

ITEM 1 CPAC 012

From: [Adele Espana-Purpur](#)
To: [Clerk of the Board Public Email](#)
Subject: FW: Agenda 1- PLNP2019-00353 – CASA ROSA WAY TENTATIVE PARCEL MAP
Date: Wednesday, May 20, 2020 3:32:24 PM
Attachments: [Lt to County Re PLNP2019-00353.pdf](#)
Importance: High

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Good afternoon,

I wanted to be sure you received my letter. The meeting is tonight and I would like confirmation that it will be reviewed. Thank you

Adele Espana-Purpur

From: Adele Espana-Purpur
Sent: Monday, May 18, 2020 10:41 AM
To: BoardClerk@saccounty.net
Subject: Agenda 1- PLNP2019-00353 – CASA ROSA WAY TENTATIVE PARCEL MAP

Good morning,

I am attaching a letter with regards to Agenda Item 1. Please let me know if you are unable to open it. Thank you.

Best regards,
Adele Espana-Purpur
3605 Casa Rosa Way, Carmichael, CA 95608

ADELE ESPAÑA-PURPUR

3605 Casa Rosa Way, Carmichael, CA 95608

916.600.8507

Apurpur4@gmail.com

May 18, 2020

Community Planning Advisory Council

Re: Agenda 1- PLNP2019-00353 – CASA ROSA WAY TENTATIVE PARCEL MAP

Dear Sir/Madam:

My name is Adele Espana-Purpur and I live at 3605 Casa Rosa Way, Carmichael, CA I'm writing with regards to. I was planning on attending the hearing to voice my concerns. The County should have set up a meeting to allow us to be heard instead of just a visual meeting with no audio participation.

My husband and I bought our house three years ago. We both went to La Sierra High School which is across the street from this neighborhood and that is where we met. I have always wanted to live in this neighborhood, and we were thrilled when we were able to get this house. We love our neighborhood.

When I looked up the plans to see what Wong & Associates wanted to build on the corner of our street, I knew I had to speak out against it. I grew up in town houses, condos, and duplexes/halfplexes. We could not afford to live in a house and it was cheaper to rent one of these dwellings. The owners seem to think they will live on one side and their parents on the other. This may be true at first but I'm sure they plan to only live there for the necessary amount of time to make their statement true before they move out and rent both sides. This will bring a turnover of renters to this neighborhood with more traffic.

Casa Rosa is not a through street in that it is not an easy shortcut to get to one of the bigger streets like Walnut or Whitney. The people who drive through here, live here. We do not have crime; this is a quiet neighborhood. I believe it will bring more traffic to our street and with more traffic, we lose our privacy. As a previous renter, my family took pride in wherever we lived but most renters do not.

The houses in this neighborhood are single story and one family houses. Building a two-story halfplex will change the beauty of this neighborhood. This is a corner lot so whatever is built on it needs to compliment the neighborhood. A two-story multi-family dwelling will change the look of the neighborhood and it will drive down our property value. The owners of the property have a responsibility to this neighborhood to build a house that is aesthetically designed to be suitable for this neighborhood.

I know this neighborhood will not be quiet about this and we will take the necessary steps to be sure this halfplex is not built on this site. Wong & Associates is better off selling the property and building their halfplex somewhere else.

Sincerely,

Adele España-Purpur
John R. Purpur

ITEM 1 CPAC 013

From: [Adele Espana-Purpur](#)
To: [CPAC-Carmichael-OFF](#)
Subject: FW: Agenda 1- PLNP2019-00353 – CASA ROSA WAY TENTATIVE PARCEL MAP
Date: Wednesday, May 20, 2020 3:39:15 PM
Attachments: [Lt to County Re PLNP2019-00353.pdf](#)
Importance: High

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From: Adele Espana-Purpur
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Subject: FW: Agenda 1- PLNP2019-00353 – CASA ROSA WAY TENTATIVE PARCEL MAP
Importance: High

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May 18, 2020

Community Planning Advisory Council

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Sincerely,

Adele España-Purpur
John R. Purpur

From: [Baatar. Bilegt](#)
To: mjuhl.fiftysixdesign.com
Cc: [Clerk of the Board Public Email](#)
Subject: RE: letter
Date: Wednesday, May 20, 2020 2:40:55 PM
Attachments: [email to CPAC.pdf](#)

Hello Maya,

I'm going to go ahead and forward this over to the Clerk of the Board so that they can save it into the public record for **PLNP2019-00353**. For future public comments, please be sure to include BoardClerk@saccounty.net. That way we can make sure we're keeping track of everything properly. We appreciate your participation in the public outreach process.

From: mjuhl.fiftysixdesign.com <mjuhl@fiftysixdesign.com>
Sent: Wednesday, May 20, 2020 2:35 PM
To: Baatar. Bilegt <BaatarB@saccounty.net>
Subject: letter

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Hi Bilegt,

I have attached an amended letter, I just changed the orientation noted in the first paragraph.

Thank you,
Maya

CPAC

To whom it may concern:

We currently live at 9270 Elm Ave. One of the main reasons we purchased this property 6+ years ago was because of the rural character of the area and the amazing view from the backyard. All of the properties around the block surrounded by Elm Ave to the north, Chestnut Ave to the West and Walnut Ave to the East have open screened fencing and all share the same incredible views as well as maintaining a level of privacy between neighbors while at the same time maintaining an open rural feel. We all (us and our neighbors) spend a lot of time enjoying the outdoors and spending time in our yards.

We have recently learned of the proposed lot split of the parcel at 9260 Elm Ave. We feel that the manner in which the lot split is being proposed would severely impact the quality of life not just for us but for all the neighbors surrounding the property. The lot split would provide that it would allow for the construction of a potentially 2 new residences to be built right in everyone's backyards with the view from the residence right into all the backyards of all the surrounding residences. This would severely impair the quality of the view and feel of what we now enjoy. We feel that this is an unintended intrusion into the privacy of all the neighbors surrounding the lot.

Due to the elevation of the leveled building pad, we feel that merely 'constructing a fence' for privacy would not be a viable solution and would greatly impact and diminish the rural character of the properties in the area.

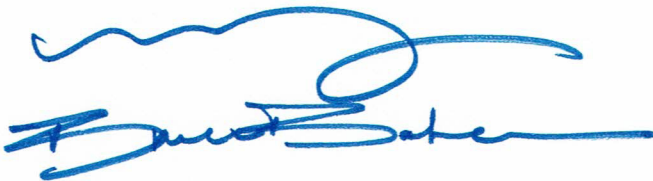
The proposed lot is 165' across the front on Elm Ave. Our lot as well as the other lots on this block have all been split in a more linear direction protecting the views and privacy of all the adjacent properties, it is what makes this area unique and why we bought here. We feel that the proposed lot split is not compatible with the neighborhood.

We welcome this family moving in to our neighborhood, but please consider recommending that the lot be split similar to the others on the block so that it will preserve the rural quality for all of the neighbors while still providing the new lots with the same advantages our lots enjoy.

It would not be right to approve the lot split as proposed for the benefit of one and to the detriment of privacy and values to so many others.

Thank you for your consideration,

Neighbors of 9260 Elm Ave. Orangevale CA

A handwritten signature in blue ink, appearing to read "David Baker", is written over a horizontal line. The signature is fluid and cursive.

CPAC

To whom it may concern:

6943 Walnut Ave

10 months

We currently live at ~~9270 Elm Ave~~. One of the main reasons we purchased this property ~~6 years~~ ago was because of the rural character of the area and the amazing view from the backyard. All of the properties around the block surrounded by Elm Ave to the north, Chestnut Ave to the West and Walnut Ave to the North have open screened fencing and all share the same incredible views as well as maintaining a level of privacy between neighbors while at the same time maintaining an open feel. We all (us and our neighbors) spend a lot of time enjoying the outdoors and spending time in our yards.

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The proposed lot is 165' across the front on Elm Ave. Our lot as well as the other lots on this block have all been split in a more linear direction protecting the views and privacy of all the adjacent properties, it is what makes this area unique and why we bought here. We feel that the proposed lot split is not compatible with the neighborhood.

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Thank you for your consideration,

Neighbors of 9260 Elm Ave. Orangevale CA



Brookelle Diven

CPAC

To whom it may concern:

6941 WALNUT

10+ yrs.

We currently live at ~~9270 Elm Ave.~~ One of the main reasons we purchased this property 6 years ago was because of the rural character of the area and the amazing view from the backyard. All of the properties around the block surrounded by Elm Ave to the north, Chestnut Ave to the West and Walnut Ave to the North have open screened fencing and all share the same incredible views as well as maintaining a level of privacy between neighbors while at the same time maintaining an open feel. We all (us and our neighbors) spend a lot of time enjoying the outdoors and spending time in our yards.

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Thank you for your consideration,

Neighbors of 9260 Elm Ave. Orangevale, CA



CPAC

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Thank you for your consideration,

Neighbors of 9260 Elm Ave. Orangevale CA

Mr. Dennis Mahoney

CPAC

To whom it may concern:

9280

12

We currently live at ~~9270~~ Elm Ave. One of the main reasons we purchased this property ¹²6 years ago was because of the rural character of the area and the amazing view from the backyard. All of the properties around the block surrounded by Elm Ave to the north, Chestnut Ave to the West and Walnut Ave to the North have open screened fencing and all share the same incredible views as well as maintaining a level of privacy between neighbors while at the same time maintaining an open feel. We all (us and our neighbors) spend a lot of time enjoying the outdoors and spending time in our yards.

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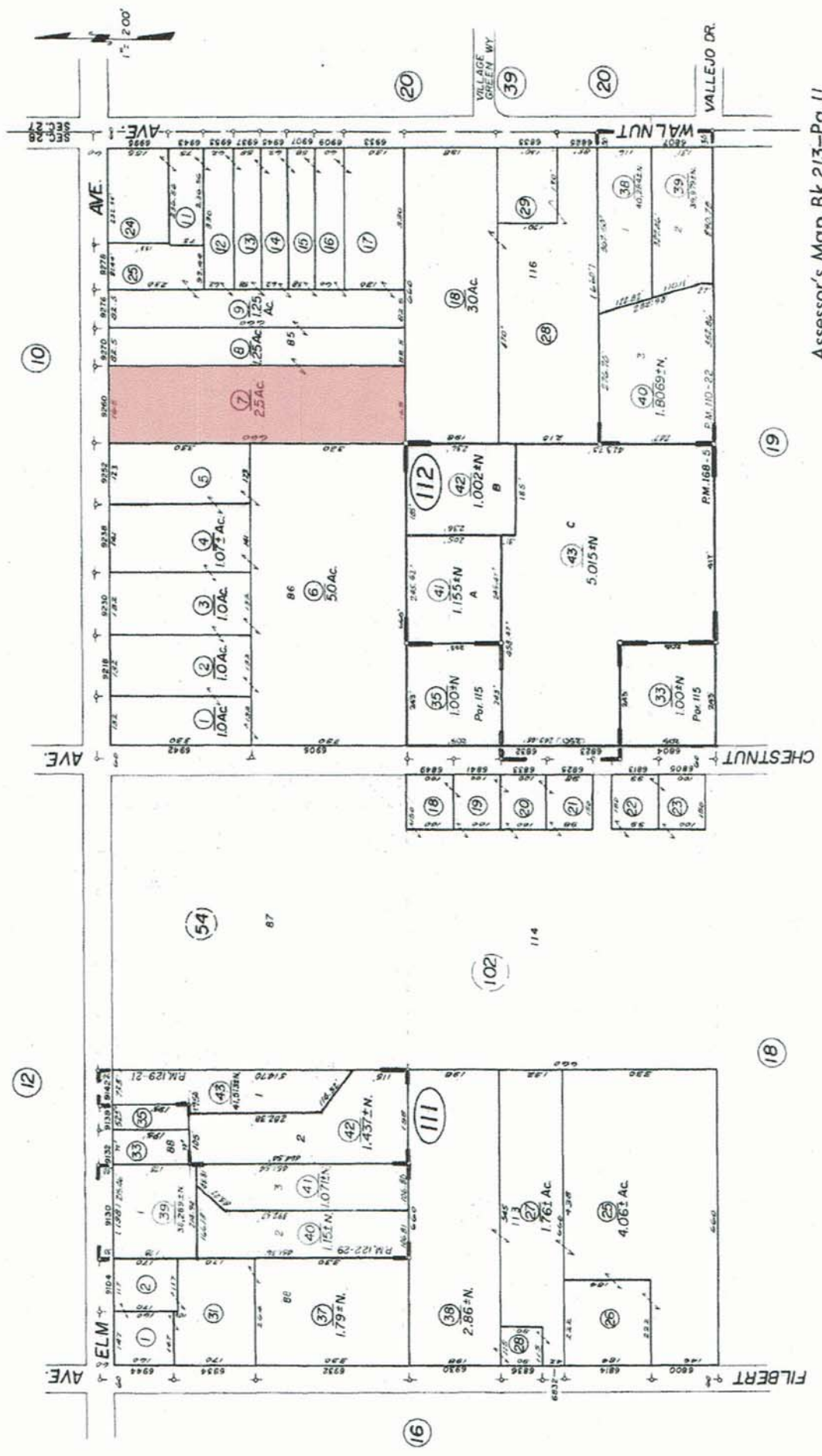
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Thank you for your consideration,

Neighbors of 9260 Elm Ave. Orangevale CA


Sholeh Karimi-jahromi

POR SEC. 28, T. 10N., R. 7E., M. D. B. & M.
(PROJ. INTO RANCHO SAN JUAN)



Assessor's Map Bk. 213-Pg. 11
County of Sacramento, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles

Orangevale Colony, R.M. Bk. 3, Pg. 20

TENTATIVE PARCEL MAP FOR: 9260 Elm Avenue Orangevale, CA County of Placer State of California

APN: 213-0112-007

9260 Elm Ave
Orangevale, CA 95662
APN: 213-0112-007

AY ENGINEERING,
6104 PALMAYE LANE
ORANGEVALE, CALIFORNIA 95662
(916) 402-1575

NO.	REVISIONS	DATE

TENTATIVE
PARCEL MAP
November 14, 2019

SHEET NO.
T1
1 OF 1



9260 Elm Avenue

OWNER
SOLID CONSTRUCTION
4 DESIGN, INC.
5000 W. 14TH AVENUE
SACRAMENTO, CA 95841
916-766-7440
ATTN: OLEG KRAVCHUK

DEVELOPER/APPLICANT
OLEG KRAVCHUK
AY ENGINEERING
6104 PALMAYE LN
ORANGEVALE, CA 95662
916-402-1575

ENGINEER
AY ENGINEERING
6104 PALMAYE LN
ORANGEVALE, CA 95662
ALEX VANDERKAM, P.E.
916-402-1575

PARCEL NO.
213-0112-007

PROPOSED USE
2 LOTS
2.50 AC GROSS
RESIDENTIAL

PRESENT USE
1 LOT
2.50 AC GROSS
RESIDENTIAL

SCHOOL DISTRICT
SAN JUAN UNIFIED
SCHOOL DISTRICT

FIRE DISTRICT
SAC METRO

SEWER
SACRAMENTO AREA
SEWER DISTRICT

ELECTRICITY
SMUD

PARK DISTRICT
ORANGEVALE

WATER
ORANGE VALE
WATER COMPANY

MARKETING EASEMENTS

1) AN EASEMENT OVER SAID LAND FOR PIPES, FLUMES, DITCHES, CONDUITS, AND OTHER STRUCTURES FOR THE PURPOSE OF CONDUCTING WATER TO AGRICULTURE, MINERAL, THROUGH LAND SAID LAND FOR IRRIGATION, DOMESTIC OR OTHER USE AND INCIDENTAL PURPOSES AS RESERVED BY ORANGEVALE COLONIZATION COMPANY, INC. IS HEREBY REAFFIRMED AND CONFIRMED. THE EXACT LOCATION IS NOT DISCLOSED OF RECORD.

2) AN EASEMENT OVER SAID LAND FOR TRANSMISSION LINES AND CONDUITS FOR THE PURPOSE OF TRANSMITTING ELECTRICITY AND ELECTRIC COMPANY, INC. IS HEREBY REAFFIRMED AND CONFIRMED. THE EXACT LOCATION IS NOT DISCLOSED OF RECORD. PAGE 412, OFFICIAL RECORDS.



BENCHMARK INFORMATION
COUNTY OF SACRAMENTO BARE 10427 ELEV. = 207.70 NAVD83
BRONZE BENCH STAMPED "SACRAMENTO CO. DEPT. OF PUBLIC WORKS
CORNER OF 40' X 40' CONCRETE BASE OF TRAFFIC SIGNAL STANDARD
@ SOUTHEAST CORNER OF INTERSECTION OF HAZEL AVE. & OAK AVE.

BASE OF BEARING
THE BASES OF BEARINGS OF THIS SURVEY IS IDENTICAL WITH ELM
AVENUE. THE BEARING OF THE LINE FROM THE BENCHMARK TO THE
WALNUT CREEK INTERSECTION, AS PER ORANGEVILLE CALIFORNIA
IN BOOK 1 OF MAPS, MAP NO. 20, OFFICIAL COUNTY RECORDS.

BOUNDARY INFORMATION
THE BOUNDARIES SHOWN ON THIS SHEET ARE SHOWN FROM TITLE
PLANS AND RECORDS. THIS SURVEY IS A RECONSTRUCTION OF THE
BOUNDARY SURVEY WAS PERFORMED AND THE PROPERTY LINES AND
FENCES SHOWN ARE NOT TO BE TAKEN AS RECORD. BOUNDARY
SURVEY TO BE COMPLETED FOR FINAL MAP RECORDING.

LEGEND

SYMBOLS	EXISTING	PROPOSED	DESCRIPTION
			STORM DRAIN PIPE & SIZE
			SANITARY SEWER PIPE & SIZE
			DOMESTIC WATER PIPE & SIZE
			FIRE PROTECTION WATER PIPE & SIZE
			NATURAL GAS PIPE & SIZE
			MANHOLE
			STORM DRAIN INLET
			CLEANOUT
			GATE VALVE
			FIRE HYDRANT
			BLOW OFF VALVE
			NICHE OR GRADE BREAK
			DIRECTION OF DRAINAGE
			EASEMENT
			PROPERTY LINE
			FENCE
			EXISTING TREE
			REMOVE EXISTING TREE

ABBREVIATIONS

- AC ASPHALT CONCRETE
- APN ASSESSOR'S PARCEL NUMBER
- BEAM BOTTOM OF WALL
- BLD BUILDING
- CD CONCRETE
- DR DRAINAGE
- DWY DRIVEWAY
- EAS EASEMENT
- EM ENT
- EXH EXHIBIT (OR E)
- FL FLOWLINE
- GR GRASS
- GV GATE VALVE
- GRD GROUND
- LOC LOCATION
- MANH MANHOLE
- OH OVERHEAD
- OP OVERHEAD POWER LINES
- ORP OVERHEAD POWER LINES
- P.U.E. PUBLIC UTILITY EASEMENT
- PROP PROPOSED
- PROP. OR (P) PROPOSED
- PROPUB. PUBLIC UTILITY EASEMENT
- PROPUB. PROPOSED
- ACC ACCESS EASEMENT
- SD STORM DRAIN
- SMH STORM DRAIN MANHOLE
- SS SANITARY SEWER
- SW SANITARY SEWER MANHOLE
- SR SIDEWALK
- TIC TOP OF CURB
- TOP TOP FACE OF CURB
- WV WATER VALVE

PROJECT SITE
SCALE = 1" = 40'



Walnut Ave

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EXHIBIT 1

Common Kettle Farm

Lakeside Lighting