

October 8, 2016

Jody Ansell and Matthew McKinnon
1620 Alvina Avenue
Sacramento, CA 95822

Alan LoFaso, Chair
Planning and Design Commission
City of Sacramento
300 Richards Blvd, 3rd Floor
Sacramento, CA 95811

Dear Commission Chair LoFaso:

We are writing to express opposition to changing the zoning from residential to commercial at the Capital Nursery property for the Raleys shopping mall project. We believe the current C-2 zoning should be changed to C-1 to protect the neighborhood.

While the developer has devoted significant resources to sophisticated marketing tools, its "outreach" to the community has been cursory at best. The "outreach" was clearly designed to 'check off a box' for the planning process as it consistently avoids and excludes open and serious discussion with neighborhood residents, particularly those whose property is in close proximity to the proposed mall. We were contacted by the developers' representative, Brian Holloway, for the first time ever on October 7, 2016 and Mr. Holloway could not provide answers to questions.

While Mr. Holloway told us how difficult it is to actually speak with neighbors (most of whom he said were not home or did not answer their doors), that impossible task has been accomplished. We hope that the Commissioners will carefully review the survey gathered by Protect Land Park (PLP) volunteers and the petition signed by neighbors opposing the zoning change. Please note that the PLP survey is the only neighborhood survey that we know of conducted by any group, agency or association about this development.

There are so many issues related to this project. Loss of property value is a huge concern and has already occurred. Ask the owners who've been trying to sell property that is close to or abuts this project.

Despite requests for change to a design more fitting for the neighborhood, the mall retains its Roseville/Folsom suburban style. The design does not incorporate mass transit, but remains a typical automobile focused shopping center. The developers resist responsibility for their design and deny accountability for its impact by, among other things, claiming that the future and unknowable tenants of will be the ones who determine whether stores face or back onto Freeport.

The developers say the mall will be dominated by "national food chains" but refuse to name those they hope to attract. It could be Burger King, Taco Bell, Arby's and Pollo Loco. Nor have they asked neighbors what should be added to the area's already ample restaurant offerings.

The developer say there will be no fast food drive-throughs, however, if the zoning is C-2, what prevents them? As is common practice, the developer anticipates buying the property from Raleys after the project is completed. Given the developer's current antipathy to neighborhood input, what say will the

community have in anything after the sale? Needless to say, the developer's lack of transparency and uninformed representative do not generate trust.

Additionally, we are told that Raleys will retain their long-term lease at the current Freeport store. However, no outreach to the community has been conducted, though community comments and concerns about the future of that property have been part of the public record. Lack of communication about this is consistent with the established pattern of dismissing neighborhood concerns.

The developer's pattern of opacity and defensiveness is consistent with their evasions before the Planning Commission at its June 2, 2016, meeting. It is too bad because, like most of the community, we like and use the Raleys grocery store and are not opposed to the project in general, but to its current design and configuration. Now we also are offended by the developers' stance, attitude and what are, to all appearances, deceptive practices.

The list of concerns goes on and on: Per the developer, truck deliveries to Raleys will begin as early as 5:00 a.m. This will occur on the west side of the mall, impacting all the neighbors along the west, and this noise will be heard for several blocks. With 20 other commercial tenants crowding the site, each with deliveries, recycle and trash pick up, etc., what should neighbors expect? Shopping centers are common and data from an independent source about the daily numbers of trucks and deliveries could have and should have been provided long, long ago.

Neighbors are already reporting the intrusion of large trucks and other commercial traffic along Mead and Wentworth as these vehicles seek to avoid the increased congestion on Freeport Blvd., resulting from the new restrictions on that street. The addition of yet another traffic signal at Meer and Freeport will only add to this congestion. When this project goes live, will our residential neighborhood streets be overrun by large trucks and other vehicular traffic seeking alternate routes? How much additional noise, exhaust pollution and traffic congestion will be visited upon the neighborhood by the new levels of trucking? How will commercial vehicles be prevented from cutting through our residential neighborhoods? Has a traffic study related to this project been done now that Freeport has been reconfigured and the actual effects of those changes can be measured?

Other issues: the developer's 25' parking lot lights and their idea that light intrusion will, at some unknown future date, perhaps be ameliorated by "mature" trees. Concerns about odors from the mall, whether from trash, cooking or diesel vehicles are unanswered. Noise from refrigeration and HVAC systems, usually roof based, have yet to be addressed.

We ask the Commission to maintain the current and historical standard of transition between commercial and residential zoning for this section of the Freeport Corridor. Respectfully, we ask the Commission to deny the zoning change from residential to C-2 and to change the C-2 zoning to C-1.

Sincerely,


Jody Ansell and Matthew McKinnon

cc: Jose Bodipo-Memba (Vice-Chair) Cornelious Burke, Douglas Covill, Todd Kaufman, Lynn Lenzi, Darryl Lucien, Phillip Pluckebaum, Matthew Rodgers, Jia Wang-Connelly, Joseph Yee, Robbie Waters, Steve Hansen, Darrel Steinberg, Dana Mahaffey, Elise Gumm, Protect Land Park

From: [november1](#)
To: [Elise Gumm](#); [Dana Mahaffey](#); [Steve Hansen](#)
Subject: P15-048Nov 22 meeting
Date: Tuesday, November 15, 2016 10:00:40 AM

Dear Ms. Gumm, Ms. Mahaffey, and Councilman Hansen,

I'm writing to insist that your office re-schedule the November 22nd city council hearing on the Raley's project on Freeport Blvd. How could you schedule a hearing that impacts our neighborhood's quality of life and property values on a day that is obviously extremely difficult for the public to attend? This is the height of insensitivity in what has already been a very insensitive process.

What harm is done to postpone to a date that makes sense for the public? Is the City so eager to rubber stamp this project that **you're willing to deny homeowners their duly deserved two minutes in front of the council?** This is a project under CEQA review: CEQA is designed to discourage chilling effects on public participation.

This is disenfranchisement, pure and simple. If it were your home in the balance I'm sure you would expect your representatives to at least give you a fair shake.

Please demonstrate proper good faith by changing this hearing date to a time when it won't suppress public participation.

Sincerely,

Catherine Bunch

October 18, 2016

Sacramento Planning and Design Commission
City of Sacramento
300 Richards Blvd, 3rd Floor
Sacramento, CA 95811

Dear Commissioners,

I write to express my opposition to the proposed rezoning of about half of the property at the old Capital Nursery site. There are so many reasons to speak against this, especially after having had an opportunity to speak with and hear concerns from other residents throughout my neighborhood.

This automobile-dominated plan will bring on massive increase in traffic, congestion, noise, and pollution. The project currently calls for 457 parking stalls. The former nursery had only 75. In addition, such an increase in cars will substantially lower safety for cyclists and pedestrians, especially school children and the elderly.

There is neither need nor want for at least 20 unnamed and unknown retail stores, restaurants, or cafes to be added to the neighborhood, especially national restaurant chains or fast food. All along Freeport Blvd. from 4th Avenue to Fruitridge Road, there are 37 restaurants and cafes, many of them fast food. This type of food goes against the efforts of organizations such as WALK Sacramento and SABA.

Developer Todd Oliver recently shared at an association meeting that grocery deliveries will start at 5 a.m., perhaps sooner. Deliveries to the additional 53,000 square feet of retail, sought in exchange for residences, will occur through the night, according to Brian Holloway. The noise and pollution from the loading docks, delivery trucks, garbage and recycle trucks driving through and around the lot daily, will deprive neighbors of quiet enjoyment and further aggravate traffic and safety conditions. Wentworth residents share that they already have garbage and litter along their street from the current grocery site.

Offensive smells from vehicles and from dominance of chain/fast food restaurants planned for the site will degrade the neighborhood.

The proposed 25-foot tall parking lot lights will not efficiently concentrate light where it is needed nor allow tree canopies to do their job of screening out unwanted ambient light throughout the night.

Residents have no guarantees as to what the future will bring in terms of change of tenants and commercial vacancies. The project will draw vagrants and unsavory activities now, and most likely more into the future.

The size and scale of MO Capital's development is excessive. It does not warrant removing land that has always been intended for the creation of a residential buffer between neighborhood homes and the five-plus dedicated commercial acres on the eastern Freeport Boulevard side of this lot. This commercial acreage is ample for the Raley's grocery and several other businesses as well. This is more than sufficient as even more commercial development will occur right across the street when Raley's moves to their new location.

For all of these reasons, MO Capital's current proposal will substantially degrade the neighborhood and significantly decrease the quality of life of its residents. It will likely decrease my home's property value too.

I and other neighbors recently met with Brian Holloway and found his answers inconsistent and vague. He did provide some information on permits, rights, and conditional permits, but this information too remained unclear. I oppose the issuance of any special or conditional use permits for the developers or site tenants that would allow them to use the residentially zoned area for commercial purposes including parking.

Of other concern is the C-2 zoning of the commercial part of the property. It portends a rise in skyline and allows for drive-thrus, both undesirable factors in the need and desire to maintain and preserve the well-established mid-century style and feel of all surrounding neighborhoods.

The site development of a former historic nursery presents a very special opportunity for increased housing side by side with new commercial. Without a re-design that includes home development complementary to the established surroundings, sensitivity to their distinct qualities and features, and protection from a loss of quality of life through poorly conceived plans, my opposition to rezoning remains strong.

Sincerely,



Catherine Bunch
4650 Marion Court

cc: Jose Bodipo-Memba (Chair) Cornelious Burke, Douglas Covill, Todd Kaufman, Lynn Lenzi, Darryl Lucien, Phillip Pluckebaum, Matthew Rodgers, Jia Wang-Connelly, Joseph Yee, Robbie Waters, Steve Hansen, Jay Schenirer, Darrel Steinberg, Dana Mahaffey, Elise Gumm,

From: [Traci Canfield](#)
To: [Dana Mahaffey](#)
Cc: [Antonio Ablog](#); [Elise Gumm](#); [Tom Buford](#)
Subject: Re: Land Park Commercial Project Final EIR (P15-048)
Date: Friday, November 11, 2016 10:46:58 AM

Thanks Dana! Just as an FYI - we don't have 30 buses in reserve in addition to the 209 buses - we just have 209 large buses and 25 shuttles

-Traci

Traci Canfield
Senior Strategic Planner
Sacramento Regional Transit
916-556-0513
tcanfield@sacrt.com

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>>> Dana Mahaffey <DMahaffey@cityofsacramento.org> 11/10/2016 1:31 PM >>>
Hello Ms. Canfield,

Attached is the city's response to Sacramento Regional Transit's comment letter on the Draft EIR for the Land Park Commercial Project. The response is also being sent via certified mail.

Thank you,

Dana Mahaffey, Associate Planner
Environmental Planning Services
Community Development Department
City of Sacramento
300 Richards Blvd., 3rd Floor
Sacramento, CA 95811
(916) 808-2762

From: [Rob Davis](#)
To: [Elise Gumm](#); [Dana Mahaffey](#)
Subject: Re: Raley's Freeport
Date: Wednesday, November 9, 2016 1:54:50 PM

Elise/Dana,

The hearing is scheduled two days before Thanksgiving? That's a really bad idea. Given how this project is controversial in the neighborhood and many people are likely unable to attend any hearing during that week you should seriously consider moving the date. I don't like that date and I'm sure a number of my neighbors will be unhappy about it as well.

On Friday, November 4, 2016 2:51 PM, Elise Gumm <EGumm@cityofsacramento.org> wrote:

Rob,

I am the project planner for Raley's and I have scheduled council meeting on 22nd of November.

Thank you.

ELISE GUMM, LEED AP
DEVELOPMENT PROJECT MANAGER, BUILDING DIVISION
300 RICHARDS BLVD, 3RD FLOOR
SACRAMENTO, CA 95811
PHONE: (916) 808-1927
CELL: (916) 539-8127
E-MAIL: EGUMM@CITYOFSACRAMENTO.ORG



Mission: To help plan, build, and maintain a great City
Vision: To be the best Community Development Department in California
Values: Professionalism, Innovation, Courtesy, Collaboration, Consistency

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or <http://sacramento.civicsight.com/>
Wish to pay for a permit online?
Go to <http://cityofsacramento.org/Online-Services>

From: Dana Mahaffey
Sent: Friday, November 4, 2016 2:49 PM
To: Elise Gumm <EGumm@cityofsacramento.org>
Subject: Fwd: Raley's Freeport

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Rob Davis <robdavis2106@yahoo.com>
Date: 11/4/16 1:49 PM (GMT-08:00)
To: Dana Mahaffey <DMahaffey@cityofsacramento.org>
Subject: Raley's Freeport

Hello Dana,

I understand you are the planner involved with the Raley's project on Freeport. Has that City Council hearing been scheduled yet?

Rob Davis
Resident

From: [MARY FERNANDEZ](#)
To: [Elise Gumm](#); [Dana Mahaffey](#); [Steve Hansen](#)
Subject: Raley's Project Hearing - Nov 22ndP
Date: Saturday, November 12, 2016 7:23:16 PM

Elise Gumm, Dana Mahaffey and Steve Hansen:

Please reschedule the Raley's project hearing currently planned for two days prior to the Thanksgiving holiday. Many residents still have questions and concerns, which should be discussed and addressed. Holding this critical hearing during a holiday week will impact residence ability to attend and participate.

Thank you,

Mary Fernandez
1680 Parkridge Road
Sacramento CA 95822

From: [Amos P. Freeman](#)
To: [Elise Gumm](#); [Dana Mahaffey](#)
Cc: amosbigisland@comcast.net; [Frank Underwood](#)
Subject: meeting postponement
Date: Wednesday, November 16, 2016 12:45:59 PM

To whom it may concern:

I just learned that your office has scheduled the hearing for the Raley's MO CAPITAL project for November 22, just before Thanksgiving.

I urge you to postpone this hearing immediately. As you all know many people use this week for travel and preparations for the holidays, I can only conclude that your office scheduled the hearing for a date when you know you might be able to suppress public opposition to the project. This is certainly in violation and the intent of the California Environmental Quality Act guidelines to encourage public participation.

I urge you to move this date as soon as possible. I look forward to your response.

Sincerely,

Amos p. Freeman

1918 Wentworth Ave Sacramento CA. 95822

From: [Liz Leighton](#)
To: [Dana Mahaffey](#)
Subject: Fw: Raley's project P15-048, corrected
Date: Sunday, October 9, 2016 8:29:03 AM

On Sunday, October 9, 2016 8:04 AM, Liz Leighton <lizl000@sbcglobal.net> wrote:

Hello,

I am concerned about how the construction of this project will affect storm water drainage from the houses along the north perimeter of this property.

My house is at the south end of Babich Ave. The lot drains towards the former nursery as do all others along Meer Way. A portion of the street gutter in front of my house drains southward, the rest to the north towards the nearest drain. The house behind me (west) also drains to the nursery via my yard, as does the one just to the north. How will this be handled?

At least 3 times in the 30 years I have lived there the nursery property's west half has flooded all the way up to my patio, with water running under the fence at the end of the street and overwhelming the storm drain system. I do not recall exactly which winters those were. I have water under my crawlspace most any winter there is substantial rain. Groundwater levels can get within 2 - 3 feet of the surface - in October 2005 when I buried my cat, I had to bail out her grave to put her in it.

What plans are there to deal with this?

Thank you,
Liz Leighton

From: [Nina Mandrussov](#)
To: [Dana Mahaffey](#)
Subject: Land Park Commercial Center (P15-048) - Raley's Development
Date: Thursday, October 6, 2016 2:35:50 PM

Good Afternoon,

My name is Nina Raddatz and I own a home which will be right up against the new Raley's project. My home is at the corner of Meer Way & Babich (at the dead end of Babich).

I have reviewed the most recent proposed changes to the Raley's project.

I have the following concerns:

1. A new stoplight/intersection at Meer Way & Freeport is being proposed.

- This new intersection would significantly increase the amount of traffic cutting through our tiny neighborhood. Currently many drivers speed through our neighborhood in an effort to avoid the light at Freeport and Sutterville. We have no stop signs, and so drivers save time by avoiding the Freeport/Sutterville light and speeding down our street. We have a couple speed lumps, but there are gaps in the lumps that drivers straddle and speed over smoothly. I anticipate drivers will use this shortcut much more frequently in an effort to avoid being trapped between the two short blocks between the Sutterville/Freeport intersection and the new Meer way/Freeport intersection.

- We have narrow streets in our neighborhood, and residents on Meer Way park on both sides of the street. With cars parked on both sides of the street, there is really only room for one lane of traffic to go in one direction comfortably. So not only will this new intersection cause traffic to back up in our residential neighborhood, but traffic will not have sufficient space on the street to flow smoothly.

- This new intersection would unavoidably disrupt traffic flow down Freeport Blvd and cause significant backups and traffic (Freeport has so much traffic due to the city college, commuters traveling to highways 5 & 99, commuters avoiding highways 5 & 99, etc). The reason this intersection is problematic is that it is two very short blocks from the Freeport/Sutterville intersection. Drivers will get trapped between the short space between the two intersections.

- Although I know this technically not allowed, semi-trucks delivering beer and food products to the liquor store/gas station at the corner of Meer & Freeport DO use Babich/Meer as a short cut (i.e. from sutterville they turn onto Babich, then take a left on Meer). Often times, the semi-trucks actually double park on Meer and block traffic for periods of time throughout the day. This will only compound the traffic issues if there is an intersection at Meer with increased traffic going through our neighborhood.

In sum, the proposed new stoplight/intersection just seems illogical as it is so close to the Sutterville/Freeport intersection and would inevitably cause back up into our residential neighborhood. Our neighborhood was never meant to be a thoroughfare, and this new intersection will force traffic to back up onto our streets. I am asking that this intersection NOT be approved.

If the intersection must be approved, it should be conditional upon 1. stop signs being installed at Argail/Meer and Babich/Meer. This will at least slow down drivers and hopefully act as a deterrent in general, and 2. The speed lumps being redone so that there are no gaps (to prevent drivers from straddling the lumps and not having to slow down).

2. The developers spoke at a recent Land Park Community Association meeting. They stated that they were projecting there would be 20 tenants at the Raley's site, with 1/2 being eateries. I believe that the Raley's site as a whole will have about 450 parking spaces. My concern is that the current Raley's has about 150 employees, and the tenants will also have employees. Between the employees and the shoppers at this site, it does not appear to me that the parking spaces as proposed will be sufficient, and I anticipate that employees or shoppers will start to park in the residential neighborhoods adjacent to the site. To protect the surrounding neighborhoods, I am proposing that having permitted parking in the adjacent neighborhoods be part of the deal. The residents in my neighborhood would like parking to be by permit ONLY (i.e. no one can park in the neighborhood for any period of time without a permit both during the week and on weekends)... similar to what the residents who live closest to the Starbucks on Argail way/Freeport have.

I have the following suggestion for the proposed new site:

I think that the new development should be in a "U" formation facing Freeport, with parking in the rear. This would make this project more bike-friendly, pedestrian-welcoming and overall less "suburban." There is a "U" shaped shopping center in downtown Davis (where their Whole Foods is on the corner of 1st and where E street/Richards Blvd collide) I am thinking of. There are several restaurants/eateries there, and other mixed retail. It has beautiful outdoor patios/seating with bike parking and a large lawn in front which allows for picnicking and for people to come and just hang out under the shade of trees.

This design would also protect the neighborhoods/streets directly adjacent to the development site by forcing the buildings to be closer to Freeport since parking would be in the rear. People who park would gain access to the shops and to Raley's via outdoor thoroughfares between the buildings and/or if Raley's has an entrance both in the rear and the front. I think it's the best of both worlds. Also, a design like this would not lend itself to drive-thrus, which, although the design team pledged would not be a part of this project --- nevertheless could be a reality down the line if they are able to negotiate their C-1 vs. C-2 zoning permit.

Thank you for your time.

Best,
Nina Raddatz
4533 Babich Avenue

From: [Joy Patterson](#)
To: [Elise Gumm](#); [Dana Mahaffey](#); [Tom Buford](#)
Cc: [Antonio Ablog](#)
Subject: Fwd: Raley's Project Public Hearing
Date: Tuesday, October 18, 2016 9:27:51 AM

FYI

Elise, please make sure the commissioners receive this.

Joy Patterson, Principal Planner
City of Sacramento, Community Development Department
jpatterson@cityofsacramento.org

Begin forwarded message:

From: Planning <Planning@cityofsacramento.org>
Date: October 18, 2016 at 9:07:36 AM PDT
To: Joy Patterson <JPatterson@cityofsacramento.org>
Cc: Antonio Ablog <AAblog@cityofsacramento.org>
Subject: FW: Raley's Project Public Hearing

Please forward to appropriate Planner.

Thank you,

Pamela Morgan
Associate Planner



From: Phil McKibbin [<mailto:pdmack@sbcglobal.net>]
Sent: Tuesday, October 18, 2016 8:37 AM
To: Planning <Planning@cityofsacramento.org>
Subject: Raley's Project Public Hearing

Dear Planning Commission Members: We the undersigned object to Raley's current plans to open a new store on the site of the old Capitol Nursery for the following reasons:

1) The proposed new store will increase traffic on Freeport Blvd. as

well as the neighborhood streets - have you seen or taken into account the tremendous traffic jams going down Freeport and Sutterville during rush hours?

2) What type of businesses will share the space with Raley's - no more fast food. That is all there is up and down Freeport Blvd. More traffic with more noise, trash, and pollution. Raley's is currently a terrible neighbor - trash in their parking lot and up and down Wentworth and Portrero. As well as the parking lot at the rear of current store - very trashy.

3) People using neighborhood streets decreases our property values and every aspect of our neighborhood.

4) What type of buffer will exist between Raley's and our neighborhood?

5) We live within a quarter mile west of the project, and Raley's has made NO effort to contact us for our opinions, i.e., they feel they can ramrod this past the community with no input from the public. "We are Raley's, and what is good for Raley's is good for everyone."

6) So Raley's gets its rezoning and we then go from one vacant eyesore to another when Raley's moves out of its current location.

7) So far, this whole concept has been poorly executed by Raley's - from the lack of concern on the part of Raley's to the surrounding neighborhood to the long term environmental impact of this project.

8) Towards that end, a full scale environmental impact study should be required with no zoning changes.

Thank you for the opportunity for allowing us to express and deep seated concerns.

Katherine E. McKibbin

Philip D. McKibbin

From: [Larry Meeks](#)
To: [Elise Gumm](#); [Dana Mahaffey](#); [clerk](#); [Mayor of the City of Sacramento](#); [Kevin Johnson](#); [Helen Hewitt](#); [Angelique Ashby](#); [Allen Warren](#); [David Gonsalves](#); [Steve Hansen](#); [Jay Schenirer](#); [Erin Teague](#)
Subject: Fwd: Letter to Council
Date: Monday, November 21, 2016 10:12:11 PM

To: Elise Gumm, Project Planner
Dana Mahaffey, Project Planner
Shirley Concolino, City Clerk
Mayor Kevin Johnson
Sacramento City Council

Re: Comments for the record regarding the Land Park Commercial Center Project, hearing date November 22nd, 2016

As has been expressed by others, scheduling a public hearing on an important land use issue during the week of Thanksgiving fails to meet the spirit of the meeting and hearings requirement of CEQA. Instead, it comes across as a deliberate attempt to minimize public participation at a critical point in the process. I, myself, am unable to attend this hearing due to the commitments of the season. I find it offensive that repeated requests from the public to change this date have been ignored. The purpose of the California Environmental Quality Act is to encourage public participation in the planning process. I urge this city council to do the right thing and continue this hearing past today to honor the intent of the law. This issue should be revisited again only after the holiday season.

I would like to concur with the Draft EIR comments of Catherine Bunch, Kevin Williams and Ann Collentine, Whitney Fong, Janis Heple, the Hollywood Park Neighborhood Association, Sharon Kowall, Serge and Robin Testa, Katie McCort, Jeau Nelson, Melinda and Terry Rivasplata, SacModern, and in particular Karl Schweikert, and Catherine and Dollie Wergin. These comments were submitted to the city during the Draft EIR comment period and available to review as a part of the Final EIR.

In particular, I would like to concur with and also request: (a) the Williams and Collentine request for further studies, including a soil content study; (b) the Fong comments regarding the as yet unknown impacts of HVAC units and the impropriety of the size of the structure given the surrounding uses and need for sensitive transitions; (c) Heple comments regarding the need for further study of noise impacts on sensitive receptors and the noise contours; (d) Heple comments regarding need for load enclosure; (e) the specific request of the HPNA to conduct additional bicycle and pedestrian safety studies; (f) McCort comment on the need to consider the impact of having the current Raley's as a "dark store," and the potential environmental issues related to same—in fact, because the "dark store" is a certainty and under control of the project proponent, it should be treated as part of the project and the environmental impact studied; (g) the Rivasplata comments recommending more granular study of light and glare impacts, given the time period during which landscaping and screening will have to mature; (h) the SacModern comments regarding the mis-alignment of the project objectives and the proposed zoning; and (i) the Schweikert, Wergin, and Wergin comments regarding the need for additional traffic study, omissions and oversights in the existing traffic impact analysis, and the sum of their comments on the traffic impact.

Additionally, I want to concur with and expound upon some of Ms. Bunch's comments. Her comments aimed at highlighting the inappropriate rezoning of the Raley's site to shoe-horn this project into the existing site. She has characterized this as a "species of spot-zoning", which seems accurate.

Spot-zoning poses a danger to communities because it exposes how arbitrary and capricious a

decision-making body can act when making land use decisions. If this project is approved in its current form it will certainly be arbitrary and capricious.

In November 2015 this Council was presented with the Curtis Park Village project. This project was similar in many ways to this one in front of us today: both are urban in-fill projects and both anchored by grocery stores. However this council rejected the Curtis Park Village project, partly because that developer refused a restriction on a gas station on the property. Last month when the Land Park Commercial Center project went before the Planning and Design Commission, one commissioner asked the Representatives from Raley's and MO Capital if they would agree to a restriction on a gas station, and they immediately refused. The issue was not brought up again. No commissioners put up a fight even though the Council recently took a clear public stance on gas station restrictions on commercial projects.

The current project has no plan for a gas station at the moment, but the refusal of Raley's and MO Capital to accept one suggests that they might want a gas station in the future. In that case it is puzzling that the City of Sacramento would not again take the same hard stance. This is a total hypocrisy that must be challenged.

Further, we see little difference between the circumstances of this proposed project and the Curtis Park project. In that case, the characteristics of the project caused impacted homeowners and the local community to offer objections, which the City rightfully and wisely accepted. The City rejected that project. You will see in Ms. Bunch's comment letter that over 130 residents opposing this project signed a petition to object to the Raley's MO Capital plan. We would ask the City to extend the same protections to the impacted homeowners and community affected by this Raley's project.

Approving this project as-is, without more community input and study, creates risks even beyond the immediate and long-term impacts to the community. By acting arbitrarily between the Raley's Project and the Curtis Park project, the City is sending conflicting signals to the community, including the development community. There are many similarities in the objections raised to the Curtis Park project and the Raley's project—what exactly are the standards, policies, and goals that would recommend approving one project while rejecting the other? For residents, business owners, and developers, the conclusion can only be that the City either has no consistent standards, or is playing favorites. Either is an unwelcome consequence.

You're considering a significant zone change that will change the character of the area. There's a big question that you need to answer: Where is the public benefit in this change? Zone changes shouldn't be made for small reasons, so they must self-justify.

Is the project creating new and vital services to the community? No, it's one grocery store replacing another. There are additional new fast food and chain stores restaurants expected in the project, however there's an abundance of fast food and chain stores restaurants already in Land Park and along Freeport Blvd.

Will the project create a significant number of new jobs? No, most of the jobs will transfer from the current Raley's store to the new store. A handful of new jobs will be created, but they will mostly be part-time and low wage jobs from the grab-and-go chain restaurants (which have not yet been named, by the way).

So where is the public benefit? The Curtis Park Village project offered the community a clear public benefit: jobs guaranteed to some of Sacramento's most impoverished neighborhoods. That project was going to be a beacon of hope for hundreds of people to finally get ahead and find some positive change in their lives and in the community. Yet, this council rejected that project despite the obvious economic and social positives.

If you approve this project your standards for what constitutes a public benefit are, again, a moving target. You will need to articulate and justify why one project that infuses economic activity into a local economy is refused, yet another that amounts to essentially a transfer in economic activity

gets rubber stamped.

Approval of this project will mean a hardening of suspicion toward city hall, but not just from homeowners in the immediate area, but also from the impoverished community of Oak Park who stood the most to gain from the Curtis Park project.

This council has in the past paid lip service to the idea of social justice. For those of us who do the hard work every day of working with families who struggle, seeing this project approved will be a tough pill to swallow.

There is no social justice when the City of Sacramento uses an arbitrary standard of review and approval. There is no social justice when the success of a project depends on how politically connected you are. The abutting residents who are being ignored are going to suffer from this unfair inconsistency. The people of Oak Park who were going to have good paying jobs have and continue to suffer under this inconsistency.

If you approve this project you will be confirming what so many others already believe: The City of Sacramento plays favorites. Some communities matter more than others and some developers get more breaks than others. It's embarrassing and shameful.

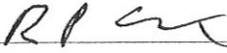
Larry Meeks, Pastor
Williams Memorial Church

Protect Land Park

Land Park residents want a responsible and appropriate development at the Capitol Nursery site. The proposal to bring a Raley's as part of a bloated, overflowing strip mall is a terrible fit for our neighborhood. We cannot support a project that will encroach on our homes with non-stop delivery truck noise, massive parking lot with overpowering parking lot lights, pollution and poor air quality, increased traffic and congestion on Freeport Blvd and surrounding surface streets. We cannot stand for a project that will rezone the area to eliminate the low-density housing buffer area that the site was always intended to be. **We oppose a rezone**, and we urge the city council to make sure this project fits into the character of Land Park and the surrounding residents.

Name CHRIS WONG Signature 
Address 1901 POTRERO WAY Sacramento, CA 95822
Phone _____ email _____

Name JUNE HUANG Signature 
Address 1903 POTRERO WAY Sacramento, CA 95822
Phone _____ email _____

Name RUDY CHAIRER Signature 
Address 4828 LINTON PIKE Sacramento, CA 95822
Phone _____ email _____

Name Ashwina Chand Signature _____
Address 1727 Potrero Way. Sacramento, CA 95822
Phone _____ email a-chand06@yahoo.com

Name Ines Temby Signature Ines Temby
Address 1721 Potrero way Sacramento, CA 95822
Phone _____ email _____

Name Wendy Lokteff Signature Wendy Lokteff
Address 1701 Potrero Way Sacramento, CA 95822
Phone _____ email _____

Name Bob Lokteff Signature 
Address 1701 Potrero Way Sacramento, CA 95822
Phone _____ email _____

Name Drew Record Signature Drew Record
Address 4910 Michele Lane Sacramento, CA 95822
Phone _____ email _____

Name Mark La Rocque Signature MLR
Address 4971 Michele Lane Sacramento, CA 95822
Phone _____ email _____

Name John Franks Signature John Franks
Address 4881 Linton Pike Sacramento, CA 95822
Phone _____ email _____

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Name _____ Signature _____
Address _____ Sacramento, CA 95822
Phone _____ email _____

October 2, 2016

TO: Planning Board Commission

FROM: Land Park Resident on Parkridge Road

RE: Support Raley's Development Project for the Land Park Commercial Center

On behalf of my family which includes my wife and 20 month-old son, I write in strong support of this exciting and needed project. This project will be of great benefit to our family, neighbors and the Land Park Community while being the first step in revitalizing this section of Freeport Boulevard. We are grateful of all of the efforts and communication from the Raley's team in pursuing this priority for the community and neighbors.

We are born and raised Sacramentans and have resided on the neighboring street, Parkridge Road, for the past five years. The "old" Raley's has received a lot of our business and we frequently walk to the grocery store because it is a few blocks from our home. However, we have always been optimistic of a "new" Raley's center, community commercial center and the positive face-lift effect of Freeport.

Our family, similar to all of our Land Park friends, very much enjoys our neighborhood and strive to keep its reputation while making it better. It has been fun and exciting watching new and local business succeed in neighboring parts of Sacramento. However, the Land Park area desperately needs its own development. We need to bring in great businesses such as the new Raley's center, but also more local restaurants and shops. The Raley's Development Project and Land Park Commercial Center is the ideal opportunity to continue making Land Park a desirable place to live while further boosting the value of our local neighborhood.

While there will always be some negatives expressed by individuals, the benefits of this new project and center far outweigh those short-sighted concerns. This is a thoughtful and needed project for our community, and my family is very hopeful we can be walking to the new Raley's and center in the very near future.

Sincerely,



Matt B. Robinson (matt.b.robinson@gmail.com)

cc: Dana Mahaffey, Associate Planner, City of Sacramento
Raley's Design Team
Chelsea Minor, Raley's
Planning & Design Commissioners
Elise Gumm, Project Planner, City of Sacramento
Councilmember Steve Hansen

From: [Neil Schild](#)
To: [Dana Mahaffey](#)
Subject: RE: Land Park Commercial Project (P15-048) FEIR
Date: Wednesday, October 19, 2016 3:07:40 PM

I have been concerned about the impact of the rezoning and proposed development that is being pursued through this Planning Report and the Environmental Impact reports being circulated for public review and input. I feel strongly that the reports overlook many of the impacts on the local areas. The bodies approving the documents are ignoring the input of the residents in the area. I will again point out my primary concerns and these represent the direct impacts on the property I own at 1912 Wentworth Ave. this is shared by neighbors up and down the street on Wentworth Ave.

- Additional traffic on Wentworth entering the development through the proposed access directly across the street from the property I currently own.
- There is currently traffic on Wentworth entering the commercial area on the south side but even with closing Raley's there is certain to be another business move in and that traffic will still remain about the same.
- The traffic entering the proposed commercial area on north side of Wentworth Ave. where residences and Capital Nursery had existed for years will add traffic entering the development from Wentworth Ave.
- The vehicles will be waiting to turn north into the new proposed entrance creating backups of vehicles which will restrict vehicles wanting to enter or exit the driveways for homes on South side of Wentworth Ave.
- It seems that the firms preparing the development and environmental reports over looked the fact that Wentworth Ave is a two lane road with residences on both sides of the street.
- A number of residences were purchased outright and the land is being rezoned so there should have been some consideration to the residences on south side of Wentworth Ave.
- If the city decides to limit parking along either side of Wentworth Ave this leaves a further impact on all remaining residences.

I request these comments be added to the statements from the audience as since I am under doctors care receiving Chemo and Radiation for cancer I can't participate with audiences because of the exposure to colds and flu plus other germs in the air.

If doctors will allow me to attend I will participate in the City Council meeting where the Planning and Design Commissions comments will be presented.

From: Dana Mahaffey [mailto:DMahaffey@cityofsacramento.org]
Sent: Monday, October 10, 2016 9:30 AM
To: Dana Mahaffey <DMahaffey@cityofsacramento.org>
Cc: Elise Gumm <EGumm@cityofsacramento.org>; Tom Buford <TBuford@cityofsacramento.org>
Subject: Land Park Commercial Project (P15-048) FEIR

The Final Environmental Impact Report for the Land Park Commercial Project is now available on the Community Development Department's EIR webpage:

<http://www.cityofsacramento.org/Community-Development/Planning/Environmental/Impact-Reports.aspx>

This Final Environmental Impact Report (FEIR) contains the public and agency comments received during the public review period for the Land Park Commercial Center Project Draft EIR, and responses to each of those comments. The responses in the Final EIR clarify, correct, and/or amplify text in the Draft EIR, as appropriate. Also included are text changes made at the initiative of the Lead Agency (City of Sacramento). These changes (summarized in Chapter 2) do not alter the conclusions of the Draft EIR.

The project will be reviewed before the Planning and Design Commission on October 20, 2016 at the City Council Chambers at 5:30 p.m. The Commission's comments will be forwarded to the City Council hearing scheduled for November 22, 2016.

Thank you for your interest in the Land Park Commercial Project.

Dana Mahaffey, Associate Planner

**Environmental Planning Services
Community Development Department
City of Sacramento**

**300 Richards Blvd., 3rd Floor
Sacramento, CA 95811
(916) 808-2762**

From: [Veronica Villasenor](#)
To: [Dana Mahaffey](#); [Mayor of the City of Sacramento, Kevin Johnson](#); [Angelique Ashby](#); [Allen Warren](#); [jharris@cityofsacramento.org](#); [Danielle Williams-Vincent](#); [Steve Hansen](#); [Jay Schenirer](#); [Eric Guerra](#); [Christine Roybal](#); [Rick Jennings](#); [Lawrence R. Carr](#); [Bodipo50@gmail.com](#); [cburke.realestate@gmail.com](#); [dcovill@cbnorcal.com](#); [lynnlenzi2@gmail.com](#); [darryl.lucien@sbcglobal.net](#); [todd.s.kaufman@gmail.com](#); [ALofaso@sbcglobal.net](#); [phil.pluckebaum@gmail.com](#); [matt@mrpe.com](#); [wangconnellypdc@gmail.com](#); [rwconsultants@hotmail.com](#); [jyeepdc@gmail.com](#)
Subject: Capitol Nursery Site
Date: Friday, November 11, 2016 3:11:35 PM

Land Park residents want a responsible and appropriate development at the Capitol Nursery site. The proposal to bring a Raley's as part of a bloated, overflowing strip mall is a terrible fit for our neighborhood. We cannot support a project that will encroach on our homes with non-stop delivery truck noise, overpowering parking lot lights, pollution and poor air quality, increased traffic and congestion on Freeport Blvd and surrounding surface streets. We cannot stand for a project that will rezone the area to eliminate the low-density housing buffer area that the site was always intended to be. We oppose a rezone, and we urge the city council to make sure this project fits into the character of Land Park and the surrounding residents.

--

Veronica Villasenor
007villasenor@comcast.net
1400 Claremont way
95822

From: [Ben Williams](#)
To: [Dana Mahaffey](#); [Elise Gumm](#)
Subject: Raley's development in land park
Date: Friday, September 23, 2016 7:06:31 AM

Hi, my name is ben williams and i live at 4541 marion court sac 95822. I would really like to talk to you guys about this development as i have some concerns regarding multiple things. it has been very difficult to figure out ways in which we can constructively sit down with anyone and have a meaningful conversation. can you let me know how we can sit down and talk sometime in a forum or individually.

also, i too have seen multiple baby hawks in my back yard. they have been hunting squirrels in my back yard. my daughter and i sit out on our porch often to watch them hunt. I believe my neighbor also contacted you (Paul Kunz) with pictures. I also believe these hawks are endangered. not entirely sure as to this significance.

Ben Williams MD
Solano Gateway Medical Group