



Carmichael Creek Neighborhood Association, Inc.

Est. 1986

P.O. Box 1902

Carmichael, CA 95609-1902

www.carmichaelcreek.org

October 13, 2008

Mr. Jack Harrison
Carmichael Park and Recreation District
5750 Grant Avenue
Carmichael, California 95608

Dear Mr. Harrison,

The purpose of this letter is to express the opposition of the Carmichael Creek Neighborhood Association to the proposed sale of land currently within the Sutter Park Site for development. Sutter Park is zoned 'open space' and is within the Carmichael Creek Neighborhood Preservation Area. Changing the zoning would violate Sacramento County's Carmichael Creek Neighborhood Preservation Area Ordinance. The Park and Recreation District planning process should account for and accommodate this Ordinance.

The Carmichael Creek Neighborhood Association (CCNA) was formed in 1986 by a group of concerned neighbors to provide a community voice in development issues affecting our area. Our primary purpose, as stated in our bylaws, is to preserve open space, a semi-rural character, and the general quality of life within the area between and adjacent to Sutter and Stanley Avenues and from California Avenue to the American River.

Using the 1975 Carmichael Community Plan as our guide, we conducted an extensive house-to-house survey of the approximately 1,000 residences within our boundaries. Over 90% of the residents contacted supported the establishment of a Neighborhood Preservation Area (NPA) Zoning Ordinance. In 1988 the Board of Supervisors approved our request and adopted Ordinance No. SZC 88-0015, amending the zoning code of Sacramento County to establish a Neighborhood Preservation Area, commonly known as the Carmichael Creek NPA.

The Carmichael Creek NPA ordinance was enacted to **expressly discourage rezones** within the area defined. The ordinance states "it is in the best interests of the residents of the area...that the semi-rural residential character of the existing neighborhoods be preserved, protected and maintained, **by restricting development not consistent with the existing zoning designations.**" The complete ordinance is available at our web site, www.carmichaelcreek.org.

Additionally, in 2006 the Board of Supervisors adopted the Carmichael Community Action Plan as an amendment to the Carmichael Community Plan of 1975. Policy L1 of the Land Use element states that "Projects within semi-rural neighborhoods should be built **using the existing zoning**". The Plan **discourages rezones** to preserve the semi-rural character of the neighborhood.

Jack Harrison

October 12, 2008

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We appreciate your efforts to develop this beautiful park site within the Carmichael Creek NPA. However, we do not support the sale or rezone of the existing "open space" designation of any part of this park

Sincerely,

CARMICHAEL CREEK NEIGHBORHOOD ASSOCIATION

Richard Humphrey, President

cc: Sacramento County Supervisor Susan Peters