



# Carmichael Creek Neighborhood Association, Inc.

Est. 1986

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

**Next Board Meeting: Thursday, May 10, 2007 at 7:00 p.m. at The Cabinet Studio, 7907-A Fair Oaks Boulevard.**

## Minutes of April 12, 2007 CCNA Board of Directors Meeting:

Vice President Richard Humphrey called the meeting to order at 7:05 p.m. The meeting was held in the public room of the Carmichael Library. The following board members (noted by an "x" at the left of their names) were in attendance:

x	Anne Berner		Sandy Helland	x	David Schoellhamer
x	Peggy Berry	x	Richard Humphrey		Frank Weisman
	Lora Cammack	x	Keith Jones		Walt Yost
x	Sharon Doughty		Buck Meyer		
	Sandra Dunn	x	Amanda Ness		

Additional attendees were Bill Dobkins, Claudia Dobkins, John Hanson, Fred Ontiveros, Mark Ontiveros, Debbie Sullivan, and Jeanie Wu

**Secretary's Report:** A couple of typos in the minutes of the March 8, 2007 annual meeting were corrected and the minutes were approved (MSP).

**Treasurer's Report:** Sharon Doughty gave the treasurer's report:

Beginning balance	\$4796.04
Deposits (+)	200.00
Expenses (-)	0.00
Ending balance (01/11/07)	\$4996.04

The following expenses were approved (MSP): \$38.79 for Buck Meyer for mailing the minutes and \$83.40 for David Schoellhamer to pay hosting fees for the web site.

**Membership:** Anne Berner, membership chair, reported that membership stands at 132 households.

### **New Business:**

**Proposed Carmichael Water District Lot Line Adjustment, 6931 Landis Avenue:** Several neighbors informed the Board that the Carmichael Water District (CWD) is considering a lot line adjustment for its treatment plant property. According to the CWD staff memo on this matter, the purpose is to provide an adjacent landowner with enough land to split his property into two lots. Without the lot line adjustment, the landowner does not have enough property to split his lot under current zoning. The CWD Board will consider approving the adjustment at their meeting Monday April 16. The neighbors and CCNA Board discussed zoning, the County approval process, the Neighborhood Preservation Ordinance (NPA), semi-rural character and environmental quality of the area, and the sacrifices and inconveniences all the neighbors of the treatment plant have endured. Some of the neighbors had met with CWD General Manager

Steve Nugent, who said that CWD was doing this out of compassion for the landowner, Aerojet paid for the survey, and CWD would receive a nominal fee from the landowner.

The CCNA Board discussed this issue and felt that this proposed action by CWD amounted to a de facto upzone, enabling densification of our neighborhood greater than allowed by the NPA. The Board unanimously approved the following motion:

*The Carmichael Creek Neighborhood Association opposes the proposed lot line adjustment (Carmichael Water District, 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.*

David Schoellhamer will draft a letter of opposition to CWD and Richard Humphrey will speak in opposition for CCNA at the CWD meeting April 16.

**Election of new officers:** Election of new officers was tabled until the May meeting when more Board members will be present.

**CCNA banner and documents:** Some Board members agreed to store these items now that Anne Berner is no longer secretary.

**Sacramento County General Plan revision:** During the past month, Peggy Berry had an Email exchange with County staff about revised land use policies in the General Plan. The previous General Plan contained strong policies supporting the goals of the CCNA such as retaining semi-rural character, supporting NPAs, and maintaining the character of existing neighborhoods. County staff thought that the new policies preserved these policies and provided some examples, but not the entire list of land use policies. The CCNA and public should remain diligent during the revision process.

#### **Old Business:**

**Lot Split on Marlynn Street:** Sandie Dunn reported by Email that the project within the Carmichael Colony NPA involving the division of a 0.93 acre property with one house (zoned RD-5) into three lots was considered by the County Board of Supervisors April 10. The applicants came back with a three lot proposal (no different than the original proposal). The Board indicated that they wouldn't go for three lots so the applicant rather than face a denial agreed to the existing house and one additional lot. The matter has to go back to the Board on May 9th with a new map. Our supervisor, Susan Peters, when faced with the three lot proposal, said she wasn't interested in densifying existing neighborhoods and that she supported higher densities on the corridors and on green fields but not in already developed neighborhoods.

**Next Meeting:** The next CCNA Board meeting will be May 10 at 7:00 p.m. at The Cabinet Studio, 7907-A Fair Oaks Boulevard. All CCNA members are encouraged to attend.

The meeting was adjourned at 9:03 p.m.

Respectfully submitted,

David Schoellhamer, Interim Co-Recording Secretary