



Carmichael Creek Neighborhood Association, Inc.

Est. 1986

www.carmichaelcreek.org

Minutes of August 14, 2008, CCNA Board of Directors Meeting:

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

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

Dennis Barksdale and Sharon O'Brien (Claybar Engineering), Janice Anderson, Kyle Anderson, Doug Williams, and Dan Bell also attended.

Proposed development at 6740 Duncan Lane: Dennis Barksdale and Sharon O'Brien from Claybar Engineering presented and discussed the proposed development. The proposal was continued by the Carmichael Community Council at their July 26 meeting. The Council asked the applicant to meet with CCNA. The applicant is proposing a 5 lot development. CCNA and County planning staff favor a 4-lot development because 4 of the 5 applicant proposed lots are barely smaller than allowed under existing zoning (RD-2, 20,000 square foot minimum). The applicant is requesting a special development permit to split into 5 lots. Mr. Barksdale said that the applicant would remove structures from 3 rental properties along Duncan Lane and develop those lots later. Duncan Lane is a private road and thus it does not count as part of the developable area. If it were a public road, then it would and the lots would all barely be above the 20,000 square foot minimum. An alternative was discussed which would allow a 5 lot split but reduce the footprint of the houses and limit them to one story. This arguably would increase open space and perhaps better maintain the semi-rural character of the neighborhood compared to 4 larger homes, which is the goal of the Carmichael Creek Neighborhood Preservation Ordinance and the CCNA. The Council will reconsider this proposal September 17. The CCNA Board discussed the pros and cons of a 5-lot restricted size development versus a 4-lot unrestricted size development and tabled the issue until our September 11 meeting. Correspondence will continue by Email.

Secretary's Report: Minutes from the June 12 meeting were approved MSP. No official meeting was held in July.

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

Beginning balance	5522.99
Deposits (+)	40.00
Expenses (-)	80.00
Ending balance	5482.99

MSP to reimburse David Schoellhamer \$83.40 for host expenses for our web site.

Membership: Anne Berner, membership chair, reported that membership stands at 136 households. MSP to keep 2009 dues at \$20 per household.

Old Business:

- **Carmichael Community Council representation:** We will try to set up a meeting in September with the Carmichael Colony Neighborhood Association and Foothill Farms to discuss Council representation.
- **Annual meeting:** The meeting will be October 9 at Carmichael Library. Richard will develop a list of potential speakers, including Carmichael Creek and Sutter Park. Amanda will coordinate refreshments. Anne and Sandy will make an election slate for officers.
- **Sutter Park:** Doug Williams reported on the July 26 public workshop to gather input on the future of the Park. Consultants hired by the Parks District presented their previous work and solicited ideas from the public. Many speakers wanted the Park to remain undeveloped or minimally developed and to continue the Community Garden. But the Park District has no money and will have to sell parklands to fund development. The Park District expects to get \$400,000 per acre which in this market does not seem realistic. The consultants were not aware that in the mid 1990s there were a series of public meetings to develop a plan for the Park that was approved by the County Board of Supervisors. On August 21 the District's Advisory Board will have this as an agenda item. Board members would like to see a more inclusive process that starts with the existing plan.

New Business:

- **Carmichael Creek:** Janice and Kyle Anderson and others described 2 problems with the Creek: drying out this summer and increased erosion. Drainage improvements at Fair Oaks Blvd and California Avenue appear to have increased flow in the western branch and subsequent erosion. The County removes vegetation from the channel that also increases erosion. David Schoellhamer will ask the Carmichael Water District if they have fixed leaks, which would account for lower flow (the answer was yes, they recently fixed a leak in a water main). Sandie will ask the County for detailed information and maps on the Creek.
- **Neighborhood Transportation Management Program:** Richard Humphrey will contact Dick Barbar, who suggested that we and Carmichael Colony Neighborhood Association jointly apply for traffic calming structures to be installed on California Avenue.

Next Meeting: The next CCNA Board meeting will be Thursday September 11 at 7:00 p.m. at the Carmichael Library, 5605 Marconi Avenue. Our October meeting will be the annual meeting and held at the library.

The meeting was adjourned at 9:43 p.m.

Respectfully submitted,

David Schoellhamer, Co-Recording Secretary