

ITEM 1 CPAC PUBLIC COMMENT 013

From: [Inman, Joelle](#)
To: [Clerk of the Board Public Email](#)
Subject: FW: June 2nd CPAC mtg
Date: Friday, June 5, 2020 11:57:29 AM

FYI

From: mjuhl fiftysixdesign.com <mjuhl@fiftysixdesign.com>
Sent: Thursday, June 4, 2020 10:46 AM
To: brian@holloway.com; Mejia, Manuel <MejiaM@saccounty.net>; Inman, Joelle <inmanj@saccounty.net>; Zaragoza, Javier <zaragozaj@SacCounty.NET>; Santiago, Anthony <santiagoa@SacCounty.NET>; Hunley, Christopher <HunleyC@Saccounty.net>; Floyd, Megan <FloydM@saccounty.net>; Hambrick, Michael <hambrick.michael@metrofire.ca.gov>; Hicks, James (SacSheriff) <jahicks@sacsheriff.com>
Cc: Hedges, Matt <hedgesm@saccounty.net>
Subject: Re: June 2nd CPAC mtg

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

Dear SRC members,

I sent an email this morning regarding our concerns not being addressed by the CPAC members at the June 2nd mtg. We have since discussed the situation with a civil engineer and attorneys and as frustrating and disappointing as it was to not have any of our concerns addressed by the CPAC members at all, we fully understand that the applicants property rights trump any expectation of level of privacy of any of the neighbors and we will have to live with what ever decision is made to allow the lot split, but please take into consideration when making this decision, the concerns of the existing 16 residences that this decision will affect.

Thank you,
Maya

From: mjuhl fiftysixdesign.com
Sent: Thursday, June 4, 2020 8:42 AM
To: brian@holloway.com <brian@holloway.com>; mejiam@saccounty.net <mejiam@saccounty.net>; inmanj@saccounty.net <inmanj@saccounty.net>; zaragozaj@saccounty.net <zaragozaj@saccounty.net>; santiagoa@saccounty.net <santiagoa@saccounty.net>; hunleyc@saccounty.net <hunleyc@saccounty.net>; floydM@saccounty.net <floydM@saccounty.net>; hambrick.michael@metrofire.ca.gov <hambrick.michael@metrofire.ca.gov>; jahicks@sacsheriff.com <jahicks@sacsheriff.com>
Cc: hedgesm@saccounty.net <hedgesm@saccounty.net>
Subject: June 2nd CPAC mtg

Dear SRC members,

Matt Hedges recommended that I forward you an email to review. This is regarding an item presented at the latest CPAC mtg. dated June 2nd. This item will be presented to the SRC at an upcoming SRC review mtg.

'Hi Supervisor Frost,

There was a CPAC meeting last night at 6:30 pm via tele-conference regarding a proposed lot split at 9260 Elm Ave. The CPAC meeting was held at 6:30 on June 2nd, the letter of notification from the county was received in the mail after 5 pm on June 2nd with no information to call in or listen. We live at 9270 Elm Ave. Ourselves, along with many of the neighbors I personally talked to surrounding the project are very concerned about the intrusion of privacy this project will have on all of us. There were many letters/ emails submitted prior to the meeting in opposition of this split. We joined the meeting via an online app to listen in, which was our only option. The project was presented by the planner. I understand the members had been provided a copy of the letters, although there are several additional letters that were submitted and were not included . Absolutely none of our concerns were addressed during the meeting, NOT EVEN MENTIONED!. Even this morning I am still shocked at how completely disregarded our concerns were on the matter. Although we were able to submit letters prior I feel that because of COVID and the required tele-conference format where the applicant was able to verbally participate, we were not, and not given the opportunity to be fully represented in our concerns over this matter. The board, with out even the slightest discussion regarding our concerns approved the recommendation.

Please find attached the documents available for the meeting, although several additional letters are missing, attached is also an aerial image of the impacted properties.

The owner has already started the construction of a 4000 + sq. ft. house with a 3-car garage and a secondary residence with a 2-car garage with nearly 7000 sq. ft. of coverage on one of the lots with the intention of building further residence(s) on the back property.

Please let me know if there is anything that we can do. We are all heart broken over this decision and about what this property owner is doing in our community.'

Thank you for your time to review and please feel free to reach out to me with any questions.

Maya Juhl
9270 Elm Ave.
916-217-0124

ITEM 1 CPAC PUBLIC COMMENT 014

From: [Inman, Joelle](#)
To: [Clerk of the Board Public Email](#)
Subject: FW: June 2nd CPAC mtg
Date: Friday, June 5, 2020 11:58:31 AM
Attachments: [9270 Elm Ave privacy.pdf](#)
[Item 1 Public Comment CPAC 6-2-20 SET 1.pdf](#)
[notification letter page 1.pdf](#)
[notification letter page 2.pdf](#)

FYI

From: mjuhl fiftysixdesign.com <mjuhl@fiftysixdesign.com>

Sent: Thursday, June 4, 2020 8:42 AM

To: brian@holloway.com; Mejia, Manuel <MejiaM@saccounty.net>; Inman, Joelle <inmanj@saccounty.net>; Zaragoza, Javier <zaragozaj@SacCounty.NET>; Santiago, Anthony <santiagoa@SacCounty.NET>; Hunley, Christopher <HunleyC@Saccounty.net>; Floyd, Megan <FloydM@saccounty.net>; Hambrick, Michael <hambrick.michael@metrofire.ca.gov>; Hicks, James (SacSheriff) <jahicks@sacsheriff.com>

Cc: Hedges, Matt <hedgesm@saccounty.net>

Subject: June 2nd CPAC mtg

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

Dear SRC members,

Matt Hedges recommended that I forward you an email to review. This is regarding an item presented at the latest CPAC mtg. dated June 2nd. This item will be presented to the SRC at an upcoming SRC review mtg.

'Hi Supervisor Frost,

There was a CPAC meeting last night at 6:30 pm via tele-conference regarding a proposed lot split at 9260 Elm Ave. The CPAC meeting was held at 6:30 on June 2nd, the letter of notification from the county was received in the mail after 5 pm on June 2nd with no information to call in or listen. We live at 9270 Elm Ave. Ourselves, along with many of the neighbors I personally talked to surrounding the project are very concerned about the intrusion of privacy this project will have on all of us. There were many letters/ emails submitted prior to the meeting in opposition of this split. We joined the meeting via an online app to listen in, which was our only option. The project was presented by the planner. I understand the members had been provided a copy of the letters, although there are several additional letters that were submitted and were not included. Absolutely none of our concerns were addressed during the meeting, NOT EVEN MENTIONED!. Even this morning I am still shocked at how completely disregarded our concerns were on the matter. Although we were able to submit letters prior I feel that because of COVID and the required tele-conference format where the applicant was able to verbally participate, we were not, and not given the opportunity to be fully represented in our concerns over this matter. The board, with out even the slightest discussion regarding our concerns approved the

recommendation.

Please find attached the documents available for the meeting, although several additional letters are missing, attached is also an aerial image of the impacted properties.

The owner has already started the construction of a 4000 + sq. ft. house with a 3-car garage and a secondary residence with a 2-car garage with nearly 7000 sq. ft. of coverage on one of the lots with the intention of building further residence(s) on the back property.

Please let me know if there is anything that we can do. We are all heart broken over this decision and about what this property owner is doing in our community.'

Thank you for your time to review and please feel free to reach out to me with any questions.

Maya Juhl
9270 Elm Ave.
916-217-0124



LEVELED PAD
FOR POTENTIAL FUTURE
BUILDING LOCATION

ITEM 1 CPAC PUBLIC COMMENT 001

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

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

To Whom it May Concern:

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

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

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

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

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

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

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

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

Respectfully,

Shawn Wolf

916-717-2222

ITEM 1 CPAC PUBLIC COMMENT 002

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

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

CPAC

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

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

Thank you
Roger Kane

CPAC

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

To whom it may concern:

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

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

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

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

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

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

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

Thank you for your consideration,

Neighbors of 9275 Elm Ave. Orangevale CA

ITEM 1 CPAC PUBLIC COMMENT 003

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

For the Record

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

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

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

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

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

You Ali Miri, 916-799-8698
Sent from my iPhone

ITEM 1 CPAC PUBLIC COMMENT 004

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

For PLNP2019-00349

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

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

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

To Whom it May Concern:

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

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

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

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

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

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

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

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

Respectfully,

Shawn Wolf

916-717-2222

ITEM 1 CPAC PUBLIC COMMENT 005

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

For the Record

Stephanie Townsend

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



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

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

To Whom This May Concern,

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

Sincerely,

Brandon & Lindsay Litherland

CPAC

5/21/20

To whom it may concern:

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

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

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

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

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

Thank you for your consideration,

Brandon and Lindsay Litherland

ITEM 1 CPAC PUBLIC COMMENT 006

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

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

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

Hello Maya,

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

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

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

Hi Bilegt,

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

Thank you,
Maya

CPAC

To whom it may concern:

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

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

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

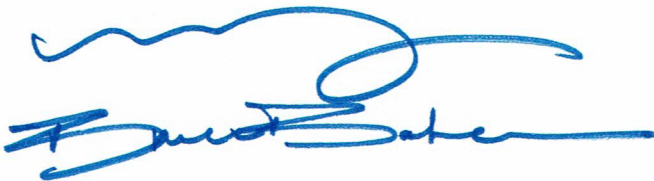
The proposed lot is 165' across the front on Elm Ave. Our lot as well as the other lots on this block have all been split in a more linear direction protecting the views and privacy of all the adjacent properties, it is what makes this area unique and why we bought here. We feel that the proposed lot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

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

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

Thank you for your consideration,

Neighbors of 9260 Elm Ave. Orangevale CA

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

CPAC

To whom it may concern:

6943 Walnut Ave

10 months

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

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

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

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

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

Thank you for your consideration,

Neighbors of 9260 Elm Ave. Orangevale CA



Brookelle Diven

CPAC

To whom it may concern:

6941 WALNUT

10+ yrs.

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

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

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

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

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

Thank you for your consideration,

Neighbors of 9260 Elm Ave. Orangevale, CA



CPAC

To whom it may concern:

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

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

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

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

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

Thank you for your consideration,

Neighbors of 9260 Elm Ave. Orangevale CA

Mr. Dennis Mahoney

CPAC

To whom it may concern:

9280

12

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

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

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

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

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

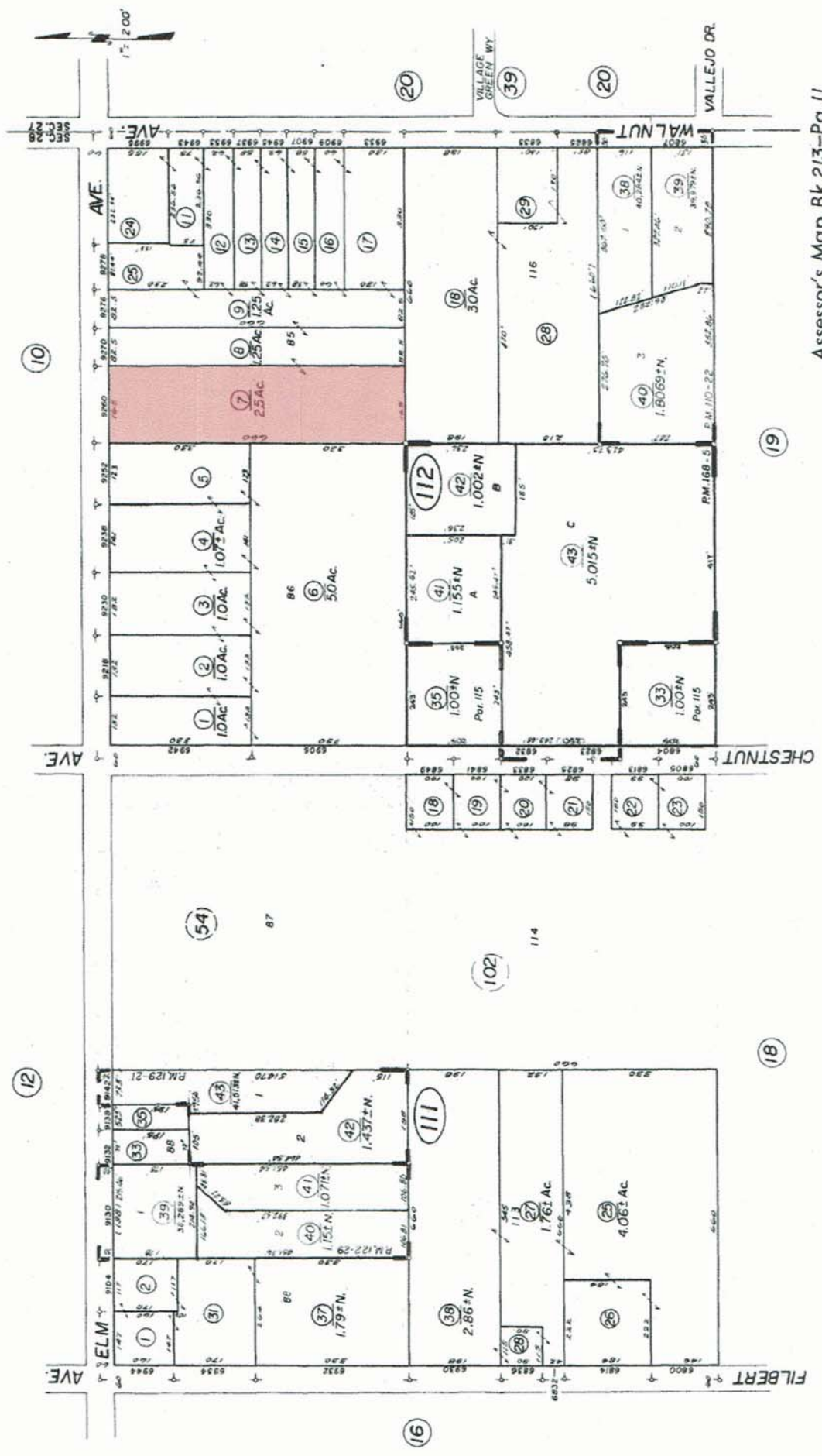
Thank you for your consideration,

Neighbors of 9260 Elm Ave. Orangevale CA


Sholeh Karimi-jahromi

Tax Area Code

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



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

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

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



Elm Ave

Elm Ave

Elm Ave

Elm Ave

Elm Ave

Walnut Ave

Walnut Ave

Walnut Ave

Walnut Ave

Chestnut Ave

Chestnut Ave

Chestnut Ave

Chestnut Ave

Common Kettle Farm

Lakeside Lighting

EXHIBIT 1

ITEM 1 CPAC PUBLIC COMMENT 007

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

For the Record

Stephanie Townsend

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



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

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

Hello,

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

Thank you,

Christina Kelley

Administrative Clerk

Orangevale Recreation & Park District

6826 Hazel Avenue, Orangevale CA 95662

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

www.OVparks.com

christina@ovparks.com



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

Yes, no problem.

Christina

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

Good Afternoon Christina,

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

Thank you,

Stephanie Townsend

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



JUN 01 2020

SATURDAY MAY 23 2020

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

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

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

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

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

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

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

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

SINCERLY

Mr. Dennis Mahoney
916 988-2669

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

ITEM 1 CPAC PUBLIC COMMENT 008

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

For the Record

Stephanie Townsend

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



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

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

To Whom This May Concern,

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

Sincerely,

Brandon & Lindsay Litherland

ITEM 1 CPAC PUBLIC COMMENT 009

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

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

To whom it may concern,

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

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

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

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

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

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

Sincerely,
Jonathan & Angela Lee

ITEM 1 CPAC PUBLIC COMMENT 010

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

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

Hi Bilegt,

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

Thank you,
Maya

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

Hello Maya,

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

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

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

Hi Bilegt,

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

Thank you,
Maya

CPAC

To whom it may concern:

We currently live at **7029 WALNUT** One of the main reasons we purchased this property **32428** years ago was because of the rural character of the area and the amazing view from the backyard. All of the properties around the block surrounded by Elm Ave to the north, Chestnut Ave to the West and Walnut Ave to the North have open screened fencing and all share the same incredible views as well as maintaining a level of privacy between neighbors while at the same time maintaining an open feel. We all (us and our neighbors) spend a lot of time enjoying the outdoors and spending time in our yards.

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

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

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

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

Thank you for your consideration,

Neighbors of 9260 Elm Ave. Orangevale CA

Darlene Hen Ruhl

ITEM 1 CPAC PUBLIC COMMENT 011

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

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

Sent from [Mail](#) for Windows 10

Dear neighbors

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

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

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

Pauline Winn

6843 Walnut Ave.

CPAC

5/21/20

To whom it may concern:

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

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

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

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

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

Thank you for your consideration,

Brandon and Lindsay Litherland

COURTESY MEETING NOTICE

ORANGEVALE COMMUNITY PLANNING ADVISORY COUNCIL (Teleconference)

A Community Planning Advisory Council meeting will be held **Tuesday, June 2, 2020 at 6:30 PM**, to consider and discuss an application filed for the following property:

Control Number: PLNP2019-00349

Project Name: 9260 ELM AVE PARCEL SPLIT

APN: 213-0112-007

Applicant/Owner: Oleg Kravchuk/Solid Construction & Design Inc

Location: Located At 9260 Elm Avenue, Approximately 600 Feet West Of The Elm Avenue And Walnut Avenue Intersection In The Orangevale Community.

Request: Tentative Parcel Map To Divide One 2.50 Acre Parcel Into Two Parcels
In The AR-1 Zoning District.

Incidental Design Review To Comply With The Countywide Design Guidelines.

Lead Planner: Bilegt Baatar, Assistant Planner, (916)-874-7441
baatarb@saccounty.net

The Community Planning Advisory Council will be making a recommendation to the County of Sacramento, Office of Planning and Environmental Review.

ANNOUNCEMENT

In compliance with directives of the County, State, and Centers for Disease Control and Prevention (CDC), this meeting is live stream and closed to the public. Temporary procedures are subject to change pursuant to guidelines related to social distancing and minimizing person-to-person contact.

Members of the public are encouraged to submit public comments in writing. Public comments will be distributed to members of the Board and filed in the meeting record. Public comments may be related to a specific agenda item number or for a matter that is not posted on the agenda, referred to as an "off agenda" item. Please refer to the agenda for live stream access information.

How to make a public comment

- Email BoardClerk@saccounty.net. Include agenda item number and it is optional to include first and last name.
- Mail or drop off at 700 H Street, Suite 2450, Sacramento, CA 95814

Accommodations

Requests for accommodations pursuant to the Americans with Disabilities Act (ADA) should be made with the Clerk of the Board by telephone at (916) 874-5411 (voice) and CA Relay Services 711 (for the hearing impaired), as soon as reasonably possible, prior to the meeting.

COURTESY MEETING NOTICE

ORANGEVALE COMMUNITY PLANNING ADVISORY COUNCIL
(Teleconference)

A Community Planning Advisory Council meeting will be held Tuesday, June 2, 2020 at 8:30 PM, to consider and discuss an application filed for the following property:

Control Number: PLR2019-00340

Project Name: 2360 ELM AVE PARCEL SPLIT

APN: 213-0112-007

Applicant/Owner: One Krayon/One Design Construction & Design Inc.

Location: Located At 9270 Elm Avenue, Orangevale, CA 95662



COUNTY OF SACRAMENTO
Office of Planning and Environmental Review

827 7th Street, Room 225
Sacramento, California 95814



U.S. POSTAGE PITNEY BOWES



ZIP 95827 \$ 000.50⁰
02 4W
00003454663 MAY 27 2020

RCVD JUNE 2nd @ 5 pm
IN MAIL

213-0112-009-0000

JUHL, MAYA
9270 ELM AVE
ORANGEVALE, CA 95662

CPAC-Orangevale

How to make a public comment

- Email: Contact the County Clerk's Office at (916) 875-2411 and it is optional to include first and last name.
- Mail or drop off at: 400 H Street, Suite 2450, Sacramento, CA 95814.

Accommodations

Requests for accommodations pursuant to the Americans with Disabilities Act (ADA) should be made with the Clerk of the Board by telephone at (916) 875-2411 (voice) and CA Relay services 711 for the hearing impaired, as soon as reasonably possible prior to the meeting.

ITEM 2 CPAC PUBLIC COMMENT 039

From: [nancy](#)
To: [Clerk of the Board Public Email](#)
Subject: please reserve Oangevale"s country life
Date: Tuesday, June 2, 2020 3:06:17 PM

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

Orangevale CPAC members,

Please Preserve Orangevale's Country Life.

Please deny the use permit for **Item 2. PLNP2018-00352 – PRESTIGE SENIOR CARE**, located a on 2.43 acres at 7900 Hazel Avenue (on the west side between Golden Gate and Cherry in the AR-2 area of Orangevale.

Lloyd and Nancy Kirk

7724 Excelsior Ave

Orangevale Ca 95662

Sent from [Mail](#) for Windows 10

ITEM 2 CPAC PUBLIC COMMENT 040

From: [Tandi Marks](#)
To: [Clerk of the Board Public Email: Frost. Supervisor](#)
Subject: Orangevale Development
Date: Saturday, June 6, 2020 9:46:44 AM

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

To Whom it May Concern,

We are against the proposed project - Prestige Senior Care (PLNP2018-00352) at [7900 Hazel Ave, Orangevale, CA](#). This development is not compatible with the Orangevale Community Plan. It does not have anything to do with our Community or our lifestyle. If allowed it will only lead to many more development proposals that will be a tremendous burden on the Sac County Planning Dept, Board of Supervisors, CPAC and the Citizens of Orangevale. This could erode and eventually destroy our small area that we have been protecting from such developments since the Orangevale Community Plan was adopted in 1976.

Also, with the recent Covid 19 spread in senior care centers. More families may start to consider taking care of family members in their own home. The senior care developments may not be in such high demand! And we have At least **1,000** care home beds in Orangevale.
And, 19 assisted living facilities up the road in Granite Bay/ Roseville.

Tandi& Matt Marks
8800 Creek Oaks lane, OrangevaleCA

Sent from my iPhone
Tandi

From: sgwinfopro@aol.com
To: [Clerk of the Board Public Email](#)
Subject: RE: PLNP2018-00352, Orestuge Senior Care Facility:
Date: Tuesday, June 30, 2020 10:28:25 AM

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

Dear Supervisor Frost and members of the Orangevale CPAC:

We live 700 feet from Hazel Ave on Golden Gate Ave. and are deeply concerned about making changes to our zoning. If people need to sell lots on Hazel, they could put up good 'berms" to give privacy here, it doesn't have to become commercial.

As I have given this more thought, I am writing again to ask you to keep from allowing a change to the zoning in our Orangevale community for this care facility. I remember being so deeply disappointed when I heard a member of the CPAC say, at a meeting several years ago, that we would have to get used to a future of Hazel Ave. - from Oak Avenue to the Placer County line - becoming like Douglas Avenue in Roseville, full of stores, traffic and stop signs.

I was so dismayed. Who of you would want to live a block behind Douglas Blvd? That does not have to happen. Please allow us here in the "Caldwell Colony" to preserve our peaceful life. The right to determine what kind of atmosphere we live in is one of our most important rights, and our zoning is designed to protect that right.

Thank you so much,

Sally G. Weber
Ozzie Palos, WWII vet
and family