



January 11, 2018

Mr. Garrett Norman
City of Sacramento
300 Richards Blvd.
Sacramento, CA

Re: P16-039 Freeport Blvd Arco Project

Dear Mr. Norman:

The South Land Park Neighborhood Association (SLPNA) is a nonprofit organization representing the area bounded by Freeport Blvd, Sutterville Road, Interstate 5, and Florin Road, home to over 14,000 residents. The SLPNA Board of Directors met on January 3, 2018, to discuss the proposed AM/PM fueling station/car wash/market at 6220 Freeport Blvd. The developer/applicants made a presentation and took questions from the Board and audience.

SLPNA is **supporting** this project, for the following reasons:

- 1) **Removal of blight.** SLPNA welcomes new construction and investment at this site, which is currently blighted with trash, a dilapidated building, broken glass, unsightly landscaping, and trash.
- 2) **Restricted hours for alcohol sales.** We appreciate the 11 pm cut-off for alcohol sales.
- 3) **Limits on alcohol types for sale.** We support the restriction that bans the sale of singles and malt beverages.
- 4) **Noise limits for vacuums.** The developer assures us that the decibels emitted from vacuum operations are below the required noise limits.
- 5) **Police POD installation and other safety features.** We laud the applicant for committing to purchase a Police Observation Device for the area; providing designated parking for police vehicles; and offering a police workstation.
- 6) **Corporate commitment.** The corporate representatives explained their commitment to offering the best products, fresh foods, and maintaining this property at the highest standards, as this will be a corporate-owned store.

SLPNA/ p.2

- 7) **Healthy market competition.** There are very few gas stations along this long corridor, and with the anticipated influx of traffic due to the Delta Shores development, this station will keep traffic on Freeport Blvd., rather than encouraging that traffic to enter into the residential area looking for gas. It will also benefit residents by offering lower prices due to competition.

We have also conferred with the Sacramento Police Department and feel confident that this project is a net positive for the community and for public safety. We look forward to working with the developer and corporation as this project moves forward.

Respectfully,

BOARD OF DIRECTORS
South Land Park Neighborhood Association