

PC ATTACHMENT 1

Enclosed are the letters and emails received by Planning staff that state opposition to the proposed project, up until September 3, 2020.

Mr. Jones 11/19/18

BAD FIT FOR NEIGHBOR (SCHOOL, SWIM CLUB, AFTER SCHOOL
ACTIVITIES, ^{MANY} KIDS PLAY IN STREETS)

We all signed up for poss. nursery. Bushnell
did too. Now he wants a better deal. He should
have no more "say" than any ^{ONE} of us.

This is not "eminent domain", No compelling need.
It is a bum deal for those who abut the
project.

→ It will: lower property values
(recent events prove
danger of falling
wires) power fire hazard (PGE wires needing
immediate access (unobstructed)
Shed are not temporary - contents will sustain
damage and where can they be moved in time?

Traffic prob at Riville? Sierra ~~Garland~~ College

Const. upheaval - dirt, dust, pests

→ Our property is hostage to project (can't sell - can't
inform prospects)

→ Ron in it strictly for money
Dave B. wants us to feel his pain -
(he signed some deal we did)

Ron & Dave were pitching R.V. SHED DEAL but
tried to leave options open.

Self-Storage Crime: Are Facilities a 'Haven for Thieves'? - SpareFoot

<https://www.sparefoot.com/self-storage/blog/4626-self-storage-crime/>

1. [Cached](#)
2. [Similar](#)

Nov 14, 2013 - **Self-storage crime** makes headlines, but is it really as big of a problem as TV news makes it out to be?

Limiting Your Self-Storage Facility's Exposure to Crime | Inside Self ...

<https://www.insideselfstorage.com/crime/limiting-your-self-storage-facilitys-exposure-...>

1. [Cached](#)

The job of a **self-storage** company is to provide a secure place for customers to **store** their belongings. Follow these guidelines to prevent would-be thieves from ...

What Would You Do? Getting a Grip on Self-Storage Crime | Inside ...

<https://www.insideselfstorage.com/.../what-would-you-do-getting-grip-self-storage-cri...>

1. [Cached](#)

When you operate a **self-storage** business, **crime** is always a possible threat. The important thing is operators do their best to prevent **crime** from occurring, and if ...

4 Crime-Prevention Strategies for Self-Storage Facilities | Inside Self ...

<https://www.insideselfstorage.com/crime/4-crime-prevention-strategies-self-storage-fac...>

1. [Cached](#)

May 17, 2016 - Your **self-storage** facility doesnt have to appear rundown or graffiti-riddled, or even have a single broken window, to become a target for **crime**.

Storage crime spree reveals weaknesses in property storage security ...

<https://abc7chicago.com/storage-crime-spree-reveals-weaknesses...storage.../2675836/>

1. [Cached](#)

Nov 20, 2017 - You pay good money to **store** your belongings, but the I-Team learned many of those **storage** units don't always keep property safe.

Mini-Storage - International Crime Free Association

www.crime-free-association.org/mini-storage.htm

1. [Cached](#)

2. [Similar](#)

Crime Free Self-Storage Program with a mission to help keep illegal activity off of rental property.

Self Storage Blog: The Storage Facilitator self-storage crime Archives ...

blog.selfstorage.com/tag/self-storage-crime

1. [Cached](#)

2. [Similar](#)

Disgusted by a former Boston funeral home director charged with stuffing 12 bodies into a **self-storage** unit and ripping off potentially dozens of clients, leaders of ...

5 Crazy Storage Unit Crimes - Legally Weird - FindLaw Blogs

https://blogs.findlaw.com/legally_weird/2016/10/5-crazy-storage-unit-crimes.html

1. [Cached](#)

Oct 21, 2016 - Renting a **storage** unit is usually a run-of-the-mill experience. You rent a space, you buy a lock,... - Strange **Crime**.

ABC News: Crime plaguing self storage facilities - Closetbox

<https://www.closetbox.com/blog/abc-news-crime-plaguing-self-storage-facilities/>

1. Cached

Jan 7, 2016 - During a recent Good Morning America Segment, ABC News let viewers in on a new **crime** epidemic effecting owners of self **storage** facilities:..

Reduce Self-Storage Crime | Stealth Monitoring

stealthmonitoring.com/blog/reduce-self-storage-crime/

Sep 15, 2015 - You can't avoid self-**storage crime**. It happens to virtually all self-storage businesses. Unfortunately, there's a misconception that you can get by ...

Are storage units often used for criminal activity? - Quora

<https://www.quora.com/Are-storage-units-often-used-for-criminal-activity>

Feb 21, 2017 - There are features of most self **storage** units that would definitely make them susceptible to being used for **crime**, but there are also plenty of ...

Self-Storage Unit Break-Ins Occur Daily -

LasVegasNow.com

<https://www.lasvegasnow.com/news/selfstorage-unit-breakins-occur.../80249980>

1. Cached

Jul 8, 2004 - And police admit **storage theft** is a difficult crime to solve after the fact. Lt. Larry Spinosa, with Metro's property crimes, said this, "Chances are ...

Images for storage crime





More images for storage crime
Report images

Web results

4 arrested for allegedly running storage theft ring |
11alive.com

<https://www.11alive.com/.../crime/...storage-theft.../85-2170bda4-779c-44e9-bbc9-a122...>

Nov 21, 2018 - ATLANTA — Police believe they have arrested the people behind a theft ring that had been targeting storage facilities in the Atlanta area.

UPDATE - Crime Stoppers: Self-storage burglar switches locks - WRCB

www.wrcbtv.com/story/31134324/crime-stoppers-self-storage-burglar-switches-locks

1. [Cached](#)

2. [Similar](#)

Mar 11, 2016 - UPDATE: Thanks to a tip from an alert **Crime** Stoppers viewer, 25-year old Chase Singleton was identified, arrested, and charged with **theft** ...

No Criminal Activity Allowed - Preventing Self-Storage Crime Before It ...

<https://www.ministoragemessenger.com> › Security

1. [Cached](#)

While self-storage facilities can often be a prime target for **crime**, experts agree that following specific procedures, a self-storage site can be effectively managed ...

Woman arrested in slaying at Garland storage building, police say ...

<https://www.dallasnews.com> › News › Crime

1. [Cached](#)

Jan 17, 2019 - Woman arrested in slaying at Garland **storage** building, police say ... Anonymous tips to **Crime** Stoppers can be sent to 972-272-8477.

Thieves target 20 storage units in Harrisonville - KSHB

<https://www.kshb.com/news/crime/thieves-target-20-storage-units-in-harrisonville>

1. [Cached](#)

Dec 6, 2017 - HARRISONVILLE, Mo.— Police are searching for the pair of men who burglarized 20 **storage** units in a single heist.

safe-storage gun laws: accidental deaths, suicides, and crime - jstor

<https://www.jstor.org/stable/10.1086/338346>

by JR Lott, Jr - 2001 - Cited by 80 - Related articles

and total suicides, while the possible impact on **crime** rates is ignored. ... violate the new law, safe-storage laws increase violent and property **crimes** against.

Self Storage Crime Watch: Storing (and Snorting) Bath Salts ...

<https://www.storagefront.com/.../self-storage-crime-watch-storing-and-snorting-bath-s...>

1. Cached

Jun 3, 2011 - Looking for some bath salts? Careful where you purchase them. Last month at New Market Mini **Storage** in New Market, Md., the Baltimore Sun ...

Video of storage theft helps catch woman responsible - KRQE.com

<https://www.krqe.com/news/crime/video-of-storage-theft-helps-catch.../1383573469>

1. Cached

Aug 20, 2018 - ALBUQUERQUE, N.M. (KRQE) - An Albuquerque mom of four says all of her children's belongings were stolen from a **storage** unit by a woman ...

Police 11.19.18 | Crime | theprogressnews.com - Clearfield Progress

www.theprogressnews.com/.../crime/.../article_7c27bc47-8eef-5347-8cca-b08925c2d02...

Nov 19, 2018 - An incident of **criminal** mischief occurred between Nov. 1-12 at T&D **Storage** Units, Rush Township, Centre County where unknown actor(s) ...

Winona police calls for Friday, Nov. 16: Fence catches fire; police ...

https://www.winonadailynews.com/.../crime.../article_cfdd8094-ff74-551e-b96b-01688...

Nov 16, 2018 - 1:35 p.m. — A Winona man reported the **theft** of several items from a **storage** container at Edward's Mini **Storage** on the 1100 block of Wabasha ...

Spokane County officials looking for burglary suspect connected to ...

<https://www.krem.com/article/news/crime/...for...storage-theft/293-594457591>

1. [Cached](#)

Sep 14, 2018 - CRIME. Spokane County officials looking for burglary suspect connected to multiple **storage theft**. Officials are looking for 43-year-old Eric ...

Suspect wanted for burglary at Clarksville storage facility ...

<https://clarksvillenow.com> › Local › Crime

1. [Cached](#)

Jul 17, 2018 - ... Local / **Crime** / Suspect wanted for burglary at Clarksville **storage** facility ... is currently investigating a burglary at a **Self Storage Facility** at 120 ...

2 men indicted in Las Vegas storage unit burglaries - KTNV.com

<https://www.ktnv.com/news/crime/2-men-indicted-in-las-vegas-storage-unit-burglaries>

1. [Cached](#)

Jun 22, 2018 - The most recent incidents happened in February at **Public Storage**, located at 3345 S. Rainbow Blvd., near Desert Inn Road. Court documents ...

Colorado Springs police: Storage units can harbor homeless, crime ...

https://gazette.com/crime/...storage...crime/article_258ecc53-c037-53e9-9d28-968999c4...

Jun 26, 2016 - At a nondescript Colorado Springs **storage** facility near Interstate 25, two men were moving boxes in and out of a unit one evening last month ...

Cold Storage (Pinnacle True Crime): Don Lasseter: 9780786022212 ...

<https://www.amazon.com/Cold-Storage-Pinnacle-True-Crime/dp/0786022213>

1. [Cached](#)

2. [Similar](#)

Cold **Storage** (Pinnacle True **Crime**) [Don Lasseter] on Amazon.com.
FREE shipping on qualifying offers. Recounts the gruesome true story of the manhunt for, ...

30 Shocking Loss Prevention and Retail Crime Statistics for 2019

<https://www.facefirst.com/blog/retail-loss-prevention-and-violent-crime-statistics/>

1. Cached

Jan 15, 2019 - 30 Shocking Retail Loss Prevention and Violent **Crime** Statistics for 2019 ... 32% of workplace fatalities occurred while working in a retail **store**.

Crime Stoppers, Storage Theft - WesternSlopeNow

<https://www.westernsloopenow.com/news/local-news/crime...storage-theft/403287200>

1. Cached

Mar 18, 2016 - **Crime** Stoppers of Mesa County is requesting aid in finding the suspect or suspects involved in a **theft** from a B&B **storage** unit.

30 Shocking Loss Prevention and Retail Crime Statistics for 2019

<https://www.facefirst.com/blog/retail-loss-prevention-and-violent-crime-statistics/>

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<https://www.westernsloopenow.com/news/local-news/crime...storage-theft/403287200>

1. Cached

Mar 18, 2016 - **Crime** Stoppers of Mesa County is requesting aid in finding the suspect or suspects involved in a **theft** from a B&B **storage** unit.

Crime In Your Community: Auburn cocaine arrest; Loomis storage ...

www.auburnjournal.com/.../crime-your-community-auburn-cocaine-arrest-loomis-stora...

Sep 26, 2018 - Information comes from Placer County Sheriff's Office reports. All suspects are considered innocent until proven guilty. Charges can be ...

CRIME STOPPERS: Storage unit theft | KTVL

ktvl.com/news/crime-stoppers/crime-stoppers-storage-unit-theft

1. Cached

Nov 8, 2016 - CAVE JUNCTION, Ore - The Jackson County Sheriff's Office has seen several reports of burglaries to mini-storage businesses in Shady Cove.

Wood evidence : proper collection, documentation, and storage of ...

<https://www.fs.usda.gov/treesearch/pubs/27331>

1. Cached

by A Wiedenhoeft - 2006

Description. Wood can be found at **crime** scenes in many forms: as a murder weapon, as material used to hide a body, or as trace evidence from forced entry or ...

[PDF]

best practices for collection, packaging, storage, preservation, and ...

<https://www.crime-scene-investigator.net/collection-packaging-storage-preservation-a...>

1. Cached

Oct 30, 2012 - Collection, Packaging, **Storage**, Preservation, and Retrieval of Biological ... " Biological evidence" is defined in Art. 38.43 Code of Criminal ...

Forest City man goes to prison for storage unit burglaries | North Iowa ...

https://globegazette.com/.../crime...storage.../article_7fec727f-daac-521c-953e-31c6e7b...

1 day ago - Forest City man goes to prison for **storage** unit burglaries ... of felony third-degree burglary and one county of felony second-degree **theft**.

Police investigating mass break-in at Frederick storage facility | Cops ...

https://www.fredericknewspost.com/.../crime...crime/...storage.../article_a8edf6b5-605e-...

Oct 31, 2017 - Frederick police are still investigating a mass break-in of **storage** lockers ... of the Frederick Police Department's **Criminal Investigation Division**.

Woman arrested in self-storage burglary case - El Paso Times

www.elpasotimes.com/story/news/crime/2017/08/08/woman...storage.../550556001/

1. Cached

Aug 8, 2017 - A 24-year-old woman is accused of trying to break into **storage** units in ... Week of August 6: **Crime Stoppers** of El Paso each week releases ...

Balyo update: Federal investigation turns up bondage items in storage ...

https://www.petoskeynews.com/.../crime/...storage/article_9f2b1701-7d14-5d43-853a-7...

Jun 26, 2014 - GAYLORD—A former downstate Christian radio station host who was arrested on **criminal** sexual conduct charges June 20 at the Big Ticket ...

Ads

RECEIVED

JAN 07 2019

Planning Department

Shelby Vockel

City of Roseville Planner

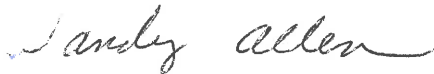
Dear Shelby,

I live near the projected development behind Courtside and Eureka Village. I am concerned about noise, pollution, dust and traffic. Ron Smith is a developer and will sell to anyone who will not keep the promises about lights, traffic noise, safety and hours that he has made to us. The project is not necessary as there are 2 facilities like he is proposing nearby. The project is a mistake.

For me personally, there is a small hill behind me so I will see all of the ugly rv's, boats and other things stored there.

Please do not let this project go through.

Sincerely,

A handwritten signature in cursive script that reads "Sandy Allen".

Sandy Allen

2780 Ashland Dr.

January 2, 2019

From: [Jennifer Jones](#)
To: [Vockel, Shelby](#)
Subject: Johnson ranch storage -weeds cleaning?
Date: Wednesday, June 26, 2019 10:57:12 AM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Hi Shelby,

The owners of the proposed Storage property have not mowed the land.
The weeds are very high and drying.
This could be a fire hazard especially
With the weather and the 4th of July
Coming.
Any word when they will take care of the land to avoid fire danger?
Thanks

Jennifer Jones

From: [Jennifer Jones](#)
To: [Vockel, Shelby](#)
Subject: Johnson ranch Storage
Date: Monday, July 1, 2019 10:35:45 AM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Hi Shelby,

My neighbor Sandra Allen who lives up the street on Ashland came over and told me she had spoken to the owner at 4000 Tilden about the storage facility Proposal.

The owner told her she had been contacted by the storage Manager and was given an incentive to approve it.

She told Sandra that some people who were contacted were given trips to Hawaii and other incentives.

Sandra asked her what she received and she just said they were satisfied with the offer. She told Sandra it is a done deal.

This seems highly inappropriate!

I was not contacted and I do know they were aware I was not happy with the Project.

It seems they are making offers to get enough consensus so it goes through.

Last year they did say they would

Fix our fences and maybe replace any plants against our fences that's were destroyed by this process.

They never indicated any trips or other incentives to get this past.

Sandra Allen was going to call you with All the details of this information.

Jennifer Jones
2840 Ashland Dr.
9164100099

Max Jones
2770 Ashland

- We all signed onto "nursery" zoning. Why should one get exemption?
- Bad fit for neighborhood. Crime, vandalism, etc.
- Great family " " School, daycare, swim club, etc.
- Storage units filled with peoples personal "stuff" are not "temporary". Forklifts can damage contents of sheds.
- Final plans not known by many
- Previous outgo. like "Amway" sales pitches, replete with shills.

Smith was strictly predator; Dave wanted to "ease" his retirement as he did not need property for nursery as he had property elsewhere now.

Property values will go down and prospects will not want to see houses when they know of RV/BOAT 13⁺ acre enterprise.

- Traffic problems

HOA involvement? Their stewardship?

Long weeds now on lot - do they care?

Traffic at Roseville & Sierra Ct.

Proposed Johnson Ranch Storage Facility

- Monday, August 12, 2019 -- Maidu Community Center Rooms 1 and 2
- 6:30 pm to 8 pm

Welcome

Introduction of the Project—Domum Design

Review of Exhibits

Input and Questions from the Audience

Project Timeline—City of Roseville

Adjourn

How are Zoning Disputes Resolved?

For a small, property-lines-between-neighbors-variety dispute, the typical first step is to file a claim with the city, or other local government. This type of dispute will often call upon the parties involved to resolve the dispute among themselves. If this fails, the local government may then intervene to resolve the matter.

Of course, the neighbors may also file a civil lawsuit to begin with.

Particularly in matters where discrimination of some kind is suspected, this will be more common. Lawsuits are also more common in cases where one party's resources far outweigh the others. An example of this would be a residential homeowner filing a suit against a large commercial retailer next door.

In a zoning lawsuit, the typical remedy is a court injunction ordering one of the parties to cease illegal or unlawful activities (such as illegal dumping or toxic pollution). In many zoning lawsuits, damages awards can be issued if the dispute caused one of the parties to experience economic losses.

Because zoning ordinances can affect entire groups of a local population, many zoning lawsuits are filed as a class action lawsuit.

A zoning change that substantially diminishes an owner's property value, however, may constitute a compensable regulatory taking. This is somewhat different than an eminent domain (condemnation) proceeding because the property is not actually "taken," but a regulation is adopted that diminishes its value. An infinite variety of regulations may affect a property's value.

Representing neighbors in land use cases has its own unique set of problems and issues. Neighbors often have a keen interest in development on adjacent property, but have relatively little input. The courts recognize that the question of neighbors input in rezoning cases is a question of how much influence the neighbors have on other people's property. The courts are especially aware of this issue when it comes to an attack on a rezoning that has been granted by the local government.

Damages experienced from all property owners in the area would include increased traffic, potential for storm water issues, crime threats, and generalized claims that home values will diminish.

Evidence of a 15-20 percent decline in value of a neighbor's adjoining property was sufficient evidence upon which a trial court might find substantial damage to a substantial interest. Thus, the best way to have standing is to have directly adjacent neighbors who can present evidence of potential diminished value from an expert.

Zoning cases are brought against the city or county making the zoning decision.

."All government, of right, originates with the people, is founded upon their will only, and is instituted solely for the good of the whole. Public officers are the trustees and servants of the people and are at all times amenable to them."
public officer.

.

could be considered unfair. The LGA can point out that any such comments will undoubtedly be quoted in the newspaper and in the pleadings if litigation follows. One technique is to suggest to the members that their comments should address only the “magic words” of land use concerns including:

- Traffic
- Adequacy of streets and related facilities
- Parking
- Access- Noise
- Odors
- Dust
- Artificial lighting/glare- Adequate water and sewer facilities
- Storm water management- School facilities
- Parks
- Open space
- Recreation facilities
- Economic development
- Tax revenues
- New jobs
- Retaining existing businesses- Minimizing impacts on nearby properties
- Buffers
- Screening
- Landscaping
- Property values
- Compatible/incompatible uses- Wetlands
- Floodplains

DOCS: Man arrested after 9 pounds of meth found in his storage unit

Posted: 4:29 PM, Apr 18, 2019 **Updated:** 5:16 PM, Apr 18, 2019

BAKERSFIELD, Calif. — A man was arrested on Saturday, April 13, after approximately 9 pounds of meth, firearms and ammunition were found in his storage unit.

According to court documents, detectives searched a storage unit at Derrel's Mini Storage in Southwest Bakersfield and located meth, a loaded .45 caliber semi-automatic handgun, 12 gauge shotgun, .22 caliber rifle, two operable scales, several pieces of packaging material, an electronic money counter, several live rounds of ammunition and evidence linking Steven Castillo to the items.

Castillo was located in South Bakersfield and following a search of his vehicle, detectives found an additional 236 grams of meth and \$3,220.

Man, Nephew Win Meth Lab in Auction for Storage Unit

By [Justin Ray](#)

Published Jul 12, 2015 at 9:09 AM | Updated at 6:20 AM PDT on Jul 13, 2015

A man and his nephew in California got a little more than they expected when they won an auction for an abandoned storage unit.

At Cubesmart in [Rancho Cordova](#), units are auctioned when renters default on them for longer than 45 days, according to [NBC affiliate KCRA](#). Some people buy these units and resell them for a profit.

The two men won one of the units with an \$80 bid, according to the station. However, it contained a box full of hazardous, old-fashioned equipment used to make meth.

Narcotics officers told the station that the material was so toxic, hazmat specialists had to be called out.

560 POUNDS OF METH WORTH \$200M FOUND IN CALIFORNIA STORAGE UNIT

By [WWAY News](#) -

July 28, 2017 12:00 AM



(Photo: Australian Federal Police)

SONOMA COUNTY, Calif. (KRON) — Three men in Australia were arrested in connection with an international drug scheme after 560 pounds of meth was found in a Santa Rosa storage unit.

CRIME

Merced police seeking public's help locating suspect in drug, gun case

MERCED SUN-STAR STAFF

MARCH 29, 2017 02:39 PM, UPDATED MARCH 29, 2017 09:39 PM



Investigators seized an AR-15 rifle Tuesday, along with more than a pound of suspected methamphetamine and five grams of cocaine, according to a statement from the Merced Police Department. MERCED POLICE DEPARTMENT

Investigators seized an AR-15 rifle Tuesday, along with more than a pound of suspected methamphetamine and five grams of cocaine, according to a statement from the Merced Police Department

August 14, 2019

Shelby Vockel

Planner

City of Roseville

RECEIVED

AUG 22 2019

DEVELOPMENT SERVICES

Dear Shelby.

Please count me in as another person against the project between Eureka Village and Courtside. It will

Decrease our home values, be noisy and unsightly. Thanks you



Suzanne Barton

2980 Tilden

August 15, 2019

RECEIVED

AUG 22 2019

Shelby Vockel

311 Vernon St.

Roseville, California

DEVELOPMENT SERVICES

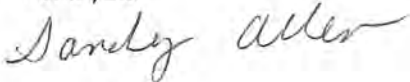
Dear Shelby,

The group planning the RV Storage in Johnson Ranch tells us something different at each meeting. Hours, lights, traffic, fences, landscaping are always different so we do not know what is going on.. We do not want this terrible thing in our neighborhood. Please tell the City Council to vote it down.

And, how did the zoning get changed without the neighbors knowing..

I know they keep telling us that there will not be much traffic (a lie) we won't see the RVs which are 13 ½ feet and a 6 foot will be built... again, we will see those horrible RVs...And, most important, the value of our homes will go down...

Thank you.



Sandy Allen

2780 Ashland Dr

RECEIVED

AUG 22 2019

DEVELOPMENT SERVICES

August 20, 2019

Ms. Shelby Vockel

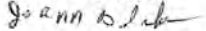
Planning Division

City of Roseville

Dear Ms. Vockel,

The RV storage project on Wringer Dr is a terrible idea. It will be ugly, noisy, dusty and loud during construction and an eyesore after that. There is already plenty of storage in our area making this project unnecessary. Please halt this project.

JoAnn Blake



2781 Ashland Dr.

Roseville, Calif

95661

From: [Jones, Jennifer](#)
To: [Vockel, Shelby](#)
Subject: Johnson Ranch Storage Facility
Date: Thursday, September 5, 2019 8:21:07 AM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Jennifer M. Jones
2840 Ashland Drive
Roseville, California 95661
Email: jenjones45@gmail.com
(916) 791-5562

September 4, 2019

Shelby Vockel
Associate Planner
City of Roseville
Development Services-Planning Division
311 Vernon Street
Roseville, CA 95768

Re: Proposed Johnson Ranch Storage Facility

Dear Ms. Vockel:

I am a resident of the City of Roseville and reside at 2840 Ashland Drive, where I have lived for more than 20 years. My home is on a lot that backs up to the vacant lot that is the proposed location for the Johnson Ranch Storage Facility ("Storage Facility"). I have significant concerns about the proposal to place the Storage Facility at this location for several reasons and believe the Planning Commission should reject the proposal.

By way of background, the vacant lot is behind my home and backs to many other single-family homes in the area. For many years, we were advised that the vacant lot would be used as an overflow nursery for Bushnell's Nursery. The owner of the lot is now proposing to use the lot to build the large-scale Storage Facility, which will have a negative impact on all of the property values of the homes surrounding the area, in addition creating other significant issues for the neighborhood. It will have a significant negative impact on the value of the nearby properties. Indeed, I have been a real estate agent for over 20 years and I know that many buyers would not even consider purchasing a property that is adjacent to such a facility.

The proposed Storage Facility is massive—it will store 347 boat and RV storage spaces and 346 storage units. This will create significant noise and traffic in our neighborhood. It will also be an eyesore for the property owners and other residents. For instance, the RV vehicles that will be stored at the location can be up to 15 feet tall and will be visible from the homes that are adjacent to the lot.

To address concerns about visibility and noise, there is a proposal to install a 6-foot fence. This will be far too low. If the Storage Facility is built on the lot (and it should not be) an 8-foot fence at a minimum is necessary.

September 4, 2019

Page 2

As another effort to address the concerns of homeowners in the area, the owners are proposing to place 15-gallon trees behind the fence that backs to the single-family homes. This too is insufficient. It will take years for the trees to grow to a height that would block some of the unsightly units, RVs and boats. Moreover, this plan is not well considered because there are electrical wires on the property and the height limit for trees in the area is 12 feet.

I am also concerned about the information that has been provided to the homeowners, which is misleading at best. For instance, Ron Smith came to my home and walked my backyard with me and assured me that RVs and boats would not be visible from my property at all. Now that I have had the opportunity to review the proposed plans, I am aware that this is not accurate.

Further, these types of facilities attract criminal activity and are often the locations of theft and fires. There are ample news reports and articles about self-storage units being targets for burglary and vandalism, as well as the use of units for the storage of illegal merchandise or drugs. Placing such a facility next to numerous single-family homes and within walking distance of Johnson Ranch Racquet Club and Excelsior Elementary School is not in the community's best interest.

Storage facilities serve a purpose but they must be located in an appropriate area in the city. Placing the Storage Facility in the proposed location will negatively impact property values, create an eyesore and noise nuisance, and put residents and children in the vicinity of a property that will attract crime. For all of these reasons, I respectfully request that the City refuse to approve the proposed construction of the Johnson Ranch Storage Facility.

Very truly yours,



Jennifer Jones

***Wire Fraud is Real*. Before wiring any money, call the intended recipient at a number you know is valid to confirm the instructions.** Additionally, please note that the sender does not have authority to bind a party to a real estate contract via written or verbal communication.

From: [Jay Reed](#)
To: [Vockel, Shelby](#)
Subject: Johnson Ranch Storage
Date: Saturday, March 28, 2020 8:16:44 AM

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Shelby -

Many Johnson Ranch neighbors are concerned about the notice that the neg dec document regarding Johnson Ranch is “now available” and a public hearing is scheduled.

Isn't this a little tone deaf at the moment? And doesn't it give the impression that the city is trying to force this through its planning process?

A majority of Johnson Ranch neighbors oppose this project for obvious reasons. Certainly I would think that Planning would be open to postponing many of these deadlines until city activity returns back to normal.

Please let me know.

Jay Reed
2942 Nelson Drive
Roseville 95661

From: [Stephen Gilbert](#)
To: [Vockel, Shelby](#)
Subject: Johnson Ranch Storage PL18-0355
Date: Sunday, March 29, 2020 12:41:01 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

I am the owner of the property at 2760 Ashland Drive in Roseville.

I wish to register my vigorous opposition to the proposed self-storage facility to be opened behind my back fence. Currently, we have open space and a nice view. The proposal for years has been that the land be converted to a retail nursery. I'm fine with that. I oppose using a lot in the middle of a residential area for a storage lot. It will be an ugly view and will certainly decrease our property values.

Stephen Gilbert
2760 Ashland Drive, Roseville
408-930-8223
gilbertstg@me.com

From: [Jennifer Jones](#)
To: [Vockel, Shelby](#)
Subject: Johnson Ranch Storage facility
Date: Tuesday, April 14, 2020 7:08:06 PM

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Hi Shelby,

I had submitted a letter a few months ago with my concerns.

I am still very concerned about this proposed project.

Putting this between two home developments is very concerning.

All the storage facilities I have seen there is at least one open side that does not back up to homes.

Another concern is crime that will occur

Between our developments. There will

Not be a person on the property at night to keep a watchful eye. I know there will be lights and as we all know crime somehow happens in these facilities even with someone there.

Without a person it could lead to a lot of crime.

There is a home at 2900 Wringer

That has been for sale for months.

Long before the Coronavirus scare.

The home has had an interested party who backed out when they found out about this proposed project and it still has not sold.

I really see our property values going down as a result of this storage facility.

This will also effect all the homes in these two developments.

I hope we will have a chance to voice our concerns at a meeting in person after the Stay in place ends and just rely on our letters for meeting.

Thank you,

Jennifer Jones

2840 Ashland Drive

916-410-0099

From: [Shannon Allen](#)
To: [Isom, Mike](#)
Cc: [Sandy Allen](#); [Vockel, Shelby](#)
Subject: Re: Johnson Ranch Storage
Date: Monday, April 20, 2020 4:36:31 PM
Attachments: [image001.png](#)

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Mr. Isom -

Thank you for your timely response. I will be sure to submit any comments well before the Planning Commission meeting.

Sincerely,
Shannon Allen

On Mon, Apr 20, 2020 at 4:30 PM Isom, Mike <misom@roseville.ca.us> wrote:

Good Afternoon Ms. Allen,

We typically release and notice the Initial Study/Negative Declaration a minimum of 20 days before the Planning Commission takes action. Given the level of neighborhood interest, we do not intend to schedule this project for a hearing until such time as we can safely allow the public back into the City Council Chambers. Since no action can be taken on the environmental document until the Commission takes action, we've actually extended the review period by default, so no formal action is required. We will accept comments on the IS/ND up until the Planning Commission hearing.

Hopefully this helps to address your concerns.

Best Regards,

Mike Isom, AICP
Development Services Director
Development Services Dept.

o: (916) 774-5527

Civic Center | 311 Vernon Street | Roseville, CA | 95678



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From: Shannon Allen <shannonallen.sa@gmail.com>
Sent: Monday, April 20, 2020 4:18 PM
To: Vockel, Shelby <SVockel@roseville.ca.us>
Cc: Sandy Allen <tennissandy@comcast.net>; Isom, Mike <misom@roseville.ca.us>
Subject: Re: Johnson Ranch Storage

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Dear Shelby Vockel -

In the event that such a request has not already been made, via this email I am requesting that the comment period for the Initial Study/ Draft Mitigated Negative Declaration (IS/MND) for Johnson Ranch Storage extended until at least April 28, 2020. The IS/MND was circulated for a 20 day review beginning on March 24 and ending on April 14, 2020. On March 19, 2020, the Governor of California issued a statewide shelter in place in response to the Covid-19 pandemic. During these unprecedented times, governments and residents alike have been overwhelmed and distracted by literally life altering, evolving information and data. And we have all had to learn/ expand/ revise the ways in which we review and comment and communicate.

In the interest of allowing the decision-makers and the public to be better informed, please extend the review period.

In addition, I don't believe this request will impact the overall project schedule. The City of Roseville has cancelled the last three Planning Commission meetings, so I assume this project is at least one month behind their previous schedule.

Thank you for your consideration,

Shannon Allen

On Mon, Apr 20, 2020 at 11:40 AM Shannon Allen <shannonallen.sa@gmail.com> wrote:

Dear Shelby Vockel -

I have several questions regarding the above noted project:

Given the shelter in place order, and everyone's (city, staff, residents) transition to on-line everything, was the review period for the Initial Study/Mitigated Negative Declaration extended? If yes, to what date?

The Initial Study does not include the project plans or a link to the project plans, and I am not finding them on the City's website. Can you please direct me to the complete application and plan set?

Has the City received any comments on the IS/MND and if yes, please me copies or direct me to where they are posted on-line.

The Notice of Intent notes a tentative hearing date of April 23. I checked the Planning Commission Agenda posted on-line and I don't see this item included. Please confirm that it is not going to be heard this week. Do you have a new date that you are aiming for?

What is the noticing process for the Planning Commission hearing? Specifically how and when are neighbors noticed?

When is the associated staff report posted on-line?

Thank you,

Shannon Allen

From: vaughan@quiknet.com
To: [Vockel, Shelby](#)
Subject: RE: Clarification: Public questions/ comments on MND for SERSP PCL 81 - Johnson Ranch Storage
Date: Monday, May 4, 2020 1:55:51 PM
Attachments: [image001.png](#)

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Thank you Shelby.

Can you tell me again which zoning designation currently allows RV storage?

Scott

On 05/01/2020 03:08 PM, Vockel, Shelby wrote:

Good afternoon Scott,

My response to your comments is in blue below each question. Please let me know if you have any additional comments.

Sincerely,

Shelby Vockel
Associate Planner
Development Services - Planning

o: (916) 746-1347
f: (916) 774-5129

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From: vaughan@quiknet.com <vaughan@quiknet.com>

Sent: Tuesday, April 14, 2020 9:48 PM

To: Vockel, Shelby <SVockel@roseville.ca.us>

Cc: vaughan@quiknet.com

Subject: Clarification: Public questions/ comments on MND for SERSP PCL 81 - Johnson Ranch Storage

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Ms. Vockel,

I wanted to add a clarification to my first point. The point is that the PD240 designation that was set in 1985 was set with only one use in mind. I do not know if the nursery was considered a commercial use in 1985 but it is definitely not the same as a paved 13.5 acre, 340 spot RV, boat and mini-storage facility. The intent at the adoption of the specific plan was that this remain a green belt area not a large scale parking lot. in addition, community commercial and general commercial are defined as:

Community Commercial (CC) District. The Community Commercial district is intended to serve the principal retail shopping needs of the entire community by providing areas for shopping centers, and

other retail and service uses.

General Commercial (GC) District. The General Commercial district is intended to serve the entire community by providing areas for commercial facilities that are more of a service or heavy commercial character than are permitted in the Community Commercial District, and may involve outdoor display, **storage** or activity areas.

As you can see, storage is not generally a community commercial use, it is a general commercial use and as such is not allowed on this parcel. Community commercial serves the local area, 13.5 acres of self storage including 340 RV's, and boat storage spots as well as 100's of storage cubicles is not a local use. It is a general commercial use.

Thanks,

Scott Vaughan

Concerned Citizen

On 04/14/2020 04:58 PM, vaughan@quiknet.com wrote:

Ms. Vockel,

Thank you for taking the time to talk to me about the Mitigated Negative Declaration for the proposed Johnson Ranch Self Storage facility being studied for parcel 81 in the Southeast Specific Plan Area. After reading both the Specific Plan documents, and MND, I have the following questions/comments;

1. While the general plan land use for parcel 81 is Community Commercial (CC), the specific zoning adopted with the SERSP is PD240 (Planned development 240). This zoning has a single allowed

use, a nursery. Retail nurseries are not currently a community commercial use. Self storage is considered a general commercial use and is not consistent with the residential neighborhoods surrounding this parcel.

*Self storage facilities are permitted in Community Commercial zones with the approval of a conditional use permit. The proposed project includes a rezone to amend PD240 to allow a self storage facility with RV and boat storage with the approval of a conditional use permit. A CUP is also requested with the application. Uses that would be permitted or conditionally permitted in the CC zone are consistent with the CC General Plan Land Use designation.

2. The land uses proposed (self storage) is in conflict with the only allowed zoning use for this parcel, a retail nursery, since it can be fairly argued that the nursery is a 100% previous use of the land while the storage facility is close to 90% impervious. As such the hydrology impacts have not been adequately analyzed or address. This can be a significant impact to flooding in the local residential communities as well as stormwater flows.

*An analysis of the site and the proposed drainage system is done through the entitlement review process. The project is reviewed by Engineering to that the project is consistent with City standards, including the City's Stormwater Quality Design Manual. Additionally, the project is not located within a flood zone or floodplain. Development consistent with City standards will have a less than significant impact related to hydrology and water quality.

3. In 1985 with adoption of the SERSP the retail nursery use had not been identified as a commercial use. It can be argued that a retail nursery is an open space use which is why it was specifically defined as the only use allowed in the area between the two blocks of single family residential homes. In fact page 40 of the SERSP notes that "drainage courses and power line easement will establish a strong perception of the separation of urban areas from one another and the inclusion of a prevalent natural environment within the

plan. These will be permanent features of the Plan Area that will come to be identified with this area of the City." It is disingenuous to allow a new use to be added to the specific plan area 35 years after it was adopted by the city. This new use will have significant affects on local home values and residents quality of life since open space has been shown to add to both home values and personal quality of life.

* Retail nurseries are defined as commercial uses in Municipal Code Section 19.08.030. The applicant has the right to request a change in zoning designation for the property, and the Municipal Code provides procedures and findings to allow such a modification. The action is discretionary, and the hearing authority will be required to make findings when considering whether to approve or disapprove the project request.

4. Requesting a new allowed usage is a general plan amendment since it alters allowed land uses within this zoning district and would require separate noticing and public comment. If for this project only, then the city is granting the developer a special privilege in violation of CEQA and city ordinances. This is a self-induced amendment since this grants the property owner privileges not afforded to others within the zoning district. PD240 was created to insure that only a nursery was built. That land use was established in 1985 and has been in place for 35 years.

*The project does not meet the criteria for a General Plan Amendment, as the General Plan identifies the site as a CC land use designation. The proposed zoning amendment is consistent with the existing General Plan designation; therefore, no amendment is required. Appropriate noticing and public comment opportunities for the project will be sent to neighbors within a 300 foot radius of the project site, as well as anyone who requests to be added to the mailing list. Section 19.86.020 of the Municipal Code allows a property owner or owners of a parcel to be affected by an amendment of the Zoning Map to initiate a Rezone application.

Respectfully,

Scott Vaughan

From: [Jennifer Jones](#)
To: [Vockel, Shelby](#)
Subject: Fwd: Neighbor Letter for Compensation
Date: Tuesday, May 19, 2020 1:43:00 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Hi Shelby,

As you know I am not in favor of this but
Some of his ideas will not make a consistent wall of coverage if we get stuck with this project.
He is offering incentives and the one is the trees behind our fence.
He is saying I can have trees on my side or their side.
We can also get money and plant what we want.
With each owner doing a variety of things we will not get an even wall of protection.
If I pick trees on their side on my property and another neighbor next door wants plants on the homeowners side there is no nice wall of trees to continue to block. One home could have trees on the homeowners side and next door the trees are on the storage property. This idea seems so strange even looking from their side.

Jennifer Jones
2840 Ashland Drive
Roseville, Ca. 95661
916-410-0099

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

From: **ron smith** <ronsmithllc@gmail.com>
Date: Tue, May 19, 2020 at 11:18 AM
Subject: Neighbor Letter for Compensation
To: <nojon@aol.com>, JILL SANCHEZ <jillcsanchez@comcast.net>, Jennifer Jones <jenjones45@gmail.com>, Scott Mains <scott_mains@yahoo.com>, Diane James <dijames8@gmail.com>, Pam Leyte <pam_leyte@yahoo.com>, Sharon <sgaeb@surewest.net>, <dvd_amick@yahoo.com>, <bluenylw@aol.com>, <hawkp11@yahoo.com>, <paulchampman99@gmail.com>, Ashlee Sullivan <ashlee@sundancedg.com>

Dear Neighbor,

Thanks for the support you have shown over the last two years. This is a long process. Also, we are in receipt of many of your letters of support. Thanks for the confidence, we will not let you down.

There has been some talk about what I have offered those that back up to the property. I was told

that I had offered car washes all the way to trips to Hawaii. I would love to go to Hawaii too, but that was never said. I have been consistent from the start. Here is what I will give each of the residence that back up to the property as they are the most affected by our development.

- Each resident will receive a \$2,500 landscape credit, or cash. This will offset some of the changes to the backyards. You can do whatever you want with the money (even go to Hawaii if you want)
- I will provide all the car washes at Quick Quack that any of you need while the grading is taking place. It will be a bit dusty and that is the least I can do.
- We will be installing an 8 ft high solid fence. You have the option to have us remove your fence and connect the side yard fences to the new fence or you can just leave your old fence up.
- We will also accommodate to the best of our ability each property owner with regards to grading. If we are able to help smooth out your backyards, or landscape areas, we will do it.
- We are also providing a “screen” of trees to block the view of our project. The tress that will be used can be planted on your side of the fence, or on our side. You decide. Another option would be to give you a credit for the trees if you would like to have something else planted as a screen.

I know change is always hard. I don't mean to upend your lives; however, I do believe our project is the best option for the property.

If you have any questions please fell free to call me or my assistant, Ashlee at:

Ron 916-257-0802

Ashlee 916-747-9929

Thank you,
Ron Smith

--

Ron Smith
[5701 Lonetree Blvd #102](#)
[Rocklin, CA 95765](#)
916-257-0802

From: [Quan, Anna](#)
To: [Vockel, Shelby](#)
Subject: Letter from resident
Date: Friday, May 22, 2020 4:12:11 PM
Attachments: [image001.png](#)
[Johnson Ranch opposition letter.pdf](#)

Hi Shelby,

You received a letter regarding Johnson Storage project. Please see the attachment.

The letter sender is Sandra Allen, who lives at 2780 Ashland Drive, Roseville, 95661.

Given that I have the benefit of seeing the paper, here is my transcription:

Dear Shelby,

The house on Wringer with a completely redone kitchen and beautiful hardwood floor just sold for \$530,000.

That house has been for sale for about 6 months. There was one offer months ago but when the people found out about the RV project, they withdrew the offer.

Ron Smith says the project will not devalue our homes – he is wrong!! That house has consistently sold for \$555,000.

Vote no on that project. It will be ugly, noisy, dusty and definitely devalue our neighborhood.

Sandy Allen

Best,

Anna Quan

Assistant Planner

Development Services Dept.

o: (916) 774-5258

f: (916) 774-5129

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May 20, 202

Shelby Vochel,

Dear Shelby,

The house on Wrenja with a completely redone kitchen and beautiful hardwood floors just sold for \$ 530,000.

That house has been for sale for about 6 months - There was one offer months ago but when the people paid out about the R.V. project, they withdrew the offer.

Ron Smith says the project will not devalue our homes - He is wrong!! That house has consistently sold for \$ 555.0

Vote no on that project. It will be ugly, noisy, dusty and definitely devalue our neighborhood.

Dandy Allen

From: [suzanne barton](#)
To: [Vockel, Shelby](#)
Subject: Storage Facility between Courtside and Eureka Village
Date: Saturday, May 23, 2020 2:41:40 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

My name is Suzanne Barton and I live at 2980 Tilden Drive in Courtside. I find the possible building of this facility very disturbing for several reasons:

Devaluation of our Property
Increased traffic
Crime
Homeless

It has been proven that there is much more crime in situations such as this and one never knows what people will keep in these storage sheds.

In other words, I AM AGAINST this project.

Thank you for your time.

From: nardifam@surewest.net
To: [Vockel, Shelby](#)
Subject: Project in Johnson Ranch East Roseville and Sierra College
Date: Monday, May 25, 2020 1:50:40 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Vockel,

I am sending you a brief message in regards to the empty space on Sierra College and E. Roseville Pkwy.,

where they want to start a project of Storage Space and RV's.

I DO NOT not want this project.

Thank you, Gary Nardi

From: [Heather Clemmer](#)
To: [Vockel, Shelby](#)
Subject: Storage Facility Rezone
Date: Tuesday, May 26, 2020 8:06:20 AM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Shelby,

I am writing to voice my concerns regarding the potential rezoning of the lot off of E. Roseville Parkway. I live at 2821 Ashland Drive. When my husband and I purchased our home over 3 years ago we made sure to verify what the lot was zoned for. We would not have purchased our home knowing it could be a storage facility. We liked the fact that is zoned to be a nursery and would never have purchased this home if we knew it would be a storage facility.

I have spoken with realtors and we are very aware that having a storage facility in this space will lower our home value significantly. I am also worried about added traffic to East Roseville parkway and added noise to our neighborhood. Having a storage facility of this size will not doubt add crime to our area. Also having vehicles and units stored under the power line makes me deeply concerned about safety.

I have attended every meeting and voiced my opinions. We are very against the Rezoning of this property. Please let me know if you have any questions.

Thank you,

Heather Clemmer

From: [Pam Leyte](#)
To: [Vockel, Shelby](#)
Subject: Development for field behind my house
Date: Wednesday, June 3, 2020 12:18:46 PM

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Hello Shelby. I hope you're doing well. I've called your office a couple times, but thought I'd send a message, since you're probably not working from the office at this time.

I just have a couple questions regarding the field, and have listed them below:

1. I'd like to confirm how far back from my property the wall will be built. I know during several of our meetings, different numbers have been discussed. A couple of my neighbors have asked me this question, and I wasn't sure of the answer.
2. If I choose to have the wall connected to my side fences, is Ron's property considered an easement? What do they use to connect my fences to their wall? I only ask, because one of mine is newer, and the other is very old .
3. I'd like to know if people who are 'for' the development have sent you messages. I know the neighbors 'against' it, are going door to door getting signatures, and they don't even back up to the field. I made very clear to them why I'm 'for' it.
4. Will the signage for the entrance be very clear? I only ask, because the neighbors that wanted my signature, said their fear is people won't know where to enter the facility, so they'll come into our neighborhood on Wringer, looking for it.
5. Do you have any idea when this all gets presented to the City?

Thank you so much!

Have a great day, Pam

On Monday, May 18, 2020, 03:04:30 PM PDT, Vockel, Shelby <svockel@roseville.ca.us> wrote:

Good afternoon Pam,

Thank you for your comments. This letter will be added to the project record and be made available with the staff report.

Sincerely,

Shelby Vockel

Associate Planner
Development Services - Planning
o: (916) 746-1347
f: (916) 774-5129
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-----Original Message-----

From: Pam Leyte <pam_leyte@yahoo.com>
Sent: Monday, May 18, 2020 3:01 PM
To: Vockel, Shelby <SVockel@roseville.ca.us>
Cc: Ron Smith <ronsmithllc@gmail.com>
Subject: Development for field behind my house

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

I'd like you to know I am completely 'FOR' the proposal to change the zoning that would allow Ron Smith to develop storage units.
PLEASE APPROVE the rezoning so it can be developed for the storage facility.

I am the original homeowner at 4070 Tilden Drive, and my backyard backs up to the field. Because I back up to the field, I believe all of us that do, are the most impacted, and therefore should have MORE WEIGHT when it comes to our votes. Neighbors not backing up to it, DO NOT have to deal with the issues we have.

Listed below are a few of my reasons for voting 'FOR' it:

1. Since I've lived here (24 years), I've had to hire a pest control company (Neighborly Pest) to service my house/yard every 5 to 6 weeks.
2. I constantly have many spiders, rats, mice, skunks and sometimes raccoons. I've had to have rat traps in my garage and all around my backyard all these years.
3. Every year the weeds grow very high and dry out becoming a fire hazard, and they only get mowed under once a year. Unfortunately, most of us have old wooden fences backing up to it.
4. There are many homeless people who live there off and on. Recently the police had enough complaints to make them leave, but most likely they'll be back. It seems that when the brick wall is built, it will alleviate the problem, and this would also help the city.
5. I may be wrong, but I don't think it will drop the value of my home, as some of the neighbors think; I think the power lines are more of an influence regarding the value.
6. I know some of the neighbors would prefer to keep it zoned 'as is' and have a nursery distribution center there. First and foremost, most of those neighbors DO NOT back up to the field. Many years ago I lived behind one in the bay area, and there was lots of activity with noisy fork lifts and trucks. Again, those of us that back up to it would hear all those activities, whereas the other neighbors would not.

Regards,

Pam Leyte 916-781-2634
4070 Tilden Drive (Courtside)

Shelby Vockel
Associate Planner- Development Services
311 Vernon Street
Roseville, CA 95768

Dear Ms. Vockel,

I am writing to you today to express my opinion that the City of Roseville should not approve the proposed development SERSP PCL 81 Johnson Ranch Storage (File # PL18-0355. Developer: Ron Smith, Praxis Properties. (916) 257-0802, ronsmithllc@gmail.com

The requested rezoning by the applicant directly contradicts the zoning and intended use plans set forth in the Southeast Roseville Specific Plan. (SERSP) This parcel is zoned for a Community Commercial use with a PD240 overlay: retail or wholesale nursery only. That use aligns with section 4.1 of the SERSP referencing Open Space.

“The largest categories of open space in the Plan Area are natural stream courses, landscaped corridors along arterial and collector streets, and open space within the powerline easement. ...


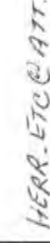



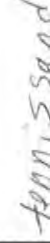
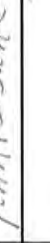



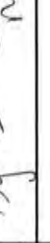

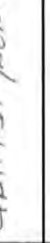
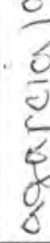
*The linear open space areas will be a dominant feature of the urban setting in the Plan Area when it is fully developed. **The drainage courses and powerline easement will establish a strong perception of the separation of urban areas from one another, and the inclusion of a prevalent natural environment within the Plan.** These will be permanent features of the Plan Area that will come to be identified with this area of the City.”*













Section 4.2 of the SERSP notes that *“approximately 16 acres at the corner of East Roseville Parkway and Sierra College Boulevard is intended for use as a plant nursery.”*


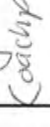


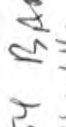
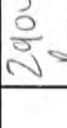



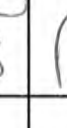


Retail nursery is consistent with open space use and this intended use was disclosed when we purchased our homes. Self- storage is zoned as a general commercial use and is not consistent with nor welcome in the residential neighborhoods surrounding this parcel. CC& R’s in our neighborhoods preclude us from parking more than 1 automobile in our driveways and. RV’s and boats are not allowed to be parked overnight within the neighborhoods, yet this proposal would allow precisely that eyesore that the CC& R’s are in place to prevent.



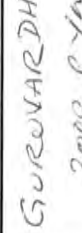


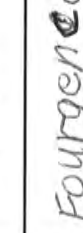
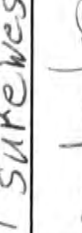
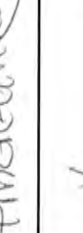
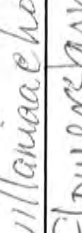


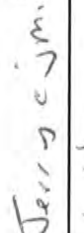
I respectfully request that the City Council does not approve this self-serving variance on the part of the developer. The many homeowners within the Eureka Village and Courtside neighborhoods should not have to suffer either the loss of their property value or the blight of 345 RV/boat spaces and over 300 storage units that this development would bring to the open space between the two neighborhoods.

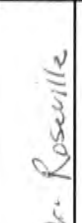
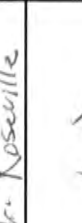
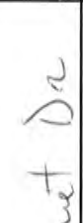









On behalf of the neighbors signed below;

Name (Printed)	Signature	Address	Email Address
1 Doug Herrenschmidt		2790 ASHLAND DRIVE	HERR.ETC@ATT.NET
2 Ruth Herrenschmidt William M Jones Kathleen R. Jones	  	2770 Ashland Dr	krjones56@aol.com
3 Sandy ALLEN		2780 Ashland	jenissandy Allen
4 Joanne Blake		2781 Ashland Dr.	
5 Tim & Sheylee Washburn		2751 Ashland Dr.	tsgr_t.m@comcast.net
6 GRANT SNYDER		2900 Wainner Dr	GRANTSNYDER72@GMAIL.COM
7 Angela Garcia		3002 Nelson Dr	agarcia1995@me.com
8 Paul R Bendik		2832 BARNETT DR	PRBenden1@yahoo.ca
9 Stephanie Kempf		2721 Ashland	hempst@surenvest.net
10 Gabriela E Morales		2711 Ashland Drive	gmorales0522@igmail.com gmorales@financialassociation.com
11 John T. Loe		2731 Ashland Drive	
12 Rosemar Talavera		2810 Ashland Dr	talavera_7@bctmail.com

	Name (Printed)	Signature	Address	Email Address
13	Ara Reyes		2850 Ashland	AREYES J.P. II @gmail.com
14	Jennifer Jones		2810 Adland	jnjones15@ gmail.com
15	Noah Montgomery		2919 Baret Dr	noah-montgomery @hotmail.com
16	Charles Moss		2905 Barret Dr.	cadiz195@AOL.COM
17	Erin Smith		2811 Ashland Dr	nicole.koch007@gmail.com
18	Travis Canner		2821 Ashland Dr.	tracemur@gmail.com
19	Henri Nakreini		120 Miller Ct.	henrin@Surrewest.net
20	Scott Pinney		130 Miller Ct	pinneyhome@gmail.com
21	JEFFREY EDGAR		110 MILLER CT	JEFFREYEDGAR@ MYBLUELIGHT.COM
22	Daron Anderson		121 Miller Ct	
23	Elizabeth Anderson		121 Miller Ct.	
24	ANDREW STOUT		2801 ASHLAND DR. ROSEVILLE, CA 95661	astout101@gmail.com

Name (Printed)	Signature	Address	Email Address
25 Deepika Appajodu		2954 Barret Dr Roseville CA 95661	deepikashaan@gmail.com
26 Mark Plank		2885 Barret Drive Roseville 95661	coachplank@hotmail.com
27 Shelley Plank		2885 Barret Dr. Roseville 95661	william72@comcast.net
28 Huy Nguyen		2845 BARRET DR. ROSEVILLE, CA 95661	jessmarineweb@comcast.net
29 Jeff Mamma		2854 Barret Dr Roseville, CA 95661	brown37802000@yahoo.com
30 Scott Brown		2904 Barret Dr. Roseville, Ca 95661	lisa.nollette@gmail.com
31 Lisa Nollette		2931 Winger Dr Roseville, CA 95661	kbraccia@yahoo.com
32 Alysia Nollette		2953 Nelson Dr. Roseville, CA 95661	C155884E@global.net
33 Keith Braccialini		2981 Courtside Dr. Roseville 95661	
34 Enka Braccialini		2760 Ashland Roseville 95661	
35 Wendy Lynn Stout		2800 Ashland Dr Roseville Ca	
36 Brian Linde		2913 Nelson Drive Roseville, CA 95661	

Name (Printed)	Signature	Address	Email Address
37 Daniel Singletau		2933 Nelson Dr Roseville CA 95661	DISTUG71@gmail.com
38 JAYKED		8942 Nelson Dr Roseville, 95661	
39 GURVARDHAN PASTOR DCA	916-622-7269 	2952 NELSON DR ROSEVILLE, 95661	GURVARDHAN 2000 C Yahoo Com
40 Jeff Weidman		2963 Nelson Dr Roseville, CA 95661	
41 Diane Hemphill		2973 Nelson Dr Roseville	Ddoc@surewest.net
42 Linda Massoni		2982 Nelson Dr. Roseville, CA 95661	Fourgenca@ surewest.net
43 Ernst Deader		2993 Nelson Dr Roseville CA 95661	andcenter@yahoo.com
44 Mary Villama		2804 Barrett Dr	villama@hotmail.com
45 Wilayra Rando		2814 Barrett Dr.	Flowersgymulethe @yahoo.com
46 BUCE HER		2895 Barrett Dr	BKSRR@AOL.com
47 J. Miller		2921 Barrett Dr.	Jerryscsmiller@yahoo.com
48 Nick Baldwin		2915 Barrett Dr	nbalwin48@yahoo.com

Name (Printed)	Signature	Address	Email Address
49 EVANGELINA FERNANDEZ		2864 Barrett Dr. Roseville	Begelbegel1@yahoo.com
50 John Anthony		2855 Barnett Dr	janthony55@gmail.com
51 Michael Anthony		2855 Barrett Dr. Roseville	michaelanthony88@gmail.com
52 KENNETH McFARLANE		2844 Barrett Dr	916780-0345
53 TERRY & ANNE SMITH		2901 Winger Drive	annsmith@southwest.net
54 Glen & Debra Neisen		2950 Knicker Dr	
55 JENNIFER & SCOTT WOODLAND		2951 WINGER DR	Swoodland@insynconline.net
56 Selva Selvamohan		2940 Winger Dr.	selvamohan2000@yahoo.com
57 Shanna Nollette		2922 Nelson Dr.	snollette@aol.com
58 Bob Luo Bob Luo		2960t Nelson Dr	bob_luo@yahoo.com
59 Dennis May BILL MONTAGUE		2771 ASHLAND RD	916 212-5624 Bill.0942@yahoo.com
60 Mark Anderson		2870 Ashland Dr	awidqu14@yahoo.com

	Name (Printed)	Signature	Address	Email Address
62	MAUZILIO A. CRUZ		3894 BARRET DR	ANTHONYCRUZ06@YAHOO.COM
63	VICTORIA NORVELLA	V Norve	2865 BARRET	vnoriega@miami.edu
64	LAMILIS GARRETT		3013 NELSON DRIVE	LAMILIS.GARRETT@GMAIL.COM
65	BETTYE J. FRANKLIN JACKSON		1101 ASHLAND DRIVE	

From: [Vockel, Shelby](#)
To: [Doug Herrenschmidt](#)
Subject: RE: Eureka Village RV/Boat Storage (Rezone)
Date: Wednesday, June 10, 2020 2:44:00 PM

Thank you, Doug.
-Shelby

From: Doug Herrenschmidt <herr_etc@att.net>
Sent: Wednesday, June 10, 2020 2:27 PM
To: Vockel, Shelby <SVockel@roseville.ca.us>
Subject: Re: Eureka Village RV/Boat Storage (Rezone)

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

FYI, the sixteen EV doors that didn't answer. I knocked on those doors 3 different times over a three week period.
Obviously they just want to be left alone!
The CS neighbors who are keeping their neighbors informed told me 85-90% of their neighbors are oppose to a rezone.
Those numbers from both EV and CS speak volumes.
Both the EV and CS homeowners voiced to me that they feel a 345 RV-Boat parking lot/storage facility is not compatible for our neighborhood.
The majority of homeowners stated that the greenbelt should stay zoned for a nursery.
Others mentioned that if it is going to be rezoned it should ONLY be zoned for a vineyard or a solar panel farm.

Sent from my iPhone

On Jun 10, 2020, at 11:23 AM, Vockel, Shelby <SVockel@roseville.ca.us> wrote:

Good morning Doug,

Thank you for your letter. I have added the letter and petition to the project record, and it will be published in the staff report. Please let me know if you have any additional comments and questions.

Sincerely,

Shelby Vockel
Associate Planner
Development Services - Planning
o: (916) 746-1347

f: (916) 774-5129

Working together to build a quality community.

<image001.png>

Civic Center | 311 Vernon Street | Roseville, CA | 95678

<image002.jpg>

<image003.jpg>

<image004.jpg>

<image005.jpg>

<image006.jpg>

<image007.jpg>

From: Herrenschmidts <herr_etc@att.net>

Sent: Tuesday, June 9, 2020 8:21 PM

To: Vockel, Shelby <SVockel@roseville.ca.us>

Cc: Allard, John <JAllard@roseville.ca.us>; Bernasconi, Krista

<KBernasconi@roseville.ca.us>; Alvord, Scott <SAlvord@roseville.ca.us>; Roccucci,

Pauline <PRoccucci@roseville.ca.us>; Houdesheldt, Bruce

<BHoudesheldt@roseville.ca.us>; Planning External <PlanningDivision@roseville.ca.us>

Subject: Eureka Village RV/Boat Storage (Rezone)

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Hi Shelby,

Attached please find a letter and petition to not rezone "*approximately 16 acres at the corner of East Roseville Parkway and Sierra College Blvd.*" The 16 acres of open space is sandwiched between 22 homes in 2 neighborhoods: Courtyard and Eureka Village in the Johnson Ranch Community.

The attached signatures are from Eureka Village households where there are 87 homes in the neighborhood:

- **63 households are against the rezone for the RV/Boat Parking Lot/Storage Facility**
- **4 households are in favor of the rezone**
- **16 households did not answer the door**
- **4 households are undecided**

Total equal 89% of the Eureka Village households **DO NOT** want the 16 acres to be rezoned.

Regards,

Doug Herrenschmidt

Eureka Village Resident

Shelby Vockel
Associate Planner- Development Services
311 Vernon Street
Roseville, CA 95768

Dear Ms. Vockel,

I am writing to you today to express my opinion that the City of Roseville should not approve the proposed development SERSP PCL 81 Johnson Ranch Storage (File # PL18-0355. Developer: Ron Smith, Praxis Properties. (916) 257-0802, ronsmithllc@gmail.com

The requested rezoning by the applicant directly contradicts the zoning and intended use plans set forth in the Southeast Roseville Specific Plan. (SERSP) This parcel is zoned for a Community Commercial use with a PD240 overlay: retail or wholesale nursery only. That use aligns with section 4.1 of the SERSP referencing Open Space.

“The largest categories of open space in the Plan Area are natural stream courses, landscaped corridors along arterial and collector streets, and open space within the powerline easement. ...

*The linear open space areas will be a dominant feature of the urban setting in the Plan Area when it is fully developed. **The drainage courses and powerline easement will establish a strong perception of the separation of urban areas from one another, and the inclusion of a prevalent natural environment within the Plan.** These will be permanent features of the Plan Area that will come to be identified with this area of the City.”*

Section 4.2 of the SERSP notes that *“approximately 16 acres at the corner of East Roseville Parkway and Sierra College Boulevard is intended for use as a plant nursery.”*

Retail nursery is consistent with open space use and this intended use was disclosed when we purchased our homes. Self-storage is zoned as a general commercial use and is not consistent with nor welcome in the residential neighborhoods surrounding this parcel. CC& R's in our neighborhoods preclude us from parking more than 1 automobile in our driveways and RV's and boats are not allowed to be parked overnight within the neighborhoods, yet this proposal would allow precisely that eyesore that the CC& R's are in place to prevent.

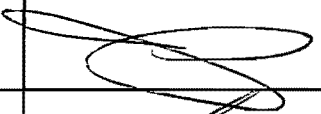



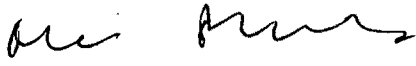
I respectfully request that the City Council does not approve this self-serving variance on the part of the developer. The many homeowners within the Eureka Village and Courtside neighborhoods should not have to suffer either the loss of their property value or the blight of 345 RV/boat spaces and over 300 storage units that this development would bring to the open space between the two neighborhoods.

On behalf of the homeowners signed below;

*Anna Fletcher
Constance J. Fletcher*

*2991 Courtside Dr.
Roseville, CA 95768*

62	David Art	<i>David Art</i>	5000 Tilden Dr	dauid/art@yahoo.com
63	Lisa Green	<i>Lisa Green</i>	2960 Courtside Dr	lkgreen78@gmail.com
64	Julie Carpio	<i>Julie Carpio</i>	2980 Courtside Dr	jgreen1519@gmail.com
65	Andrea Sweetnam	<i>Andrea Sweetnam</i>	2990 Courtside Dr.	AndreaKBlank@gmail.com
66	JOE ELIE	<i>JOE ELIE</i>	101 ARTHUR CT	JOSEPH ELIE101@GMAIL.COM
67	Georgi Georgiev	<i>Georgi Georgiev</i>	3040 Courtside Dr	
68	Paul MATHIS	<i>Paul MATHIS</i>	3720 Courtside DR	MATHIS020@gmail.com
69	Jeannette Kamalski	<i>Jeannette Kamalski</i>	2791 Courtside Dr.	Kamalski;en@yahoo.com
70	Greg Evans	<i>Greg Evans</i>	2921 Courtside Dr	egregsvott7@gmail.com
71	Carrie Martinez	<i>Carrie Martinez</i>	509 Kramer Ct.	carriemartinez12@yahoo.com
72	Emily Helms	<i>Emily Helms</i>	517 Kramer CT.	eminemilly@hotmail.com

	Name (Printed)	Signature	Address	Email Address
73	Jeanine MISIRI		716 Newcombe Ct.	jeanineewatt@gmail.com
74	GREGORY HAY		708 Newcombe Ct.	MREGGHA7@GMAIL.COM
75	Leon CASABON		301 LAVER GT	Leon@CASABON.COM
76	Sandy Allen	Sandy Allen	2780 Ashland	tennissandy c.comcast.net
77	Carl Cantfield	Carl Comfield	2910 Courtside Dr	ccpropipe@sbcglobal.net
78	Susan Caffery	Susan J	2506 Winger Dr	trawandswe2@ hotmail hotmail.com
79	Henry TG CAFFERY		2506 Winger Dr	
80	Katherine Chen	Katherine Chen	2931 Courtside Dr.	katherinecyl@gmail.com
81	Julie Philips	Julie Philips	5040 Tilden Dr.	lasolla.jr@gmail.com
82	KURT PHILIPS		5040 Tilden Dr	kurtjuls@surewest.net
83	Helena Letunic	Helena Letunic	4061 Tilden Drive	hpieretti@gmail.com
84				

From: [Bitter, Greg](#)
To: [Vockel, Shelby](#)
Cc: [Ogden, Derek](#)
Subject: FW: Opposition to Proposed Development
Date: Monday, June 15, 2020 9:15:59 AM
Attachments: [image001.png](#)

Gregory W. Bitter, AICP

Planning Manager

Development Services Dept.- Planning Division

o: (916) 774-5294

f: (916) 774-5129

Working together to build a quality community.

Civic Center | 311 Vernon Street | Roseville, CA | 95678



From: Houdesheldt, Bruce <BHoudesheldt@roseville.ca.us>
Sent: Sunday, June 14, 2020 4:58 PM
To: Susan Caffery <travandsue2@hotmail.com>
Cc: Bitter, Greg <GBitter@roseville.ca.us>
Subject: RE: Opposition to Proposed Development

Thank you for sharing your views with me.

I have shared this with the Planning Director, as this item is not currently before the Roseville City Council.

Bruce Houdesheldt

City Councilmember

Mobile: (916) 365-5863

Civic Center | 311 Vernon Street | Roseville, CA | 95678



From: Susan Caffery <travandsue2@hotmail.com>
Sent: Saturday, June 13, 2020 2:07 PM
To: Houdesheldt, Bruce <BHoudesheldt@roseville.ca.us>
Subject: Opposition to Proposed Development

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Councilman Bruce Houdesheldt,
Roseville City Council
311 Vernon Street
Roseville, CA 95768

Dear Councilman Houdesheldt,

I am writing to you today to express my opinion that the City of Roseville should not approve the proposed development SERSP PCL 81 Johnson Ranch Storage (File # PL18-0355). Developer: Ron Smith, Praxis Properties. (916) 257-0802, ronsmithllc@gmail.com
The requested rezoning by the applicant directly contradicts the zoning and intended use plans set forth in the Southeast Roseville Specific Plan. (SERSP) This parcel is zoned for a Community Commercial use with a PD240 overlay: retail or wholesale nursery only. That use aligns with section 4.1 of the SERSP referencing Open Space.

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*The linear open space areas will be a dominant feature of the urban setting in the Plan Area when it is fully developed. **The drainage courses and powerline easement will establish a strong perception of the separation of urban areas from one another, and the inclusion of a prevalent natural environment within the Plan.** These will be permanent features of the Plan Area that will come to be identified with this area of the City.”*

Section 4.2 of the SERSP notes that “*approximately 16 acres at the corner of East Roseville Parkway and Sierra College Boulevard is intended for use as a plant nursery.*”

Retail nursery is consistent with open space use and this intended use was disclosed when we purchased our homes. Self-storage is zoned as a general commercial use and is not consistent with nor welcome in the residential neighborhoods surrounding this parcel. CC& R's in our neighborhoods preclude us from parking more than 1 automobile in our driveways and. RV's and boats are not allowed to be parked overnight within the neighborhoods, yet this proposal would allow precisely that eyesore that the CC& R's are in place to prevent.

I respectfully request that the City Council does not approve this self-serving variance on the part of the developer. The many homeowners within the Eureka Village and Courtside neighborhoods should not have to suffer either the loss of their property value or the blight of 345 RV/boat spaces and over 300 storage units that this development would bring to the open space between the two neighborhoods. Eureka Village has submitted a similar survey specific to that neighborhood in a separate email. For Courtside Village, our numbers represent 68 of the 146 homes in the development. Of those homes that we were able to contact, 82.4% of homeowners were opposed to this development, 8.8% of homeowners were in favor of the

development and 8.8% were undecided or neutral about the development. A review of the Google maps for this parcel will show you that this proposed storage unit would be set directly between two residential neighborhoods. No other storage facilities within the City of Roseville are directly surrounded by residential neighborhoods and the proposed use in this location would be completely inconsistent with the surrounding land use.

Susan Caffery- Courtside Village

On behalf of the homeowners signed below;

From: [JJ Stiff](#)
To: [Vockel, Shelby](#)
Subject: Re: SERSP PCL 81 - Johnson Rance Storage, File #PL18-0355
Date: Thursday, July 9, 2020 10:21:28 AM
Attachments: [Bushnell 20200709.pdf](#)

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Shelby-

My name is JJ Stiff. I live at 2913 Nelson Drive. I believe I have an interest in the decision making process for what is to become of 1851 E. Roseville Pw, but I am not sure.

I am certainly concerned about "Recreational Vehicle Storage" because I have a difficult time to understand how this would not lead to recreation vehicle usage. I am sure there is language in the plan to convey such a restriction but, again, I have difficulty understanding how it can be enforced. I am mostly concerned about increased foot traffic leading to increased theft and vandalism; but this may just be unfounded paranoia.

Do you have examples in neighboring communities where RV storage is currently approved? I would like to evaluate these sites by touring on foot or by bike, if possible? But, it would be most helpful if you could direct me where these locations might be.

I would like to attend the public hearing on July 23.

Somehow I received this notice today from a neighbor, even though the publish date is marked for tomorrow? (See attached) Did the owner already change? Is Bushnell no longer the owner of this property? Is Dennis Spangler Trust, et al the titled owner to this property?

Is the IS/MND for this project available for review? How do I obtain a copy?

I understand there is a park in the vicinity of this property. Can you please confirm this existence of this park. I see no entrance from Roseville Parkway. How does one enter this park? I learned this information while in a board meeting for Johnson Ranch Community with manager Jennifer Richardson; but because we are doing the remote meetings, I was not able to see the map, so I do not know where exactly this park is located.

Thank you very much for any information you can provide.

-JJ

- JJ Stiff
- jjstiff@hotmail.com
- <http://jjsland.com>

From: [Leah Koukol](#)
To: [Vockel, Shelby](#)
Subject: Project SERSP PCL 81- Johnson Ranch Storage
Date: Friday, July 10, 2020 2:59:27 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Hi Shelby,

I've previously communicated with you regarding the proposed storage facility referenced in the subject line. I am writing to express that I remain opposed to it, as are many residents in the Courtside neighborhood. I am attaching a street view photo from the GPS in my vehicle that clearly demonstrates this project will just be plopped down in the middle of two residential neighborhoods and is not at all consistent with the surrounding land use, nor zoned for this type of project. The photo highlights the field in pink and clearly shows that this area of Southeast Roseville is primarily residential. Filling in that 13-acre field with a storage unit and boat and RV/parking will be a significant eyesore. I understand the developer would like to change the zoning, but in this case, I believe changing the zoning only serves to line the developer's pockets while detracting from the home values of the two neighborhoods immediately impacted.

I'd also like to express my concern that the city plans to hold a public hearing in the midst of a worsening pandemic. I expect significant attendance at the hearing from homeowners opposing the project. A public hearing at this point in time seems completely inconsistent with public health guidance on how to mitigate the spread of COVID-19. I do believe the community is best served when all interested homeowners can physically be present for the public hearing but respectfully request that it be held at a later date when it is safe to do so.

Thank you,

Leah Koukol
916-365-5922

From: [Vockel, Shelby](#)
To: [JJ Stiff](#)
Subject: RE: SERSP PCL 81 - Johnson Rance Storage, File #PL18-0355
Date: Thursday, July 16, 2020 11:52:00 AM
Attachments: [image001.png](#)
[image009.png](#)
[image002.png](#)

Hello JJ,

Thank you for following up. I wanted to make sure I adequately addressed all of your questions and comments.

- “ I am certainly concerned about “Recreational Vehicle Storage” because I have a difficult time to understand how this would not lead to recreation vehicle usage. I am sure there is language in the plan to convey such a restriction but, again, I have difficulty understanding how it can be enforced. I am mostly concerned about increased foot traffic leading to increased theft and vandalism...”

Here is the draft condition of approval recommended by staff regarding restrictions on the use:

1. The following uses or activities are prohibited in personal storage facilities:

- a) Automotive repair which includes, but is not limited to, auto body and paint shop facilities.
- b) Practice facilities for musical bands.
- c) Wood, metal, or other working shops whether for business or hobby.
- d) Office and other business uses, except for the office for the facility and the storage of personal belongings.
- e) Living quarters for human habitation or the keeping of animal life.
- f) Storage of hazardous materials as listed in Title 8, California Code of Regulations, Section 5194 as amended, or its successor section or statute.
 - i) Rental agreements shall contain language prohibiting the storage of hazardous materials as outlined above.
 - ii) The operator of the facility shall maintain a copy of said section and ensure compliance with these regulations.

The site will also be surrounded by fences and masonry walls, with gated access. The nature of the use is not conducive to pedestrian activity, and most access to the site will be vehicular. Additionally, the applicant has provided an exhibit showing the presence of a security monitoring system.

- “Do you have examples in neighboring communities where RV storage is currently approved? I would like to evaluate these sites by touring on foot or by bike, if possible? But, it would be most helpful if you could direct me where these locations might be.”

I created this list using Google maps, so it is possible there may be other facilities. They include DR Storage, Green Valley Storage, Folsom RV and Boat Storage, Roseville RV Storage, Westpark Storage, Placer RV Storage, and Treelake Storage.

- “I would like to attend the public hearing on July 23.”

Due to the updated state restrictions for gathering, the in-person Planning Commission meeting has been canceled. A new public notice will be recirculated for the next hearing date, August 13.

- “Somehow I received this notice today from a neighbor, even though the publish date is marked for tomorrow? (See attached) Did the owner already change? Is Bushnell no longer the owner of this property? Is Dennis Spangler Trust, et al the titled owner to this property?”

I set the publication date for the date I expected the notice to be published, but the administrative staff sent it out earlier than I expected. Dennis Spangler Trust is the owner of the property.

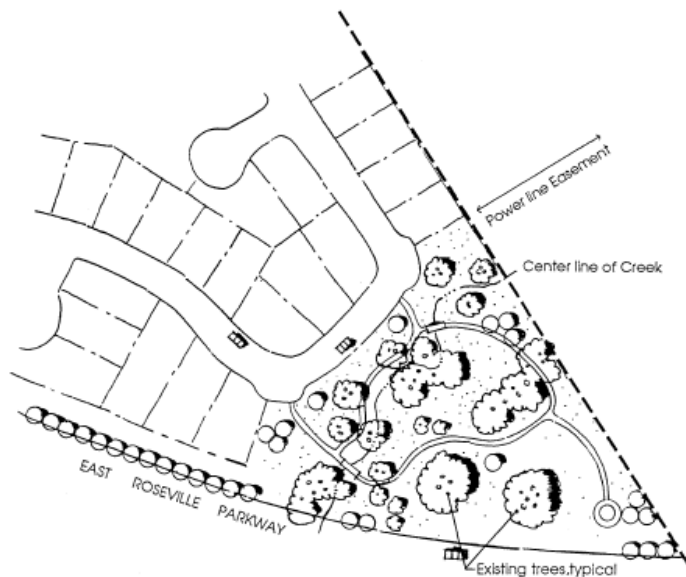
- “Is the IS/MND for this project available for review? How do I obtain a copy?”

The Mitigated Negative Declaration may be reviewed online at:

<https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=8774505>. You can also find the webpage via the City of Roseville website, www.roseville.ca.us, and use the page subheadings to navigate to Government> Departments & Divisions> Development Services> Planning> Environmental Documents & Public Notices> Private Development Projects (see link for Johnson Ranch Storage).

- “I understand there is a park in the vicinity of this property. Can you please confirm this existence of this park. I see no entrance from Roseville Parkway. How does one enter this park? I learned this information while in a board meeting for Johnson Ranch Community with manager Jennifer Richardson; but because we are doing the remote meetings, I was not able to see the map, so I do not know where exactly this park is located.”

The parcel you indicated was intended as a neighborhood park in the Specific Plan (adopted in the late 1980’s), servicing the neighborhood north and east of East Roseville Parkway and west of Sierra College Bl. According to the Specific Plan, the park would provide a tot lot, a picnic area, a rest/seating area, and its main function is to preserve the oak woodland setting. Our parcel settings indicate that the site is a “park preserve”, and I am unaware of any plans to move forward with development of this park.



Area: 3.75 acres Parcel 62

Parkway Grove Park is a neighborhood park serving the neighborhood north and east of the East Roseville Parkway and west of Sierra College Boulevard. A prominent feature of the park is a small grove of oak trees along a minor drainage area.

The park provides a small tot lot, a picnic area, a rest/seating area, and serves to protect the oak woodland setting.

- “What authority does the Johnson Ranch Community Home Owners Association have in regard to this development proposal?”

The City welcomes input from the surrounding HOAs as well as the community; however, the HOA is not a government entity and does not have any approval/denial authority for land development projects.

- “ I have the IS/MND provided by Doug H. I see that this document essentially finds no significant negative impact to the environment or community in regard to the construction and perceived operation of the facility. Is this a correct understanding of this document?”

That is correct. The Mitigated Negative Declaration finds that, with appropriate mitigation in the event of unanticipated discovery of cultural/paleontological/tribal cultural resources, impacts to the environment are less than significant per the California Environmental Quality Act.

Please let me know if you have any additional questions.
Sincerely,

Shelby Vockel

Associate Planner

Development Services - Planning

o: (916) 746-1347

f: (916) 774-5129

Working together to build a quality community.

Civic Center | 311 Vernon Street | Roseville, CA | 95678



From: JJ Stiff <jjstiff@hotmail.com>

Sent: Thursday, July 16, 2020 10:40 AM

To: Vockel, Shelby <SVockel@roseville.ca.us>

Subject: RE: SERSP PCL 81 - Johnson Rance Storage, File #PL18-0355

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Shelby-

I want to nudge you again on these inquiries.

I have the IS/MND provided by Doug H. I see that this document essentially finds no significant negative impact to the environment or community in regard to the construction and perceived operation of the facility. Is this a correct understanding of this document?

Do you have any information about the Open Space. Does the City of Roseville have any plan for this open space? What are the options here? Might it be advantageous to utilize the same heavy equipment to groom the open space while the main project commences?

I feel like I see clearly the open space well defined in the IS/MND.

What authority might JR Comm have in regard to any decision on this proposed zone change. I understand JR Comm receives payment from the property owner in the form of "HOA dues". From the City's perspective or other legal perspective, does this relationship bear any consequence to the decision to be made? Let me know if I should be asking this to somebody else..

Thank you for any assistance.

-JJ

- JJ Stiff

- jjstiff@hotmail.com

- <http://jjsland.com>

From: [Vockel, Shelby](#)

Sent: Tuesday, July 14, 2020 1:23 PM

To: [JJ Stiff](#)

Subject: RE: SERSP PCL 81 - Johnson Rance Storage, File #PL18-0355

Good afternoon JJ,

Thank you for your email. I apologize for the delayed response...I was on vacation until this morning, so I am still catching up. I will do my best to respond to your inquiry by the end of today, but it may be tomorrow morning.

Sincerely,

Shelby Vockel

Associate Planner

Development Services - Planning

o: (916) 746-1347

f: (916) 774-5129

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From: JJ Stiff <jjstiff@hotmail.com>

Sent: Tuesday, July 14, 2020 1:18 PM

To: Vockel, Shelby <SVockel@roseville.ca.us>

Subject: RE: SERSP PCL 81 - Johnson Rance Storage, File #PL18-0355

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Shelby. I am following up with you on this and the phone call I made today.

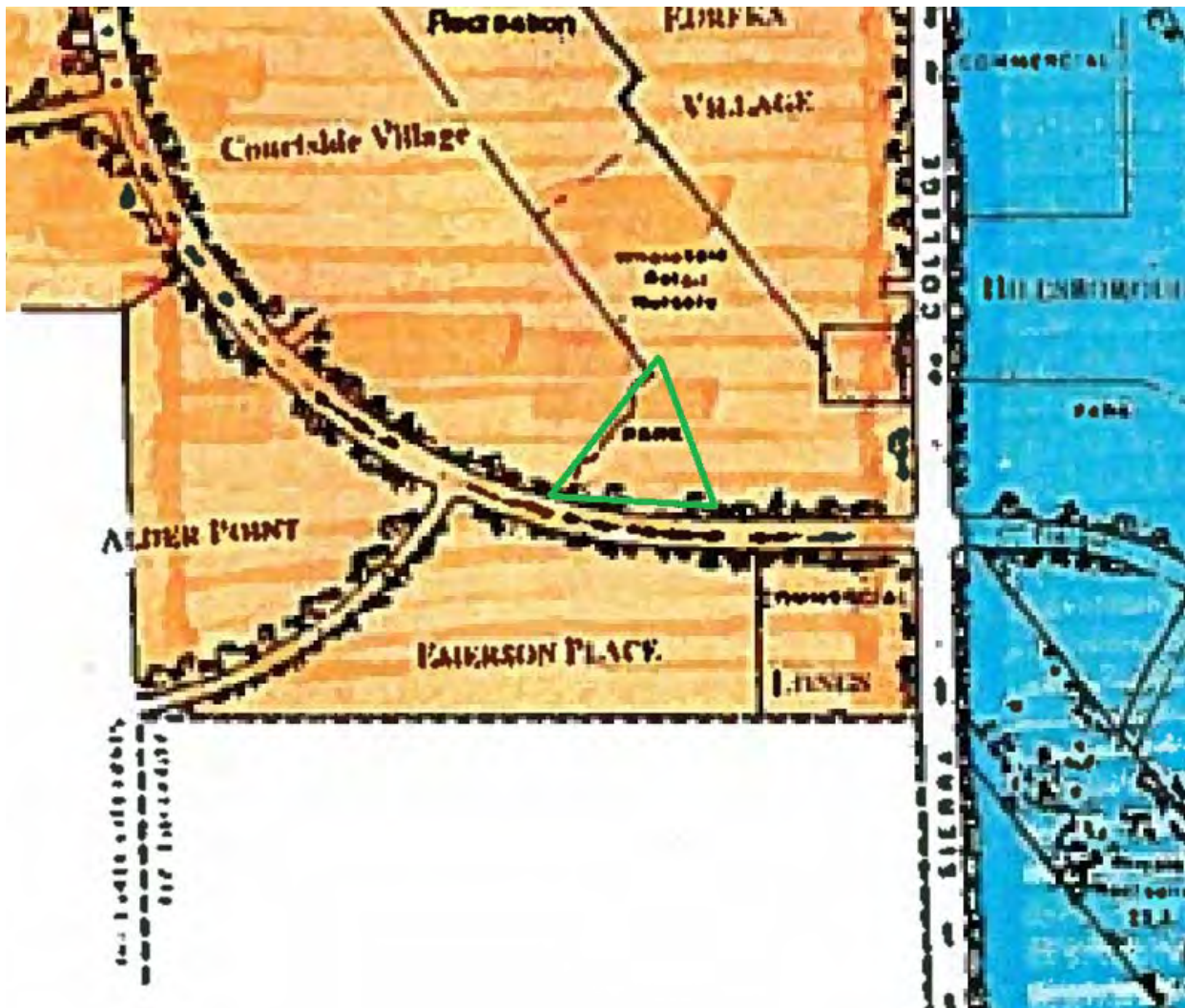
My name is JJ Stiff. (650) 279-4287 at 2913 Nelson Drive in Eureka Village.

Johnson Ranch Community has a board meeting this Thursday at 4pm hosted on Zoom. I would like to inquire about the Board's position in regard to SERSP PCL 81 – Johnson Ranch Storage, File #PL18-0335

What authority does the Johnson Ranch Community Home Owners Association have in regard to this development proposal?

I called you today to inquire about the “park” in the vicinity of this project.

Jennifer Richardson of Johnson Ranch Management provided me an image which I cropped to highlight the “park”. Can you confirm or deny the existence of this “park”. I know of no valid “entrance” to such a park. But Jennifer asserts that this is a park owned by the City of Roseville. Does the City have any purpose or plan for this “park”? I would like this to be a consideration in regard to PL18-0335.



Do you have a copy of the IS/MND for this project? Or how may I obtain this document?

Thank you for your help,

-JJ

- JJ Stiff
- jjstiff@hotmail.com
- <http://jjsland.com>

From: [JJ Stiff](#)
Sent: Thursday, July 9, 2020 10:21 AM
To: svockel@roseville.ca.us
Subject: Re: SERSP PCL 81 - Johnson Rance Storage, File #PL18-0355

Shelby-

My name is JJ Stiff. I live at 2913 Nelson Drive. I believe I have an interest in the decision making process for what is to become of 1851 E. Roseville Pw, but I am not sure.

I am certainly concerned about "Recreational Vehicle Storage" because I have a difficult time to understand how this would not lead to recreation vehicle usage. I am sure there is language in the plan to convey such a restriction but, again, I have difficulty understanding how it can be enforced. I am mostly concerned about increased foot traffic leading to increased theft and

vandalism; but this may just be unfounded paranoia.

Do you have examples in neighboring communities where RV storage is currently approved? I would like to evaluate these sites by touring on foot or by bike, if possible? But, it would be most helpful if you could direct me where these locations might be. I would like to attend the public hearing on July 23.

Somehow I received this notice today from a neighbor, even though the publish date is marked for tomorrow? (See attached) Did the owner already change? Is Bushnell no longer the owner of this property? Is Dennis Spangler Trust, et al the titled owner to this property?

Is the IS/MND for this project available for review? How do I obtain a copy?

I understand there is a park in the vicinity of this property. Can you please confirm this existence of this park. I see no entrance from Roseville Parkway. How does one enter this park? I learned this information while in a board meeting for Johnson Ranch Community with manager Jennifer Richardson; but because we are doing the remote meetings, I was not able to see the map, so I do not know where exactly this park is located.

Thank you very much for any information you can provide.

-JJ

- JJ Stiff

- jjstiff@hotmail.com

- <http://jjsland.com>

From: [Cyndee Reed](#)
To: [Vockel, Shelby](#)
Subject: RE: SERSP PCL 81 - Johnson Ranch Storage/File PL 18-0355
Date: Wednesday, July 22, 2020 12:01:08 PM
Attachments: [image003.png](#)

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Ms Vockel,

I am a Homeowner in Eureka Village. As you are aware, part of our neighborhood backs up the property proposed for the Johnson Ranch Storage complex. I am against the property zoning change that could allow this structure to be built at this site. Research has proven that these businesses are not compatible to residential neighborhoods. I vote No.

I want my negative response to be included with the documents submitted by Eureka Village and any other person/entity that does not want this zoning change to happen. If I need to do anything besides send this message to you, please let me know.

Thank you.

Cyndee Reed Van Hooser

Sunshine

Secretary

Sierra Thunder H.O.G. Chapter 4058

Sponsored by Harley Davidson of Rocklin

916.791.4443 landline



July 26, 2020

Shelby Vockel
Associate Planner - Development Services
311 Vernon Street
Roseville, CA 95768

Dear Ms Vockel,

Since I won't be able to go to the virtual meeting, I feel I need to express my opinion of the Johnson Ranch Storage that is proposed right behind my house. I believe it is not in the best interest of either my family, Johnson Ranch, nor Roseville. There are multiple reasons, but today I am writing you just about a few of my concerns.

I have been told that there is nothing I can do about this project, and that it will happen, but I want to know I at least tried to warn you about what could happen sometime during the next ten years. I understand that the city would like revenue, but in the end I believe it will cost the city and its great reputation dearly.

As you know groups of people have been destroying property in the United States. I taught Severely Emotionally Disturbed Children in San Francisco, and I know what they are capable of. I'm not so concerned about the citizens who live in Roseville, but I am concerned about those who come from Sacramento and beyond to store things in the middle of a beautiful safe community and pick up their RV's on their way to Lake Tahoe. The tiniest inconvenience can trigger some people to do violent things, and disturbed individuals are quite often involved in unfortunate behaviors.

I have talked to a policemen and FBI agent who are familiar with storage areas, and I hope you have too. They don't wish to become involved, and I can't blame them. Evidently, many of the people who store things for long periods have time are, as the FBI agent told me, "Ne'er-do-wells."

Our HOA is concerned about the expense of lawsuits, and they feel that their hands are tied. While I understand how they feel, this is just another hindrance in stopping this catastrophe.

Here is a picture of what I think is approximately 100 RV's and Boats that are stored. It's hard for me to imagine over 300.



Twenty thousand (20,000) RV fires occur annually. Half of all RV fires occur while vehicles are stationary. Thirty-five percent (35%) are caused by electrical shorts and faulty wiring. Propane leaks, animals building nests close to equipment that gets hot are a couple of other situations that cause the fires.

The following are a several fires that occurred at RV storage areas:

At Big Bear Lake, CA there was probably a propane tank that exploded and caused the fire.



There was a person found dead in an RV fire at a storage facility in Fort Worth.



For some the boating season was over before it started, at Colony Lake storage in Lewisville.



A fire near Fred Marquis Pinella's Trail that probably started from a Norcold refrigerator. It took out 35 motorhomes, boats, and cars. The wind didn't help either. There's a new rule there that all refrigerators must be turned off.



Lots of explosions were heard in Concord, as the RV's burned in storage.



I have other concerns also, but I'll address those at a different time.

Thank you for taking the time to review a few of the problems I found. I just hope and pray that Roseville doesn't think they are helping their citizens, when it will actually will harm not only those in the immediate vicinity, but those in the rest of the area as well.

Sincerely,

Kathleen R. Jones
2770 Ashland Drive
Roseville, CA 95661

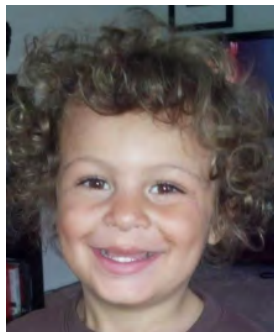
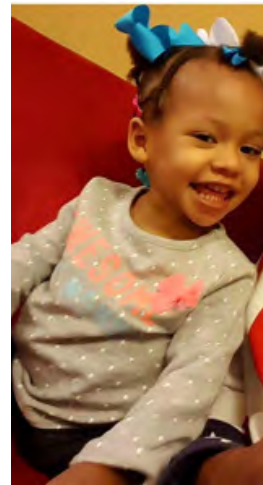
July 28, 2020

Shelby Vockel
Associate Planner - Development Services
311 Vernon Street
Roseville, CA 95768

Dear Ms Vockel,

This is my second letter about the concerns I have about the proposed Johnson Ranch Storage. The first dealt with the large number of fires that occur when RV's are stored. Today I am speaking about bodies found and drugs.

Here is a picture of a 5-year-old whose body was found in a Sacramento Storage Unit.



This is a picture of a seven-year-old boy who was found dead in a Denver storage unit. Drugs were detected in his body.

I actually knew a person who overdosed and died in a storage area. I doubt there was even an article in the newspaper about it.

Police in Victorville, CA found a meth lab in a storage unit next door to a school. I wonder if meth labs would be interested in coming next to Johnson Ranch Racquet Club which is directly across from Excelsior school in Roseville.



Thank you for taking the time to read this,

Kathleen R. Jones
2770 Ashland Drive
Roseville CA 95661

P.S. By the way, the weeds in the lot have become extremely high. Perhaps it is because there is new ownership. Some California counties would insist that they be cut. I know my cousin had to, and it was not easy for her.

From: [Diane James](#)
To: [Vockel, Shelby](#)
Subject: Re: Johnson Ranch Storage Project
Date: Wednesday, July 29, 2020 3:06:20 PM

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This should do it!

Thanks!

Diane

On Wed, Jul 29, 2020 at 12:41 PM Diane James <dijames8@gmail.com> wrote:

Hi Shelby,

We have spoken a few times regarding the proposed Johnson Ranch Storage Project.

As a homeowner on the perimeter of this proposed project at 4080 Tilden Drive, I'd like to express my husband's and my complete disapproval of the project. It's honestly unsettling to believe that our City would even consider placing something like this project right in the middle of the combined homeowner properties in Courtside and Eureka Village.

For anyone to believe this project will have no adverse bearing on our property values is mistaken and possibly being influenced by promises of incentives by the developer. It will certainly enrich the developer while deflating the values we hold close in our communities. Never would any of us who are reasonably weighing the value as opposed to all of the risks excitedly be in favor of this proposal.

As seniors who have at least been able to retreat to the safety of our backyard in the middle of a pandemic crisis, I further cannot see how a busy construction and beyond environment is safe or even slightly feasible. Scientists and doctors are constantly discovering the "unknowns" regarding transmission of the virus. Why would anyone want to take a chance and increase exposure?

We hope the City will see how negative approving this project will be and respectfully request the Commission's disapproval.

Thank you,

Diane and Wayman James

July 30,2020

Shelby Vockel
Associate Planner - Development Services
311 Vernon Street
Roseville, CA 95788

Dear Ms Vockel,

This is my third letter concerning the proposed Johnson Ranch Storage. The first, was about the large fires that occur when RV's are stored; the second, dealt with the bodies found and drugs; today, I am writing about about the storage of` stolen merchandise and human trafficking.

Given all the looting that has occurred in businesses around the country, I'm sure you have concerns as well. Even though I know you are probably aware of these recent nearby occurrences in Sacramento, Roseville, and Fresno, I will refresh your memory as well as expressing my concerns.

Following these pictures and articles is a concern a woman who is a product property manager has about human trafficking.

Sacramento sheriff's deputies seize \$25,000 of stolen Disney merchandise, arrest suspect

BY VINCENT MOLESKI
JULY 12, 2020 01:02 PM



Woman Attempting To 'OfferUp' Stolen Baseball Equipment Arrested In Roseville, Police Say

March 5, 2020 at 5:30 pm

Filed Under:[Roseville News](#)

ROSEVILLE (CBS13) — A woman arrested in Roseville is being accused of making arrangements to sell stolen baseball equipment through the mobile app OfferUp, authorities said.

The Roseville Police Department said on Thursday that officers received a call from a local baseball league claiming someone cut the locks to their storage bins and moved the bins to a separate location.

While attempting to move the bins back to their original location, league staff spotted Andrea Barnes, 38, of Sacramento, arriving at the scene with an unknown individual, police said.

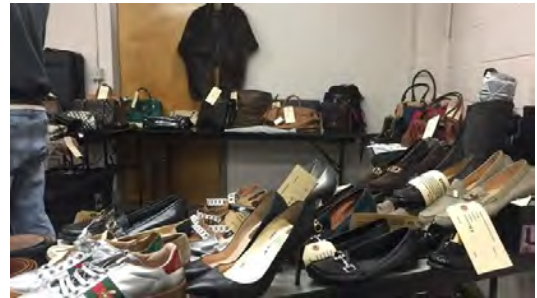
Roseville PD said Barnes acted suspiciously and became combative with the staff. Barnes attempted to flee but was stopped and detained by responding Roseville officers.

Officers determined through questioning that Barnes had made arrangements to sell the items on the mobile app OfferUp and was meeting with the buyer to complete the sale.

Roseville police said Barnes faces charges of conspiracy to commit a crime, possession of ID theft information, and possession of drug paraphernalia.

\$1 million in stolen property recovered in Fresno County

by Stephen HawkinsFriday, March 20th 2020



- **Self-storage and human trafficking**

2 April 2020, 02:21 PM

I saw a [really disturbing story](#) on my local news the other day about human trafficking and child rape happening at a storage facility - actually BY a facility manager. Really disgusted me and got me thinking about human trafficking and self storage in general, and how our industry may unfortunately be part of this horrible underworld.

-
- Does anyone here work with local law enforcement to stay vigilant against these types of local crimes? We've all heard the self storage crime horror stories,

but sexual abuse of a child is especially heinous. Gas station managers, for example, typically work with law enforcement to watch for suspicious behavior to try to help victims of human trafficking and make their business a "no go" space for traffickers.

-
- What can we do as an industry to fight back against this? I'd love to hear positive stories about how owners are working to put a stop to this.

JANA HAECHERL

-
- Product Marketing Manager I | Nokē® Smart Entry
- 135 Janus International Blvd. | Temple, GA 30179
- M: 404-623-8451
- **JanusIntl.com**

Ms. Vockel, I hadn't even thought of human trafficking, but it is a concern. It's doubtful every RV and storage unit will be inspected upon arrival at the site.

Also, it is very obvious that thieves would find the location in the middle of Johnson Ranch a really great place to store stolen items. Given the most recent activity in our country, I would give serious thought before allowing a larger number of these experiences to come to our community.

Thank you for letting our voices be heard.

Sincerely,
Kathleen R. Jones
2770 Ashland Drive
Roseville, CA 95661

From: [Public Comment](#)
To: [Vockel, Shelby](#); [Ogden, Derek](#)
Subject: FW: Johnson ranch storage project
Date: Tuesday, August 4, 2020 11:21:44 AM
Attachments: [image001.png](#)
[image002.jpg](#)
[image003.jpg](#)
[image004.jpg](#)
[image005.jpg](#)
[image006.jpg](#)
[image007.jpg](#)

FYI

Gregory W. Bitter, AICP

Planning Manager

Development Services Dept.- Planning Division

o: (916) 774-5294

f: (916) 774-5129

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From: Susan Caffery <travandsue2@hotmail.com>
Sent: Sunday, August 2, 2020 10:14 PM
To: Public Comment <publiccomment@roseville.ca.us>
Subject: Johnson ranch storage project

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

I am formally notifying that I stand against this proposed development. When i purchased my home I was told this land was only zoned for a commercial nursery grow. I understand that a nursery can be placed on the property however this land should not be developed as a storage facility. This land sits between 2 neighborhoods and a storage unit does not belong here. The land owners bought the property knowing the zoning. It is not fair to our community to develop this eyesore just to line the pockets of developers. We have submitted signed letters from our neighbors who stand in opposition to this project. Susan Caffery

Get [Outlook for Android](#)

From: [Shannon Allen](#)
To: [Vockel, Shelby](#)
Cc: [Sandy Allen](#)
Subject: Comments on Johnson Ranch Storage
Date: Monday, August 3, 2020 8:52:40 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Ms. Vockel:

Below please find my comments on the proposed project and the associated Initial Study. Thank you in advance for addressing these in any associated staff report and providing this letter to the decision makers. As detailed below, the proposed use must be denied and the Initial Study is inadequate.

Comments on the Project

The proposed storage use is not compatible with the adjacent residential uses; this is the wrong use for the site, and this project must be denied.

- The proposed storage is a commercial, auto oriented use. We are used to seeing these uses along freeways or in light industrial areas. They are not placed adjacent to residential uses.
- This site has a 200 foot frontage along E. Roseville Parkway but extends 1,400 feet along residential uses. The vast majority of the site is in proximity to residential uses, not commercial uses.
- The residential neighborhoods adjacent to the site include restrictions on outdoor parking and storage. If it is not appropriate within a neighborhood on a street or in a driveway, it is not appropriate in the effected back yards.
- The site is undeveloped and includes natural drainage areas on the southern half of the site, adjacent to open space. With a conceptual grading exhibit, where topography ends and the site boundaries and no drainage or utility plan, it is not possible to see how the run off from the increase of approximately 310,000 square feet (7 acres) of impervious surface will be collected, directed or treated, or would not result in flooding of rear yards.
- The proposed hours of operation of the facility are between the hours of 6:00 a.m. and 9:00 p.m. are not appropriate. For reference, Excelsior School opens at 8:45 a.m., and the medical office at 1891 East Roseville Parkway opens at 8:30.

Comments on the Initial Study

One of the basic purposes of CEQA is to inform the decision makers and the public about potential environmental effects. This document fails that test and for the reasons should not be certified. Without adequate CEQA documentation, the project cannot be approved.

Project Description

The project description is inadequate. It does not describe how the project will operate – hours of operation, staff levels, estimated duration of storage of RV or boats, estimated access to storage building. Is the site open to the public, or are RV/boats moved by staff? What is the frequency and volume of movement within the site, and do the vehicles have safety beeping when they back up? There is no

information on the security systems or protocols. The project description does not include a site plan, cross sections, or landscape plan.

There is no information on construction or maintenance of the site. The project description does not include a grading plan, drainage plan, construction management plan, or description of how the site will be maintained given the dust and oil that will surely accumulate. For a site with natural drainage areas and protected wetlands on one end, and a residential road and area on the other – where will construction staging take place, where will off-haul and deliveries be directed and where will construction workers park. Without this information, neither the decision makers nor the public can fully understand the project or its potential impacts.

Issue Topics

Geology and Soils, Grading, from the Initial Study:

The grading permit is reviewed for compliance with the City's Improvement Standards, including the provision of proper drainage, appropriate dust control, and erosion control measures. Grading and erosion control measures will be incorporated into the required grading plans and improvement plans. Therefore, the impacts associated with disruption, displacement, and compaction of soils associated with the project are less than significant.

Without an understanding of the control measures, either explicitly in the CEQA document, or linked to materials on the City's website, it is not possible to know the impacts of grading at this scale in proximity to residential uses.

Hazardous Materials: While the potential hazardous material on the site are commonly used in both residential and commercial applications, it is not at this scale of approximately 34 RVs or boats, and not across 13 acres. Addition information and analysis is need to reach a conclusion for this issue topic.

Hydrology and Water Quality, Drainage. From the Initial Study:

The project has been reviewed by City Engineering staff for conformance with City ordinances and standards. The project includes adequate and appropriate facilities to ensure no net increase in the amount or rate of stormwater runoff from the site, and which will adequately convey stormwater flows.

Without a drainage plan, either explicitly in the CEQA document, or linked to materials on the City's website, and without an understanding of the City's standards, it is not possible to know the water quality and drainage impacts of a project of this scale, on currently undeveloped land.

Noise. From the Initial Study:

...Fixed noise sources are defined as noises that come from a specified area, while moving noise sources are from transportation facilities (roadway noise, train noise, etc.); the proposed project will generate fixed noise. For the self-storage, the units are a single-story and the nearest unit will be approximately 150 feet from the residential property line to the west. As discussed in the setting, self-storage facilities are not a substantial noise-generating source. It is also noted that access to the site will be access-restricted to storage unit customers, with the applicant proposing hours to the facility to between the hours of 6 A.M. to 9 P.M. The hours of operation for the front office are proposed to be between the hours of 8:30 A.M. and 6:00 P.M. As the site is already anticipated for a commercial use at the time of Specific Plan adoption,

noise impacts are less than significant.

A project that includes hundreds of storage units and RV/boat storage spaces will generate both “fixed noise” and noise from moving sources. The Initial Study needs to include information on the operation of the site and vehicle noise (volume and back-up beeping).

As a new Initial Study, the analysis must be calculated based on existing conditions, which is an undeveloped site, not a previously approved commercial use. Even if it were appropriate to compare it to the previously approved use (a nursery), there is no information on the noise/operation assumptions for that use nor for the proposed use, so it is not possible to conduct an analysis and reach a conclusion. When developing the needed information to conduct the analysis, be sure to include the 6:00 a.m. opening time, which has a lower decibel standard.

The Initial Study notes “When conducted during daytime hours, construction activities are exempt from Noise Ordinance standards, but the standards do apply to construction occurring during nighttime hours”. As a public information document, the Initial Study should include a construction schedule (daily hours and estimated length of time) and a draft construction management plan.

Utilities and Service Systems, Storm Water Drainage. The Initial Study provide no information on the amount of run-off that will result from the paving of this site, how it will be treated, where systems on the site will be located and where it will connect to the existing systems off-site. With adjacent residential and public open space uses, as well as wetlands and drainage areas on site, one must know this information to conduct analysis and reach conclusions. Without this information it is not possible to conclude that there are “no additional substantial impacts specific or particular to the minor infrastructure improvements”.

Sincerely,

Shannon Allen

August 4, 2020

Shelby Vockel
Associate Planner -Development Services
311 Vernon Street
Roseville, CA 95788 Sear Ms Vockel

Dear Ms Vockel,

This is my fourth and final letter concerning the proposed Johnson Ranch Storage. The first, was about the large fires that can occur when RV's are stored; the second, dealt with bodies found and drugs; the third was about the storage of stolen merchandise and human trafficking. Today is my fourth and final letter. I'll be discussing, though not with much detail my concerns about guns, pest control, batteries, and portable storage units.

Guns Signs Encourage Disturbed Individuals



As you know there are far more guns purchased now than ever before. I have given material to you on gun storage last year. In review, I believe signs like this would inspire contrary minded people (those who willfully disobey signs such as “keep off the grass”), as were those emotionally disturbed children I taught in San Francisco.

Pest Control

Next, pests are a problem in storage facilities, and maintenance would be mandatory, but would it be done properly?



Battery Storage

Then, there is a picture and a portion of an article by

STORAGECafé®

. It's



..... All in all, putting batteries in self-storage is not generally recommended, even when a storage facility might in theory allow it. Dangers exist, and the cost and/or inconvenience of alleviating those dangers can be more than it's worth. Also, people are often not in an alert frame of mind when they start to rent a locker, being in the middle of moving, downsizing, or perhaps facing

some other difficulty, so they may not address the potential problems of storing batteries. Also, folk often store things for longer than they planned, so a laptop or even a car—complete with battery—gets left until corrosion sets in.....

Portable Storage Units

After that, there is the discussion about over 200 portable storage units. I am told by you, that at least for now, the storage units won't leave the premises. Could this be just one more step before zoning allows them to be delivered and returned from homes? Maybe it is like my husband and I were told when we bought the property that flowers were going to be grown in the back field. It was only the economy that was preventing it from happening then. Now we are told by the owner that there would be chemicals in the air if that was done, and it would be terrible.



X 100 + not stacked

be without this project.

I know there are experts that believe my home would be worth significantly less than it would

Again, in the long run I believe it would be very unfortunate for Roseville as well as myself to place a storage area right in the middle of a beautiful middle class

community. What would this say to those who are thinking of moving and investing in Roseville? How responsible is City of Roseville?

Some of the homeowners in Johnson Ranch believe that they might as well give up fighting, there is nothing they can do about it. Some have decided to focus on their family, but they are still deeply concerned.

Thank you for thinking about the total impact of such a change especially in light of the recent activity in the United States. I'm sure you agree, this should not be done. Investors are not the only ones who are affected by this project, but homeowners and the City of Roseville as well.

Sincerely,

Kathleen R. Jones
2770 Ashland Drive
Roseville, CA 95661

From: [Karen Peak](#)
To: [Vockel, Shelby](#)
Subject: Proposed Johnson Ranch Storage Facility
Date: Monday, August 3, 2020 10:09:14 AM

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We wanted to voice our strong opposition to the proposed storage facility planned for the open field between the Courtside and Eureka Village neighborhoods. We are very concerned about its effect on our property value and the traffic in our quiet neighborhood.

This is not an appropriate project for our quiet residential area. Please consider our concerns at the commission hearing in August.

Thanks,

David and Karen Peak
2951 Courtside Drive
Roseville, CA 95661

August 4, 2020

Shelby Vockel
Associate Planner -Development Services
311 Vernon Street
Roseville, CA 95788 Sear Ms Vockel

Dear Ms Vockel,

This is my fourth and final letter concerning the proposed Johnson Ranch Storage. The first, was about the large fires that can occur when RV's are stored; the second, dealt with bodies found and drugs; the third was about the storage of stolen merchandise and human trafficking. Today is my fourth and final letter. I'll be discussing, though not with much detail my concerns about guns, pest control, batteries, and portable storage units.

Guns Signs Encourage Disturbed Individuals



As you know there are far more guns purchased now than ever before. I have given material to you on gun storage last year. In review, I believe signs like this would inspire contrary minded people (those who willfully disobey signs such as “keep off the grass”), as were those emotionally disturbed children I taught in San Francisco.

Pest Control

Next, pests are a problem in storage facilities, and maintenance would be mandatory, but would it be done properly?



Battery Storage

Then, there is a picture and a portion of an article by

STORAGECafe® . It's



..... All in all, putting batteries in self-storage is not generally recommended, even when a storage facility might in theory allow it. Dangers exist, and the cost and/or inconvenience of alleviating those dangers can be more than it's worth. Also, people are often not in an alert frame of mind when they start to rent a locker, being in the middle of moving, downsizing, or perhaps facing

some other difficulty, so they may not address the potential problems of storing batteries. Also, folk often store things for longer than they planned, so a laptop or even a car—complete with battery—gets left until corrosion sets in.....

Portable Storage Units

After that, there is the discussion about over 200 portable storage units. I am told by you, that at least for now, the storage units won't leave the premises. Could this be just one more step before zoning allows them to be delivered and returned from homes? Maybe it is like my husband and I were told when we bought the property that flowers were going to be grown in the back field. It was only the economy that was preventing it from happening then. Now we are told by the owner that there would be chemicals in the air if that was done, and it would be terrible.



X 100 + not stacked

be without this project.

I know there are experts that believe my home would be worth significantly less than it would

Again, in the long run I believe it would be very unfortunate for Roseville as well as myself to place a storage area right in the middle of a beautiful middle class

community. What would this say to those who are thinking of moving and investing in Roseville? How responsible is City of Roseville?

Some of the homeowners in Johnson Ranch believe that they might as well give up fighting, there is nothing they can do about it. Some have decided to focus on their family, but they are still deeply concerned.

Thank you for thinking about the total impact of such a change especially in light of the recent activity in the United States. I'm sure you agree, this should not be done. Investors are not the only ones who are affected by this project, but homeowners and the City of Roseville as well.

Sincerely,

Kathleen R. Jones
2770 Ashland Drive
Roseville, CA 95661

ATTN: SHELBY VOCKEL

Mac Jones

Sched Dist - Sunset Bay (Best in area)

PROFEIT - Bad on it's face - go look at them!

Who among those voting on this would want it in their own back yard?

Many activities for young children within ONE block.
(SCHOOL, AFTER SCHOOL CARE & SWIM CLUB)

Will tarnish overall view of neighborhood and attract strangers of unknown intent.

Already MANY such facilities within easy distances for use.

Johnson Ranch is now ^{AN} ~~and perfect~~ ^{IDEAL} family neighborhood and for good ^{REASON} zoned as it is!

Dave Bushnell agreed to covenant going when he purchased it. Now he wants out at our expense! Dave can still ^{HAVE} his nursery.

Why must we feel his pain?

Ron Smith is a predator in this case who is only in it ~~for~~ FOR the money. Those upon whom this is forced resent it.

Ron has a "tried and true, fail safe" sales scheme which attempts to force concession on each small detail (by buying a ^{BRIBE} or promising parks, and home visits) and will hold us hostage to it until we cave.

For @ 3 yrs. I would have not been able to sell my house without divulging this situation to all prospective clients (buyers). Buyers would relegate my house to the "Bank Burner" ^{OR} offer a lot lower price. I am 83 yrs OLD. HAVE FAMILY IN LAS VEGAS
(OVER)

1-916-872-8801
510-427-6032
"PREPARED" BY NOEL JONES

2770 ASHLAND DR, ROSEVILLE CA

Please vote ^{this} thing down (with prejudice) and end
the ordeal we have been put through these past
years.

Ron said project would take 90 days to complete. Of course he didn't swear to it.

We have to endure digging, weed and tree removal, grading, tree planting, paving, painting, shed installing, electricity installing and more.

Certs? They are fine as they are. No further and part of nature. PLEASE VOTE THIS DOWN!

Thank you for listening
Sorry for penmanship

Moel Jones
2770 Wilbur Dr.
Roseville Ca. 95661

1-916-872-8801
1-510-427-6032

P.S. I dont want extra back yard space to deal with and more space would extend yard beyond pool which may create danger situation and ruin aesthetics.

How will we be compensated for damages associated and caused by this? (POOL, YARD, OTHER?)
Who represents us in this?

How are Zoning Disputes Resolved?

For a small, property-lines-between-neighbors-variety dispute, the typical first step is to file a claim with the city, or other local government. This type of dispute will often call upon the parties involved to resolve the dispute among themselves. If this fails, the local government may then intervene to resolve the matter.

Of course, the neighbors may also file a civil lawsuit to begin with. Particularly in matters where discrimination of some kind is suspected, this will be more common. Lawsuits are also more common in cases where one party's resources far outweigh the others. An example of this would be a residential homeowner filing a suit against a large commercial retailer next door.

In a zoning lawsuit, the typical remedy is a court injunction ordering one of the parties to cease illegal or unlawful activities (such as illegal dumping or toxic pollution). [In many zoning lawsuits, damages awards can be issued if the dispute caused one of the parties to experience economic losses.](#)

[Because zoning ordinances can affect entire groups of a local population, many zoning lawsuits are filed as a class action lawsuit.](#)

Representing neighbors in land use cases has its own unique set of problems and issues. Neighbors often have a keen interest in development on adjacent property, but have relatively little input. The courts recognize that the question of neighbors input in rezoning cases is a question of how much influence the neighbors have on other people's property. The courts are especially aware of this issue when it comes to an attack on a rezoning that has been granted by the local government.

Damages experienced from all property owners in the area would include increased traffic, potential for storm water issues, crime threats, and generalized claims that home values will diminish.

Evidence of a 15–20 percent decline in value of a neighbor's adjoining property was sufficient evidence upon which a trial court might find substantial damage to a substantial interest. Thus, the best way to have standing is to have directly adjacent neighbors who can present evidence of potential diminished value from an expert.

Zoning cases are brought against the city or county making the zoning decision.

“All government, of right, originates with the people, is founded upon their will only, and is instituted solely for the good of the whole. Public officers are the trustees and servants of the people and are at all times amenable to them.”
public officer.

could be considered unfair. The LGA can point out that any such comments will undoubtedly be quoted in the newspaper and in the pleadings if litigation follows. One technique is to suggest to the members that their comments should address only the “magic words” of land use concerns including:

- Traffic
- Adequacy of streets and related facilities
- Parking
- Access- Noise
- Odors
- Dust
- Artificial lighting/glare- Adequate water and sewer facilities
- Storm water management- School facilities
- Parks
- Open space
- Recreation facilities
- Economic development
- Tax revenues
- New jobs
- Retaining existing businesses- Minimizing impacts on nearby properties
- Buffers
- Screening
- Landscaping
- Property values
- Compatible/incompatible uses- Wetlands
- Floodplains

Shelby Vockel
Associate Planner- Development Services
311 Vernon Street
Roseville, CA 95768

Dear Ms. Vockel,

I am writing to you today to express my opinion that the City of Roseville should not approve the proposed development SERSP PCL 81 Johnson Ranch Storage (File # PL18-0355. Developer: Ron Smith, Praxis Properties. (916) 257-0802, ronsmithllc@gmail.com)

The requested rezoning by the applicant directly contradicts the zoning and intended use plans set forth in the Southeast Roseville Specific Plan. (SERSP) This parcel is zoned for a Community Commercial use with a PD240 overlay: retail or wholesale nursery only. That use aligns with section 4.1 of the SERSP referencing Open Space.

"The largest categories of open space in the Plan Area are natural stream courses, landscaped corridors along arterial and collector streets, and open space within the powerline easement. ...

The linear open space areas will be a dominant feature of the urban setting in the Plan Area when it is fully developed. The drainage courses and powerline easement will establish a strong perception of the separation of urban areas from one another, and the inclusion of a prevalent natural environment within the Plan. These will be permanent features of the Plan Area that will come to be identified with this area of the City."

Section 4.2 of the SERSP notes that *"approximately 16 acres at the corner of East Roseville Parkway and Sierra College Boulevard is intended for use as a plant nursery."*

Retail nursery is consistent with open space use and this intended use was disclosed when we purchased our homes. Self- storage is zoned as a general commercial use and is not consistent with nor welcome in the residential neighborhoods surrounding this parcel. CC& R's in our neighborhoods preclude us from parking more than 1 automobile in our driveways and. RV's and boats are not allowed to be parked overnight within the neighborhoods, yet this proposal would allow precisely that eyesore that the CC& R's are in place to prevent.

I respectfully request that the City Council does not approve this self-serving variance on the part of the developer. The many homeowners within the Eureka Village and Courtyard neighborhoods should not have to suffer either the loss of their property value or the blight of 345 RV/boat spaces and over 300 storage units that this development would bring to the open space between the two neighborhoods.

On behalf of the neighbors signed below;

From: [Helena Letunic](#)
To: [Vockel, Shelby](#)
Subject: Mitigated Negative Declaration for Johnson Ranch Storage Facility
Date: Thursday, August 6, 2020 4:37:58 PM

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Hi Shelby,

I have several comments regarding the Mitigated Negative Declaration for the proposed Johnson Ranch Storage Facility.

Thank you for reviewing them,
Helena Letunic
(858) 531-2429

Aesthetics

- a) Have a substantial adverse effect on a scenic vista?
 - a. Potentially Significant Impact
 - i. Storage Facilities are eye sores that do not belong in residential neighborhoods. This would significantly impact resale value of homes in close proximity.
 - ii. Plant height restrictions due to power line easement regulations cause the maximum height of plant barriers to be shorter than the maximum height of boats on trailers
 - b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
 - a. Potentially Significant Impact
 - i. Due to Oak Tree Removal
 - c) In non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?
 - a. Potentially Significant Impact
 - i. Storage Facility vs natural grasses significantly reduces exiting visual character, quality and home value
 - ii. Storage of boats and cars is not applicable with a Community Commercial zoning, even with a CUP
 - d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?
 - a. Less Than Significant With Mitigation
 - i. New lights will impose glare but are mitigated with orientation
 - ii. Not ideal in a residential neighborhood

Air Quality

- a) Increased car and boat emissions will impact air quality for neighbors in the close proximity. Boat and car storage is located along the border of the proposed plan, next to homes. Carbon monoxide and TACs have no thresholds provided. According to the report "Toxic Air Contaminants (TAC) are also of public health concern, but no thresholds or

standards are provided because they are considered to have no safe level of exposure.” Increased car and boat use will cause generation of unpleasant odors which can negatively affect sensitive groups.

Biological Resources

- a) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
 - a. Removal of oak trees, grading, and increased traffic through the area will impact riparian land
 - b. What is the plan for leakage of fuels from vehicles to prevent them from seeping into the water drainage on the property, associated riparian habitats and houses adjacent to the natural water drainage?
- b) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
 - a. Why are we removing oak trees, grading near and into their root systems (which will inevitably weaken many trees causing injury and death) in order to put in a storage facility in an area that has multiple storage facilities within a 10 mile radius?
 - b. Do grading plans stay outside the tree diameter recommended in the City of Roseville’s Master Plan?

Geology and Soils

- a) Will the grading plans impact the stability of soil surrounding and supporting power line bases?

Hazards and Hazardous Materials

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
 - a. Less Than Significant With Mitigation
 - i. What is the plan to keep fuels from cars and boats from seeping into neighboring properties or into the water drainage?
- b) Expose people or structures either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?
 - a. Potentially Significant Impact
 - i. Contents of storage facilities are unknown and often do not comply with regulations that no hazardous material be stored. Numerous storage facilities have caused fires or explosions due to unlawful containment of hazardous materials. Location of a storage facility in a residential neighborhood and underneath 3 major power lines puts the public at a significant risk.
 - ii. This project is in violation of the 3 major power lines’ regulations that serve to protect the public from disastrous fires.

Land Use and Planning

- a) Storage Facilities are allowed in a community commercial zoning with a CUP. However, the purpose of granting this CUP is to allow a use that benefits the community. There are numerous storage facilities within close proximity.
- b) RV and boat storage is not permissible even with a CUP in a Community Commercial zoning.
- c) This project creates a detriment to residents living nearby due to decrease of home values, aesthetics and creates possible hazardous exposure. This is not in line with the

purpose of a Community Commercial zoning.

Noise

a) Less Than Significant With Mitigation noise will be generated. It appears that the applicant is proposing extended hours outside the regulations for a Community Commercial hours of operation delineated in the City of Roseville's regulations. This will increase noise exposure and is not in line with the Master Plan.

Public Service

a) As discussed above, this project increases the area's fire risk and would create a significant fire if one started underneath the power lines.

Transportation

a) I am concerned that people will try to access the storage facility from Wringer Drive and traffic will increase on our residential road. We have many families with small children.

Wildfire

a) This project does not comply with the 3 major power lines regulations regarding allowable uses underneath the power lines. These regulations are in place to prevent disastrous wildfires.

From: [Lyn Farr Peuler](#)
To: [Vockel, Shelby](#)
Subject: Proposed storage facility in Johnson Ranch
Date: Tuesday, August 11, 2020 1:17:30 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

I am opposed to the location of the proposed storage facility in my neighborhood. I live in the Courtside development and I have concerns that a very large, unattractive commercial facility located in the midst of a residential neighborhood will destroy the character of the neighborhood. I'm additionally concerned about the environmental impact, particularly increased temperatures during the already hot summers, that come as the result of large additional areas of pavement. Lastly, I am concerned about the impact on resale values. It was zoned for agricultural use when the development was built. I would not like to see Roseville allow this change in use. One of the best features of Roseville is the attentiveness to the livability of our neighborhoods. Please **do not** approve this application.

Sincerely,
Lyn Peuler

From: [DOUGLAS-ELLEN HATCHER](#)
To: [Vockel, Shelby](#)
Subject: storage unit East Roseville Pkwy
Date: Wednesday, August 12, 2020 5:00:45 PM
Attachments: [image.png](#)
[image.png](#)

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To: Shelby Vockel

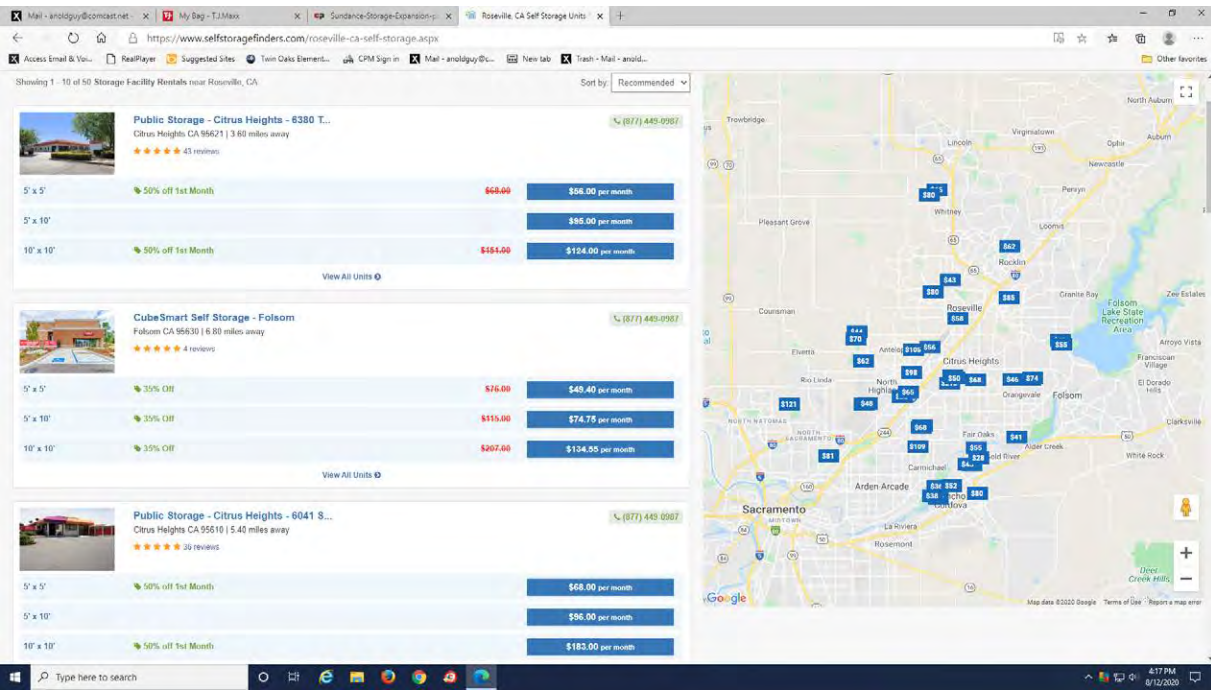
I am writing in regards to the proposed storage facility slated for the East Roseville area. The following is taken from an article titled *Roseville Today*. When this was written and the award granted, a storage unit situated amongst homes was probably not in the city plans. Please pay particular attention to the highlighted passage and note that it references the next 50 years. I truly thought Roseville took pride in how it planned for design and growth. Putting a storage facility between two subdivisions seems contrary to the Roseville I know. After moving here in 1994 I have always been impressed by the way Roseville has expanded, opened new streets, and designed new neighborhoods. However, this proposal is a step backwards.

Roseville Today December 2005

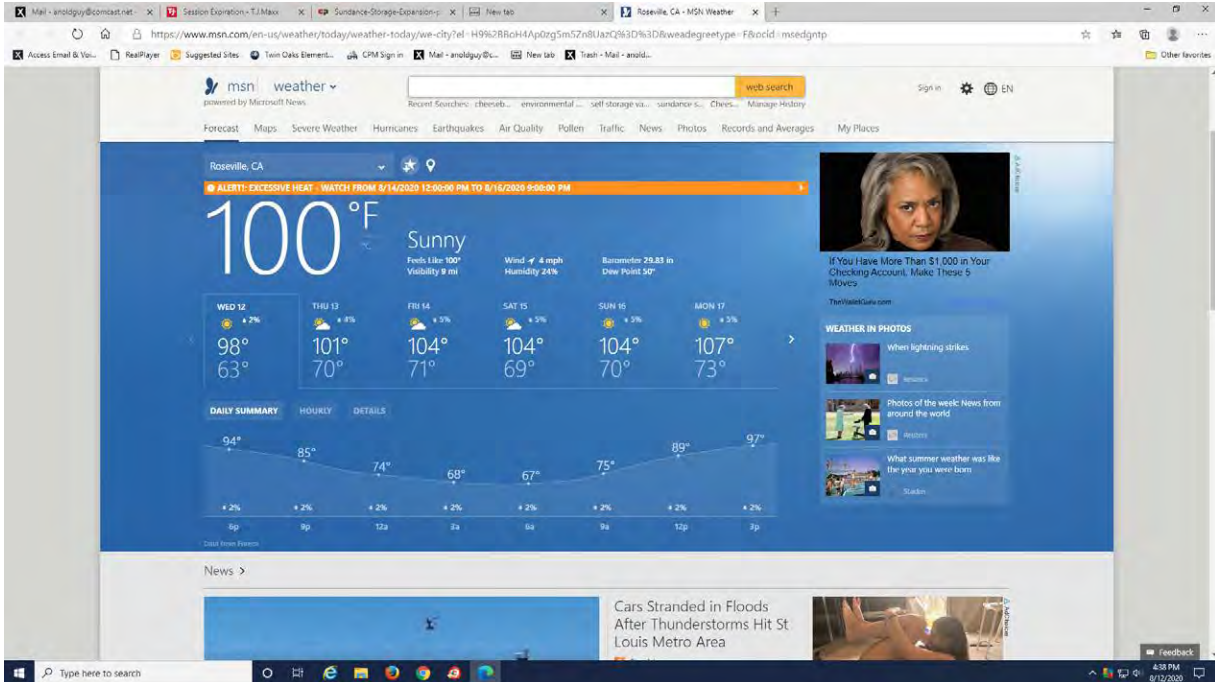
Roseville Planning Director Paul Richardson accepted SACOG's Blueprint Excellence Award for the Smart Choices for Roseville strategy document.

The Smart Choices document outlines Roseville's strategy to achieve SACOG's Project Blueprint planning, housing and overall growth objectives and it will be used to help guide the City's development during the next 50 years. Roseville has received many requests for its Smart Choices document from other jurisdictions. In addition to fulfilling its own commitment to improving growth patterns, the City, by sharing its document with other cities and agencies, will influence smart growth principals throughout California.

Also in looking at the city of Roseville and surrounding areas there seems to be a wide variety of storage facilities that are already available. When this project began it was before the pandemic when the economy was strong. With families struggling to make ends meet, getting rid of a storage unit payment would make sense and be an easy way to eliminate a monthly bill. As we continue to struggle through the pandemic and are uncertain of its aftermath, it seems prudent that we do not add to vacancies of storage units by building another facility. Below is a snapshot of the facilities already in our area. To me there doesn't look to be a shortage.



When you build using asphalt and concrete you are also adding to rising temperatures. Have you seen the temperatures of the next week? Can you imagine what the temperatures would be at a storage facility? Do you not think those hot temperatures would impact the homes built nearby? Of course it would.



It is because of these reasons that I urge you to halt this project. When I bought my home I was told about the nursery that was going to be built and that was quite attractive to me. To replace this project with one that is a complete opposite truly feels like a bait and switch. I understand that plans do change, but an alternate plan must be considerate of those it impacts and take into consideration why the people

living in the neighborhood chose this area to be their home. I highly doubt it was because there was going to be a storage unit facility in their backyard.

Respectfully,
Ellen Hatcher
3021 Tilden Drive
Roseville, CA 95661