

From: [S Carson](#)
To: [CPAC-Carmichael-OFF](#)
Subject: 7-11 at Fair Oaks and Sutter
Date: Sunday, May 17, 2020 7:31:52 PM

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

I am writing to lodge my formal opposition to the petition to build a gas station/convenience store on the corner of Fair Oaks and Sutter in Carmichael.

I live in the neighborhood, only a few blocks away, and I know for certain that this area does not need another gas station, nor does it need another convenience store. Both can be found in abundance within two miles.

Also that location is right near an elementary school, and the pollution caused by a gas station should not be so close to the school.

In addition, 7-11 is a chain that will undoubtedly compete unfairly against the small business owners that have been here for years.

I strongly oppose this development.

Sara Turner
6318 Pattypeart Way
Carmichael

From: [Kimberly Roy](#)
To: [Clerk of the Board Public Email](#)
Subject: 7-11 at Fair Oaks and Sutter
Date: Sunday, May 17, 2020 1:01:32 PM

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

I am opposed to the prospect of a 7-11 and gas station at Fair Oaks and Sutter. We don't need another gas station and the 7-11 will increase the already problematic transient population. There are plenty of options for food, liquor, and gas. Please oppose this proposal.

Thank you,
Kimberly Roy

ITEMS 2 & 3 CPAC 039

From: [Stephanie Jacobs](#)
To: [Clerk of the Board Public Email](#)
Subject: 7-11 at FOB/Sutter in Carmichael
Date: Sunday, May 17, 2020 9:10:56 PM

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

Please-we do not need another convenience store in our corridor. Have mercy.

Sincerely,

Stephanie Jacobs

Property owner and taxpayer

Sent from my iPhone

ITEMS 2 & 3 CPAC 040

From: [libbi herman](#)
To: [Clerk of the Board Public Email](#)
Subject: 7-11 gas station
Date: Sunday, May 17, 2020 8:02:58 AM

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

I am greatly concerned that there a even a consideration for another gas station convenience store proposed to go on Fair Oaks at Grant Ave. I am totally opposed to this as it will negate the beautification of the just finished road construction, it will cheapen the look of our community, and there is no need. I would like to be involved with any further discussion regarding this.

Thank you kindly for listening.

Elizabeth Herman at 3306 Vienna Ave Carmichael

Sent from my iPhone

ITEMS 2 & 3 CPAC 041

From: [Diane Fisher](#)
To: [Clerk of the Board Public Email](#)
Subject: 7-11 Sutter/fair oaks
Date: Sunday, May 17, 2020 5:56:50 PM

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

Super BAD IDEA. DO NOT ALLOW IT

Sent from my iPhone

From: [Steve Koontz](#)
To: [Clerk of the Board Public Email](#)
Subject: 7-11
Date: Sunday, May 17, 2020 10:14:17 PM

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

After all the planning and money spent to upgrade Fair Oaks Blvd. you plan to let a magnet for transient, and criminal activity be built in the heart of Carmichael. I hope you reconsider this business. All the efforts to upgrade Carmichael will be reversed if this business is allowed in our community. Please reconsider and save Carmichael from this bad decision.

Steve A. Koontz
4312 Marl Way
Carmichael, Ca.
95608
916-200-8133

ITEMS 2 & 3 CPAC 043

From: [Richard Marquez](#)
To: [Clerk of the Board Public Email](#)
Subject: 7-Eleven
Date: Sunday, May 17, 2020 7:15:00 PM

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

As a Carmichael resident I oppose PLNP2019-00261 and PLNP2019-00262 at 7300 Fair Oaks Boulevard, Carmichael.

Thank you

From: [Ana Sousa](#)
To: [Clerk of the Board Public Email](#)
Subject: 24 hour 7 Eleven Gas station
Date: Sunday, May 17, 2020 8:19:57 PM

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

To the Community Planning Advisory Council,

My name is Ana Sousa and I have been living in Carmichael since 1990, and just love my community and neighborhood.

I totally oppose to the proposal of the 24 hour 7 Eleven Gas station convenient store and liquor sales to be build on corner of Sutter and Fair Oaks Blvd, and this can bring more crime to our neighborhood and attract more homeless issues.

There is already a liquor store across the street from this location and an school down Sutter st.

There are already 2 am pm gas stations at close proximity in Fair Oaks Blvd already.

I do much appreciate the improvements our county has done on beautifying Fair Oaks Blvd and we should keep it nice and safe.

Therefore I totally oppose to this proposal.

Sincerely

Ana Sousa

6636 Shady Ln
Carmichael, CA 95608

916-533-6838

ITEMS 2 & 3 CPAC 045

From: [Santora, Ronald A](#)
To: [Clerk of the Board Public Email](#)
Subject: 24 hour gas station proposal Carmichael
Date: Sunday, May 17, 2020 1:27:12 PM

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

My name is Ron Santora and I live on Sutter Ave. in Carmichael.

There is a proposal to approve a 24 Hour gas station on the corner of Sutter Ave. and Fair Oaks Blvd. That property is not much too look at now, but another gas station and convenience store? Really? I thought the county was trying to spruce up The boulevard.

Didn't we just spend millions repaving, widening and planting trees? There's a huge gas station just north at Safeway And another just across Fair Oaks at Cypress. Oh, and isn't there one at Marconi and Far oaks? Do we really need four stations all with one mile of each other?

Even if we get a vaccine for coronavirus in two or three years, our reality will be quite different. Life will never be the same, so why not try to support a project that looks to the future. Retail that encourages distancing and easy pickup. How would you design a bar or restaurant that ensures a good time, but is still safe. What about a 21st Century child care, totally indoors with trees and plants where children play and learn in twos and threes?

I understand about investment dollars and a tax base and "feasibility," but a gas station is so backward looking. We're smarter than this proposal. We're better than this.

Sent from my iPad

ITEMS 2 & 3 CPAC 046

From: [bernie johnston](#)
To: [Clerk of the Board Public Email](#)
Subject: 7300 Fair Oaks Bl Seven Eleven Store Proposal
Date: Sunday, May 17, 2020 8:41:24 PM

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

Absolutely no. This is a magnet for crime and across from a large park with low oversight. We have had 3 shoot outs in Carmichael this last yr. One by the CVS Marconi Av, one by the Jack in Box Fair Oaks and Marconi. We have an atrocious crime rate and Fair Oaks Bl is run down and an eyesore already. NO NO NO NO NO

DOES NOT FOLLOW THE GENERAL PLAN.

PLNP 2019 00262 AND 00261

ITEMS 2 & 3 CPAC 047

From: [Beverly Singleton](#)
To: [Clerk of the Board Public Email](#)
Subject: Carmichael 7-Eleven Fair Oaks & Sutter
Date: Sunday, May 17, 2020 7:44:08 PM

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

I am totally opposed to another 24 hour store in Carmichael. There are already plenty of these as well as liquor stores in the area. Please DO NOT vote in favor of this!! It's the last thing Carmichael needs!!

Beverly Singleton
6809 Landis Ave
Carmichael 95608

Sent from my iPhone

ITEMS 2 & 3 CPAC 048

From: [Ken Hall](#)
To: [Clerk of the Board Public Email: Mejia, Manuel](#)
Subject: Carmichael CPAC 5/20/2020 Agenda Items 2&3; Letter in opposition
Date: Sunday, May 17, 2020 5:34:50 PM

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

Dear CPAC Members,

For 15 years, I have been a member of the Carmichael Parks Foundation working hard to improve the Carmichael community by providing youth scholarships and park improvements for the Carmichael Parks and Recreation District. I believe all of our hard work to improve our community will be for naught if the 7-Eleven Gas Station, Convenience Store with Liquor Sales at Sutter Ave and Fair Oaks is approved by the County.

For the following reasons, I believe the store is unnecessary and will attract even more difficulty for our community.

- If you review the police records for the existing gas station at the corner of Marconi and Fair Oaks you will find numerous calls for loitering, fights, drunken behavior and other undesirable actions as the location is a magnet for crime.
- We already have two gas stations in our community on Fair Oaks Blvd and another is not needed.
- Nor is a liquor store needed since there is one just across the street from the applicants proposed construction.

I strongly oppose the location of the 7-Eleven store at the corner of Sutter and Fair Oaks. Please recommend "NO" for the applicants request.

Sincerely,

Kenneth Hall
Also on behalf of Lynn Hall

6843 Stanley Ave
Carmichael, CA 95608

ITEMS 2 & 3 CPAC 049

From: [DONNA MILLER](#)
To: [Clerk of the Board Public Email](#)
Subject: Carmichael CPAC 5/20/2020
Date: Sunday, May 17, 2020 5:44:40 PM

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

As a property owner of 2 parcels on Sutter Ave in Carmichael, I am strongly opposed to Agenda items 2 and 3 on the Carmichael CPAC agenda 5/20/2020.

Pls stop this action for good if our community.

Donna Miller
6841 Sutter Ave
6825 Sutter Ave.

Sent from my iPhone

AutoPortfolio Job Cover Page

- Processing Date: Wed May 20 16:40:54 2020
- User Name: evansf
- Computer Name: COB-D393323
- Adobe Acrobat Version: 17.2816
- Software Build Date: Apr 16 2020

Input File(s):

1. <W:\01-CPAC PUBLIC COMMENTS PORTFOLIO\Item 2 & 3 CPAC Public Comment 5-17-20 SET 2.pdf>

Output Folder: <W:\02-CPAC PUBLIC COMMENTS EXTRACTED\ITEM 2 & 3 SET 2\>

ITEMS 2 & 3 CPAC 051

From: [M. W. S Misca](#)
To: [Clerk of the Board Public Email](#)
Cc: [Susan Peters](#)
Subject: CPAC May 20th--PLNP2019-00261 and PLNP2019-00262 at 7300 Fair Oaks Blvd.
Date: Sunday, May 17, 2020 8:52:38 PM

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

ITEMS 2 & 3 CPAC 052

From: [Dick Barbar](#)
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: Sunday, May 17, 2020 1:38:06 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 1979. During this period of time I have been very active in volunteering and supporting my Community, serving on the Carmichael Park Board, and the Carmichael Colony Neighborhood Association. In addition, I served as Chairman of the Carmichael Community Action Plan (CCAP) effort and also on the Carmichael Planning Council during preparation of the Fair Oaks Blvd. Corridor Plan.

Those efforts resulted in these current active planning documents and subsequent zoning regulations for Carmichael. The preparation of those planning efforts involved several hundred Carmichael residents over a period of years. 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 magnates 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 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,

Dick Barbar
Carmichael Resident
916-764-7577

ITEMS 2 & 3 CPAC 053

From: [Gary Hursh](#)
To: [Clerk of the Board Public Email](#)
Subject: CPAC Meeting on May 20, 2020
Date: Sunday, May 17, 2020 3:17:12 PM
Attachments: [seven.11a.ltcpac.pdf](#)

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

Sunday, May 17, 2020

Dear Madam Clerk

I have attached a letter regarding the proposed seven-11 gas station, agenda items 2 and 3, scheduled to be heard on May 20th.

Please see that Supervisor Peters and the CPAC Board members receive a copy before the meeting.
Thank you

Gary Hursh



Virus-free. www.avast.com

May 17, 2020

LAW OFFICE OF
GARY HURSH

Carmichael- Old Foothill Farms
Community Planning Advisory Council

6855 Fair Oaks Boulevard
Suite 100
Carmichael, California
95608-3307
Fax (916) 971-0558

(916) 481-9426

Re: May 20, 2020 Meeting
Items 2 and 3
PLNP2019-00261 and PLNP2019-00262

Dear Council Members:

I am writing to voice my opposition to the approval of a 24-Hour Automotive Service Station and the granting of a request for a Public Convenience and Necessity Letter for an Off-Sale Liquor License at 7300 and 7310 Fair Oaks Boulevard.

First let me say procedurally, there are two Sacramento County Planning Department signs at the proposed site. One sign is very visible on Sutter next to the sidewalk and states that the site will be developed with a Del Taco restaurant. The second sign is located on Fair Oaks Boulevard next to the existing building and has information about the proposed 7-Eleven gas station. The existence of the Del Taco sign creates undue confusion as to proper notice. (Exhibit A; four photographs of the two signs)

Also was timely notice of the hearing given to the San Juan Unified School District, since Carmichael Elementary School is located down Sutter Avenue and was notice given to the Carmichael Creek Neighborhood Association, since this project is in the Association's sphere of influence.

Professionally, I have maintained an office on Fair Oaks Boulevard since 1983. I have seen many changes to the Boulevard during that time. The County has spent many hours and hundreds of thousands of dollars conducting studies and developing plans to improve Fair Oaks Boulevard and the Carmichael community.

I also served for 4 years as a member of the Sacramento County Policy Planning Commission, which routinely considered proposals such as this one.

CPAC Letter
May 17, 2020
Page Two

I hope that each of you is familiar with the **Fair Oaks Boulevard Corridor Plan** that was adopted by the Board of Supervisors in 2011. If not, I would hope that the County Planner will discuss this plan in detail with you before you make any decision regarding these applications.

Long before the adoption of the Fair Oaks Boulevard Corridor Plan, there were many meetings that began before Supervisor Peters' tenure in office 16 years ago, when Muriel Johnson was the Supervisor.

The purpose of the Fair Oaks Boulevard Corridor Plan was **“to help guide the revitalization and enhancement of Fair Oaks Boulevard...”** (Exhibit B; Zoning Code of Sacramento County), Chapter 6, Administration, page 6-64)

The Zoning Code describes four distinct areas of Carmichael that were studied to create a template and guide for land uses in each of those areas. The subject application is in the East Fair Oaks Boulevard District. (Exhibit C is a copy of a map; Zoning Code of Sacramento County, Title VI, Chapter 11; Article 1, page 1-3)

The Main Street District, which extends from Marconi to Engle on Fair Oaks Boulevard, is a Special Planning Area. There are only limited uses in this area. For example a service station is prohibited in the Main Street District. (Exhibit D; Zoning Code of Sacramento County, Title VI, Chapter 11; Article 1, page 1-4)

The location of the property in question is one block outside of the Main Street District.

The Zoning Code goes on to state:

“The following regulations are intended to supplement the SPA regulations, and implement the principles of the Fair Oaks Boulevard Corridor Plan at a district level. These regulations will help transform this Section of Fair Oaks Boulevard and Manzanita Avenue into a vibrant mixed-use commercial and residential district with a mix of commercial and residential uses.”

(Exhibit B; Zoning Code of Sacramento County, Chapter 6, Administration, page 6-64)

CPAC Letter
May 17, 2020
Page Three

It is my belief that the proposed gas station and liquor sales at this location will not help transform this area of Carmichael into a vibrant mixed-use commercial and residential district.

Furthermore, the Development Standards of the Zoning Code go on to state: “Although not mandatory, projects outside of the Main Street District are encouraged to, and may at applicant’s option, follow any or part of the development and design standards contained in the Fair Oaks Boulevard Corridor Plan. (Exhibit E; Zoning Code of Sacramento County), Chapter 6, Administration, page 6-65)”

Even though the foregoing paragraph seems to refer to the applicant, the same principles should apply to the CPAC. It is my opinion that, as members of CPAC, you should not make decisions solely on the basis of whether an application is legally permissible, but additionally on whether it is compatible with and an improvement to the community.

In addition the Zoning Code there is a **Carmichael Community Action Plan** that is an appendix to the Carmichael Community Plan. The Community Action Plan states, “[T]he actions contained in this CAP will result in guidance for many different agencies and departments within the County when adopting new plans and implementing existing ones” (Exhibit F; Carmichael Community Action Plan, Executive Summary, page 1).

Thus the CAP is specifically intended to be a guide for your deliberations and to influence your decisions.

The CAP under the section entitled Community Identity Goals states, “P1- Improve the **safety** and quality of life for the citizens of Carmichael” (Exhibit G; Carmichael Community Action Plan, Executive Summary, page 2).

As some of the members of the Council know, I have been the chair of the Carmichael Improvement District Safety and Property Committee for more than 2 years. This committee meets once a month to discuss safety and security issues in Carmichael. Usually there are over 30 people who attend this meeting including two Sacramento County Deputy District Attorneys,

CPAC Letter
May 17, 2020
Page Four

two California Highway Patrol Officers, four or more Sacramento Sheriff's Department Deputies, a Sacramento County Code Enforcement Officer, a representative of the private security company that patrols the Carmichael Improvement District 7 days a week-12 hours a day one or two members of CPAC, and members of the public. The Carmichael Improvement District pays its private security company more than \$160,000 a year to try to make Carmichael safe.

At these monthly Security meetings crime and homeless issues are discussed with an exchange of information between the different agencies. Every day I receive by email a written report from the Carmichael Improvement District security company that informs me of every incident

that the security company encountered the prior day. Without a doubt the two AM-PM gas stations in the District are a major source of crime and homeless issues. It is not the fault of the gas stations, but it is just because of the type of business it is. A 24 hour gas station that sells liquor attracts loitering, drug and other criminal activity and commonly creates litter, unsanitary conditions and other forms of public nuisance.

Another gas station in Carmichael that sells liquor will only compound and exacerbate the crime and safety problems. Thus when deciding this application, the Council should consider the issue of safety as addressed in the Carmichael Community Action Plan.

The Carmichael Community Plan also addresses the types of businesses that are desirable for Carmichael:

“C4: An effort should be made to actively recruit businesses that will enhance Carmichael such as restaurants, boutiques, and businesses that are oriented to families.”

(Exhibit H; Carmichael Community Action Plan, Neighborhood Services Policies, page 4).

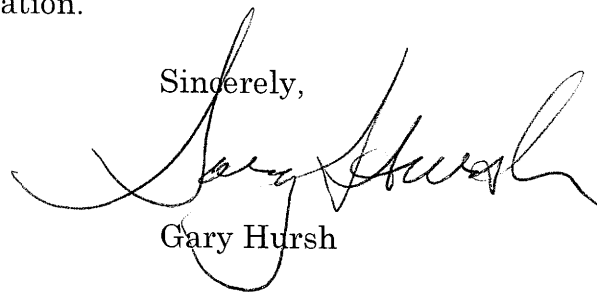
Another gas station in Carmichael that sells liquor is not a business that enhances the business community nor is it oriented to families.

CPAC Letter
May 17, 2020
Page Five

Sacramento County spent approximately \$1,000,000 conducting the studies mentioned in this letter. Many hours of planning department reasoned thought and community input went into the creation of these studies. The approval of these pending applications will only serve to undo the years of effort made to improve the quality of business and everyday life for the residents of Carmichael.

Thank you for your consideration.

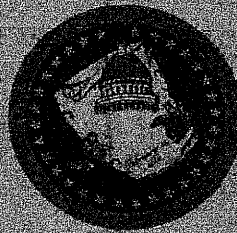
Sincerely,

A handwritten signature in black ink, appearing to read "Gary Hursh". The signature is fluid and cursive, with a large initial "G" and "H".

Gary Hursh

www.planning.saccounty.net

Development Proposal Pending



Sacramento
County
Planning
Department

916-874-6141



Please reference the project control number for all correspondence and project related questions.
(Write down this number.)

Information on the web:

<http://www.planningdocuments.saccounty.net/>

Search by Control No.: PLNP2018-00270

Information by Phone: 916-874-6141

Office of Planning and Environmental Review

Property is the subject of a development proposal as described below. This project is proceeding through the review process with the County of Sacramento. This project will ultimately be scheduled for presentations to the public at a Community Planning Advisory Council meeting and the appropriate Public Hearing Body. The Hearing Body will decide to approve or deny the application at that hearing.

Location: The Property Is Located At 7300 Fair Oaks Boulevard In The Fair Oaks Community.

Project Name: Del Taco Drive-Thru Use Permit

Project Overview: The project is requesting the following entitlements:

1. A **Use Permit** to allow a drive-thru with amplified sound and located at least 300 feet from residential zoning districts.
2. A **Design Review** to comply with the Countywide Design Guidelines.

For more information, contact either:

Applicant:

TAIT & Associates
11280 Trade-Center Drive
Rancho Cordova, CA 95742
ATTN: Kim Barnett

Or

Office of Planning and Environmental Review:

Project Manager: Desirae Fox
By Phone: 916-875-3035
E-Mail: foxde@saccounty.net
By Mail: 827 7th Street, Rm. 225, Sacramento, CA 95814

Please reference the project control number for all correspondence and project related questions.

You may also review the project file at the Office of Planning & Environmental Review Front Counter, 827 7th Street Room 225 during regular office hours (8:30 a.m. to 4:30 p.m., Monday through Friday).

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**Development
Proposal
Pending**



Sacramento
County
Planning
Department

916-874-6141



Control No. PLNP2019-00261

Please reference the project control number for all correspondence and project related questions.
(Write down this number.)

Information on the web:

<http://www.planningdocuments.saccounty.net/>

Search by Control No.: PLNP2019-00261

Information by Phone: 916.874.6141

Office of Planning and Environmental Review

The property is the subject of a development proposal as described below. This project is proceeding through the review process with the County of Sacramento. This project will ultimately be scheduled for presentations to the Board at a Community Planning Advisory Council meeting and the appropriate Public Hearing Body. The Public Hearing Body will decide to approve or deny the application at that hearing.

Location: The property is located at 7300 and 7310 Fair Oaks Boulevard, at the northeast corner of the Fair Oaks Boulevard and Sutter Avenue intersection, in the Carmichael/Old Foothill Farms community.

Project Name: 7300 Fair Oaks Boulevard 7-Eleven Service Station

Project Overview: The project is requesting the following entitlements:

1. A **Use Permit** to allow a 24-hour automobile service station with a 2,958-square-foot fuel canopy covering four pump islands, and a 2,954-square-foot 24-hour convenience store on approximately 0.87 acres in the Light Commercial (LC) zoning district.
2. A **Special Development Permit** to allow on-site signage for a primary automotive service station to exceed 125 square feet.
3. A **Design Review** to comply with Countywide Design Guidelines.

For more information, please contact either:

Applicant

Kim Barnett
TAFT & Associates
11280 Trade Center Drive
Rancho Cordova, CA 95742
916.669.1822

or

Office of Planning and Environmental Review

Jessie Shen, Project Manager
Phone: 916.875.3711
Email: shenj@saccounty.net
Mail: 827 7th Street, Room 225, Sacramento, CA 95814

Please reference the project control number for all correspondence and project related questions.

You may also review the project file at the Office of Planning & Environmental Review Front Counter, 827 7th Street Room 225 during regular office hours (8:30 a.m. to 4:30 p.m., Monday through Friday).

6.7. FAIR OAKS BOULEVARD CORRIDOR PLAN**6.7.1. Purpose**

The Fair Oaks Boulevard Corridor Plan was adopted in 2011, to help guide the revitalization and enhancement of Fair Oaks Boulevard, between Oak Avenue and Marshall Avenue, and Manzanita Avenue between the Boulevard and Winding Way. This 3-mile stretch of Fair Oaks Boulevard and Manzanita Avenue is Carmichael's economic and social center. Since its early days as the main street for Carmichael Colony, the Boulevard has provided a wide range of community services, including discount retailing, auto repair, convenience commercial centers, and food. Over time, the street also became a regional road, and has several generations of older commercial development that cannot compete with large contemporary commercial centers.

The corridor planning area also includes a Special Planning Area (SPA) for the Main Street District. The following regulations are intended to supplement the SPA regulations, and implement the principles of the Fair Oaks Boulevard Corridor Plan at a district level. These regulations will help transform this Section of Fair Oaks Boulevard and Manzanita Avenue into a vibrant mixed-use commercial and residential district with a mix of commercial and residential uses.

6.7.2. Applicability

The boundaries of the Fair Oaks Boulevard Corridor Planning Area are shown in Figure 6-1.

6.7.3. Special Provisions

Relating to East Fair Oaks Boulevard, Manzanita and South Gateway Districts of the Fair Oaks Boulevard Corridor Planning Area.

6.7.3.A. Permitted Land Uses

Land uses permitted within the East Fair Oaks Boulevard, Manzanita and South Gateway Districts of the Fair Oaks Boulevard Corridor Planning Area shall be those uses permitted in the underlying zoning district, except as set forth in Section 6.7.3.A.1 through 6.7.3.A.10, and shall conform to the development standards as set forth in the Zoning Code. The following uses, if otherwise permitted in their respective zoning district, shall require a Conditional Use Permit from the County Planning Commission:

1. Liquor Store.
2. Check Cashing Stores.
3. Tobacco Shop.
4. Gun shop-Gunsmith.
5. Storage Building—Mini.
6. Machine Shop, Photographic Processing Plant-wholesale Facility, Building Trades Service Yard and Workshop.
7. Thrift/Second Hand Stores, excluding incidental sales of second hand items.
8. Recycling Centers.
9. Tattoo Parlors.

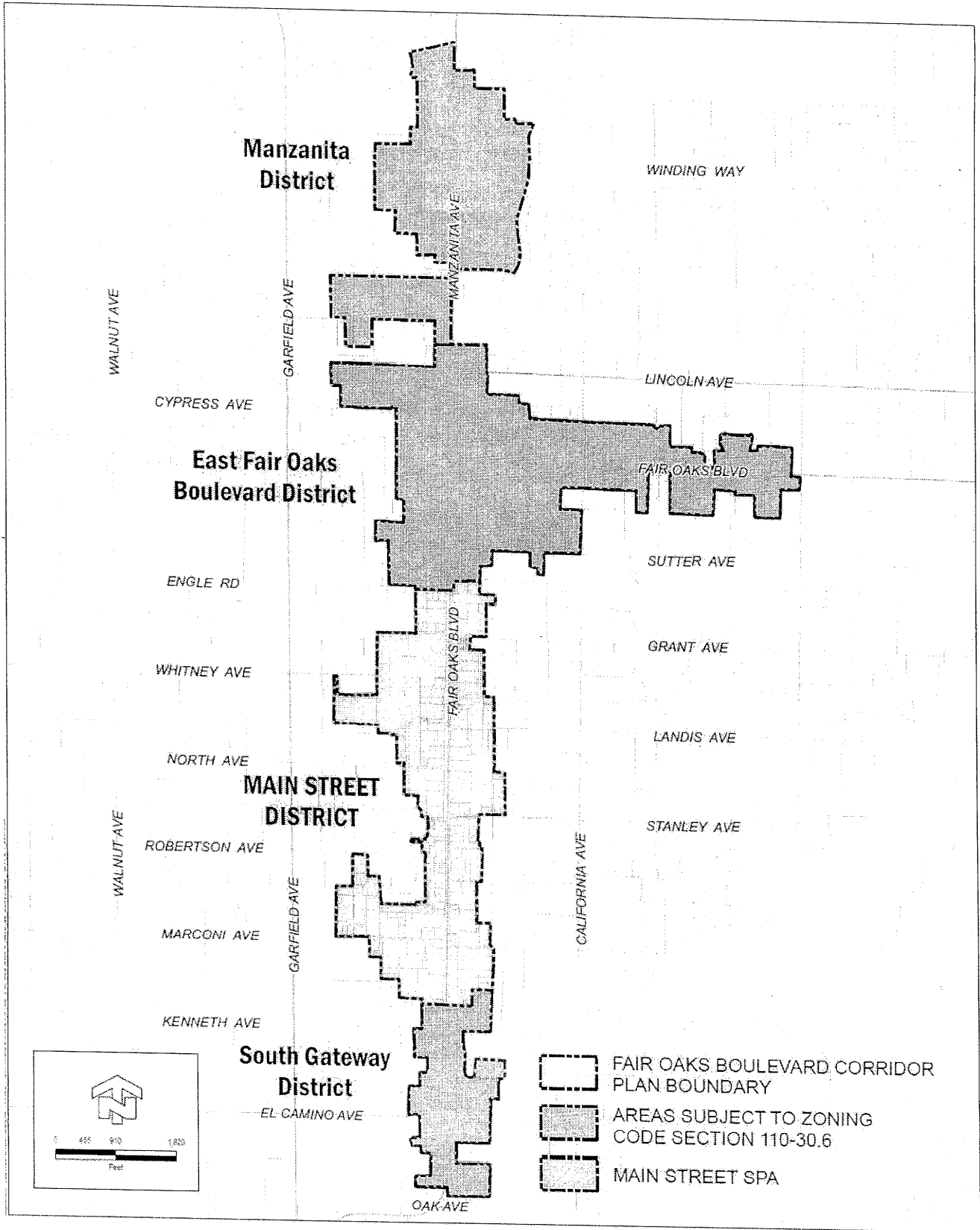


EXHIBIT C

Land Use	Main Street District	Use Standards
Retail Trade Uses		
Accessory retail uses	P	
Liquor Store	C	(20)
Artisan shop	P	
Auto sales	--	
Auto parts sales with no installation services	--	
Auto Rental	--	
Building/landscape materials sales	--	
Construction and heavy equip. sales & rental	--	
Convenience store	P	(1)
Drive-through retail	--	
Drug store, pharmacy	P	
Firearm sales, gunsmith	--	
Fuel dealer (propane, etc.)	--	
Furniture, furnishings and appliance store	P	
General retail less than 50,000 sq feet (including outdoor and nursery space)	P	
General retail more than 50,000 sq feet (including outdoor and nursery space)	C	
Groceries, specialty foods, less than 50,000 sq ft	P	
Groceries, specialty foods, more than 50,000 sq ft	C	
Mobile home, boat, or RV sales	--	
Motorcycle Sales	--	
Office-supporting retail	P	
Pawn Shop	--	
Restaurant, café, coffee shop	P	
Retail complex	P	
Service station	--	
Vending machines, outdoors	--	
Second-hand/Thrift Stores	--	
Antiques Store	P	
Tobacco Store	C	

10. Pawn Shops.**6.7.3.B. Development Standards**

1. All development projects, including land use entitlements and building permits for new and renovation construction, proposed within the East Fair Oaks Boulevard, Manzanita, and South Gateway districts of the *Fair Oaks Boulevard Corridor Plan* shall be subject to the County's Design Review program, per Section 6.3.2 of this Zoning Code. Although not mandatory, projects outside of the Main Street District are encouraged to, and may at applicant's option, follow any or part of the development and design standards contained in the *Fair Oaks Boulevard Corridor Plan*.
2. Development projects proposed within the East Fair Oaks Boulevard, Manzanita and South Gateway districts of the *Fair Oaks Boulevard Corridor Plan* may, at the applicant's option, utilize the alternative development and design standards, as described in the *Fair Oaks Boulevard Corridor Plan* instead of the development and design standards contained in the Zoning Code. The County DRA is authorized to approve any projects pursuant to Section 6.7.3.B.1 or pursuant to the development standards and design concepts as described in the Corridor Plan. Any projects that include residential components which exceed certain intensity requirements of the Fair Oaks Boulevard shall be forwarded to the County Planning Commission or appropriate hearing body for final review and approval, as described in the Review Process for the Main Street District SPA.
3. When major new development or major redevelopment of a site occurs, improvements in the public right-of-way and/or landscape setback areas shall conform to the streetscape design concepts and principles in Section 2.6 of the *Fair Oaks Corridor Plan*.
4. General nonconforming, remodeling and demolition of nonconforming uses within the East Fair Oaks Boulevard, Manzanita and South Gateway Districts shall be dictated by the following provisions:

Nonconforming use in an existing building (use/business previously permitted by right requires Conditional Use Permit pursuant to this ordinance). The use/business may continue to operate indefinitely, or the same type of business/use may reoccupy the premises, as long as the vacancy period does not exceed 18 months for properties located in the East Fair Oaks Boulevard, Manzanita and South Gateway Districts. Extensions of the vacancy period may be approved by the Planning Commission.

EXECUTIVE SUMMARY

Purpose: The adopted Community Action Plan (CAP) is an appendix to the Carmichael Community Plan. This CAP covers more than just land use as is typical in a community plan. The purpose of doing an Action Plan was to increase community involvement in planning and service delivery. The actions contained in this CAP will result in guidance for many different agencies and departments within the County when adopting new plans and implementing existing ones.

Types of Actions: The CAP contains three types of actions.

- **On-going** actions are currently underway by the County. Typically, these actions are already in the work plan of the department, have a budget and staffing.
- **Short-term** actions are new programs or policies that will be implemented within a two-year time frame. Typically these actions are easy to implement, do not have significant costs and will be included in near-term work plans and budgets.
- **Long-term** actions are new programs or policies that will be implemented after two years. Although some actions will be in the short-term, they may take longer than two years to implement. These long-term actions are typically items that could be costly to implement or need further review and study to determine costs. They will be considered in both near-term and future work plans and budgets.

Further Review and Revisions: The Community Council (or other appropriate authority) and the Board of Supervisors will review the Community Action Plan annually to determine the status of the action. Additionally, the long-term actions will be analyzed to determine if it is time to begin work on them. Items that were originally deferred will be reassessed to determine if it is time to develop actions to accomplish those items. The Community Council may choose to survey the community, either formally or informally to assess whether or not deferred items should be further addressed.

As part of the annual review, the hearing authority will determine if the actions need to be modified or eliminated due to changes in County policies or programs.

Policies Endorsed by the Community: The Carmichael community was invited to participate in the preparation of the Community Action Plan. The early phases of the process resulted in the identification of issues that were important to the community.

Goals: From these issues, participants were to consider the following goals in determining solutions to those issues:

Neighborhood Services Goals

- N1- The County will be responsive to neighborhoods.
- N2- The County will more actively involve residents in the ongoing shaping of their community through different means of governance and community involvement.

Transportation Goals

- T1- The County will continue to pursue the implementation of the Circulation Element of the General Plan.
- T2- The County will continue to work with the Carmichael community and Regional Transit regarding the strategies that are under Regional Transit's control.
- T3 - The County will investigate and, where appropriate, install bike lanes according to the City/County Bikeway Master Plan.
- T4 - The County will install sidewalks at high priority locations.
- T5- The County will work with neighborhoods/SMUD to identify locations where the installations of streetlights are desired.

Community Identity Goals

- C1- Create a distinct and identifiable community identity for Carmichael.
- C2- Create an attractive and revitalized business district that is oriented to serving the residents of Carmichael.

Land Use Goals

- L1- Identify policies and strategies for using land use planning and decisions to preserve the character of Carmichael.

Public Safety Goals

- P1- Improve the safety and quality of life for the citizens of Carmichael.

Policies: The actions contained in the Community Action Plan support these goals and implement the policies that were endorsed by the Carmichael community and the Board of Supervisors. These policies listed below resulted from the survey of the community. The questions from the survey are noted in Appendix A.

Neighborhood Services Policies

- N1: Work with local park districts to help sponsor and organize festivals, farmer's markets and other community events at area parks and the community centers. (Survey Question #26)*
- N2: Maintain a Carmichael community website that includes information about all aspects of the community, including land use, transportation issues, and community events. (Survey Question #56)*
- N3: Establish a partnership between Sacramento County and the local school district to allow schools to be used as neighborhood centers. For example,*

Carmichael Community Action Plan

- C3: *Adopt stronger code enforcement to eliminate blight and undesirable, poorly mainlined commercial property. (Survey Question #24)*
- C4: *An effort should be made to actively recruit businesses that will enhance Carmichael such as restaurants, boutiques, and businesses that are oriented to families. (Survey Question #21)*
- C5: *An effort should be made to encourage more variety in the types of businesses located in Carmichael. (Survey Question #22)*

Land Use Policies

- L1: *Projects within semi-rural neighborhoods should be built using the existing zoning of 1 or 2 homes per acre. Discourage rezones to preserve the semi-rural character and encourage retention of larger lot sizes and setbacks consistent with the neighborhood. (Survey Question #34)*
- L2: *Projects within low-density neighborhoods should be built using the existing zoning of 4 or 5 homes per acre. Discourage rezones to preserve the character of the neighborhoods and encourage retention of larger lot sizes and setbacks consistent with the neighborhood. (Survey Question #37)*
- L3: *Encourage rehabilitation of existing high density and commercial areas before new projects are developed. (Survey Question #40)*
- L4: *Projects within residentially zoned high density and commercially zoned areas along the major streets should be developed as mixed-use (retail and high density residential in the same development) which are compatible with adjacent residential neighborhoods and promotes public transit. (Survey Question #41)*
- L5: *In addition to protecting heritage oaks, which are already protected by the County of Sacramento Tree Ordinance, strictly monitor and limit the removal of other large trees in neighborhoods. (Survey Question #45)*
- L6: *Adopt an ordinance to increase lighting in public areas and parking areas. (Survey Question #73)*
- L7: *Additional gated communities in Carmichael should not be allowed. (Survey Question #42, rewritten)*

Public Safety Policies

- P1: *Make public safety contact information readily available to citizens and neighborhood groups. (Survey Question #70)*

From: [Shen, Jessie](#)
To: [Holsworth, Meredith](#); [Mejia, Manuel](#)
Subject: FW: 7/11 on Fair Oaks Blvd.
Date: Sunday, May 17, 2020 4:28:31 PM
Attachments: [image001.png](#)

Jessie Shen, Associate Planner

Office of Planning and Environmental Review
827 7th Street, Room 225, Sacramento, CA 95814
916.875.3711 (direct) | shenj@saccounty.net
www.per.saccounty.net



The Office of Planning & Environmental Review (PER) continues to provide essential services although our physical offices are closed until further notice during the COVID-19 state of emergency. Many staff are working remotely and we are modifying our business practices during this period. Please see our website at www.planning.saccounty.net for the most current information on how to obtain services. Please note our practices are pursuant to Federal, State, and County emergency declarations including County Resolution 2020-0159 and 2020-0160.

From: Tamie Gangl
Sent: Saturday, May 16, 2020 1:00 PM
To: Shen, Jessie
Subject: 7/11 on Fair Oaks Blvd.

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

To whom it may concern,

I Tamie Gangl have lived in Carmichael for the past 35 years. I have seen an increase of theft, homelessness and many other things in the past couple of years. The Sheriffs are understaffed and us neighbors can only do so much to protect our neighborhood. We have a lot of elderly and children who cannot walk the streets unless they are protected. We have two A.M. P.M.S within a mile that are full constantly with homeless and drugs. I oppose you wanting to put in a 7/11 in our neighborhood until you can guarantee that we will be safe. Which means no to a 7/11.

Thank-You,

Tamie Gangl

Bob Gangl

Robert Gangl

Ryan Gangl

and our 5 Grandchildren who want a safe neighborhood

The logo for Sacramento County features the word "SACRAMENTO" in a large, dark grey, serif font. Below it, the word "COUNTY" is written in a smaller, blue, sans-serif font. A blue wavy line, representing water, is positioned under the "SACRAMENTO" text, starting from the left and curving under the "O" and "N" of "COUNTY".

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COUNTY

From: [Mejia, Manuel](#)
To: [Townsend, Stephanie](#)
Cc: [Holsworth, Meredith](#)
Subject: FW: 7/11, gas station, liquor sales
Date: Sunday, May 17, 2020 5:32:36 PM

FYI

From: ARLENE RAMOS <arlene.ramos06@sbcglobal.net>
Sent: Friday, May 15, 2020 10:17 PM
To: Mejia, Manuel <MejiaM@saccounty.net>
Subject: Fwd: 7/11, gas station, liquor sales

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

Sent from my iPhone

Begin forwarded message:

From: ARLENE RAMOS <arlene.ramos06@sbcglobal.net>
Date: May 15, 2020 at 10:05:17 PM PDT
To: shenj@saccounty.net
Cc: arlene ramos <arlene.ramos06@sbcglobal.net>
Subject: 7/11, gas station, liquor sales

We are residence of Carmichael for over 20 years and are highly opposed to having a 7/11 type business at Sutter & Fair Oaks. We live one block from this location and there are already several places very close by that can fulfill any of the purchases that could be made at this type of establishment. We already deal with an enormous homeless population in this area and it is also a high traffic area. In addition to the above stated concerns we feel this type of business is not well suited to be so close to an elementary school where young children walk daily (under normal circumstances).

Thank you for your attention to our concerns, please help us preserve our area for the safety and well being of those of us within close proximity of this proposed site.

Sincerely,
Arlene and Mike Ramos
5942 Shirley Ave
Carmichael, Ca 95608

Sent from my iPhone

From: [Shen, Jessie](#)
To: [Mejia, Manuel](#); [Holsworth, Meredith](#)
Subject: FW: 7/11, gas station, liquor sales
Date: Sunday, May 17, 2020 4:32:56 PM

Jessie Shen, Associate Planner
Office of Planning and Environmental Review
827 7th Street, Room 225, Sacramento, CA 95814
916.875.3711 (direct) | shenj@saccounty.net
www.per.saccounty.net

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

From: ARLENE RAMOS <arlene.ramos06@sbcglobal.net>
Sent: Friday, May 15, 2020 10:05 PM
To: Shen, Jessie <ShenJ@saccounty.net>
Cc: arlene ramos <arlene.ramos06@sbcglobal.net>
Subject: 7/11, gas station, liquor sales

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

We are residence of Carmichael for over 20 years and are highly opposed to having a 7/11 type business at Sutter & Fair Oaks. We live one block from this location and there are already several places very close by that can fulfill any of the purchases that could be made at this type of establishment. We already deal with an enormous homeless population in this area and it is also a high traffic area. In addition to the above stated concerns we feel this type of business is not well suited to be so close to an elementary school where young children walk daily (under normal circumstances).

Thank you for your attention to our concerns, please help us preserve our area for the safety and well being of those of us within close proximity of this proposed site.

Sincerely,
Arlene and Mike Ramos
5942 Shirley Ave
Carmichael, Ca 95608

Sent from my iPhone

From: [Shen, Jessie](#)
To: [Holsworth, Meredith](#); [Mejia, Manuel](#)
Subject: FW: 7-11 at the corner of Sutter and Fair Oaks
Date: Sunday, May 17, 2020 4:31:13 PM
Attachments: [image001.png](#)

Jessie Shen, Associate Planner

Office of Planning and Environmental Review
827 7th Street, Room 225, Sacramento, CA 95814
916.875.3711 (direct) | shenj@saccounty.net
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From: Lisa Fitzpatrick
Sent: Saturday, May 16, 2020 6:29 AM
To: Mejia, Manuel ; Shen, Jessie
Subject: 7-11 at the corner of Sutter and Fair Oaks

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

Greetings,

I am sending this email to voice my objection of 7-11 at the corner of Sutter and Fair Oaks. Since I believe you want to improve the quality of life in Carmichael, just as I do, I hope you will join me in opposing a proposed 24 hour 7-Eleven gas station, convenience store, and liquor sales that is to be built on the northeast corner of Sutter and Fair Oaks Blvd.

For 2 1/2 years the Carmichael Improvement District has hired a security company to patrol the District 12 hours a day 7 days a week. I attend these meetings regularly. The majority of incident reports, cite that the two AM-PM gas stations that currently exist in Carmichael, are magnets for crime and homeless issues. The security company has had to respond to these two existing gas stations more than most other businesses.

The addition of another gas station in Carmichael will only exacerbate the problems that Carmichael has to contend with. I am not against gas stations, just where this one will be located. As to the need for a liquor store, there is already a liquor store across the street from this location as well as Big Lots and Smart and Final, who both sell alcohol. I live very close to this area and in the 11 years I have lived in Carmichael, I have seen the homelessness and crime rise.

The County 17 years ago or so spent around one million dollars conducting studies to improve the appearance of Fair Oaks Boulevard in Carmichael with the expectation that those improvements would attract quality businesses. One study looked at Carmichael being four distinct areas. It also recommended what type of business should be located in each area. Automotive businesses were to be located around the area of FOB and California, not in the heart of Carmichael. A gas station at Sutter and FOB is not a compatible use for that part of Carmichael.

As a constituent, I urge you to oppose the proposed business of 7-11. I believe this area needs improvement but that is not the business for which to do so.

Respectfully,

Lisa Fitzpatrick

<http://www.balancedoil.com>
mydoterra.com/lfitzpatrick

The logo for Sacramento County features the word "SACRAMENTO" in a large, dark grey, serif font. Below it, the word "COUNTY" is written in a smaller, blue, sans-serif font. A blue wavy line, representing water, is positioned under the "SACRAMENTO" text, starting from the left and curving under the "O" and "N" of "COUNTY".

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ITEMS 2 & 3 CPAC 058

From: [Shen, Jessie](#)
To: [Holsworth, Meredith](#); [Mejia, Manuel](#)
Subject: FW: 7-11 Carmichael Sutter/ Fair Oaks oppose
Date: Sunday, May 17, 2020 4:30:18 PM

Jessie Shen, Associate Planner
Office of Planning and Environmental Review
827 7th Street, Room 225, Sacramento, CA 95814
916.875.3711 (direct) | shenj@saccounty.net
www.per.saccounty.net

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

From: susan jahnke <jahnke_susan@yahoo.com>
Sent: Saturday, May 16, 2020 9:23 AM
To: Mejia, Manuel <MejiaM@saccounty.net>; Shen, Jessie <ShenJ@saccounty.net>
Subject: 7-11 Carmichael Sutter/ Fair Oaks oppose

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

Planning Advisory Council , I am opposed to the proposed 24 hour 7-11 at Sutter and Fair oaks. I have been a resident in Carmichael for over 40 years. I raised my family here and I still reside at 3107 Petty Lane Carmichael. I am finally seeing improvements to the community and quality of life. I so appreciate the Security company that patrols the area that the improvement district hired. They do a great job as I see them in action. The homeless situation and the crime is a major concern for the safety of the community. I do oppose the 7-11 For the reasons stated above. This proposal is not good for the community.

Concerned Carmichael resident, Susan Jahnke

From: [Shen, Jessie](#)
To: [Holsworth, Meredith](#); [Mejia, Manuel](#)
Subject: FW: 7-11 gas station- residents opposed
Date: Sunday, May 17, 2020 4:22:34 PM

Jessie Shen, Associate Planner
Office of Planning and Environmental Review
827 7th Street, Room 225, Sacramento, CA 95814
916.875.3711 (direct) | shenj@saccounty.net
www.per.saccounty.net

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

From: Delia Hall <deliaservinhall@gmail.com>
Sent: Friday, May 15, 2020 3:55 PM
To: Shen, Jessie <ShenJ@saccounty.net>
Subject: 7-11 gas station- residents opposed

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

My family has lived in Carmichael since 1969, love the unique chicken and horse properties scattered in the area not far from

The proposed 7/11 gas/liquor store. We have a problem that is growing on FO Blvd in that area. This type of store will only attract the wrong kind of attention, it will become a hang out for drug related Activity. So many neighbors strongly object to any type of business that makes the problem worse.

Sent from my iPhone

From: [Mejia, Manuel](#)
To: [Townsend, Stephanie](#)
Cc: [Pahule, Chris](#)
Subject: FW: Agenda for May 20, 2020: Agenda Items: PLNP2019-00261 and PLNP2019-00262
Date: Sunday, May 17, 2020 5:34:48 PM

From: Lori Madrigal Vargas <lorir813@hotmail.com>
Sent: Saturday, May 16, 2020 12:15 AM
To: Shen, Jessie <ShenJ@saccounty.net>; Mejia, Manuel <MejiaM@saccounty.net>; Holsworth, Meredith <HolsworthM@saccounty.net>; Clerk of the Board Public Email <BoardClerk@saccounty.net>
Subject: Agenda for May 20, 2020: Agenda Items: PLNP2019-00261 and PLNP2019-00262

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

Dear Sir/Madam: It has come to my attention that a request has been submitted to build a 7-Eleven at the corner of Fair Oaks Blvd. and Sutter Street in Carmichael, California. (See Below)

I am a resident of Carmichael, California and live on Horton Lane off of Sutter Avenue and highly object to this request.

I have complained for years now about the excessive traffic on our street, other residents in my area have also complained about the heavy traffic on our street. Our street has become a very dangerous street due to the excessive traffic coming from Fair Oaks Blvd., Sutter Avenue and Gibbons Drive. There have been numerous crimes on our street, our cars are broken into, theft, I have witness drug dealings, transients. A police stand off, family pets have been killed by random drivers who drive at excessive speeds down our street. There have been several car accidents. I can not even back out of my driveway without fear because cars speed down the street without consideration of other drivers.

I could stand outside for ten minutes and witness 5-7 cars speeding down our street and failing to stop at either stop sign (The one on Gibbons and the one on Sutter). Our cars have been broken into on at least 3 occasions. Almost everyone on our street has experience some kind of theft, there are strangers

walking down our streets checking to see if our cars are open or if garage doors are open so I have had to invest in alarm systems on my home, vehicle and cameras on my property to protect my family. I also had to build a fence around my yard so that strangers would stay off my property. I have had to ask several people to not pull in my driveway to turn their vehicles around. I have witnessed on so many occasions, strangers walking on my neighbors property to check look in cars, windows and looking over back fences. We can not safely walk on our street or feel safe in our homes because of this crime. I fear for my young child and the other children on the street. I do not allow my child to go out in the front yard because I am afraid he would be hit by a vehicle or one of the many strangers lurking outside would cause him harm. I have notified the sheriff's Department and several of us have contacted the county about the excessive traffic and crime on our street.

I plead that all those who have the authority to vote on this matter vote NO. Please do not allow this request to proceed as it will only create more traffic and more crime on our street. We love living in Carmichael and we love our home and we would like to feel safe in our homes and not have to worry any more than we have to about the safety of our families.

Thank you kindly for your consideration of my plea.

Please do not hesitate to contact me if you need additional information. Lori Vargas

(2. PLNP2019-00261 – 7300 FAIR OAKS BOULEVARD 7-ELEVEN SERVICE STATION Supervisorial District(s): Peters Assessor's Parcel No: 260-0470-004 And -005 Applicant/Owner: TAIT & Associates Location: Property Located At 7300 And 7310 Fair Oaks Boulevard, At The Northeast Corner Of The Fair Oaks Boulevard And Sutter Avenue Intersection, In The Carmichael/Old Foothill Farms Community. Request: Use Permit To Allow A 24-Hour Automobile Service Station With A 2,958-Square-Foot Fuel Canopy Covering Four Pump Islands, And A 2,954- Square-Foot 24-Hour Convenience Store On Approximately 0.87 Acres In The LC Zoning District. Special Development Permit To Allow On-Site Signage For A Primary Automotive Service Station To Exceed 125 Square Feet. Design Review To Comply With Countywide Design Guidelines. Final Hearing

Body: Board of Supervisors Lead Planner: Jessie Shen, Associate Planner, (916) 875-3711 shenj@saccounty.net

3. PLNP2019-00262 - 7300 FAIR OAKS BOULDEVARD 7-ELEVEN SERVICE STATION PCN Supervisorial District(s): Peters Assessor's Parcel No: 260-0470-004 And -005 Applicant/Owner: TAIT & Associates Location: Located At 7300 Fair Oaks Boulevard, At The Northeast Corner Of The Fair Oaks Boulevard And Sutter Avenue Intersection, In The Carmichael/Old Foothill Farms Community. Request: Public Convenience And Necessity Letter From The Board For An Off-Sale Type 20 (Beer And Wine) Liquor License For A New Convenience Store. Final Hearing Body: Board of Supervisors Lead Planner: Jessie Shen, Associate Planner, (916) 875-3711)

From: [Shen, Jessie](#)
To: [Mejia, Manuel](#); [Holsworth, Meredith](#)
Subject: FW: Agenda for May 20, 2020: Agenda Items: PLNP2019-00261 and PLNP2019-00262
Date: Sunday, May 17, 2020 4:31:55 PM
Attachments: [image001.png](#)

Jessie Shen, Associate Planner

Office of Planning and Environmental Review
827 7th Street, Room 225, Sacramento, CA 95814
916.875.3711 (direct) | shenj@saccounty.net
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From: Lori Madrigal Vargas
Sent: Saturday, May 16, 2020 12:15 AM
To: Shen, Jessie ; Mejia, Manuel ; Holsworth, Meredith ; Clerk of the Board Public Email
Subject: Agenda for May 20, 2020: Agenda Items: PLNP2019-00261 and PLNP2019-00262

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

Dear Sir/Madam: It has come to my attention that a request has been submitted to build a 7-Eleven at the corner of Fair Oaks Blvd. and Sutter Street in Carmichael, California. (See Below)

I am a resident of Carmichael, California and live on Horton Lane off of Sutter Avenue and highly object to this request. I have complained for years now about the excessive traffic on our street, other residents in my area have also complained about the heavy traffic on our street. Our street has become a very dangerous street due to the excessive traffic coming from Fair Oaks Blvd., Sutter Avenue and Gibbons Drive. There have been numerous crimes on our street, our cars are broken into, theft, I have witness drug dealings, transients. A police stand off, family pets have been killed by random drivers who drive at excessive speeds down our street. There have been several car accidents. I can not even back out of my driveway without fear because cars speed down the street without consideration of other drivers.

I could stand outside for ten minutes and witness 5-7 cars

speeding down our street and failing to stop at either stop sign (The one on Gibbons and the one on Sutter). Our cars have been broken into on at least 3 occasions. Almost everyone on our street has experience some kind of theft, there are strangers walking down our streets checking to see if our cars are open or if garage doors are open so I have had to invest in alarm systems on my home, vehicle and cameras on my property to protect my family. I also had to build a fence around my yard so that strangers would stay off my property. I have had to ask several people to not pull in my driveway to turn their vehicles around. I have witnessed on so many occasions, strangers walking on my neighbors property to check look in cars, windows and looking over back fences. We can not safely walk on our street or feel safe in our homes because of this crime. I fear for my young child and the other children on the street. I do not allow my child to go out in the front yard because I am afraid he would be hit by a vehicle or one of the many strangers lurking outside would cause him harm. I have notified the sheriff's Department and several of us have contacted the county about the excessive traffic and crime on our street. I plead that all those who have the authority to vote on this matter vote NO. Please do not allow this request to proceed as it will only create more traffic and more crime on our street. We love living in Carmichael and we love our home and we would like to feel safe in our homes and not have to worry any more than we have to about the safety of our families. Thank you kindly for your consideration of my plea. Please do not hesitate to contact me if you need additional information. Lori Vargas

(2. PLNP2019-00261 – 7300 FAIR OAKS BOULEVARD 7-ELEVEN SERVICE STATION Supervisorial District(s): Peters Assessor's Parcel No: 260-0470-004 And -005 Applicant/Owner: TAIT & Associates Location: Property Located At 7300 And 7310 Fair Oaks Boulevard, At The Northeast Corner Of The Fair Oaks Boulevard And Sutter Avenue Intersection, In The Carmichael/Old Foothill Farms Community. Request: Use Permit To Allow A 24-Hour Automobile Service Station With A 2,958-Square-Foot Fuel Canopy Covering Four Pump Islands, And A 2,954- Square-Foot 24-Hour Convenience Store On Approximately 0.87 Acres In The LC Zoning District. Special Development Permit To Allow On-Site Signage For A Primary Automotive Service Station To Exceed 125 Square Feet. Design Review To Comply With Countywide Design Guidelines. Final Hearing Body: Board of Supervisors Lead Planner: Jessie Shen, Associate Planner,

(916) 875-3711 shenj@saccounty.net

3. PLNP2019-00262 – 7300 FAIR OAKS BOULDEVARD 7-ELEVEN SERVICE STATION PCN Supervisorial District(s): Peters Assessor's Parcel No: 260-0470-004 And -005 Applicant/Owner: TAIT & Associates Location: Located At 7300 Fair Oaks Boulevard, At The Northeast Corner Of The Fair Oaks Boulevard And Sutter Avenue Intersection, In The Carmichael/Old Foothill Farms Community. Request: Public Convenience And Necessity Letter From The Board For An Off-Sale Type 20 (Beer And Wine) Liquor License For A New Convenience Store. Final Hearing Body: Board of Supervisors Lead Planner: Jessie Shen, Associate Planner, (916) 875-3711)

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From: [Mejia, Manuel](#)
To: [Holsworth, Meredith](#); [Townsend, Stephanie](#)
Cc: [Pahule, Chris](#)
Subject: FW: Carmichael - Fair Oaks & Sutter
Date: Sunday, May 17, 2020 5:33:33 PM

FYI

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

From: [Shen, Jessie](#)
To: [Mejia, Manuel](#); [Holsworth, Meredith](#)
Subject: FW: Carmichael - Fair Oaks & Sutter
Date: Sunday, May 17, 2020 4:32:27 PM

Jessie Shen, Associate Planner
Office of Planning and Environmental Review
827 7th Street, Room 225, Sacramento, CA 95814
916.875.3711 (direct) | shenj@saccounty.net
www.per.saccounty.net

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

From: Kelly Walraven <kellywalraven@icloud.com>
Sent: Friday, May 15, 2020 10:18 PM
To: Shen, Jessie <ShenJ@saccounty.net>
Subject: Carmichael - Fair Oaks & Sutter

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

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

From: [Shen, Jessie](#)
To: [Holsworth, Meredith](#); [Mejia, Manuel](#)
Subject: FW: Carmichael project
Date: Sunday, May 17, 2020 4:26:42 PM
Attachments: [image001.png](#)

Jessie Shen, Associate Planner

Office of Planning and Environmental Review
827 7th Street, Room 225, Sacramento, CA 95814
916.875.3711 (direct) | shenj@saccounty.net
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From: Rudy Gutierrez
Sent: Saturday, May 16, 2020 8:28 PM
To: Mejia, Manuel ; Shen, Jessie
Subject: Carmichael project

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

Dejar Dac County ofical,

I am a resident of Carmichael and wish to express my opposition to a plan to open a seven-eleven gas station at the Northeast corner of Fair Oaks Blvd. and Sutter.

I believe such type of business would be detrimental to the quality of life in the community and would exacerbate the crime problems facing our neighborhood.

Please stop such project.

Rodolfo Gutierrez. Carmichael resident.

916.205.8408

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From: [Shen, Jessie](#)
To: [Mejia, Manuel](#); [Holsworth, Meredith](#)
Subject: FW: Comments on proposed 7-11 at Fair Oaks and Sutter
Date: Sunday, May 17, 2020 4:24:58 PM
Attachments: [image001.png](#)

Jessie Shen, Associate Planner

Office of Planning and Environmental Review
827 7th Street, Room 225, Sacramento, CA 95814
916.875.3711 (direct) | shenj@saccounty.net
www.per.saccounty.net



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From: montjb@jbmworld.com
Sent: Sunday, May 17, 2020 8:48 AM
To: Shen, Jessie ; Susan Peters
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

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From: [Shen, Jessie](#)
To: [Holsworth, Meredith](#); [Mejia, Manuel](#)
Subject: FW: I OPPOSE 7-11 at the corner of Sutter and F.O.B.
Date: Sunday, May 17, 2020 4:27:03 PM
Attachments: [image001.png](#)

Jessie Shen, Associate Planner

Office of Planning and Environmental Review
827 7th Street, Room 225, Sacramento, CA 95814
916.875.3711 (direct) | shenj@saccounty.net
www.per.saccounty.net



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From: Joyce Seubert
Sent: Saturday, May 16, 2020 4:42 PM
To: Shen, Jessie
Subject: I OPPOSE 7-11 at the corner of Sutter and F.O.B.

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.

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From: [Shen, Jessie](#)
To: [Holsworth, Meredith](#); [Mejia, Manuel](#)
Subject: FW: I OPPOSE AM/PM Gas station on corner of Sutter & FO Blvd
Date: Sunday, May 17, 2020 4:23:06 PM

Jessie Shen, Associate Planner
Office of Planning and Environmental Review
827 7th Street, Room 225, Sacramento, CA 95814
916.875.3711 (direct) | shenj@saccounty.net
www.per.saccounty.net

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

From: Lynn Froelick <lynnlfpj@aol.com>
Sent: Friday, May 15, 2020 3:56 PM
To: Shen, Jessie <ShenJ@saccounty.net>
Subject: I OPPOSE AM/PM Gas station on corner of Sutter & FO Blvd

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

We already have three gas stations near This address which is enough. We don't need one right down from Carmichael Elementary. I live on Grant - off Hollister & I buy my gas from Safeway.

Thank you.

Sent from my iPhone

Lynn Froelick
lynnlfpj@aol.com

ITEMS 2 & 3 CPAC 068

From: [Shen, Jessie](#)
To: [Holsworth, Meredith](#); [Mejia, Manuel](#)
Subject: FW: I OPPOSE the planned 7-11 at the corner of Sutter and Fair Oaks Blvd. in Carmichael, CA 95608
Date: Sunday, May 17, 2020 4:24:21 PM

Jessie Shen, Associate Planner
Office of Planning and Environmental Review
827 7th Street, Room 225, Sacramento, CA 95814
916.875.3711 (direct) | shenj@saccounty.net
www.per.saccounty.net

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

From: Corey Carskaddon <carskaddon@gmail.com>
Sent: Sunday, May 17, 2020 9:09 AM
To: Mejia, Manuel <MejiaM@saccounty.net>; Shen, Jessie <ShenJ@saccounty.net>
Subject: I OPPOSE the planned 7-11 at the corner of Sutter and Fair Oaks Blvd. in Carmichael, CA 95608

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

I am a Carmichael resident and I OPPOSE the 7-Eleven project, both the gas station and liquor store at the corner of Sutter Avenue and Fair Oaks Blvd.

We have enough convenience stores and liquor stores in the area and all these stores do is attract more criminals, alcoholics and druggies. Carmichael could use less liquor stores.

The following are all within 2miles;

2= AM/PM Gas stations.

1=Safeway Gas station.

6=liquor stores, one which is a 7-Eleven.

Sincerely,
Corey Carskaddon
5111 Tonya Way
Carmichael, Ca 95608
916-368-1966

From: [Shen, Jessie](#)
To: [Holsworth, Meredith](#); [Mejia, Manuel](#)
Subject: FW: I OPPOSE the planned 7-11 at the corner of Sutter and Fair Oaks Blvd. in Carmichael, CA 95608
Date: Sunday, May 17, 2020 4:24:21 PM

Jessie Shen, Associate Planner
Office of Planning and Environmental Review
827 7th Street, Room 225, Sacramento, CA 95814
916.875.3711 (direct) | shenj@saccounty.net
www.per.saccounty.net

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

From: Corey Carskaddon <carskaddon@gmail.com>
Sent: Sunday, May 17, 2020 9:09 AM
To: Mejia, Manuel <MejiaM@saccounty.net>; Shen, Jessie <ShenJ@saccounty.net>
Subject: I OPPOSE the planned 7-11 at the corner of Sutter and Fair Oaks Blvd. in Carmichael, CA 95608

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

I am a Carmichael resident and I OPPOSE the 7-Eleven project, both the gas station and liquor store at the corner of Sutter Avenue and Fair Oaks Blvd.

We have enough convenience stores and liquor stores in the area and all these stores do is attract more criminals, alcoholics and druggies. Carmichael could use less liquor stores.

The following are all within 2miles;

2= AM/PM Gas stations.

1=Safeway Gas station.

6=liquor stores, one which is a 7-Eleven.

Sincerely,
Corey Carskaddon
5111 Tonya Way
Carmichael, Ca 95608
916-368-1966

From: [Shen, Jessie](#)
To: [Holsworth, Meredith](#); [Mejia, Manuel](#)
Subject: FW: OPPOSE 7-11 at the corner of Sutter and F.O.
Date: Sunday, May 17, 2020 4:30:52 PM
Attachments: [image001.png](#)

Jessie Shen, Associate Planner

Office of Planning and Environmental Review
827 7th Street, Room 225, Sacramento, CA 95814
916.875.3711 (direct) | shenj@saccounty.net
www.per.saccounty.net



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From: John Hansen
Sent: Saturday, May 16, 2020 7:19 AM
To: Mejia, Manuel ; Shen, Jessie
Subject: OPPOSE 7-11 at the corner of Sutter and F.O.

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

Good Morning,

I am a long time resident of Carmichael (30+ years), I live at 4228 Barrett Road.

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.

--
John Hansen, Architect
HANSEN Consulting Architects
916.501.8535

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From: [Shen, Jessie](#)
To: [Holsworth, Meredith](#); [Mejia, Manuel](#)
Subject: FW: Oppose 7-11 on Sutter and Fair Oaks
Date: Sunday, May 17, 2020 4:26:10 PM
Attachments: [image001.png](#)

Jessie Shen, Associate Planner

Office of Planning and Environmental Review
827 7th Street, Room 225, Sacramento, CA 95814
916.875.3711 (direct) | shenj@saccounty.net
www.per.saccounty.net



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From: Bea Haralson
Sent: Sunday, May 17, 2020 7:22 AM
To: Mejia, Manuel ; Shen, Jessie
Subject: Oppose 7-11 on Sutter and Fair Oaks

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

I am a 40 year resident of Carmichael at 3136 Petty Lane.

I believe the reasons why a 7-11 gas station is not a compatible use of this location (corner of Sutter and Fair Oaks) are the following:

- guaranteed increase in crime
- attraction for more homeless
- Carmichael Elementary school is in close proximity
- no need for another source of liquor sales, there is already a liquor store across the street

According to the County's own study this business is not compatible to this location in Carmichael.

I urge you to recommend DENIAL for this application.

Thank you,
Bea Haralson

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SACRAMENTO
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From: [Shen, Jessie](#)
To: [Holsworth, Meredith](#); [Mejia, Manuel](#)
Subject: FW: Proposal for a 24 Hour convenience store
Date: Sunday, May 17, 2020 4:29:47 PM
Attachments: [image001.png](#)

Jessie Shen, Associate Planner

Office of Planning and Environmental Review
827 7th Street, Room 225, Sacramento, CA 95814
916.875.3711 (direct) | shenj@saccounty.net
www.per.saccounty.net



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From: Chris Garcia LAST_NAME
Sent: Saturday, May 16, 2020 9:42 AM
To: Shen, Jessie
Subject: Fwd: Proposal for a 24 Hour convenience store

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

The below is FYI and was inadvertently left off my cc in the original post.

Regards,
Christine E. Garcia
6001 Ard Aven Place
Carmichael, CA 95608-5238
(916) 481-6806

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

From: Chris Garcia LAST_NAME <cgarcia324@comcast.net>
To: mejiam@saccounty.net
Date: May 16, 2020 at 9:31 AM
Subject: Proposal for a 24 Hour convenience store

Carmichael Community Planning Advisory Council Dear Carmichael Community Planning Advisory Council Member:
As a longtime Carmichael resident (30 years this summer) I am writing to **OPPOSE** the approval for a 24 hour 7-Eleven gas station, convenience store with liquor sales proposed for the northeast corner of Sutter and Fair Oaks Blvd. My reasons are as follows:
1) There are already 2 gas stations (Arco and Safeway) within 1/3 mile of the proposed site (with one on each side of Fair Oaks Blvd.). History has shown that gas stations have the potential to pollute the ground, aquifers and air. We do not need to add to the possibility of more exposure to these contaminants when other existing businesses are already

accessible to the public.

2) There are already 2 groceries stores (Bel Air and Safeway) within a 1/4 mile of the proposed site (with one on each side of Fair Oaks Blvd.) But for the current Covid19 SIP orders, both these businesses have extended hours that meet the needs of Carmichael residents to purchase food, and other essential and non-essential items (including cigarettes and liquor).

3) The corridor between Marconi Ave. Fair Oaks split and Manzanita Ave. is already one of the most congested roads in Carmichael. We do NOT need to add to this congestion, especially given the existing businesses outlined above. The egress, in and out of a narrow street like Sutter, will only add to the current traffic concerns. Also, there is already a Starbucks within 1/3 miles of the proposed site (same side of the street) that has resulted in more traffic congestion, which sells some of the same things as a convenience store would.

4) Having a convenience store within one long block of Carmichael Elementary School is an attractive nuisance. Increased traffic and the junk food that children are attracted to after school does nothing to enhance the community, and poses a hazard by way of the increased traffic to students walking to and from school.

5) There is absolutely NO need for a store that sells goods 24/7; such a business often attracts the unsavory in our communities. This makes the entire town of Carmichael vulnerable to individuals who engage in nefarious activities from the hours of 12 midnight to 5:00 am, There is no denying that petty crimes have increased exponentially in Carmichael in recent years. We do not need to approve a business that will create attractive nuisances to our safety.

6) The County of Sacramento has already suggested that this is NOT a compatible use for this location Carmichael.

I urge you to **DENY** approval for this proposed project.

Christine E. Garcia
6001 Ard Aven Place
Carmichael, CA 95608-5238
(916) 481-6806

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SACRAMENTO
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ITEMS 2 & 3 CPAC 073

From: [Shen, Jessie](#)
To: [Holsworth, Meredith](#); [Mejia, Manuel](#)
Subject: FW: Proposed 7-11 at Sutter and Fair Oaks Blvd.
Date: Sunday, May 17, 2020 4:34:44 PM

Jessie Shen, Associate Planner
Office of Planning and Environmental Review
827 7th Street, Room 225, Sacramento, CA 95814
916.875.3711 (direct) | shenj@saccounty.net
www.per.saccounty.net

The Office of Planning & Environmental Review (PER) continues to provide essential services although our physical offices are closed until further notice during the COVID-19 state of emergency. Many staff are working remotely and we are modifying our business practices during this period. Please see our website at www.planning.saccounty.net for the most current information on how to obtain services. Please note our practices are pursuant to Federal, State, and County emergency declarations including County Resolution 2020-0159 and 2020-0160.

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

From: Jamie's iPad <jpatterson4230@sbcglobal.net>
Sent: Friday, May 15, 2020 6:51 PM
To: Shen, Jessie <ShenJ@saccounty.net>
Subject: Proposed 7-11 at Sutter and Fair Oaks Blvd.

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

I am opposed to the location of a 7-11 gas station/convenience store at the intersection of Sutter and Fair Oaks Blvd. It is not a compatible use that meets the goals of the Fair Oaks Corridor Plan. A 7-11 is an automobile oriented business. The developments for that intersection were to encourage pedestrians and Sutter is designated in the plan as a bicycle corridor to intersect with the bike lanes on Fair Oaks Blvd. 7/11s are designed for automotive vehicle traffic. This is why you do not see a 7/11 as a storefront in a strip mall.

I strongly oppose this type of high traffic automobile related business for this intersection at Sutter and Fair Oaks Blvd. I can answer any questions that you may have about my opposition. Feel free to contact me.

James Patterson
4230 Clover Knoll Ct
Carmichael CA 95608

916 899-4208

Sent from my iPad

From: [Shen, Jessie](#)
To: [Holsworth, Meredith](#); [Mejia, Manuel](#)
Subject: FW: Proposed 7-11
Date: Sunday, May 17, 2020 4:33:18 PM
Attachments: [image001.png](#)

Jessie Shen, Associate Planner

Office of Planning and Environmental Review
827 7th Street, Room 225, Sacramento, CA 95814
916.875.3711 (direct) | shenj@saccounty.net
www.per.saccounty.net



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From: Anna Pielock
Sent: Friday, May 15, 2020 10:00 PM
To: Shen, Jessie
Subject: Proposed 7-11

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

Hello,

As a Carmichael resident, living very near the proposed 7-11 site on Fair Oaks blvd and Sutter ave. 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.

The logo for Sacramento County features the word "SACRAMENTO" in a large, dark grey, serif font. Below the "S" and "A" of "SACRAMENTO" is a blue, wavy graphic element resembling a river or water. To the right of this graphic, the word "COUNTY" is written in a smaller, blue, sans-serif font, with each letter spaced out.

SACRAMENTO
COUNTY

From: [Shen, Jessie](#)
To: [Holsworth, Meredith](#); [Mejia, Manuel](#)
Subject: FW: Proposed 7-11/ gas station
Date: Sunday, May 17, 2020 4:21:29 PM
Attachments: [image001.png](#)

Jessie Shen, Associate Planner

Office of Planning and Environmental Review
827 7th Street, Room 225, Sacramento, CA 95814
916.875.3711 (direct) | shenj@saccounty.net
www.per.saccounty.net



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From: Heather Estay
Sent: Friday, May 15, 2020 2:24 PM
To: Shen, Jessie
Subject: Proposed 7-11/ gas station

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

Dear Ms. Shen,

I'm writing as a Carmichael resident to let you know I oppose the proposed 24-hour 7-11 and gas station at the corner of Sutter and Fair Oaks Blvd. I do not think this business is compatible with the study done years ago that outlined specific uses for each area in Carmichael. It also would mean additional burden to the security that patrols that area in responding to crime and homeless issues that this type of business attracts more than others. I would appreciate it if you would relay my thoughts to the Carmichael Community Planning Advisory Council.

My address is 3200 Mission Avenue in Carmichael.

Thank you--

Heather Estay
916-481-8245 (office)
916-314-2866 (fax)
www.HeatherEstay.com

"It's never too late to be who you might have been." George Eliot

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SACRAMENTO
COUNTY

From: [Shen, Jessie](#)
To: [Holsworth, Meredith](#); [Mejia, Manuel](#)
Subject: FW: proposed 24hr 7/11 gas station
Date: Sunday, May 17, 2020 4:28:55 PM

Jessie Shen, Associate Planner
Office of Planning and Environmental Review
827 7th Street, Room 225, Sacramento, CA 95814
916.875.3711 (direct) | shenj@saccounty.net
www.per.saccounty.net

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

From: Joshua Bates <jbates42@gmail.com>
Sent: Saturday, May 16, 2020 11:51 AM
To: Shen, Jessie <ShenJ@saccounty.net>; Mejia, Manuel <MejiaM@saccounty.net>
Subject: RE: proposed 24hr 7/11 gas station

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

Good Morning,

I am a long time resident of Carmichael, 38 years, I live at 6405 palm drive

I am writing in regards to the proposed 7/11 gas station and liquor store at fair oaks lol and sutter In Carmichael

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."

Joshua Bates
9169525382

From: [Shen, Jessie](#)
To: [Holsworth, Meredith](#); [Mejia, Manuel](#)
Subject: FW: Proposed development at Sutter Avenue / Fair Oaks Blvd
Date: Sunday, May 17, 2020 4:25:34 PM
Attachments: [image001.png](#)

Jessie Shen, Associate Planner

Office of Planning and Environmental Review
827 7th Street, Room 225, Sacramento, CA 95814
916.875.3711 (direct) | shenj@saccounty.net
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From: Felix Yeung
Sent: Sunday, May 17, 2020 7:58 AM
To: Clerk of the Board Public Email
Cc: Mejia, Manuel ; Shen, Jessie ; Susan Peters ; Schmidt, Howard
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

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SACRAMENTO
COUNTY

ITEMS 2 & 3 CPAC 078

From: [Shen, Jessie](#)
To: [Holsworth, Meredith](#); [Mejia, Manuel](#)
Subject: FW: Proposed liquor/ gas station
Date: Sunday, May 17, 2020 4:33:57 PM

Jessie Shen, Associate Planner
Office of Planning and Environmental Review
827 7th Street, Room 225, Sacramento, CA 95814
916.875.3711 (direct) | shenj@saccounty.net
www.per.saccounty.net

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

From: Stevejomo <stevejomo@comcast.net>
Sent: Friday, May 15, 2020 7:45 PM
To: Shen, Jessie <ShenJ@saccounty.net>
Subject: Proposed liquor/ gas station

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

We are opposed to this plan for the reasons you stated in your email.
Thank you for bringing this to our attention.
Steve and Jo Morrison
Carmichael residents.

Sent from my iPhone

From: [Shen, Jessie](#)
To: [Holsworth, Meredith](#); [Mejia, Manuel](#)
Subject: FW: Regarding Development at Fair Oaks Blvd and Sutter Ave - Carmichael
Date: Sunday, May 17, 2020 4:23:25 PM

Jessie Shen, Associate Planner
Office of Planning and Environmental Review
827 7th Street, Room 225, Sacramento, CA 95814
916.875.3711 (direct) | shenj@saccounty.net
www.per.saccounty.net

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

From: Michelle Andres <michelle@pathways-associates.com>
Sent: Friday, May 15, 2020 5:24 PM
To: Shen, Jessie <ShenJ@saccounty.net>
Subject: Regarding Development at Fair Oaks Blvd and Sutter Ave - Carmichael

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

Dear Jessie Shen,

I'm writing to voice my opposition to the 7-11 gas station and store proposed for the corner of Sutter and Fair Oaks in Carmichael. For years, Carmichael community citizens have worked to beautify and make safe our community. This proposed location is right down the street from an elementary school and along a strip of several gas stations and liquor stores. We need other, diverse sources of revenue. I am also concerned this business will be an "attractive nuisance" The AM/PMs along Fair Oaks Blvd already have crime issues. Please, please, do not blight our community further by building redundant businesses. Please consider the location for a new stream of revenue that will attract the members of our community.

Respectfully,
Michelle Andres
Stanley Ave.

From: [Shen, Jessie](#)
To: [Holsworth, Meredith](#); [Mejia, Manuel](#)
Subject: FW: Regarding Development at Fair Oaks Blvd and Sutter Ave - Carmichael
Date: Sunday, May 17, 2020 4:23:25 PM

Jessie Shen, Associate Planner
Office of Planning and Environmental Review
827 7th Street, Room 225, Sacramento, CA 95814
916.875.3711 (direct) | shenj@saccounty.net
www.per.saccounty.net

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

From: Michelle Andres <michelle@pathways-associates.com>
Sent: Friday, May 15, 2020 5:24 PM
To: Shen, Jessie <ShenJ@saccounty.net>
Subject: Regarding Development at Fair Oaks Blvd and Sutter Ave - Carmichael

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

Dear Jessie Shen,

I'm writing to voice my opposition to the 7-11 gas station and store proposed for the corner of Sutter and Fair Oaks in Carmichael. For years, Carmichael community citizens have worked to beautify and make safe our community. This proposed location is right down the street from an elementary school and along a strip of several gas stations and liquor stores. We need other, diverse sources of revenue. I am also concerned this business will be an "attractive nuisance" The AM/PMs along Fair Oaks Blvd already have crime issues. Please, please, do not blight our community further by building redundant businesses. Please consider the location for a new stream of revenue that will attract the members of our community.

Respectfully,
Michelle Andres
Stanley Ave.

From: bdlazo@comcast.net
To: [Shen, Jessie](#); [Clerk of the Board Public Email](#)
Subject: Fwd: Opposing to the construction of a 7-Eleven in Carmichael
Date: Sunday, May 17, 2020 10:27:23 PM

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

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

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

From: bdlazo@comcast.net
To: shenj@sacounty.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

ITEMS 2 & 3 CPAC 082

From: benjamin.dean4568
To: [Clerk of the Board Public Email](#)
Subject: I Oppose Proposed 7 11 gas station and liquor store
Date: Sunday, May 17, 2020 6:50:55 PM

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

Hello,

I am a resident of Carmichael and I am strongly opposed to items 2 and 3 of the May 20th CPAC agenda involving a proposal to build a 7 11 gas station and liquor store on the corner of Sutter and Fair Oaks Blvd. This is not a proper location for this type of business since the location is only a couple of blocks away from Carmichael Elementary school. I am a homeowner here in this neighborhood and am concerned that a business such as this will not only decrease home values in this neighborhood, but will make this neighborhood unsafe for our kids who live here. 7-11s are notorious for attracting criminals and homeless who like to congregate outside of these stores.

Please do not approve this proposal. We already have enough gas stations and liquor stores in the area. We do not need another one. Especially not in the proposed location since the NE corner is so close to residences and the school. Please help to keep this neighborhood safe and do not approve this measure.

Thank you
Benjamin Dean

Sent from my Sprint Samsung Galaxy S10.

ITEMS 2 & 3 CPAC 083

From: [Corey Carskaddon](#)
To: [Clerk of the Board Public Email](#)
Subject: I OPPOSE the planned 7-Elven, PLNP2019-00261 and PLNP2019-00262 at 7300 Fair Oaks Boulevard
Date: Sunday, May 17, 2020 10:18:50 AM

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

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

> I am a Carmichael resident and I OPPOSE the 7-Eleven project, both the gas station and liquor store at the corner of Sutter Avenue and Fair Oaks Blvd.

>

> We have enough convenience stores and liquor stores in the area and all these stores do is attract more criminals, alcoholics and druggies. Carmichael could use less liquor stores.

>

> The following are all within 2miles;

>

> 2= AM/PM Gas stations.

>

> 1=Safeway Gas station.

>

> 6=liquor stores, one which is a 7-Eleven.

>

> Sincerely,

> Corey Carskaddon

> 5111 Tonya Way

> Carmichael, Ca 95608

> 916-368-1966

>

ITEMS 2 & 3 CPAC 084

From: wpthomas@aol.com
To: [Clerk of the Board Public Email](#)
Subject: Items 2 and 3 on the agenda to Carmichael CPAC 5/20/2020.
Date: Sunday, May 17, 2020 7:05:22 PM

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

Dear Board Members,

I have been a resident of the Carmichael neighborhood where the proposed convenience store is located for 36 years. During that time, we have strived to maintain our community's sense of place and to improve the commercial zone on Fair Oaks Boulevard, our "Main Street." I believe that the proposed 7-Eleven store runs contrary to our decades-long efforts and continuing investment in the corridor.

We don't need another gas station since there are three existing stations within a mile or so of the proposed site. Additionally, at the corner of Kenneth and Fair Oaks Boulevard, is a former Valero gas station that has become an eyesore and magnet for homelessness and trash accumulation.

A convenient store would add significant traffic as customers enter and leave the business at that corner. We are trying to better accommodate the pedestrian traffic at this intersection but this will exacerbate the problems. This is a particularly sensitive issue since Carmichael Elementary School is just down the street.

There are significant crime and vagrancy issues at the two ARCO gas stations and the 7-Eleven at Marconi and Walnut Avenues, close to this proposed convenient store.

We already have a multitude of fast food restaurants, a 99 Cents Store, a Big Lots, a Bel Air and a Safeway within walking distance of the site. There are plenty of places to purchase liquor, cigarettes, and groceries close by.

In conclusion, this is a bad idea that perpetuates the problems we already encounter on this part of Fair Oaks Boulevard in Carmichael. Please do not approve this application.

Respectfully,

William Thomas
3045 Marlynn Street
Carmichael CA 95608

Sent from my iPhone

ITEMS 2 & 3 CPAC 085

From: [Pat drake](#)
To: [Shen, Jessie](#); [Mejia, Manuel](#)
Date: Sunday, May 17, 2020 5:51:40 PM

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

No 7-11 in Carmichael, please
We can't have more crime.
Please,
Thank you, Pat Drake

ITEMS 2 & 3 CPAC 086

From: [Shantheri Rao](#)
To: [CPAC-Carmichael-OFF](#)
Subject: No 7- Eleven
Date: Sunday, May 17, 2020 7:46:14 PM

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

No 7 Eleven please

Thanks
Shantherirao
Sent from my iPhone

From: [ARLENE RAMOS](#)
To: [Clerk of the Board Public Email](#)
Subject: NO- 7/11, gas station, liquor sales Fair Oaks & Sutter
Date: Sunday, May 17, 2020 9:23:02 AM

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

Sent from my iPhone

Begin forwarded message:

From: ARLENE RAMOS <arlene.ramos06@sbcglobal.net>
Date: May 15, 2020 at 10:17:23 PM PDT
To: mejiam@saccounty.net
Subject: Fwd: 7/11, gas station, liquor sales

Sent from my iPhone

Begin forwarded message:

From: ARLENE RAMOS <arlene.ramos06@sbcglobal.net>
Date: May 15, 2020 at 10:05:17 PM PDT
To: shenj@saccounty.net
Cc: arlene ramos <arlene.ramos06@sbcglobal.net>
Subject: 7/11, gas station, liquor sales

We are residence of Carmichael for over 20 years and are highly opposed to having a 7/11 type business at Sutter & Fair Oaks. We live one block from this location and there are already several places very close by that can fulfill any of the purchases that could be made at this type of establishment. We already deal with an enormous homeless population in this area and it is also a high traffic area. In addition to the above stated concerns we feel this type of business is not well suited to be so close to an elementary school where young children walk daily (under normal circumstances).

Thank you for your attention to our concerns, please help us preserve our area for the safety and well being of those of us within close proximity of this proposed site.

Sincerely,
Arlene and Mike Ramos
5942 Shirley Ave
Carmichael, Ca 95608

Sent from my iPhone

ITEMS 2 & 3 CPAC 088

From: [Pat drake](#)
To: [Clerk of the Board Public Email](#)
Subject: No 7-11
Date: Sunday, May 17, 2020 6:04:09 PM

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

Please do not build build a new7-11 on Fair Oaks Blvd in Carmichael
We don't need more crime.

Please

Thank you,

Pat Drake

From: [Virginia](#)
To: [Susan Peters; Clerk of the Board Public Email](#)
Subject: No more 7-11"s on FOB please! I oppose PLNP2019-00262 and PLNP2019-00261
Date: Sunday, May 17, 2020 6:22:45 PM

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 090

From: [Lorraine Lew](#)
To: [Clerk of the Board Public Email](#)
Subject: Oppose 2 and 3 of 5/20 CPAC agenda
Date: Sunday, May 17, 2020 9:22:44 AM

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

Thank you,

Sent from my iPhone

ITEMS 2 & 3 CPAC 091

From: [Penny](#)
To: [Clerk of the Board Public Email](#)
Subject: Oppose 7-11 proposal Carmichael
Date: Sunday, May 17, 2020 10:18:05 AM

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

ITEMS 2 & 3 CPAC 092

From: [Penny](#)
To: [CPAC-Carmichael-OFF](#)
Subject: Oppose 7-11 proposals in Carmichael
Date: Sunday, May 17, 2020 10:20:52 AM

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

ITEMS 2 & 3 CPAC 093

From: [Nadine Espinosa](#)
To: [Clerk of the Board Public Email](#)
Subject: Oppose 7-Eleven Gas Station and Convenience Store at Sutter Ave & Fair Oaks Blvd
Date: Sunday, May 17, 2020 7:03:18 PM

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

My family has resided in Carmichael since June 1972, and we oppose the proposal for a 24-hour 7-Eleven gas station and convenience store at the corner of Sutter Ave and Fair Oaks Blvd. The location is too close to an elementary school. A 24-hour convenience store that sells liquor is not the type of business we desire in 'downtown' Carmichael. There are already two 24-hour AM/PM ARCO gas stations and convenience stores within close proximity at the corners of Marconi Ave and Fair Oaks Blvd, plus corners of Cypress Ave and Manzanita Ave. Another business that sells liquor is not needed. Therefore, please vote "NO" on items 2 and 3 on the May 20th CPAC agenda.

From: [vince klaiB](#)
To: [Clerk of the Board Public Email](#)
Subject: oppose PLNP2019-00261 and PLNP2019-00262
Date: Sunday, May 17, 2020 6:24:00 PM

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

My family and I, along with our neighbors oppose PLNP2019-00261 and PLNP2019-00262 at 7300 Fair Oaks Boulevard, Carmichael.

Vince K.
Sac Capital Auto
"our passion, your car"

Phone [916.923.1000](tel:916.923.1000)
Fax [916.923.1005](tel:916.923.1005)
www.SacCapitalAuto.com

3307 Fulton Ave
Sacramento, CA 95821

ITEMS 2 & 3 CPAC 095

From: [Jamie's iPad](#)
To: [Clerk of the Board Public Email](#); [Mejia, Manuel](#); [CPAC-Carmichael-OFF](#); [Holsworth, Meredith](#)
Subject: Opposed to item 2 PLNP2019-00261 and item 3 PLNP2019-00262 relating to the Proposed 7-11 service station at 7300 Fair Oaks Blvd. at Sutter and Fair Oaks Blvd.
Date: Sunday, May 17, 2020 3:39:30 PM

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

Carmichael-Old Foothill Farms CPAC meeting on 5/20/2020.

> I am opposed to the location of a 7-11 gas station/convenience store at the intersection of Sutter and Fair Oaks Blvd. It is not a compatible use that meets the goals of the Fair Oaks Corridor Plan. A 7-11 is an automobile oriented business. The developments for that intersection were to encourage pedestrians and Sutter is designated in the plan as a bicycle corridor to intersect with the bike lanes on Fair Oaks Blvd. The design for the 7/11s are to facilitate large amounts of automotive vehicle traffic. This is why you do not see a 7/11 as a storefront in a strip mall.

>

> I strongly oppose this type of high traffic automobile related business for this intersection at Sutter and Fair Oaks Blvd. I can answer any questions that you may have about my opposition. Feel free to contact me.

>

> James Patterson
> 4230 Clover Knoll Ct
> Carmichael CA 95608

>

> 916 899-4208

>

> Sent from my iPad

ITEMS 2 & 3 CPAC 096

From: [Jamie's iPad](#)
To: [Clerk of the Board Public Email](#); [Mejia, Manuel](#); [CPAC-Carmichael-OFF](#); [Holsworth, Meredith](#)
Subject: Opposed to item 2 PLNP2019-00261 and item 3 PLNP2019-00262 relating to the Proposed 7-11 service station at 7300 Fair Oaks Blvd. at Sutter and Fair Oaks Blvd.
Date: Sunday, May 17, 2020 3:39:29 PM

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

Carmichael-Old Foothill Farms CPAC meeting on 5/20/2020.

> I am opposed to the location of a 7-11 gas station/convenience store at the intersection of Sutter and Fair Oaks Blvd. It is not a compatible use that meets the goals of the Fair Oaks Corridor Plan. A 7-11 is an automobile oriented business. The developments for that intersection were to encourage pedestrians and Sutter is designated in the plan as a bicycle corridor to intersect with the bike lanes on Fair Oaks Blvd. The design for the 7/11s are to facilitate large amounts of automotive vehicle traffic. This is why you do not see a 7/11 as a storefront in a strip mall.

>

> I strongly oppose this type of high traffic automobile related business for this intersection at Sutter and Fair Oaks Blvd. I can answer any questions that you may have about my opposition. Feel free to contact me.

>

> James Patterson
> 4230 Clover Knoll Ct
> Carmichael CA 95608

>

> 916 899-4208

>

> Sent from my iPad

From: [Deb](#)
To: [Clerk of the Board Public Email](#)
Subject: Opposed
Date: Sunday, May 17, 2020 7:26:34 AM

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

To Whom It May Concern:

I am a Carmichael resident and you 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

ITEMS 2 & 3 CPAC 098

From: [Karen Ritchey](#)
To: [Clerk of the Board Public Email](#)
Subject: Opposing the 7-11 Gas Station on Sutter & Fair Oaks Blvd.
Date: Sunday, May 17, 2020 2:58:57 PM

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

To the Carmichael Planning Advisory Council,

Ron and I (Karen) are opposed to a 24 hour 7-Eleven gas station, convenience store and liquor sales To be built on the corner of Sutter and Fair Oaks Blvd.

There is already a liquor store across the street and Carmichael Elementary School down the street. The kids don't need to walk by another place that the homeless gather.

I also believe that more crime occur at 24 hr gas stations and 7-11 stores.

I have lived in Carmichael for 28 yrs and my husband for 48yrs.

When I first moved here I didn't like driving down Fair Oaks Blvd. because it wasn't very appealing. Fair Oaks Blvd. has really improved with the beautification that has been going on.

We really would like to continue with the beautification of Fair Oaks Blvd and that would not be with a gas station and 7-11.

Sincerely,
Ron and Karen Ritchey
916-718-3390
6600 Shady Lane
Carmichael Ca.
95608

Sent from my iPhone

ITEMS 2 & 3 CPAC 099

From: [Manuel Cavazos](#)
To: [Clerk of the Board Public Email](#)
Subject: Opposition to 7-11
Date: Sunday, May 17, 2020 10:23:34 PM

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

I would like to formally file my opposition to items 2 and 3 listed in the Carmichael Planning Commission Agenda of 5/20/20.

I am a property owner in the area and my family has lived in Carmichael since the mid 1960's.

While the thought of a 5 hour old hot dog on a roller sounds delicious, the area is already inundated with gas stations and convenience stores. In the history of planning, no solution has ever been "yea let's put a 7-11 there". This neighborhood already suffers from the increased pedestrian traffic of transients and other seedy type folk. Giving them a new place to congregate at all hours of the night seems counterproductive for planning.

I understand this would cosmetically improve the current look, but the long term costs outweigh the short term improvement.

Respectfully ,

Manuel Cavazos

ITEMS 2 & 3 CPAC 100

From: [Mark Bagley](#)
To: [Clerk of the Board Public Email](#)
Subject: Opposition to 20 May 2020 CPAC Agenda Items 2 and 3
Date: Sunday, May 17, 2020 12:44:43 PM

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

Dear Carmichael Community Planning Council,

I and my wife are writing today to voice our opposition to the construction of a 7-11 Store and Gas Station at the old Kinzel Glass building site at the northeast corner of Sutter Avenue and Fair Oaks Blvd. Such a venue so close to Carmichael School is an inappropriate use of that property. I have lived on Sutter Avenue for 60 years; I grew up here in Carmichael and have witnessed all the changes, many for the betterment of our community, but I do not feel that this proposal is consistent with that goal. I have personally seen what the establishment of a 7-11 has done to the neighborhood on J Street downtown across from the convention center where I worked. As soon as it went in on the corner near my office, the neighborhood became a haven for homeless and substance abusers. The sidewalks have to be steam cleaned every morning because of lack of proper sanitation for those who sleep in the vicinity of the store. The 7-11 there resorted to playing loud classical music at night to discourage the homeless from sleeping in an alcove that they finally had to board up. I would hate to see the same thing happen at the end of Sutter Avenue. There are already minimarts at the ARCO station on Cypress and Manzanita and at the corner of Marshall and Fair Oaks Blvd. A third one in the neighborhood is not necessary, nor desirable for those of us who live here. Please do not approve of any permit for 7-11 to build in this vicinity. Thanks for the opportunity to voice our concerns to the Planning Council.

Mark & Patricia Bagley

ITEMS 2 & 3 CPAC 101

From: [Laurie Halsing](#)
To: [Clerk of the Board Public Email](#)
Subject: opposition to items 2 and 3 for May 20 meeting
Date: Sunday, May 17, 2020 8:49:11 AM

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

I am Carmichael resident and I oppose items 2 and 3 on the May 20th CPAC agenda.

Laurie Halsing

ITEMS 2 & 3 CPAC 102

From: [Virginia](#)
To: [Clerk of the Board Public Email](#)
Subject: Opposition to PLNP2019-00261 and PLNP2019-00262 @ 7300 Fair Oaks Boulevard, Carmichael, CA
Date: Sunday, May 17, 2020 5:03:12 PM

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

Hello. Please let it be known I am a resident of Carmichael, CA and I **oppose items 2 and 3 on the 5/20 CPAC Agenda.**

Thank you.

We don't need more of this kind of thing in Carmichael.

From: [Yelena Dean](#)
To: [Clerk of the Board Public Email](#)
Subject: Opposition to PLNP2019-00261 items 2,3
Date: Sunday, May 17, 2020 6:50:26 PM

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

Hello,

I strongly opposed the development of the 7-Eleven/gas station in my neighborhood on the intersection of Fair Oaks and Sutter street.

This neighborhood doesn't need an additional gas station (200 meters from safeway gas station) .

Its dangerous and very unsafe to build a gas station closer to Elementary school .the walking traffic on Sutter Street after school will create danger situation for kids (aged 6-10) walking to their home.

Please cancel this proposition and keep my neighborhood and kids are safe.

Thank you,
Yelena Dean

From: madeline_johnson4
To: CPAC-Carmichael-OFF
Subject: PLNP2019-00261 – 7300 FAIR OAKS BOULEVARD 7-ELEVEN SERVICE STATION Supervisorial District(s): Peters AND PLNP2019-00262 – 7300 FAIR OAKS BOULDEVARD 7-ELEVEN SERVICE STATION PCN Supervisorial District(s): Peters
Date: Sunday, May 17, 2020 9:40:22 PM

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

TO WHOM IT MAY CONCERN:

I am NOT in favor of a 7-ELEVEN store or gas station at the corner of Fair Oaks Blvd and Sutter Ave, Carmichael.

There are already two similar type businesses near by, close to Fair Oaks and Manzanita Ave, and Manzanita Ave and Cypress Ave, where customers can go for business.

Many homeless and/or unstable people congregate in both of those businesses. My daughter witnessed an individual even urinate on the Safeway/Rite Aid sidewalk in daylight. I have since seen this unstable woman also exhibiting similar behavior. Some unkept people beg for money and I have been approached close up by individuals obviously under the influence of something. I have seen Police intervene and interact with these folks. But the folks return days later.

Many children walk from the corner of Fair Oaks Blvd and Sutter Ave on their way to/from Carmichael School. I do believe that by adding a 7-ELEVEN store/gas station would place children into potential jeopardy which we should not risk.

Since 1945 and through 1955 my family owed a home across the street from Carmichael School. Lovely Effie Yeaw was my teacher. Safety and the well being of animals AND children were her main concerns in life.

Our family moved to Hollister Ave in 1955 where I am still living.

Watching the environmental climate change also brought about concerns and opinions regarding predictions, such as when apartments went in on the corner of Fair Oaks Blvd and Hollister Ave., some old timers in the neighborhood were concerned about community safety. As it turned out, the neighborhood did experience strangers knocking on doors selling things, theft, Peeping Toms, etc. after the apartments went in. Perhaps it was a coincidence the neighborhood changed and certainly not for the better. I personally do not think it was a coincidence but with the increase of people taking up temporary residence, there were people new to the neighborhood who did not have a vested interest in the well being of the neighborhood

But, when it comes to safety of children, I am NOT willing to condone increasing the possibility of jeopardizing the welfare/safety of children.

Fair Oaks Blvd / Sutter Ave is NOT a good location for a 7-ELEVEN establishment if the community wants to take the safety and well being of children seriously. I say NO to the proposal.

Respectfully,
Madeline

Sent from my Verizon, Samsung Galaxy smartphone

ITEMS 2 & 3 CPAC 105

From: [Kimberly Gale](#)
To: [CPAC-Carmichael-OFF; Clerk of the Board Public Email](#)
Subject: PLNP2019-00261 and PLNP2019-00262 at 7300 Fair Oaks Boulevard.
Date: Sunday, May 17, 2020 9:24:20 AM

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

As resident property owners of Carmichael, we oppose the proposed 7-11 gas station at Sutter and Fair Oaks Blvd. It does not align with the county's long-term improvement plan for the area, with significant investment being made to attract high-quality businesses to the Main Street district.

Secondly, 24-hour gas stations/convenience stores, grocery stores and liquor stores are available nearby already. More are not necessary and could potentially increase crime in the area, in direct opposition to the goals of the county's area improvement plan.

Thank you,
Kimberly and Michael Gale
Carmichael residents

ITEMS 2 & 3 CPAC 106

From: [Kelly Walraven](#)
To: [Clerk of the Board Public Email](#)
Subject: PLNP2019-00261 and PLNP2019-00262 at 7300 Fair Oaks Boulevard
Date: Sunday, May 17, 2020 11:16:11 AM

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

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

ITEMS 2 & 3 CPAC 107

From: [Viv](#)
To: [Clerk of the Board Public Email: Susan Peters](#)
Subject: PLNP2019-00261 and PLNP2019-00262 at 7300 Fair Oaks Boulevard.
Date: Sunday, May 17, 2020 12:34:46 PM

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

I am a long-time Carmichael resident and I oppose Items 2 and 3 on the May 20th CPAC agenda. It's the 7-11 Gas and Liquor at Sutter and Fair Oaks - PLNP2019-00261 and PLNP2019-00262 at 7300 Fair Oaks Boulevard item.

We don't need another liquor store nor gas station at or near Sutter and Fair Oaks Blvd. Liquor can be purchased from Smart and Final, Safeway, BelAir, and the liquor store across the street from this proposed project. There are gas stations close by as well. That area has had lots of problems anyway, and the addition would bring in more troubles.

Vivian Sumner

ITEMS 2 & 3 CPAC 108

From: benjamin.dean4568
To: [CPAC-Carmichael-OFF](#)
Subject: PLNP2019-00261 and PLNP2019-00262 at 7300 Fair Oaks Boulevard.
Date: Sunday, May 17, 2020 6:59:25 PM

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

Hello,

I am a resident of Carmichael and I am strongly opposed to items 2 and 3 of the May 20th CPAC agenda involving a proposal to build a 7 11 gas station and liquor store on the corner of Sutter and Fair Oaks Blvd. This is not a proper location for this type of business since the location is only a couple of blocks away from Carmichael Elementary school. I am a homeowner here in this neighborhood and am concerned that a business such as this will not only decrease home values in this neighborhood, but will make this neighborhood unsafe for our kids who live here. 7-11s are notorious for attracting criminals and homeless who like to congregate outside of these stores.

Please do not approve this proposal. We already have enough gas stations and liquor stores in the area. We do not need another one. Especially not in the proposed location since the NE corner is so close to residences and the school. Please help to keep this neighborhood safe and do not approve this measure.

Thank you
Benjamin Dean

Sent from my Sprint Samsung Galaxy S10.

From: [Darlene Boncore](#)
To: [CPAC-Carmichael-OFF](#)
Subject: PLNP2019-00261 and PLNP2019-00262 at 7300 Fair Oaks Boulevard.
Date: Sunday, May 17, 2020 10:22:47 PM

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

We are writing to voice our opinion about the proposed development of the property referenced above at the corner of Fair Oaks Blvd. and Sutter. We believe that it is inappropriate to allow a gas station and convenience store in this location. We have more than enough of this type of business in close proximity on Fair Oaks Blvd. already. Also it attracts homeless, loiterers and other undesirable issues. It isn't at all attractive. It is our understanding that we are trying to improve Carmichael both in appearance and by adding businesses that will attract customers and fill a need for consumers. Allowing the proposed use of the property will not improve the area and may cause it to deteriorate. Please say no and find a better use for this property.

Darlene and Carlo Boncore
3321 Edgar Lane
Carmichael, Ca 95608

From: [Kimberly Gale](#)
To: [CPAC-Carmichael-OFF; Clerk of the Board Public Email](#)
Subject: PLNP2019-00261 and PLNP2019-00262 at 7300 Fair Oaks Boulevard.
Date: Sunday, May 17, 2020 9:24:20 AM

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

As resident property owners of Carmichael, we oppose the proposed 7-11 gas station at Sutter and Fair Oaks Blvd. It does not align with the county's long-term improvement plan for the area, with significant investment being made to attract high-quality businesses to the Main Street district.

Secondly, 24-hour gas stations/convenience stores, grocery stores and liquor stores are available nearby already. More are not necessary and could potentially increase crime in the area, in direct opposition to the goals of the county's area improvement plan.

Thank you,
Kimberly and Michael Gale
Carmichael residents

From: [Mirna Jope](#)
To: [Clerk of the Board Public Email](#)
Subject: PLNP2019-00261 and PLNP2019-00262
Date: Sunday, May 17, 2020 5:25:13 PM

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

Hello,

I live near the intersection of Grant and Fair Oaks Boulevard.

I am opposed to the addition of a 24-hour 7-Eleven store with an attached gas station.

There are sufficient liquor stores and mini-marts in our neighborhood.

What we REALLY need are some good book stores, instead of more thrift and auto stores.

We have multiple discount stores, such as Dollar Tree, Dollar General and Falling Prices, approximately one mile away in each direction on Fair Oaks Boulevard.

This is not a good location, given that it is down the street from an elementary school.

There has been a marked increase in the homeless population here in the last few years and this store would likely exacerbate the issue.

Therefore, I oppose PLNP2019-00261 and PLNP2019-00262. This is not a retail improvement for Fair Oaks Boulevard, which already has a very dreary appearance in this area of Carmichel.

Sincerely,
Mirna Jope

ITEMS 2 & 3 CPAC 112

From: [Gladys Mariano](#)
To: [Clerk of the Board Public Email](#)
Subject: PLNP2019-00261 ITEMS 2,3 7300 Fair Oaks Blvd. 7 Eleven gas station
Date: Sunday, May 17, 2020 7:32:55 PM

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

Dear Sacramento County Planning and Environmental Review,

I oppose to the propose building of a 7 Eleven gas station in 7300 Fair Oaks Blvd. in Carmichael. Not only an elementary school is not far from the proposed site, many children walks along Fair Oaks Blvd and Sutter to go and from school.

Sincerely,
G. Mariano

From: [Diane](#)
To: [Clerk of the Board Public Email](#)
Subject: PLNP2019-00261, PLNP2019-00262
Date: Sunday, May 17, 2020 11:50:42 AM

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

I'm writing today to tell you I oppose the 7-11 gas station proposal for the corner of Fair Oaks Blvd and Sutter Ave in Carmichael.

This is not an appropriate use for that already congested corner.

I've lived here for almost forty years and I've seen the changes. I love Carmichael and I would like to see decent use of our space, not more drug hangouts. We have too many of those already.

Thank you for your time.

Diane Cummings
Carmichael

ITEMS 2 & 3 CPAC 114

From: [Terri Fuentes](#)
To: [CPAC-Carmichael-OFF](#)
Subject: PLNP2019-00261
Date: Sunday, May 17, 2020 12:34:56 PM

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

Please consider NOT approving this 7 Eleven plan for Fair Oaks Blvd & Sutter in Carmichael. We've already seen the beginnings of the downturn in the area due to increased homeless population and the release of prisoners to prey upon the public, as if we're the bad guys here. Pardon us middle class folk for paying the bills. 7 Eleven adds absolutely nothing positive in our community, or any community, for that matter. 1-2 jobs does not help a community, and the demographic of persons it draws is less than desired. It's close to a school, not a great way to demonstrate good community. We don't need it. There are plenty of smoke, liquor, food and gas stations in the area. It adds NOTHING. VOTE NOOOOOO.

Terri Fuentes
6323 Grant Ave
Carmichael, CA
95608

Sent from my iPad

ITEMS 2 & 3 CPAC 115

From: [Pam Faulkender](#)
To: [Clerk of the Board Public Email](#)
Subject: PLNP2019-00262 7300 FAIR OAKS BLVD PROPOSED 7 ELEVEN SERVICE STATION
Date: Sunday, May 17, 2020 2:12:48 PM

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

As a resident and business owner in Carmichael for over 24 years, I would like to voice my **objection** to the proposed 7 ELEVEN Service Station and all night mini mart at the corner of NE Sutter and Fair Oaks Blvds. Carmichael has ample gas stations and far too many liquor stores. I believe this business will attract more transient population and Carmichael currently has a huge problem with transient/homelessness populations. It doesn't always feel safe to walk the main routes of Carmichael for fear of being accosted by pan handlers asking for money. A gas station will only create more of that atmosphere.

There have been big improvements made along the Fair Oaks Blvd corridor, and we need to continue to support businesses that will add *value* to our community. Additionally, a gas station at that location will increase traffic, noise and pollution.

Pam F.
Carmichael Resident

ITEMS 2 & 3 CPAC 116

From: [stacey morgan](#)
To: [Clerk of the Board Public Email](#)
Subject: Proposed 7 eleven at Sutter and Fair oaks Blvd.
Date: Sunday, May 17, 2020 7:34:04 PM

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

To whom it may concern:

I oppose items 2 and 3 on the may 20th cpac agenda.

Thank you,
Stacey Morgan
6146 Landis Ave.
Carmichael, ca.

From: [PAULA RUUD](#)
To: [Clerk of the Board Public Email](#)
Subject: proposed 7-11 at FOB and Sutter Ave in Carmichael
Date: Sunday, May 17, 2020 11:51:54 AM

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

I am writing to oppose the gas station/liquor store at the corner of Fair Oaks Blvd and Sutter Ave.

I live about a mile from that location and we already have several liquor stores and gas stations within a mile radius of that intersection. I also believe that a liquor store does not belong within several hundred yards of an elementary school for both the safety of the children with regards to increased traffic on that street or the access to the unhealthy food items those markets sell.

Also the all-night business model attracts persons who may not have a safe place to rest their head for the night, potentially increasing foot traffic, vandalism and other criminal activity in the neighborhood.

Finally, Carmichael has an image problem already with multiple thrift stores, liquor stores and tattoo parlors and adding another liquor store/gas station just adds to the negative reputation we are inching towards.

Let's try to recruit businesses with wholesome family friendly values, like the little middle eastern deli and specialty markets such as Saba market or a quaint restaurant.

Not another gas station/liquor store, PLEASE.

Stay well.

Voter and citizen of Carmichael:
Paula Kuhlman, RN
3913 Bryan Way
Carmichael, CA
916-833-9629

ITEMS 2 & 3 CPAC 118

From: [BRADLEY JOPE](#)
To: [Clerk of the Board Public Email](#)
Subject: proposed 7-11 at Sutter and FOB
Date: Sunday, May 17, 2020 5:05:03 PM

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

Dear Board,

I oppose a 7-11 at Sutter and FOB. Carmichael Elementary school is just down the street from here and I see kids walking to and from school from the many apartments in the area. A 7-11 attracts an element of society that is not a good mix for kids to be around. In addition, the county has spent a lot of time and money improving FOB and a 7-11 does not add to that improvement.

Please oppose.

Bradley G. Jope
6044 HOLETON ROAD
CARMICHAEL

From: [Lydia](#)
To: [Clerk of the Board Public Email](#)
Subject: Proposed 7-11 liquor and gas station on Sutter and FOB
Date: Sunday, May 17, 2020 4:30:21 PM

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

Hello,

I am a Carmichael resident and I oppose items 2 and 3 on the May 20th CPAC agenda.

Thank you,

Lydia Gonzalez

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ITEMS 2 & 3 CPAC 120

From: [Zonia Alfaro](#)
To: [Clerk of the Board Public Email](#)
Subject: Proposed 7-11 liquor and gas station on Sutter and FOB
Date: Sunday, May 17, 2020 4:33:00 PM

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

Hello,

I am a Carmichael resident and I oppose items 2 and 3 on the May 20th CPAC agenda.

Thank you.
7000 Fair Oaks Blvd
Carmichale, CA 95608

Thank you,

Lydia Gonzalez

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ITEMS 2 & 3 CPAC 121

From: [Lydia Gonzalez](#)
To: [Clerk of the Board Public Email](#)
Subject: Proposed 7-11 liquor and gas station on Sutter and FOB
Date: Sunday, May 17, 2020 4:36:50 PM

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

Hi,

I am a Carmichael resident that lived in this neighborhood for the past 8 years and I oppose items 2 and 3 on the May 20th CPAC agenda.

-Sincerely Carmichael resident
7829 Fair Oaks Blvd
Carmichale, CA

ITEMS 2 & 3 CPAC 122

From: [Richard Marquez](#)
To: [Clerk of the Board Public Email](#)
Subject: Proposed 7-11 liquor and gas station on Sutter and FOB
Date: Sunday, May 17, 2020 4:29:34 PM

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

I am a Carmichael resident and I oppose items 2 and 3 on the May 20th CPAC agenda.
Thank you

From: [Anna Pielock](#)
To: [Clerk of the Board Public Email: Susan Peters](#)
Subject: Proposed 7-11
Date: Sunday, May 17, 2020 8:31:11 PM

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: [Felix Yeung](#)
To: [Clerk of the Board Public Email](#)
Cc: [Mejia, Manuel](#); [Shen, Jessie](#); [Susan Peters](#); [Schmidt, Howard](#)
Subject: Proposed development at Sutter Avenue / Fair Oaks Blvd
Date: Sunday, May 17, 2020 7:58:33 AM

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

From: [steve.powell](#)
To: [Clerk of the Board Public Email](#)
Subject: Proposed gas station, convenience store at Fair Oaks Blvd and Sutter
Date: Sunday, May 17, 2020 1:41:13 PM

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

I am a Carmichael resident and I am writing to oppose the planning proposal for a 7-Eleven convenience store and gas station in Carmichael at the location described above.

it would not be a good fit for that area and it would almost certainly exacerbate problems of homelessness loitering and criminal activity.

I urge you not to approve this proposal.

Thank you.

Steve Powell

From: [Dave Lyman](#)
To: [Clerk of the Board Public Email](#)
Cc: [Dave Lyman](#); [Rachel Lyman](#)
Subject: Proposed Items 2 and 3 on May 20th CPAC Agenda - New 7-11 on Sutter Ave and Fair Oaks Blvd in Carmichael
Date: Sunday, May 17, 2020 1:44:01 PM

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

Good afternoon,

My name is Rev. Dave Lyman and I am a resident of Carmichael and have resided in Carmichael for some 40 years.

I understand there is a proposal for a 7-11 on the corner of Sutter Avenue and Fair Oaks Blvd in Carmichael. I also understand it will be coming up as agenda items on a soon to be held meeting.

At this point, we have Arco gas stations and convenience stores on the corner of FOB and Marconi Ave and on the corner of FOB and Cypress Avenue. In addition there is a convenience store on the corner of Walnut Avenue and Gibbons Drive. These areas tend to have a history of more police calls and homeless issues than other locations.

We would like to ask that you turn down this new location. It is just down the street from the Carmichael Elementary School. In addition there is a Sacramento

County study which shows this is not a compatible use for this location.

Please forward this email to Jessie Shen in the planning department. I am asking that you turn down this proposal.

Love and blessings,

Rev. Dave Lyman

From: [Pahule, Chris](#)
To: [Mejia, Manuel](#); [Holsworth, Meredith](#)
Subject: RE: 5/11/2020 Sacramento County Planning Commission - Public Comment
Date: Sunday, May 17, 2020 5:29:10 PM

Manuel and Meredith,

I have not started my review of this report package, but I wanted to check in to see if this COA was modified based on Bill's suggestion below. It seems appropriate, and I would also suggest we touch bases with Scarpa to discuss the change, if you have not done already. Thanks,

Chris Pahule, Principal Planner

Office of Planning and Environmental Review

827 7th Street, Room 225, Sacramento, CA 95814

(916) 874-4447 (direct)|(916) 397-0642 (mobile)

For zoning inquiries, e-mail: sacplan@saccounty.net

www.per.saccounty.net



The Office of Planning & Environmental Review (PER) continues to provide essential services although our physical offices are closed until further notice during the COVID-19 state of emergency. Many staff are working remotely and we are modifying our business practices during this period. Please see our website at www.planning.saccounty.net for the most current information on how to obtain services. Please note our practices are pursuant to Federal, State, and County emergency declarations including County Resolution 2020-0159 and 2020-0160

From: Burke, William

Sent: Monday, May 11, 2020 7:06 PM

To: Mejia, Manuel ; Pahule, Chris ; Hawkins, Tim

Cc: Holsworth, Meredith ; Powells-Mays, June

Subject: RE: 5/11/2020 Sacramento County Planning Commission - Public Comment

Thanks, Manuel.

One suggestion I'll make as this moves on to the Board is with respect to Condition 4: Require that the story/height restriction be written on the final map as a note. That helps with enforceability.

Bill

From: Mejia, Manuel

Sent: Monday, May 11, 2020 4:18 PM

To: Burke, William <burkew@saccounty.net>; Pahule, Chris <pahulec@saccounty.net>; Hawkins, Tim <hawkinst@saccounty.net>

Cc: Holsworth, Meredith <HolsworthM@saccounty.net>

Subject: RE: 5/11/2020 Sacramento County Planning Commission - Public Comment

Bill we have been in contact with DWR and have gotten their response to the letter. They did an extensive preliminary review of the site and are comfortable with the proposed drainage plan. They will be conducting a further reviewing during the improvement plan phase. There are protective measures in the conditions to address noise and dust. Because of the drainage easement there will be no construction near the person property line. As for the anchor of the utility pole. It is a SMUD pole and they have commented that they are not in favor of relocating the apparatus and it can remain in the easement.

Below are responses from our Project Manager to the comments received.

- Scott Berry – project will add traffic to already congested/narrow street, will demand speed bumps on Turnbull Circle if project is approved.
 - o The project will add 11 new single-family residential structures on the subject parcel (in addition to the 1 existing single-family structure on site). DOT's trip generation estimates 113 daily trips, with 12 PM peak trips being generated by the project. This did not warrant a traffic study for the project. The project's increase in traffic experienced on Turnbull Circle is minimal.
 - o In regards to speed bumps on Turnbull Circle, DOT has not identified this as a condition of approval for the project. However DOT has program (Neighborhood Traffic Management Program), a resident-driven project, in which residents can petition for a street to be treated with traffic-calming features, such as speed bumps. This info can be provided to the commenter.
- Angela Nicholas – shares a property line with proposed Lot 1, concerns expressed include: traffic, floodplain, drainage easement, and utility pole impacts.
 - o In re: traffic created by project, see bullet 1 under Scott Berry.
 - o Impacts to the floodplain – project does not involve construction in or permanent structures to be located within the existing floodplain area.
 - o Drainage easement – the purpose of the drainage easement on proposed Lot 1 is to route local drainage across Lot 1 with an overland release path towards the existing drainage channel. The drainage easement will not result in noise, dust, or debris impacts to the commenter as suggested. No trees along the commenter's shared proposed line with Proposed Lot 1 are proposed to be removed. Steve (CNA) can speak to the existing drainage in the project area.
 - o In regards to construction-period noise/dust impacts, Condition No 5 requires the installation of privacy screens/fencings prior to construction activities associated with the project.
 - o In re: the utility pole on her property, this utility pole is supported by a wire that is anchored into proposed Lot 1. SMUD is requiring all existing utilities to remain in place, and the project is not proposing to alter this anchor.

Thanks,

Manuel Mejia, Senior Planner

Planning and Environmental Review

827 7th Street, Room 230, Sacramento, CA 95814 | (916) 874-7934 (direct)

mejiam@saccounty.net

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From: Burke. William <burkew@saccounty.net>

Sent: Monday, May 11, 2020 3:52 PM

To: Pahule. Chris <pahulec@saccounty.net>; Hawkins. Tim <hawkinst@saccounty.net>

Cc: Mejia. Manuel <MejiaM@saccounty.net>; Holsworth. Meredith <HolsworthM@saccounty.net>

Subject: Re: 5/11/2020 Sacramento County Planning Commission - Public Comment

Will we have anyone from DWR on the call/at the meeting?

From: Pahule. Chris
Sent: Monday, May 11, 2020 2:05 PM
To: Hawkins. Tim; Burke. William
Cc: Mejia. Manuel; Holsworth. Meredith
Subject: FW: 5/11/2020 Sacramento County Planning Commission - Public Comment

Tim and Bill,

FYI, please see attached comment letter for this evening's CoPC hearing. Manuel is working on a response to the issues raised in the comment letter.

Chris Pahule, Principal Planner

Office of Planning and Environmental Review

827 7th Street, Room 225, Sacramento, CA 95814

(916) 874-4447 (direct)|(916) 397-0642 (mobile)

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From: Munoz. Alma <MunozAl@saccounty.net>
Sent: Monday, May 11, 2020 11:12 AM
To: Tina Polley <Tina.Polley@ydesigngroup.com>; cara martinson <caramartinson@yahoo.com>; james_c_shelby@yahoo.com; Alan C Hom <ahom@chdarchitects.com>; Peter Tateishi <ptateishi.planning@gmail.com>
Cc: Pahule. Chris <pahulec@saccounty.net>; Frazier. Lydia <FrazierL@saccounty.net>; Mejia. Manuel <MejiaM@saccounty.net>
Subject: 5/11/2020 Sacramento County Planning Commission - Public Comment

Good morning Commissioners,

Attached is public comment received by the Clerk of the Board of Item No. 4 on

the May 11, 2020 Planning Commission agenda.

All public comments are available to the public and will be added to the record.

Regards,

Alma D. Muñoz

Assistant Clerk

Office of the Clerk



(916) 874-8125

From: [Gary Hursh](#)
To: [Dick Barbar](#); [Clerk of the Board Public Email](#)
Cc: [Susan Peters](#); [CPAC-Forwarder-rfdesmondlaw](#)
Subject: Re: CPAC Meeting Agenda May 20- Items 2 and 3 Proposed 7-11 Gas Station at Sutter Ave. and FOB.
Date: Sunday, May 17, 2020 1:45:46 PM

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

Great letter

[Sent from AT&T Yahoo Mail for iPhone](#)

On Sunday, May 17, 2020, 1:38 PM, Dick Barbar <dickbarbar@me.com> wrote:

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 1979. During this period of time I have been very active in volunteering and supporting my Community, serving on the Carmichael Park Board, and the Carmichael Colony Neighborhood Association. In addition, I served as Chairman of the Carmichael Community Action Plan (CCAP) effort and also on the Carmichael Planning Council during preparation of the Fair Oaks Blvd. Corridor Plan.

Those efforts resulted in these current active planning documents and subsequent zoning regulations for Carmichael. The preparation of those planning efforts involved several hundred Carmichael residents over a period of years. 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 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 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,

Dick Barbar
Carmichael Resident
916-764-7577

ITEMS 2 & 3 CPAC 129

From: [Karla Rockberg](#)
To: [Clerk of the Board Public Email: Susan Peters](#)
Subject: Ref: Items 2 and 3 on May 20th CPAC Agenda: PLNP2019-00261 and PLNP2019-00262 at 7300 Fair Oaks Boulevard
Date: Sunday, May 17, 2020 1:30:44 PM

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: [Gina Barnard](#)
To: [Clerk of the Board Public Email](#)
Subject: reference PLNP2019-00261 and PLNP2019-00262 at 7300 Fair Oaks Boulevard
Date: Sunday, May 17, 2020 10:47:56 AM

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

To Whom This May Concern:

I am a Carmichael resident who lives on Fair Oaks Blvd.

I am a proponent of a 24/7 7-11 at the corner of Sutter and Fair Oaks Blvd. That lot has been empty for nearly a decade if not longer. I've lived in Carmichael since elementary school and now my son will be going to school soon. A convenience store open 24/7 will actually be a good thing for the community. We should allow the 7-11 there.

Opponents will be writing emails to you about how this will cause more crime which I don't think follows. People complain about noise from folks but that's because it's an empty lot now.

Thank you,
Gina Barnard
8200 Fair Oaks Blvd, Apt. 34 Carmichael, CA 95608

ITEMS 2 & 3 CPAC 131

From: [Mary Harlow](#)
To: [CPAC-Carmichael-OFF: Clerk of the Board Public Email](#)
Cc: [Susan Peters](#); [Schmidt, Howard](#)
Subject: Reference: Public Comment PLNP2019-00261 and PLNP2019-00262 at 7300 Fair Oaks Blvd.
Date: Sunday, May 17, 2020 9:31:55 PM

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 132

From: [Mary Harlow](#)
To: [CPAC-Carmichael-OFF: Clerk of the Board Public Email](#)
Cc: [Susan Peters](#); [Schmidt, Howard](#)
Subject: Reference: Public Comment PLNP2019-00261 and PLNP2019-00262 at 7300 Fair Oaks Blvd.
Date: Sunday, May 17, 2020 9:31:54 PM

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 133

From: [Zoe Boughton-Mitchell - C33434](#)
To: [Shen, Jessie: Clerk of the Board Public Email](#)
Cc: [Susan Peters](#)
Subject: Reference: PLNP2019-00261 & PLNP2019-00262at 7300 Fair Oaks BLVD.
Date: Sunday, May 17, 2020 7:01:01 PM
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.

ITEMS 2 & 3 CPAC 134

From: [Barbara Teater](#)
To: [Clerk of the Board Public Email](#)
Subject: Vote
Date: Sunday, May 17, 2020 9:25:29 AM

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

I'm a Carmichael resident and I oppose the 7-11 liquor on Sutter and Fair Oaks Blvd. One of the reasons I oppose, is because it is too close to the elementary school!

Barbara

Sent from my iPad

ITEMS 2 & 3 CPAC 135

From: [Nancy Allardyce](#)
To: [CPAC-Carmichael-OFF](#)
Cc: [Clerk of the Board Public Email](#)
Subject: Wednesday 5/20/20 Meeting Agenda - 7300 Fair Oaks Blvd. 7-Eleven Service Station and Convenience Store
Date: Sunday, May 17, 2020 8:39:52 PM
Attachments: [Carmichael CPAC Agenda 5-20-2020.pdf](#)
Importance: High

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

I am shocked to see that the Carmichael-Old Foothill Farms Community Planning Advisory Council is considering any steps further to allow a 7-Eleven with alcohol sales in a location 1/3 of a mile away from an elementary school. I think it is reasonable to say that the crowd that is drawn to an establishment like 7-Eleven is less that desirable within the Carmichael area. That is bothersome, but within a 1/3 of a mile of an elementary school is not plain a horrible idea. As a tax payer within the general area of Carmichael, I would be extremely opposed to this !!!

Please let me know when there will be more meetings or ways to bring community discussion to the table. I see in the agenda, that at this time, this meeting is not open for public comment and discussion which I see as problematic as well.

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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AGENDA

CARMICHAEL- OLD FOOTHILL FARMS COMMUNITY PLANNING ADVISORY COUNCIL

Teleconference

Wednesday, May 20, 2020

6:30 PM

<http://www.per.saccounty.net/CPAC/Pages/CPAC-Carmichael-OldFoothillFarms.aspx>

ANNOUNCEMENT

In compliance with directives of the County, State, and Centers for Disease Control and Prevention (CDC), this meeting is live stream and closed to the public. Temporary procedures are subject to change pursuant to guidelines related to social distancing and minimizing person-to-person contact.

Members of the public are encouraged to submit public comments in writing. Public comments will be distributed to members of the Board and filed in the meeting record. Public comments may be related to a specific agenda item number or for a matter that is not posted on the agenda, referred to as an "off agenda" item.

How to make a public comment

- Email BoardClerk@saccounty.net. Include agenda item number and it is optional to include first and last name.
- Mail or Drop off at 700 H Street, Suite 2450, Sacramento, CA 95814

How to Listen to a meeting

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- Audio from a mobile device: <https://primetime.bluejeans.com/a2m/live-event/zygkdxju> (Enter Event ID Code: **zygkdxju**)
- Teleconference (audio only) dial: (415) 466-7000 (Enter PIN Code: **3401323#**)

How to access meeting material

The on-line version of the agenda and associated material is available at <http://sccob.saccounty.net>. Some documents may not be posted on-line because of size or format (maps, site plans, renderings). Contact the Clerk's Office at (916) 874-5411 to obtain copies of documents.

How to request an accommodation

Requests for accommodations pursuant to the Americans with Disabilities Act (ADA) should be made with the Clerk of the Board by telephone at (916) 874-5411 (voice) and CA Relay Services 711 (for the hearing impaired) or BoardClerk@saccounty.net prior to the meeting.

Carmichael-Old Foothill Farms

CPAC Chair Nicholas Bloise (916) 483-7099 nickb812@yahoo.com

**County of Sacramento, Office of Planning and Environmental Review
Representatives for the Carmichael-Old Foothill Farms Area**

Senior Planner Manuel Mejia (916) 874-7934 Mejiam@saccounty.net

Associate Planner Meredith Holsworth (916) 874-5835 Holsworthm@saccounty.net

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<https://planningdocuments.saccounty.net/>

OFFICERS: Nicholas Bloise Chair
 Matthew Burnette Vice-Chair
 Timothy Rosales Secretary

MEMBERS: Jason McCoy Richard Desmond
 Nathan Brandon

COUNTY PLANNING

REPRESENTATIVES: Manuel Mejia Meredith Holsworth

Matters under the jurisdiction of the CPAC that are not posted on the agenda may be addressed by the general public following completion of the regular agenda. The CPAC may limit the length of any off-agenda testimony.

- Call meeting to order.
- Introduction of members, staff, and County representatives.
- Explanation of the Role of the Council.

PLANNING ITEMS FOR REVIEW

1. [**PLNP2019-00353 – CASA ROSA WAY TENTATIVE PARCEL MAP**](#)
Supervisorial District(s): Peters

Assessor's Parcel No: 258-0091-008

Applicant/Owner: Wong & Associates/Alex And Ana Gourbuleac

Location: Property Located At 3637 Casa Rosa Way, On The Southwest Corner Of The Intersection Of Casa Rosa Way

And Engle Road In The Carmichael/Old Foothill Farms Community.

Request: Tentative Parcel Map To Divide Approximately 0.3 Net Acres (0.37 Gross) Into Two Halfplex Parcels In The RD-5 Zoning District.

Design Review To Comply With The Countywide Design Guidelines.

Final Hearing Body: Subdivision Review Committee

Lead Planner: Bilegt Baatar, Assistant Planner, (916) 874-7441
baatarb@saccounty.net

2. **[PLNP2019-00261 – 7300 FAIR OAKS BOULEVARD 7-ELEVEN SERVICE STATION](#)**

Supervisorial District(s): Peters

Assessor's Parcel No: 260-0470-004 And -005

Applicant/Owner: TAIT & Associates

Location: Property Located At 7300 And 7310 Fair Oaks Boulevard, At The Northeast Corner Of The Fair Oaks Boulevard And Sutter Avenue Intersection, In The Carmichael/Old Foothill Farms Community.

Request: Use Permit To Allow A 24-Hour Automobile Service Station With A 2,958-Square-Foot Fuel Canopy Covering Four Pump Islands, And A 2,954- Square-Foot 24-Hour Convenience Store On Approximately 0.87 Acres In The LC Zoning District.

Special Development Permit To Allow On-Site Signage For A Primary Automotive Service Station To Exceed 125 Square Feet.

Design Review To Comply With Countywide Design Guidelines.

Final Hearing Body: Board of Supervisors

Lead Planner: Jessie Shen, Associate Planner, (916) 875-3711
shenj@saccounty.net

3. [PLNP2019-00262 – 7300 FAIR OAKS BOULDEVAR 7-ELEVEN SERVICE STATION PCN](#)

Supervisory District(s): Peters

Assessor's Parcel No: 260-0470-004 And -005

Applicant/Owner: TAIT & Associates

Location: Located At 7300 Fair Oaks Boulevard, At The Northeast Corner Of The Fair Oaks Boulevard And Sutter Avenue Intersection, In The Carmichael/Old Foothill Farms Community.

Request: Public Convenience And Necessity Letter From The Board For An Off-Sale Type 20 (Beer And Wine) Liquor License For A New Convenience Store.

Final Hearing Body: Board of Supervisors

Lead Planner: Jessie Shen, Associate Planner, (916) 875-3711
shenj@saccounty.net

4. [PLNP2019-00157 – CARMICHAEL COMMONS \(Informational\)](#)

Supervisory District(s): Peters

Assessor's Parcel No: 230-0120-010, 230-0131-001 And 230-0120-011

Applicant/Owner: Generations Construction LLC/Northern California Conference of Seventh Day Adventist

Location: Located At 5601 Winding Way, On The Northwest Corner Of Winding Way And Hackberry Lane In The Carmichael Community.

Request: Community Plan Amendment And Rezone From Residential 2 (RD- 2) To Residential 25 (RD-25) On Approximately 15.55 Acres.

General Plan Amendment From Low Density Residential (LDR) To Medium Density Residential (MDR) On Approximately 15.55 Acres.

Use Permit To Allow The Following Within The RD-25 Zone:

- A Congregate Care Facility;
- A Convalescent Hospital;
- Multi-Family Development Exceeding 150 Units Within The RD-25 Zone.

Tentative Parcel Map To Reconfigure The Existing Three Parcels To Accommodate The Existing School, Proposed Senior Living Community, And Proposed Convalescent Hospital (Assisted Living And Memory Care) On Three Separate Parcels.

Special Development Permit To Allow The Proposed Project To Deviate From The Following Development Standards:

- Multi-Family Use Fences (Section 5.2.5.C.2): Either A Solid Wood Fence Or Masonry Wall Of At Least Six Feet In Height Shall Be Provided Along The Interior Property Lines When Located Adjacent To Residential Zoning Districts. The Proposed Project Shows A Six-Foot Tall Black Chain Link Fence.

Design Review To Comply With The Countywide Design Guidelines.

Final Hearing Body: Board of Supervisors

Lead Planner: Kimber Gutierrez, Associate Planner, (916) 874-7529, gutierrezk@saccounty.net

Note: This CPAC has the right to file an appeal with the County of Sacramento when the committee, commission or official takes an action or determination that conflicts with community-wide policies as understood by the respective CPAC and its constituency. During the Appeal hearing, the applicant or appointed representative must be present.

MISCELLANEOUS

5. STAFF UPDATE

6. COUNCIL MEMBER COMMENTS

7. PUBLIC COMMENT

ADJOURNMENT



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ITEMS 2 & 3 CPAC 136

From: [Nancy Allardyce](#)
To: [CPAC-Carmichael-OFF](#)
Cc: [Clerk of the Board Public Email](#)
Subject: Wednesday 5/20/20 Meeting Agenda - 7300 Fair Oaks Blvd. 7-Eleven Service Station and Convenience Store
Date: Sunday, May 17, 2020 8:39:52 PM
Attachments: [Carmichael CPAC Agenda 5-20-2020.pdf](#)
Importance: High

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

I am shocked to see that the Carmichael-Old Foothill Farms Community Planning Advisory Council is considering any steps further to allow a 7-Eleven with alcohol sales in a location 1/3 of a mile away from an elementary school. I think it is reasonable to say that the crowd that is drawn to an establishment like 7-Eleven is less that desirable within the Carmichael area. That is bothersome, but within a 1/3 of a mile of an elementary school is not plain a horrible idea. As a tax payer within the general area of Carmichael, I would be extremely opposed to this !!!

Please let me know when there will be more meetings or ways to bring community discussion to the table. I see in the agenda, that at this time, this meeting is not open for public comment and discussion which I see as problematic as well.

Nancy Allardyce, SPHR-CA
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AGENDA

CARMICHAEL- OLD FOOTHILL FARMS COMMUNITY PLANNING ADVISORY COUNCIL

Teleconference

Wednesday, May 20, 2020

6:30 PM

<http://www.per.saccounty.net/CPAC/Pages/CPAC-Carmichael-OldFoothillFarms.aspx>

ANNOUNCEMENT

In compliance with directives of the County, State, and Centers for Disease Control and Prevention (CDC), this meeting is live stream and closed to the public. Temporary procedures are subject to change pursuant to guidelines related to social distancing and minimizing person-to-person contact.

Members of the public are encouraged to submit public comments in writing. Public comments will be distributed to members of the Board and filed in the meeting record. Public comments may be related to a specific agenda item number or for a matter that is not posted on the agenda, referred to as an "off agenda" item.

How to make a public comment

- Email BoardClerk@saccounty.net. Include agenda item number and it is optional to include first and last name.
- Mail or Drop off at 700 H Street, Suite 2450, Sacramento, CA 95814

How to Listen to a meeting

The meeting will be streamed live through BlueJeans Events. Members of the public may listen to the meeting as follows:

- Audio from a PC: <https://primetime.bluejeans.com/a2m/live-event/zygkdxju>
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- Teleconference (audio only) dial: (415) 466-7000 (Enter PIN Code: **3401323#**)

How to access meeting material

The on-line version of the agenda and associated material is available at <http://sccob.saccounty.net>. Some documents may not be posted on-line because of size or format (maps, site plans, renderings). Contact the Clerk's Office at (916) 874-5411 to obtain copies of documents.

How to request an accommodation

Requests for accommodations pursuant to the Americans with Disabilities Act (ADA) should be made with the Clerk of the Board by telephone at (916) 874-5411 (voice) and CA Relay Services 711 (for the hearing impaired) or BoardClerk@saccounty.net prior to the meeting.

Carmichael-Old Foothill Farms

CPAC Chair Nicholas Bloise (916) 483-7099 nickb812@yahoo.com

**County of Sacramento, Office of Planning and Environmental Review
Representatives for the Carmichael-Old Foothill Farms Area**

Senior Planner Manuel Mejia (916) 874-7934 Mejiam@saccounty.net

Associate Planner Meredith Holsworth (916) 874-5835 Holsworthm@saccounty.net

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 Matthew Burnette Vice-Chair
 Timothy Rosales Secretary

MEMBERS: Jason McCoy Richard Desmond
 Nathan Brandon

COUNTY PLANNING

REPRESENTATIVES: Manuel Mejia Meredith Holsworth

Matters under the jurisdiction of the CPAC that are not posted on the agenda may be addressed by the general public following completion of the regular agenda. The CPAC may limit the length of any off-agenda testimony.

- Call meeting to order.
- Introduction of members, staff, and County representatives.
- Explanation of the Role of the Council.

PLANNING ITEMS FOR REVIEW

1. **[PLNP2019-00353 – CASA ROSA WAY TENTATIVE PARCEL MAP](#)**
Supervisorial District(s): Peters

Assessor's Parcel No: 258-0091-008

Applicant/Owner: Wong & Associates/Alex And Ana Gourbuleac

Location: Property Located At 3637 Casa Rosa Way, On The Southwest Corner Of The Intersection Of Casa Rosa Way

And Engle Road In The Carmichael/Old Foothill Farms Community.

Request: Tentative Parcel Map To Divide Approximately 0.3 Net Acres (0.37 Gross) Into Two Halfplex Parcels In The RD-5 Zoning District.

Design Review To Comply With The Countywide Design Guidelines.

Final Hearing Body: Subdivision Review Committee

Lead Planner: Bilegt Baatar, Assistant Planner, (916) 874-7441
baatarb@saccounty.net

2. **[PLNP2019-00261 – 7300 FAIR OAKS BOULEVARD 7-ELEVEN SERVICE STATION](#)**

Supervisorial District(s): Peters

Assessor's Parcel No: 260-0470-004 And -005

Applicant/Owner: TAIT & Associates

Location: Property Located At 7300 And 7310 Fair Oaks Boulevard, At The Northeast Corner Of The Fair Oaks Boulevard And Sutter Avenue Intersection, In The Carmichael/Old Foothill Farms Community.

Request: Use Permit To Allow A 24-Hour Automobile Service Station With A 2,958-Square-Foot Fuel Canopy Covering Four Pump Islands, And A 2,954- Square-Foot 24-Hour Convenience Store On Approximately 0.87 Acres In The LC Zoning District.

Special Development Permit To Allow On-Site Signage For A Primary Automotive Service Station To Exceed 125 Square Feet.

Design Review To Comply With Countywide Design Guidelines.

Final Hearing Body: Board of Supervisors

Lead Planner: Jessie Shen, Associate Planner, (916) 875-3711
shenj@saccounty.net

3. [PLNP2019-00262 – 7300 FAIR OAKS BOULDEVAR 7-ELEVEN SERVICE STATION PCN](#)

Supervisory District(s): Peters

Assessor's Parcel No: 260-0470-004 And -005

Applicant/Owner: TAIT & Associates

Location: Located At 7300 Fair Oaks Boulevard, At The Northeast Corner Of The Fair Oaks Boulevard And Sutter Avenue Intersection, In The Carmichael/Old Foothill Farms Community.

Request: Public Convenience And Necessity Letter From The Board For An Off-Sale Type 20 (Beer And Wine) Liquor License For A New Convenience Store.

Final Hearing Body: Board of Supervisors

Lead Planner: Jessie Shen, Associate Planner, (916) 875-3711
shenj@saccounty.net

4. [PLNP2019-00157 – CARMICHAEL COMMONS \(Informational\)](#)

Supervisory District(s): Peters

Assessor's Parcel No: 230-0120-010, 230-0131-001 And 230-0120-011

Applicant/Owner: Generations Construction LLC/Northern California Conference of Seventh Day Adventist

Location: Located At 5601 Winding Way, On The Northwest Corner Of Winding Way And Hackberry Lane In The Carmichael Community.

Request: Community Plan Amendment And Rezone From Residential 2 (RD- 2) To Residential 25 (RD-25) On Approximately 15.55 Acres.

General Plan Amendment From Low Density Residential (LDR) To Medium Density Residential (MDR) On Approximately 15.55 Acres.

Use Permit To Allow The Following Within The RD-25 Zone:

- A Congregate Care Facility;
- A Convalescent Hospital;
- Multi-Family Development Exceeding 150 Units Within The RD-25 Zone.

Tentative Parcel Map To Reconfigure The Existing Three Parcels To Accommodate The Existing School, Proposed Senior Living Community, And Proposed Convalescent Hospital (Assisted Living And Memory Care) On Three Separate Parcels.

Special Development Permit To Allow The Proposed Project To Deviate From The Following Development Standards:

- Multi-Family Use Fences (Section 5.2.5.C.2): Either A Solid Wood Fence Or Masonry Wall Of At Least Six Feet In Height Shall Be Provided Along The Interior Property Lines When Located Adjacent To Residential Zoning Districts. The Proposed Project Shows A Six-Foot Tall Black Chain Link Fence.

Design Review To Comply With The Countywide Design Guidelines.

Final Hearing Body: Board of Supervisors

Lead Planner: Kimber Gutierrez, Associate Planner, (916) 874-7529, gutierrezk@saccounty.net

Note: This CPAC has the right to file an appeal with the County of Sacramento when the committee, commission or official takes an action or determination that conflicts with community-wide policies as understood by the respective CPAC and its constituency. During the Appeal hearing, the applicant or appointed representative must be present.

MISCELLANEOUS

5. STAFF UPDATE

6. COUNCIL MEMBER COMMENTS

7. PUBLIC COMMENT

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