

From: [Patty Green](#)
To: [Mejia. Manuel](#)
Subject: 7 Eleven plan review
Date: Monday, May 18, 2020 10:59:52 AM

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.

I am again finding out about the deadline thru the grapevine instead of proper notification from the county, as my real property is located within 500 feet of this site. I am extremely upset that I am not notified and now cannot attend the meeting as it will not be public and should be! This effects the value of my home and my life. We are currently waging an ongoing battle with the homeless, vagrants and criminals using the commercial property back parking lot highway that runs parallel to Fair Oaks Blvd thru Carmichael. We have had to fight daily to get this nuisance removed. They are using my yard as a campground and toilet. You cannot control the problem and this development will only invite more. All of the convince stores in Carmichael are gathering places for these people. The premises are a filthy eyesore. Carmichael had a Carmichael Plan, this was supposed to be residential property at the time the property for my home was purchased. The county never stuck to the plan. Deceiving the residents who purchased in Carmichael. We are trying, business is trying to improve and return our community to a safe decent place to live. This is inconsistent with your goals for our community. We currently have a liquor store across the street, family owned and operated for 60 plus years, there is a cigarette store across the street next to LaBou has been there for years, previous attempts to approve a convenience store for the south east corner of Sutter Ave and Fair Oaks have been denied. This is no different. These people hanging out around and behind these locations are screaming, fighting, cracking a bull whip all night, the garbage trucks come at 3-4 am, disrupting sleep. We finally are getting it under control. Do not dump another mess in our yards. There is no reason why this can't be a more business professional use. Please hear those of us who bought in good faith and have to live every day with this.

Thank You

Patty Green

65 year resident of 5918 Shirley Ave

Owner also if 5917 & 5919 Shirley Ave Carmichael CA

916-919-7907

Sent from my iP

From: [William Templeton](#)
To: [Clerk of the Board Public Email](#)
Subject: 7 eleven
Date: Monday, May 18, 2020 12:22:09 PM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

To whom it may concern:

Re: gas station on the corner of Sutter and Fair Oaks Blvd.

I have been a resident of Carmichael for over 27 years. I have seen many changes and, most notably, homelessness and crime related issues that have dramatically increased over the last 5 to 7 years.

The last thing Carmichael needs is another gas station or 7- eleven on Fair Oaks Blvd. 7- Eleven stores are a magnet in some cases for homeless people and crimes. I have attached a link that describes the issues related to 7-Eleven and smaller convenience stores.

https://en.wikipedia.org/wiki/Convenience_store_crime

Before we invite more problems in our community, let's fix the ones that we have. The homeless are already at alarming rates negatively impacting our businesses along Fair Oaks Blvd. and the surrounding Carmichael area. With Covid-19 already decimating some of our local businesses, it makes no sense to add another business when we have two gas stations within a ½ mile of the proposed site. Are you serious? The fact that this gas station would be located close to a school is not acceptable as well. As previously stated and included in the attached link, these stations and convince stores typically attract undesirables that our kids need not be exposed too.

I would urge the governing body to reject this proposal for all of the above reasons and to focus on resolving the community challenges we have today and for the foreseeable future.

William Templeton
6427 Palm Drive
Carmichael, Ca. 95608

Sent from [Mail](#) for Windows 10



Virus-free. www.avast.com

ITEMS 2 & 3 CPAC 139

From: allandavis@peak.org
To: Clerk of the Board Public Email: CPAC-Carmichael-OFF
Cc: allandavis@peak.org
Subject: 7/11 and Gas station Fair Oaks Blvd. and Stanley
Date: Monday, May 18, 2020 5:54:15 PM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

To whom it may concern,

I lived in Carmichael for nearly 30 years and I have seen many positive changes with the improvements along the business district. There have been some very positive developments along parts of Fair Oaks Blvd., but we need to maintain a pleasing and attractive environment along the corridor that will continue to attract customers from the area. We don't need more attractive nuisances for the homeless and drug dealers! Personally, I would like to see more development to clean up Fair Oaks Blvd., but it must be the right kind of development that is not conducive to attracting the homeless, vagrants, and drug dealers! Please reconsider allowing a 7/11 and gas station at the intersection of Fair Oaks Blvd. and Sutter. We already have an abundance of serious issues, which need to be addressed, at the corner of Marconi and Fair Oaks Blvd.

Thank you,

Allan Davis

From: [Rochelle Van Driel](#)
To: [Clerk of the Board Public Email](#)
Subject: 7-11 at Fair Oaks and Sutter Ave in Carmichael
Date: Monday, May 18, 2020 11:06:02 AM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

TO WHOM IT MAY CONCERN:

I am not in favor of a 7-11/gas station being built at the intersection of Fair Oaks Blvd, and Sutter Ave in Carmichael. We already have a convenience store, and other marts in this vicinity, and do not need the congestion this would pose to our community.

Rochelle Van Driel

From: [Larry Tink](#)
To: [Clerk of the Board Public Email](#)
Subject: 7-11 Gas station - Negative
Date: Monday, May 18, 2020 8:15:28 PM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

We are trying to improve this area; We have new trees by the post office, the park has been cleaned up and side walks improved. This improvement is 180 degrees in the wrong direction. It's alcohol, fast food and more gas stations. We already have all of this within a few blocks.

Please help us improve Fair Oaks Blvd !

I am a real estate appraiser and I am trained in what increase and decreases value. This will decrease values. We live here because it is a beautiful place to live and will fight hard to keep it beautiful !

PS The 99 cent store is a magnet for trash and problems.

Please help us keep the 7-11 away.

Thank you,
Lawrence and Lulu Tinkham

**JOSEPH W. COVINGTON**

ARCHITECT C-15670

(661) 477-8229
joecaia@sbcglobal.net3528 Brookside Way
Carmichael CA 95608Sacramento County Planning Review Committee
PLNP-2019-00261 & 00262
7300 FAIR OAKS BLVD., CARMICHAEL, CA

The submission of this letter is a request for your committee to hear and consider the voice as viewed by a near by resident and professional which lives and works in the nearby area of the proposal for the installation of the 7-11 convenience store and gas station.

My address listed above is my residence which is not too far from the proposed project. My professional affiliation is as a representative of the Milagro Centre, located in the Central Business District of Carmichael. I am a California registered Architect and have been in the practice for over 42 years, however only relocated to Carmichael in 2015. I have acquired some history concerning Carmichael by being involved in the Carmichael Chamber of Commerce, and this is my first year as Board member of the Carmichael Improvement District. After recently learning about this proposed business located at Sutter Ave. and Fair Oaks Boulevard, I am adamantly opposed to it's approval.

This project will be located within the East Fair Oaks Boulevard District designated by the Fair Oaks Boulevard Corridor Plan developed in 2011. A distinctive note might be that the property is located only one block north of the Fair Oaks Boulevard Central District, which it's recommended development parameters would not allow a gas station. The existing businesses which line the Fair Oaks Boulevard in the East District bear little differentiation from the Central District. So this location could be reviewed with the same recommended outlines as the developments within the Central District.

My first question would be regarding the county's policy for allowance of a gasoline station installation at any area within it's jurisdiction. And even if it is allowed, what prompts a business to request a location without demographics and proof of acceptance from the local businesses and residents before pursuing such a proposal? My personal experience has been that there is no shortage or long ques at the existing stations. A gas station is not any of the listed desirable land use, circulation, or community design goals outlined in the Fair Oaks Boulevard District's Corridor Plan. As an element of the Smart Growth's Environmental Vision, it definitely does not meet the Community Identity as a "centerpiece of high-quality family oriented community" project. Expanding on the Smart Growth's Community Vision, this plan does not "Calm Neighborhood Traffic", or "Improve Carmichael's Identity and Sense of Place".

In terms of future growth and development, everyone must consider the eventual possibility that a gas station might be an obsolete business some day. With California's requirements for future growth to lower power demands from the grid, incentives to move away from gasoline power to alternative powers for transportation, to clean the air and work to facilitate better public transportation, a gasoline station appears to be a future dinosaur. In fact, I haven't seen any portions of this proposal that addresses any services or amenities to work toward the future goals of our state. If this type of facility was abandoned, what possible re-use could it attain, especially without major remodel and modifications. Communities are concerned about vacant lots and building especially where the homeless numbers have risen and become a public funding cost.



Another opposition to approval for this type of facility is its adjacency to the near by public school, Carmichael Elementary. The business will be heavily used during the times when children will be using the sidewalks and crossing the drive-breaks to the gas station, especially on Sutter Avenue. The convenience store also will sell products that are not something children should be purchasing, however become inviting nuisances. Alcohol, tobacco, lottery hopes, energy drinks, junk food (per say), and so on. These stores also attract the homeless and careless, which have more self concern than the safety of others. While I've read about other governing agencies requiring these types of facilities to provide a full time Security Guard, Sacramento County has no such requirement. Might be a good qualification should this be considered for approval.

My list grows longer after analyzing the site layout. Traffic circulation conflicts with pedestrians because of the gas station is not the only problem. The layout with the building and gas pumps up front and the open areas in the rear become a visual security problem regarding homeless gatherings and possible encampments. Since there has been a lot of security issues with the homeless at existing gas station - convenience stores in Carmichael, it would be logical that these types of reports will amplify near and at this location if this project is approved. If approved to operate 24 hours a day, the site will generate undesirable activity at hours which the neighborhood should be quiet and undisturbed. Its operation hours should definitely be limited and provisions set in place for owner provided private security as not to overburden the responsibilities of the Carmichael's Security operations for the Business District.

A small note of visual observation for the site being developed. The plan to provide curb, gutter, sidewalk reconstruction in the right of way on both streets, Fair Oaks Boulevard and Sutter Avenue, almost all work being proposed is located at each side of the corner of the intersection. Being involved in many projects throughout the state, and the realizing the mandates for upgrades regarding the American with Disabilities Act, the existing corner construction does not meet present day accessibility requirements. Since a major of the right of way work is being provide on both sides of the corner, it seems logical to request a provision of approval to provide the necessary upgrade for accessibility on the corner also.

As an Architect, I do not see how this proposed gas station meets any of the Land Use Goal Principals suggested in the Fair Oaks Boulevard vision. Subjectively, I see no redeeming value in the proposed design as it is a mixture of materials and finishes which do not relate to any elements in the surrounding business district. The Gas Pump canopy is an eyesore that cannot integrate into any circulation context other than a freeway gas stop. The street walkways do not integrate the pedestrian outdoor seating and open spaces as recommended by the vision plan. If allowed the monument signs are too large and obtrusive, and only one should be allowed. I see no reason for a second monument on Sutter Avenue since it's a minor street. Signage is too stereotypical and should be required to blend into the Architecture and surroundings. Statements from the submitted Design Review Narrative for Site Connections and Parking Lot Design state that this project enhances the street-scape. Its design does not follow the Carmichael planned visions. The narrative for Architectural Context where on item states the "clear glass windows and doors are provided to animate public streets and maximize views..." however, most of the glass in the design I've seen in the documents are spandrel glass, which is opaque and can't be seen through. It also states that the "Service station pump island canopies are architecturally compatible with site use..." but this does not make them compatible with the neighborhood.



JOSEPH W. COVINGTON
ARCHITECT C-15670

Another statement in Signage and Corporate Identification declares the signage is "Architecturally integrated with the building facade..." which I guess means their logo signage is anchored to the building, not integrated in terms of color or shape. In addition it states they are using neon signage. Is this allowed?

I believe the Sacramento County Planning Department, Public Works, Fire Department, and such, if approved, will work with the owners of this proposal to bring all aspects of the facility within the guidelines of their requirements, and take into account all comments from the community it is being proposed within. However, I have only heard opposition to this project and no concerns regarding it's necessity.

In closing and to summarize, I am opposed to this development mostly because of the gas station and also of it's adjacency to the Carmichael Grammar School. Poor site design, no defensible space, and not integrated per the recommendations of the Fair Oaks Boulevard's Corridor Plan add to my concerns.

Joseph W. Covington Architect
Carmichael Improvement Board member

ITEMS 2 & 3 CPAC 143

From: [Dr. Heir](#)
To: [Clerk of the Board Public Email](#)
Subject: 7-11 on corner of Fair Oaks and Sutter
Date: Monday, May 18, 2020 5:32:48 PM
Attachments: [image001.png](#)

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Hi,

I live on Grant Ave in Carmichael and I oppose items 2 and 3 on the May 20th CPAC agenda. This will allow the sale of alcohol 24 hours a day and lower the safety of the neighborhood. Additionally, it will have environmental impact.

Please reach out to me if you want details regarding my opposition of building this gas station at this location.

Jagdev S. Heir, MD, DMD, FACS

Sacramento Surgical Arts | 4170 Truxel Road - Suite C | Sacramento, CA, 95834

P: 844-673-9131 | F: 916-419-4582



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SACRAMENTO

SURGICAL ARTS, PC

ITEMS 2 & 3 CPAC 144

From: [Diana Workman](#)
To: [Clerk of the Board Public Email](#)
Cc: [Linda Esten](#); [Vince Jacobs](#); [Lynn Truax](#); [Harry Struthers](#); [Dave Reed](#); [Kit Kirkpatrick](#); [Bonnie And Roc Brunson](#)
Subject: 7-11 proposal for Fair Oaks Blvd/Sutter Corner
Date: Monday, May 18, 2020 6:42:59 PM

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.

I'm submitting this email to express my opinion and dissatisfaction with the proposal to allow a 7-11 gas station/liquor store at the corner of Fair Oaks Blvd and Sutter. This is items 2 and 3 on the 5/20 CPAC Agenda (PLNP2019-00261 and PLNP2019-00262 at 7300 Fair Oaks Blvd., Carmichael).

There are several gas stations, convenient stores, and stores selling liquor close by (Safeway Gas and AM/PM Arco at Cypress, AM/PM Arco at Marconi). The current AM/PM Arco locations tend to be gathering sites for the homeless and those involved with drugs.

My hope is a more suitable business can be identified and placed at this important location.

I've discussed the proposal with many Carmichael residents and EVERY ONE agrees the 7-11 gas/liquor store is a terrible idea that will lead to more safety and crime issues for our community.

Respectfully,
Diana Workman
15 Riverbank Place
Carmichael, CA
916-508-6768

From: [Rochelle Van Driel](#)
To: [CPAC-Carmichael-OFF](#)
Subject: 7-11/Gas station at Fair Oaks Blvd/Sutter Ave in Carmichael
Date: Monday, May 18, 2020 11:18:19 AM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

TO WHOM IT MAY CONCERN:

I am writing to oppose the installation of a 7-11 convenience store and gas station at FOB and Sutter Ave in Carmichael. This would be about 1 block away from an elementary school. TOO CLOSE to the kids! Re-consider location away from the school please.

Rochelle Van Driel

ITEMS 2 & 3 CPAC 146

From: tkasitz@gmail.com
To: [Clerk of the Board Public Email](#)
Subject: 7-11at Fair Oaks and Sutter
Date: Monday, May 18, 2020 11:13:47 AM

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.

I am a resident of this area and am opposed to this gas station and liquor store at this location. We already have two of them in Carmichael. We need something to improve Carmichael not help it deteriorate. Please reconsider this.

Sincerely,
Patricia Kasitz

Sent from my iPhone

From: fbforsb@aol.com
To: [Susan Peters](#); [Schmidt, Howard](#); [Clerk of the Board Public Email](#)
Subject: 7-eleven oposition
Date: Monday, May 18, 2020 6:47:19 PM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Lets choose to make Carmichael better, this will not make it happen, Carmichael has not had the advantage of a master planned community; however we need to go back to the drawing board before allowing this: due to the increase in crime and the close proximity to an elementary school and adjoining neighborhood I cannot support this proposal. There are already two AM PM 24 hour gas/store stations within a mile of this location, you can check the stats on the crime and transient problems it brings to an area.

Crystal Cravens
Carmichael, CA

From: [carlos a sousa](#)
To: [Clerk of the Board Public Email](#)
Subject: Carmichael 7-11 convenience store proposal
Date: Monday, May 18, 2020 8:59:19 PM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

My name is Carlos Sousa, I've been a resident of Carmichael for 30 years. I reside at 6636 shady ln. My phone number is 9162255153.

I oppose the construction of the proposed 7-11 convenience store and /or has station in the corner of Sutter and Fair Oaks.

We have plenty liquor stores and gas stations in our community. These are magnets for crime and homelessness. We need to reverse this tendency, not increase it!

ITEMS 2 & 3 CPAC 149

From: [Kathy Webb](#)
To: [Clerk of the Board Public Email](#)
Subject: Carmichael CPAC 5.20.20 - Items 2 and 3
Date: Monday, May 18, 2020 10:39:37 AM
Attachments: [Letter re PLNP2019-00261 and PLNP2019-00262_Webb.pdf](#)

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Hello! Please accept this letter of opposition of these proposed efforts on the project site of Fair Oaks and Sutter, scheduled to be heard at the Carmichael CPAC meeting this Wednesday.

Thanks!
Kathy Webb
2625 Garfield Ave
Carmichael, CA 95608

916.204.9613

5.18.20

CARMICHAEL- OLD FOOTHILL FARMS
COMMUNITY PLANNING ADVISORY COUNCIL

Re: PLNP2019-00261 and PLNP2019-00262

Dear Advisory Council Members:

Oh my goodness. I cannot believe a landowner/business owner driving through Carmichael honestly believes that placing a gas station/convenience store/liquor store at the corner of Fair Oaks and Sutter is appropriate. It is NOT. Here is why:

- The area is already saturated with gas stations/convenience stores/liquor stores
- The particular location is absolutely NOT appropriate due to the following:
 - School right up the road – not a good mix
 - Foot traffic and additional vehicle traffic WILL create safety issues at the corner of busy Fair Oaks and Sutter
 - Homeless in the area will flock to this location for inexpensive liquor. We cannot turn a blind-eye to this issue, and we can't ignore the fact that this business will add to the homeless issue.
 - Carmichael Park just up the road – this will draw homeless from the park to this location for inexpensive liquor

For years we've been working on revitalizing Carmichael and Fair Oaks Boulevard – the residents and action committees and County officials working together. Those efforts start and stop depending on the economy, but the desire to improve Carmichael's appearance and retail environment hasn't waned in the hearts and minds of community members. The proposed project is NOT right for the community of Carmichael, and it is not needed. I know many of us have long-hoped something would occupy that vacant space, but this is NOT the business we need in that location. **PLEASE deny these requests and wait for the right project to enhance our community to come along.** Have faith...the right project WILL come along!

Respectfully,

Kathy Webb
Carmichael resident

ITEMS 2 & 3 CPAC 150

From: [KAREN SHELTON](#)
To: [Clerk of the Board Public Email: CPAC-Carmichael-OFF](#)
Subject: Carmichael/Old Foothill Farms CPAC May 20, 2020, agenda items 2 & 3
Date: Monday, May 18, 2020 5:29:51 PM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

RE: PLNP2019-00261 and PLNP2019-00262 – 7300 FAIR OAKS BOULEVARD 7-ELEVEN SERVICE STATION

Dear Members of the Carmichael/Old Foothill Farms CPAC,

Along with Carmichael Colony Neighborhood Association Board Members Christine Hefler and Loretta Moreno I wish to add my voice in opposition to the proposed 7-Eleven Service Station at 7300 Fair Oaks Blvd.

I agree with the concerns stated in Christine and Loretta's emails and feel that the negative effect of a 7-Eleven at that site would far outweigh any perceived positives. I have observed much discussion on the local social media sight "Nextdoor", and at a Candidate's Night gathering in February there was concern expressed by residents at the meeting. I feel you should expect "push back" from the community and I hope you will respect our valid reasons for rejecting a recommendation to the Board of Supervisors.

Thank you for this consideration.
Karen Shelton - Carmichael Colony Board Member
2856 California Ave
Carmichael, CA

From: [Christine Hefler](#)
To: [Clerk of the Board Public Email: CPAC-Carmichael-OFF](#)
Subject: Carmichael/Old Foothill Farms CPAC May 20, 2020, agenda items 2 & 3
Date: Monday, May 18, 2020 2:52:00 PM
Attachments: [image.png](#)

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.

RE: PLNP2019-00261 and PLNP2019-00262 – 7300 FAIR OAKS BOULEVARD 7-ELEVEN SERVICE STATION

Dear Members of the Carmichael/Old Foothill Farms CPAC,

I am writing in strong opposition of the proposed 24-hour 7-Eleven service station at 7300 Fair Oaks Blvd. I am opposed to both the 24 hour service (gas) station and the PCN for an off-sale type 20 liquor license. My reasons are as follows:

There is no need for another gas station in this part of the Fair Oaks Blvd. Corridor. The Safeway gas station is less than 1500 feet from this location, and there is a 24-hour AM/PM gas station less than 2000 feet from this location. There is also another 24-hour AM/PM gas station at the other end of the Main Street District, which is only 1.15 miles from this location.

This location is only 440 feet away from the boundary for Carmichael's Main Street District on the Fair Oaks Blvd Corridor Plan, which prohibits service stations and limits convenience store to operation between 7am and 10pm.

Carmichael has been experiencing increased crime, homelessness, and panhandling along this section of the F.O.B. Corridor, especially at the 24-hour service stations already in existence. Another 24-hour service station and convenience store will only add to the problem.

There are multiple studies that show that there are toxic emissions from gas stations and they should not be located in close proximity to residences. The parcel of land where the gas pumps would be located backs up directly to the Sutter Crossing Apartments, and this would pose a health hazard to them and other nearby neighbors.

This location is less than 1000 feet away from Carmichael Elementary School, which is a concern because of both the toxic emissions and the proposed liquor license. The school boundaries for this Title 1 school cross Fair Oaks Blvd, which means that many students would likely walk to/from school and pass this location.

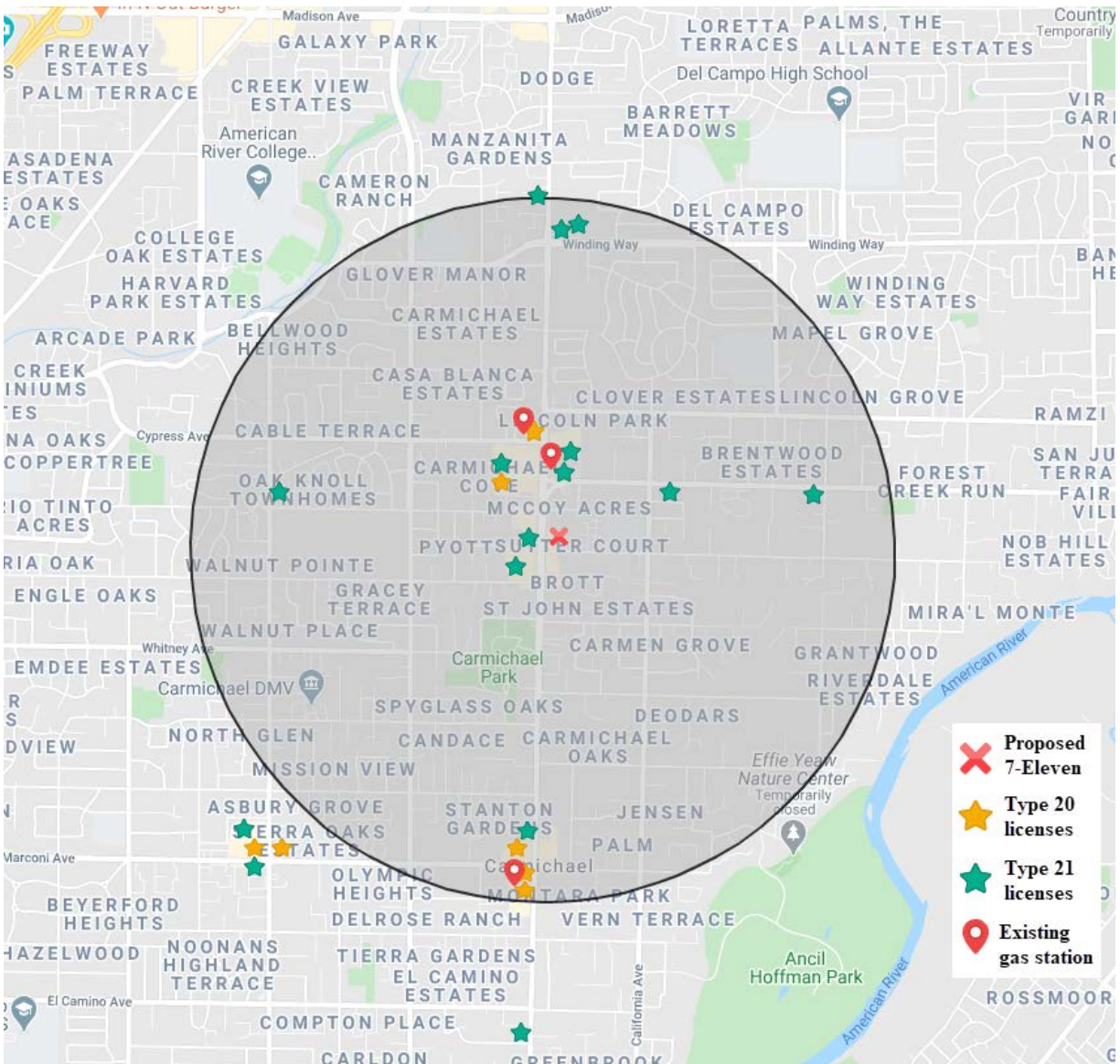
There are 17 active off-sale liquor licenses within 1.25 miles of this location and another 5 within 1.5 miles of this location (see map below). There is a liquor store directly across the street from this location. There are only 34 off-sale licenses within the entire 95608 zip code,

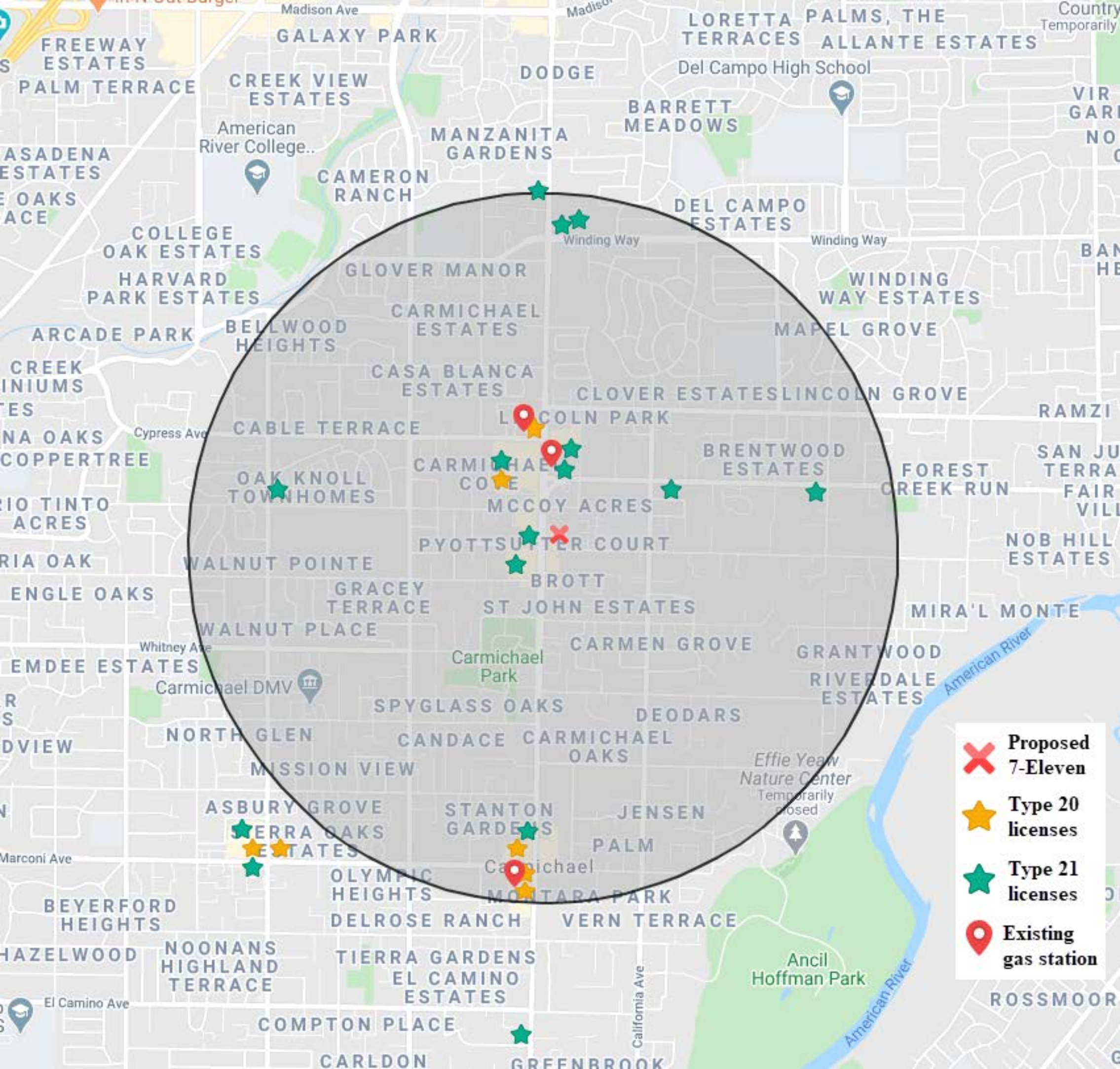
and 22 of them are concentrated right here in this area. Is another license really necessary?

The applicant is requesting a Letter of Convenience and/or Necessity (PCN). The burden is on the applicant to demonstrate to you, the CPAC, and the Sacramento County Board of Supervisors, that the public would benefit from the presence of an additional alcohol sales outlet. Has applicant proven that the public would benefit from an additional license? Has he proven necessity? Has he reached out to neighboring businesses and residents and received support of this proposal? Please be sure to ask for this proof at the meeting on May 20, 2020.

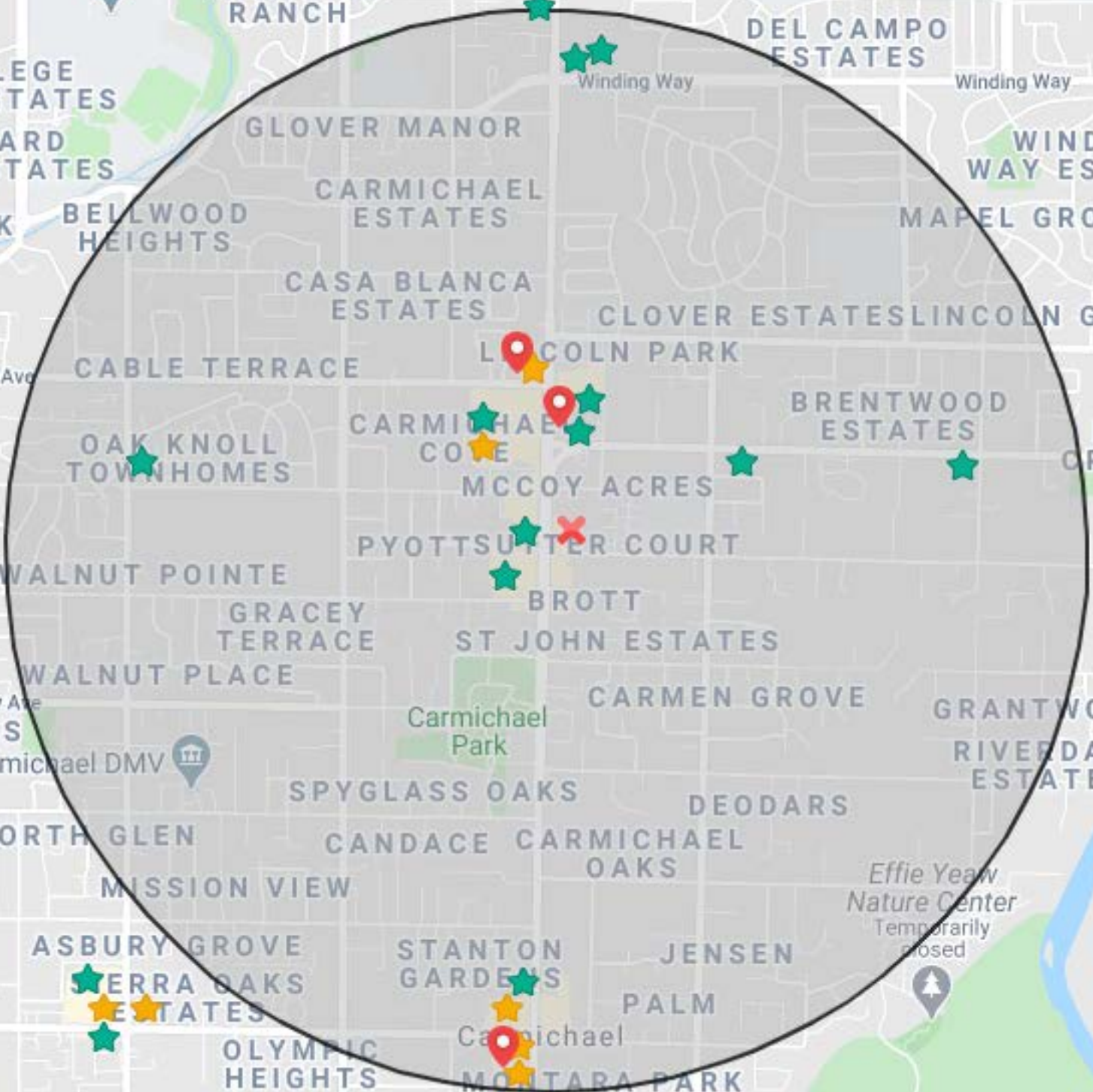
Respectfully submitted,

Christine Hefler
6016 Homesweet Way, Carmichael, CA 95608





-  **Proposed 7-Eleven**
-  **Type 20 licenses**
-  **Type 21 licenses**
-  **Existing gas station**



From: lorettakmoreno@yahoo.com
To: [Clerk of the Board Public Email](#); [Shen, Jessie](#); [Schmidt, Howard](#); [Susan Peters](#)
Subject: Comment letter: Opposition to PLNP2019-00261 – 7300 FAIR OAKS BOULEVARD 7-ELEVEN SERVICE STATION
Date: Monday, May 18, 2020 11:07:49 AM
Attachments: [May 20 Meeting LM.pdf](#)

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Dear Ms. Shen and County Representatives,

Please refer to the attached letter of OPPOSITION to a new gas station located in close proximity to residential uses. Given the latest science on the proximity of gas stations to residential receptors and carcinogenic risk factors, the County should not allow this or other gas stations so close to homes. The California Air Resources Board is also working on this matter and has a report under preparation to be released later this year that should provide updated guidance on outdated information the County may be relying on.

Please confirm receipt, Ms. Shen.

Thank you very much,

Loretta Moreno
Carmichael Colony Neighborhood
541-786-0330

May 18, 2020

Jessie Shen
Associate Planner
Sacramento County

SUBJECT: Opposition to PLNP2019-00261 – 7300 FAIR OAKS BOULEVARD 7-ELEVEN SERVICE STATION; Assessor's Parcel No: 260-0470-004 And -005; Located At 7300 And 7310 Fair Oaks Boulevard

Dear Ms. Shen:

I am writing in strong opposition to the proposed 7-11 Service Station to be located at 7300 Fair Oaks Blvd. **There is a particularly high density of residents living immediately east/southeast of this proposed service station who will be put at elevated risk of carcinogenic exposure due to emissions associated with a new gas station.** An increasing body of science is linking elevated risk of cancer to gas stations located too close to residential uses. While regulations presently lag on keeping new service stations further away from residential uses, the County of Sacramento can certainly abstain from allowing public health risks to increase due to uses like this that are too close to homes.

The proposed new gas station's pumps would be located approximately 220 feet way from the nearest apartment/residential unit. According to a recent peer-reviewed scientific publication¹ in the journal *Science of the Total Environment*, Hilpert, et al., found much more benzene (a carcinogenic vapor released during gas pumping) is released by gas stations than previously thought. The authors stated: "...Officials should reconsider their regulations based on these data with particular attention to the possibility of short spikes in emissions resulting from regular operations or improper procedures related to fuel deliveries and the use of pollution prevention technology." Existing setbacks are not enough, and officials should avoid placement of new gas service stations in close proximity to residences.

Independently, the California Air Resources Board (CARB) has modeled emissions associated with gas service stations that have been located in close proximity to residential uses and found that despite the latest technology to filter vapors, there is still concerning long-term carcinogen exposure to residents from these stations being located in close proximity to homes. Importantly, later this year CARB is expected to publish these results. The County of Sacramento should not approve a new gas station in this area and should await these modelling results, speak with the Air Resources Board, before approving any new gas stations close to sensitive residential receptors.

Sacramento County must rethink all NEW service stations in this light and find locations for necessary fuel stations that are not dangerously elevating public health risks. There is no doubt we need fuel and service stations, but not in locations such as this one. The apartments were there first, and we should not knowingly put these residents at risk in their very own homes. Exposing an already vulnerable population to unnecessary vapors in their own homes is not acceptable.

I would be very happy to point you to contacts with the Air Resource Board and provide other peer-reviewed publications on the matter should you seek this information. Thank you in advance for your consideration of this letter of opposition.

Sincerely,
Loretta Moreno, Carmichael Colony

¹ Hilpert, et al. 2019. Vent pipe emissions from storage tanks at gas stations: Implications for setback distances. *Science of the Total Environment*. Vol. 650, Part 2. Pages 2239-2250.

<https://www.sciencedirect.com/science/article/pii/S0048969718337549?via%3Dihub>

From: [mary.anne](#)
To: [Mejia. Manuel](#)
Cc: [Clerk of the Board Public Email](#)
Subject: CPAC May 20th Agenda No. 2 & 3
Date: Monday, May 18, 2020 1:30:19 PM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

As a long time Carmichael resident, I wish to express **my opposition** to the proposed 24 hour 7-Eleven with four gas pumps and a liquor license.

My opposition is based on the following factors:

- This type of business does nothing to enhance our Carmichael community and business vision. County Code Enforcement and Sheriff's Department calls for service records provide a description of these businesses plagued by loitering, littering and public nuisance.
- This type of business undermines the extensive current and past efforts to create a more attractive and viable Carmichael community.

In my view the proposed project is untenable and counterproductive to the following efforts by the County and the Carmichael community:

1. Sizable amounts of County and taxpayer money have been expended and continue to be paid out on the Fair Oaks Boulevard Beautification Plan Phase I II and III. The Beautification Plan represents a long term, concerted effort by Carmichael citizens to improve their community.
2. In 2016 a Business Improvement District was formed by existing Carmichael Fair Oaks Boulevard businesses for the primary purpose of taxing themselves to provide for safety, security, maintenance, cleanliness and the promotion of those businesses and the community within the Improvement District.

These efforts reflect the Carmichael community's desire to improve Fair Oaks Boulevard and the proposed project is detrimental to the positive efforts

I respectfully request you take the above factors into consideration and vote **no** on the proposal.

Mary Anne Dann
5245 Robertson Ave Carmichael

ITEMS 2 & 3 CPAC 154

From: [KJR](#)
To: [Clerk of the Board Public Email](#)
Subject: CPAC items 2 & 3 sac county May 20th
Date: Monday, May 18, 2020 3:31:33 PM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

There is meeting with the board of Sacramento County May 20. As a local resident I object to a 7-Eleven gas station with a liquor license items 2 and 3 on CPAC May 20th. I oppose the 7-11 gas station liquor license proposal. THANK YOU,
Kristen Miller
2855 La Colina Way Carmichael
phone number 916-210-9212

ITEMS 2 & 3 CPAC 155

From: [Kat Coffey](#)
To: [Clerk of the Board Public Email](#)
Subject: CPAC Meeting Agenda May 20- Items 2 and 3 Proposed 7-11 Gas Station at Sutter Ave. and FOB
Date: Monday, May 18, 2020 5:00:32 PM

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.

To the Members of the Carmichael-Old Foothill Farms Community Planning Advisory Council,

Please consider this my official opposition to items 2 and 3 (PLNP2019-00261 and PLNP2019-00262) on the May 20, 2020 CPAC agenda.

As a Carmichael resident since 1982, and an active community volunteer for more than 10 years (working on the land use portion of the Carmichael Community Action Plan and other Carmichael projects), I am familiar with the Fair Oaks Blvd. Corridor and the issues surrounding it. While we are anxious to fill vacant buildings and parcels, it's imperative to be patient for the 'right' project. A 24 hour convenience store/fuel station does not seem to be the proper fit. There are grocery stores, gas stations, liquor stores within a block or two of this location, not to mention the elementary school on the same block. We do not need yet another commercial property for people to just 'hang around'.

Please 'just say no' to this project. Another more suitable project will come along that will enhance the Fair Oaks Blvd. Corridor and benefit the Carmichael Community.

Thank you,

Kat Coffey
Carmichael resident
916-216-2340

From: [MS](#)
To: [Clerk of the Board Public Email](#)
Cc: [Susan Peters; CPAC-Forwarder-rfdesmondlaw](#)
Subject: CPAC Meeting Agenda May 20- Items 2 and 3 Proposed 7-11 Gas Station at Sutter Ave. and FOB.
Date: Monday, May 18, 2020 10:07:42 PM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

To the Members of the Carmichael-Old Foothill Farms
Community Planning Advisory Council

I am writing in strong opposition to approval in any form of the
Items 2 and 3 (PLNP2019-00261 and PLNP2019-00262) on
the May 20, 2020 CPAC agenda.

I have been a resident of Carmichael since 1980. I am a
retired physician. I worked for Kaiser Permanente at both the
Morse Avenue and the Point West Office Buildings. I try to be
active in my Community and attend the Carmichael Colony
Neighborhood Association Meetings.

Community interest (As you on the CPAC are aware) in the
quality of life in Carmichael has always been high and residents
are keenly concerned about Carmichael having an identity and
"Sense of Place". The historical founding of Carmichael as a
rural farming community, together with our ZIP code as
continued to keep the unique Community identification in place.
As the Community evolves within a large unincorporated urban
area the residents maintain that need for "Revitalization and
Enhancement" as specified in these plans. The Board of
Supervisors, particularly Supervisor Susan Peters, has
consistently supported this Community goal by voting to spend
considerably over a million dollars on the FOB Corridor Plan
alone. Subsequently, the upgrade of FOB has breathed new life
into the area.

Proposed projects, such as the two in review here, must not
only be analyzed for consistency with appropriate regulations
but also for the appropriateness, benefits and values to the
Carmichael Community. While regulatory requirements can be
mitigated or revised, the factors of benefits, values and negative
impacts in the community must be considered.

In reviewing the projects I have looked at the need, demand,
and value these projects would bring to the Carmichael
Community.

1. The 24 Hour Gas Station and Convenience Store.

A. The need for another gas station in this location is difficult to
justify. There are three existing gas stations within a mile or so
of this site (Two ARCOs and Safeway). In addition, there is a
permanently closed (Valero within the last 5 years) gas station
at Kenneth Ave. and FOB.

B. Traffic at this corner is significant. Adding the need for
egress and exit to the area will only make it worse.

C. Pedestrian use is heavy particularly from Carmichael School and adjacent apartments. In addition, this is not consistent with the objectives of the FOB Corridor Plan for increased pedestrian use

D. Safety. As many others have stated we have all witnessed the increased crime issues in Carmichael at the existing nearby convenience stores (Two ARCOs, 7-11 at Marconi/Walnut). These facilities are documented as magnets for safety issues in the Community.

E. Food Convenience. It's hard to believe that a convenience store is necessary. There are three supermarkets in close proximity (Belair, Smart and Final, and Safeway).

2. The Off-Sale Liquor Permit

Again review of the need for liquor sales at this location as a value to the Community is questionable. There not only is a liquor store immediately across FOB; but two supermarkets (Safeway and Belair) very close by. Safety of the Community again is an issue with liquor sales locations. Even with conditions on sales the safety issue cannot be mitigated.

During the past few years the economy has largely stifled the opportunities to invest in new developments along FOB. As we have slowly seen new business and development starts recently there still appears the desire to invest in businesses with little community value. Fair Oaks Blvd. is Carmichael's Main Street. We do not want FOB to continue to be just a series of strip malls and fast food drive throughs.

I encourage you to consider holding additional review meetings on these projects.

I appreciate the CPAC's time and consideration and I encourage you to oppose approval of these two projects.

Respectfully,

Marc Schiff
916-481-0860

From: [Judy Flora](#)
To: [Clerk of the Board Public Email](#)
Cc: [Susan Peters](#)
Subject: CPAC Meeting Agenda May 20- Items 2 and 3 Proposed 7-11 Gas Station at Sutter Ave. and FOB
Date: Monday, May 18, 2020 3:11:32 PM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

To the Members of the Carmichael-Old Foothill Farms
Community Planning Advisory Council,

I am writing in opposition to approval in any form of the
Items 2 and 3 (PLNP2019-00261 and PLNP2019-
00262) on the May 20, 2020 CPAC agenda.

I have been a resident of Carmichael since 1990. Within
that 30 years, all five of my children attended three
SJUSD schools: Mission Ave. School Arcade Middle
School and El Camino High School (two of the schools
are in the Carmichael region). I have also worked the last
twenty years as a credentialed teacher in the Carmichael
area.

Both my immediate and extended families live in
Carmichael. I am writing on behalf of the long-term
Carmichael residents and because Carmichael operates
like a smaller community within a larger metropolitan
area.

Proposed projects, such as the two in review here,
ought to be re-considered in regards to the proximity of
the 7-11 to Carmichael School, as well as the proximity
to other businesses that provide similar goods and
services. Please review the potential impacts, whether
the 7-11 is necessary and how it may be counter-
productive.

1. The 24 Hour Gas Station and Convenience Store.

A. The **need** for another gas station in this location is
debatable. With two Arcos and one Safeway within a
mile of this site. There are also two Chevrons within 3
miles of this location.

B. **Traffic** at this corner is busy. Adding another gas
station could make it worse. *please note: This comment
is not in "favoritism" of Arco gas stations; rather
consider traffic congestion at that location.*

C. **Pedestrian use** is frequented by Carmichael School students.

D. **Safety.** Two nearby facilities (Arco and 7-11 on Walnut) are documented as attracting safety issues in general. Regarding the safety of walking, I understand that having a market closer to the apartments appears to be more convenient; however, personally I have not seen anyone crossing the FOB street other than at crosswalks. Therefore, a person on foot can safely cross at a crosswalk and walk safely to Bel Air and Safeway or the 99 cent store.

E. **Food Convenience.** Bel Air and Safeway, the 99 cent store and ethnic markets, plus farmer's market provide plenty of convenient options. There are two Arcos that "bookend" the suggested 7-11 site, one at FOB and Marconi and one at Manzanita and Cypress; both have extended hours for convenience.

2. The Off-Sale Liquor Permit

Review of the need for liquor sales at this location for the sake of the Community is another consideration. There is a liquor store immediately across FOB; as well as two supermarkets (Safeway and Belair) nearby. Safety of the Community again is an issue with liquor sales. Even with conditions on sales the safety issue cannot be managed.

FOB is home of "The 4th of July Parade" and also the new gathering place of Milagro Centre. The former demonstrates pride and loyalty to Carmichael. The latter demonstrates a revival of businesses that foster diverse restaurant options and are a valuable investment, both monetarily and for the purpose of building community. Convenience stores like 7-11 and fast food drive-thru options seem to counter the "main street Carmichael feel" of FOB.

Please consider holding more meetings to review these projects. In light of the current situation many residents may not be aware of these projects in order to respond.

I appreciate the CPAC's time to read my letter and hope that you oppose approval of these two projects.

Warm Regards,

Judith Flora
Carmichael Resident
916-879-7664

ITEMS 2 & 3 CPAC 158

From: [Marc or Linda](#)
To: [Clerk of the Board Public Email: Susan Peters; CPAC-Forwarder-rfdesmondlaw](#)
Subject: CPAC Meeting Agenda May 20, Items 2 and 3, Proposed 7-11 Gas Station at Sutter Ave. and Fair Oaks Blvd.
Date: Monday, May 18, 2020 9:21:51 PM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Greetings Members of the Carmichael-Old Foothill Farms Community Planning Advisory Council,

My family and I have leaved in Carmichael for almost 35 years. We enjoy the semi-rural nature of our neighborhood.

I am concerned about the proposed gas station/convenience store that might be selling liquor. The store/gas station will likely have a very negative impact on our community for the following reasons:

1. Increased traffic leading to dangerous situations for pedestrians, especially for the nearly apartment dwellers and the nearby elementary school students and parents.
2. Increased crime as has been noted by the two nearby Arco Gas Stations and the 7-11 at Walnut & Marconi, endangering everyone.

In addition, there really doesn't seem to be a need for another gas station when there are already two Arcos, a Safeway and a Valero Gas Station nearby.

As far as the liquor permit, there are already plenty of places to purchase alcoholic beverages nearby, such as Bel Air and Safeway, and at least two small stores within walking distance of the proposed.

Please do not approve the building of a 7-11 and gas station at Sutter Ave, and Fair Oaks Blvd.

Thank you,
Linda Schiff
916-481-0860

From: [June Griffin](#)
To: [Clerk of the Board Public Email](#)
Cc: [Susan Peters](#); [CPAC-Forwarder-rfdesmondlaw](#)
Subject: CPAC Meeting Agenda May 20, 2020 - Items 2 and 3 Proposed 7-11 Gas Station at Sutter Avenue and FOB
Date: Monday, May 18, 2020 3:08:42 PM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

To the Members of the Carmichael-Old Foothill Farms
Community Planning Advisory Council

I am writing in strong opposition to approval in any form
of the Items 2 and 3 (PLNP2019-00261 and PLNP2019-
00262) on the May 20, 2020 CPAC agenda.

I have been a resident of Carmichael since 2010.

Community interest (As you on the CPAC are aware) in
the quality of life in Carmichael has always been high
and residents are keenly concerned about Carmichael
having an identity and "Sense of Place". The historical
founding of Carmichael as a rural farming community,
together with our ZIP code has continued to keep the
unique Community identification in place. As the
Community evolves within a large unincorporated urban
area the residents maintain that need for "Revitalization
and Enhancement" as specified in these plans. The
Board of Supervisors, particularly Supervisor Susan
Peters, has consistently supported this Community goal
by voting to spend considerably over a million dollars on
the FOB Corridor Plan alone. Subsequently, the upgrade
of FOB has breathed new life into the area.

Proposed projects, such as the two in review here, must
not only be analyzed for consistency with appropriate
regulations but also for the appropriateness, benefits and
values to the Carmichael Community. While regulatory
requirements can be mitigated or revised, the factors of
benefits, values and negative impacts in the community
must be considered.

In reviewing the projects I have looked at the need,
demand, and value these projects would bring to the
Carmichael Community.

1. The 24 Hour Gas Station and Convenience Store.

A. The need for another gas station in this location is
difficult to justify. There are three existing gas stations
within a mile or so of this site (Two ARCOs and

Safeway). In addition, there is a permanently closed (Valero within the last 5 years) gas station at Kenneth Ave. and FOB.

B. Traffic at this corner is significant. Adding the need for egress and exit to the area will only make it worse.

C. Pedestrian use is heavy particularly from Carmichael School and adjacent apartments. In addition, this is not consistent with the objectives of the FOB Corridor Plan for increased pedestrian use

D. Safety. As many others have stated we have all witnessed the increased crime issues in Carmichael at the existing nearby convenience stores (Two ARCOs, 7-11 at Marconi/Walnut). These facilities are documented as magnets for safety issues in the Community.

E. Food Convenience. It's hard to believe that a convenience store is necessary. There are two supermarkets in close proximity (Belair and Safeway).

2. The Off-Sale Liquor Permit

Again, review of the need for liquor sales at this location as a value to the Community is questionable. There not only is a liquor store immediately across FOB; but two supermarkets (Safeway and Belair) very close by. Safety of the Community again is an issue with liquor sales locations. Even with conditions on sales the safety issue cannot be mitigated.

During the past few years the economy has largely stifled the opportunities to invest in new developments along FOB. As we have slowly seen new business and development start recently there still appears the desire to invest in businesses with little community value. Fair Oaks Blvd. is Carmichael's Main Street. We do not want FOB to continue to be just a series of strip malls and fast food drive throughs.

The current situation and the short time frame for review, of course, makes it difficult for the residents to effectively provide input on these projects. I encourage you to consider holding additional review meetings on these projects.

I appreciate the CPAC's time and consideration and I encourage you to oppose approval of these two projects.

Respectfully,

June Griffin
(916) 807-0527

From: [Don Griffin](#)
To: [Clerk of the Board Public Email](#)
Cc: [Susan Peters](#); [CPAC-Forwarder-rfdesmondlaw](#)
Subject: CPAC Meeting Agenda May 20, 2020 - Items 2 and 3 Proposed 7-11 Gas
Date: Monday, May 18, 2020 3:05:13 PM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

To the Members of the Carmichael-Old Foothill Farms
Community Planning Advisory Council

I am writing in strong opposition to approval in any form
of the Items 2 and 3 (PLNP2019-00261 and PLNP2019-
00262) on the May 20, 2020 CPAC agenda.

I have been a resident of Carmichael since 2010.

Community interest (As you on the CPAC are aware) in
the quality of life in Carmichael has always been high
and residents are keenly concerned about Carmichael
having an identity and "Sense of Place". The historical
founding of Carmichael as a rural farming community,
together with our ZIP code has continued to keep the
unique Community identification in place. As the
Community evolves within a large unincorporated urban
area the residents maintain that need for "Revitalization
and Enhancement" as specified in these plans. The
Board of Supervisors, particularly Supervisor Susan
Peters, has consistently supported this Community goal
by voting to spend considerably over a million dollars on
the FOB Corridor Plan alone. Subsequently, the upgrade
of FOB has breathed new life into the area.

Proposed projects, such as the two in review here, must
not only be analyzed for consistency with appropriate
regulations but also for the appropriateness, benefits and
values to the Carmichael Community. While regulatory
requirements can be mitigated or revised, the factors of
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must be considered.

In reviewing the projects I have looked at the need,
demand, and value these projects would bring to the
Carmichael Community.

1. The 24 Hour Gas Station and Convenience Store.

A. The need for another gas station in this location is
difficult to justify. There are three existing gas stations
within a mile or so of this site (Two ARCOs and

Safeway). In addition, there is a permanently closed (Valero within the last 5 years) gas station at Kenneth Ave. and FOB.

B. Traffic at this corner is significant. Adding the need for egress and exit to the area will only make it worse.

C. Pedestrian use is heavy particularly from Carmichael School and adjacent apartments. In addition, this is not consistent with the objectives of the FOB Corridor Plan for increased pedestrian use

D. Safety. As many others have stated we have all witnessed the increased crime issues in Carmichael at the existing nearby convenience stores (Two ARCOs, 7-11 at Marconi/Walnut). These facilities are documented as magnets for safety issues in the Community.

E. Food Convenience. It's hard to believe that a convenience store is necessary. There are two supermarkets in close proximity (Belair and Safeway).

2. The Off-Sale Liquor Permit

Again, review of the need for liquor sales at this location as a value to the Community is questionable. There not only is a liquor store immediately across FOB; but two supermarkets (Safeway and Belair) very close by. Safety of the Community again is an issue with liquor sales locations. Even with conditions on sales the safety issue cannot be mitigated.

During the past few years the economy has largely stifled the opportunities to invest in new developments along FOB. As we have slowly seen new business and development start recently there still appears the desire to invest in businesses with little community value. Fair Oaks Blvd. is Carmichael's Main Street. We do not want FOB to continue to be just a series of strip malls and fast food drive throughs.

The current situation and the short time frame for review, of course, makes it difficult for the residents to effectively provide input on these projects. I encourage you to consider holding additional review meetings on these projects.

I appreciate the CPAC's time and consideration and I encourage you to oppose approval of these two projects.

Respectfully,

Don Griffin
(916)418-1032

ITEMS 2 & 3 CPAC 161

From: [Mejia. Manuel](#)
To: [Townsend. Stephanie](#); [Holsworth. Meredith](#)
Subject: FW: 7/11 on Fair Oaks blvd. Carmichael California
Date: Monday, May 18, 2020 8:42:23 AM

FYI

From: Tamie Gangl <tamiegangl@yahoo.com>
Sent: Monday, May 18, 2020 8:08 AM
To: Mejia. Manuel <MejiaM@saccounty.net>
Subject: 7/11 on Fair Oaks blvd. Carmichael California

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

I sent an e-mail to shenji and was informed that she is on maternity leave. I heard that a meeting is set up to review the opinions of the neighborhood about a proposed 7/11. Many of us agree that this is a dangerous idea. The gas pumps are a danger to the neighborhood as well as the homeless population that hang out at the three A.M.P.M.s that are within a mile of each other along the Fair Oaks stretch. One on Fair Oaks and Marconi, one on Manzanita and Cypress and one on Manzanita and Madison. I have lived in Carmichael for 35 years and the crime has gotten much worse. We do not have enough patrols to keep our town safe. Needles on the grounds of the parks where children play, is horrible. So please set up a meeting when the State businesses are open and inform the neighborhood of the date. And if you want to see for yourself, just visit the streets and focus on keeping us safe, not adding more crime.

Thank-you,
Tamie Gangl

From: [Schmidt, Howard](#)
To: [Shen, Jessie](#); [Mejia, Manuel](#)
Subject: FW: 7-11 Corner Fair Oaks & Sutter In Carmichael
Date: Monday, May 18, 2020 10:57:00 AM

Jessie and Manuel,
Supervisor Peters received a number of email about the proposed 7-11 on Fair Oaks Blvd. scheduled for the CPAC this week. Some may have already been sent to you but we promised the residents nevertheless that we would forward their comments to Planning so this is the first of several I will be forwarding. One of the concerns about the PCN is the closeness to the school. I recall a similar issue surfaced a few years ago at another Carmichael location at 6650 Fair Oaks Blvd and necessitated measuring the distance between the proposed project and Carmichael Elementary School so I wanted to bring that point to your attention. Thanks
Howard Schmidt
Chief of Staff to Supervisor Susan Peters

From: Cindy Herrenschmidt <cencen1982@sbcglobal.net>
Sent: Saturday, May 16, 2020 9:42 AM
To: Mejia, Manuel <MejiaM@saccounty.net>; Susan Peters <SusanPeters@saccounty.net>; Holsworth, Meredith <HolsworthM@saccounty.net>; carmichaelsboro@gmail.com
Subject: 7-11 Corner Fair Oaks & Sutter In Carmichael

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

TO EVERYONE CONCERNED:

Please! Please! Do not allow a 24 hour 7-11 Store on the Corner of Sutter & Fair Oaks in Carmichael.

This I can say is the worst idea anyone has had. Empty building, Yes I understand you want the area filled.

But a 7-11 Store has the worst reputation ever! They should have all been torn down years ago.

1. This area is down the street from Carmichael Elementary School. MANY Children walk to and from this area daily! A store like this would draw the children into a place they don't belong, the temptation would be to strong before and after school!! For that matter many adults walk and feel comfortable in our Carmichael Community. Taking walks and bike rides. 7-11 is one STORE to be AVOIDED!!

2. The Reputation alone should be reason enough to NOT allow them into the neighborhood, and what makes it worse is they are applying for a liquor license, which means even more reason to draw a bad crowd. For them to Hang out...I see this in other 7-11 stores. people sitting on the sidewalk, cars with people lingering.....

3. This type of business is a magnet for Crime & homeless Issues. The security Company has had to respond to this type of business more than any other businesses AND do we want OUR CHILDREN walking by & being

exposed to this on a daily basis!!

4. 7-11 Stores draw such a bad crowd, that NO other businesses with a clean reputation will want to move in the same area, let alone NEXT DOOR!!

5. Look at the surrounding businesses, we already have plenty of place in a short 2 block area to buy liquor, and get gas. The County has spent plenty of Money to Improve the appearance of Fair Oaks Blvd. with the expectation that those improvements would attract quality businesses. WHY in the world would you want to walk backwards and allow this bad reputation business to come into OUR neighborhood.

6. The Recycle Businesses were bad enough. And with those FINALLY closed it drew alot of the homeless away from Carmichael. Don't bring them all back. Please you have to turn this business away. Think of OUR Children, they are a BIG part of this decision. DON'T allow this 7-11 Store into our neighborhood. I live down the street on Horton Lane and ran an in home Day Care for 36 years, I have driven to and from these schools. I am well aware of the amount of children that walk to school unsupervised.

Please take all of these points into consideration, and turn this business away and allow a good quality business to come in.

Thank You

Cindy Herrenschmidt

Cindy Heuston Herrenschmidt

Class 1975

3810 Horton Lane

Carmichael, CA 95608

Facebook: Cindy Heuston Herrenschmidt



**PEOPLE MAY NOT REMEMBER EXACTLY WHAT YOU DID, OR
WHAT YOU SAID, BUT THEY WILL ALWAYS REMEMBER HOW YOU
MADE THEM FEEL...**



**Life may not be the party we hoped for, but while we are here we might as well
dance!**

ITEMS 2 & 3 CPAC 163

From: [Vogt, Thomas](#) on behalf of [Sac Plan](#)
To: [Clerk of the Board Public Email](#)
Subject: FW: 7-11 Store Fair Oaks and Sutter in Carmichael
Date: Monday, May 18, 2020 9:44:26 AM
Attachments: [Image001.png](#)

For the record

Thomas Vogt | Associate Planner
Sacramento County | Planning and Environmental Review
827 7th Street | Room 225 | Sacramento, CA 95814
www.planning.saccounty.net



The Office of Planning & Environmental Review (PER) is closed until further notice. This closure is pursuant to Federal, State, and County emergency declarations. County Resolution numbers 2020-0159 and 2020-0160. Many PER staff are working remotely to continue providing essential services. Please check our website at www.planning.saccounty.net for the most current information on services currently being provided by PER.

From: Cindy Herrenschildt <cencen1982@sbcglobal.net>
Sent: Saturday, May 16, 2020 9:48 AM
To: Sac.Plan <sacplan@saccounty.net>
Subject: 7-11 Store Fair Oaks and Sutter in Carmichael

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.

7-11 Corner Fair Oaks & Sutter In Carmichael
Yahoo/Sent

- Cindy Herrenschildt <cencen1982@sbcglobal.net>
To: mejiam@saccounty.net, susanpeters@saccounty.net, holsworthm@saccounty.net, carmichaelsboro@gmail.com
Sat, May 16 at 9:42 AM

TO EVERYONE CONCERNED:

Please! Please! Do not allow a 24 hour 7-11 Store on the Corner of Sutter & Fair Oaks in Carmichael. This I can say is the worst idea anyone has had. Empty building, Yes I understand you want the area filled. But a 7-11 Store has the worst reputation ever! They should have all been torn down years ago.

1. This area is down the street from Carmichael Elementary School. MANY Children walk to and from this area daily! A store like this would draw the children into a place they don't belong, the temptation would be to strong before and after school!! For that matter many adults walk and feel comfortable in our Carmichael Community. Taking walks and bike rides. 7-11 is one STORE to be AVOIDED!!
2. The Reputation alone should be reason enough to NOT allow them into the neighborhood, and what makes it worse is they are applying for a liquor license, which means even more reason to draw a bad crowd. For them to Hang out...I see this in other 7-11 stores. people sitting on the sidewalk, cars with people lingering.....
3. This type of business is a magnet for Crime & homeless Issues. The security Company has had to respond to this type of business more than any other businesses AND do we want OUR CHILDREN walking by & being exposed to this on a daily basis!!
4. 7-11 Stores draw such a bad crowd, that NO other businesses with a clean reputation will want to move in the same area, let alone NEXT DOOR!!
5. Look at the surrounding businesses, we already have plenty of place in a short 2 block area to buy liquor, and get gas. The County has spent plenty of Money to Improve the appearance of Fair Oaks Blvd. with the expectation that those improvements would attract quality businesses. WHY in the world would you want to walk backwards and allow this bad reputation business to come into OUR neighborhood.
6. The Recycle Businesses were bad enough. And with those FINALLY closed it drew alot of the homeless away from Carmichael. Don't bring them all back.

Please you have to turn this business away. Think of OUR Children, they are a BIG part of this decision. DON'T allow this 7-11 Store into our neighborhood. I live down the street on Horton Lane and ran an in home Day Care for 36 years, I have driven to and from these schools. I am well aware of the amount of children that walk to school unsupervised. Please take all of these points into consideration, and turn this business away and allow a good quality business to come in.
Thank You

Cindy Herrenschmidt

*Cindy Heuston Herrenschmidt
Class 1975
3810 Horton Lane
Carmichael, CA 95608*

Facebook: Cindy Heuston Herrenschmidt

. PEOPLE MAY NOT REMEMBER EXACTLY WHAT YOU DID, OR WHAT YOU SAID, BUT THEY WILL

ALWAYS REMEMBER HOW YOU MADE THEM FEEL...
Life may not be the party we hoped for, but while we are here we might as well dance!

The logo for Sacramento County features the word "SACRAMENTO" in a large, black, serif font. Below the "SACRAMENTO" text, there is a blue, stylized wave graphic that spans the width of the word. To the right of the wave, the word "COUNTY" is written in a smaller, blue, sans-serif font, with each letter spaced out.

SACRAMENTO
COUNTY

From: [Vogl, Thomas](#) on behalf of [Sac Plan](#)
To: [Clerk of the Board Public Email](#)
Subject: FW: 7-Eleven in Carmichael - May 20 CPAC Meeting
Date: Monday, May 18, 2020 4:05:33 PM
Attachments: [image001.png](#)

For the record

Thomas Vogt | Associate Planner
Sacramento County | Planning and Environmental Review
827 7th Street | Room 225 | Sacramento, CA 95814
www.planning.saccounty.net



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From: Mike Menzel <mike.menzel@bhhsdrysdale.com>
Sent: Friday, May 15, 2020 11:58 AM
To: Holsworth, Meredith <HolsworthM@saccounty.net>
Cc: Sac.Plan <sacplan@saccounty.net>; Mejia, Manuel <MejiaM@saccounty.net>
Subject: 7-Eleven in Carmichael - May 20 CPAC Meeting

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.

May 20, 2020 Agenda;
Reference Items 2 and 3

<https://planningdocuments.saccounty.net/ViewProjectDetails.aspx?ControlNum=PLNP2019-00261>
<https://planningdocuments.saccounty.net/ViewProjectDetails.aspx?ControlNum=PLNP2019-00262>

Good Day,

I'm writing to express my opposition to the 7-Eleven being proposed at the corner of Sutter and Fair Oaks Boulevard in Carmichael. To be honest, I'm disappointed these agenda items are being considered during the current Coronavirus lock-downs that prevent in-person public comment. I'm personally aware of many residents anxious to voice their displeasure with this project. I work in Carmichael and live just around the corner from the proposed business. I walk and drive by the site several times daily, and patronize many of the businesses at the intersection, so I'm very familiar with the neighborhood. The 4-corners of the proposed 7-Eleven are already a major gathering place for homeless and other transients folks, and the associated vandalism, littering, blight and crime that always follows will only get worse! The 24/7 element of the 7-Eleven business model will make this a magnet attraction for the wrong crowd of people, and certainly not representative of a typical Carmichael resident. And it certainly is not an 'improvement' that would attract other quality businesses, in fact, just the opposite is true! There is already a liquor store across the street, and adding another doesn't add anything to the desirability of the neighborhood, especially for the many senior residents who live in the immediate area. The increased traffic and congestion that come with the gas pumps affect everyone travelling on the Fair Oaks Boulevard thoroughfare, and especially risk the safety of the children who pass the corner daily on their way to and from school, many of them walking! I feel adding a 7-Eleven to this high visibility location in Carmichael will be a detriment to our community, and I strongly urge CPAC to vote NO.

Sincerely,
Mike Menzel
3706 Garden Court, Carmichael

[Redacted]

[Redacted]

IMPORTANT NOTICE: Never trust wiring instructions sent via email. Cyber criminals are hacking email accounts and sending emails with fake wiring instructions. These emails are convincing and sophisticated. Always independently confirm wiring instructions in person or via a telephone call to a trusted and verified phone number. Never wire money without double-checking that the wiring instructions are correct.

The logo for Sacramento County features the word "SACRAMENTO" in a large, black, serif font. Below the "SACRAMENTO" text, there is a blue, stylized wave graphic that spans the width of the word. To the right of the wave, the word "COUNTY" is written in a smaller, blue, sans-serif font, with each letter spaced out.

SACRAMENTO
COUNTY

From: [Vogt, Thomas](#) on behalf of [Sac.Plan](#)
To: [Clerk of the Board Public Email](#)
Subject: FW: Carmichael - Fair Oaks & Sutter
Date: Monday, May 18, 2020 9:22:07 AM
Attachments: [image001.png](#)

FYI

Thomas Vogt | Associate Planner
Sacramento County | Planning and Environmental Review
827 7th Street | Room 225 | Sacramento, CA 95814
www.planning.saccounty.net



The Office of Planning & Environmental Review (PER) is closed until further notice. This closure is pursuant to Federal, State, and County emergency declarations. County Resolution numbers 2020-0159 and 2020-0160. Many PER staff are working remotely to continue providing essential services. Please check our website at www.planning.saccounty.net for the most current information on services currently being provided by PER.

From: Kelly Walraven <kellywalraven@icloud.com>
Sent: Friday, May 15, 2020 10:21 PM
To: Sac.Plan <sacplan@saccounty.net>
Cc: Mejia, Manuel <MejiaM@saccounty.net>
Subject: Fwd: Carmichael - Fair Oaks & Sutter

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.

From: Kelly Walraven <kellywalraven@icloud.com>
Date: May 15, 2020 at 10:17:46 PM PDT
To: shenj@saccounty.net
Subject: Carmichael - Fair Oaks & Sutter

Hello

I have been a Carmichael resident for 34 years. There is a proposal to put in a 7/11 &/or a gas station with 24hr convenient store that sells alcohol in the vacant building at Fair Oaks Blvd and Sutter St. Carmichael does not need more gas stations nor does Carmichael need more liquor stores. There is a family run liquor store directly across the street from the proposed site and it will undeniably harm their livelihood. Carmichael does not need yet another business to attract the likeness of those who go to a liquor store at 4am. What Carmichael does need is a 24hr restaurant, since our Denny's was demolished. Carmichael does not have any classic breakfast food restaurants. Please give Carmichael what it needs rather than bringing the property value down and crime rate up with a new 24hr liquor

store.

Thank you
Kelly Munson

Sent from ~Kelly's~ iPhone

The logo for Sacramento County features the word "SACRAMENTO" in a large, black, serif font. Below the "SACRAMENTO" text, there is a blue, stylized wave graphic that spans the width of the word. To the right of the wave, the word "COUNTY" is written in a smaller, blue, sans-serif font, with each letter spaced out.

SACRAMENTO
COUNTY

From: lorettakmoreno@yahoo.com
To: [CPAC-Carmichael-OFF](#)
Subject: Fw: Comment letter: Opposition to PLNP2019-00261 – 7300 FAIR OAKS BOULEVARD 7-ELEVEN SERVICE STATION
Date: Monday, May 18, 2020 11:15:27 AM
Attachments: [May 20 Meeting LM.pdf](#)

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Dear Ms. Shen and County Representatives,

Please refer to the attached letter of OPPOSITION to a new gas station located in close proximity to residential uses. Given the latest science on the proximity of gas stations to residential receptors and carcinogenic risk factors, the County should not allow this or other gas stations so close to homes. The California Air Resources Board is also working on this matter and has a report under preparation to be released later this year that should provide updated guidance on outdated information the County may be relying on.

Please confirm receipt, Ms. Shen.

Thank you very much,

Loretta Moreno
Carmichael Colony Neighborhood
541-786-0330

May 18, 2020

Jessie Shen
Associate Planner
Sacramento County

SUBJECT: Opposition to PLNP2019-00261 – 7300 FAIR OAKS BOULEVARD 7-ELEVEN SERVICE STATION; Assessor's Parcel No: 260-0470-004 And -005; Located At 7300 And 7310 Fair Oaks Boulevard

Dear Ms. Shen:

I am writing in strong opposition to the proposed 7-11 Service Station to be located at 7300 Fair Oaks Blvd. **There is a particularly high density of residents living immediately east/southeast of this proposed service station who will be put at elevated risk of carcinogenic exposure due to emissions associated with a new gas station.** An increasing body of science is linking elevated risk of cancer to gas stations located too close to residential uses. While regulations presently lag on keeping new service stations further away from residential uses, the County of Sacramento can certainly abstain from allowing public health risks to increase due to uses like this that are too close to homes.

The proposed new gas station's pumps would be located approximately 220 feet way from the nearest apartment/residential unit. According to a recent peer-reviewed scientific publication¹ in the journal *Science of the Total Environment*, Hilpert, et al., found much more benzene (a carcinogenic vapor released during gas pumping) is released by gas stations than previously thought. The authors stated: "...Officials should reconsider their regulations based on these data with particular attention to the possibility of short spikes in emissions resulting from regular operations or improper procedures related to fuel deliveries and the use of pollution prevention technology." Existing setbacks are not enough, and officials should avoid placement of new gas service stations in close proximity to residences.

Independently, the California Air Resources Board (CARB) has modeled emissions associated with gas service stations that have been located in close proximity to residential uses and found that despite the latest technology to filter vapors, there is still concerning long-term carcinogen exposure to residents from these stations being located in close proximity to homes. Importantly, later this year CARB is expected to publish these results. The County of Sacramento should not approve a new gas station in this area and should await these modelling results, speak with the Air Resources Board, before approving any new gas stations close to sensitive residential receptors.

Sacramento County must rethink all NEW service stations in this light and find locations for necessary fuel stations that are not dangerously elevating public health risks. There is no doubt we need fuel and service stations, but not in locations such as this one. The apartments were there first, and we should not knowingly put these residents at risk in their very own homes. Exposing an already vulnerable population to unnecessary vapors in their own homes is not acceptable.

I would be very happy to point you to contacts with the Air Resource Board and provide other peer-reviewed publications on the matter should you seek this information. Thank you in advance for your consideration of this letter of opposition.

Sincerely,
Loretta Moreno, Carmichael Colony

¹ Hilpert, et al. 2019. Vent pipe emissions from storage tanks at gas stations: Implications for setback distances. *Science of the Total Environment*. Vol. 650, Part 2. Pages 2239-2250.

<https://www.sciencedirect.com/science/article/pii/S0048969718337549?via%3Dihub>

From: [Schmidt, Howard](#)
To: [Shen, Jessie](#); [Mejia, Manuel](#)
Subject: FW: Comments on proposed 7-11 at Fair Oaks and Sutter
Date: Monday, May 18, 2020 10:58:19 AM

Jessie and Manuel,
Supervisor Peters received a number of email about the proposed 7-11 on Fair Oaks Blvd. scheduled for the CPAC this week. Some may have already been sent to you but we promised the residents nevertheless that we would forward their comments to Planning so this is the first of several I will be forwarding. One of the concerns about the PCN is the closeness to the school. I recall a similar issue surfaced a few years ago at another Carmichael location at 6650 Fair Oaks Blvd and necessitated measuring the distance between the proposed project and Carmichael Elementary School so I wanted to bring that point to your attention. Thanks
Howard Schmidt
Chief of Staff to Supervisor Susan Peters

From: montjb@jbmworld.com <montjb@jbmworld.com>
Sent: Sunday, May 17, 2020 8:48 AM
To: Shen, Jessie <ShenJ@saccounty.net>; Susan Peters <SusanPeters@saccounty.net>
Subject: Comments on proposed 7-11 at Fair Oaks and Sutter

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Hello,

I saw in my Carmichael Facebook watch group that there is a 24-hour 7-11 with gas station being proposed for the corner of Sutter & Fair Oaks. I want to express my opinion that this is not a good idea for the neighborhood for several reasons:

- 1) That corner and surrounding areas have already become magnets for transients and crime. I recently got aggressively panhandled at the dry cleaner across the street and will never go back. I believe a 7-11 will attract the wrong element, especially late at night. In fact, I believe that it could negatively affect other businesses already in the close proximity, such as La Bou and the spa nearby. The kind of businesses we need more of in Carmichael.
- 2) It is too close to an elementary school, right down the street on Sutter.
- 3) There are already a lot of liquor stores within a few blocks of this location, including one right across the street.
- 4) Traffic at the intersection is difficult already because people do a lot of U-turns there. Having a 7-11 and gas station will only increase the likelihood of traffic accidents and congestion.

As a Carmichael resident for over 30 years, I am dismayed at the overall decline in the quality of the area. Crime is way up. Homelessness, transients, car and home break-ins are all much worse than they were even 10 years ago. I strongly believe we have enough stores like thrift, liquor, check cashing, fast food, etc. and far too few quality retail and dining establishments. Adding a 7-11 does nothing to improve the area, and I suspect will make things worse.

Thanks for the opportunity to express my opinion.

Sincerely,
Judy Montgomery
6146 Grant Ave.
Carmichael, CA

From: [Schmidt, Howard](#)
To: [Shen, Jessie](#); [Mejia, Manuel](#)
Subject: FW: CPAC May 20th--PLNP2019-00261 and PLNP2019-00262 at 7300 Fair Oaks Blvd.
Date: Monday, May 18, 2020 11:06:43 AM

Jessie and Manuel,
Supervisor Peters received a number of email about the proposed 7-11 on Fair Oaks Blvd. scheduled for the CPAC this week. Some may have already been sent to you but we promised the residents nevertheless that we would forward their comments to Planning so this is the first of several I will be forwarding. One of the concerns about the PCN is the closeness to the school. I recall a similar issue surfaced a few years ago at another Carmichael location at 6650 Fair Oaks Blvd and necessitated measuring the distance between the proposed project and Carmichael Elementary School so I wanted to bring that point to your attention. Thanks
Howard Schmidt
Chief of Staff to Supervisor Susan Peters

From: M_W_S Misca <misca100@yahoo.com>
Sent: Sunday, May 17, 2020 8:53 PM
To: Clerk of the Board Public Email <BoardClerk@saccounty.net>
Cc: Susan Peters <SusanPeters@saccounty.net>
Subject: CPAC May 20th--PLNP2019-00261 and PLNP2019-00262 at 7300 Fair Oaks Blvd.

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

To: CPAC
CC: Susan Peters
RE: Items 2 and 3 on May 20th CPAC Agenda--PLNP2019-00261 and PLNP2019-00262 at 7300 Fair Oaks Blvd.
We are writing to let you know that as neighbors who live in close proximity to the project proposed at 7300 Fair Oaks Blvd (7-11 gas station and liquor/convenience store), we oppose this project in its entirety.
We believe in improving the quality of Carmichael as a community and do not believe that bringing in a 7-11 here will do that. In Carmichael, we already have many issues with crime and homelessness. It is a fact that the two AM/PM's in Carmichael experience a large amount of crime. A 24 hour 7-11 would bring in the same issues plus an increase in homeless people hanging around the area. If you take a look at the existing 7-11 on Marconi Avenue in Carmichael, you will see that this convenience store is a crime magnet. Carmichael residents do not want or need more establishments that invite crime to the area. Another concern we have with a 7-11 going in at this location is that it is located very close to Carmichael Elementary School. There is already a liquor store across the street from the proposed 7-11. Why bring in another one? A 7-11 would increase traffic at this corner—where many school children walk to and from school. This is not a compatible use for this location. Again, we do not believe that this business will bring good things to Carmichael. It will only create issues. We oppose the project—both the gas station and the convenience/liquor store and ask that it does not get approval to go in at this location.
Thank you,
Michelle & William Misca
6904 Sutter Avenue
916-769-6616

From: [Schmidt, Howard](#)
To: [Clerk of the Board Public Email](#)
Subject: FW: CPAC Meeting Agenda May 20- Items 2 and 3 Proposed 7-11 Gas Station at Sutter Ave. and FOB
Date: Monday, May 18, 2020 3:29:16 PM

Please include as part of the public record for the Carmichael CPAC

Howard Schmidt
Chief of Staff to Supervisor Susan Peters

From: Judy Flora <jflora07@gmail.com>
Sent: Monday, May 18, 2020 3:11 PM
To: Clerk of the Board Public Email <BoardClerk@saccounty.net>
Cc: Susan Peters <SusanPeters@saccounty.net>
Subject: CPAC Meeting Agenda May 20- Items 2 and 3 Proposed 7-11 Gas Station at Sutter Ave. and FOB

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

To the Members of the Carmichael-Old Foothill Farms Community
Planning Advisory Council,

I am writing in opposition to approval in any form of the Items 2 and 3
(PLNP2019-00261 and PLNP2019-00262) on the May 20, 2020 CPAC
agenda.

I have been a resident of Carmichael since 1990. Within that 30 years,
all five of my children attended three SJUSD schools: Mission Ave.
School Arcade Middle School and El Camino High School (two of the
schools are in the Carmichael region). I have also worked the last
twenty years as a credentialed teacher in the Carmichael area.

Both my immediate and extended families live in Carmichael. I am
writing on behalf of the long-term Carmichael residents and because
Carmichael operates like a smaller community within a larger
metropolitan area.

Proposed projects, such as the two in review here, ought to be re-
considered in regards to the proximity of the 7-11 to Carmichael
School, as well as the proximity to other businesses that provide
similar goods and services. Please review the potential impacts,
whether the 7-11 is necessary and how it may be counter-productive.

1. The 24 Hour Gas Station and Convenience Store.

A. The **need** for another gas station in this location is debatable. With

two Arcos and one Safeway within a mile of this site. There are also two Chevrons within 3 miles of this location.

B. **Traffic** at this corner is busy. Adding another gas station could make it worse. *please note: This comment is not in "favoritism" of Arco gas stations; rather consider traffic congestion at that location.*

C. **Pedestrian use** is frequented by Carmichael School students.

D. **Safety.** Two nearby facilities (Arco and 7-11 on Walnut) are documented as attracting safety issues in general. Regarding the safety of walking, I understand that having a market closer to the apartments appears to be more convenient; however, personally I have not seen anyone crossing the FOB street other than at crosswalks. Therefore, a person on foot can safely cross at a crosswalk and walk safely to Bel Air and Safeway or the 99 cent store.

E. **Food Convenience.** Bel Air and Safeway, the 99 cent store and ethnic markets, plus farmer's market provide plenty of convenient options. There are two Arcos that "bookend" the suggested 7-11 site, one at FOB and Marconi and one at Manzanita and Cypress; both have extended hours for convenience.

2. The Off-Sale Liquor Permit

Review of the need for liquor sales at this location for the sake of the Community is another consideration. There is a liquor store immediately across FOB; as well as two supermarkets (Safeway and Belair) nearby. Safety of the Community again is an issue with liquor sales. Even with conditions on sales the safety issue cannot be managed.

FOB is home of "The 4th of July Parade" and also the new gathering place of Milagro Centre. The former demonstrates pride and loyalty to Carmichael. The latter demonstrates a revival of businesses that foster diverse restaurant options and are a valuable investment, both monetarily and for the purpose of building community. Convenience stores like 7-11 and fast food drive-thru options seem to counter the "main street Carmichael feel" of FOB.

Please consider holding more meetings to review these projects. In light of the current situation many residents may not be aware of these projects in order to respond.

I appreciate the CPAC's time to read my letter and hope that you oppose approval of these two projects.

Warm Regards,

Judith Flora
Carmichael Resident
916-879-7664

ITEMS 2 & 3 CPAC 170

From: [Schmidt, Howard](#)
To: [Shen, Jessie](#); [Mejia, Manuel](#)
Subject: FW: CPAC Meeting Agenda May 20- Items 2 and 3 Proposed 7-11 Gas Station at Sutter Ave. and FOB.
Date: Monday, May 18, 2020 11:08:20 AM

Jessie and Manuel,
Supervisor Peters received a number of email about the proposed 7-11 on Fair Oaks Blvd. scheduled for the CPAC this week. Some may have already been sent to you but we promised the residents nevertheless that we would forward their comments to Planning so this is the first of several I will be forwarding. One of the concerns about the PCN is the closeness to the school. I recall a similar issue surfaced a few years ago at another Carmichael location at 6650 Fair Oaks Blvd and necessitated measuring the distance between the proposed project and Carmichael Elementary School so I wanted to bring that point to your attention. Thanks

Howard Schmidt

Chief of Staff to Supervisor Susan Peters

From: patti Imrie <pattikimrie@gmail.com>

Sent: Monday, May 18, 2020 6:58 AM

To: Clerk of the Board Public Email <BoardClerk@saccounty.net>; CPAC-Forwarder-rfdesmondlaw <rfdesmondlaw@yahoo.com>; Susan Peters <SusanPeters@saccounty.net>

Cc: david imrie <imrieplbg@gmail.com>

Subject: Re: CPAC Meeting Agenda May 20- Items 2 and 3 Proposed 7-11 Gas Station at Sutter Ave. and FOB.

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.

May 18, 2020

To the Members of the Carmichael-Old Foothill Farms Community Planning Advisory Council,

We are writing in strong opposition to approval in any form of the Items 2 and 3 (PLNP2019-00261 and PLNP2019-00262) on the May 20, 2020 CPAC agenda.

We have lived in our Carmichael home for over two decades.

The historical founding of Carmichael as a rural farming community, together with our ZIP code has continued to keep the unique Community identification in place. As the Community evolves within a large unincorporated urban area the residents maintain that need for "Revitalization and Enhancement" as specified in these plans. The Board of Supervisors, particularly Supervisor Susan Peters, has consistently supported this Community goal by voting to spend considerably over a million dollars on the FOB Corridor Plan alone. Subsequently, the upgrade of FOB has breathed new life into the area.

Proposed projects, such as the two in review here, must not only be analyzed for consistency with appropriate regulations but also for the appropriateness, benefits and values to the Carmichael Community. While regulatory requirements can be mitigated or revised, the factors of benefits, values and negative impacts in the community must be considered.

1. The 24 Hour Gas Station and Convenience Store.

- A. The need for another gas station in this location is difficult to justify. There are three existing gas stations within a mile or so of this site (Two ARCOs and Safeway). In addition, there is a permanently closed (Valero within the last 5 years) gas station at Kenneth Ave. and FOB.
- B. Traffic at this corner is significant. Adding the need for egress and exit to the area will only make it worse.
- C. Pedestrian use is heavy particularly from Carmichael School and adjacent apartments. In addition, this is not consistent with the objectives of the FOB Corridor Plan for increased pedestrian use
- D. Safety. As many others have stated we have all witnessed the increased crime issues in Carmichael at the existing nearby convenience stores (Two ARCOs, 7-11 at Marconi/Walnut). These facilities are documented as magnets for safety issues in the Community.
- E. Food Convenience. It's hard to believe that a convenience store is necessary. There are two supermarkets in close proximity (Belair and Safeway).

2. The Off-Sale Liquor Permit

Again review of the need for liquor sales at this location as a value to the Community is questionable. There not only is a liquor store immediately across FOB; but two supermarkets (Safeway and Belair) very close by. Safety of the Community again is an issue with liquor sales locations. Even with conditions on sales the safety issue cannot be mitigated.

During the past few years the economy has largely stifled the opportunities to invest in new developments along FOB. As we have slowly seen new business and development starts recently there still appears the desire to invest in businesses with little community value. Fair Oaks Blvd. is Carmichael's Main Street. We do not want FOB to continue to be just a series of strip malls, thrift stores, and fast food restaurants.

We appreciate the CPAC's time and consideration and we encourage you to **oppose approval of these two projects.**

Respectfully,
David and Patti Imrie
Carmichael Residents

From: [Schmidt, Howard](#)
To: [Clerk of the Board Public Email](#)
Subject: FW: CPAC Meeting Agenda May 20, 2020 - Items 2 and 3 Proposed 7-11 Gas Station at Sutter Avenue and FOB
Date: Monday, May 18, 2020 3:28:24 PM

Please include as part of the public record for the Carmichael CPAC

Howard Schmidt
Chief of Staff to Supervisor Susan Peters

From: June Griffin <june@thegriffinlawfirm.com>
Sent: Monday, May 18, 2020 3:08 PM
To: Clerk of the Board Public Email <BoardClerk@saccounty.net>
Cc: Susan Peters <SusanPeters@saccounty.net>; CPAC-Forwarder-rfdesmondlaw <rfdesmondlaw@yahoo.com>
Subject: CPAC Meeting Agenda May 20, 2020 - Items 2 and 3 Proposed 7-11 Gas Station at Sutter Avenue and FOB

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

To the Members of the Carmichael-Old Foothill Farms Community Planning Advisory Council

I am writing in strong opposition to approval in any form of the Items 2 and 3 (PLNP2019-00261 and PLNP2019-00262) on the May 20, 2020 CPAC agenda.

I have been a resident of Carmichael since 2010.

Community interest (As you on the CPAC are aware) in the quality of life in Carmichael has always been high and residents are keenly concerned about Carmichael having an identity and "Sense of Place". The historical founding of Carmichael as a rural farming community, together with our ZIP code has continued to keep the unique Community identification in place. As the Community evolves within a large unincorporated urban area the residents maintain that need for "Revitalization and Enhancement" as specified in these plans. The Board of Supervisors, particularly Supervisor Susan Peters, has consistently supported this Community goal by voting to spend considerably over a million dollars on the FOB Corridor Plan alone. Subsequently, the upgrade of FOB has breathed new life into the area.

Proposed projects, such as the two in review here, must not only be analyzed for consistency with appropriate regulations but also for the appropriateness, benefits and values to the Carmichael Community. While regulatory requirements can be mitigated or revised, the factors of benefits, values and negative impacts in the community must be considered.

In reviewing the projects I have looked at the need, demand, and value these projects would bring to the Carmichael Community.

1. The 24 Hour Gas Station and Convenience Store.

A. The need for another gas station in this location is difficult to justify. There are three existing gas stations within a mile or so of this site (Two ARCOs and Safeway). In addition, there is a permanently closed (Valero within the last 5 years) gas station at Kenneth Ave. and FOB.

B. Traffic at this corner is significant. Adding the need for egress and exit to the area will only make it worse.

C. Pedestrian use is heavy particularly from Carmichael School and adjacent apartments. In addition, this is not consistent with the objectives of the FOB Corridor Plan for increased pedestrian use

D. Safety. As many others have stated we have all witnessed the increased crime issues in Carmichael at the existing nearby convenience stores (Two ARCOs, 7-11 at Marconi/Walnut). These facilities are documented as magnets for safety issues in the Community.

E. Food Convenience. It's hard to believe that a convenience store is necessary. There are two supermarkets in close proximity (Belair and Safeway).

2. The Off-Sale Liquor Permit

Again, review of the need for liquor sales at this location as a value to the Community is questionable. There not only is a liquor store immediately across FOB; but two supermarkets (Safeway and Belair) very close by. Safety of the Community again is an issue with liquor sales locations. Even with conditions on sales the safety issue cannot be mitigated.

During the past few years the economy has largely stifled the opportunities to invest in new developments along FOB. As we have slowly seen new business and development start recently there still appears the desire to invest in businesses with little community value. Fair Oaks Blvd. is Carmichael's Main Street. We do not want FOB to continue to be just a series of strip malls and fast food drive throughs.

The current situation and the short time frame for review, of course, makes it difficult for the residents to effectively provide input on these projects. I encourage you to consider holding additional review meetings on these projects.

I appreciate the CPAC's time and consideration and I encourage you to oppose approval of these two projects.

Respectfully,

June Griffin
(916) 807-0527

From: [Schmidt, Howard](#)
To: [Clerk of the Board Public Email](#)
Subject: FW: CPAC Meeting Agenda May 20, 2020 - Items 2 and 3 Proposed 7-11 Gas
Date: Monday, May 18, 2020 3:27:25 PM

Please include as part of the public record for the Carmichael CPAC

Howard Schmidt
Chief of Staff to Supervisor Susan Peters

From: Susan Peters
Sent: Monday, May 18, 2020 3:26 PM
To: 'Don Griffin' <don@thegriffinlawfirm.com>
Subject: RE: CPAC Meeting Agenda May 20, 2020 - Items 2 and 3 Proposed 7-11 Gas

Thank you for your email regarding the proposed 7-11 project on Fair Oaks Blvd in Carmichael. Supervisor Susan Peters is scheduled to be on a series of telephone conference calls today so she asked me to monitor her email inbox and reply on her behalf. Accordingly, please allow me to express the following:

1. Acknowledge receipt of your email;
2. Let you know that your communication to her has been forwarded to the Clerk of the Board so your comments can be part of the public record; and
3. Advise you that the final hearing body for the project is the Board of Supervisors which means Supervisor Peters cannot take a position on the project at this time since that would be prejudicial and necessitate her recusal from hearing and voting on the proposal if and when should it advance to the final hearing stage. Nevertheless you can be assured that she will retain your comments and review your concerns when the project is scheduled to come before the Board of Supervisors. The first hearing stage is at the Carmichael/Old Foothill Farms Community Planning Advisory Council (CPAC) scheduled this Wednesday, May 20 (see link below).

<https://planning.saccounty.net/CPAC/CPAC%20Agendas%20%20Minutes/Carmichael%20CPAC%20Agenda%205-20-2020.pdf>

Thank you for sharing your concerns about the impact of this project on your neighborhood.

Howard Schmidt
Chief of Staff to Supervisor Susan Peters

From: Don Griffin <don@thegriffinlawfirm.com>
Sent: Monday, May 18, 2020 3:05 PM
To: Clerk of the Board Public Email <BoardClerk@saccounty.net>
Cc: Susan Peters <SusanPeters@saccounty.net>; CPAC-Forwarder-rfdesmondlaw <rfdesmondlaw@yahoo.com>
Subject: CPAC Meeting Agenda May 20, 2020 - Items 2 and 3 Proposed 7-11 Gas

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.

To the Members of the Carmichael-Old Foothill Farms Community Planning Advisory Council

I am writing in strong opposition to approval in any form of the Items 2 and 3 (PLNP2019-00261 and PLNP2019-00262) on the May 20, 2020 CPAC agenda.

I have been a resident of Carmichael since 2010.

Community interest (As you on the CPAC are aware) in the quality of life in Carmichael has always been high and residents are keenly concerned about Carmichael having an identity and "Sense of Place". The historical founding of Carmichael as a rural farming community, together with our ZIP code has continued to keep the unique Community identification in place. As the Community evolves within a large unincorporated urban area the residents maintain that need for "Revitalization and Enhancement" as specified in these plans. The Board of Supervisors, particularly Supervisor Susan Peters, has consistently supported this Community goal by voting to spend considerably over a million dollars on the FOB Corridor Plan alone. Subsequently, the upgrade of FOB has breathed new life into the area.

Proposed projects, such as the two in review here, must not only be analyzed for consistency with appropriate regulations but also for the appropriateness, benefits and values to the Carmichael Community. While regulatory requirements can be mitigated or revised, the factors of benefits, values and negative impacts in the community must be considered.

In reviewing the projects I have looked at the need, demand, and value these projects would bring to the Carmichael Community.

1. The 24 Hour Gas Station and Convenience Store.

- A. The need for another gas station in this location is difficult to justify. There are three existing gas stations within a mile or so of this site (Two ARCOs and Safeway). In addition, there is a permanently closed (Valero within the last 5 years) gas station at Kenneth Ave. and FOB.
- B. Traffic at this corner is significant. Adding the need for egress and exit to the area will only make it worse.
- C. Pedestrian use is heavy particularly from Carmichael School and adjacent apartments. In addition, this is not consistent with the objectives of the FOB Corridor Plan for increased pedestrian use
- D. Safety. As many others have stated we have all witnessed the increased crime issues in Carmichael at the existing nearby convenience stores (Two ARCOs, 7-11 at Marconi/Walnut). These facilities are documented as magnets for safety issues in the Community.
- E. Food Convenience. It's hard to believe that a convenience store is necessary. There are two supermarkets in close proximity (Belair and Safeway).

2. The Off-Sale Liquor Permit

Again, review of the need for liquor sales at this location as a value to the Community is questionable. There not only is a liquor store immediately across FOB; but two supermarkets (Safeway and Belair) very close by. Safety of the Community again is an issue with liquor sales locations. Even with conditions on sales the safety issue cannot be mitigated.

During the past few years the economy has largely stifled the opportunities to invest in new developments along FOB. As we have slowly seen new business and development start recently there still appears the desire to invest in businesses with little community value. Fair Oaks Blvd. is Carmichael's Main Street. We do not want FOB to continue to be just a series of strip malls and fast food drive throughs.

The current situation and the short time frame for review, of course, makes it difficult for the residents to effectively provide input on these projects. I encourage you to consider holding additional review meetings on these projects.

I appreciate the CPAC's time and consideration and I encourage you to oppose approval of these two projects.

Respectfully,

Don Griffin
(916)418-1032

From: [Schmidt, Howard](#)
To: [Shen, Jessie](#); [Mejia, Manuel](#)
Subject: FW: Items 2 and 3 on May 20th CPAC Agenda: PLNP2019-00261 and PLNP2019-00262 at 7300 Fair Oaks Boulevard
Date: Monday, May 18, 2020 11:05:32 AM

Jessie and Manuel,
Supervisor Peters received a number of email about the proposed 7-11 on Fair Oaks Blvd. scheduled for the CPAC this week. Some may have already been sent to you but we promised the residents nevertheless that we would forward their comments to Planning so this is the first of several I will be forwarding. One of the concerns about the PCN is the closeness to the school. I recall a similar issue surfaced a few years ago at another Carmichael location at 6650 Fair Oaks Blvd and necessitated measuring the distance between the proposed project and Carmichael Elementary School so I wanted to bring that point to your attention. Thanks
Howard Schmidt

Chief of Staff to Supervisor Susan Peters

From: Karla Rockberg <karlarockberg@gmail.com>

Sent: Sunday, May 17, 2020 1:30 PM

To: Clerk of the Board Public Email <BoardClerk@saccounty.net>; Susan Peters <SusanPeters@saccounty.net>

Subject: Ref: Items 2 and 3 on May 20th CPAC Agenda: PLNP2019-00261 and PLNP2019-00262 at 7300 Fair Oaks Boulevard

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

I am a Carmichael resident and I am emailing today to oppose items 2 and 3 on the May 20th CPAC agenda. Specifically I oppose the proposed 7-11 Gas and Convenience/Liquor Store at Sutter and Fair Oaks in Carmichael.

The area is not conducive for this type of establishment. It is already congested enough due to all the cars going down Fair Oaks Boulevard all hours of the day and into the night. As there are only 2 lanes in each direction on Fair Oaks Boulevard, this proposed business would have cars on Fair Oaks Boulevard backed up when too many cars were trying to enter the business. In other words, this business would cause a traffic nightmare at this location! More importantly, there is a school just down the road on Sutter. School children walk on Sutter toward Fair Oaks Boulevard to reach their homes in the neighborhood located across Fair Oaks Boulevard. A business of this sort could potentially endanger our children with

cars pulling in and out with no regard for children that might be walking by. Our children could potentially encounter more criminals and drug addicts who could be in the area.

Whenever there is construction on Fair Oaks Blvd traffic chooses to travel down California Avenue putting residents, pedestrians, and bicyclists at risk by speeding and/or not stopping at stop signs. I was almost hit one day getting off the Regional Transit bus at California and Grant.

There are enough convenience stores and gas stations within a mile from this location along Fair Oaks Blvd / Manzanita Avenue including a **small business** liquor store (Kay Bee Liquor at 7313 Fair Oaks Boulevard) which is right across Fair Oaks Boulevard from this proposed location. This 7-11 would take away business from the Kay Bee liquor store, possibly putting it out of business. **It should also be noted that the people who own Kay Bee Liquor are the ones who for years have actively participated in the Carmichael parade - giving out numerous bottles of cold water on a hot 4th of July summer day as well as candy to the children.**

In conclusion for reasons state above this 7-11 is not the kind of business I would like to see in this location as the transient kind of business that would be conducted would only increase the traffic, crime, drug deals, and homelessness already occurring in this area as well as endanger our children and more than likely cause a long time Carmichael small business to close.

As a long time Carmichael resident who would be directly effected by this proposal, I would ask that you deny this application for a 7-11 Gas and Convenience/Liquor store at Sutter and Fair Oaks Boulevard.

Thank you

Respectfully submitted,

Karla Rockberg
3532 Voelke Court
Carmichael, CA 95608

From: [Schmidt, Howard](#)
To: [Shen, Jessie](#); [Mejia, Manuel](#)
Subject: FW: No more 7-11's on FOB please! I oppose PLNP2019-00262 and PLNP2019-00261
Date: Monday, May 18, 2020 11:06:21 AM

Jessie and Manuel,
Supervisor Peters received a number of email about the proposed 7-11 on Fair Oaks Blvd. scheduled for the CPAC this week. Some may have already been sent to you but we promised the residents nevertheless that we would forward their comments to Planning so this is the first of several I will be forwarding. One of the concerns about the PCN is the closeness to the school. I recall a similar issue surfaced a few years ago at another Carmichael location at 6650 Fair Oaks Blvd and necessitated measuring the distance between the proposed project and Carmichael Elementary School so I wanted to bring that point to your attention. Thanks
Howard Schmidt
Chief of Staff to Supervisor Susan Peters

From: Virginia <virginiarich3@gmail.com>
Sent: Sunday, May 17, 2020 6:22 PM
To: Susan Peters <SusanPeters@saccounty.net>; Clerk of the Board Public Email <BoardClerk@saccounty.net>
Subject: No more 7-11's on FOB please! I oppose PLNP2019-00262 and PLNP2019-00261

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

As a Carmichael resident, I strongly oppose items 2 and 3 on the 5/20 CPAC Agenda.

Please open your eyes---It's obvious, we don't need another 7-11 on Fair Oaks Boulevard!

I vehemently **oppose** PLNP2019-00261 and PLNP2019-00262 at 7300 Fair Oaks Boulevard, Carmichael.

Carmichael is becoming a cesspool. We have too many bums and junkies wandering the streets of Carmichael, already.

No more 7-11's; no more meth "clinics".

Virginia Rich
2019 Lambeth Way
Carmichael, CA 95608

ITEMS 2 & 3 CPAC 175

From: [Schmidt, Howard](#)
To: [Shen, Jessie](#); [Mejia, Manuel](#)
Subject: FW: Oppose 7-11 at Sutter and Fair Oaks
Date: Monday, May 18, 2020 10:58:40 AM

Jessie and Manuel,

Supervisor Peters received a number of email about the proposed 7-11 on Fair Oaks Blvd. scheduled for the CPAC this week. Some may have already been sent to you but we promised the residents nevertheless that we would forward their comments to Planning so this is the first of several I will be forwarding. One of the concerns about the PCN is the closeness to the school. I recall a similar issue surfaced a few years ago at another Carmichael location at 6650 Fair Oaks Blvd and necessitated measuring the distance between the proposed project and Carmichael Elementary School so I wanted to bring that point to your attention. Thanks

Howard Schmidt
Chief of Staff to Supervisor Susan Peters

-----Original Message-----

From: Jennifer Goldwyn <goldwyns@me.com>
Sent: Sunday, May 17, 2020 8:38 AM
To: Susan Peters <SusanPeters@saccounty.net>
Subject: Oppose 7-11 at Sutter and Fair Oaks

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.

I am opposed to the proposed 7-11 gas station and liquor store at the corner of Sutter Ave. and Fair Oaks Blvd. I believe the reasons why a gas station is not a compatible use at this location are the possible increase in crime; a 24 hour a day store attracts more homeless; Carmichael Elementary School is just down Sutter at California; and the County's own study states that this is not a compatible use for this location.

As for the sale of liquor, there is already a liquor store right across Fair Oaks Blvd. In addition, it is too close to Carmichael Elementary.

My other objection is that that particular corner already has a lot of traffic, and a "quickie" store such as 7-11 will bring too much congestion coming and going from the store. One already must have a swivel neck to check for all the cars coming from the LaBou strip mall across Sutter, and from people making a U-turn on FOB, which will exponentially increase in order to access the 7-11. All around, this is just a bad, bad idea. We are supposed to be improving FOB, not congesting it.

PLEASE help keep Carmichael safe, another 24 hour store where people can congregate is NOT SAFE. Homeless based on substance use and mental health issues are not being addressed in this area. We have been Carmichael residents for over 25 years and cannot believe how bad these issues have become over the past few years. Please make the right decision and help Carmichael stay safe.

Jennifer Goldwyn
3232 Deodar street
Carmichael 95608

ITEMS 2 & 3 CPAC 176

From: [Schmidt, Howard](#)
To: [Shen, Jessie](#); [Mejia, Manuel](#)
Subject: FW: Oppose proposed 7-11 in Carmichael
Date: Monday, May 18, 2020 11:04:43 AM

Jessie and Manuel,
Supervisor Peters received a number of email about the proposed 7-11 on Fair Oaks Blvd. scheduled for the CPAC this week. Some may have already been sent to you but we promised the residents nevertheless that we would forward their comments to Planning so this is the first of several I will be forwarding. One of the concerns about the PCN is the closeness to the school. I recall a similar issue surfaced a few years ago at another Carmichael location at 6650 Fair Oaks Blvd and necessitated measuring the distance between the proposed project and Carmichael Elementary School so I wanted to bring that point to your attention. Thanks
Howard Schmidt
Chief of Staff to Supervisor Susan Peters

From: Penny <penny@ciminofam.net>
Sent: Sunday, May 17, 2020 10:23 AM
To: Susan Peters <SusanPeters@saccounty.net>
Subject: Oppose proposed 7-11 in Carmichael

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Good morning,

I am a Carmichael resident and I oppose items 2 and 3 on the [May 20th](#) CPAC agenda.

I am commenting on PLNP2019-00261 and PLNP2019-00262 at [7300 Fair Oaks Boulevard](#).

No to a 7-11 at Fair Oaks and Sutter in Carmichael!

Thank you,
Penny Cimino

From: [Schmidt, Howard](#)
To: [Shen, Jessie](#); [Mejia, Manuel](#)
Subject: FW: Opposed
Date: Monday, May 18, 2020 11:05:07 AM

Jessie and Manuel,
Supervisor Peters received a number of email about the proposed 7-11 on Fair Oaks Blvd. scheduled for the CPAC this week. Some may have already been sent to you but we promised the residents nevertheless that we would forward their comments to Planning so this is the first of several I will be forwarding. One of the concerns about the PCN is the closeness to the school. I recall a similar issue surfaced a few years ago at another Carmichael location at 6650 Fair Oaks Blvd and necessitated measuring the distance between the proposed project and Carmichael Elementary School so I wanted to bring that point to your attention. Thanks
Howard Schmidt
Chief of Staff to Supervisor Susan Peters

From: Deb <debbijean@me.com>
Sent: Sunday, May 17, 2020 9:02 AM
To: Susan Peters <SusanPeters@saccounty.net>; Schmidt, Howard <SchmidtH@saccounty.net>
Subject: Opposed

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

To Whom It May Concern:

I am a Carmichael resident and oppose items 2 & 3 in the May 20 Carmichael/Foothill Farms CPAC agenda.

I am opposed to the proposed 7-11 gas station and liquor store at the corner of Sutter Ave. and Fair Oaks Blvd. I believe the reasons why a gas station is not a compatible use at this location are the possible increase in crime; a 24 hour a day store attracts more homeless; Carmichael Elementary School is just down Sutter at California; and the County's own study states that this is not a compatible use for this location.

As for the sale of liquor, there is already a liquor store right across Fair Oaks Blvd. In addition, it is too close to Carmichael Elementary.

My other objection is that that particular corner already has a lot of traffic, and a "quickie" store such as 7-11 will bring too much congestion coming and going from the store. One already must have a swivel neck to check for all the cars coming from the LaBou strip mall across Sutter, and from people making a U-turn on FOB, which will exponentially increase in order to access the 7-11. All around, this is just a bad, bad idea. We are supposed to be improving FOB, not congesting it.

Thank you

From: [Brandt, Jessica](#) on behalf of [Sac.Plan](#)
To: [Clerk of the Board Public Email](#)
Subject: FW: Opposing to the construction of a 7-Eleven in Carmichael
Date: Monday, May 18, 2020 8:35:33 AM

Forwarding (may be a duplicate).

From: bdlazo@comcast.net <bdlazo@comcast.net>
Sent: Sunday, May 17, 2020 10:32 PM
To: Mejia, Manuel <MejiaM@saccounty.net>; Sac.Plan <sacplan@saccounty.net>
Subject: Fwd: Opposing to the construction of a 7-Eleven in Carmichael

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

This email is being forwarded to you to ensure your office receives it as required.
Please see below!

Thank you!
Betty Lazo

----- Original Message -----

From: bdlazo@comcast.net
To: shenj@saccounty.net, boardclerk@saccounty.net
Date: May 17, 2020 at 10:27 PM
Subject: Fwd: Opposing to the construction of a 7-Eleven in Carmichael

The email below was returned....therefore, I am re-sending it.

----- Original Message -----

From: bdlazo@comcast.net
To: shenj@saccounty.net
Date: May 17, 2020 at 10:16 PM
Subject: Opposing to the construction of a 7-Eleven in Carmichael

Hello!

I have been a Carmichael resident for the past 25+ years and purchased my home 18 years ago. I chose this area for many wonderful reasons; however, today, I became aware that the county of Sacramento is planning to build a 7-Eleven gas station near the Carmichael Elementary school at the corner of Sutter and Fair Oaks. This will not make us feel safe. It will also increase the traffic and pollution around our area.

My family and I completely oppose to building a 24-hour gas station that will bring drifters, robberies, and many other types of crimes. Carmichael is a safe community and I hope that our concerns re taken into consideration.

Although I received this announcement a bit late, I hope that

this issue is seriously addressed and perhaps find another centralized location our of the Carmichael area. There are many other gas stations around this neighborhood already and we don't see the need to add another that we are sure will bring crime and disturbances to our area.

Should you need to contact me, please do not hesitate to do so by responding to this email.

We appreciate your understanding.

Regards,
Betty Lazo

From: [Mejia, Manuel](#)
To: [Townsend, Stephanie](#); [Holsworth, Meredith](#)
Subject: FW: Opposing to the construction of a 7-Eleven in Carmichael
Date: Monday, May 18, 2020 8:05:00 AM

From: bdlazo@comcast.net <bdlazo@comcast.net>
Sent: Sunday, May 17, 2020 10:32 PM
To: Mejia, Manuel <MejiaM@saccounty.net>; Sac.Plan <sacplan@saccounty.net>
Subject: Fwd: Opposing to the construction of a 7-Eleven in Carmichael

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

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My family and I completely oppose to building a 24-hour gas station that will bring drifters, robberies, and many other types of crimes. Carmichael is a safe community and I hope that our concerns re taken into consideration.

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this issue is seriously addressed and perhaps find another centralized location our of the Carmichael area. There are many other gas stations around this neighborhood already and we don't see the need to add another that we are sure will bring crime and disturbances to our area.

Should you need to contact me, please do not hesitate to do so by responding to this email.

We appreciate your understanding.

Regards,
Betty Lazo

From: [Schmidt, Howard](#)
To: [Shen, Jessie](#); [Mejia, Manuel](#)
Subject: FW: PLNP 2019-00261 & 00262
Date: Monday, May 18, 2020 10:57:31 AM

Jessie and Manuel,

Supervisor Peters received a number of email about the proposed 7-11 on Fair Oaks Blvd. scheduled for the CPAC this week. Some may have already been sent to you but we promised the residents nevertheless that we would forward their comments to Planning so this is the first of several I will be forwarding. One of the concerns about the PCN is the closeness to the school. I recall a similar issue surfaced a few years ago at another Carmichael location at 6650 Fair Oaks Blvd and necessitated measuring the distance between the proposed project and Carmichael Elementary School so I wanted to bring that point to your attention. Thanks

Howard Schmidt
Chief of Staff to Supervisor Susan Peters

-----Original Message-----

From: Carmie <carmietowne@comcast.net>
Sent: Saturday, May 16, 2020 3:14 PM
To: CPAC-Carmichael-OFF <CPAC-Carmichael-OFF@saccounty.net>; Clerk of the Board Public Email <BoardClerk@saccounty.net>
Cc: Susan Peters <SusanPeters@saccounty.net>; rich@richdesmond.com; janie@richdesmond.com
Subject: PLNP 2019-00261 & 00262

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.

Regarding the May 20th hearing on the proposed installation of a 7-Eleven convenience store AND a gas station on the north east corner of Sutter and Fair Oaks Boulevard, i.e., 7300 Fair Oaks Boulevard, I strongly submit my opposition to this plan. Within very SHORT walking distance from this location, there sits a 7-Eleven and an ARCO station on the northwest corner of Cypress and Manzanita. AND, to the south, at Marconi and Fair Oaks Boulevard there is yet another 7-Eleven and ARCO gas station. How many convenience stores/gas stations does the community of Carmichael need in essentially a mile radius?

It would seem that the one million dollars spent by the county for a study on how to improve the appearance and quality of this section of Fair Oaks Boulevard is utterly wasted by this proposal. As well, with the hiring of a security company by the Carmichael Improvement District and looking at the daily incident reports filed by this security company, it is clear that these establishments are magnets for crime and other unwanted activities in our area. WHY does our community need yet another gas station and establishment that sells alcohol? Isn't it enough that there is an existing liquor store directly across the street from this proposed location not to mention that Carmichael Elementary School is less than a block away?

I am not against gas stations or 7-Eleven stores or change but change should be for the better. This corner of Fair Oaks Boulevard certainly could be better served by something other than yet another gas station or convenience store.

Time for common sense to prevail in rejecting this proposal. I have lived here in Carmichael for 42 years and it saddens me how it has changed so much, in many instances for the worse. Carmichael deserves better. At least some of the thrift stores have closed down. Why that was thought to be an asset to Carmichael in the first place was always a mystery. The improvements that have taken place along this stretch of FOB in Carmichael have been good. Let's not destroy what millions public of dollars and responsible private investment have tried to improve.

Sincerely,
Carmie Towne

3414 Riverdale Way
Carmichael, CA 95608
carmietowne@comcast.net

ITEMS 2 & 3 CPAC 181

From: [Teeann Duncan](#)
To: [Mejia. Manuel](#)
Subject: FW: PLNP2019-00261 & 00262 / 7300 Fair Oaks Blvd / 7-11 Service Station
Date: Monday, May 18, 2020 11:06:46 AM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

From: Teeann Duncan [mailto:tadlv@d-web.com]
Sent: Monday, May 18, 2020 11:06 AM
To: 'boardclerk@saccounty.net'; 'shenj@saccounty.net'; 'mejiam@saccountyu.net'; 'holsworthm@saccounty.net'; 'nickb812@yahoo.com'

Subject: PLNP2019-00261 & 00262 / 7300 Fair Oaks Blvd / 7-11 Service Station
RE: PLNP2019-00261 / 7300 Fair Oaks Blvd / 7-11 Service Station

I am NOT in favor of a 7-11 at this corner.

1] this is an undesirable business to have only about a block away from an elementary school
2] there are already 2 close AM/PMs at Fair Oaks & Marconi and Fair Oaks & Cypress, plus several grocery stores and liquor stores

We do not need another business of this type in our Carmichael corridor. There are plenty of similar ones at this time.

Teeann Duncan
4719 Crestview Dr
Carmichael, Ca 95608

From: [Schmidt, Howard](#)
To: [Clerk of the Board Public Email](#)
Subject: FW: PLNP2019-00261 and PLNP2019-00262 at 7300 Fair Oaks Boulevard.
Date: Monday, May 18, 2020 3:29:59 PM

Please include as part of the record for the Carmichael CPAC

Howard Schmidt
Chief of Staff to Supervisor Susan Peters

From: Nancy Allardyce <nancy@arhumanresources.com>
Sent: Monday, May 18, 2020 1:37 PM
To: SusanPeters@saccounty.net; Schmidt, Howard <SchmidtH@saccounty.net>
Cc: Clerk of the Board Public Email <BoardClerk@saccounty.net>
Subject: PLNP2019-00261 and PLNP2019-00262 at 7300 Fair Oaks Boulevard.

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

I am just now hearing about the proposed 7-Eleven gas station and convenience store being proposed and discussed at the next planning commission meeting which will not be open to the public due to COVID-19. However, I want to make sure that my opinion on this matter is raised.

I have been a tax paying resident of Carmichael for the past 19 years. I chose to invest in a home in Carmichael largely due to the quiet and seemingly safe neighborhood. This is no longer the case. Our neighborhood has been fighting hard to deal with all the homeless issues at the end of the street where I live, within Jan Park. I used to enjoy walking in this park, but no longer feel that it is safe to do so. We have had very little luck and/or useful response from the county on this issue, and instead, law enforcement tells us their hands are tied and there is nothing that can do to improve the homeless problem on the sidewalks and in the park. We now have homeless encampments on the residential sidewalks that we can't seem to get fixed.

With that backdrop, I want my opinion on items 2 and 3 on the May 20th CPAC agenda.

At the present time, this area of Carmichael has plenty of gas station/convenience stores. There is an AM-PM at Manzanita and Cypress. Across the street there is a gas station/convenience store in the Safeway parking lot, and another gas station/convenience store at the corner of Winding Way and San Juan. There is also a Chevron gas station/convenience store at the corner of Manzanita and Winding Way. There are 2 more gas station/convenience stores at the intersection of Manzanita and Madison Ave. It is my strong opinion that 6 gas stations within this small radius is ample for any needs of the neighborhood.

7-Eleven has a reputation of drawing an undesirable element, including the homeless population which is always WAY out of control in Carmichael.

Given all of this, the idea of adding an unnecessary additional gas station/convenience, and a place which sells alcohol, and draws an unfavorable element within 1/3 of a mile of an elementary school is unacceptable. This has a VERY strong potential to put these young children at risk.

In looking through the existing Fair Oaks Boulevard improvement plan, I see nothing that would make the addition of a 7-Eleven compatible with this plan, and certainly not to the extent of adding this element of risk within 1/3 of a mile of an elementary school.

We simply do not need another gas station/convenience store in our Fair Oaks Blvd area. It seems that Carmichael is challenged enough with the homeless element as well as criminal activities such as theft, homelessness, and home robberies, that adding yet one more magnet for this type of activity is not in the interest of the residents of the corridor, and it's tax paying citizens. That is reason enough to veto this request, however the safety of children should be taken into consideration WAY above the addition of an un-needed business that has a track record of drawing an unacceptable element this close to an elementary school.

Please veto this!!!!

Nancy Allardyce, SPHR-CA
Allardyce Resources LLC
(916) 487-4344 Office Line
(916) 765-6948 Cell Phone
(916) 644-8989 Confidential Fax
www.ARHumanResources.com

Putting the Human back in Human Resources TM

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From: [Schmidt, Howard](#)
To: [Shen, Jessie](#); [Mejia, Manuel](#)
Subject: FW: PLNP2019-00261 and PLNP2019-00262 at 7300 Fair Oaks Boulevard.
Date: Monday, May 18, 2020 11:04:20 AM

Jessie and Manuel,
Supervisor Peters received a number of email about the proposed 7-11 on Fair Oaks Blvd. scheduled for the CPAC this week. Some may have already been sent to you but we promised the residents nevertheless that we would forward their comments to Planning so this is the first of several I will be forwarding. One of the concerns about the PCN is the closeness to the school. I recall a similar issue surfaced a few years ago at another Carmichael location at 6650 Fair Oaks Blvd and necessitated measuring the distance between the proposed project and Carmichael Elementary School so I wanted to bring that point to your attention. Thanks
Howard Schmidt
Chief of Staff to Supervisor Susan Peters

From: Ron Andres <ron@asimedical.com>
Sent: Sunday, May 17, 2020 12:29 PM
To: Susan Peters <SusanPeters@saccounty.net>
Subject: PLNP2019-00261 and PLNP2019-00262 at 7300 Fair Oaks Boulevard.

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

I have lived in and worked to improve our Carmichael community for over 25 years. I am concerned about a proposed 7-11 convenience store on Fair Oaks Blvd. Truly a dramatic proposition when you have a community with so many current convenience stores. It represents yet another place to loiter (look at the number of people hanging out at existing sites) and they want to place one down the street from Carmichael Elementary school? Please reject this proposition.

Respectfully,
Ron, Landis Ave

From: [Schmidt, Howard](#)
To: [Shen, Jessie](#); [Mejia, Manuel](#)
Subject: FW: Proposed 7 eleven
Date: Monday, May 18, 2020 11:07:30 AM

Jessie and Manuel,
Supervisor Peters received a number of email about the proposed 7-11 on Fair Oaks Blvd. scheduled for the CPAC this week. Some may have already been sent to you but we promised the residents nevertheless that we would forward their comments to Planning so this is the first of several I will be forwarding. One of the concerns about the PCN is the closeness to the school. I recall a similar issue surfaced a few years ago at another Carmichael location at 6650 Fair Oaks Blvd and necessitated measuring the distance between the proposed project and Carmichael Elementary School so I wanted to bring that point to your attention. Thanks

Howard Schmidt

Chief of Staff to Supervisor Susan Peters

From: stacey morgan <morganstacey41@gmail.com>

Sent: Sunday, May 17, 2020 7:36 PM

To: Susan Peters <SusanPeters@saccounty.net>

Subject: Proposed 7 eleven

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

We do not need another convenience store or gas station, especially so close to an elementary school.

Thank you,

Stacey morgan

From: [Vogt, Thomas](#) on behalf of [Sac.Plan](#)
To: [Clerk of the Board Public Email](#)
Subject: FW: Proposed 7-11
Date: Monday, May 18, 2020 9:44:39 AM

For the record

Thomas Vogt | Associate Planner
Sacramento County | Planning and Environmental Review
827 7th Street | Room 225 | Sacramento, CA 95814
www.planning.saccounty.net

The Office of Planning & Environmental Review (PER) is closed until further notice. This closure is pursuant to Federal, State, and County emergency declarations. County Resolution numbers 2020-0159 and 2020-0160. Many PER staff are working remotely to continue providing essential services. Please check our website at www.planning.saccounty.net for the most current information on services currently being provided by PER.

-----Original Message-----

From: Jennifer Goldwyn <goldwyns@me.com>
Sent: Saturday, May 16, 2020 7:42 AM
To: Sac.Plan <sacplan@saccounty.net>
Subject: Proposed 7-11

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.

"Good Morning,

I am a long time resident of Carmichael (25+ years), I live at 3232 Deodar Street, Carmichael CA 95608, United States .

I believe the reasons why a gas station is not a compatible use at this location are the possible increase in crime; a 24 hour a day store attracts more homeless; Carmichael Elementary School is just down Sutter at California; and the County's own study states that this is not a compatible use for this location. As to the need for a liquor store, there is already a liquor store across the street from this location.

I urge you to recommend denial for this application, thank you."

Jennifer Goldwyn

From: [Schmidt, Howard](#)
To: [Shen, Jessie](#); [Mejia, Manuel](#)
Subject: FW: Proposed 7-11
Date: Monday, May 18, 2020 11:07:08 AM

Jessie and Manuel,
Supervisor Peters received a number of email about the proposed 7-11 on Fair Oaks Blvd. scheduled for the CPAC this week. Some may have already been sent to you but we promised the residents nevertheless that we would forward their comments to Planning so this is the first of several I will be forwarding. One of the concerns about the PCN is the closeness to the school. I recall a similar issue surfaced a few years ago at another Carmichael location at 6650 Fair Oaks Blvd and necessitated measuring the distance between the proposed project and Carmichael Elementary School so I wanted to bring that point to your attention. Thanks

Howard Schmidt

Chief of Staff to Supervisor Susan Peters

From: Anna Pielock <annapielock@gmail.com>

Sent: Sunday, May 17, 2020 8:31 PM

To: Clerk of the Board Public Email <BoardClerk@saccounty.net>; Susan Peters <SusanPeters@saccounty.net>

Subject: Proposed 7-11

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Regarding PLNP2019-00261 and PLNP2019-00262

Hello,

As a Carmichael resident, living very near the proposed 7-11 site at 7300 Fair Oaks blvd. I am writing to oppose the plans. I am concerned that it will cause crime rates to rise and do not feel that the area needs such a place.

Yours Sincerely,

Anna Pielock.

From: [Susan Peters](#)
To: [Clerk of the Board Public Email](#)
Subject: FW: Proposed 7-11
Date: Monday, May 18, 2020 1:21:01 PM

Please make sure the below email become part of the public record for the Carmichael CPAC. Thank you.

Howard Schmidt
Chief of Staff to Supervisor Susan Peters

-----Original Message-----

From: Amanda Nelson <amandaelyse@gmail.com>
Sent: Monday, May 18, 2020 12:24 PM
To: Susan Peters <SusanPeters@saccounty.net>
Subject: Proposed 7-11

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.

Dear Supervisor Peters,

I am writing in opposition to the proposed 7-11 gas station and liquor store at the corner of Sutter Ave. and Fair Oaks Blvd. I believe this business in this location would attract the wrong type of crowd to this neighborhood. This intersection is very close to Carmichael Elementary School and placing this business would be a disruption to the neighborhoods surrounding this location.

This business would also cause unnecessary congestion to Fair Oaks Blvd which already experiences a higher level of traffic.

The "conveniences" this business would provide are already established in the area. There is a liquor store across the street on Fair Oaks Blvd, and Safeway offers gasoline just down the road.

Please look at other options for this corner then a convenience store option. As a life long resident of Carmichael, this is not a good option for our community. The clients that would flock to this corner would only have a negative impact. Please help keep Carmichael safe.

Thank you,

Amanda

ITEMS 2 & 3 CPAC 188

From: [Vogt, Thomas](#) on behalf of [Sac.Plan](#)
To: [Clerk of the Board Public Email](#)
Subject: FW: Proposed 7-11
Date: Monday, May 18, 2020 9:22:34 AM

Thomas Vogt | Associate Planner
Sacramento County | Planning and Environmental Review
827 7th Street | Room 225 | Sacramento, CA 95814
www.planning.saccounty.net

The Office of Planning & Environmental Review (PER) is closed until further notice. This closure is pursuant to Federal, State, and County emergency declarations. County Resolution numbers 2020-0159 and 2020-0160. Many PER staff are working remotely to continue providing essential services. Please check our website at www.planning.saccounty.net for the most current information on services currently being provided by PER.

-----Original Message-----

From: Jennifer Goldwyn <goldwyns@me.com>
Sent: Saturday, May 16, 2020 7:42 AM
To: Sac.Plan <sacplan@saccounty.net>
Subject: Proposed 7-11

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.

"Good Morning,

I am a long time resident of Carmichael 25_+ years), I live at 3232 Deodar Street, Carmichael CA 95608, United States .

I believe the reasons why a gas station is not a compatible use at this location are the possible increase in crime; a 24 hour a day store attracts more homeless; Carmichael Elementary School is just down Sutter at California; and the County's own study states that this is not a compatible use for this location. As to the need for a liquor store, there is already a liquor store across the street from this location.

I urge you to recommend denial for this application, thank you."

Jennifer Goldwyn

From: [Schmidt, Howard](#)
To: [Shen, Jessie](#); [Mejia, Manuel](#)
Subject: FW: Proposed development at Sutter Avenue / Fair Oaks Blvd
Date: Monday, May 18, 2020 10:57:55 AM

Jessie and Manuel,
Supervisor Peters received a number of email about the proposed 7-11 on Fair Oaks Blvd. scheduled for the CPAC this week. Some may have already been sent to you but we promised the residents nevertheless that we would forward their comments to Planning so this is the first of several I will be forwarding. One of the concerns about the PCN is the closeness to the school. I recall a similar issue surfaced a few years ago at another Carmichael location at 6650 Fair Oaks Blvd and necessitated measuring the distance between the proposed project and Carmichael Elementary School so I wanted to bring that point to your attention. Thanks
Howard Schmidt
Chief of Staff to Supervisor Susan Peters

From: Felix Yeung <felixsyeung@yahoo.com>
Sent: Sunday, May 17, 2020 7:58 AM
To: Clerk of the Board Public Email <BoardClerk@saccounty.net>
Cc: Mejia, Manuel <MejiaM@saccounty.net>; Shen, Jessie <ShenJ@saccounty.net>; Susan Peters <SusanPeters@saccounty.net>; Schmidt, Howard <SchmidtH@saccounty.net>
Subject: Proposed development at Sutter Avenue / Fair Oaks Blvd

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Dear Sacramento County representatives:

I am a resident of Carmichael, in the Lincoln / Barrett Hills neighborhood. Some online postings on Facebook and Nextdoor claim that there is a proposed development at the northeastern corner of the Sutter Avenue / Fair Oaks Blvd. intersection. The postings state that the proposed development is a 7-Eleven, with a gas station, convenience store, and liquor sales.

I have not seen such plans, and do not know if the information is correct. However, if the postings are correct, I would like to register my opposition to the proposed plan. Fair Oaks Blvd., in my view, needs more businesses like the Milagro Center that was developed a couple years ago -- businesses that elevate Carmichael not just aesthetically, but also economically. Another gas station / convenience store is redundant, and adds nothing to Carmichael's profile. Given the availability of existing gas stations and stores, it would bring very little incremental benefit to those of us who live here.

More generally, I urge the Board of Supervisors to pay more attention to the economic development goals of unincorporated areas like Carmichael. From one street to the next, there seems to be no cohesion, and no long-term strategy for improving Carmichael, while old / failing / boarded up businesses line Fair Oaks Blvd on both sides. Milagro Center is a model, and it ought to be replicated further to beautify Carmichael and to make the area more attractive for residents and businesses alike.

I urge you to hear the many residents who are speaking up against this proposal, to find a more attractive and beneficial use for that corner of Sutter Avenue / Fair Oaks Blvd other than a gas station / convenience store, and to develop a cohesive economic development plan for improving Carmichael.

Thank you for your kind attention.

Regards,
Felix

ITEMS 2 & 3 CPAC 190

From: [Schmidt, Howard](#)
To: [Shen, Jessie](#); [Mejia, Manuel](#)
Subject: FW: Reference: Public Comment PLNP2019-00261 and PLNP2019-00262 at 7300 Fair Oaks Blvd.
Date: Monday, May 18, 2020 11:07:54 AM

Jessie and Manuel,
Supervisor Peters received a number of email about the proposed 7-11 on Fair Oaks Blvd. scheduled for the CPAC this week. Some may have already been sent to you but we promised the residents nevertheless that we would forward their comments to Planning so this is the first of several I will be forwarding. One of the concerns about the PCN is the closeness to the school. I recall a similar issue surfaced a few years ago at another Carmichael location at 6650 Fair Oaks Blvd and necessitated measuring the distance between the proposed project and Carmichael Elementary School so I wanted to bring that point to your attention. Thanks
Howard Schmidt
Chief of Staff to Supervisor Susan Peters

From: Mary Harlow <maryliz73@yahoo.com>
Sent: Sunday, May 17, 2020 9:32 PM
To: CPAC-Carmichael-OFF <CPAC-Carmichael-OFF@saccounty.net>; Clerk of the Board Public Email <BoardClerk@saccounty.net>
Cc: Susan Peters <SusanPeters@saccounty.net>; Schmidt, Howard <SchmidtH@saccounty.net>
Subject: Reference: Public Comment PLNP2019-00261 and PLNP2019-00262 at 7300 Fair Oaks Blvd.

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Hello -

I am writing this public comment regarding PLNP2019-00261 and PLNP2019-00262 at 7300 Fair Oaks Blvd., Items 2 and 3 on the May 20th CPAC agenda.

I am a resident of Carmichael (Sutter Avenue resident), and I am in strong opposition to a gas station and 7-Eleven at the corner of Sutter Avenue and Fair Oaks Boulevard.

Thank you.

Sincerely,

Mary Harlow

Resident, Sutter Avenue, Carmichael, California

ITEMS 2 & 3 CPAC 191

From: [Schmidt, Howard](#)
To: [Shen, Jessie](#); [Mejia, Manuel](#)
Subject: FW: Reference: PLNP2019-00261 & PLNP2019-00262at 7300 Fair Oaks BLVD.
Date: Monday, May 18, 2020 11:06:00 AM

Jessie and Manuel,
Supervisor Peters received a number of email about the proposed 7-11 on Fair Oaks Blvd. scheduled for the CPAC this week. Some may have already been sent to you but we promised the residents nevertheless that we would forward their comments to Planning so this is the first of several I will be forwarding. One of the concerns about the PCN is the closeness to the school. I recall a similar issue surfaced a few years ago at another Carmichael location at 6650 Fair Oaks Blvd and necessitated measuring the distance between the proposed project and Carmichael Elementary School so I wanted to bring that point to your attention. Thanks
Howard Schmidt
Chief of Staff to Supervisor Susan Peters

From: Zoe Boughton-Mitchell - C33434 <Zoe.Boughton-Mitchell@microchip.com>
Sent: Sunday, May 17, 2020 7:01 PM
To: Shen, Jessie <ShenJ@saccounty.net>; Clerk of the Board Public Email <BoardClerk@saccounty.net>
Cc: Susan Peters <SusanPeters@saccounty.net>
Subject: Reference: PLNP2019-00261 & PLNP2019-00262at 7300 Fair Oaks BLVD.
Importance: High

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

I am a long time resident of Carmichael- and believe this 7-11 is going to cause more issues with our homeless population- and create more crime.

I am urging you to not allow this to go in.

This is in walking distance to our house- and TOO CLOSE to Carmichael Elementary School- and will definitely impact us all in the neighborhood. I oppose items 2 and 3 on the May 20th CPAC agenda. Our quality of life has been going down for the last 6 years- and we don't want it to continue to degrade. Locally we have two of these- and both are a magnet for the homeless and have a great deal of crime...

Thank you for your careful consideration-.

Zoe Boughton-Mitchell and Daryl Mitchell
6908 Sutter Avenue, Carmichael.

From: [Carmichael Colony NA](#)
To: [Clerk of the Board Public Email: CPAC-Carmichael-OFF](#)
Cc: [Robert Bernstein](#)
Subject: Items 2 and 3 (PLNP2019-00261 and PLNP2019-00262) on the May 20, 2020 CPAC agenda.
Date: Monday, May 18, 2020 2:23:17 PM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

I am writing in opposition to approval in any form of the Items 2 and 3 (PLNP2019-00261 and PLNP2019-00262) on the May 20, 2020 CPAC agenda.

I have been a resident of Carmichael for more than 50 years. I am currently President of Carmichael Colony Neighborhood Association.

1. The 24 Hour Gas Station and Convenience Store.

A. The need for another gas station in this location is difficult to justify. There are three existing gas stations within a mile or so of this site (Two ARCOs and Safeway). In addition, there is a permanently closed (Valero within the last 5 years) gas station at Kenneth Ave. and FOB. I am not sure that site has ever been cleaned up after the gas station left and would not want the County to get stuck with the tab for cleaning up another gas station once the propose one goes out of business.

B. Traffic at this corner is significant. Adding the need for egress and exit to the area will only make it worse.

C. Pedestrian use is heavy particularly from Carmichael School and adjacent apartments. In addition, this is not consistent with the objectives of the FOB Corridor Plan for increased pedestrian use

D. Safety. As many others have stated we have all witnessed the increased crime issues in Carmichael at the existing nearby convenience stores (Two ARCOs on Fair Oaks/Manzanita and a 7-11 at Marconi/Walnut). These facilities are documented as magnets for safety issues in the Community.

E. Food Convenience. It's hard to believe that a convenience store is necessary. There are three supermarkets in close proximity (Smart & Final, Bel Air and Safeway).

2. The Off-Sale Liquor Permit

Again review of the need for liquor sales at this location as a value to the Community is questionable. There not only is a liquor store immediately across FOB; but two supermarkets (Safeway and Belair) very close by. Safety of the Community again is an issue with liquor sales locations. Even with conditions on sales the safety issue cannot be mitigated.

During the past few years the economy has largely stifled the opportunities to invest in new developments along FOB. As we have slowly seen new business and development starts recently there still appears the desire to invest in businesses with little community value. Fair Oaks Blvd. is Carmichael's Main Street. We do not want FOB to continue to be just a series of strip malls and fast food drive throughs.

The current situation and the short time frame for review, of course, makes it difficult for the residents to effectively provide input on these projects. I encourage you to consider holding additional review meetings on these projects.

I appreciate the CPAC's time and consideration and I encourage you to oppose approval of these two projects.

Respectfully,

Robert Bernstein
(916) 487-0337

From: [Bob Gullett](#)
To: [Clerk of the Board Public Email](#)
Date: Monday, May 18, 2020 8:46:14 AM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

I strongly oppose the proposed 7-11/gas station at Sutter and FO Bl. It will be just another 24 hr hangout location.

From: [Hillary Bantrup Munson](#)
To: [Clerk of the Board Public Email](#)
Subject: No 7-11 in Carmichael
Date: Monday, May 18, 2020 9:09:11 PM

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.

County Members,

I am a resident of the Ancil Hoffman neighborhood and would like to forward my opposition to the building of the 7-11, PLNP2019-00261 and PLNP2019-00262 at 7300 Fair Oaks Boulevard, Carmichael.

Carmichael needs better than quickmarts... not one more place to draw in smokers and alcoholics is necessary. There's no reason for it! It would only provide another location for loiterers and junkies and a place for the Tweakers to park their shopping carts. We need a chain restaurant or a Trader Joe's market. I'm tired of the run-down Carmichael. Let's bring back the times when Carmichael shined.

Thanks,
Hillary Bantrup Munson
916-996-7872
6300 Eastmont Ct
Carmichael 95608

From Hillary's iPhone

From: rt104sale@aol.com
To: [Susan Peters](#); [Schmidt, Howard](#); [Clerk of the Board Public Email](#)
Subject: Oposition to 24 hour 7- eleven
Date: Monday, May 18, 2020 6:42:04 PM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

This is not what Carmichael needs, Carmichael has not had the advantage of a master planned community; however we need to go back to the drawing board before allowing this: due to the increase in crime and the close proximity to an elementary school and adjoining neighborhood I cannot support this proposal. There are already two AM PM 24 hour gas/store stations within a mile of this location, you can check the stats on the crime and transient problems it brings to an area.

Fourth Generation Carmichael Resident
Brent Cravens
Carmichael, CA

ITEMS 2 & 3 CPAC 196

From: [Melanie Mages](#)
To: [Clerk of the Board Public Email](#)
Subject: Oppose another 7-11
Date: Monday, May 18, 2020 9:27:14 PM

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.

I oppose the 7-11 going in at Sutter and Fair Oaks Blvd. I oppose PLNP2019-00261 and PLNP2019-00262 at 7300 Fair Oaks Blvd, Carmichael.

Thank you,
Melanie Mages-Canale
Sent from my iPhone

ITEMS 2 & 3 CPAC 197

From: [Teresa](#)
To: [Clerk of the Board Public Email](#)
Subject: Oppose items 2,3
Date: Monday, May 18, 2020 10:07:03 AM

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.

I am a Carmichael resident and I oppose items 2&3 on May 20 th CPAC agenda.
Bringing that type of store will bring more rif raf to area
Thank you,
M Teresa Nava

Sent from my iPhone

ITEMS 2 & 3 CPAC 198

From: [Laura Valoppi](#)
To: [Clerk of the Board Public Email](#)
Subject: Opposed to another 7-11
Date: Monday, May 18, 2020 10:11:51 AM

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.

I am opposed to PLNP2019-00261 and PLNP2019-00262 at 7300 Fair Oaks Boulevard, Carmichael.

Our community does not need another convenience store that sells beer and wine 24 hours a day, and encourages loitering and homeless to congregate. There is already a Safeway and Rite-Aid, both open until 10pm, right down the street. There is also an existing 7-11 at Marconi and Walnut, about 2 miles away.

Stop loading up our community with 7-11s, hookah bars, etc that further degrade our neighborhood. I have lived here 20 years and am shocked at the degradation of my neighborhood.

It is absolutely ridiculous that the urban part of Unincorporated Sacramento County is run like a rural community, with a racist Sheriff and a mentality of leadership that is focused on appeasing developers, with no quality of life or vision for the community. The candidate that will likely win my District's board seat in November seems to be cut from that same mold.

I am so disgusted with Sacramento County Board of Supervisors that I am seriously considering moving to another county nearby where crime is lower, and the County gives a darn about their citizens. I wish my community had become a city when we had the chance years ago, but that does not look like it will happen in my lifetime, so my only other choice is to move.

Sincerely,
Laura Valoppi
1738 Daphne Avenue
Sacramento, CA

Sent from my iPhone

From: [Denise Silvernail](#)
To: [Clerk of the Board Public Email](#)
Subject: Opposing 7-11 Gas Station and Liquor Store
Date: Monday, May 18, 2020 9:47:40 AM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Denise Silvernail
3236 Max Court
Carmichael, CA 95608
916-712-5524

Dear Board Clerk of Sacramento County,

I am writing to oppose the building of a 7-11 Gas Station and Liquor store on Fair Oaks Blvd and Sutter Ave in Carmichael, CA.

I believe this will cause even more crime in our area of Carmichael. We already have a liquor store in the same area and we don't need another gas station or another 7-11 of which we already have in Carmichael. I live off Fair Oaks and North Ave near Carmichael Park. Every single person on my street has had their car broken into numerous times, including myself. Just a month ago a criminal was hiding, caught and arrested in the backyard of the house next to me. You can imagine the added fear this has caused on our street. We have packages stolen off our front porches and we have trash deposited on our street and North Ave, by the many thieves, drug addicts and vagrants who frequent our neighborhood. There will be even more of these types of people frequenting a 24 hour store anywhere near us.

Just in the past year we have had two murders in our area, one at Marconi and Clark, and one on Angelina Ave. You can see by reading my letter and checking the police reports in our area that we already have a high volume of crime in Carmichael !!!!!

I ask you, if you or anyone else on your board lived in our neighborhood, would you approve the building of a 24 hour 7-11 and liquor store just 4 blocks from you?

Sincerely,
Denise Silvernail
3236 Max Court

916-712-5524

From: [Rachel Peterson](#)
To: [Clerk of the Board Public Email](#)
Subject: Opposition to 7-11 in Carmichael
Date: Monday, May 18, 2020 6:32:33 PM

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.

To All the Respected Leaders:

I greatly oppose the idea of a 7-11 store going in on Sutter Avenue.

Carmichael School is located within a few minutes' walking distance.

I am a homeowner in Carmichael Creek w school age children. My youngest is now a junior.

How about a place for the kids to hang out after school ?

No to 7-11. We have enough liquor/convenience stores.

Respectfully submitted.

Thank you and take care.

Rachel Peterson
Concerned Carmichael resident
(916)606-1696

Sent from my iPhone

From: [Christina Rios](#)
To: [Clerk of the Board Public Email: CPAC-Carmichael-OFF](#)
Cc: [Susan Peters](#); [Schmidt, Howard](#)
Subject: OPPOSITION to PLNP2019-00261 and PLNP2019-00262 at 7300 Fair Oaks Boulevard.
Date: Monday, May 18, 2020 8:54:12 PM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

RE: PLNP2019-00261 –
7300 FAIR OAKS BOULEVARD 7-ELEVEN SERVICE STATION
Supervisory District(s): Peters
Assessor's Parcel No: 260-0470-004 And -005

PLNP2019-00262 –
7300 FAIR OAKS BOULEVARD 7-ELEVEN SERVICE STATION PCN
Supervisory District(s): Peters
Assessor's Parcel No: 260-0470-004 And -005

Carmichael/Old Foothill Farms Community Planning Advisory Council

This letter serves to voice my **opposition** to the proposal for a use permit to allow a 7-Eleven Service Station and Convenience Store with the off sale Liquor License. I have been a resident of Carmichael for over 37 years and in those years have lived in a neighborhood less than 1 mile from the proposed plan for a 7-Eleven. From the perspective of the local neighborhoods and community there is no value and numerous problematic health and safety impacts if this proposal is approved and goes forward.

There is little value in this proposed business for the following reasons:

1. There are already more than adequate gas/convenience store businesses operating for many years within this 1.8 mile area on Fair Oaks Blvd/Manzanita. These are: (1) AM/PM at 6337 FOB, (2) ARCO at 4101 on Manzanita and (3) Safeway Station at the Corner of Manzanita and FOB.
2. The gas/convenience stores listed above together Kay Bee Liquor (directly across the proposed business), all sell liquor and cigarettes.
3. The proposed 7-Eleven business would be within the same block as a family counseling center and an elementary school, which would significantly increase the potential for physical and mental health and safety issues for school children, clients of the counseling center and the surrounding residential neighborhoods.
4. From my family's experiences in going for gas or making a purchase at the local gas/convenience stores, we have observed on numerous occasions loitering, vagrancy, drinking, drug use and dealing, purchase of alcohol for minors and panhandling in the parking lot or immediate area. This kind of environment is not a healthy one for the nearby school community and neighborhoods.
5. Increased traffic and underground gasoline storage posed by this proposed 7-Eleven business would negatively impact the safety and health of the children in the school and the neighborhood community, including the transit to and from school (walking, bicycles, vehicles).
6. If you take into consideration some of the goals that were part of the Fair Oaks Boulevard Corridor Plan that were discussed years ago, this business proposal if

approved, would be contrary to the vision of having the “Plan” to serve as an improvement to the business and social needs of the Community. We cannot have an overabundance of automobile repair shops, discount stores (dollar stores, Falling Prices), fast food/drive throughs, gas/convenience stores, liquor/cigarette stores, etc., and think that this is positive for the residential family communities of Carmichael. This does nothing but devalue the community.

7. If you live here in this community, you can see day to day, the increase in homeless individuals loitering along the businesses on FOB and the increasing drug use and loitering on neighboring streets.
8. If this proposal—to allow another gas/convenience store within this 1.8 mile area of Fair Oaks Blvd/Manzanita—is approved then you are encouraging more loitering and vagrancy that will impact the surrounding residential community, and significantly impacting the health and safety of our school children and the immediate neighborhood.

Please have consideration for the residential property owners of Carmichael that see the Fair Oaks Boulevard/Manzanita as a window to the community. We’d like to work CPAC and the county to build a better family oriented vision for the future, we have some great assets (Ancil Hoffman Park, Carmichael Park, La Sierra Community Center, etc.) and need to take care to reflect those qualities in the diversity and quality of businesses on FOB.

Thank you for your consideration,

Ms. Christina Rios
5697 Engle Road
Carmichael, CA 95608

ITEMS 2 & 3 CPAC 202

From: [Suzanne Charles](#)
To: [Clerk of the Board Public Email](#)
Subject: Opposition to proposed 711 on Fair Oaks Blvd in Carmichael
Date: Monday, May 18, 2020 11:13:55 AM

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.

I am writing to register my opposition to the proposal to approve a 711 and gas station at the corner of Fair Oaks Blvd and Sutter in Carmichael. There are already three gas stations within a mile of the location. There is also a school a half block away which would be negatively impacted by the additional traffic and the unsavory individuals who tend to congregate at this type of business.

Suzanne Charles
Carmichael resident

Sent from my iPad

From: brjoy@aol.com
To: [Susan Peters](#); [Schmidt, Howard](#); [Clerk of the Board Public Email](#)
Subject: Opposition to the 7-11 Gas Station in Carmichael
Date: Monday, May 18, 2020 6:22:56 PM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Due to the increase in crime and the close proximity to an elementary school and adjoining neighborhood I cannot support this proposal. There are already two AM PM 24 hour gas/store stations within a mile of this location, you can check the stats on the crime and transient problems it brings to an area.

Third generation Carmichael Resident
Joyce Cravens
Carmichael, CA

ITEMS 2 & 3 CPAC 204

From: [Betsy Hayes](#)
To: [Clerk of the Board Public Email](#); [Susan Peters](#); [Schmidt, Howard](#)
Subject: Please Oppose - PLNP2019-00261 and PLNP2019-00262 at 7300 Fair Oaks Boulevard
Date: Monday, May 18, 2020 10:41:11 AM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Good morning,

I am a longtime Carmichael resident & member of the Carmichael Chamber of Commerce writing to oppose items 2 and 3 on the [May 20th](#) CPAC agenda. I feel strongly that a 7-11 and gas station are not appropriate businesses for the corner of Fair Oaks Blvd and Sutter. There are already [two AM/PMs](#) nearby on Fair Oaks Blvd, as well as the Safeway gas station and multiple liquor stores. The existing convenience stores/liquor stores/gas stations are attractive nuisances for crime and loitering. We don't need another such business at all - let alone one so close to an elementary school. I don't believe this type of business is in line with the development plan and I hope you will join me in opposing it.

Betsy Hayes
Mary Kay Independent Beauty Consultant & Director
[916-337-7812](tel:916-337-7812)

ITEMS 2 & 3 CPAC 205

From: [Jennie McCarl](#)
To: [Clerk of the Board Public Email](#); [Susan Peters](#); [Schmidt, Howard](#)
Subject: Please Oppose - PLNP2019-00261 and PLNP2019-00262 at 7300 Fair Oaks Boulevard
Date: Monday, May 18, 2020 10:06:21 AM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Good morning,

I am a longtime Carmichael resident writing to oppose items 2 and 3 on the May 20th CPAC agenda. I feel strongly that a 7-11 and gas station are not appropriate businesses for the corner of Fair Oaks Blvd and Sutter. There are already two AM/PMs nearby on Fair Oaks Blvd, as well as the Safeway gas station and multiple liquor stores. The existing convenience stores/liquor stores/gas stations are attractive nuisances for crime and loitering. We don't need another such business at all - let alone one so close to an elementary school. I don't believe this type of business is in line with the development plan and I hope you will join me in opposing it.

Regards,
Jennie McCarl

ITEMS 2 & 3 CPAC 206

From: [Joseph Covington](#)
To: [Clerk of the Board Public Email: Shen, Jessie](#)
Cc: [Gary Hursh](#)
Subject: PLNP 2019-00261 & 00262
Date: Monday, May 18, 2020 12:59:31 PM
Attachments: [7-11 letter-123.pdf](#)

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Please see and review the attached letter regarding the property proposal for 7300 Fair Oaks Blvd., Carmichael, CA

Please call if you have any questions.

Joseph W. Covington



ARCHITECT C-15670

(661) 477-8229

Security settings or invalid file format do not permit using 7-11 letter-123.pdf (389312 Bytes).

From: [Lagos, Katerina](#)
To: [Clerk of the Board Public Email](#)
Subject: PLNP2019, PLNP2019-00262
Date: Monday, May 18, 2020 12:35:24 PM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Dear County Board,

I am writing to you today to express my concern and disapproval of having 7-11 Gas and Liquor on the corner of Sutter and Fair Oaks.

While this particular piece of land is authorized for commercial use, I feel that placing a 7-11 that has is open for 24 hours a day selling alcohol (possibly cigarettes) is inappropriate. This type of business attracts problems and I am citing a report by Johns Hopkins University (September 2018) that shows a direct and "stronger association with violent crimes than establishments where alcohol is bought and consumed on-site." The researchers argue that for "every 10% increase in access to any establishment that sells alcohol is associated with a 4.2 percent uptick in nearby violent crime. A 10 percent increase in access specifically to liquor stores of other off-premises establishments, however, was associated with a 37 percent increase in nearby violent crime."

Compounding this potential rise in violent crime is the fact that only a few blocks on Sutter is Carmichael Elementary School. This is incredibly troubling for parents who send their children to school there.

Trying to protect our community and decrease crime should be a priority for the City Council. By allowing such a problematic establishment to be open so close to an elementary, the City Council is sending an unfortunate message to the residents of this area. Is the Fair Oaks Boulevard Corridor Plan considered when evaluating the 7-11 project?

Here is a quote from the FOBCP purpose:

The Plan provides for a visionary approach that is intended to aid economic development of the Fair Oaks Boulevard Corridor. The overall goal is to provide the tools and incentives to implement a vision plan that will facilitate in the development of a pedestrian-oriented, mixed-use town center for the Carmichael community.

By bringing 7-11 to sell liquor on a 24-basis, this will only undermine the economic development of the area because of an almost unavoidable rise in crime. Would pedestrians (especially those with children walking to/from the elementary) appreciate seeing a business sell alcohol and cigarettes to people who can then go outside and consume them?

This business sends the wrong message to the community. I hope that the City Council will reconsider this business and encourage the developer to find a different solution that is amenable to the needs of the community.

Thank you,
Katerina.

Dr. Katerina Lagos
Professor of History
Director, Hellenic Studies Program
California State University, Sacramento
Department of History, Tahoe 3089
6000 J Street
Sacramento, CA 95819
P: (916) 278-7103
F: (916) 278-7476

ITEMS 2 & 3 CPAC 208

From: [Teeann Duncan](#)
To: [Clerk of the Board Public Email](#); [Shen, Jessie](#); mejiam@saccountyu.net; [Holsworth, Meredith](#); [Bloise, Nick](#)
Subject: PLNP2019-00261 & 00262 / 7300 Fair Oaks Blvd / 7-11 Service Station
Date: Monday, May 18, 2020 11:06:08 AM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

RE: PLNP2019-00261 / 7300 Fair Oaks Blvd / 7-11 Service Station

I am NOT in favor of a 7-11 at this corner.

- 1] this is an undesirable business to have only about a block away from an elementary school
- 2] there are already 2 close AM/PMs at Fair Oaks & Marconi and Fair Oaks & Cypress, plus several grocery stores and liquor stores

We do not need another business of this type in our Carmichael corridor. There are plenty of similar ones at this time.

Teeann Duncan
4719 Crestview Dr
Carmichael, Ca 95608

ITEMS 2 & 3 CPAC 209

From: [Louis Bisbiglia](#)
To: [Clerk of the Board Public Email](#)
Subject: PLNP2019-00261 and PLNP2019-00261
Date: Monday, May 18, 2020 8:58:20 PM

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.

I strongly oppose a 7 -11 at 7300 fair oaks Blvd

We do not need another stop an rob hang out for the homeless drug addicts

Thank you

Sent from my iPhone

ITEMS 2 & 3 CPAC 210

From: [croucmcl](#)
To: [Clerk of the Board Public Email: CPAC-Carmichael-OFF](#)
Subject: PLNP2019-00261 and PLNP2019-00262 at 7300 Fair Oaks Blvd
Date: Monday, May 18, 2020 12:57:14 AM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

PLNP2019-00261 and PLNP2019-00262 at 7300 Fair Oaks Boulevard.

We have lived at 3525 California Ave since 1987. In this time there has been a tangible community division between the American River estates and the urban areas of Carmichael. The buffer zone from California Ave to Fair Oaks Blvd is quite a mixed and diverse population. It's Home. We have raised our 2 children to adulthood and through school. Crime has increased and thieves seem more brazen. We are not against small business owners. We want them to thrive and prefer to keep our spent income within Carmichael. In fact we use and recommend A-Tek glass for any repairs and Kaybee Liquor across the street is run by a very nice and efficient Family that I have known and consider my Friends for more than 2 decades. They provide charity without acknowledgement or reward as part of their life. Do not hurt their businesses please.

The other concern I have for the general population is the physical and vehicle traffic 24/7 at that intersection so close to residences. I worked the overnight shift for more than 20 years. 3 of them as a cashier at a Shell Station at Folsom and Power Inn. These businesses attract a different clientele. There are "groupies" or loiterers. If you shoo them away they only leave temporarily. Methamphetamine is very common in this world which is not associated with steady employment. The users are thieves. All four of us would strongly like to voice our displeasure with this motion to locate the 7/11 there.

Respectfully,

Chris, Michelle, Cameron and Laura Crout

ITEMS 2 & 3 CPAC 211

From: [NANCIE CARTER](#)
To: [Clerk of the Board Public Email](#)
Subject: PLNP2019-00261 and PLNP2019-00262 at 7300 Fair Oaks Boulevard, Ca
Date: Monday, May 18, 2020 10:31:09 AM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

I have been a resident of the neighborhood since 1959. I went to Carmichael Elementary School. This proposal of a 7-11 is entirely unnecessary as there are two other facilities within 1/4 mile in each direction (Marconi and Fair Oaks, Cypress and Manzanita). In addition, this is too close to the School. Children walk to Sutter and Fair Oaks on their way home. It is unrealistic to have cars attempting to go in and out of a gas station, let alone the number of people who hang around these 7-11s. It is unsafe for the children. And I've watched the number of police cars that have had to attend to the Arco on Marconi and Fair Oaks in order to curb the loitering of homeless. Some are not well and some shot up while you watch them. This is not the project to have so near an Elementary School.

From: [Nancy Allardyce](#)
To: usanPeters@saccounty.net; [Schmidt, Howard](#)
Cc: [Clerk of the Board Public Email](#)
Subject: PLNP2019-00261 and PLNP2019-00262 at 7300 Fair Oaks Boulevard.
Date: Monday, May 18, 2020 1:36:51 PM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

I am just now hearing about the proposed 7-Eleven gas station and convenience store being proposed and discussed at the next planning commission meeting which will not be open to the public due to COVID-19. However, I want to make sure that my opinion on this matter is raised.

I have been a tax paying resident of Carmichael for the past 19 years. I chose to invest in a home in Carmichael largely due to the quiet and seemingly safe neighborhood. This is no longer the case. Our neighborhood has been fighting hard to deal with all the homeless issues at the end of the street where I live, within Jan Park. I used to enjoy walking in this park, but no longer feel that it is safe to do so. We have had very little luck and/or useful response from the county on this issue, and instead, law enforcement tells us their hands are tied and there is nothing that can do to improve the homeless problem on the sidewalks and in the park. We now have homeless encampments on the residential sidewalks that we can't seem to get fixed.

With that backdrop, I want my opinion on items 2 and 3 on the May 20th CPAC agenda.

At the present time, this area of Carmichael has plenty of gas station/convenience stores. There is an AM-PM at Manzanita and Cypress. Across the street there is a gas station/convenience store in the Safeway parking lot, and another gas station/convenience store at the corner of Winding Way and San Juan. There is also a Chevron gas station/convenience store at the corner of Manzanita and Winding Way. There are 2 more gas station/convenience stores at the intersection of Manzanita and Madison Ave. It is my strong opinion that 6 gas stations within this small radius is ample for any needs of the neighborhood.

7-Eleven has a reputation of drawing an undesirable element, including the homeless population which is always WAY out of control in Carmichael.

Given all of this, the idea of adding an unnecessary additional gas station/convenience store, and a place which sells alcohol, and draws an unfavorable element within 1/3 of a mile of an elementary school is unacceptable. This has a VERY strong potential to put these young children at risk.

In looking through the existing Fair Oaks Boulevard improvement plan, I see nothing that would make the addition of a 7-Eleven compatible with this plan, and certainly not to the extent of adding this element of risk within 1/3 of a mile of an elementary school.

We simply do not need another gas station/convenience store in our Fair Oaks Blvd area. It seems that Carmichael is challenged enough with the homeless element as well as criminal activities such as theft, homelessness, and home robberies, that adding yet one more magnet for this type of activity is not in the interest of the residents of the corridor, and its tax paying citizens. That is reason enough to veto this request, however the safety of children should be taken into

consideration WAY above the addition of an un-needed business that has a track record of drawing an unacceptable element this close to an elementary school.

Please veto this!!!!

Nancy Allardyce, SPHR-CA
Allardyce Resources LLC
(916) 487-4344 Office Line
(916) 765-6948 Cell Phone
(916) 644-8989 Confidential Fax
www.ARHumanResources.com

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From: croucmcl
To: Clerk of the Board Public Email: CPAC-Carmichael-OFF
Subject: PLNP2019-00261 and PLNP2019-00262 at 7300 Fair Oaks Blvd
Date: Monday, May 18, 2020 12:57:14 AM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

PLNP2019-00261 and PLNP2019-00262 at 7300 Fair Oaks Boulevard.

We have lived at 3525 California Ave since 1987. In this time there has been a tangible community division between the American River estates and the urban areas of Carmichael. The buffer zone from California Ave to Fair Oaks Blvd is quite a mixed and diverse population. It's Home. We have raised our 2 children to adulthood and through school. Crime has increased and thieves seem more brazen. We are not against small business owners. We want them to thrive and prefer to keep our spent income within Carmichael. In fact we use and recommend A-Tek glass for any repairs and Kaybee Liquor across the street is run by a very nice and efficient Family that I have known and consider my Friends for more than 2 decades. They provide charity without acknowledgement or reward as part of their life. Do not hurt their businesses please.

The other concern I have for the general population is the physical and vehicle traffic 24/7 at that intersection so close to residences. I worked the overnight shift for more than 20 years. 3 of them as a cashier at a Shell Station at Folsom and Power Inn. These businesses attract a different clientele. There are "groupies" or loiterers. If you shoo them away they only leave temporarily. Methamphetamine is very common in this world which is not associated with steady employment. The users are thieves. All four of us would strongly like to voice our displeasure with this motion to locate the 7/11 there.

Respectfully,

Chris, Michelle, Cameron and Laura Crout

From: lisa@asimedical.com
To: [Clerk of the Board Public Email: CPAC-Carmichael-OFF](#)
Subject: PLNP2019-00262 at 7300 Fair Oaks Boulevard.
Date: Monday, May 18, 2020 3:14:54 PM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Hi,

I'm writing to voice my opposition to the 7-11 gas state and store proposed for the corner of Sutter and Fair Oaks Blvd. I live in Carmichael near Marconi Avenue and Fair Oaks Blvd (near a 24 hour AM/PM) and I STRONGLY oppose this proposal. The existing 24 hours gas stations in the area pose a consistent safety threat to our community. The transients camp here and both security and sherrifs do little to manage them. They are loud, rude, boisterous and leave a wake of trash. A dead body was found on the street just a few months back due to this ongoing issue and it's unfathomable that this board would even entertain the idea of putting, yet another, problematic establishment on the street that has so many issues already. There are numerous gas stations up and down this corridor of Fair Oaks Blvd and this is absolutely the last addition that we need. From someone that owns a home in very close proximity to the existing AM/PM with transients camping out on every corner (and now behind my personal fence), please do not allow this business to create a similar issue for other Carmichael residents. Please do not permit another 24 hour business to add to our current issues. As a member of the Carmichael community, I implore you to deny this request and do not add to our existing and unmanaged transient issue by adding another problematic business.

Thank you,

Lisa Blacketter
Carmichael Resident - Panama Avenue

ITEMS 2 & 3 CPAC 215

From: lisa@asimedical.com
To: [Clerk of the Board Public Email: CPAC-Carmichael-OFF](#)
Subject: PLNP2019-00262 at 7300 Fair Oaks Boulevard.
Date: Monday, May 18, 2020 3:14:54 PM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Hi,

I'm writing to voice my opposition to the 7-11 gas state and store proposed for the corner of Sutter and Fair Oaks Blvd. I live in Carmichael near Marconi Avenue and Fair Oaks Blvd (near a 24 hour AM/PM) and I STRONGLY oppose this proposal. The existing 24 hours gas stations in the area pose a consistent safety threat to our community. The transients camp here and both security and sherrifs do little to manage them. They are loud, rude, boisterous and leave a wake of trash. A dead body was found on the street just a few months back due to this ongoing issue and it's unfathomable that this board would even entertain the idea of putting, yet another, problematic establishment on the street that has so many issues already. There are numerous gas stations up and down this corridor of Fair Oaks Blvd and this is absolutely the last addition that we need. From someone that owns a home in very close proximity to the existing AM/PM with transients camping out on every corner (and now behind my personal fence), please do not allow this business to create a similar issue for other Carmichael residents. Please do not permit another 24 hour business to add to our current issues. As a member of the Carmichael community, I implore you to deny this request and do not add to our existing and unmanaged transient issue by adding another problematic business.

Thank you,

Lisa Blacketter
Carmichael Resident - Panama Avenue

ITEMS 2 & 3 CPAC 216

From: [Tito Guevara](#)
To: [Clerk of the Board Public Email](#)
Subject: Proposed 7-11 at 7300 Fair Oaks Blvd, Carmichael
Date: Monday, May 18, 2020 5:51:49 PM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Re: PLNP 2019-00261 and PLNP 2019-00262

To Whom It May Concern,

This is to inform you that as a Carmichael resident, I am opposed to having a 7-11 Convenience/Liquor store at 7300 Fair Oaks Blvd.

We already have too many liquor stores and Convenience stores on Fair Oaks Blvd. These are magnets for vagrants and undesirable elements. The location is only a block away from Carmichael Elementary School. This is a very bad idea.

Sincerely,
Tito Guevara

From: [Alice Mckinley](#)
To: [CPAC-Carmichael-OFF](#)
Subject: Proposed 7-11 Store and Gas Station
Date: Monday, May 18, 2020 11:12:23 PM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

To Whom It May Concern, regarding the May 20 CPAC meeting about the proposed 7-11 store and gas station:

As long time residents of Carmichael, my husband and I oppose building a 7-11 Store and Gas station on Sutter Ave and Fair Oaks Blvd. Hundreds of thousands of dollars and countless volunteer hours have been invested in the Fair Oaks corridor to improve the residential ambiance, attract quality businesses, and create an inviting pedestrian / motor shopping and dining area.

Another liquor-convenience store, especially near Carmichael School, will not make the neighborhood better for it's residents.

We have personally contributed years to helping people living on the edge to find help. HART (Housing Assistance Regional Team), a dozen churches and Sacramento Self Help Housing, the sheriff's teams, and businesses continue to serve homeless people. Yet, their numbers increase, with many more thefts and loitering and litter.

A 7-11 selling liquor works against our neighborhood. We have a Smart and Final grocery store, Big Lots which sells many kinds of convenience food, and a liquor store, all less that a block away from the proposed 7-11. An added convenience store and gas station, like the AM-PM on Fair Oaks and Marconi, generally becomes an attraction for loitering, littering, pollution and even camping out.

Finally, 7-11's are ugly. They are the opposite kind of business to beautify, clean up, maintain and attract better businesses to Carmichael.

Tax revenue isn't worth the depression of the corridor for thousands of residents hoping to build healthy lives here for themselves and their children. Thank you for your thoughtful and long term consideration of the good of Carmichael.

Alice and Clark McKinley

ITEMS 2 & 3 CPAC 218

From: [Nancy Fowler](#)
To: [Clerk of the Board Public Email](#)
Cc: [Susan Peters](#); [CPAC-Forwarder-rfdesmondlaw](#)
Subject: Proposed 7-11/gas station at Sutter & FOB in Carmichael
Date: Monday, May 18, 2020 10:28:24 AM

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.

Carmichael does not need more gas stations/quick mart businesses, especially on Fair Oaks Blvd in the heart of an already congested area. My understanding was there was a push to improve FOB and enhance it's visual appeal, lessen congestion and improve safety. Allowing a commercial situation such as this will not enhance any of those and is not needed as all that the 7/11 provides is already easily accessible via several other options in close proximity.

Please do not approve this request.

Thank you,
Nancy & John Fowler
Carmichael residents since 1973

Sent from my iPad

From: [virginia stone](#)
To: [Clerk of the Board Public Email](#)
Subject: Proposed gas station Carmichael
Date: Monday, May 18, 2020 2:28:48 PM

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.

Dear County Board

As a long time Carmichael resident I am strongly opposed to the 7-11 gas station request at Sutter and Fair Oaks in Carmichael

Possible increase in crime, too near school children at Carmichael elementary, and increase homelessness as seen with gas station at Marconi and fair oaks. Please don't approve this request !

Thank you

Virginia Stone

Sent from my iPhone

From: tleo9004
To: CPAC-Carmichael-OFF
Subject: Re agenda 5/20/2020 item 2 and 3 ; convenience store and gas station at Sutter and Fair Oakes
Date: Monday, May 18, 2020 12:03:35 AM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

I am a Carmichael resident for 35+ years, a tax payer, living a few blocks from the Sutter/Fair Oakes location.

I am opposed to the gas station and convenience store proposal for that location

There are four gas stations within 1/4 mile of that location. They are more than adequate.

There are two convenience stores across the street on two sides of proposed location and three grocery stores within two blocks . No way does our community need another gas station /convenience store.

The proposal radically opposes the " master plan " for Carmichael which envisions a pedestrian/bicycle friendly boulevard along this stretch of recently remodeled Fair Oakes Blvd.

The traffic traveling north on Fair Oakes approaching Sutter Ave and Don Way create a safety concern. Traffic races at daredevil speeds to get into the the lane that bends to the east to continue traveling on Fair Oakes Blvd. Traffic coming and going from a gas station at Sutter would create perfect storm with speeding cars merging to go east onto Fair Oakes Blvd.

There was a convenience store /gas station at Kenneth /Fair Oakes. The gas aisles are still there. The store site there. If anyone feels these two businesses are necessary then locate them at that Kenneth location.

There are additional gas stations located on Madison/Manzanita and at Marconi/ Garfield within a half mile from Sutter location

Again, I emphasize, there is no need to create another hazard to our health in our community located at corner of FairOakes/Sutter vicinity. You represent me, our community, , the master plan.

I am opposed to seeing Fair Oakes Blvd transform into a North Highlands style Watt Ave . Representatives, do not sell out the long time residents of Carmichael. We do not want another gas station at all .. this isnt about revenue. It is about quslity of life and maintaining Carmichael as a community. Sincerely,

Terri Leo
Grant Ave
Carmichael , CA
916 944 4393

Sent from Samsung Galaxy smartphone.

ITEMS 2 & 3 CPAC 221

From: [Helen Magnuson](#)
To: [Clerk of the Board Public Email](#)
Subject: RE: PLNP2019-00261 and PLNP2019-00262
Date: Monday, May 18, 2020 8:27:20 AM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Greetings,

I am writing to voice my objections to the proposed 7-11 Gas and Liquor Store at Sutter and Fair Oaks Blvd. in Carmichael. I have lived in Carmichael since 1973 in the area near this intersection. There is absolutely NO need for any additional gas and /or liquor stores in this area, especially one that is close to an elementary school. Please make note that I request that you oppose the passage of Items 2 and 3 on the May 20, 2020 CPAC agenda.

Thank you for your time and service,

Helen Magnuson

ITEMS 2 & 3 CPAC 222

From: [Chris Wilson](#)
To: [Clerk of the Board Public Email](#)
Subject: Re: 260-0470-004 and -005 2019-00261 & 2019-00262 FO Blvd. 7-Eleven and Service Station
Date: Monday, May 18, 2020 8:46:48 PM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Planning Advisory Council:

Please consider not approving a 7-Eleven and service station at this said location. This area is already impacted by considerable homeless, drug use and crime. Due east of this location on Sutter Avenue is a halfway house, which if the site is developed would be on the same side of the street and almost behind the proposed site build- we already have many issues with just this location of the halfway house in our

community- many of there friends (homeless set up camp in the vacant property at 5924) visit, drug use, and theft have been a few of the problems- check Sac Sheriffs call logs to verify this. This being said, the community along Sutter Avenue has never had a straight answer as to what kind of program goes on there- what we see are usually what looks like ex cons and sketchy looking drug users at the house

300 yards east is Carmichael Elementary School, when school is in session, many students walk to school and have to cross FO Blvd at the location where the development is proposed. This is a safety issue with vehicles constantly entering and exiting the 7-Eleven if built. It is bad enough the students have to endure walking past the halfway house(the charges usually stand out in front watching the children, which as described above, we don't know who's in there- safety issue again), all said, this is a very busy area which at any given time can be dangerous.

The patch work of nonsensical zoning from the county in this area of Carmichael is astounding, weaving light industrial with homes, apartments makes for a very dystopian cultural environment that decent citizens would hope to avoid, its hard to find the positive and uplifting when many business are boarded up or abandoned and the human element this attracts is not much better. So in closing I hope the board does not approve this project, please consider more community positive projects that will reinvigorate Carmichael to make it more friendly and safe. Thank you for your time, Chris Wilson (916) 584- 4227

Sent from [Mail](#) for Windows 10

From: [patti Imrie](#)
To: [Clerk of the Board Public Email: CPAC-Forwarder-rfdesmondlaw](#); [Susan Peters](#)
Cc: [david imrie](#)
Subject: Re: CPAC Meeting Agenda May 20- Items 2 and 3 Proposed 7-11 Gas Station at Sutter Ave. and FOB.
Date: Monday, May 18, 2020 6:58:25 AM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

May 18, 2020

To the Members of the Carmichael-Old Foothill Farms Community Planning Advisory Council,

We are writing in strong opposition to approval in any form of the Items 2 and 3 (PLNP2019-00261 and PLNP2019-00262) on the May 20, 2020 CPAC agenda.

We have lived in our Carmichael home for over two decades.

The historical founding of Carmichael as a rural farming community, together with our ZIP code has continued to keep the unique Community identification in place. As the Community evolves within a large unincorporated urban area the residents maintain that need for "Revitalization and Enhancement" as specified in these plans. The Board of Supervisors, particularly Supervisor Susan Peters, has consistently supported this Community goal by voting to spend considerably over a million dollars on the FOB Corridor Plan alone. Subsequently, the upgrade of FOB has breathed new life into the area.

Proposed projects, such as the two in review here, must not only be analyzed for consistency with appropriate regulations but also for the appropriateness, benefits and values to the Carmichael Community. While regulatory requirements can be mitigated or revised, the factors of benefits, values and negative impacts in the community must be considered.

1. The 24 Hour Gas Station and Convenience Store.

A. The need for another gas station in this location is difficult to justify. There are three existing gas stations within a mile or so of this site (Two ARCOs and Safeway). In addition, there is a permanently closed (Valero within the last 5 years) gas station at Kenneth Ave. and FOB.

B. Traffic at this corner is significant. Adding the need for egress and exit to the area will only make it worse.

C. Pedestrian use is heavy particularly from Carmichael School and adjacent apartments. In addition, this is not consistent with the objectives of the FOB Corridor Plan for increased pedestrian use

D. Safety. As many others have stated we have all witnessed the increased crime issues in Carmichael at the existing nearby convenience stores (Two ARCOs, 7-11 at Marconi/Walnut). These facilities are documented as magnets for safety issues in the Community.

E. Food Convenience. It's hard to believe that a convenience store is necessary. There are two supermarkets in close proximity (Belair and Safeway).

2. The Off-Sale Liquor Permit

Again review of the need for liquor sales at this location as a value to the Community is questionable. There not only is a liquor store immediately across FOB; but two supermarkets (Safeway and Belair) very close by. Safety of the Community again is an issue with liquor sales locations. Even with conditions on sales the safety issue cannot be mitigated.

During the past few years the economy has largely stifled the opportunities to invest in new developments along FOB. As we have slowly seen new business and development starts recently there still appears the desire to invest in businesses with little community value. Fair Oaks Blvd. is Carmichael's Main Street. We do not want FOB to continue to be just a series of strip malls, thrift stores, and fast food restaurants.

We appreciate the CPAC's time and consideration and we encourage you to **oppose approval of these two projects.**

Respectfully,
David and Patti Imrie
Carmichael Residents

ITEMS 2 & 3 CPAC 224

From: [Joyce Seubert](#)
To: [Clerk of the Board Public Email](#)
Subject: reference PLNP2019-00261 and PLNP2019-00262 at 7300 Fair Oaks Boulevard.
Date: Monday, May 18, 2020 1:10:12 PM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

I strongly oppose the proposed 7-11 gas station and liquor store at the corner of Sutter Ave. and Fair Oaks Blvd. I believe the reasons why a gas station is not a compatible use at this location are the possible increase in crime; a 24 hour a day store attracts more homeless; Carmichael Elementary School is just down Sutter at California; and the County's own study states that this is not a compatible use for this location.

As for the sale of liquor, there is already a liquor store right across Fair Oaks Blvd. In addition, it is too close to Carmichael Elementary.

My other objection is that that particular corner already has a lot of traffic, and a "quickie" store such as 7-11 will bring too much congestion coming and going from the store. One already must have a swivel neck to check for all the cars coming from the LaBou strip mall across Sutter, and from people making a U-turn on FOB, which will exponentially increase in order to access the 7-11. And when Carmichael Elementary is dismissed in the afternoon, the traffic is even more insane, not to mention the increased danger to pedestrians walking home from school.

All around, this is just a bad, bad idea. We are supposed to be improving FOB, not congesting it.

ITEMS 2 & 3 CPAC 225

From: [Lorna Mandell](#)
To: [Clerk of the Board Public Email](#)
Subject: Reference PLNP2019-00261 and PLNP2019-00262
Date: Monday, May 18, 2020 6:42:29 AM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

7300 FAIR OAKS BLVD

I am a Carmichael resident for over 25 years and strongly oppose items 2 and 3 on the May 20th CPAC agenda. We do not want a 24 hour 7-Eleven gas station and convenience store built on that corner. This would only attract more undesirables and increase crime in our area. We have enough "bad areas" in Carmichael. We're on the road to beautifying Carmichael. Let's keep it that way, please!

Thank you,
Lorna Mandell

From: [Art Ortega](#)
To: [Clerk of the Board Public Email](#)
Subject: seven eleven at Fair Oaks Blvd. and Sutter Ave.
Date: Monday, May 18, 2020 11:31:57 AM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

My name is Art Ortega, and I live at 6000 Sutter ave. And I Opposed Completely to this project, I'm concerned for the safety of my family and the kids going to Carmichael elementary school walking .

Thanks, Art Ortega (916) 474-9312 artortega@pacbell.net