

**STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION
FOR MEETING OF: July 12, 2022**

ITEM 5 Variance Application V-22; 5-1 Vinciguerra, requesting a variance from the front and side setback within the R1, Single-family Residential Zoning District. The property is 0.34 acres, with standard setbacks of 25' front, 15' rear, and 5' side. This variance, if approved, would allow a 0' front setback and 0' side setback for a 24'x26' storage building on the west end of the property. (APN: 020-471-007)

Applicant: Jim Vinciguerra

Supervisory District: 1

Location: 13504 Buckeye Ct. Sutter Creek, CA 95642

A. General Plan Designation: RR, Rural Residential

B. Present Zoning: R1, Single-family Residential

C. Property Size: 0.34 acres

D. Background: This project is a variance permit application to allow for a garage within the front and side setbacks of a residential neighborhood. The proposed location is where a pool use to be and the garage would not encroach further into the setback than the pool had in the past. The variance is required to allow the garage to occupy this location in order to avoid the residence's septic and leach lines. The proposed variance may be considered under County Code Chapter 19.52 Variances.

E. Past Review and Recommendation: This project was reviewed by the Technical Advisory Committee (TAC) on **June 9, 2022** for completeness and environmental review and recommended approval of the project to the Planning Commission, along with the recommendation of the environmental document, a Notice of Exemption under California State CEQA Guidelines Section 15304 Class 5- Minor alterations in land use limitations. TAC has no technical objection to the Planning Commission recommending approval the Variance to the Board of Supervisors with the filing of a Notice of Exemption subject to the conditions, mitigation measures, and findings included in the staff report.

F. Planning Commission Action: Following the public hearing, the Planning Commission shall determine the adequacy of the environmental document, a Notice of Exemption under CEQA Section 15305 and recommend approval or denial of the Variance to the Board of Supervisors at a later date.

G. Recommended Findings: If the Planning Commission moves to recommend approval of this project, the following findings are recommended:

1. The project, as proposed, is consistent with the Amador County General Plan and proposed zoning district at this location;
2. The Planning Commission's recommended approval of this Variance is consistent with County Code Section 19.52 regarding Variances.
3. This variance does not constitute the granting of a special privilege inconsistent with the limitations to which other lots in the vicinity with like zoning are subject;

4. Due to the location of the existing dwelling and the existing septic, the strict application of the front and side building setbacks are found to deprive the subject property of privileges enjoyed by other properties in the vicinity under identical zone classifications; and
5. This variance will not have a significant adverse effect on the environment and is categorically exempt according to Section 15305, Class 5 (minor setback variance not resulting in the creation of any new parcel) and 15061(b)(3) Common Sense Exemption.
6. On the basis of the administrative record presented, the Planning Commission and Board of Supervisors find that there is no substantial evidence that the project will have a significant environment and that the decision to file the Notice of Exemption included in the Staff Report reflects the Commission and Board's independent judgement and analysis.

ENVIRONMENTAL INFORMATION FORM

To be completed by applicant; use additional sheets as necessary. Attach plans, diagrams, etc. as appropriate.

GENERAL INFORMATION

Project Name: 7 y, (k, i Gve? < M

Date Filed: File No.

Applicant

Developer: 6/htc... /4... Landowner: s... f... d-1... H...

Address

Phone No. Zpq... ZSZ... O(?) :fc Phone No.

Assessor Parcel Number(s) (fl. CJ -' -11 f...- b 0 1 -)()

Existing Zoning District

Existing General Plan

List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state, and federal agencies J..lt, l.Jl.? At Y /1-1:t TIX,p

WRITTEN PROJECT DESCRIPTION (Include the following information where applicable, as well as any other pertinent information to describe the proposed project):

1. Site Size 'f- i < 4'
2. Square Footage of Existing/Proposed Structures ff M / ¥ , (o,Zf;''''
3. Number of Floors of Construction I
4. Amount of Off-street Parking Provided (provide accurate detailed parking plan) uj;t
5. Source of Water JJ/IJ
6. Method of Sewage Disposal fl/I-)
7. Attach Plans
8. Proposed Scheduling of Project Construction DJ?,,It ttu#Jh"kJ
9. If project to be developed in phases, describe anticipated incremental development. J.1/4
10. Associated Projects 1-1/11
11. Subdivision/Land Division Projects: Tentative map will be sufficient unless you feel additional information is needed or the County requests further details. -
12. Residential Projects: Include the number of units, schedule of unit sizes, range of sale prices or rents and type of household size expected. -
13. Commercial Projects: Indicate the type of business, number of employees, whether - neighborhood, city or regionally oriented, square footage of sales area, and loading facilities.
14. Industrial Projects: Indicate type, estimated employment per shift, and loading facilities. -
15. Institutional Projects: Indicate the major function, estimated employment per shift, estimated - occupancy, loading facilities, and community benefits to be derived from the project.
16. If the project involves a variance, conditional use permit or rezoning application, state this and indicate clearly why the application is required. j'<G'lc'vJf?,e-' // ()Jfl</f.,HCl:: _,...,-. 5ettf /k-f'!-cAFJ;)Et:f 1;::

ADDITIONAL INFORMATION: Are the following items applicable to the project or its effects? Discuss below all items checked "yes" (attach additional sheets as necessary).

YES NO

- 17. Change in existing features or any lakes or hills, or substantial alteration of ground contours.
- 18. Change in scenic views or vistas from existing residential areas, public lands, or roads.
- 19. Change in pattern, scale, or character of general area of project.
- 20. Significant amounts of solid waste or litter.
- 21. Change in dust, ash, smoke, fumes, or odors in the vicinity.
- 22. Change in lake, stream, or ground water quality or quantity, or alteration of existing drainage patterns.
- 23. Substantial change in existing noise or vibration levels in the vicinity.
- 24. Site on filled land or has slopes of 10 percent or more.
- 25. Use or disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives.
- 26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).
- 27. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.).
- 28. Does this project have a relationship to a larger project or series of projects?

ENVIRONMENTAL SETTING

- 29. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site (cannot be returned).
- 30. Describe the surrounding properties, including information on plants and animals and any cultural, historical, or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity (cannot be returned).
- 31. Describe any known mine shafts, tunnels, air shafts, open hazardous excavations, etc. Attach photographs of any of these known features (cannot be returned).

Certification: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date _____

(Signature)

For _____

INDEMNIFICATION

Project: J 7/14/11 24 C. 10 -----

In consideration of the County's processing and consideration of the application for the discretionary land use approval identified above (the "Project") the Owner and Applicant, jointly and severally, agree to defend, indemnify, and hold harmless the County of Amador from any claim, action, or proceeding against the County to attack, set aside, void or annul the Project approval, or any action relating related to the Project approvals as follows:

1. Owner and Applicant shall defend, indemnify, and hold harmless the County and its agents, officers or employees from any claim, action, or proceeding against the County or its agents, officers or employees (the "County") to attack, set aside, void or annul the Project approval, or any prior or subsequent determination regarding the Project, including but not limited to determinations related to the California Environmental Quality Act, or Project condition imposed by the County. The Indemnification includes, but is not limited to, damages, fees, and or costs, including attorneys' fees, awarded against County. The County in its sole discretion may hire outside counsel to handle its defense or may handle the matter internally. Indemnification also includes paying for the County's defense if it elects to hire outside counsel. Indemnification also includes compensating the County for stafftime associated with the litigation. The obligations under this Indemnification shall apply regardless of whether any permits or entitlements are issued.

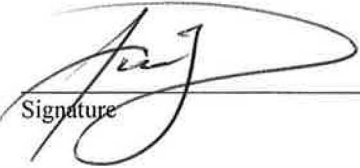
2. The County may, within its unlimited discretion, participate in the defense of any such claim, action, or proceeding if the County defends the claim, action, or proceeding in good faith.

3. The Owner and Applicant shall not be required to pay or perform any settlement by the County of such claim, action, or proceeding unless the settlement is approved in writing by Owner and Applicant, which approval shall not be unreasonably withheld.

IN WITNESS WHEREOF, by their signature below, Owner and Applicant hereby acknowledge that they have read, understand, and agree to perform the obligations under this Indemnification.

Applicant:

Owner (if different than Applicant):


Signature

Signature

May 9, 2022

Variance Request on 13504 Buckeye Court, Sutter Creek CA

The reason for this variance request is to erect a metal garage on my property at 13504 Buckeye Court in Sutter Creek. I was granted a building setback variance years ago when I constructed an inground vinyl pool (38'x 18'). The pool has not been in use for the past 7-8 years and has since been filled with clean fill dirt. The reason for the original pool set back was a problem with septic lines interfering with construction of the pool. Now, the same situation arises as I plan to erect the garage, following the same foot print as the pool; the garage needs to be away from the septic lines for logical reasons (maintenance and replacement). The garage, when finished, will not impact the neighbors, as I have spoken to all person(s) around my street giving me their support on the project. The street, Buckeye Court, is not county owned, but rather, a privately owned street. From the street, only the garage door will be visible.

Thank you for your consideration and time. I'm looking forward to hearing from you on your decision. If you have further questions, please contact me at 209 256-0848

Jim Vinciguerra



Proposed Location

Buckeye Ct

Buckeye Ct

Sutter Cir

Cir

3x3
window

3x3
window

7

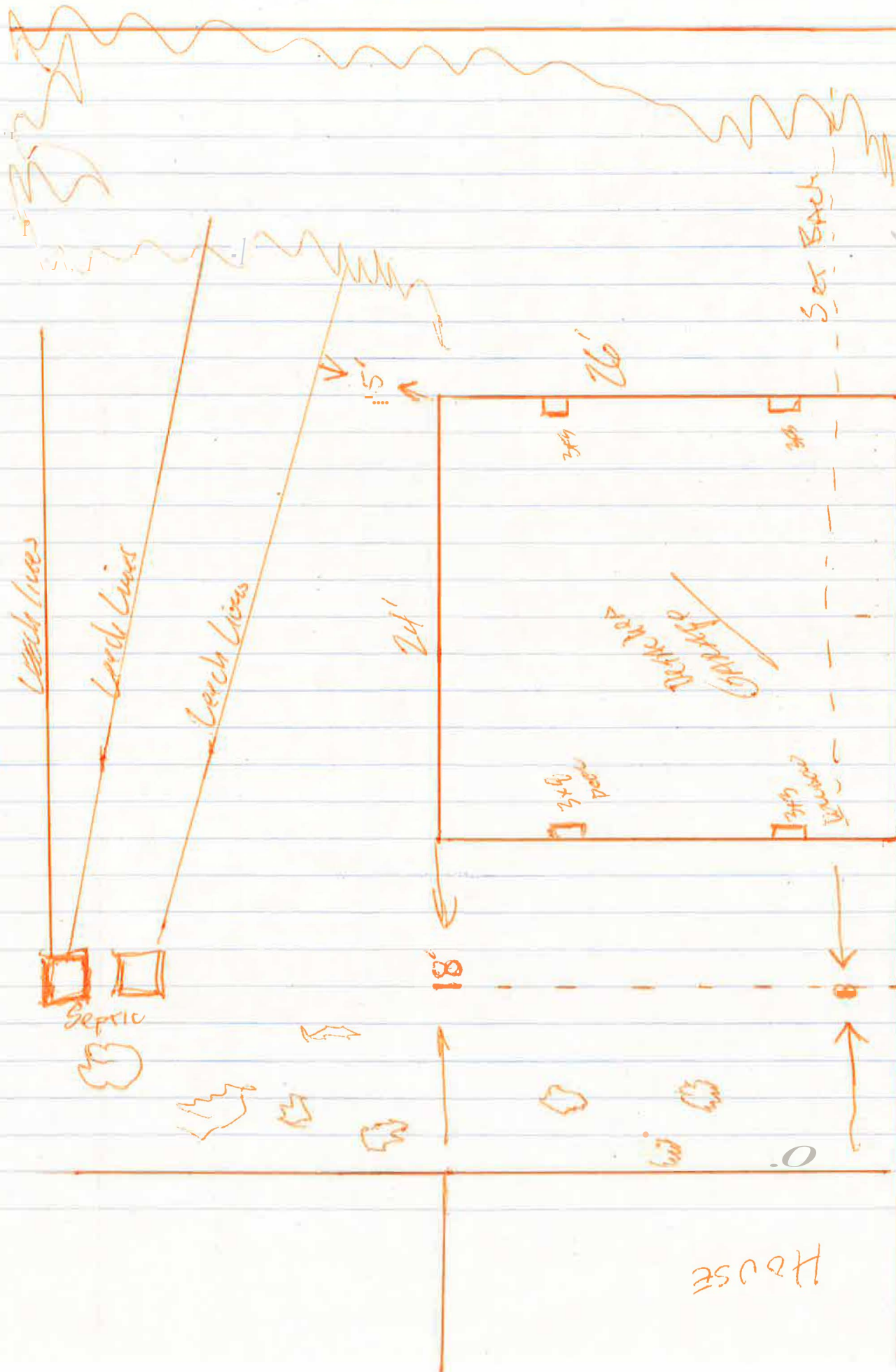
⊙

⊕

13' door

3x3
entry
door

3x3
window



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

10' Set Back

Property Line

House

Septic

Leach Lines

Leach Lines

Leach Lines

Garage

Deck

Deck

Set Back

10' Set Back

Property Line



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

PHONE: (209) 223-6380
FAX: (209) 257-5002
WEBSITE: www.amadorgov.org
E-MAIL: planning@amadorgov.org

COUNTY ADMINISTRATION CENTER • 810 COURT STREET • JACKSON, CA 95642-2132

**Chapter 19.52
VARIANCES**

Sections:

- 19.52.010 When permitted.
- 19.52.020 Application.
- 19.52.030 Public hearings.
- 19.52.040 Action by planning commission.
- 19.52.050 Action by board of supervisors.
- 19.52.060 Revocation.
- 19.52.070 Effect.

19.52.010 When permitted.

Where practical difficulties, unnecessary hardships or results inconsistent with the purpose and intent of this title may result from the strict application of certain provisions thereof, variance may be granted as provided in this chapter, but in no case shall a variance be approved to allow a change in the use of land or buildings. (Ord. 351 §13(part), 1962).

19.52.020 Application.

Application for variance shall be made in writing on a form prescribed by the planning commission and shall be accompanied by the required fee, no part of which shall be returnable to the applicant and by statement, plans and other evidence showing:

- A. That any variance granted shall be subject to such conditions as will assure that the adjustment thereof authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which subject property is situate;
- B. That because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification. (Ord. 898 §3, 1982).

19.52.030 Public hearings.

A public hearing shall be held on any application for a variance. The planning commission shall give notice thereof as required by California Government Code Section 65090 et seq., as may be amended or renumbered. (Ord. 1701 §2, 2010; Ord. 351 §13.2, 1962).

19.52.040 Action by planning commission.

After conclusion of the public hearing, the planning commission shall make a written finding of facts whether the qualifications under Section 19.52.020 apply to the land, building or use for which variance is sought and whether such variance shall be in harmony with the general purposes of this title. Such written finding of facts shall be submitted to the board of supervisors. (Ord. 351 §13.3, 1962).

19.52.050 Action by board of supervisors.

The board of supervisors shall consider the variance application within sixty days after receipt of the planning commission report and if the board of supervisors finds that the qualifications under Section 19.52.020 apply to the land, building or use for which variance is sought, and that such variance is in harmony with the general purposes of this title, said board shall grant such variance. The board may designate such conditions in connection with the variance as it may deem necessary to secure the purposes of this title and may require guarantees and evidence. (Ord. 351 §13.4, 1962).

19.52.060 Revocation.

A. In any case, where the conditions of granting of a variance have not or are not complied with, the planning commission shall give notice to the permittee (of intention to revoke such variance) at least ten days prior to a hearing thereon. After conclusion of the hearing, the planning commission may revoke such variance. Such revocation shall be subject to confirmation by the board of supervisors.

B. In any case, where a variance has not been used within one year after a date of granting thereof, then without further action by the planning commission or board of supervisors, the variance granted shall be null and void. (Ord. 351 §13.5, 1962).

19.52.070 Effect.

No building or zoning permit shall be issued unless in accordance with the conditions and terms of the variance granted. (Ord. 351 §13.6, 1962).



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

PHONE: (209) 223-6380
FAX: (209) 257-5002
WEBSITE: www.amadorgov.org
E-MAIL: planning@amadorgov.org

COUNTY ADMINISTRATION CENTER • 810 COURT STREET • JACKSON, CA 95642-2132

NOTICE OF PUBLIC HEARING

Notice is hereby given the Planning Commission of the County of Amador, State of California, has received an application for the project described in this notice.

PROJECT NAME AND DESCRIPTION: **Variance Application V-22;5-1 Vinciguerra**, a request for a variance for a 0' front setback and 0' side setback for a 24'x26' storage building on the west end of the property within the RI, Single-family Residential Zoning District. The property is 0.34 acres, with standard setbacks of 25' front, 15' rear, and 5' side. (APN: 020-471-007).

PROPERTY OWNERS: VINCIGUERRA JAMES H & KIM S FAMILY TRUST - 2011
SUPERVISORIAL DISTRICT: 1
LOCATION: 13504 Buckeye Ct. Sutter Creek, CA 95665

NOTE: SEE MAP ON REVERSE. *The Staff Report will be available online (typically the Tuesday prior to the meeting) for viewing at <http://www.amadorgov.org> in the "Agendas and Minutes" section.*

ENVIRONMENTAL REVIEW PROCESS: In accordance with the California Environmental Quality Act (CEQA), the lead agency, the Amador County Planning Commission, intends to consider the this project exempt under Section 15305 of the State CEQA Guidelines, and the project is consistent with the Amador County General Plan and zoning codes. The environmental assessment and application materials appear to be complete and indicate there are no extraordinary or unique environmental issues not normally mitigated for with the County's standard mitigations which would be applied to this type of project. The Technical Advisory Committee (TAC) has reviewed this project and has found no technical objection to the approval of this project with the filing of a Notice of Exemption following the decision to approve the project. The required environmental review and comment period for this project will commence on June 29, 2022 and ends on July 12, 2022.

PUBLIC HEARING: Notice is hereby given said Planning Commission will hold a public hearing on this project at the County Administration Center, Board of Supervisors Chambers, 810 Court Street, Jackson, California, on July 12, 2022 at 7:00 p.m. or as soon thereafter as can be heard. Anyone having comments on the project may attend and be heard.

THE AMADOR COUNTY PLANNING COMMISSION WILL BE CONDUCTING ITS MEETING VIA TELECONFERENCE. WHILE THIS MEETING WILL STILL BE CONDUCTED IN-PERSON AT THE ABOVE ADDRESS, WE STRONGLY ENCOURAGE THE PUBLIC TO PARTICIPATE FROM HOME BY CALLING IN USING ANY OF THE FOLLOWING NUMBERS:

+1 669 900 6833 US
+1 346 248 7799 US

+1 301 715 8592 US
+1312 626 6799 US

+1 929 205 6099 US
+1253 215 8782 US

Meeting ID: 537 512 8983

YOU MAY ALSO VIEW AND PARTICIPATE IN THE MEETING USING THIS LINK:

<https://us02web.zoom.us/j/5375128983>

The Chairperson will invite the public to comment via phone/online. Public comment will also be accepted by email at planning@amadorgov.org. All emails must be received prior to the start of the meeting and will be included in the record of the meeting. Emails received after those already included in the meeting materials will be printed and distributed to the Commissioners and available to the public, and shall be subject to the same rules as would otherwise govern speaker comments at the Commission meeting.

Letters of comment regarding this matter received by the County prior to the publication of the Staff Report will be sent to each Planning Commissioner as part of the agenda packet (generally the Tuesday prior to the meeting). Letters received

after the Staff Report has been published will be copied and circulated to each Commissioner just prior to the public hearing. Be advised that due to time constraints, the Commissioners may not be able to give letters submitted after the Staff Report is published, as detailed a review as those received earlier. Therefore, it may be to your benefit to attend the hearing and summarize your concerns orally. Letters will not be read aloud at the public hearing. If you have any questions or desire more information, please contact this office.

In compliance with the Americans with Disabilities Act, if you are a person with a disability and require special modification or accommodation to participate in this meeting, please contact the Amador County Planning Department, at (209) 223-6380, by email to planning@amadorgov.org. Requests must be made as early as possible, and at least two business days before the start of the meeting.

NOTE: If you do not comment at the public hearing or send in written comments and later decide to challenge the nature of this proposed action in court, you may be limited to raising only those issues you raised at the public hearing or have given in written correspondence delivered to the public entity conducting the hearing at, or prior to, the Public Hearing.

AMADOR COUNTY PLANNING COMMISSION
Date of this notice: June 28, 2022

SUBJECT AREA HIGHLIGHTED IN YELLOW



- | | | |
|---|-------|------------------|
| 1. Notice of Intent (NOi). | — — — | Initial
t-JA- |
| 2. GIS List. <u>0</u> ft. Plus
(Distance) ----- (S - p e - c i a l instructions: e.g. to end of access road) ----- | | <u>NO</u> |
| 3. Checked <u>all</u> APN pages of those parcels from the GIS list for "NOTES" or
a. "SPECIAL INSTRUCTIONS." | | <u>KR</u> |
| 4. Project Applicant and Representative(s), if applicable. | | <u>KR</u> |
| 5. Checked Project file cover for agency distribution. | | <u>KR</u> |
| 6. Checked inside file for special requests for notification. | | <u>NA</u> |
| 7. Checked old notification list for additional notification. | | <u>NA</u> |
| 8. Other - Specify:

_____ | | |

AFFIDAVIT OF SERVICE BY MAIL

I am a citizen of the United States, over eighteen years of age, employed in Amador County, and not a party to the within action; my business address is 810 Court Street, City of Jackson, State of California. I hereby declare; I served a copy of the attached public hearing notice regarding Case No. 22-05-1-V\AJC.-< ;,, by placing copies in 7 envelopes addressed to: (see attached list).

Said envelopes were then sealed and postage fully paid thereon and were deposited in the United States Mail on June 22, 2022 at Jackson, California.

I declare under penalty of perjury the foregoing is true and correct.

Executed at Jackson, California on June 28, 2022

Signed [Signature]

Witness d [Signature]

PERANO FAMILY TRUST
PERANO KENNETH & SUSAN TRUSTEES
11373 RAGGIO RD
JACKSON, CA 95642

SUTTER RIDGE NORTH MUTUAL WATER
COMPANY
PO BOX 1394
SUTTER CREEK, CA 956851394

CANNON THOMAS J JR & BRENDA S
FAMILY TRUST - 2014
11919 COLT DR
SUTTER CREEK, CA 95685

CAVALLI KAREN M & CINTAS RENEE S
13503 BUCKEYE CT
SUTTER CREEK, CA 95685-9642

MCCLELLAND CATHERINE B TRUST
13477 BUCKEYE CT
SUTTER CREEK, CA 956859642

WARVAROVSKYMARTINA A
PO BOX 641
SUTTER CREEK, CA 95685-0641

TERRANOVA FAMILY TRUST
TERRANOVA BONNIE L SUCCESSOR
TRUSTEE
13480 BUCKEYE CT
SUTTER CREEK, CA 95685-9642

VINCIGUERRA JAMES H & KIM S FAMILY
TRUST-2011
13504 BUCKEYE CT
SUTTER CREEK, CA 95685

BLAICH PHILLIP LEON & PORTER-BLAICH
SOFIAL
10895 SUTTER CIR
SUTTER CREEK, CA 95685-9644

H AISLET FAMILY TRUST
H AISLET RICHARD N & DOROTHY H
TRUSTEES
10885 SUTTER CIR
SUTTER CREEK, CA 95685

SALINAS RALPH G & CAROL A
10875 SUTTER CIR
SUTTER CREEK, CA 956859644

BUTCHER RONALD DON & PAMELA
MARIE TRUST
10770 SUTTER CIR
SUTTER CREEK, CA 95685

PRIDDY THOMAS & PRIDDY PATRICIA H
10730 SUTTER CIR
SUTTER CREEK, CA 95685-9615

PRIDDY THOMAS & PATRICIA H
PO BOX 1032
SUTTER CREEK, CA 95685

QUINTAL RENE TRUST
PO BOX 1151
JACKSON, CA 95642

WILSON SHARON O
10896 SUTTER CIR
SUTTER CREEK, CA 95685

MCKENNEY FAMILY TRUST
MCKENNEY LARRY B & CONNIE C
TRUSTEES
10886 SUTTER CIR
SUTTER CREEK, CA 95685-9644

BDTRUST
CAZADD KRISTINE TRUSTEE
10865 SUTTER CIR
SUTTER CREEK, CA 95685

JACKSON ROBERT & DEBRA
13515 MONITOR LN
SUTTER CREEK, CA 95685

GLAVENICH LUKE M
10780 SUTTER CIR
SUTTER CREEK, CA 95685

POREMB A MICHAEL F & LINDA E
10741 SUTTER CIR
SUTTER CREEK, CA 95685

WEISMAN LISA G
10731 SUTTER CIR
SUTTER CREEK, CA 956859615

LORETTA CECILIA M
6634 N REMINGTON AVE
FRESNO, CA 93704-1120

LAVIELLE THOMAS L CALIFORNIA TRUST
11930 COLT DR
SUTTER CREEK, CA 95685-9641

ONETO MARY LOU ESTATE OF
POBOX694
JACKSON, CA 95642

LUCKE JAY D & SUSAN C FAMILY TRUST
11981 COLT DR
SUTTER CREEK, CA 95685

DUCLOS RONALD P
PO BOX 874
JACKSON, CA 95642-0874



Krista Ruesel <kruesel@amadorgov.org>

AMA-49-PM 5.594, CUP, Jim Vinciguerra

Bauldry, Paul@DOT <paul.bauldry@dot.ca.gov>
To: Krista Ruesel <kruesel@amadorgov.org>
Cc: "Ponce, Gregoria@DOT" <gregoria.ponce@dot.ca.gov>

Mon, Jun 6, 2022 at 3:57 PM

Hello Krista,

The California Department of Transportation (Caltrans) appreciates the opportunity to review and comment on the variance request from Jim Vinciguerra to address the front and side setback within the Single-family Residential (R1) Zoning District.

The proposed project is approximately two (2) miles from State Route (SR) 49, and the Assessor's Parcel Number (APN) is 020-471-007.

Caltrans has no additional comments at this time. However, Caltrans requests to be included in the review process for all future development at this location.

Thank you.

Paul Bauldry

Caltrans District 10

Office of Rural Planning

Division of Planning, Local Assistance, and Environmental

1976 E. Dr. Martin Luther King Jr Blvd.

[Stockton CA 95205](#)

Telework # 209.670.9488

RECEIVED

JUL 01 2022

AMADOR COUNTY
PLANNING DEPARTMENT

7/1/2022

Amador County Community Development Agency

Planning Department

Regarding: Notice of Public Hearing

Project: Variance Application V-22; 5-1 Vinciguerra

First, I would like to thank you for allowing me, a neighbor of Mr. And Mrs. Vinciguerra, to voice a few questions/concerns regarding this project.

My property, 13477 Buckeye Ct., is directly across the street from the area in question. I have included a picture of the view from the front of my home.

My questions/concerns are as follows:

1. What does "O front setback" mean?
2. Will there be a driveway?
3. Will there be a fence? (the existing fence is falling down)
4. Is the structure a Garage or a Shed?

This neighborhood is called Running Gold, which has an HOA, (Sutter Ridge South Homeowners Association). This HOA focuses mainly on road maintenance. Running Gold is a beautiful well-kept community and I would like to be assured that this project will keep that in mind.

In your letter you discouraged in-person attendance for the public hearing on July 12, 2022 to discuss this issue, and I do not ZOOM.

Please respond to my questions/concerns via email or phone.

Thank you,

Catherine McClelland

cathymcclelland2015@gmail.com (209) 304-8584



