

## **PC ATTACHMENT 2**

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

**From:** [Paul Chapman](#)  
**To:** [Vockel, Shelby](#)  
**Cc:** [ronsmithllc@gmail.com](mailto:ronsmithllc@gmail.com)  
**Subject:** Proposed Storage Facility - E Roseville Pkwy / Sierra College Blvd / Wringer  
**Date:** Monday, May 18, 2020 1:45:41 PM

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**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 represent Mrs. Jean Vane at 4000 Tilden Drive in Roseville. I am her son-in-law and am currently living with her at her residence.

The rear property line of her residence backs up to the proposed development by Mr. Ron Smith.

We have had numerous visits with Ron both privately and at public meetings and this e-mail to you is in support of his proposed development. I believe that Ron has taken great care in preserving especially the integrity of the properties most affected by this development. By implementing those proposals that Ron has made and his commitment to follow through with them we believe that his proposed development will actually preserve the integrity of our property both economically and visually.

We know that you have received negative feedback by a few individuals however, there always seems to be just a few who speak without ever really giving the developer a chance to make his case to them on an individual basis or address their concerns with rational thought. We want you to know that they do not reflect our opinions or that of many of the other residents.

It is our belief that the owner of that property has the right to develop it and provided they are sensitive to the adjacent property owners, which in this case I believe that they have been, they should have the right to develop on that site.

If you should have any questions regarding our support, please do not hesitate to reach out and contact us.

Sincerely,

Paul D. Chapman, Verna J Vane  
4000 Tilden Drive  
Roseville, CA 95661

Paul Chapman  
[paulchapman99@gmail.com](mailto:paulchapman99@gmail.com)



**From:** [Sharon Gaebler](#)  
**To:** [Vockel, Shelby](#)  
**Cc:** [ronsmithllc@gmail.com](mailto:ronsmithllc@gmail.com)  
**Subject:** Storage facility east Roseville parkway  
**Date:** Monday, May 18, 2020 6:23:02 PM

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Hi

My husband and I have lived in Courtside for 24 years. We back up to the open field. We have always known some development was planned for the green belt. We are in support of Ron's Smiths proposal.

Thank you

Sharon and John Gaebler

4060 Tilden drive

Sent from my iPad

**From:** [Pam Leyte](#)  
**To:** [Vockel, Shelby](#)  
**Cc:** [Ron Smith](#)  
**Subject:** Development for field behind my house  
**Date:** Monday, May 18, 2020 3:00:49 PM

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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)

**From:** [JILL SANCHEZ](#)  
**To:** [Vockel, Shelby](#)  
**Cc:** [ronsmithllc@gmail.com](mailto:ronsmithllc@gmail.com)  
**Subject:** Boat/RV Storage Facility off East Roseville Pkwy  
**Date:** Monday, May 18, 2020 3:29:47 PM

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**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 wanted to reach out in support of Ron Smith's storage facility project that is bound by East Roseville Pkwy and Wringer Dr, between the Eureka Village and Courtside neighborhoods. I've attended many of the meetings made available to us and have always found the presenters to be genuine and forthright in their answers to attendee questions. Ron's team appears to have truly listened to the concerns voiced by the neighbors over time and to have addressed them in subsequent project plans. I feel comfortable that the project has undergone many layers of scrutiny and each layer provides evidence of more diligence and effort by Ron and his team. Of course, we would like the status quo, where somebody else is footing the bill for property taxes and HOA dues, while neighbors enjoy the peace and quiet of an open field behind our homes into perpetuity, but that isn't a reasonable expectation.

Yes, there will be some dust and there will be some noise during grading and construction, but that is to be expected. Many neighbors are citing increased crime as a primary concern, but personally, I'm looking forward to the homeless encampment being dismantled on East Roseville Pkwy, near Sierra College Blvd. I'm also looking forward to the fire danger being mitigated behind my home, which resulted in a 30% increase in my homeowner's insurance this year. I'm also looking forward to attractive landscaping creating a buffer between my property and the project infrastructure.

I've been in touch with Ron several times since the project was introduced: he's answered my questions in meetings, he's taken my calls on a weekend and he's come to my house so he could see my specific property and answer yet more questions. At some point, we need to trust that there is a solution amenable to both the developer and the neighbors. I believe that Ron Smith has done his best to configure such a project.

Thank you for your time and involvement in this process,

--Jill Sanchez

2820 Ashland Dr, Roseville  
C: 916.765-6284

**From:** [Scott Mains](#)  
**To:** [Vockel, Shelby](#)  
**Cc:** [Ron Smith](#); [Scott Mains](#)  
**Subject:** Boat and RV Storage Facility between the Eureka Village and Courtside neighborhoods  
**Date:** Tuesday, May 19, 2020 6:33:31 PM

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**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 Vockel,

My name is Scott Mains and I live at 2850 Ashland Drive, Roseville. I am writing on behalf of Ron Smith and his development proposal for a Boat and RV Storage Facility between the Eureka Village and Courtside neighborhoods. I would like to let you know that my wife and I are in favor of this project. Ron has done a great job communicating his intent and addressing or mitigating the concerns raised by members of our community. I believe the storage facility would be a good neighbor and might even eliminate some of the problems we currently see, including homeless camping and vehicle break-ins on Wringer Drive.

Thanks for your attention,  
Scott Mains

**From:** [1branstetter](#)  
**To:** [Vockel, Shelby](#)  
**Subject:** RV storage comment  
**Date:** Wednesday, June 3, 2020 6:57:24 AM

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**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 definitely FOR the storage proposal. I have found that once a storage place is built and full, the noise level is very minimal. Also I believe the storage facility can only be open at 7:00 Am and have to close at 7:00pm.. I have seen the plan and love the way it will be built. I believe any other business that can be put in there may cause worse problems then the alternative. Residents that back up to that property like it to stay as a green belt which it is not designated for that purpose. I even have a view of the field from my house and don't see it as a problem. It has my vote to proceed.

David Branstetter

Sent from my Verizon, Samsung Galaxy Tablet