



Carmichael Creek Neighborhood Association, Inc.

Est. 1986

P.O. Box 1902

Carmichael, CA 95609-1902

www.carmichaelcreek.org

September 13, 2008

Council Members

Carmichael – Old Foothill Farms Community Council

% Clerk of the Board

700 H. Street, Suite 2450

Sacramento, CA 95814

Re: Agenda Item 2006-SDP-SPP-AHF-0081
Proposed development at 6740 Duncan Lane, Carmichael

The Carmichael Creek Neighborhood Association in a letter dated July 17, 2008, took the position that the development proposed for Duncan Lane in Carmichael be limited to four lots rather than five which the applicant has requested.

CCNA subsequently met with the developers' engineering firm to discuss the project and various alternatives. The CCNA board then met again to reconsider the project.

After further review, it is still our position that a four lot development is appropriate for this property.

Five lots would seriously undermine the intent of the Neighborhood Preservation Area Ordinance and the existing zoning codes by placing five lots into an area that by rights should have four.

Mr David Schoellhamer wrote a letter dated August 15, 2008 which contains a concise explanation of the reasoning for four lots. Rather than repeat his excellent points, with his permission I have attached a copy of his letter, and the CCNA letter of July 17.

Sincerely,

Richard Humphrey,
President, CCNA