

**From:** [Yvonne Falletti](#)  
**To:** [Clerk of the Board Public Email](#)  
**Subject:** 3637 Casa Rosa Way Parcel Map Filed - Planning Advisory Council Meeting 5-20-2020  
**Date:** Tuesday, May 12, 2020 10:18:23 AM

---

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

Control Number: PLNP 2019-00353  
Project Name: Casa Rosa Way Tentative Parcel Map  
APN: 258-0091-008  
Applicant: Wong & Associates/Alex and Ana Goubuleac  
Location: Property Located At 3637 Casa Rosa Way, On The Southwest Corner Of The Intersection of Casa Rosa Way and Engle Rd. in the Carmichael/Old Foothill Farms Community.

My comment would be to ask if an environmental study has been made and if it was what was the finding? That is a piece of land that has been undeveloped for a number of years.

To address the more pressing issue is that the property sits at the "top" of a piece of land that slopes downward on Casa Rosa Way where the water drains not only into the gutter but into the backyards of many homes on the same side of the street. This is not a small bit of water often it is ankle deep. Much time and money has been spent by homeowners attempting to remedy the problem with little or no result. Obviously the properties sitting higher on the sloping street were at some point graded incorrectly and never sited or corrected before building. Mine for one.

My request is that the drainage be checked taking this into consideration.

Thank you for your consideration.

Yvonne Falletti  
3623 Casa Rosa Wy  
Carmichael CA

## ITEM 1 CPAC 002

**From:** [Adele Espana-Purpur](#)  
**To:** [Clerk of the Board Public Email](#)  
**Subject:** Agenda 1- PLNP2019-00353 – CASA ROSA WAY TENTATIVE PARCEL MAP  
**Date:** Monday, May 18, 2020 10:41:00 AM  
**Attachments:** [Lt to County Re PLNP2019-00353.pdf](#)

---

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

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

**From:** [Kathy Webb](#)  
**To:** [Clerk of the Board Public Email](#)  
**Subject:** Carmichael CPAC Meeting May 20, 2020 - Agenda Item #1  
**Date:** Monday, May 18, 2020 1:04:48 PM  
**Attachments:** [CasaRosaProject\\_May2020.pdf](#)

---

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

Hello! Me again! Please accept this letter as my public comment regarding Carmichael CPAC meeting item #1 during this Wednesday's meeting.

Thanks!  
Kathy Webb  
2625 Garfield Ave  
Carmichael, CA 95608

Dear Carmichael CPAC members –

This is a follow-up note to my letter that was presented in February 2020....regarding the Casa Rosa Way Tentative Parcel Map, PLNP2019-00353. Apparently the applicant has not made any changes to the project, despite neighborhood concern, so my concerns are still as follows....

While I understand this is a fairly simple request, and the applicant doesn't appear to be requesting a bunch of variances, which is fantastic and greatly appreciated, I do have two concerns.

There is a notation under "Justification" that "The proposed half-plex lots are consistent with development along Engle Road."

#1: These lots face Casa Rosa Way, not Engle, and THAT is where they need to fit it. There aren't any half-plex or duplex units in the Casa Rosa Way neighborhood.

#2: You have to go down the block and turn left to find a two-store home on Casa Rosa and in this neighborhood

As such, I believe the buildings should be one-story, rather than the proposed two-story, in order to be consistent with the neighborhood. If there are two, side-by-side attached two-story dwellings on the corner, that will be a daunting amount of buildings at the entrance of a well-established, single-story residential area. I know there are design tools that can be used for privacy and peering issues (no windows facing side and back lots), but two, large two-story homes smashed together at the entrance of this street is NOT what this neighborhood needs or deserves.





My second concern would be the trees...if there were any. The tree summary is more of a tree stump summary, unfortunately. No patience to read the report after viewing the property. I hope the arborist's report and County will hold the applicant responsible for replacing trees and placing as many trees as possible on this property in this mature neighborhood.

Thank you for this opportunity to provide community input and have a lovely evening.

Respectfully,

Kathy Webb

[webbka72@gmail.com](mailto:webbka72@gmail.com)

Carmichael Resident

Carmichael Community Action Plan member, Land Use Committee

**From:** [Diana A](#)  
**To:** [Clerk of the Board Public Email](#)  
**Cc:** [Baatar. Bilegt](#); [ag2977@yahoo.com](#); [gtwong5035@gmail.com](#); [Bloise. Nick](#); [Mejia. Manuel](#); [Holsworth. Meredith](#)  
**Subject:** Carmichael CPAC/Agenda Item 1/Casa Rosa Way  
**Date:** Tuesday, May 19, 2020 10:48:04 AM  
**Attachments:** [Preview attachment img-200518105119.pdfimg-200518105119.pdf521 KB.webloc](#)  
[Preview attachment IMG\\_0010.pdfIMG\\_0010.pdf187 KB.webloc](#)

---

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

RE: PLNP2019-00353

I am writing on behalf of the residents of Casa Rosa Way. We are opposed to the proposal to subdivide the property at 3637 Casa Rosa Way and build 2 two story half plexes, which deviates from the character of our neighborhood. Our neighborhood currently consists of a single story, single family residence per lot.

Our CCRs, which I will attach in a separate email, does not allow more than one single family residence per lot. From our understanding at the last CPAC meeting on February 19, 2020, the proposed project will have a Casa Rosa address and will have drive ways facing Casa Rosa Way. We are vehemently opposed to a two story structure on that corner. Our neighborhood does not have any two story structures in the area, (Casa Rosa Way, Lequel Way, Affirmed Way, nor the section of Engle Road from Walnut Avenue to Lequel).

I am submitting a petition with signatures from the majority of the residents of Casa Rosa Way opposing the project as it currently stands. (see attached) Included are signatures from some residents on Affirmed Way also.

Respectfully submitted,

The residents of Casa Rosa Way

If you have problems accessing the attachments, please contact Diana Acosta at [acosta.diana@gmail.com](mailto:acosta.diana@gmail.com), and I can resend them.

Attachment Preview attachment img-200518105119.pdfimg-.webloc (383 Bytes) cannot be converted to PDF format.

Attachment Preview attachment IMG\_0010.pdfIMG\_0010.pdf.webloc (383 Bytes) cannot be converted to PDF format.

**From:** [Diana A](#)  
**To:** [Clerk of the Board Public Email](#)  
**Cc:** [Bloise, Nick](#); [Baatar, Bilegt](#)  
**Subject:** Carmichael CPAC/Agenda Item 1/Casa Rosa Way  
**Date:** Tuesday, May 19, 2020 11:25:25 AM

---

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

RE: PNCP2019-00353

I live at 3633 Casa Rosa Way, adjacent to the proposed project at 3637 Casa Rosa Way.

I have several concerns which I will list below:

1. My primary concern is that the project is two (2) two story structures on the existing lot, with only a 7.5 foot setback from my property line. I am concerned for my privacy. I have a single story home, as are all the residences in this area. A two story structure so close to my property line, where by master bedroom is located will completely create an invasion of my privacy, especially since it will look down onto my property. I spend a lot of time in my garden, and will have no privacy whatsoever with this proposed project - unless there are no windows on that side of the structure.

2. There are no two story structures on Casa Rosa Way. Nor are there any two story structures in our neighborhood. Building two 2 story structures on the corner of Casa Rosa Way and Engle will deviate from the character of our neighborhood which consists of larger lots with only one single family residence.

3.

3. The proposed project to build two 2 story structures at the corner of Casa Rosa Way and Engle will bring more density at a vulnerable corner, impacting traffic and a potential hazard to oncoming traffic.

**From:** [Diana A](#)  
**To:** [Clerk of the Board Public Email](#)  
**Cc:** [Baatar. Bilegt](#); [gtwong5035@gmail.com](mailto:gtwong5035@gmail.com); [ag2977@yahoo.com](mailto:ag2977@yahoo.com); [Bloise. Nick](#); [Mejia. Manuel](#); [Holsworth. Meredith](#)  
**Subject:** Carmichael CPAC/Agenda Item/Casa Rosa Way  
**Date:** Tuesday, May 19, 2020 10:55:49 AM  
**Attachments:** [Preview attachment img-200515132719.pdfimg-200515132719.pdf1.1 MB.webloc](#)

---

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

RE: PNL2019-00353

Attached are the CCRs for Casa Rosa Way.

Sincerely

The residents of Casa Rosa Way

If you are unable to access the attachment, please contact Diana Acosta at [acosta.diana@gmail.com](mailto:acosta.diana@gmail.com).

Attachment Preview attachment img-200515132719.pdfimg-.webloc (420 Bytes) cannot be converted to PDF format.

**From:** [Diana A](#)  
**To:** [Clerk of the Board Public Email](#)  
**Cc:** [Bloise, Nick](#); [Baatar, Bilegt](#)  
**Subject:** Carmichael CPAC/Agende Item 1/Casa Rosa Way  
**Date:** Tuesday, May 19, 2020 11:50:21 AM

---

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

RE: PNCP2019-00353

I live at 3633 Casa Rosa Way, adjacent to the proposed project at 3637 Casa Rosa Way.

I have several concerns which I will list below:

1. My primary concern is that the project is two (2) two story structures on the existing lot, with only a 7.5 foot setback from my property line. I am concerned for my privacy. I have a single story home, as are all the residences in this area. A two story structure so close to my property line, where by master bedroom is located will completely create an invasion of my privacy, especially since it will look down onto my property. I spend a lot of time in my garden, and will have no privacy whatsoever with this proposed project - unless there are no windows on that side of the structure.

2. The CCRs for Casa Rosa Way only allows one single family residence per lot. I would like to see our CCRs honored since the original intent of the CCRs was to maintain the integrity of the neighborhood in perpetuity. There are no two story structures on Casa Rosa Way. Nor are there any two story structures in our neighborhood. Building two 2 story structures on the corner of Casa Rosa Way and Engle will deviate from the character of our neighborhood which consists of larger lots with only one single family residence.

3. I have large trees along my property line, which include two 40' redwood trees and other smaller trees. I am concerned about the health of my trees, and the construction being done right next to the fence line. Is consideration being made to ensure no excavation or digging will be done near the rootzone/drip line of my trees, and to ensure no construction equipment will be parked in this area as well?

Respectfully submitted,

Diana Acosta  
[acosta.diana@gmail.com](mailto:acosta.diana@gmail.com)  
(916)539-0633

**From:** [Katie Davis](#)  
**To:** [Clerk of the Board Public Email](#)  
**Subject:** Control number PLNP2019-00353  
**Date:** Tuesday, May 19, 2020 8:27:05 PM

---

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

Project Name : Casa Rosa Way Tentative Parcel Map  
APN: 258-0091-008

I am submitting a comment to state that we would like to object to having this parcel split into two halfplex parcels. We as residents living on Casa Rosa Way would like to see a single family, single story home built on the parcel.

Thank you.

Katie and Ryan Davis

Get [Outlook for Android](#)

## ITEM 1 CPAC 009

**From:** [Townsend, Stephanie](#)  
**To:** [Clerk of the Board Public Email](#)  
**Subject:** FW: Diana Acosta - Camichael CPAC- Item #1  
**Date:** Wednesday, May 20, 2020 1:59:14 PM  
**Attachments:** [DOC051920.pdf](#)

---

For the Record. Received in person.

Stephanie Townsend  
Deputy Clerk  
Board of Supervisors | Clerk of the Board  
700 H Street, Suite 2450, Sacramento, CA 95814  
916-874-8022

-----Original Message-----

From: COB-Toshiba-Main-Scanner <COB-ToshibaMainScanner@saccounty.net>  
Sent: Tuesday, May 19, 2020 2:11 PM  
To: Townsend, Stephanie <townsends@saccounty.net>  
Subject: Send data from MFP11870541 05/19/2020 14:11

Scanned from MFP11870541  
Date:05/19/2020 14:11  
Pages:9  
Resolution:300x300 DPI  
-----

**Carmichael CPAC/Agenda Item 1/Casa Rosa Way**

Diana A <acosta.diana@gmail.com>

Tue 5/19/2020 10:48 AM

**To:** BoardClerk@saccounty.net <BoardClerk@saccounty.net>

**Cc:** Baatar. Bilegt <baatarb@saccounty.net>; ag2977@yahoo.com <ag2977@yahoo.com>; gtwong5035@gmail.com <gtwong5035@gmail.com>; nickb812@yahoo.com <nickb812@yahoo.com>; Mejam@saccounty.net <Mejam@saccounty.net>; Holsworthm@saccounty.net <Holsworthm@saccounty.net>

📎 2 attachments (2 KB)

Preview attachment img-200518105119.pdfimg-200518105119.pdf521 KB.webloc; Preview attachment IMG\_0010.pdfIMG\_0010.pdf187 KB.webloc;

**RE: PLNP2019-00353**

I am writing on behalf of the residents of Casa Rosa Way. We are opposed to the proposal to subdivide the property at 3637 Casa Rosa Way and build 2 two story half plexes, which deviates from the character of our neighborhood. Our neighborhood currently consists of a single story, single family residence per lot.

Our CCRs, which I will attach in a separate email, does not allow more than one single family residence per lot. From our understanding at the last CPAC meeting on February 19, 2020, the proposed project will have a Casa Rosa address and will have drive ways facing Casa Rosa Way. We are vehemently opposed to a two story structure on that corner. Our neighborhood does not have any two story structures in the area, (Casa Rosa Way, Lequel Way, Affirmed Way, nor the section of Engle Road from Walnut Avenue to Lequel).

I am submitting a petition with signatures from the majority of the residents of Casa Rosa Way opposing the project as it currently stands. (see attached) Included are signatures from some residents on Affirmed Way also.

Respectfully submitted,

The residents of Casa Rosa Way

If you have problems accessing the attachments, please contact Diana Acosta at [acosta.diana@gmail.com](mailto:acosta.diana@gmail.com), and I can resend them.

2020 MAY 19 PM 1:56  
COUNTY OF SACRAMENTO  
BOARD OF SUPERVISORS

**Subject:** PLNP2019-00353 – Casa Rosa Way Tentative Parcel Map & Project

**Applicant:** Wong & Associates: [gtwong5035@gmail.com](mailto:gtwong5035@gmail.com)

**Owner:** Alex & Ana Gorbuleac ([ag2977@yahoo.com](mailto:ag2977@yahoo.com))

**Location:** Property at 3637 Casa Rosa Way, Carmichael

**Proposal:** Plan to divide existing .37 acre parcel AND to build a two story halfplex on each subdivided parcel

---

We, the residents of the properties on Casa Rosa Way, Carmichael, a "Rosemary Gardens" subdivision composed of 14 lots, oppose the proposed project referenced above, as it currently stands for failure to comply with the Declaration of Restrictions for the "Rosemary Gardens" subdivision which currently only allows one single family residence per lot (see attached).

The residents listed below oppose the project as it currently stands:

1. Address: 3633 Casa Rosa Way  
Name: DIANA ACOSTA Diana Acosta
2. Address: 3636 Casa Rosa Way  
Name: Andrew Baxter
3. Address: 3630 Casa Rosa Way  
Name: Deborah Erickson DM Erickson
4. Address: 3618 Casa Rosa Way  
Name: Justin Harrison ~~HA~~ jnharr94@gmail.com
5. Address: 3601 Casa Rosa Way  
Name: Katherine Rausch, Katherine A. Rausch
6. Address: 3605 Casa Rosa Way  
Name: Carmichael John & Adele Purpur
7. Address: 3629 Casa Rosa Way  
Name: Kat M. Din Katie Davis
8. Address: 3617 Casa Rosa Way  
Name: Jessica Schneider JS

9. Address: 3624 Casa Rosa Way  
Name: Venita Mortensen Venita Mortensen
10. Address: 3623 Casa Rosa Way Carmichael CA  
Name: Yvonne Fallett; Yvonne Fattella
11. Address: 3611 Casa Rosa Way  
Name: Kelly Coleman
12. Address: 3606 Casa Rosa way, Carmichael CA 95808  
Name: Lilit Martirosyan
13. Address: 3612 CASA ROSA WAY, CARMICHAEL CA 95008  
Name: Agathe Noyon Ouenes
14. Address: \_\_\_\_\_  
Name: \_\_\_\_\_

Other addresses and residents of surrounding neighborhood:

1. Address: \_\_\_\_\_  
Name: \_\_\_\_\_
2. Address: \_\_\_\_\_  
Name: \_\_\_\_\_
3. Address: \_\_\_\_\_  
Name: \_\_\_\_\_
4. Address: \_\_\_\_\_  
Name: \_\_\_\_\_

- 9. Address: \_\_\_\_\_  
Name: \_\_\_\_\_
- 10. Address: \_\_\_\_\_  
Name: \_\_\_\_\_
- 11. Address: \_\_\_\_\_  
Name: \_\_\_\_\_
- 12. Address: \_\_\_\_\_  
Name: \_\_\_\_\_
- 13. Address: \_\_\_\_\_  
Name: \_\_\_\_\_
- 14. Address: \_\_\_\_\_  
Name: \_\_\_\_\_

✓ Other addresses and residents of surrounding neighborhood:

- 1. Address: 3619 Affirmed Way, Carmichael, Ca. 95608  
Name: Claudia Richardson
- 2. Address: 3615 AFFIRMED WAY CARMICHAEL 95608  
Name: GONIA LAWSON-RIDDLE
- 3. Address: 3642 AFFIRMED WAY, CARMICHAEL CA 95608  
Name: Lordes Dumelle
- 4. Address: 3642 AFFIRMED WAY CARMICHAEL CA 95608  
Name: Richard D. Vaillancourt
- 5. Address: 3612 AFFIRMED WAY, CARMICHAEL, CA. 95608  
Name: SHU DAVIES



**"If this document contains any restriction based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status."**

(Effective January 1, 2012)



Vol. 4008 Page 166

DECLARATION OF RESTRICTIONS

ROSEMARY GARDENS

The undersigned hereby represent that they are the owners and vendors of the real property situate in the County of Sacramento, State of California, and described as follows, to wit:

Lots 1 to 14 inclusive of ROSEMARY GARDENS according to the map recorded in Book 60 of Maps, Map No. 11, records of said County.

All deeds, conveyances, encumbrances and written instruments of any kind or character, all and singular, hereinafter made or executed and affecting title to said realty, or any part thereof in any manner whatsoever, shall be subject to the following limitations and restrictions which shall remain in full force and effect for a period of 30 years from and after the date hereof, except as hereinafter provided.

1. That the restrictions and covenants herein contained shall run with the land and be binding upon the undersigned, their grantees, their heirs, successors, and assigns for a period of 30 years from and after the date hereof.

2. That during said period no commercial enterprise shall be carried on upon any plot in said tract.

3. That during said period no other than one single family residence and its appurtenant garage or garages, and other necessary and usual outbuilding incident to residential use of property shall be erected upon any building plot in said tract.

4. That the ground floor area of such single family residence, exclusive of open porches, terraces, garages, attached or detached or other appurtenances (not enclosed within the walls of the residence building) shall not be less than 1,000 square feet.

5. The word "plot" as used herein refers to an individual building site together with grounds in connection therewith, whether composed of one or more lots or portions or combinations thereof as said "lots" are above defined. No structure shall be erected on any building plot, which plot has an area of less than 9,900 square feet and a width of not less than 65 feet at the minimum building setback line. Any lot of record platted on the recorded map of said tract may be used as a building plot.

6. That during said period no building or structure shall be erected on any building plot nearer than 25 feet from the front property line and on corner plots nearer than 10 feet to any side street line. No buildings except a detached garage or other outbuildings located to the rear of a dwelling and neighboring dwellings shall be erected closer than 5 feet to the side boundary lines of the plot. However, that on all lots a garage wholly attached to the side of the wall of a dwelling house may be placed not closer than 5 feet to any internal side boundary lines.

7. No building shall be erected, altered, placed or be permitted to remain on any building plot in this subdivision until the external design or location thereof has been approved in writing by the neighborhood committee which shall be appointed or elected by the owner or owners of a majority of the lots which are subject to the covenants herein set forth. (Note: each owner has votes equal to the number of lots owned.) However, if the committee fails to approve or disapprove such design or location within 30 days after such plans have been submitted to it, then such approval will not be required. The completion of construction, alteration or placement of a structure for 30 days shall be construed as prima-facie evidence of committee approval.

62056 JUN 13 60



PLAT 4008 PAGE 167

ROY DANKMAN, EVELYN DANKMAN AND HERBERT DANKMAN

are hereby appointed the neighborhood committee and shall continue to act as such committee until their successors are appointed or elected. That during said period no signs or billboards shall be placed on any parcel or parcels of said property without permission of the neighborhood committee.

8. That during said period the exterior woodwork on all buildings constructed on said premises must be painted or stained, where the exterior is stucco finish, it must be dashed as soon as erected.

9. That during said period no building in said tract, except the buildings heretofore designated as one single family residence, shall be used for residential purposes, except that any other buildings in said tract may be occupied for residence purposes by employees and servants of the owner, provided they are employed and domiciled with the said owner or tenant.

10. That during said period no building or any portion thereof shall be moved from other places to said premises for any purposes whatsoever.

11. That during said period no outside toilet or toilets shall at any time be erected, maintained or tolerated upon said premises, and all sewage from said premises shall be disposed of by a sewer system approved by the Sacramento County Health Department.

12. That during said period no sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

13. That during said period, not to be oil drilling, oil development, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations, or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained, or permitted upon any lot.

14. That during said period, no lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

15. That during said period no fence, wall, hedge, or shrub planting which obstructs sight-lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersections of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight-line limitations shall apply on any lot within 18 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distance of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight-lines.

16. That during said period, no trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

17. That during said period, no fowl, animals, or creatures, of any kind shall be kept, bred, or used for commercial purposes on any lot or plot in this subdivision excepting dogs and cats commonly kept as pets and then not exceeding two.

62056 JUN 13 60



**VOL 4068 PAGE 168**

18. That during said period, no noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

19. That during said period, rights of way, as shown on the recorded map of said subdivision, are granted for the purpose of erecting and maintaining combination power and telephone lines and other public utilities. No structure other than fences are to be erected within these rights of way.

20. These covenants are to run with the land and shall be binding on all the parties and persons claiming under them for a period of 30 years from and after the date hereof at which time said covenants shall be automatically extended for successive periods of 10 years, unless by a vote of the majority of the then owners of the lots it is agreed to change the said covenants in whole or in part.

21. If the parties hereto, or any of them or their heirs, successors or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in the said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants and either prevent him or them from so doing or to recover damages or other dues for such violation.

22. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect. That the breach of the foregoing conditions and restrictions or any entry by reason of such breach shall not defeat or render invalid the lien of any deed of trust on said premises made in good faith, but in case of foreclosure and sale thereunder, the purchaser shall take title subject to all of said restrictions and conditions.

All of the covenants, restrictions, limitations and conditions hereinbefore set forth, all and singular, shall run with the land and shall be considered as embodied in all deeds, conveyances, encumbrances and written instruments, hereinafter made or executed by said owners or their heirs, successors and assigns, and shall have the same force and effect as if embodied therein and made a part thereof.

Dated this 20th day of April, 1960.

By Joe Glass (AL)

By Mary Glass

SECURITY TITLE INSURANCE COMPANY, a corporation, trustee

By R. C. Pollard  
Vice-President



**VOL 4068 PAGE 168**  
OFFICIAL RECORDS  
RECORDED AT REQUEST OF  
Security Title Insurance Company

JUN 13 01 AM 1960

Samuel Hooper  
SACRAMENTO COUNTY RECORDER

FEE \$4.40

62056

62056 JUN 13 1960

1119

Pub. 4089 No. 169

STATE OF CALIFORNIA  
COUNTY OF

SS.

Sacramento

On April 20th, 1960  
before me, the undersigned, a Notary Public in and for  
said County and State, personally appeared  
R.C. Pollard, Jr.  
known to me to be the Vice President

and  
acknowledged to me that such corporation executed the  
within instrument pursuant to its by-laws or  
resolution of its board of directors.

(Seal) Raymond L. Ree  
(Notary signature line)

(My name (notary's) shall be typed or legibly printed  
(Sec. 8205 - Government Code 1959)  
Commission Expires  
Misc.-165 (G.S.) Ack Corp. (Rev. 9-59) (8 pt.)

6205 JUN 13 60

STATE OF CALIFORNIA  
COUNTY OF

SS.

Sacramento

On April 20, 1960  
before me, Raymond L. Ree  
a Notary Public in and for said County and State, personally  
appeared Joe Glass and  
Mary R. Glass

known to me to be the person, s whose name s  
subscribed to the within instrument and acknowledged that  
they executed the same.

WITNESS my hand and official seal.

(Seal) Raymond L. Ree  
(Notary signature line)  
Notary Public in and for said County and State.

My Commission Expires  
Misc.-166 (G.S.) Ack. General (Photo Form)  
11-4-57 (8 pt.)

SEI

**From:** [Munoz, Alma](#)  
**To:** [Evans, Florence](#); [Townsend, Stephanie](#)  
**Subject:** FW: PLNP2019-00353 - Casa Rosa Way Tentative Parcel Map  
**Date:** Friday, May 15, 2020 2:43:01 PM

---

See email below.

---

**From:** Baatar. Bilegt <[BaatarB@saccounty.net](mailto:BaatarB@saccounty.net)>  
**Sent:** Friday, May 15, 2020 2:02 PM  
**To:** Pahule. Chris <[pahulec@saccounty.net](mailto:pahulec@saccounty.net)>  
**Cc:** Munoz, Alma <[MunozAl@saccounty.net](mailto:MunozAl@saccounty.net)>  
**Subject:** FW: PLNP2019-00353 - Casa Rosa Way Tentative Parcel Map

Forwarding. Let me know how you would like to handle this.

**From:** Diana A <[acosta.diana@gmail.com](mailto:acosta.diana@gmail.com)>  
**Sent:** Friday, May 15, 2020 1:33 PM  
**To:** Bloise. Nick <[nickb812@yahoo.com](mailto:nickb812@yahoo.com)>; Mejia. Manuel <[MejiaM@saccounty.net](mailto:MejiaM@saccounty.net)>; Holsworth. Meredith <[HolsworthM@saccounty.net](mailto:HolsworthM@saccounty.net)>; CPAC-Carmichael-OFF <[CPAC-Carmichael-OFF@saccounty.net](mailto:CPAC-Carmichael-OFF@saccounty.net)>; Baatar. Bilegt <[BaatarB@saccounty.net](mailto:BaatarB@saccounty.net)>  
**Subject:** PLNP2019-00353 - Casa Rosa Way Tentative Parcel Map

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

Good afternoon

I am writing on behalf of myself and some of the residents of Casa Rosa Way who received the Courtesy Meeting Notice regarding the Community Planning Advisory Council meeting which is scheduled to take place on Wednesday, May 20, 2020 at 6:30 p.m.

We were surprised and dismayed that the meeting is closed. Although the notice said the meeting will be live streamed, and we can submit our comments ahead of time, we feel this is a violation of the Brown Act, which guarantees the public's right to attend and participate in meetings of local legislative bodies.

We understand the directives you cited in the letter from the County, State and CDC which limit in-person meetings at this time. However, most public meetings are complying with the Brown Act, by using platforms, such as Zoom, which allow the public to interactively participate on-line.

We are respectfully requesting that the meeting be "open", by using a digital platform to allow the public to participate, or be postponed/rescheduled for another time until this can be achieved.

Please feel free to contact me regarding this information by email ([acosta.diana@gmail.com](mailto:acosta.diana@gmail.com)) or phone at (916)539-0633. I will be happy to relay the information to the residents of Casa Rosa Way, and the other neighbors on Affirmed Way, Engle Road and Grant Ave who wanted to attend the meeting.

We have questions and concerns regarding the project and the CCRs of our subdivision "Rosemary Gardens".

Thank you.

Sincerely,  
Diana Acosta

Casa Rosa Way resident

**From:** [Diana A](#)  
**To:** [Bloise, Nick](#); [Mejia, Manuel](#); [Holsworth, Meredith](#); [CPAC-Carmichael-OFF](#); [Baatar, Bilegt](#)  
**Subject:** PLNP2019-00353 - Casa Rosa Way Tentative Parcel Map  
**Date:** Friday, May 15, 2020 1:33:35 PM

---

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

Good afternoon

I am writing on behalf of myself and some of the residents of Casa Rosa Way who received the Courtesy Meeting Notice regarding the Community Planning Advisory Council meeting which is scheduled to take place on Wednesday, May 20, 2020 at 6:30 p.m.

We were surprised and dismayed that the meeting is closed. Although the notice said the meeting will be live streamed, and we can submit our comments ahead of time, we feel this is a violation of the Brown Act, which guarantees the public's right to attend and participate in meetings of local legislative bodies.

We understand the directives you cited in the letter from the County, State and CDC which limit in-person meetings at this time. However, most public meetings are complying with the Brown Act, by using platforms, such as Zoom, which allow the public to interactively participate on-line.

We are respectfully requesting that the meeting be "open", by using a digital platform to allow the public to participate, or be postponed/rescheduled for another time until this can be achieved.

Please feel free to contact me regarding this information by email ([acosta.diana@gmail.com](mailto:acosta.diana@gmail.com)) or phone at (916)539-0633. I will be happy to relay the information to the residents of Casa Rosa Way, and the other neighbors on Affirmed Way, Engle Road and Grant Ave who wanted to attend the meeting.

We have questions and concerns regarding the project and the CCRs of our subdivision "Rosemary Gardens".

Thank you.

Sincerely,  
Diana Acosta  
Casa Rosa Way resident