



Carmichael Creek Neighborhood Association, Inc.

Est. 1986
www.carmichaelcreek.org

THE CARMICHAEL CREEK NEIGHBORHOOD ASSOCIATION, INC. (CCNA) WAS FORMED IN 1986 FOR THE PURPOSE OF PROTECTING OUR NEIGHBORHOOD'S SEMI-RURAL ENVIRONMENT AND ADDRESSING RELATED NEIGHBORHOOD CONCERNS. YOUR MEMBERSHIP IS IMPORTANT FOR THE CONTINUED SUPPORT OF THESE EFFORTS.

- Purpose: To preserve open space, a semi-rural residential character and the quality of life within the Carmichael Creek Neighborhood Preservation Area through participation in community-wide issues and other means.
- Membership: To be a voting member, you must be at least 18 years old, live within the CCNA Neighborhood Preservation Area (NPA), and pay dues. Those living outside the NPA may be non-voting members.
- Boundaries (NPA): From the corner of California Avenue and Sutter Avenue; east on Sutter Avenue to its end; further east on an extension of the line of Sutter Avenue to San Juan Avenue; south to the American River; southwest along the west side of the American River to Stanley Avenue; west on Stanley Avenue to California Avenue; and north on California Avenue to Sutter Avenue. Properties fronting upon or having access to either side of Sutter Avenue and Stanley Avenue, and properties fronting upon or having access to the east side of California Avenue and the west side of San Juan Avenue and of the American River are included.
- Dues: The annual membership dues, payable October thru December, are \$20.00. Members of the same household make one annual dues payment.
- Annual Meeting: An annual meeting for the election of the Board of Directors and the transaction of general business is held each year. The first annual meeting was held in 1988. The Board of Directors may schedule other general membership meetings as necessary.
- For more information, call Anne Berner at 944-1042.

.....(clip and mail).....

CCNA MEMBERSHIP FORM

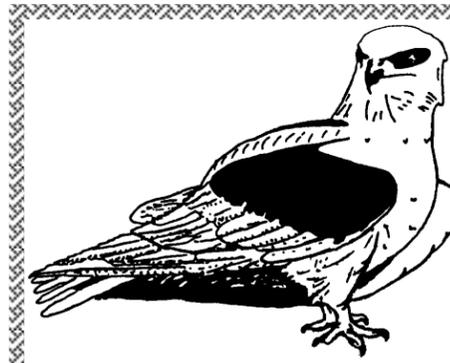
Name(s): _____ Phone: (day) _____

Address: _____ Phone: (evening) _____

If you would like CCNA announcements sent to you via e-mail, please provide your e-mail

address: _____

Make \$20.00 check payable to: **CCNA, Inc.** and mail to: CCNA Membership, c/o Anne Berner, P.O. Box 1902, Carmichael, CA 95609.



CARMICHAEL CREEK Neighborhood Association, Inc. Newsletter

VOL. 17, Winter 2010

Est. 1986

Annual Meeting

November 4, 2010

6:00 P.M.

Carmichael Library
Community Room

Speakers:

Susan Peters -Supervisor, 3rd District
State of the County

Warren Truitt - President, Save the
American River Association

**State of the American River
Parkway**

Marilee Flannery - Executive
Director, Effie Yeaw Nature Center
**State of Effie Yeaw Nature
Center**

**Park District Benefit Assessment
Proposal- Dick Barbar
Sutter Park - Sandy Helland & Lora
Cammack**

**Food Will Be Provided By
Lido Bar & Grill**

PRESIDENT'S MESSAGE

Have you ever stopped to think what your neighborhood really means to you?

I would venture to say that when you have been away for a while you are always happy to get back home, and probably not just to your own four walls but also to your street and your neighborhood.

Neighborhood gives us a sense of security and a sense of identity. You know your good friend and neighbor lives just down the block or around the corner. You share your latest garden successes, you can call on them to help feed the family pet while you are away and families gladly support each others' kids' latest interests. Our neighborhood is entwined in our daily lives.

Carmichael Creek Neighborhood Association (CCNA) strives to preserve and protect our neighborhood.

CCNA was formed by a local group of concerned citizens in 1986 in order to preserve open space and the semi-rural character of our Carmichael neighborhood. The Association continues to strive to maintain this goal.

You may think... "What has the CCNA done for me lately?" Well, ask Anne Berner, our local trash specialist~ every April, July and October she doggedly coordinates a Fair Oaks Blvd Brush-Up. Your neighbor/volunteers scour FO Blvd from Marconi to Manzanita, disposing of all manner of trash and making our 'main street' so much more healthy and attractive. Come and help Anne next April! (Continued on page 2)

President's Message (from page 1)

CCNA attempts to keep a weather-eye on development proposals within the area. We monitor projects coming before the Community Planning Councils. (Now Advisory Boards-see Keith Jones' article).

If there are projects that do not conform to our CCNA goals of preserving open space and maintain the semi-rural character of the neighborhood, we attempt to work with the developer and or county planning staff to make the projects more agreeable to CCNA goals. Given the county cut-backs in staffing and services this work is even more important than ever to maintain the integrity of our community.

When word got out that the Carmichael Recreation and Park District was planning to sell park land, the CCNA realized what an important and urgent issue this was for our community. The CCNA has written letters and attended CRPD Board meetings and corresponded with County Supervisors in support of maintaining all of our park district land. The CCNA Board voted to help fund the Committee to Save Sutter-Jensen Park, which committee has been ever vigilant and successful in saving our park land. (See Dan Vierra's article)

From the inception of the county's Fair Oaks Boulevard Project; the CCNA and individual members have been very involved in order to ensure that the project evolved within the goals of the CCNA, maintaining open space keeping our semi-rural character. (See Sandie Dunn's article)

CCNA contributed some of the "seed" money to get the Community Garden in Sutter-Jensen Park going and growing. Even those of us who do not have a plot to till in the garden recognize what a gem it is there on Sutter Ave. When we drive by during our busy weeks, it is a pleasure to watch the plants grow into their beautiful bountiful selves. The gardeners hosted a delicious harvest dinner in August bringing so many members of the

community together for a lovely evening.

We are so fortunate to still have many of our founding Board members active, but most are retired and would like to spend time on other ventures at this point in their lives. It is time for other community members to step forward to carry on the work for the neighborhood.

So if you care about the integrity and future of your neighborhood please join us for our Annual Meeting on November 4th. This important work does not just happen. It takes many dedicated individuals working together to preserve the neighborhood we are so lucky to live in.

Come and get involved, we welcome you with open arms!

Amanda Ness

Board of Supervisors Suspends Carmichael Community Planning Commission

By Keith Jones

On July 14, 2010, the Sacramento County Board of Supervisor's (BOS) passed an ordinance that suspended the Community Planning Commissions (CPC), including our own Carmichael/Old Foothill Farms CPC for budgetary reasons. After nearly a five year run, the last meeting of the Carmichael/Old Foothill Farms CPC was held on August 18, 2010. The focus of the meeting was the Fair Oaks Boulevard Corridor Plan, and interestingly the Council passed a motion to continue the item. (NOTE: this date may change as the BOS is going to give the Commission one more meeting to vote on the FOB Corridor Plan).

Four Community Planning Commissions (Arden Arcade, Carmichael/Old Foothill Farms, Fair Oaks and Rio Linda/Elverta) were created in 2005 as a experiment in local government decision making for the unincorporated areas of the County to facilitate and invite direct citizen participation in the planning process involving the present and the future development policies affecting their community. The commissions were to provide a forum for the review all manner of land use decisions, including (Continued on page 7)

Board of Supervisors (from page 2)

proposed amendments to plans, zoning matters such as subdivisions maps, lot splits and conditional use permits. At the time County Executive Terry Schutten said that the new concept of Community Planning Commissions were a "quality of life issue", a way of "giving power back to the people", by empowering local communities with decision-making authority over important local land use and related issues. In establishing the CPCs the County BOS declared their purpose to improve the delivery of municipal services in urban communities.

Dick Barbar, the first Chairperson of the Carmichael/Old Foothill Farms CPC recently wrote to our County Supervisor, Susan Peters, about community concerns with the suspension ordinance. Dick made a strong case that the cost savings were minor and was outweighed by the considerable resident input that has come through the CPCs on key projects that had the potential to affect the future growth and character of the Carmichael community. In Supervisor Peters response, she expressed her disappointment in the need to temporarily suspend the CPCs and that she looked forward to their reinstatement in a more fiscally health environment. There has been a steep decline in development entitlement applications and the salary for CPC staff that attends the once a month night meetings was targeted for reallocation to the Sheriff's Department to protect patrols in the unincorporated areas of the County. Peters said the positive impact of the CPCs was that the process has become more transparent and residents can learn about the proposals, through the use of new tools such as the online Planning Projects Viewer <http://www.planningdocuments.sacounty.net/> and signpost notices erected at the project site.

Unfortunately, the hearing body will now be the County Planning Commission located in the County Administrative building downtown, rather than a local meeting held at Carmichael Library.

Jim Ray, the last Chairperson of the Carmichael/Old Foothill Farms CPC shared his thoughts on CPC's achievements. "I think the most important achievement was that it spread the load of reviewing applications out from one CPC to several CPCs. This

allowed more time to be spent on each application while shortening the overall review period. The CPC provided a hearing forum less intimidating than appearing before the County Planning Commission or the County BOS. The community felt, I believe, that they had more control over the planning decisions being made. They knew whom to blame if they did not like the decision. This resulted in reviews and decisions being made by folks more familiar with the community and the proposals."

So how will the planning decisions be made in the near term absence of the Carmichael/Old Foothill Farms CPC? Public input and planning won't disappear entirely, but our CPC has been temporarily suspended and converted to a Community Planning Advisory Council (CPAC). The principal difference being that the CPAC is advisory only to County Planning Commission. Whereas, the CPC decisions were final for parcel and subdivision maps, variances, and use permits unless the applicant chose to appeal to the BOS. Only Community Plan Amendments, Rezones, and General Plan Amendments automatically went on to the BOS for approval. CPAC decisions will have to further go before the County Planning Commission, before moving on to the BOS.

The risk to the Carmichael community is loss of identity, in that the County Planning Commission doesn't live or work here in Carmichael and doesn't necessarily have a vision of a future Carmichael. The County BOS is also quite detached from our local issues. This means that our land use decisions will be made by strangers by-in-large unfamiliar with our concerns and without a local vision of the future. One has to wonder if County government (technically a political subdivision of State government) can adequately represent local issues. Some believe that County government is really not established to deal with heavily urbanized areas and, therefore, to adequately represent local issues, as our neighbors in Arden/Arcade are exploring.

Elections: Board of Directors

CCNA members elect a 10 to 15-member Board of Directors and four alternatives at the Annual Meeting. Directors are expected to attend all of the monthly meetings which are held the second Thursday of each month. Alternates are encouraged to attend as often as possible. All CCNA Board meetings are open to members, interested neighbors and guests. Meetings are generally held at the Carmichael Library Community Room. The Nominating Committee has proposed the following slate for the Board of Directors, but nominations will be gladly accepted from the floor at the Annual Meeting.

| | |
|--------------------|------------------|
| Anne Berner | Lora Cammack |
| Sharon Doughty | Sandie Dunn |
| Sandy Helland | Richard Humphrey |
| Buck Meyer | Amanda Ness |
| David Schoellhamer | Walt Yost |
| Riki Merrick | |

Sutter/Jensen Community Park

By Dan Vierria

Walking trails, connecting the rustic beauty of old Sutter Park to the Charles C. Jensen Botanical Garden, will be among the amenities for a re-born Sutter/Jensen Community Park when the Carmichael Recreation & Park District (CRPD) recommends a revised master plan to its advisory board meeting on Nov. 18.

Along with trails, proposed revisions include a footbridge connecting Sutter property to the Jensen Botanical Garden, an updated cost estimate, and will strike previous language concerning the sale of surplus park property. If approved as expected, it will kick-off an all-out volunteer effort by the Preserve Sutter/Jensen Committee to raise cash and services for Phase I development. Phase I also includes, as originally planned, a parking lot and park entrance improvements on the Sutter side, which is home to the CRPD Community Garden.

(Continued on page 6)

Fair Oaks Blvd (from page 3)

approved moving forward through the environmental review process for the Fair Oaks Boulevard Corridor Plan. A draft environmental impact report was issued in July 2010. It is expected that the Fair Oaks Boulevard Corridor Plan will go before the Board of Supervisors for final approval early in 2011. If approved it is to be implemented over the next 20 years through a market driven approach supported by public investments by the County.

Although business and property owners were invited to participate in the development of the Fair Oaks Boulevard Corridor Plan only a few chose to be involved. Recently, however, a handful of property owners have complained about the proposed changes in zoning that will occur as a result of the plan. Despite being told that the plan does not affect current businesses, there are a few property owners that would like to modify the proposed plan. In particular, they do not like changes in the zoning that would require certain types of businesses to apply for permits. Those permits would ensure that the businesses are built and operated consistent with the standards set by the Plan.

Sacramento County expects to hold an additional workshop in the near future intended to address the comments that have been received. Residents of the community who have worked so hard in getting the Fair Oaks Boulevard Plan need to have their voices heard at the upcoming workshop. More information regarding the Fair Oaks Boulevard Corridor Plan can be found at the County's website at:

http://www.msa2.saccounty.net/planning/Documents/Commercial-Corridor/Draft_FOB_Corridor_Plan_0610_web2.pdf.

Information regarding the proposed workshop will be posted on Carmichael Creek Neighborhood Association's website at <http://www.carmichaelcreek.org/>

Let's bring the "fair" back to Fair Oaks Boulevard.



Yuko

By Walter Yost

Yuko Oyaizu Carson could have had a career as a lawyer - a dream job for some people.

Instead she chose to follow her heart and the results have been remarkable.

Yuko - who lives within the boundaries of the Carmichael Creek Neighborhood Association - is an accomplished artist, whose watercolors have been exhibited throughout Northern California and beyond.

Most recently, she discovered "Sumi-e," a painting technique that she now teaches to others.

Sumi-e painting is unlike her previous watercolors, utilizing black ink only or in some cases adding just a hint of color.

She has applied the exacting style to paint some of her favorite subjects: cats.

"I love cats, but I never thought of painting them," the Japanese born artist says. But cats, she explains, brought her a new audience of admirers. Besides that, they are creatures she knows and enjoys.

"I don't want to paint what I don't like," Yuko said during an interview at her unique studio/gallery in Carmichael.

In describing her life, Yuko is fond of telling listeners that although she graduated from law school in Japan; her chosen path eventually was art. When she moved to California after marrying Glen Carson, Yuko enrolled at American River College and studied fine art. She was greatly influenced by teacher and artist Gary Pruner.

From there she went to California State University, Sacramento and earned her art degree.

Her plans to attend graduate school, Yuko says, were put on hold while she raised a daughter and became a "full-time mother." But art was never far from her mind.

By the time her daughter went to college, Yuko was looking for new opportunities. She applied through the California Arts Council to teach art classes at Solano State Prison in Vacaville.

It was an experience both rewarding and occasionally frightening - like the time the prison was locked down for half-a-day.

Her students, however, had to be on good behavior and "they were thrilled to be able to create art. They never had the finer things," Yuko says.

Ultimately, the prison art program she took part in was eliminated due to budget cuts. But by then, Yuko's artistic life was in full swing. Her work has been exhibited in nearly 65 art shows from Northern California to Japan and she's won a string of awards.

She now spends much of her time at her classroom and studio located just off El Camino Avenue. Originally a garage, it was renovated by her husband, and is now a warm and welcoming place to learn and practice painting.

Yuko is a firm believer that art can transform people's lives - especially youngsters. It hurts her to see financially-strapped public schools cutting art and music programs. "You've got to teach kids the finer arts," she says.



Sutter/Jensen (from page 4)

"We're excited about developing the park to make it accessible to nature lovers and future generations," said Sandy Helland, co-chairwoman of the Preserve Sutter/Jensen Committee, a group of neighborhood volunteers. The committee has the support of the Carmichael Creek Neighborhood Association to ensure development in a responsible, community-friendly fashion. Both groups have been working with the park district during this period of tight budgets and innovative fund-raising efforts.

The enormous, 19-acre Sutter/Jensen Community Park is bordered by Fair Oaks Blvd. to the north and Sutter Ave. to the south. It is twice the size of Carmichael's recently developed O'Donnell Heritage Park on the corner of Charleston Drive and Rappahannock Way.

Walking trails will allow residents a rural nature walk between Sutter Avenue and Fair Oaks Blvd. Along the trail will be old olive and oak trees, a meadow and the botanical garden's gorgeous, horticultural array of magnolias, dogwoods, Japanese maples, a selection of butterfly bush, lilacs and lavender, and thousands of tulips and daffodils in spring. "This is going to tie together a variety of interests," said Jack Harrison, District Administrator for CRPD. "It will add a substantial new trail system for walkers by connecting the trees and community garden on the Sutter side with the botanical gardens on the Fair Oaks side. It ties together two unique community facilities and enhances the areas. Hopefully, one day we'll add a picnic and children's play area to the park."

Picnic and play area improvements are scheduled for Phase II development sometime in the future. Pat Rhine, President of Friends of Jensen Botanical Garden, welcomes increased neighborhood access from Sutter Avenue. The only entrance to Jensen Botanical Garden has been from busy Fair Oaks Blvd.

"The garden displays different and interesting plants and how people can use them in their home landscapes," said Rhine. "The trail will allow more people to learn and enjoy our gardens."

The Nature Path for the Blind recently was added to the botanical garden. Serving the visually impaired, it allows a garden experience by feeling various textures and inhaling plant fragrances. A dozen

benches accommodate visitors, along with a picnic table and the popular fragrance bed with its scented geraniums, sage, gardenias and catmint.

"Surveys conducted by the Preserve Sutter/Jensen Committee, the park district and the County of Sacramento have indicated overwhelming support for preserving parkland and opposition to increases in population density in Carmichael's semi-rural neighborhoods," said Lora Cammack, co-chairwoman of the Preserve Sutter/Jensen Committee. The current plans for development ensure the public's will is being heard and needed loud and clear.

While all the Phase I costs are yet to be finalized, Harrison roughly estimates the cost at \$150,000, which would be divided by the park district and the Preserve Sutter/Jensen Committee. Half of the committee's funding responsibility can be made in volunteer services. Engineer Lisa Mattos of the Preserve Sutter/Jensen Committee, and urban planner Donn Reiners, of the Friends of Jensen Botanical Garden, already have made a substantial volunteer contribution by finishing and submitting a Site Plan that gives a bird's-eye view of the proposed amenities.

The remainder of the public share of costs will be raised through cash and volunteer services donations, fund-raising and grants. Fund-raising chairwoman Riki Merrick is planning an informational and community-building potluck in early February. A casual, neighborhood potluck at the Carmichael Community Garden in August attracted nearly 100 people on a 108-degree day. Along with great food, there was a jazz band and a drawing for prizes. "It was fun and helped neighbors see how Sutter/Jensen Community Park can enhance their lives," said Helland.

More fund-raising events are being brainstormed for next year. For information on fund-raisers and donations, visit the Preserve Sutter/Jensen Committee web site at www.preservesutterjensen.org or call Sandy Helland at (916) 944-0615. Donations are tax-deductible under Section 501 (c) (3) of the Internal Revenue Code. The park district web site at www.carmichaelpark.com will post updated reports on progress at Sutter/Jensen Community Park.

The Nov. 18 CRPD advisory board meeting will be at 6 p.m. at the district offices at 5750 Grant Ave. Plan on attending!

In memory of Bill Berry

Very recently our CCNA lost one of our most respected founding members, Bill Berry. He was an ardent supporter of the neighborhood since the beginning. His correspondence on behalf of the community was always eloquent. He was the voice of reason but also a velvet hammer when necessary. He will be sorely missed.

A Memoriam in Peggy's own words....

Dear Fellow Board Members and Friends,

Bill, my beloved husband and partner for nearly 52 wonderful years, lost his battle with pancreatic cancer Thursday, 9/30/10. It has been extremely hard for me to accept this fact because Bill fought so hard to the very last minute.

Bill was diagnosed with inoperable pancreatic cancer 4/30/09 and was given 2-3 months to live (a later doctor predicted 9-12 months). Bill never wavered in his determination to "beat the odds," and chose to undergo therapies that tested his body and spirit.

Bill's determination to embrace life as fully as possible for as long as possible; his humor and wit; his continuing excellent writing efforts, especially relating to environmental issues he thought important; his generous, caring, wise, and kind self - and most of all, his determination to help those of us who loved him - persisted and proved that no matter what the odds, Bill's spirit could not and would not be conquered!

Bill was gentle and courageous and an inspiring role model in so many ways!

Sadly,
Peggy Berry

Bringing the "Fair" to Fair Oaks Boulevard

By Sandie Dunn

In 1981, Fair Oaks Boulevard was awarded the title of the Ugliest Street in Sacramento County. While there have been a few positive changes along the Boulevard since 1981, there is nothing "fair" about Fair Oaks Boulevard. Since the 1950s the portion of Fair Oaks Boulevard that runs through Carmichael has evolved into a location for rent-sensitive uses such as mini-storage, thrift stores, auto repair and tattoo parlors.

Fair Oaks Boulevard simply does not attract the types of commercial uses desired by the community, but hopefully, Fair Oaks Boulevard's future is about to change with the adoption of the Fair Oaks Boulevard Corridor Plan.

In 2004, Sacramento County along with a group of residents and property owners developed the Fair Oaks Boulevard Concept Plan that included preliminary plans for Fair Oaks Boulevard. In 2006, with the approval of the Carmichael Community Action Plan, Sacramento County adopted the goal of revitalizing Fair Oaks Boulevard. Since many of the issues associated with Fair Oaks Boulevard stem from the County's laissez-faire zoning practices, Sacramento County chose Fair Oaks Boulevard as one of three commercial corridors in which it would develop, along with the community, a comprehensive plan establishing land uses and design standards and guidelines for future development. The result of this five-year effort is the Fair Oaks Boulevard Corridor Plan. The framework established by the Plan is based upon a vision for Fair Oaks that includes a main-street fronted by tree-lined streetscapes, storefront buildings and a balance of mixed commercial and residential uses.

The Plan envisions a "beautiful boulevard" where land uses cluster around open spaces, common areas and streets to create a sense of place.

In January 2009, the Board of Supervisors (Continued on page 4)

