



April 14, 2006

Ione DeMorales
North Area Team
Department of Planning and Community Development
Municipal Services Agency
827 7th Street, Room 230
Sacramento, CA 95814

Re: 3432 California Avenue Tentative Parcel Map; Assessor's Parcel No. 260-0165-002; Control No. 05-PMR-0612

Dear Ms. DeMorales:

This letter is written on behalf of the Carmichael Creek Neighborhood Association (CCNA) in regards to the proposed Tentative Parcel Map for 3432 California 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.

While it would appear that the proposed Tentative Map does not require any variances or exceptions from the current zoning and therefore, is technically consistent with the provisions of the NPA, the CCNA is nevertheless concerned that the proposed tentative map is not consistent with the predominant neighborhood development character. In accordance with Government Code section 66473.3, no tentative map may be approved unless the legislative body finds that it is consistent with the general plan and any specific plan. Consistency includes compatibility with the objectives, policies general land uses and programs identified in the general and specific plans. Sacramento County Code 22.110.070 states specifically that as a condition of approval each lot must maintain a relative consistency with the predominant neighborhood development character. Lots which are found to be significantly out of character, either in area, frontage, shape or access provisions, may be denied if it is found that such character differences may result in detriment impacts on adjacent properties.

The information provided does not analyze the consistency of the proposed development in relationship to the adjacent parcels but based upon our knowledge of the neighborhood, the CCNA questions whether the proposed tentative map meets the standards established by Sacramento County Code. While some of the parcels adjacent to the property are zoned RD-5, they are not built up to zone. Moreover, there a number of parcels near the proposed project that are RD-1 or RD-3.

The CCNA will continue to monitor the proposed tentative map as it continues through the approval process and we reserve the right to provide further comment. Thank you again for the opportunity to review the project at an early stage.

Sincerely,

Sandra K. Dunn
President

cc: Gardner & Associates
601 Commerce Drive, #130
Roseville, CA 95678
Attention: Steve Gardner