

[www.carmichaelcreek.org](http://www.carmichaelcreek.org)

October 24, 2004

Mr. Martin Tuttle  
Executive Director, Sacramento Area Council of Governments  
1415 L Street, Suite 300  
Sacramento, CA 95814

Dear Mr. Tuttle:

The Carmichael Creek Neighborhood Association commends the Sacramento Area Council of Governments Discussion Draft Blueprint Preferred Scenario for utilizing existing zoning designations in the Carmichael Creek Neighborhood Preservation Area.

The Carmichael Creek Neighborhood Preservation Area Ordinance (NPA) was adopted by the Sacramento County Board of Supervisors in 1988 to preserve the semi-rural character of the area. 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.'* More information on the Ordinance is available at [www.carmichaelcreek.org](http://www.carmichaelcreek.org).

Unfortunately, the community is not fully aware that the Discussion Draft Blueprint Scenario utilizes existing zoning in the NPA. For example, we were unable to determine this from the content on your website. Ms. Liz Baidoo provided us this information in response to an Email inquiry. At the Carmichael Community Planning and Advisory Council meeting September 15, one of the members voted to upzone a RD1 parcel to RD3 in the NPA under the premise that high density development was inevitable within the NPA. The Discussion Draft Blueprint Preferred Scenario, however, shows how the Sacramento area can grow without violating the Ordinance.

To solve this problem, we ask that the use of existing zoning designations in the Carmichael Creek NPA, and we presume other NPAs, be added to the narrative description of the scenario map. In addition, the map appears to include some smudged colors that inaccurately indicate higher density development within the NPA. While we recognize that the map is not intended to be applied in a literal, parcel-level manner, the smudges create the wrong impression of the future of the NPA and should be removed.

Again, we commend your use of existing zoning designations in the Carmichael Creek NPA as you plan the future of the Sacramento area.

Sincerely,

Bev Davis  
Vice President, Carmichael Creek Neighborhood Association

cc:

Supervisor Muriel Johnson  
Supervisor-elect Susan Peters  
Ken Hough, SACOG Director of Planning  
Carmichael CPAC, Steve Caretto, Chair  
Bret Hogge, Carmichael CPAC Member  
Tom Chrisman, Carmichael Colony Neighborhood Association  
Kathy Webb, Kenneth Garfield Neighborhood Association