



Carmichael Creek Neighborhood Association, Inc.

Est. 1986

P.O. Box 1902

Carmichael, CA 95609-1902

www.carmichaelcreek.org

April 14, 2007

Carmichael Water District Board of Directors
7837 Fair Oaks Boulevard
Carmichael, CA 95608

Re: Bob Shaw Lot Line Adjustment, agenda item 10, April 16, 2007, Board of Directors meeting

The Carmichael Creek Neighborhood Association (CCNA) opposes the proposed lot line adjustment (Carmichael Water District, Board of Directors meeting April 16, 2007, item 10) because it would be a de facto upzone, enabling development at a greater density than otherwise possible in an environmentally sensitive area. The property is located within the Carmichael Creek Neighborhood Preservation Area (NPA).

CCNA was formed in 1986 by a group of concerned neighbors to provide a community voice in development issues affecting Carmichael, California. Our primary concern was and is the preservation of open space and the rural residential character of this area. With the Carmichael Community Plan as our guide and after extensive house-to-house surveys, we persuaded the Sacramento County Board of Supervisors to establish the NPA in 1988. The NPA includes about 1000 residences, including the subject property. The ordinance states *'It is in the best interest of the residents of the area described in exhibit A and of the County of Sacramento that the semi-rural residential character of the existing neighborhood be preserved, protected and maintained, by restricting development not consistent with existing zoning designations.'*

CCNA opposes the proposed lot line adjustment because it could enable development that is not consistent with existing zoning designations. The agenda packet for this item clearly states *'The lot line adjustment will add enough additional property so they can begin the process of constructing another home.'* This proposed action would amount to a de facto upzone: allowing a greater number of homes than present zoning allows.

CWD would be acting against the strong wishes of the community it serves if it proceeds with the proposed lot line adjustment. Preservation of the semi-rural character of Carmichael is supported by the Sacramento County General Plan, Carmichael Community Plan, Carmichael Community Action Plan, the NPA ordinance, and CWD customers. The 2004 Carmichael Community Plan Survey found that about 1600 of 2400 responses favor discouraging rezones in order to preserve the semi-rural character and encourage retention of larger lot sizes and setbacks consistent with the neighborhood. Opposition to upzones is very strong in CWD: more people opposed upzones than opposed raising taxes.

CCNA greatly appreciates the sacrifices and inconveniences that all of the neighbors of the CWD treatment plant have endured so that our community could have safe drinking water. Nevertheless, CWD should not reward one plant neighbor to the detriment of the entire community.

Sandie Dunn
President

cc:

Sacramento County Supervisor Susan Peters
Carmichael Community Council Chairman Dick Barbar
Carmichael Colony Neighborhood Association
Garfield-Kenneth Neighborhood Association