

## ITEM 1 CPAC PUBLIC COMMENT 001

**From:** [Clerk of the Board Public Email](#)  
**To:** [Townsend, Stephanie](#)  
**Subject:** FW:  
**Date:** Monday, July 13, 2020 3:06:13 PM  
**Attachments:** [ATT00001.txt](#)  
[ATT00002.htm](#)

---

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

From: 9168445338@vzwpix.com <9168445338@vzwpix.com>

Sent: Monday, July 13, 2020 2:24 PM

To: Clerk of the Board Public Email <BoardClerk@saccounty.net>; Holsworth, Meredith

<HolsworthM@saccounty.net>

Subject:

I am writing this email as a response to a meeting notice scheduled for July 15, 2020 regarding parcel number 239-0061-011, Control number PLNP2020-00087.

I am opposed to the above named property due to increased population density and increase in traffic.

The splitting of this lot to a smaller proportion would create a lot size inconsistent with the Original neighborhood.

Thank you for your consideration.

Tony and Norma Jane Arino

7044 Lime Grove Way

Fair Oaks, Ca 95628

916.844.5338

## ITEM 1 CPAC PUBLIC COMMENT 002

**From:** [Clerk of the Board Public Email](#)  
**To:** [Townsend, Stephanie](#)  
**Subject:** FW: Dove rd. parcel concern  
**Date:** Monday, July 13, 2020 5:44:58 PM

---

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

From: Matthew Campbell <matthewc1612@yahoo.com>  
Sent: Monday, July 13, 2020 4:05 PM  
To: Clerk of the Board Public Email <BoardClerk@saccounty.net>  
Subject: Dove rd. parcel concern

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

Hi there

I am reaching out because of a new Housing development being proposed on Dove Rd., a housing lot is being split to have an additional house added to the lot. I am opposed to such a measure as it would increase the traffic in the area of having an additional housing on the parcel. Thank you!

-Matthew T. Campbell

## ITEM 1 CPAC PUBLIC COMMENT 003

**From:** [Holsworth, Meredith](#)  
**To:** [Clerk of the Board Public Email](#)  
**Subject:** FW: Opposed to splitting Parcel No 239-0061-011  
**Date:** Monday, July 13, 2020 11:18:09 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](http://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](http://www.planning.saccounty.net) for the most current information on how to obtain services. Please note our practices are pursuant to Federal, State, and County emergency declarations including County Resolution 2020-0159 and 2020-0160.*

---

**From:** liz <liz.glogowski@att.net>  
**Sent:** Monday, July 13, 2020 10:49 AM  
**To:** Holsworth, Meredith <HolsworthM@saccounty.net>  
**Cc:** 'liz' <liz.glogowski@att.net>; mike.glogowski@yahoo.com  
**Subject:** Opposed to splitting Parcel No 239-0061-011

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

Hello Mr Holsworth,

I am writing to express my concern with the request to split the parcel on Dove and Lime Grove Way, Fair Oaks Calif. I live at 7045 Lime Grove Way. This is an older more mature neighborhood and the lots are larger than most areas, which is part of the attraction to the neighborhood. These lots were not sold or designed to be split. Splitting this lot would negatively impact the esthetics and traffic on lime grove way

Is there an official process to oppose the requested splitting of the lot. I did not receive anything officially in the mail.

Regards  
Liz Glogowski  
7045 Lime Grove Way  
Fair Oaks  
530 228-0751

## ITEM 1 CPAC PUBLIC COMMENT 004

**From:** [Clerk of the Board Public Email](#)  
**To:** [Townsend, Stephanie](#)  
**Subject:** FW: OPPOSED to splitting Parcel No 239-0061-011  
**Date:** Monday, July 13, 2020 12:19:34 PM  
**Attachments:** [image001.png](#)

---

---

**From:** Holsworth, Meredith <HolsworthM@saccounty.net>  
**Sent:** Monday, July 13, 2020 11:47 AM  
**To:** Clerk of the Board Public Email <BoardClerk@saccounty.net>  
**Subject:** FW: OPPOSED to splitting Parcel No 239-0061-011

***Meredith Holsworth, Associate Planner***

Office of Planning and Environmental Review  
827 7th Street, Sacramento, CA 95814 | (916) 874-5835  
[www.per.saccounty.net](http://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](http://www.planning.saccounty.net) for the most current information on how to obtain services. Please note our practices are pursuant to Federal, State, and County emergency declarations including County Resolution 2020-0159 and 2020-0160.*

**From:** Gail Mraovich <[gmraovich@gmail.com](mailto:gmraovich@gmail.com)>  
**Sent:** Sunday, July 12, 2020 10:48 AM  
**To:** Holsworth, Meredith <[HolsworthM@saccounty.net](mailto:HolsworthM@saccounty.net)>; Gail Mraovich <[gmraovich@gmail.com](mailto:gmraovich@gmail.com)>  
**Subject:** OPPOSED to splitting Parcel No 239-0061-011

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

[holsworthm@saccounty.net](mailto:holsworthm@saccounty.net)  
Control No: PLNP2020-00087  
Assessor Parcel No: 269-0061-011  
Owner/Applicant: Dmitriy Franchuk

July 12, 2020

Dear Ms. Holsworth,

My name is Gail Mraovich. I reside at 7108 Lime Grove Way in Fair Oaks since June 1980, for 40 years this has been my home and my sanctuary. I share the property line on the west side of the above mentioned property.

I am OPPOSED to the potential subdivision of this property for the following reasons:

Splitting this lot is inconsistent with the other homes in this neighborhood and will change the character and harmony of our semi-rural setting.

Concerned about population density;

Concerned about additional traffic and parking;

Concerned about protecting our property values;

Concerned about noise pollution resulting from population density.

Development of the split lot will greatly impede the views of our semi-rural community in the beautiful old growth neighborhood.

As stated in our notice, this neighborhood is zoned R5 and the lot in question is .28 acre. Simple math demonstrates this property is not an ideal candidate for splitting, it is contrary to current zoning.

Gail Mraovich  
7108 Lime Grove Way  
Fair Oaks, CA 95628  
[gmraovich@gmail.com](mailto:gmraovich@gmail.com)

## ITEM 1 CPAC PUBLIC COMMENT 005

**From:** [Gail Mraovich](#)  
**To:** [Clerk of the Board Public Email](#)  
**Subject:** Proposed split property at 5213 Dove Road  
**Date:** Monday, July 13, 2020 9:20:19 AM

---

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

Dear County Clerk's Office,

I sent an email on 7/12/2020 and I erroneously referenced the parcel number as: 269-0061-011

The correct parcel number reference is 239-0061-011.

Thank you for attaching this revision to the email.

Gail Mraovich  
7108 Lime Grove Way  
Fair Oaks  
[gmraovich@gmail.com](mailto:gmraovich@gmail.com)  
916.947.5666

## ITEM 1 CPAC PUBLIC COMMENT 006

**From:** [James2497](#)  
**To:** [Clerk of the Board Public Email](#)  
**Subject:** Fwd: Control No: PLNP2020-00087  
**Date:** Sunday, July 12, 2020 6:37:49 PM

---

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

Sent from my iPad

Begin forwarded message:

**From:** Kristy James <james2497@comcast.net>  
**Date:** July 12, 2020 at 4:44:22 PM PDT  
**To:** "holsworthm@saccounty.net" <holsworthm@saccounty.net>  
**Subject: Control No: PLNP2020-00087**

Control No: PLNP2020-00087  
Project Name: DOVE DRIVE TENTATIVE PARCEL MAP  
Assessor Parcel No: 239-0061-011  
Applicant/Owner: Dmitriy Franchuk  
5213 Dove Drive, Fair Oaks

July 12, 2020

Dear Ms. Holsworth,

My name is Kristy James. My husband and I reside at 7113 Lime Grove Way and have been in our home since January of 1985. We are directly across from the above mentioned site.

We are **OPPOSED** to the potential subdivision of this property for the following reasons:

Splitting this lot is inconsistent with the other homes in this neighborhood and will change the character and harmony of our semi-rural setting.  
Concerned about population density;  
Concerned about additional traffic and parking;  
Concerned about protecting our property values;  
Concerned about noise pollution resulting from population density.  
Development of the split lot will greatly impede the views of our semi-rural community in the beautiful old growth neighborhood.  
As stated in our notice, this neighborhood is zoned R5 and the lot in question is .28 acre. Simple math demonstrates this property is not an ideal candidate for splitting, it is contrary to current zoning.

Kristy & Brian James

7113 Lime Grove Way  
Fair Oaks, CA 95628  
james2497@comcast.net



## ITEM 1 CPAC PUBLIC COMMENT 007

**From:** [Gregory Cook](#)  
**To:** [Clerk of the Board Public Email](#)  
**Subject:** Fwd: OPPOSED to splitting Parcel No 239-0061-011  
**Date:** Monday, July 13, 2020 7:48:12 AM

---

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

ref: [holsworthm@saccounty.net](mailto:holsworthm@saccounty.net)  
Control No: PLNP2020-00087  
Assessor Parcel No: 269-0061-011  
Owner/Applicant: Dmitriy Franchuk

July 13, 2020

Dear Ms. Holsworth,

My name is Gregory Cook. I reside at 7108 Lime Grove Way in Fair Oaks since April 2018. Our Home shares the property line on the west side of the above mentioned property.

I am OPPOSED to the potential subdivision of this property for the following reasons:

Splitting this lot is inconsistent with the other homes in this neighborhood and will change the character and harmony of our semi-rural setting.

Concerned about population density;

Concerned about additional traffic and parking;

Concerned about protecting our property values;

Concerned about noise pollution resulting from population density.

As stated in our notice, this neighborhood is zoned R5 and the lot in question is .28 acre.

Simple math demonstrates this property is not an ideal candidate for splitting, it is contrary to current zoning.

Gregory Cook  
7108 Lime Grove Way  
Fair Oaks, CA 95628  
[gcook1r@gmail.com](mailto:gcook1r@gmail.com)

## ITEM 1 CPAC PUBLIC COMMENT 008

**From:** [lyuba.p](#)  
**To:** [Holsworth, Meredith](#); [Clerk of the Board Public Email](#); [lyuba.p](#)  
**Subject:** OPPOSED TO SPLITTING control no: PLNP2020-00087/assessor parcel no:239-0061-011  
**Date:** Sunday, July 12, 2020 11:47:29 PM

---

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

To: holsworthm@saccounty.net  
Control no: PLNP2020-00087  
Assessors Parcel no:239-0061-011  
Owner/applicant: Dmitriy Franchuk

July 12, 2020

Dear members of the board committee,

My name is Lyuba Piliavskaya. I moved to 7046 Lime Grove way in Fair Oaks with my family in 2017. One main reason why we chose to live in Fair oaks in Dove estates subdivision is because its semi-rural setting.

My family and I OPPOSE to the potential subdivision of this property listed above for the following reasons

- Concerned about parking issues it will bring to the street
- Concerned about potential crime rate going up with increased traffic
- Concerned about population density and noise pollution it can bring from that change
- Concerned about protecting a property value due to the size lot we currently have in the neighborhood

Development of the split lot will greatly jeopardize the charm and character of our semi-rural community in this old established Fair oaks neighborhood. It becomes harder and harder to find a home in Sacramento county where R5 ZONING still apply. The lot in questions is only .28 acre and is not big enough to split in 2 and keep the same characteristics of the semi-rural homes in the neighborhood.

Please consider to keep our ideal street that holds the charm, safety and property values in this beautiful Fair oaks neighborhood as is. Big NO for splitting that property. My family plans to stay in our home for many years to come.

Sincerely,

Lyuba Piliavskaya

7046 Lime Grove way  
Fair oaks, ca 95628

## ITEM 1 CPAC PUBLIC COMMENT 009

**From:** [Sue Keeler](#)  
**To:** [Clerk of the Board Public Email](#)  
**Cc:** [Holsworth, Meredith](#)  
**Subject:** OPPOSED TO SPLITTING PARCEL NO. 239-0061-011  
**Date:** Sunday, July 12, 2020 3:30:00 PM

---

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

Dear Community Planning Advisory Council,

My name is Susan Keeler and I reside at 5224 Dove Drive in Fair Oaks. This has been my family home since July 1963. My home is across the street from the parcel listed below:

Control No: PLNP2020-00087  
Assessor Parcel No: 239-0061-011  
5213 Dove Drive Fair Oaks

I am opposed to dividing this property for the following reasons:

Dividing the lot would be inconsistent with the other homes in the neighborhood. It is a concern that the second home built on the lot would need to be a 2-story home.

Dividing the lot would block the views from a well maintained and established neighborhood.

Dividing the lot would increase traffic and parking. Lime Grove, the street that parallels the lot, is a very narrow dead end street.

Dividing the lot would mean less space between houses.

As stated in the notice, the neighborhood is zoned R5 and the lot in question is .28 acre. This lot is not an ideal parcel for splitting. It is contrary to the current zoning.

Thank you for your consideration.

Susan Keeler  
5224 Dove Drive  
Fair Oaks, CA 95628

Sent from [Mail](#) for Windows 10

## ITEM 1 CPAC PUBLIC COMMENT 010

**From:** [Jason Padilla](#)  
**To:** [Holsworth, Meredith](#); [Clerk of the Board Public Email](#)  
**Subject:** Parcel No 239-0061-011 (Control # PLNP2020-00087)  
**Date:** Tuesday, July 14, 2020 9:21:06 AM

---

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

To Whom It May Concern -

I am STRONGLY OPPOSED to having my NEXT DOOR NEIGHBOR's lot split into two. It will depreciate the value of the surrounding homes and not to mention the increased traffic on our already busy main road (and because I am the neighbor I will have to deal with this even more so).

Our older community prides itself on the larger lots and country feeling/scenery within our subdivision (Bird Track) and to have that tainted because a developer wants to make more money is shameful.

Please DO NOT ALLOW the parcel to be split into two small areas which would be .14 acres.

Thank you,

Jason Padilla  
(916) 705-2891

## ITEM 1 CPAC PUBLIC COMMENT 011

**From:** [Buddy Patrick](#)  
**To:** [Clerk of the Board Public Email](#)  
**Subject:** PLNP2020-00087 Dove drive  
**Date:** Sunday, July 12, 2020 7:40:10 AM

---

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

Hello

I am a dove drive resident and receive notice of the request to subdivide 5213 Dove Drive.

I am ardently opposed to this. A .28 acre lot is not sufficient to subdivide in this neighborhood. The properties here are all single family homes with larger lots. This would be an aberration in the neighborhood and not consistent with the overall character. The location of the current house on the lot is not conducive to putting another home. This would seriously impact the neighborhood. I would ask that you reject this request.

A Dove Drive resident

## ITEM 1 CPAC PUBLIC COMMENT 012

**From:** [Padilla, Kim](#)  
**To:** [Holsworth, Meredith](#)  
**Cc:** [Clerk of the Board Public Email](#)  
**Subject:** Re: Parcel No 239-0061-011  
**Date:** Monday, July 13, 2020 9:04:14 AM  
**Importance:** High

---

Good Morning Meredith –

I am writing this email as a response to a Meeting Notice I received scheduled for this Wednesday, July 15<sup>th</sup> in regards to Parcel No 239-0061-011.

I bought my house (next door to said parcel) seven years ago and what drew me to the Bird Track Subdivision was 1) the country feeling within Fair Oaks, 2) the older community, and 3) the larger lots (0.24 acres minimum). Several years ago a parcel was split one block away (corner of Dove Drive and Palmdell Way) and that changed the dynamics of the neighborhood which was felt by all neighbors. We noticed after the new two (smaller) homes sold, there was an increase in vehicle traffic, the main road started wearing out faster (Dove Drive), and the newer style buildings changed the feel of the area (they stick out like sore thumbs).

I would like to state that I am STRONGLY OPPOSED to having my next door neighbor's parcel split. I find it very unfortunate that the new owner who purchased the home via auction (Dmitriy Franchuk) is only trying to make a "quick buck," while not having to deal with the ramifications of increased traffic and the modernization of our small community.

Please reconsider and keep the integrity of our community, and what we all moved here for, intact.

Thank you,

Kim Padilla  
5223 Dove Drive  
Fair Oaks, CA 95628  
(916) 308-7937

## ITEM 1 CPAC PUBLIC COMMENT 013

**From:** [Gail Mraovich](#)  
**To:** [Clerk of the Board Public Email: bradway4@yahoo.com](#)  
**Subject:** Splitting lot at 5213 Dove Drive  
**Date:** Tuesday, July 14, 2020 7:02:30 AM

---

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

July 14, 2020

Dear Ms. Holsworth,

I am writing this email on behalf of the Bradway family who reside at 7101 Lime Grove Way.

The Bradway family is opposed to the proposed splitting of the property because it will substantially change the look of the neighborhood.

They are also concerned about the additional vehicle traffic and parking as a result of further development.

Thank you for hearing our voice on behalf of the Bradway family.

Alan and Julie Bradway  
7101 Lime Grove Way  
Fair Oaks  
[bradway4@yahoo.com](mailto:bradway4@yahoo.com)



## ITEM 1 CPAC PUBLIC COMMENT 014

**From:** [Clerk of the Board Public Email](#)  
**To:** [Townsend, Stephanie](#)  
**Subject:** FW: Opposed to splitting Parcel No 239-0061-011  
**Date:** Monday, July 13, 2020 3:05:40 PM

---

---

**From:** liz <liz.glogowski@att.net>  
**Sent:** Monday, July 13, 2020 1:41 PM  
**To:** Clerk of the Board Public Email <BoardClerk@saccounty.net>  
**Cc:** 'liz' <liz.glogowski@att.net>; mike.glogowski@yahoo.com; gmraovich@gmail.com  
**Subject:** FW: Opposed to splitting Parcel No 239-0061-011

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

resending

---

**From:** liz <[liz.glogowski@att.net](mailto:liz.glogowski@att.net)>  
**Sent:** Monday, July 13, 2020 10:49 AM  
**To:** [holsworthm@saccounty.net](mailto:holsworthm@saccounty.net)  
**Cc:** 'liz' <[liz.glogowski@att.net](mailto:liz.glogowski@att.net)>; [mike.glogowski@yahoo.com](mailto:mike.glogowski@yahoo.com)  
**Subject:** Opposed to splitting Parcel No 239-0061-011

Hello Mr Holsworth,

I am writing to express my concern with the request to split the parcel on Dove and Lime Grove Way, Fair Oaks Calif. I live at 7045 Lime Grove Way. This is an older more mature neighborhood and the lots are larger then most areas, which is part of the attraction to the neighborhood. These lots were not sold or designed to be split. Splitting this lot would negatively impact the esthetics and traffic on lime grove way

Is there an official process to oppose the requested splitting of the lot. I did not receive anything officially in the mail.

Regards  
Liz Glogowski  
7045 Lime Grove Way  
Fair Oaks  
530 228-0751

## ITEM 1 CPAC PUBLIC COMMENT 015

**From:** [Kim M](#)  
**To:** [Holsworth, Meredith](#); [Clerk of the Board Public Email](#)  
**Subject:** Don't Split Parcel 239-0061-011  
**Date:** Wednesday, July 15, 2020 10:32:41 AM

---

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

Good Morning Meredith.

I am writing this email in response to a meeting notice my neighbor Kim Padilla received scheduled for July 15, 2020 in regards to Parcel no. 239-0061-011.

I bought my house in 1987 and Kim is my neighbor. I chose to live in this neighborhood because of its country feel and the fact that houses aren't on top of each other. Both my husband and I do not do well with crowds and chaos. It seems houses have already been jammed into spaces around us decreasing our comfort level in our quiet neighborhood. Traffic has already been increasing to an unsafe level and I feel it is not beneficial to continue to make these kind of changes.

With this in mind, I strongly oppose have the parcel just two doors down split into two. This would greatly decrease the comfort level of our neighborhood even more than the previous additions. Please stop the crowding and destruction of open neighborhood!

Thank you!!

Kimberly McIntosh

5229 Dove Drive

Fair Oaks, Ca, 95628