

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

To Whom It May Concern:

This is in reference to PLNP2020-00104, Blossom Ridge Subdivision, a rezoning and subdivision on a 9.58 acre, AR-2 zoned property located at 6331 Filbert Avenue in the Orangevale Community.

Orangevale has been our home for almost 24 years. One of the reasons we moved here was because of the larger lot sizes and the rural environment even though it's surrounded by several cities. The above proposed housing development, which borders our subdivision, does not fit into Orangevale's vision. Most developers are putting two story, very large homes on postage stamp lots to maximize their profits. We don't think that our community should be held captive by profit-making developers and that instead the developers should respect the community and keep within the same vision – minimum lot size of 0.5 acre with single story homes.

For the majority of Americans, our home is our biggest investment, but now to have this new subdivision built with homes piled on top of each other after enjoying a fruitful orchard that has existed for more than 120 years - is frightening. This land has been producing freshly picked peaches, nectarines, plums, pluots, apricots, figs, and other fruit since 1897. With the increased housing, it will put an extra drain on our natural resources. It will increase the amount of traffic on our country road, add the potential for crime, more foot traffic, noise, cars parked on the street, etc.

We implore you as a longtime resident of Orangevale and for the sake of our community that you consider the concerns presented to you by the citizens who currently resident in this area. Please oppose the high density residential proposal and support the resident's wishes to maintain a minimum 0.5 acre lot size with single story homes.

Respectfully submitted -

Patrick and Catherine Hayes

8965 Cape Windham Place

Orangevale, CA 95662

ITEM 2 CPAC PUBLIC COMMENT 013

From: [Ilona Ozeruga](#)
To: [Holsworth, Meredith](#); [Clerk of the Board Public Email](#); [Frost, Supervisor](#)
Subject: PLNP2020-00104, Blossom Ridge Subdivision
Date: Sunday, February 21, 2021 10:19:26 PM

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

To Whom It May Concern:

This is in reference to **PLNP2020-00104**, Blossom Ridge Subdivision, a rezoning and subdivision on a 9.58 acre, AR-2 zoned property located at 6331 Filbert Avenue in the Orangevale Community.

We recently moved to Orangevale and built our dream home. We were drawn to Orangevale for it's rural, agricultural, and generally more spacious feel. We purchased a one acre lot and although we could have split it to build an additional home for profit, we decided against that and built a single story home on the property to maintain the rural feel that the community has. The proposed housing development at 6331 Filbert Avenue, which happens to be across the street from our home, is the complete antithesis of what Orangevale is and has been known for for decades. It appears that the intent and goal is to squeeze as many homes as possible onto this property in order to maximize profit. The two adjacent neighborhoods/subdivisions are minimum 1/2 acre lots with most other homes in the surrounding area on even larger parcels. The current proposal would have mostly 0.12-0.15 lot sizes which are the highest density possible, creating a condominium-like feel that does not fit within our rural community.

This property at 6331 Filbert Ave. is presently zoned, AR-2 (Agricultural-Residential, 2 acres). In keeping with the surrounding community, if a rezoning is approved, I believe a fair zoning of this 9.5 acre parcel would be **RD-2 (two single story houses per acre)**.

We implore you as current residents of Orangevale and for the sake of our community that you consider the concerns presented to you by the residents of this community. In addition, due to the current COVID circumstances, if in person discussions/meetings will not be held, we as citizens feel that the developers essentially dictate the terms simply to their benefit and we are left without a voice. We are not outliers in our perspective, in speaking with numerous neighbors we have yet to find one person who agrees with the proposed development as currently structured.

Please oppose the high density residential proposal and support the resident's wishes to maintain a minimum 0.5 acre lot size with single story homes.

Respectfully,

Paul and Ilona Ozeruga
6326 Filbert Avenue
Orangevale, CA 95662

ITEM 2 CPAC PUBLIC COMMENT 014

From: [Lori & Michael Dunn](#)
To: [Holsworth, Meredith](#); [Clerk of the Board Public Email](#); [Frost, Supervisor](#)
Cc: ilona.ozeruga@gmail.com
Subject: PLNP2020-00104, Proposed Blossom Ridge Subdivision
Date: Friday, February 19, 2021 8:54:17 PM

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

I am writing in opposition to the high number of houses asking to be built in the proposed Blossom Ridge Subdivision. My backyard borders the north side of the Tomich Orchard.

Our single family homes, along with others around us have 1/2 acre lots and are single story. Orangevale is a rural community with most houses in our area having large lots. The proposal to pack 43 houses into an approximate 9.4 acre area shows a lack of care for the community by creating high-density housing which will cause increased noise and traffic.

Tom Tomich, Sr. and his wife, Lillian were friends of mine. My son worked for Tom in the Orchard. Tom and Lillian cared very much for the community of Orangevale and its rural lifestyle. After the death of Tom, Sr. and Lillian, Tom Jr. took over as the executor of the property. I have spoken with Tom, Jr. a few times and he stressed to me that he wants to be a "good neighbor." This was simply "lip service" as he has done a very poor job in the past three years keeping the high grass cut down and suppressing the fire danger to all of the homes that surround the Tomich property. In observing this example of being a *good neighbor*, I can understand that he really does not have a concern for the community of Orangevale and that he is trying to get as many dollars as he can for the potential of the property.

This property at 6331 Filbert Ave. is presently zoned, AR-2 (Agricultural-Residential, 2 acres). In keeping with the surrounding community, if this rezoning is approved, I believe a fair zoning of this 9.4 acre parcel would be, **RD-2 (two single story houses per acre).**

This will help maintain a rural atmosphere as well as keep traffic and noise to a minimum. We have no sidewalks in this area and a large increase in population and vehicle traffic will increase the danger for pedestrian, bicycle, and horse traffic.

On a personal level, I am not looking forward to a block wall being erected in my backyard, cutting off the beautiful view of the orchard. It is a wildlife habitat and is a quiet environment. The proposed development will destroy the wildlife habitat and add an increased noise level to us and our neighbors, especially with the large number of houses proposed to be built. Fewer houses will make the change more manageable.

Thank you for considering my writing. I do care for this community. I love having the orchard and even helped work it. Seeing the orchard disappear will be difficult. Seeing 43 houses built in its place would be a disgrace and a disservice to the people of Orangevale.

Michael Dunn
8969 Cape Windham Place
Orangevale, CA. 95662
(916) 261-5788

ITEM 2 CPAC PUBLIC COMMENT 015

From: [Jon Kracher](#)
To: [Holsworth, Meredith](#); [Clerk of the Board Public Email](#); [Frost, Supervisor](#)
Subject: PLNP2020-00104
Date: Thursday, March 4, 2021 11:08:30 AM

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

PLNP2020-00104, Blossom Ridge Subdivision, a rezoning and subdivision on a 9.58 acre, AR-2 zoned property located at 6331 Filbert Avenue in the Orangevale Community.

Hello,

I am a resident of the Cape Windham development, at Filbert Ave and Orangevale Ave. I have live in the my home since 1998 when Orangevale was still some what of a unknown gem. I have watched the area develop, some good and some bad. This is a somewhat rural area of Sacramento County, where you still see people riding horse and farm equipment using the roadway. This is what attracted me here to Orangevale. This is what Orangevale is!!

It is sad to see the lost of the Tomich Orchard and the fruit stand. It was a staple in the area for ever. It is sadder to believe the county is going to allow a builder to come in and destroy part of this history; by building zero clearance homes in a area, which is zoned for AR-2 for a reason. Half acer lots are a minimum for Orangevale to keep it country life style. I live on a half acre and my community is based on half acre lots.

Half acer lots allow for a better community, quieter community, and a safer community. When you live on top of your neighbor there will all ways be issues with noise complaints, safety, and over all privacy from you neighbors.

The intersection of Filbert and Greenback Lane was bad enough before the county installed the stop light, so imagine how much worst the intersection will be with 43 more home at the corner. Remember we still have the traffic from Casa Robles to deal with during the school year. The building of this many homes will cause a nightmare in traffic for everyone living on Filbert Ave. The area is rural and has no sidewalks; the cars already speed up and down Filbert. The addition of so many home and the traffic would impose a large safety issue for anyone on Filbert Ave.

I worked in law enforcement for more than 25 years prior to retiring in 2016, of which I spent 7 years working in the traffic unit. I can tell you I watched this type of housing develop in the city I worked for and watched the traffic and accidents increase over the years due to the congested homes. I also watched the calls for law enforcement services in the area increase also. This is not what we need in Orangevale. Leave the zoning at AR-2!!

The county does not need the tax money at the expense of our community.

Keep our neighborhood safe and quiet by not allowing the Zone Change and leave it at AR-2.

A concerned resident of Orangevale,

Jon kracher

ITEM 2 CPAC PUBLIC COMMENT 016

From: [TBomb1](#)
To: [Holsworth, Meredith](#); [Clerk of the Board Public Email](#); [Frost, Supervisor](#)
Cc: ilona.ozeruga@gmail.com
Subject: Proposed rezoning plan (PLNP2020-00104)
Date: Saturday, March 13, 2021 8:29:58 AM

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

To Whom it may concern,

I am writing this e-mail in regard to a proposed rezoning of the former Tomich orchard at [6331 Filbert Avenue in Orangevale](#). The proposal is # PLNP2020-00104, Blossom Ridge Subdivision, a rezoning and subdivision on a 9.58 acre, AR-2 zoned property located at [6331 Filbert Avenue](#) in the Orangevale Community.

My wife and I have lived in the city of Orangevale since 1999 due to its small community feel and larger lot requirements. We have moved 3 times in the last 22 years but have never been able to leave Orangevale. In 2020 we purchased a home on the corner of Filbert and Orangevale Avenue to stay in the community we love. At the time of the purchase the planned rezoning of the Tomich orchard was not made public and if it was, we would not have purchased this home for the below reasons.

- Smaller lot sizes will affect the small-town charm feel of the area.
- Property values.
- Increased amount of vehicle traffic on Filbert Avenue.
- Roadways in the area are in disrepair and an increase in vehicle traffic will exasperate this issue.

We are in opposition of this proposed rezoning due to the above reasons as well and feel that it will affect the area in a negative way. Due to the 4 schools within a mile radius of the proposed rezoning property, the vehicle traffic will increase to a level that a single lane road will not be able to handle safely. We already see traffic congestion on Filbert Avenue at rush hour, as well as the start and end of school days. Parents park in the roadway waiting for their children to get out of school which does not allow for residents to use Filbert Avenue to reach their homes. Increased vehicle traffic due to the proposed 43 new homes will also decrease the ability to safely walk down Filbert Avenue to enjoy what our community has to offer (the park at Filbert and Oak Avenue as well as the fruit stand on Filbert Avenue.)

Smaller lot sizes will reduce the feel of the community and remove the ability for homeowners to enjoy a piece of property where they can grow their own fruits and vegetables. Larger lots also allow a homeowner to have a small hobby farm where they can raise chickens and house their own horses.

Our property values may see a drop due to the above bullet points. Vehicle traffic is always a concern for people looking for a new home due to noise levels, congestion on the roadway and safety while walking. Smaller lot sizes take away from the small town feel of our community and ability to do more things with our properties.

As most roadways in the Sacramento area are in disrepair Filbert Avenue is experiencing the same issues. Large pot holes, failing asphalt and the overall poor road condition will only get worse with the increased vehicle traffic if the proposed rezoning is approved.

Sincerely,

Steven and Tracy Corey

[9101 Orangevale Avenue](#)

[Orangevale, Ca 95662](#)

ITEM 2 CPAC PUBLIC COMMENT 017

From: [PATRICK CARTER](#)
To: [Holsworth, Meredith](#); [Clerk of the Board Public Email](#); SupervissorFrost@saccounty.net
Subject: Rezoning prososal of PLNP2020-00104
Date: Friday, February 26, 2021 8:28:12 PM

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

This is in regards to the builder that is trying to rezone the ten acres on Filbert Ave from agricultural to 0.12-.15 acres residential. We have lived here for 43 years, raised our children here on the 1/2 acre lots on Orangevale Ave. It was a wonderful experience for them with lots of open space and fields to play, I wish this for more generations to come. What this builder is proposing is practically living on top of each other with so little space, so many homes with hardly any yard for the children to play. I can't help but feel this outrageous proposal is for a large profit only, it will be taking away what we so love about our rural community. He would be able to reduce the number of homes by placing them on 1/4-1/5 acre lots and still profit, our community will gain by keeping the congestion down among other things that comes with a densely populated areas.

We knew Mr. Tomich , we think he would want Orangevale to continue as a rural community with lots of fruit trees scattered around to keep all that beauty that has brought so many to Orangevale!

Please help keep Orangevale the way so many love by not accepting the proposal for PLNP2020-00104. Blossom Ridge Subdivision which was intended to be AR-2 zoned located at 6331 Filbert Ave. (The name is kinda funny to me because there wouldn't be any blossoms left on the said property!)

Thank you so much for your time and consideration,
The Carters',
9125 Orangevale Ave.
Orangevale, CA

ITEM 2 CPAC PUBLIC COMMENT 018

From: [Kolesnik, Nataliya](#)
To: [Clerk of the Board Public Email](#)
Subject: the project on Filbert Ave, Orangevale
Date: Monday, March 29, 2021 4:42:35 PM
Importance: High

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

Hello,

As an Orangevale resident, I would like to express my concerns regarding the project on 9.4 acres on Filbert Ave. Orangevale. As planned for now, the project to divide the parcel into 43 parcels would be completely unreasonable, since the Orangevale infrastructure wasn't built to support even the number of homes that are already here, but expecting it to function when adding 43 homes is completely unreasonable and will cause lots of issues, including much higher traffic and car accidents and accidents with pedestrians, since most roads in Orangevale are not wide enough to have bicycle lanes and sidewalks. There is a reason why Orangevale is located in AG-R zoning that does not allow for this type of housing density and contradicts to Orangevale area codes and principles. Most Orangevale residents are long term residents who selected this area for many different reasons and are not going to agree to give up the livestock, businesses, and lifestyles they are leading. In addition, those residents who are going to border the parcels, have not been notified about the project and will definitely be complaining about 2 story houses interfering with residents' privacy.

Orangevale is a ranch/Ag. community and should stay that way.

Looking forward to your reply,

Nataliya Kolesnik
Instructional Assistant
Open Computer Lab
Cosumnes River College
Phone: (916)691-7220
E-mail: kolesnn@crc.losrios.edu

"It is the mark of an educated mind to be able to entertain a thought without accepting it."
Aristotle

ITEM 2 CPAC PUBLIC COMMENT 019

From: Rutanplbg@comcast.net
To: [Clerk of the Board Public Email](#)
Cc: [Frost, Supervisor](#)
Subject: PLNP2020-00104 Blossom Ridge Meeting, Orangevale CPAC April 6 at 6:30 P.M.,
Date: Wednesday, March 31, 2021 6:05:02 AM

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

Hello,

In reference to PLNP2020-00104 Blossom Ridge Meeting, Orangevale CPAC April 6 at 6:30 P.M. I live in the Orangevale community and strongly object to the rezoning of Tomich Orchard to R5. This will have a big impact on our community negatively allowing R5 zoning. This will bring in more clutter and traffic. The roads already are junk because of non existing maintenance.

Thank you
Anthony T Rutan

From: sbrunberg@gmail.com
To: [Clerk of the Board Public Email](#)
Cc: ["Dana Anderson"](#); ["Jennifer Derich"](#)
Subject: Blossom Ridge Project - PLNP2020-00104 - CPAC Meeting on April 6, 2021
Date: Wednesday, March 31, 2021 9:12:28 AM

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

Dear CPAC members,

I oppose the rezone of this property that increases the density to RD-3, RD-4 and RD-5. Specifically, the surrounding property is mostly RD-2 density zoned. Only the homes to the west is zoned RD-3. The increased traffic caused by increasing the density will negatively affect the neighboring homeowners. The developer should design the development to change the density to RD-2 throughout the parcel without increasing any higher (the proposed RD-3, RD-4 and RD-5 density is unacceptable). I realize the property does not need to remain AR-2 zone, but should not be allowed a higher density than surrounding property.

Sincerely,

Sharon Brunberg

ITEM 2 CPAC PUBLIC COMMENT 021

From: [Stacie Sherman](#)
To: [Holsworth, Meredith](#); [Clerk of the Board Public Email](#)
Subject: Control # is PLNP2020-00104 Proposed Development in Orangevale Blossom Ridge
Date: Wednesday, March 31, 2021 12:30:58 PM

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

I'm submitting my comment in writing regarding the proposed development in Orangevale - Blossom Ridge PLNP2020-00104.

I do not support a zoning change in increase the housing density of this property.

The residents of Orangevale have repeatedly expressed to the county planning board, CPAC and the county supervisors that we do not want high density housing developments in Orangevale. We want to maintain the rural character of the community.

Sincerely,

Stacie Sherman
9635 Snowberry Way
Orangevale, CA

ITEM 2 CPAC PUBLIC COMMENT 022

From: [Jim Casey](#)
To: [Clerk of the Board Public Email](#)
Subject: 6331 Filbert Ave Tomich Orchard
Date: Wednesday, March 31, 2021 1:55:42 PM

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

Dear CPAC members,

I oppose the rezone of this property that increases the density to RD-3, RD-4 and RD-5. Specifically, the surrounding property is mostly RD-2 density zoned. Only the homes to the west are zoned RD-3. The increased traffic caused by increasing the density will negatively affect the neighboring homeowners. The developer should design the development to change the density to RD-2 throughout the parcel without increasing any higher (the proposed RD-3, RD-4 and RD-5 density is unacceptable). I realize the property does not need to remain in the AR-2 zone, but should not be allowed a higher density than surrounding property.

Sincerely,

James Casey
8941 Cape Windham Place
Orangevale.

From: [Justin Penland](#)
To: [Frost, Supervisor](#); [Clerk of the Board Public Email](#); [Holsworth, Meredith](#)
Subject: PLNP2020-00104 Blossom Ridge Proposal, Orangevale CPAC April 6 at 6:30 P.M.
Date: Wednesday, March 31, 2021 3:23:44 PM

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

Sent from my iPhone

Begin forwarded message:

From: Justin Penland <jepenland02@yahoo.com>
Date: March 4, 2021 at 5:49:27 AM PST
To: holsworthm@saccounty.net, boardclerk@saccounty.net,
supervisorfrost@saccounty.net
Cc: ilona.ozeruga@gmail.com
Subject: PLNP2020-00104

PLNP2020-00104, Blossom Ridge Subdivision, a rezoning and subdivision on a 9.58 acre, AR-2 zoned property located at 6331 Filbert Avenue in the Orangevale Community

To Whom It May Concern,

My wife, daughter and I live at 6322 Filbert Avenue, right across from 6331 Filbert. We love having the orchard right across the street, in fact it's one of the reasons we decided to stay and remodel/add-on to our home rather than just move. We were really upset to hear about more houses possibly going in right across the way. There are a few big concerns we have with that plan and we are opposed to any houses going in at all.

First off is the traffic down Filbert as it is. From what we can see, Filbert is one of the busiest residential streets in Orangevale already given all the schools that are down the road. Having a 21 month old, more cars traveling up and down the road is the last thing we want to see not only for our daughter's safety but the noise it'll create as well. Adding that many houses with an average of two cars per household will only make it more congested.

Our second concern is where the inlet/outlet will be for the neighborhood. Looking at the possibilities of where it could go, my guess is that it could be put in right across from our driveway/home. Not only will it make it harder for us and our neighbors to get out of our driveways, every car/truck that drives out of the neighborhood will have their headlights shining right into our front windows of our home. That's not something we

want or expected when we decided to stay put and would be a complete nuisance.

Third is the hill you come down when heading north on Filbert right before our house. Even though the speed limit is low, people still speed up and down the road. And with having the hill right before our driveway, there's been multiple occasions where cars appear out of nowhere coming over the hill while my wife or I are trying to pull out of our driveway. Add 80+ cars to that mix and put the entrance/exit to that neighborhood right across from our house and an accident is bound to happen there.

Lastly, adding more houses to our neighborhood will keep taking away from Orangevale's small town country charm that it has. I'm not from Orangevale, but when I moved here that was the thing I loved about the town the most. All the horse properties and orchards and big lots made it feel like where I grew up (Linden, CA) and it felt like home. Now they want to build more homes right across the street and continue to take away the country feel that Orangevale has. We don't like the idea at all. So in short, we are opposed to the proposed plans. Please don't overpopulate our neighborhood.

We'd like to be a part of the meeting on April 6th so if you can tell us how to go about that so we can voice our opinion about the matter we'd appreciate it.

Thank you,
Concerned Neighbors

From: [Chris Royston](#)
To: [Clerk of the Board Public Email](#)
Subject: Blossom Ridge Project - PLNP2020-00104 - CPAC Meeting on April 6, 2021.
Date: Wednesday, March 31, 2021 4:20:56 PM

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

Dear CPAC members,

I oppose the rezone of this property that increases the density to RD-3, RD-4 and RD-5. Specifically, the surrounding property is mostly RD-2 density zoned. Only the homes to the west are zoned RD-3. The increased traffic caused by increasing the density will negatively affect the neighboring homeowners. The developer should design the development to change the density to RD-2 throughout the parcel without increasing any higher (the proposed RD-3, RD-4 and RD-5 density is unacceptable). I realize the property does not need to remain in the AR-2 zone, but should not be allowed a higher density than surrounding property.

Sincerely,

Chris Royston
8946 Cape Windham Pl, Orangevale, CA 95662

--

I should be training

From: julesdream63@gmail.com
To: [Clerk of the Board Public Email](#)
Subject: Blossom Ridge (Orangevale)
Date: Thursday, April 1, 2021 7:28:42 AM

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

To whom it may concern,

It has been brought to my attention that there is intention to building some 43 units of housing at Filbert and Greenback in Orangevale, Ca. I live on Filbert and if it wasn't for my daughter informing me of this matter I would not have known. Where were these so called notices mailed to???? Our small town that once was has been severely damaged and impacted by all the crazy growth from a lousy Walmart that doesn't even have a garden department to a monstrous 7-11 gas station on Main and Greenback when we already have 5 in town, a hideous downtown Orangevale sign that has created traffic problems at Chestnut and Greenback. I can go on with the list and waste more time but we as the little people need to be heard! We are the one's impacted by the daily driving, stopping, school traffic ect... It's a nightmare. Do you drive up and down these streets on a daily basis or when I can't get out of my driveway because of parents coming and going to the schools for their kids. When I was in school we all walked. Now we have open districts which allows parent's driving to and from plus all the soccer people, country in the park ect... If I had to park in front of my house I wouldn't be able to because they do park in front of my home. All the trash I end up picking up that has been left behind from the venues. We need to stop building in Orangevale and keep it rural. I have been here for over 50 year's and all the changes have not been for the better.

Sincerely

Julie Ball

[Sent from Yahoo Mail on Android](#)

From: [Rebecca Immoos](#)
To: [Clerk of the Board Public Email](#); [Holsworth, Meredith](#); [Frost, Supervisor](#); [CPAC-Orangevale](#); [Shen, Jessie](#)
Subject: PLNP2020-00104 Blossom Ridge Proposal, Orangevale CPAC April 6 at 6:30 P.M.
Date: Thursday, April 1, 2021 11:03:34 AM

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

Good Afternoon,

I am writing in regards to the proposed high density rezoning and development of the Tomich orchard on Filbert Avenue. I was incredibly disheartened to hear that a housing development on this property was even being considered. As a 30 year resident of Orangevale, I, like my neighbors, take pride in the "small town" culture of our town. A truly unique neighborhood, Orangevale is a rural refuge in the middle of the city. When I go on my runs, I start on that side of town, near Filbert and the surrounding streets, because nowhere else can I experience the "touch of country" that I do in that area Orangevale.

There are a myriad of reasons to question and oppose this development (traffic congestion, aesthetic, environmental, resources, etc.), but what I would like to address is the identity of the town. IDENTITY is what keeps a town alive...lose your identity and you lose everything. By allowing this development, you are making room for the erosion of the heart and identity of Orangevale. Surely, you are allowing the "rural" feel of Orangevale to be lost. Allowing this development sets the stage for others after it, and soon we will be like every other city, packed with stucco boxes stacked on top of each other.

Properties are sold to developers because they can get more money...do we want to allow our identity to be lost because of greed? So that a few more bucks could be made? Please, please, if you care for this town PLEASE listen to it's residents and help preserve the gift of open space and rural living that we have. At the very least, please respect and preserve the current zoning (AR-2).

Thank you for your time.

-Becca Immoos

ITEM 2 CPAC PUBLIC COMMENT 027

From: [Dana Anderson](#)
To: [Clerk of the Board Public Email](#); [Frost, Supervisor](#); [CPAC-Orangevale](#); [Crawford, Bob \(MSA\)](#)
Subject: Re: PLNP2020-00104 Blossom Ridge Orangevale CPAC April 6
Date: Thursday, April 1, 2021 7:36:27 PM

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

Orangevale CPAC,

I was privileged to be recruited in the mid 1970's to work with the group of Orangevale citizens who organized in the 1960's to preserve Orangevale's country life. They were able to form our Orangevale Plan so that our Ag/ Res areas would meld into residential and then to commercial. Even though the major part of our AR-2 zoning is north of Oak Ave., they made a special effort to accommodate and protect the farms that were south of Oak, like the Tomiches and Salles. We feel betrayed that the Tomich heirs would want to rezone to the extent of wanting RD-3 and RD-5 for Blossom Ridge for a total of 43 lots on the 9.4 acres.

Just as our Orangevale Plan was formulated to accommodate the farm they grew up on, their proposal needs to be changed to fit in with the existing housing. The zoning abutting the proposal is RD-2 (2 homes per acre) to the north and east and RD-3 (3 homes per acre) to the west, (the church is on the south). RD-2 should abut the existing RD-2 lots, RD-3 should abut existing RD-3 lots, so the majority of the lots should be RD-2. Please be aware that there are 1 and 2 acre lots directly across Filbert from this proposal.

Please respect and support our Orangevale Plan.

Dana Anderson

8950 Golden Gate Ave. (where I've lived since 1971 when I moved from my parent's home next door after living there since 1961, and where my daughter and family now live)

Orangevale

ITEM 2 CPAC PUBLIC COMMENT 028

From: [Steve Abrusia](#)
To: [Clerk of the Board Public Email](#)
Cc: [Frost, Supervisor](#)
Subject: PLNP2020-00104 Blossom Ridge/Orangevale CPAC April 6 at 6:30 P.M
Date: Friday, April 2, 2021 6:58:53 AM

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

Good morning,

We strongly oppose the General Plan Amendment that will rezone the subject property from AR-2 to RD-3, RD-4 and RD-5.

As stated in previous emails, we moved to Orangevale specifically for the AR-2 zoning. What's the point of having density restrictions in-place if developers can file amendments and reduce them? We are tired of having to send emails like this one, as well as attend the CPAC meetings; however, we will never stop fighting and cease our opposition to those who want to chisel away at our zoning requirements.

Finally, we request that the County allow in-person CPAC meetings to resume, with appropriate provisions for COVID protection. The developers are getting off easy by hiding behind their computer monitors.

Thank you,
Steve and Risa Abrusia
8816 Creek Oaks Lane
Orangevale, CA 95662

From: [Joe Pisciotto](#)
To: [Clerk of the Board Public Email](#)
Subject: PLNP2020-00104 Blossom Ridge, proposed zoning change
Date: Friday, April 2, 2021 11:04:14 AM

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

Dear CPAC Members,

My wife and I are opposed to the change of the former Tomich Farm from AR-2 to the high density housing change of RD-5. We are extremely saddened by the loss of the farm, however believe that the plan to change the property to that fitting the area (RD-2 and RD- 3) would be a fair compromise. We think the fair compromise for this proposal should be changed to fit in with the existing housing and more closely associated with the Orangevale community plan. The zoning abutting the proposal is RD-2 (2 homes per acre) to the north and east and RD-3 (3 homes per acre) to the west, (the church is on the south). Therefore RD-2 changes should match the existing RD-2 lots, RD-3's can be matched to the existing RD-3 lots, however the majority of the lots should be RD-2 to retain our more rural community way of life. Please be aware that there are 1 and 2 acre lots directly across Filbert from this proposal.

Thank you for your consideration and please help us save our country way of life.

Joe and Pam Pisciotto
7411 Cardwell Ave
Orangevale

From: [Roy McBrayer](#)
To: [Frost, Supervisor](#); [Clerk of the Board Public Email](#); [Holsworth, Meredith](#)
Subject: Public input on Proposed Development: PLNP2020-00104 Blossom Ridge Proposal, Orangevale CPAC April 6 at 6:30 P.M.,
Date: Sunday, April 4, 2021 10:08:46 PM

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

Dear Supervisor Frost and CPAC addressees,

I was informed that my previous submission of this email would not be read by the CPAC committee members despite me having sent it to them in plenty of time for the meeting. I do not understand why but I am resubmitting it to you and other addressees.

I also want to voice my disgust at not being allowed opportunity for public comment at an open meeting. This project seeks to dramatically change the nature of our community at the detriment of existing homeowners, and without public comment on the need to mitigate negative impacts. What is so urgent that it needs to be put through the approval process without opportunity for public participation in the deliberations?

The use of COVID-19 as a reason for this is not credible. COVID-19 is being used in California to further political agendas and restrict our freedoms like never before. It is being used to force permanent change on our society. It is being used by anyone who want's to get out of doing anything they don't want to do. We all know it. This is disgusting and I am fed up with it! A little ingenuity could overcome any real risks and allow public attendance and comment.

Here is my previously submitted message:

To Whom It May Concern,

We want to register opposition to the proposed Blossom Ridge Subdivision on the former Tomich Orchard at 6331 Filbert Ave, Orangevale CA. This project proposes to rezone the 9.58 acre orchard into a small lot residential subdivision with densely packed two story houses overlooking the privacy of bordering single story homes. This project will materially alter our community. We believe it will lower the value of our homes which are on larger lots, as well as create increased traffic congestion, unwanted trespassing, litter and property crime. We do not want this project to be approved until our concerns are openly addressed and any negative impacts fully remediated. Further explanation follows.

As long time residents of Orangevale, we and many of our neighbors moved here because of its semi-rural environment and spacious lots. Many of the residential lots are

1/2 acre or more in size. Orangevale has traditionally included large residential lots and agricultural acreage. There are orchards, small farms and ranch-type homes with horses, chickens and other farm animals. Fruits and vegetables are grown here and traded among residents. Tomich Orchards has been particularly popular among residents who frequented its fruit stand for fresh peaches and other locally grown products. There are few sidewalks and the community has a distinctly rural flavor. The residents of Orangevale like this community because of these attributes. Unfortunately the proposed Blossom Ridge Subdivision will irreversibly change all of this. It is disappointing that Tom Tomich's heirs have chosen to develop the property for profit instead of continuing it as an orchard as has been proposed by potential investors.

Besides changing the character of our neighborhood, this development would worsen congestion on an already crowded road. Filbert Ave is a narrow two lane rural-style road for much of its length between Greenback and Central. Activities at the elementary school located at Filbert and Central already cause parking congestion and heavy pedestrian traffic along the narrow roadway. Frequently, the street parking overflows onto side streets including Cape Windham Place, which is a private street, causing more congestion, obstruction and unwanted traffic. When both the elementary school and church are active, the increased traffic backs up at the intersections of Filbert and Greenback and Filbert and Central. On Filbert, there are already two high density developments directly across from the Divine Savior Catholic Church on the corner. One has very small lots and the other consists of townhouse-style residences that are so densely packed that residents resort to permanent parking on Filbert Ave. The addition of another densely packed subdivision along Filbert will more than double the traffic and make congestion much worse.

Cape Windham Place is a narrow private street without sidewalks, similar to several surrounding streets. Our children play and ride bicycles in the street. We fear that increased traffic on Filbert will worsen unwanted traffic on our street too and cause a safety risk for the children. We fear the increased traffic will also bring more casual cruising through our neighborhood which will lead to property crime. These conditions will force homeowners to invest in expensive safety and security measures such as alarm and camera systems and perhaps a security gate.

The elevation of the orchard property is several feet higher than some of the surrounding homes. The construction of densely packed two story homes bordering on these homes will create a very unpleasant invasion of privacy for existing

homeowners. It will devalue these properties, which were very attractive because of their 1/2 acre lots and seclusion.

The Blossom Ridge subdivision is not a welcome addition to our neighborhood. The increased traffic and congestion along with unwanted invasions of privacy will degrade our neighborhood and lower our property values. It will risk the safety of our children and lead to increased trespassing and property crime. A project of this substantial impact demands open discussion of its scope, impacts, alternatives, and necessary steps to mitigate negative impacts on existing homeowners. We urge you to listen to our voices.

If you cannot provide an open opportunity at this time for community input, we ask you to delay consideration of this project until we can have open meetings.

Thank You

Sincerely,

Roy and Debbie McBrayer
8949 Cape Windham Place
Orangevale CA 95662
916-799-9100

From: [JOHN POPE](#)
To: [Clerk of the Board Public Email](#)
Subject: PLNP2020-00104 Blossom Ridge
Date: Friday, April 2, 2021 4:04:45 PM

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

To Whom It May Concern,

I oppose the rezoning of the former Tomich Farm at 6331 Filbert in Orangevale, CA.

I refer to The Blossom Ridge Proposal PLNP2020-00104 Blossom Ridge discussion to be held on April 6 at 6:30pm.

We want to keep our Orangevale Community Plan. I want to preserve our country life style. Orangevale is a unique place to live. I like it this way.

I therefore **OPPOSE** the rezoning of the former **TOMICH FARM** at 6331 Filbert in Orangevale.

Thank you,

Jane Heaton Pope
Orangevale, CA

From: eddiejn@comcast.net
To: [Clerk of the Board Public Email](#)
Subject: Contesting Orangevale building proposal PLNP2020-00104
Date: Saturday, April 3, 2021 9:40:07 AM

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

PLNP2020-00104 Blossom Ridge, Orangevale CPAC April 6,2021 6:30PM

As residents of Orangevale for 38 years, my husband and I completely disapprove of the current proposed zoning change for this construction. Orangevale, though like any other community has mixed residential zoning, much of the more dense areas are due to apathy more than agreement. The more areas that make their opinion known the more we all know how our township feels about this continuing trend. Orangevale is a semi-rural area with some small spots tolerating RD-4 housing. We understand denser housing along Greenback lane since a busier area and more commercial. It's suitable for condos or apartment complexes. But our primary owned housing, where there is a mix of AG and RD2,3 and 4, should be out the question. The existing housing surrounding this property is about 90% SINGLE STORY, SINGLE FAMILY homes on large lots and AG property across the street. This proposal is not in line with like homes and property.

Just because a large piece of land is available doesn't mean the community should roll over to people WHO DON'T LIVE HERE, changing the zoning so contractors can make more money! We aren't fools! If the county actually cared about the actual housing crisis builders should be building more homes that are 1400 – 1600 square ft, that buyers desire and can afford, not these mini mansion 2 story blobs that sit there for sale for years while existing single story homes sell in a day in bidding wars! Oh yea, you want to force people into apartments as renters while the rich can live where they want. Well surprise! These mega houses are just going to sit there empty due to a glut because the wage earnings in Sac County can't afford them and your housing crisis continues. People from the Bay area will slow down soon as they have before and then the bottom drops out. Make a more secure building plan! Plan WITH the community not against us.

Sue and Ed Neves
8659 Thelen Court
Orangevale, CA 95662
916-606-2310

From: [PATRICK CARTER](#)
To: [Clerk of the Board Public Email](#); [Holsworth, Meredith](#); supervissorfrost@sacounty.net
Subject: Rezoning prososal of PLNP2020-00104
Date: Saturday, April 3, 2021 4:05:47 PM

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

This is in regards to the builder that is trying to rezone the 9.4 acres on Filbert Ave from agricultural to 0.12-.15 acres residential. We have lived here for 43 years, raised our children here on 1/2 acre lots on Orangevela Ave. It was a wonderful experience for them with lots of open space and fields to play. I wish this for more generations to come. What this builder is proposing is practically living on top of each other with so little space, many homes with little if any yard for the children to play. I feel this an outrageous proposal for a profit only. It will be taking away what we so love about our rural community. If he would consider reducing the number of homes by placing them on 1/4-1/3 acre lots he should still profit, our community will gain by keeping the congestion down among other concerns that should seriously be addressed like drainage. Our street is Orangevale Ave and has flooded in the past driving a few homeowners out of their homes.

We knew Mr Tomich, we think he would want Orangevale to somewhat continue to be a rural community with lots of fruit trees scattered around to keep all the beauty that has brought so many to Orangevale! Please help keep Orangevale the way so many love by not accepinig the proposal for PLNP2020-00104 as submitted by the developer of Blossom Ridge Subdivision which was intended to be AR-2 zoned located at 6331 Filbert Ave. (The name is an oxymoron wouldn't you agree?)

Thank you so much for your time and consideration,
The Carters',
9125 Orangevale Ave
Orangevale, CA

From: [Oksana Vanden](#)
To: [CPAC-Orangevale](#)
Subject: PLNP2020-00104 – BLOSSOM RIDGE).
Date: Sunday, April 4, 2021 5:53:16 PM

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

To whom it may concern, I live down the street from this project, at 6630 Filbert in Orangevale.

I am opposing this project due to traffic safety. Unfortunately I cannot get out of my driveway safely before 9 AM and after 3pm.

Also...

What impact this project will have on the existing sewer line and water supply? Has there been any studies conducted?

ITEM 2 CPAC PUBLIC COMMENT 035

From: Roy McBrayer
To: Frost, Supervisor; Clerk of the Board Public Email; Holsworth, Meredith
Subject: Public input on Proposed Development: PLN2020-00104 Blossom Ridge Proposal, Orangevale CPAC April 6 at 6:30 P.M.
Date: Monday, April 5, 2021 9:30:25 AM

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

Resent with corrected font

Dear Supervisor Frost and CPAC addressees,

I was informed that my previous submission of this email would not be read by the CPAC committee members despite me having sent it to them in plenty of time for the meeting. I do not understand why but I am resubmitting it to you and other addressees.

I also want to voice my disgust at not being allowed opportunity for public comment at an open meeting. This project seeks to dramatically change the nature of our community at the detriment of existing homeowners, and without public comment on the need to mitigate negative impacts. What is so urgent that it needs to be put through the approval process without opportunity for public participation in the deliberations?

The use of COVID-19 as a reason for this is not credible. COVID-19 is being used in California to further political agendas and restrict our freedoms like never before. It is being used to force permanent change on our society. It is being used by anyone who wants to get out of doing anything they don't want to do. We all know it. This is disgusting and I am fed up with it! A little ingenuity could overcome any real risks and allow public attendance and comment.

Here is my previously submitted message:

To Whom It May Concern,

We want to register opposition to the proposed Blossom Ridge Subdivision on the former Tomich Orchard at 6331 Filbert Ave, Orangevale CA. This project proposes to rezone the 9.58 acre orchard into a small lot residential subdivision with densely packed two story houses overlooking the privacy of bordering single story homes. This project will materially alter our community. We believe it will lower the value of our homes which are on larger lots, as well as create increased traffic congestion, unwanted trespassing, litter and property crime. We do not want this project to be approved until our concerns are openly addressed and any negative impacts fully remediated. Further explanation follows.

As long time residents of Orangevale, we and many of our neighbors moved here because of its semi-rural environment and spacious lots. Many of the residential lots are 1/2 acre or more in size. Orangevale has traditionally included large residential lots and agricultural acreage. There are orchards, small farms and ranch-type homes with horses, chickens and other farm animals. Fruits and vegetables are grown here and traded among residents. Tomich Orchards has been particularly popular among residents who frequented it's fruit stand for fresh peaches and other locally grown products. There are few sidewalks and the community has a distinctly rural flavor. The residents of Orangevale like this community because of these attributes. Unfortunately the proposed Blossom Ridge Subdivision will irreversibly change all of this. It is disappointing that Tom Tomich's heirs have chosen to develop the property for profit instead of continuing it as an orchard as has been proposed by potential investors.

Besides changing the character of our neighborhood, this development would worsen congestion on an already crowded road. Filbert Ave is a narrow two lane rural-style road for much of its length between Greenback and Central. Activities at the elementary school located at Filbert and Central already cause parking congestion and heavy pedestrian traffic along the narrow roadway. Frequently, the street parking overflows onto side streets including Cape Windham Place, which is a private street, causing more congestion, obstruction and unwanted traffic. When both the elementary school and church are active, the increased traffic backs up at the intersections of Filbert and Greenback and Filbert and Central. On Filbert, there are already two high density developments directly across from the Divine Savior Catholic Church on the corner. One has very small lots and the other consists of townhouse-style residences that are so densely packed that residents resort to permanent parking on Filbert Ave. The addition of another densely packed subdivision along Filbert will more than double the traffic and make congestion much worse.

Cape Windham Place is a narrow private street without sidewalks, similar to several surrounding streets. Our children play and ride bicycles in the street. We fear that increased traffic on Filbert will worsen unwanted traffic on our street too and cause a safety risk for the children. We fear the increased traffic will also bring more casual cruising through our neighborhood which will lead to property crime. These conditions will force homeowners to invest in expensive safety and security measures such as alarm and camera systems and perhaps a security gate.

The elevation of the orchard property is several feet higher than some of the surrounding homes. The construction of densely packed two story homes bordering on these homes will create a very unpleasant invasion of privacy for existing homeowners. It will devalue these properties, which were very attractive because of their 1/2 acre lots and seclusion.

The Blossom Ridge subdivision is not a welcome addition to our neighborhood. The increased traffic and congestion along with unwanted

invasions of privacy will degrade our neighborhood and lower our property values. It will risk the safety of our children and lead to increased trespassing and property crime. A project of this substantial impact demands open discussion of its scope, impacts, alternatives, and necessary steps to mitigate negative impacts on existing homeowners. We urge you to listen to our voices.

If you cannot provide an open opportunity at this time for community input, we ask you to delay consideration of this project until we can have open meetings.

Thank You

Sincerely,

Roy and Debbie McBrayer

8949 Cape Windham Place

Orangevale CA 95662

916-799-9100

ITEM 2 CPAC PUBLIC COMMENT 036

From: [James Phillips](#)
To: [Clerk of the Board Public Email](#)
Subject: Blossom Ridge development PLNP2020-00104 April 6th Meeting.
Date: Monday, April 5, 2021 11:17:31 AM

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

Dear CPAC Members,

We are writing to let you know we do not support the development of the former Tomich Orchards that increases the density to RD-3, RD-4 and RD-5. This proposal needs to be changed to fit with the existing housing which is RD-2 and RD-3. The Orangevale Plan calls for RD-2 from Elm to Central. Most of the homes in the area are RD-2 with some RD-3. Increasing the density to RD-3, RD-4 and RD-5 would cause negative effects to the neighbors and our community overall. It would lead to increased traffic, congestion, and noise on narrow rural roads. The development should fit the existing neighborhood.

We have been residents of Orangevale for 30+ years and wish to maintain the open rural feeling which defines Orangevale. The last thing we want to see is high density urban sprawl.

Thank you,

Jim and Sandy Phillips
9060 Eden Oaks Ave

ITEM 2 CPAC PUBLIC COMMENT 037

From: [Holsworth, Meredith](#)
To: [Clerk of the Board Public Email](#)
Subject: FW: Blossom Ridge feedback control # PLNP2020-00104
Date: Monday, April 5, 2021 10:54:37 AM
Attachments: [image001.png](#)

Meredith Holsworth, Associate Planner

Office of Planning and Environmental Review
827 7th Street, Sacramento, CA 95814 | (916) 874-5835
www.per.saccounty.net



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 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.

From: c.reece <c.reece@comcast.net>
Sent: Tuesday, March 30, 2021 7:54 PM
To: Holsworth, Meredith <HolsworthM@saccounty.net>
Subject: Blossom Ridge feedback control # PLNP2020-00104

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

Dear Ms. Holsworth,

Our family moved to Orangevale in 2019. One of the reasons we moved here was because of the open spaces & the larger lots.

Please do not allow people to turn these country spaces into large houses on postage-stamp sized lots.

If you look at the size and condition of the road where this is planned, it does not support a bunch of new houses with extra traffic.

Let's keep Orangevale with its rural charm & say NO to housing developments.

Thank you,

Carla & Michael Reece
9530 Buffalo Ave
Orangevale, CA 95662

Sent from my Verizon, Samsung Galaxy smartphone

ITEM 2 CPAC PUBLIC COMMENT 038

From: [Holsworth, Meredith](#)
To: [Clerk of the Board Public Email](#)
Subject: FW: Complaint regarding proposed Blossom Ridge Rezone and development at Parcel No.223-0091-002
Date: Monday, April 5, 2021 10:50:00 AM
Attachments: [image001.png](#)

PLNP2020-00104

Meredith Holsworth, Associate Planner

Office of Planning and Environmental Review
827 7th Street, Sacramento, CA 95814 | (916) 874-5835
www.per.saccounty.net



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From: Nicole Azocar <nicolerazocar@gmail.com>
Sent: Tuesday, February 2, 2021 1:37 PM
To: Holsworth, Meredith <HolsworthM@saccounty.net>
Subject: Fwd: Complaint regarding proposed Blossom Ridge Rezone and development at Parcel No.223-0091-002

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

----- Forwarded message -----

From: **Nicole Azocar** <nicolerazocar@gmail.com>
Date: Tue, Feb 2, 2021, 12:54 PM
Subject: Complaint regarding proposed Blossom Ridge Rezone and development at Parcel No.223-0091-002
To: <SacPortal@saccounty.net>

ORANGEVALE RESIDENTS LIVING ON FILBERT AVENUE & PECAN AVENUE
HAVE RECEIVED ZERO NOTIFICATION OF THE PROPOSED REZONE AND 43 UNIT
DEVELOPMENT ADJACENT TO OUR PROPERTIES!

As a resident of Orangevale, CA and on behalf of Orangevale Residents we FORMALLY
REJECT THE PROPOSED REZONING AND CONSTRUCTION OF 43 DWELLINGS!

Not only does the REZONING & proposed development have a significantly NEGATIVE
impact on the current 50 year old infrastructure (water, sewer, gas, & electrical systems) it also
NEGATIVELY IMPACTS residents living on Filbert Avenue, Pershing Avenue, Pecan
Avenue and Greenback Lane.

Orangevale roads & streets are already crumbling due to 15 years of neglect. The addition of 43 Dwellings/Structures would collapse the existing Orangevale roads which are already buckling from neglect.

The proposed rezone & 43 UNIT & development violates the Orangevale Neighborhood Plan as well.

Thank you,

Nicole R. Azocar-Newlove

5803 Filbert Avenue

Orangevale, CA 95662

COMPLAINT REGARDING:

Project Name

Blossoms Ridge

Description A General Plan Amendment from AG-RES to LDR, Rezone and Community Plan Amendment of a 9.58 acre parcel from AR-2 to RD-3 and RD-5,

Tentative Subdivision Map *to divide the property into 43 parcels*, and a Design Review in the Orangevale community.

Address:

6331 FILBERT AVE, ORANGEVALE, CA 95662-4107

Community Orangevale

Control No.: [PLNP2020-00104](#)

Project Status Pending

Property Owner/Project Applicant Thomas Tomich

Parcel No. 223-0091-002

ITEM 2 CPAC PUBLIC COMMENT 039

From: [Holsworth, Meredith](#)
To: [Clerk of the Board Public Email](#)
Subject: FW: PLNP2020-00104 Tomich Property re-zoning
Date: Monday, April 5, 2021 10:54:23 AM
Attachments: [image001.png](#)

Meredith Holsworth, Associate Planner

Office of Planning and Environmental Review
827 7th Street, Sacramento, CA 95814 | (916) 874-5835
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From: Steven Bjerke <aquastarman@sbcglobal.net>
Sent: Monday, March 29, 2021 10:51 AM
To: Holsworth, Meredith <HolsworthM@saccounty.net>
Subject: PLNP2020-00104 Tomich Property re-zoning

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

Steven & Alicia Bjerke
6349 Filbert Ave
Orangevale, Ca 95662

Dear Madam

We have been at this address now for some thirty four years. We love the flavor of this particular neighborhood. Instrumental in our decision to purchase this home on Filbert avenue was the fact that we were surrounded on two sides by the Tomich Orchard.

We lost one parcel of the Tomich orchard in to the developers of Cape Windham Place in the early 2000's The developers insisted that the project would not impact our property but in 2006 we had inflows from Cape Windham Pl. that combined with water running down Filbert avenue that flooded our home. At the time we were told it was just an unusual storm but it happened again and again.

I am opposed to any development under consideration that does not

include storm drains on Filbert avenue. I am opposed to RD-5 zoning where currently along Filbert Avenue the zoning would be closer to AR-4 than AR-5 were it not for the fact that this part of Filbert Ave. is now considered AG-Res.

I have numerous documents and photo's of the flooding problem. We have had surveys made of our property that show that the road height on Filbert Ave to be 1" lower than the sill of our front door. Filbert Ave acts as a dam to inflows of water even with the addition culvert under Filbert Ave installed by the Lund Corp at the conclusion of the Cape Windham development phase.

Sacramento County Vector Control was called to monitor Mosquito infestations in standing water and the Department of Water resources notified of our concerns that any increase the road base height of Filbert Ave could lead to substantial damages in our home.

I am expecting to be present on the upcoming meeting taking place on April 6th. Given my inability to speak personally I am sending just a few photo's of the flooding with this email. I can however supply you with the Survey data that was taken by the Dept. of Water resources confirming the threat we face every time there is an unusually wet winter

Shown here water backed up by Filbert Ave and the water coming from the Tomich orchard into our back yard.

Respectfully

Steven Bjerke



22 12'96



ITEM 2 CPAC PUBLIC COMMENT 040

From: [Holsworth, Meredith](#)
To: [Clerk of the Board Public Email](#)
Subject: FW: PLNP2020-00104, Blossom Ridge Subdivision (rezoning and subdivision, AR-2 located: 6331 Filbert Ave)
Date: Monday, April 5, 2021 10:53:11 AM
Attachments: [image001.png](#)

Meredith Holsworth, Associate Planner

Office of Planning and Environmental Review
827 7th Street, Sacramento, CA 95814 | (916) 874-5835
www.per.saccounty.net



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From: Paul Goodwin <prgoodwin@hotmail.com>
Sent: Saturday, February 20, 2021 1:09 PM
To: Holsworth, Meredith <HolsworthM@saccounty.net>; boradclerk@saccounty.net; Frost, Supervisor <SupervisorFrost@saccounty.net>
Cc: ilona.ozेरuga@gmail.com
Subject: PLNP2020-00104, Blossom Ridge Subdivision (rezoning and subdivision, AR-2 located: 6331 Filbert Ave)

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

Regarding proposed rezoning and subdivision of 9.58 acre lot at 6331 Filbert Avenue, Orangevale, CA 95662 I'd like to know the reasoning behind changing zoning for lot so dramatically. It is now an agricultural/residential lot which is typical of Orangevale and a reason many families chose to live in this town.

I'm not apposed to rezoning the property for residential purposes, but I am apposed to creating a "condominium like environment". The rural setting most of us enjoy in Orangevale will be compromised by the proposed subdivision.

I realize greed is the strongest motivator in our society right now, but we are all witnessing the results of greed over responsible planning (Covid and Texas energy). I'd like to think we can temper our collective greed for a moment and plan for the future of our children and grandchildren. Allowing the current owners of 6331 Filbert Avenue to realize a reasonable profit, but at the same time support the surrounding community seems to be the correct way forward.

Allow rezoning, but take into consideration the adjacent homes and families. Rezone according to surrounding area and spirit of the local community. One half acres lots would be nice, but a minimum one quarter acre lots should be enforced.

Paul and Barbara Goodwin
prgoodwin@hotmail.com

ITEM 2 CPAC PUBLIC COMMENT 041

From: [Holsworth, Meredith](#)
To: [Clerk of the Board Public Email](#)
Subject: FW: PLNP2020-00104, Blossom Ridge Subdivision
Date: Monday, April 5, 2021 10:53:38 AM
Attachments: [image001.png](#)

Meredith Holsworth, Associate Planner

Office of Planning and Environmental Review
827 7th Street, Sacramento, CA 95814 | (916) 874-5835
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From: Debra Kumar <lita2416@gmail.com>
Sent: Wednesday, March 3, 2021 7:43 PM
To: Holsworth, Meredith <HolsworthM@saccounty.net>; BoardClerk@saccounty.net; Frost, Supervisor <SupervisorFrost@saccounty.net>
Cc: ilona.ozेरuga@gmail.com
Subject: PLNP2020-00104, Blossom Ridge Subdivision

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

PLNP2020-00104, Blossom Ridge Subdivision, rezoning and subdivision on a 9.58 acre, aR-2 zoned property located at 6331 Filbert Avenue in the Orangevale Community.

I am not in favor of these many homes getting build behind my property.

We prefer

Single story homed with similar roof site lined to my homed in Cape Windham PL.

Zone RD-2- similar to Cape Windham homes next door.

Parking available for homeowners to park within their area without spilling over onto Filbert Ave.

- ! 2-foot cement wall around the perimeter where existing neighboring properties border.

I do not want a double-story home behind my property, looking into my backyard. My address is 8981 Cape Windham PL, my backyard connects to this property or new buildings.

Thank you,
Debra Dass
916 308-2510

ITEM 2 CPAC PUBLIC COMMENT 042

From: [Holsworth, Meredith](#)
To: [Clerk of the Board Public Email](#)
Subject: FW: Proposed development - BLOSSOM RIDGE - 6331 Filbert Avenue, Orangevale, CA 95662
Date: Monday, April 5, 2021 10:49:30 AM
Attachments: [image001.png](#)

PLNP2020-00104

Meredith Holsworth, Associate Planner

Office of Planning and Environmental Review
827 7th Street, Sacramento, CA 95814 | (916) 874-5835
www.per.saccounty.net



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From: Brian Joder - OUTBOUND Ind. <imoutbound@yahoo.com>
Sent: Tuesday, February 2, 2021 2:41 PM
To: Holsworth, Meredith <HolsworthM@saccounty.net>
Subject: Proposed development - BLOSSOM RIDGE - 6331 Filbert Avenue, Orangevale, CA 95662

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

Subject: BLOSSOM RIDGE
Control No.: PLNP2020-00104
Entitlement: RZB, SDB
APN: 223-0091-0020
Location: 6331 Filbert Avenue, Orangevale, CA 95662

Hello Meredith Holsworth,

I write to you as a concerned citizen and property owner in Orangevale, CA.

As proposed the above described development would have a huge negative effect upon the type of environment Orangevale is known for and why WE choose to live here. It is more rural like and has the country feel, and has been so for decades.

To cram 46 dwellings on what is zoned AG-R not only goes against the primary use of most of Orangevale, but will destroy the rural feeling in this area.

Rezone? NO! I believe you will have a strong opposition to this from the community.

Had the developer been reasonable and wanted to put in, say 1 home per 3/4 or 1/2 acre I don't think you would get nearly the uproar, but 46 homes stuffed into a rural setting?! Please?!

How about roads, sewer and other infrastructure in that area? The county cannot even maintain existing infrastructure, let alone the impact of 46 new families in the area.

Property values: Have you given consideration to property values? This will definitely have a negative effect upon those seeking a more rural environment and bring prices adjacent to this development down.

I strongly oppose allowing the rezoning of this property for this project as planned.

Please advise when your planning meeting will be held about this property, there are many, many property owners that would like to attend.

Please advise,

Thank you,
Brian Joder
916-759-2124

ITEM 2 CPAC PUBLIC COMMENT 043

From: [Holsworth, Meredith](#)
To: [Clerk of the Board Public Email](#)
Subject: FW: R3 Homes not in Agreement with R5: Filbert in Orangevale
Date: Monday, April 5, 2021 10:50:23 AM
Attachments: [image001.png](#)

PLNP2020-00104

Meredith Holsworth, Associate Planner

Office of Planning and Environmental Review
827 7th Street, Sacramento, CA 95814 | (916) 874-5835
www.per.saccounty.net



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From: Tonna <tcboyette@yahoo.com>
Sent: Tuesday, February 2, 2021 9:00 AM
To: Holsworth, Meredith <HolsworthM@saccounty.net>
Subject: R3 Homes not in Agreement with R5: Filbert in Orangevale

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

I own and live at 9100 Nola Place, Orangevale just across the street from this proposed new subdivision. I do not mind R3 amount of homes but I do not think there should be any R5 density. The amount of homes R5 would create much more traffic for Filbert. There is a school at the end of the street with kids walking without a sidewalk on Filbert now. If you figure two cars per household times the number of R5 and R3 homes you have over 200 additional more cars at a minimum coming and going one time per day.

Tonni Boyette
9100 Nola Place
Orangevale, CA 95662
916-202-1666

ITEM 2 CPAC PUBLIC COMMENT 044

From: [Holsworth, Meredith](#)
To: [Clerk of the Board Public Email](#)
Subject: FW: Send data from MFP12113485 02/16/2021 08:18
Date: Monday, April 5, 2021 10:52:17 AM
Attachments: [DOC021621.pdf](#)

PLNP2020-00104

Meredith Holsworth, Associate Planner
Office of Planning and Environmental Review
827 7th Street, Sacramento, CA 95814 | (916) 874-5835
www.per.saccounty.net

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

From: Atlantic Scanner <AtlanticScanner@Saccounty.net>
Sent: Tuesday, February 16, 2021 8:18 AM
To: Holsworth, Meredith <HolsworthM@saccounty.net>; Love, Jessica <LoveJe@saccounty.net>
Subject: Send data from MFP12113485 02/16/2021 08:18

Scanned from MFP12113485
Date:02/16/2021 08:18
Pages:2
Resolution:300x300 DPI

Carol White
9274 Jan Dra Court
Orangevale, CA 95662
henrycarolwhite@yahoo.com
916-936-4493

February 9, 2021

Meredith Holsworth
Associate Planner
Office of Planning and Environmental Review
County of Sacramento
827 7th Street
Sacramento, California 95814

Re: Blossom Ridge Development Control No. PLNP 2020-00104

Dear Ms. Holsworth:

I am writing for two reasons.

First, I would like to address the proposed amendment to the Orangevale Community Plan and the rezoning of the parcel at 6331 Filbert Avenue to allow high-density housing.

The Orangevale Community Plan designates this area as Ag-Res, and does not allow for housing in the quantity proposed. To change that stipulation goes against the established character of the neighborhood. This is not a newly developing area, but is an established one, where residents came to enjoy the feeling of space afforded by the larger lots. Building high-density housing would fundamentally change the nature of the community, and allowing it would contravene the Orangevale Community Plan.

Additionally, the density of housing proposed of RD-3 and RD-5 (43 houses on 9.58 acres) is too high for the area to support. This community is semi-rural/agriculturally based, and to have so many homes crammed onto this parcel takes away from that. Not only will the number of homes proposed for this parcel negatively change the immediate feel of the neighborhood, it will have a substantial impact on the entire area. The increased traffic, congestion and noise, and the consequent decrease in the area available for trees will permanently spoil this beautiful, bucolic community.

As it is, Orangevale's infrastructure already has been pushed to its limits. One has only to drive around the area to see what bad shape many of the roads are in. Increased traffic will further degrade their condition, while also increasing the risk for pedestrians and bicyclists.

Property taxes the county might receive on the proposed number of homes will not make up for the permanent degradation of the quality of life to the area's current homeowners.

Those of us who live here in Orangevale choose to because we love the rural feel of the place. It's why we came. I urge you to keep this parcel zoned Ag-Res.

Also, I would like to request advance notification of upcoming meetings/hearings regarding the proposed changes to the Orangevale Community Plan and the rezoning of this parcel. Notifications may be mailed and/or emailed to me at the addresses listed above.

Thank you, Ms. Holsworth, for your consideration in this matter.

Very truly yours,

A handwritten signature in blue ink that reads "Carol White". The signature is written in a cursive style with a large initial 'C' and a long, sweeping tail.

Carol White

ITEM 2 CPAC PUBLIC COMMENT 045

From: [Holsworth, Meredith](#)
To: [Clerk of the Board Public Email](#)
Subject: FW: Tomich orchard development
Date: Monday, April 5, 2021 10:49:03 AM
Attachments: [image001.png](#)

PLNP2020-00104

Meredith Holsworth, Associate Planner

Office of Planning and Environmental Review
827 7th Street, Sacramento, CA 95814 | (916) 874-5835
www.per.saccounty.net



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From: Jim Hartley <jhartley07@gmail.com>
Sent: Tuesday, February 2, 2021 9:23 PM
To: Holsworth, Meredith <HolsworthM@saccounty.net>
Subject: Tomich orchard development

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

Ms. Holsworth, I am active in the Church next to this lot, Divine Savior, and have been for many years. I knew the owner, Mr. Tomich, and spoke with him often on Sundays.

I understand you are aware of the proposal to convert this agriculturally zoned lot into a dense (for this area) residential development.

As a Civil Engineer, I must ask:

- 1) how this development will be served in terms of sewer service - given the use predominant in previous decades, there is an increase in wastewater demand that would beg the question as to what sewer capacity upgrades are also planned.
- 2) how would N-S traffic on Filbert be served, it being barely two lanes as it is?
- 3) how is the proposed development consistent with the environmental quality of the surrounding land? Orangevale is known for its open spaces, horse lots and semi rural feel - how does RD5 conform to that?

Thank you for your attention to these questions.

Jim Hartley, PE
Fair Oaks, CA

ITEM 2 CPAC PUBLIC COMMENT 046

From: [Holsworth, Meredith](#)
To: [Clerk of the Board Public Email](#)
Subject: FW: Tomich Orchard proposal
Date: Monday, April 5, 2021 10:51:37 AM

PLNP2020-00104

Meredith Holsworth, Associate Planner
Office of Planning and Environmental Review
827 7th Street, Sacramento, CA 95814 | (916) 874-5835
www.per.saccounty.net

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 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.

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

From: Suzi Freire <suzibf@gmail.com>
Sent: Monday, February 8, 2021 11:30 AM
To: Holsworth, Meredith <HolsworthM@saccounty.net>
Subject: Tomich Orchard proposal

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

Hi Ms. Holsworth,

My family and I share our backyard fence with the Tomich Orchard and have lived in this home for over 18 years. We are vehemently opposed to the building proposal that would place 43 homes literally in our backyard. It would mean several 2-story homes looking down into our backyard where we enjoy the swimming pool we had put in shortly after we purchased our home.

My children and their classmates walk home from school on Filbert Ave, an aging street with no sidewalks. An addition of 43 homes means traffic on Filbert would dramatically increase, causing serious safety concerns.

I am requesting that you share any further communications/information regarding this proposal with me.

Suzanne and Marc Freire
6306 Old Orchard Way
Orangevale, CA 95662
suzibf@gmail.com
916-521-1496

ITEM 2 CPAC PUBLIC COMMENT 047

From: [Holsworth, Meredith](#)
To: [Clerk of the Board Public Email](#)
Subject: PLNP2020-00104
Date: Monday, April 5, 2021 10:48:34 AM
Attachments: [image002.png](#)

Meredith Holsworth, Associate Planner

Office of Planning and Environmental Review
827 7th Street, Sacramento, CA 95814 | (916) 874-5835
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From: Messerschmitt, Kevin <messerschmitt@saccounty.net> **On Behalf Of** Sac.Plan
Sent: Wednesday, October 7, 2020 9:30 AM
To: Jessica Milton-Raley <jessicammilton@gmail.com>
Cc: Holsworth, Meredith <HolsworthM@saccounty.net>
Subject: RE: Control No. PLNR2020-00119

Jessica,

Thank you for the e-mail and your interest in the project.

I am forwarding your e-mail to the project manager, who is CCd on this e-mail, so that your comments can be included in the administrative record for the project.

Kevin Messerschmitt, Associate Planner

Office of Planning and Environmental Review
827 7th Street, Room 225, Sacramento, CA 95814
www.per.saccounty.net



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0159 and 2020-0160.

From: Jessica Milton-Raley <jessicammilton@gmail.com>

Sent: Saturday, October 3, 2020 1:56 PM

To: Sac.Plan <sacplan@sacounty.net>

Subject: Control No. PLNR2020-00119

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

Good Afternoon,

I found out on Nextdoor that there is a planning project on Filbert Avenue in Orangevale, two streets away from me. Control No. PLNR2020-00119.

I can understand wanting to build homes and sell the land in this economy but take into consideration that the plan is asking to build **43** homes. That is a big deal, a lot of resources will be taken up by 43 new homes. Also, in my opinion, defeats the purpose of this area. This area is supposed to be nice quiet homes on 0.25+ acre lots that help you forget where you actually live. That is what I describe Orangevale as when I talk to people about it. If I wanted to be in an overpopulated cramped area I would have moved to Folsom, Citrus Heights, or Antelope. Building 43 new homes in such a location will drastically increase the traffic, resources Orangevale uses and will take away from what Orangevale is. It makes me sad to think that an area I chose to buy a house two years ago for the big lots and the quiet nonbusy neighborhood is trying to turn into a cramped busy place to live. If they do want to build homes in the lot I would ask that is be required that home and lots were larger to 0.25+ acres per home lot.

Thank you for your time,

Jessica Milton-Raley

Chastain St Resident

916-934-6267

jessicammilton@gmail.com

ITEM 2 CPAC PUBLIC COMMENT 048

From: [Andrea Neptune-Charles](#)
To: [Clerk of the Board Public Email](#)
Subject: Oppose Rezoning
Date: Monday, April 5, 2021 1:32:07 PM

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

To Whom It May Concern-

We strongly oppose the rezone of the property off Filbert Avenue that increases the density to RD-3, Rd-4, and RD-5. Specifically, the surrounding property is mostly RD-2 density zoned. Only the homes to the west are zoned RD-3. The increased traffic caused by increasing the density will negatively affect the neighboring homeowners. The developer should design the development to change the density to RD-2 throughout the parcel without increasing any higher--the proposed RD-3, RD-4 and RD-5 density is unacceptable. We realize the property does not need to remain AR-2 zone, but should not be allowed a higher density than surrounding property.

My husband and I have lived in Orangevale for over 20 years, and we deliberately bought our property in Orangevale because of its rural atmosphere. Rezoning this property will dramatically change the atmosphere in many negative ways. We strongly urge you NOT to rezone.

Thank you,
Andrea and Gary Charles
7950 Excelsior Avenue
Orangevale CA 95662

Andrea Neptune-Charles

ITEM 2 CPAC PUBLIC COMMENT 049

From: [Bob and Patty Hagemeyer](#)
To: [Clerk of the Board Public Email](#)
Cc: [Frost, Supervisor](#)
Subject: Opposed to Blossom Ridge Proposal - PLNP 2020-00104
Date: Monday, April 5, 2021 12:54:52 PM

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

As 40 year residents of Orangevale, the continued disregard for the Community Plan is discouraging. We object to the proposed Blossom Ridge development. Concerns include infrastructure, additional traffic, water usage and drainage and decrease of the rural lifestyle which is why so many move to Orangevale. We are not opposed to a property owner developing their property or losing the orchard as disappointing as that may be. This particular project includes far too many homes for the area. Please do not approve this proposal without significant changes to the proposed lot sizes.

ITEM 2 CPAC PUBLIC COMMENT 050

From: [sam gunter](#)
To: [Clerk of the Board Public Email](#)
Cc: [Frost, Supervisor](#)
Subject: PLNP2020-00104 Blossom Ridge orangvaleCPAC April 6th
Date: Monday, April 5, 2021 1:59:26 PM

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

Our family lives across from the proposed Blossom Ridge development. We are concerned that the zoning change would increase traffic on Filbert Ave dramatically. My wife, along with other neighbors, walk almost every morning and without sidewalks, Filbert already can dangerous. During normal school hours, traffic on Filbert is already too busy with 4 schools down the road with no school bus service. Filbert is a narrow, hilly two lane road that is already maxed out for traffic. The proposed 43 lots is excessive and should stay at 2 lots per acre.

Thank you,
Sam Gunter
6408 Filbert Ave