



# Carmichael Creek Neighborhood Association

February 6, 1987

Sacramento County Board of Supervisors  
700 H Street  
Sacramento, CA 95814

Subject: ESTABLISHMENT of CARMICHAEL CREEK NEIGHBORHOOD PRESERVATION AREA

Mr. Chairman and Members of the Board:

The Carmichael Creek Neighborhood Association (CCNA) respectfully requests that at the Board meeting of February 18, you initiate a study directed toward the establishment of a Carmichael Creek Neighborhood Preservation Area (NPA) and overlay zone as described herein.

The CCNA was formed last September for the following basic purposes:

- 1) To help preserve and enhance the unique rural residential character of our community, by encouraging awareness of and adherence to the Carmichael Community Plan adopted by this Board in 1975.
- 2) To avoid further congestion of our narrow, hilly streets, which have already become very hazardous to school children, joggers, cyclists and motorists.
- 3) To provide an active community voice in future development decisions in our area, recognizing that after much erosion of the Carmichael Community Plan in past years, proposals are now coming which, with domino effect, could destroy the Plan altogether.

As stated in our Formation Statement: "We do not want Carmichael to go the way of many once-beautiful and comfortable communities in California which are now overtaken by urban sprawl and notable mainly for congestion, pollution, people wishing to escape, and memories of what used to be."

Following consultation with members of the Carmichael Community Planning Advisory Council, we concluded that we could best accomplish our objectives through formation of a NPA under the County Zoning Code (Title II, Ch. 35, Art. 5, Secs. 235-80). Accordingly, we organized and carried out a thorough canvas of residents and property owners within the following area:

From the corner of California and Sutter Avenues, 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 and Stanley Avenues and properties fronting upon or having access to the east side of California and the west side of the American River would be included in the NPA.

Each person contacted was given a Formation Statement and petition, asking if they wished to support the establishment of a NPA and the preservation of present zoning and the Carmichael Community Plan within the area. Petition carriers also had available zoning maps of the area and a list of zoning definitions. The results were as follows:

	906	(100%) Total property owners within the area
688	688	( 76%) <u>PROPERTY OWNERS</u> signed <u>IN FAVOR</u> of the NPA
	69	( 8%) owners not in favor of a NPA
149	149	( 17%) unable to contact/no response

	1049	(100%) Total parcels within the area
766	766	( 73%) <u>PARCELS</u> represented <u>IN FAVOR</u> of the NPA
	99	( 9%) parcels represented not in favor
	187	( 18%) unable to contact/no response

107                    RENTERS signed IN FAVOR of the NPA

Most significantly, the NPA was avored by 91% of the property owners responding.

Our signed petitions, many with comments lauding the Association's efforts, have been delivered to the Carmichael Community Planning Advisory Council and your Planning Department.

We fully understand that establishment of the NPA will not "freeze" present zoning, nor would that be our desire, even if it were possible. We also understand that our neighborhood is too large and diverse to permit the standardized lot size, set back and building restrictions utilized by other NPA's. What we seek is simply an official means of maintaining our neighborhood quality and identity through the Carmichael Community

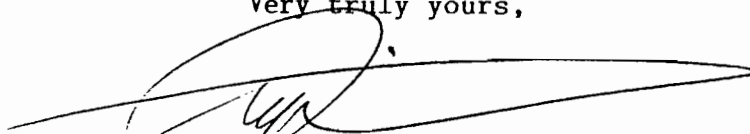
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Plan. Specifically, we ask that the NPA ordinance place the following burden of proof upon a prospective developer:

Anyone requesting upzoning within the NPA shall have the burden of proving to the satisfaction of the County decision making bodies that granting of the request will provide a significant improvement to the community, will preserve the rural residential character of the area, and will further the purposes of the Carmichael Community Plan.

Thank you for your consideration.

Very truly yours,



Joe Patitucci  
President  
CCNA

cc: Carmichael Community Planning  
Advisory Council