

CARMICHAEL CREEK NEIGHBORHOOD ASSOCIATION, INC.
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May 29, 2007

HAND DELIVERED

Joyce Horizumi, Environmental Coordinator
County of Sacramento
Department of Environmental Review and Assessment
827 7th Street, Room 220
Sacramento, CA 95814

Subject: Draft Environmental Impact Report for Markis Use Permit,
Control Numbers 02-UPP-PSS-PMR-EXR-0841

Dear Ms. Horizumi:

We are writing to express our strong opposition to the Markis draft EIR in its present form.

The Carmichael Creek Neighborhood Association was formed in 1986 by a group of concerned neighbors to provide a community voice in development issues affecting Carmichael. 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 Carmichael Creek Neighborhood Preservation Area (NPA) in 1988. The NPA includes about 1000 residences.

While the Markis property lies outside our NPA, our NPA abuts the American River Parkway a short distance upstream. We have strong interest in the continued health and preservation of the Parkway, which is a critical part of Carmichael life and identity, as well as a destination for the many visitors who enjoy the many benefits provided. It has long been apparent that what happens in one part of the Parkway has effects up and down its length.

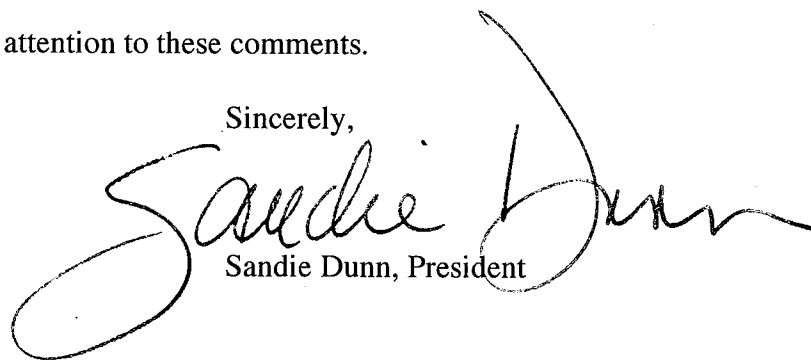
Our basic objection to the draft EIR is that in permitting relaxation of bluff setback requirements to facilitate construction of large bluff-top houses, it encourages more visual intrusion on the Parkway, as developers maneuver to replace older, smaller residences, predating current zoning restrictions, with large trophy homes. At the same time, it increases the prospect of more unsightly buttressing of natural banks and bluffs,

as the owners of those homes seek to protect them from erosion, slides, and floods. Of specific concern:

- A major rationale for allowing a 35-foot setback in a 70-foot erosion zone seems to be that older houses in the vicinity already impact the Parkway viewshed, that the Parkway is intruded upon elsewhere and is not pristine wilderness, and that, therefore, one more visual intrusion shouldn't matter. To us, this policy, implemented over time, simply invites more of the same. It effectively condemns the natural values of the Parkway to a procession of river-view building on a much larger and more obtrusive scale than the relatively modest structures in place.
- We understand there have been serious technical disagreements concerning the geologic safety of construction within the 70-foot erosion zone, given the inherent instability of river bluffs, a past history of bluff failure on the site, and the chance that in flood, the river channel may move back to the north bank below the site, where it has flowed in the past. However, the EIR appears to resolve all disagreements and doubts in favor of the proponents, without real examination of or allowance for contrary testimony and evidence.
- Here in Carmichael, we have first-hand experience with the ways of an angry, swollen river. We have seen water flooding and flowing through Ancil Hoffman Park — on the north bank a very short distance upstream from the north bank Markis property. In this post-Katrina era of increased awareness of flood risk throughout the Sacramento region, it would seem appropriate to enforce bluff setback and other flood protections, not relax them.

Thank you for your attention to these comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Sandie Dunn". The signature is fluid and cursive, with a large loop at the end.

Sandie Dunn, President

cc: Sacramento County Board of Supervisors
Sacramento County Project Planning Commission
Carmichael Colony Neighborhood Association (via e-mail)