



April 14, 2006

Corinna Sandmeier (Project Manager)
Northeast Area Team
Department of Planning and Community Development
Municipal Services Agency
827 7th Street, Room 230
Sacramento, CA 95814

Re: Tentative Parcel Map - 6538 Landis Avenue, Assessor's Parcel 273-0030-013; Control Number 05-PMP-0017

Dear Ms. Sandmeier:

This letter is written on behalf of the Carmichael Creek Neighborhood Association (CCNA) in regards to the proposed Tentative Parcel Map for 6583 Landis Avenue. The CCNA appreciates the opportunity to respond to projects located within the boundaries of the CCNA early in the planning process.

The proposed Tentative Parcel Map is located in a Neighborhood Preservation Area (NPA). The purpose of this NPA is specifically to preserve and protect the unique semi-rural character of the neighborhood. The NPA Ordinance expressly states that it is in the best interest of the residents of the area that the semi-rural character of the existing neighborhoods be preserved, protected and maintained, by restricting development not consistent with the existing zoning designations.

Based upon the limited information provided it would appear that the proposed Tentative Parcel Map is consistent with the existing NPA Ordinance. We will continue to monitor the proposed project through the planning approval process and we reserve the right to comment further on its possible impacts as more information regarding the

proposed Tentative Parcel map is obtained. Moreover, the CCNA does not speak on behalf of immediate neighbors who may have individual concerns regarding specific elements of the proposed development.

Thank your for the opportunity to review the project at an early stage.

Sincerely,

Sandra K. Dunn
President

cc: Baker-Williams Engineering Group
6020 Rutland Drive, Suite #19
Carmichael, CA 95608
Attention: David Cobbs