

**Carmichael Creek
Neighborhood Association, Inc.
Est. 1986**

The CARMICHAEL CREEK NEIGHBORHOOD ASSOCIATION, INC. (CCNA) was formed in 1986 to improve the general quality of life and preserve open space and the neighborhood's unique semi-rural character. **Your membership is important for our ability to continue these vital preservation efforts!**

CCNA boundaries are **North** along both sides of Sutter Avenue, **South** along both sides of Stanley Avenue, **East** at the American River, and **West** along California Avenue. Anyone over 18 years of age who rents or owns a home in the membership area can be a voting member of CCNA. Those outside the boundaries can join as non-voting members. Annual household dues are \$20 and can be paid online or by mail.

Pay annual membership dues online at:
<https://www.carmichaelcreek.org/Home/Membership>

Below is a paper membership form for anyone who prefers to pay by check:

----- Clip and mail for those who do not want to pay online -----

**Carmichael Creek Neighborhood Association
Membership Form – Dues \$20.00 per household**

Name: _____

Residential Address: _____

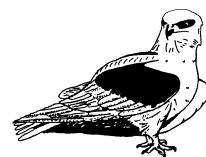
Mailing Address (if different): _____

Email Address (To receive monthly minutes electronically): _____

Daytime Telephone: _____ **Evening Telephone:** _____

Make \$20.00 check payable to the CCNA.

Mail to CCNA Membership, PO Box 1902, Carmichael 95609-1902



**CARMICHAEL CREEK
NEIGHBORHOOD ASSOCIATION Inc.
Newsletter**

VOL. 29 October 2023

Est. 1986

**The Annual Meeting is
Thursday, October 26 at
7 p.m. at the Carmichael
Community Clubhouse at
Carmichael Park 5750
Grant Avenue**

www.carmichaelcreek.org

Facebook: <http://bit.ly/2dFcQEg>

PO Box 1902, Carmichael 95609-1902

postmaster@carmichaelcreek.org

Community members will consider a Board proposal to increase the CCNA annual dues to \$25. The cost of operations increased because of credit card processing fees for online membership renewal and inflation. The current \$20 rate has not changed since 1986.

President's Note

By Gareth Lacy, Acting CCNA President

Our mission is set forth in County Ordinance 83-10, which authorized our Association in 1988:

“Preserve and protect the unique semi-rural residential character of the neighborhood ... and further the purposes of the Carmichael Community Plan.” We uphold these values to curb “up-zoning,” which damages wildlife habitat, urban farms, and open space. We defend the County Neighborhood Preservation Area to safeguard the community’s unique rural character. Once a place developed, it is very difficult, if not impossible, to ever restore its natural state. Together we can continue to prevent that.

Your membership sends a message that this community will stand together and protect this community’s unique semi-rural character.

In addition to protecting precious open space, we work hard to improve quality of life. We are proud of projects such as helping build Sutter-Jensen Park, Carmichael’s largest community garden.

When the CCNA has a strong number of members it builds our collective voice and shows our public officials how serious we are about maintaining the NPA. Members receive important notifications via email about current events related to the community, upcoming events, and opportunities to volunteer. If you're not a member, please join today!

CCNA needs leadership on the Board. It only requires an hour or two per month. We don't meet in the Summer. The work is important

because it safeguard funds that can be used in litigation and monitors construction project proposals to ensure they do not undermine the neighborhood's semi-rural character.

If you like our neighborhood and want to help keep it beautiful, please join the CCNA board. Simply raise your hand at the annual meeting and join us at the first Board meeting in January. Feel free to give me a call or text if you have any questions! (510) 452-7536

Many Ways to Follow CCNA's Activities

Your membership in the Carmichael Creek Neighborhood Association (CCNA) means that you can learn about issues potentially affecting the preservation of open space and the rural character of our area. Volunteers form the Board that manages the CCNA. Many Board members have been CCNA members for many years.

Board members follow various announcements and meetings posted on Sacramento County's webpages and share what is relevant to the membership. To check out what's happening with the CCNA, you can—

(1) Visit the website at <https://www.carmichaelcreek.org/>. You can find out when the Board meets throughout the year. Active members can join the meetings currently held through Zoom.

(2) Come to the CCNA's Annual Meeting. All members of the CCNA and neighbors within the area are invited. The CCNA's Board invites speakers representing topics of interest to its members.

(3) Read online or download the annual newsletter. It includes information on membership, ways to contact the CCNA, the calendar of yearly events, etc. This newsletter is posted on the webpage and is also mailed to households that request it.

(4) Visit the CCNA's Facebook page. You'll see photos of events the CCNA has participated in and announcements of fun activities you and your family might enjoy.

(5) Contact the CCNA through the "Contact Us" link on the website. The CCNA Board regularly receives emails from members. There is also a regular mailing address to a post office box if you prefer.

Proposal to Change Carmichael Water District

CCNA is carefully monitoring a proposal to potentially merge the Carmichael Water District (CWD) with

Sacramento Suburban Water District (SSWD). An independent, third-party analyzed the merger and both districts have begun to share the results of this analysis with the communities affected by such a merger. (This article is summarized from a public presentation on June 15, 2023).

When both boards of the two districts have completed an Additional Technical Analysis, then the process of considering this merger will begin.

First, a bit of history. The CWD was established in 1926 as an irrigation district and became the CWD in 1980. The CWD services about 40,000 customers over 8 square miles. The SSWD began in 1954 as the Arcade Water District and the Northridge Water District in 1956, consolidating as the SSWD in 2002. The SSWD services about 200,00 customers over 36 square miles.

The American River is the primary supply for the CWD with 6 active groundwater wells. The SSWD receives water from the San Juan Water District, Placer County Water Agency, and the City of Sacramento, with 71 active groundwater wells.

Combining the two districts has the potential to increase operational efficiencies, reduce costs, and improve reliability. Threats to reliability and affordability come from the projected effects of extreme weather. The initial study, which was completed in February, looked at the advantages and disadvantages across water-industry trends, rates, staffing, salaries, reliability, etc. The first analysis found: (1) Combining water sources could increase reliability because of the CWD's surface water supplies and the 6 groundwater wells and the SSWD's 71 groundwater wells. (2) Rates would likely remain the same. (3) Revenues would likely remain unchanged; in the short-term, expenses are likely to increase as the combined utility incurs one-time expenses, but over time, costs should decline as the combined utility benefits from efficiencies and economies-of-scale. (4) Potential for cheaper debt because both agencies have A++ credit ratings. (5) Capital Improvement Plans (CIPs) would occur for the combined utility in terms of infrastructure replacement and rehabilitation.

Salaries and benefits for employees will need to change, but a larger agency would see a larger pool of employees that may result in lower insurance premiums. Currently, both districts offer competitive salaries and a similar range of benefits. More overhead is required for a larger organization and staff will have to adapt. Also, it's possible that the public may perceive a loss of local control with a larger utility.

The Additional Technical Analysis will look at consolidation versus re-organization, how stakeholders could be affected, governance issues, and the future cost of inaction on increasing reliability of the water supply. Lessons learned from the consolidation of the Arcade and Northridge water districts will be considered. Supporting materials are available online at sswd.org and carmichaelwd.org.

Defending Rural Neighborhood Character

CCNA successfully opposed a developer's effort to cut down more trees than allowed by a conservation ordinance. The parcel was subject to our Carmichael Creek Neighborhood Preservation (NPA) ordinance, which prohibits projects inconsistent with the neighborhood's unique, semi-rural character.

We explained to the Carmichael Planning Advisory Committee (CPAC) that the applicant had failed to explain how the project was consistent with the NPA requirements. Without evidence from the applicant regarding compliance with the NPA it was not possible for CPAC to make a finding under the Zoning Code that the proposal would carry out the intent of the General Plan and [Carmichael] community plan.

The project was also strongly opposed by our sister neighborhood Association, Carmichael Colony Neighborhood Association.

The environmental risk to the area was great. The creek flows to the Effie Yeaw Nature Center and provides habitat for many species. It would have destroyed the unique semi-rural character of the neighborhood. CPAC's decision required the developer to engage in meaningful consultation with all impacted neighbors and obtain all environmental clearances including without limitation CEQA compliance.

CCNA will continue to carefully monitor this potential project and the developer's compliance, if any, with the CPAC requirements.

CCNA Members Help Safeguard Parks

Two CCNA Board members, Zachary Yonkers and Dorene Rose, were recently elected to the Measure G Bond Oversight Committee to ensure park improvement projects are consistent with the wishes of voters who approved the new funds. The duties include informing the public, reviewing expenditures, and other oversight activities. Congratulations Zack and Dorene and thank you for your service to our community!

The CCNA's History Primer

The CCNA was formed in 1986 by a group of concerned neighbors to provide a community voice in development issues affecting Carmichael. Our primary concern was and is the preservation of open space and the rural residential character of this area. With the 1975 Carmichael Community Plan as our guide and after extensive house-to-house surveys, we persuaded the Sacramento County Board of Supervisors to establish the Carmichael Creek Neighborhood Preservation Area (NPA) ordinance in 1988.

The purpose of the NPA is to preserve and protect the unique, semi-rural residential character of the neighborhood and to further the purposes of the Carmichael Community Plan, which acknowledges the importance of "residential areas which are sparsely populated and have substantial areas of private open space. These open areas, with horse pastures, large trees, natural creeks, and rolling terrain make Carmichael unique in Sacramento suburbia...In Carmichael, the most significant natural resource areas are the natural stream courses, rolling terrain and major tree groves. It is of the greatest importance to insure the continuation of this type of open space in Carmichael."

In 2006, the Board of Supervisors added a Community Action Plan to the Carmichael Community Plan that defines semi-rural in this way: "The area may contain large animals or hobby farms. The area may generally include mature vegetation, natural streams, parcels/lots with large open space around houses and open areas which provides wildlife habitat. Street improvements are minimal. All of these elements contribute to the character of a semi-rural neighborhood."

CCNA members elect a Board of Directors at the Annual Meeting of between 10 and 15 members. **The following agreed to help again in 2024 and we need at least 2 more! Please volunteer to join!**

Mary Christian
Gareth Lacy
Scatha Allison
Monica Klepic

Gorgiana Alonzo
Mary Bradley
Zachary Yonker
Dorene Rose

Email any questions to
postmaster@carmichaelcreek.org

