

P04-106 – Downtown Ford

- REQUEST:
- A. **Environmental Determination:** Mitigated Negative Declaration;
  - B. **Mitigation Monitoring Plan;**
  - C. **PUD Guidelines Amendment** to amend the Park El Camino Planned Unit Development (PUD) Guidelines to include design guidelines and development standards for Auto sales (new/used), service, repair, storage or rental in the General Commercial (C-2) zone;
  - D. **PUD Schematic Plan Amendment** to depict one 88,545 square foot auto dealership, 42,000 square feet of office, 19,500 square feet of retail uses, a 4,000 square foot restaurant, and a service station in the Park El Camino Planned Unit Development (PUD);
  - E. **Tentative Subdivision Map** to merge and resubdivide three (3) existing parcels into six (6) parcels totaling 20.4+/- gross acres;
  - F. **Special Permit** to construct an 88,545 square foot auto dealership on 11.75+/- net acres in the General Commercial Planned Unit Development (C-2-PUD) zone in the Park El Camino PUD.

LOCATION: Northwest corner of West El Camino Ave and Orchard Lane  
APN: 225-0220-040, -064, -065  
Council District 1 (Attachments 2 and 3)

APPLICANT:	Law Offices of Gregory D. Thatch, Contact: Gregory Thatch 1730 I Street, Suite 220 Sacramento, CA 95814 (916) 443-6956
OWNER:	Park El Camino – Natomas, LLC P.O. Box 214648 Sacramento, CA 95821
APPLICATION FILED:	May 27, 2004
STAFF CONTACT:	Stacia Cosgrove, Associate Planner, (916) 808-7110 Greg Bitter, Senior Planner, (916) 808-7816

SUMMARY:

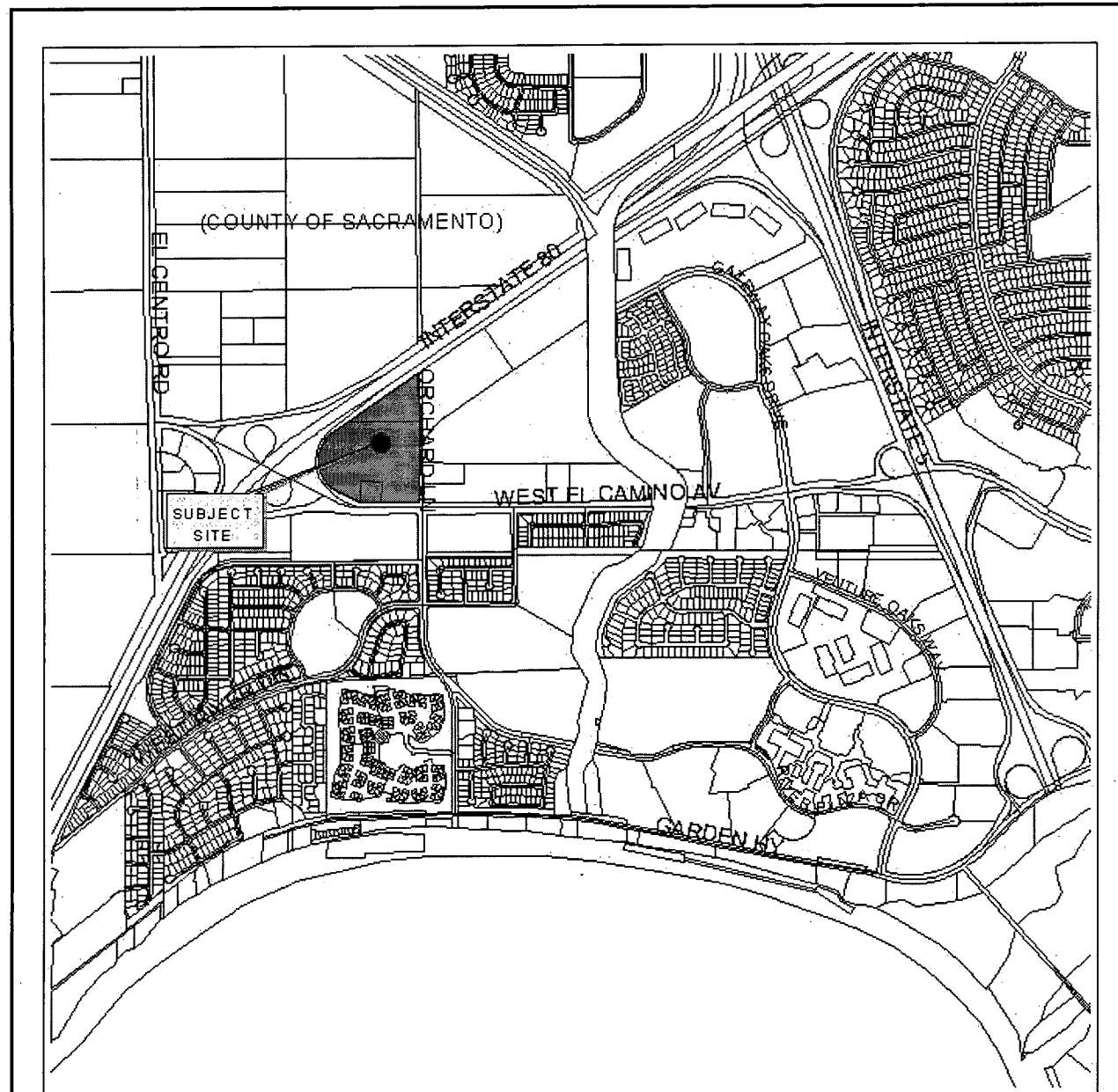
The applicant is requesting entitlements to construct an 88,545 square foot auto dealership (Downtown Ford) in the General Commercial Planned Unit Development (C-2-PUD) zone, in the Park El Camino PUD. The dealership would be located on the northernmost 11.75+/- acres of the 20.4 acre PUD, adjacent to Interstate-80. The dealership operations would include new and used car sales, auto repair and detailing.

Dealership operations would utilize individualized pager and communication devices to eliminate the need for standard loud speaker systems. All test driving of vehicles would take place on major arterial roadways and freeways; the project Special Permit is conditioned such that no test driving will be allowed within surrounding residential neighborhoods. All light poles in the parking lot areas will be limited to 15 to 20 feet in height, thereby greatly reducing potential light pollution to adjacent roadways and other commercial and residential properties.

The Park El Camino PUD Schematic Plan will be updated to reflect the proposed auto dealership and amendments to the proposed commercial uses on the south end of the site along West El Camino. The Park El Camino PUD Guidelines are proposed to be amended to establish development standards for the proposed use, to allow outdoor storage of repair vehicles, and to reduce the required landscaping along Interstate-80 from 50-feet to 25-feet.

The applicant is not proposing to develop the PUD's southernmost 8.65+/- acres at this time. The proposed Schematic Plan proposes a combination of uses for this portion of the site along West El Camino: 42,000 square feet of office, 19,500 square feet of retail uses, a 4,000 square foot restaurant, and a service station.

This project is scheduled as a hearing item due to neighborhood opposition to the project. All comment letters and petitions, both in favor of and against the project are included as Attachments 14 and 15. Staff response to the issues and questions raised in the letters and emails is included in the Project Review Process section of this staff report, under Public/Neighborhood/Business Association Comments.



Planning & Building  
Department

Geographic  
Information  
Systems

Vicinity Map  
Downtown Ford Project  
P04-106

0 2000 Feet



RECOMMENDATION:

**Staff recommends approval of the project, subject to conditions.** This recommendation is based upon the project's consistency with the General Plan's Community/Neighborhood Commercial and Office land use designation, the community plan's land use designation of Community Commercial, and the project's overall consistency with the goals and policies of the South Natomas Community Plan and Park El Camino PUD Guidelines.

PROJECT INFORMATION:

General Plan Designation:	Community/Neighborhood Commercial and Office
Community Plan Designation:	Community Commercial
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	General Commercial PUD (C-2-PUD)

## Surrounding Land Use and Zoning:

North: Interstate-80, County (Agriculture)  
South: Vacant Commercial Site (Camino Station PUD); SC-PUD  
East: Proposed Park Site and Proposed Medium Density Residential; Agriculture (A)  
West: Interstate-80 Interchange, County Commercial Uses & 49er Truck Stop

Property Dimensions:	Irregular
Property Area:	20.4+/- gross acres
Square Footage of Buildings:	88,545 square foot auto dealership
Height of Buildings:	1 and 2 stories
Exterior Building Materials:	Enameled porcelain panels, cement plaster, textured tilt-up panels, CMU, clear and blue tinted glass
Parking Provided:	933 spaces total
Parking Required:	See parking discussion in staff report
Topography:	Flat
Street Improvements:	Existing/To be constructed
Utilities:	Existing/To be constructed

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Building Permit	Building Division
Driveway Permit	Development Engineering & Finance
Public Improvement Plans	Development Engineering & Finance



Final Map

Development Engineering &amp; Finance

BACKGROUND INFORMATION:

On February 21, 1989, the City Council approved various entitlements for the 20.4± gross acre site for residential and commercial development; 7.6± acres were zoned Highway Commercial (HC-PUD) and 12.8± acres were zoned Single Family Residential (R-1 PUD). The City Council also approved a Schematic Plan and Development Guidelines for the property to be known as Park El Camino PUD (P88-005).

On September 1, 1992, the City Council approved a Tentative Map to subdivide the property into an 11.2± acre residential parcel and six Highway Commercial parcels in the Park El Camino PUD (P90-239).

On May 21, 1996, the City Council approved a General Plan Amendment from Low Density Residential to Community/Neighborhood Commercial and Offices, a South Natomas Community Plan Amendment from Low Density Residential and Highway Commercial to Community Commercial, a rezone from R-1 PUD and HC-PUD to C-2 PUD and a Post Subdivision Modification modifying approved conditions of the Park El Camino Tentative Map (P95-061).

The duration of the Tentative Map was extended by State Legislation. On September 13, 1993, state legislation was passed allowing an automatic two year extension for all tentative maps that were approved prior to that date. On May 14, 1996, an additional one year map extension was approved by Governor Wilson. Both legislative actions provided that these extensions were in addition to any other extensions allowed by the Subdivision Map Act. With the legislation, this Tentative Map was valid for a term of five years without action by the local jurisdiction. The applicant also retained the ability to request an additional three year extension from the local jurisdiction. Therefore, the map was valid until September 1, 1997, without any request by the applicant.

On October 9, 1997, the Planning Commission approved a Tentative Map Time Extension to extend the life of the map originally approved in 1992 until September 1, 2000. That tentative map was never finalized and expired.

On July 23, 2002, City Council approved a proposal to amend the Park El Camino PUD Development Guidelines to delete the existing Highway Commercial and Residential guidelines sections, and to incorporate General Commercial (C-2) guidelines. The approval also included a Schematic Plan Amendment to reflect various commercial uses, office development, and a hotel/motel use on the 20.4± gross acre site, as well as a tentative subdivision map to divide the existing three parcels into eight parcels. Again, this tentative map was never finalized and has now expired.

The applicant now proposes to amend the Park El Camino Schematic Plan and Guidelines, and seeks approval of a Special Permit to construct an 88,545 square foot auto dealership on the north 11.75+/- acres of the project site.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The General Plan: The proposed project is consistent with General Plan policies for Community/Neighborhood Commercial & Offices. The General Plan designation includes shopping centers (less than 200,000 square feet), commercial strips, and smaller office developments which offer goods and services for the daily needs of adjacent residential areas. (SGPU, 4-10) Both the auto dealership with its sales and repair services and the retail uses on the southern part of the site will serve the daily needs of the Natomas Community. The project is also consistent with the following General Plan policies and goals:

- Promote economic vitality and diversification of the local economy. (p. 4-1)
- Ensure that all areas of the City are adequately served by neighborhood/community shopping districts. (p. 4-16)
- It is the policy of the City to actively promote the continued vitality and diversification of the local economy, and to expand employment opportunities for City residents. (p. 1-35)

Section 9 of the General Plan (Implementation Section), Table 1 identifies that uses allowed the C-2 zone are generally consistent with the uses envisioned in the General Plan's Community/Neighborhood Commercial & Offices designation. The proposed project will construct an auto dealership and repair facility on the proposed site while providing for additional commercial services along West El Camino. The proposal will add to the range of commercial services available in the South Natomas area.

South Natomas Community Plan: After careful evaluation, Staff has concluded that the proposed project is consistent with the South Natomas Community Plan. The project site is designated as Community Commercial in the Community Plan. The designation is characterized as being, **"...typically anchored by a Junior department store, a supermarket, superdrug store, or a superhardware store."** (SNCP, pg. 5) The Community Plan definition does not prohibit any uses nor does it provide an exhaustive list of the uses one might find in the Community Commercial designation. The definition does, however, describe larger floorplate uses and Staff believes that the auto dealership proposal is consistent with the type of use described by this Community Plan policy and designation description.

It is clear that the South Natomas Community Plan intends the Community Commercial designation to contain uses that serve the larger "Community," and not solely neighborhood serving uses. The Community Plan contains a "Neighborhood Commercial" designation that is described as consisting of retail uses that, "serve the immediate

neighborhood area." (SNCP, pg. 5) The Community Commercial designation description however, while not precluding retail uses that serve the immediate neighborhood area, is also able to accommodate large floor plate users, such as an auto dealership.

The proposed project is consistent with the South Natomas Community Plan policy for shopping centers that states, **"Designate shopping center sizes and locations to maximize convenience and shopper choice, balancing these attributes with protection of the viability of existing commercial development."** (SNCP, pg. 18) and **"Limit designation of neighborhood and community commercial to a level that meets overall community demand for retail goods and services."** (SNCP, pg. 18) The location of commercial services at this site is appropriate and convenient because primary access to the site is provided via West El Camino, a major east/west thoroughfare in South Natomas. The proposed commercial adds to "shopper choice" in the area by offering additional commercial shops and services in the area. There are currently no new car dealers within the Natomas area; the proposed dealership brings a new commercial use to the area, adding to shopper choice and convenience. Due to the desire voiced by the community for additional commercial uses in the area, Staff does not anticipate that the proposed commercial site will affect the viability of other commercial sites in the area.

The Community Plan states, **"Avoid retail development of a regional nature that attracts out of area traffic."** (SNCP, pg. 18) While it is feasible that shoppers from outside the Natomas Area may choose to patronize the auto dealership or the commercial/retail services on the south portion of the site, Staff does not consider the uses depicted on the proposed Park El Camino Schematic Plan to be of a regional nature. While an auto mall is widely recognized as being a regional use, in this case Staff does not consider a single auto dealership to be a regional use. There are thirteen (13) Ford dealerships in the greater Sacramento Area, with a total of four (4) Ford dealerships within 10 miles of Downtown Ford at its current location on 16<sup>th</sup> Street in the Richards Boulevard area. (Attachment 4) Ten miles represents approximately 12 minutes of driving time. In addition, the auto dealership use does not generate the volume of traffic that a regional retail development typically generates for the amount of acreage on this site. City Development Engineering and Finance staff has confirmed that the proposed schematic plan uses will generate less traffic than the uses on the already approved Park El Camino PUD Schematic Plan. As another example, an auto dealership of this size generates fewer vehicle trips than would a full service grocery store.

Staff supports the inclusion of a service station at this location in the South Natomas Community Plan Area, as the site is located directly adjacent to an Interstate 80 interchange. The South Natomas Community Plan states as a Guiding Policy, **"Provide sites at intervals along I-80 for hotels/motels, restaurants, and service stations catering to the traveling public."** (SNCP, pg. 19) The Community Plan further states as an implementing policy, **"Designate highway commercial areas at the I-80 interchanges with West El Camino Avenue and Northgate Boulevard."** (SNCP, pg. 19)

Smart Growth Principles: Sacramento City Council adopted a set of Smart Growth Principles in December 2001 in order to promote growth that is economically sound, environmentally friendly, and supportive of community livability. The Smart Growth Principles encourage:

- Providing a mix of land uses;
- Concentrating new development and targeting infrastructure investments within the urban core of the region;
- Fostering a walkable community.

The proposed project is designed to incorporate many elements of the Smart Growth Principles listed above. Development will be located in an area designated for urban development. The mixture of land uses proposed for the entire Park El Camino PUD support the retail and commercial needs of the South Natomas community. As there are no other new car dealers within the Natomas area, the auto dealership adds to the mix of land uses available in the community and in the appropriate location, directly accessible via a major thoroughfare. The auto dealership use is not considered to be a sensitive use and as such is appropriate to place directly adjacent to a major freeway interchange. While customers will likely drive to the auto dealership, the PUD is designed to provide more daily serving commercial services adjacent to West El Camino and existing residential uses, providing retail uses within walking distance of area residents.

B. PUD Guidelines Amendment

The Park El Camino Planned Unit Development (PUD) Guidelines is proposed to be amended in order to incorporate development standards for the proposed land uses. (Attachment 5, Exhibit A) The development standards included in the PUD Guidelines address parking, building design and materials, signage, setbacks, and landscaping requirements. It is important to note the following changes to the PUD Guidelines that are proposed:

1. The applicant is proposing to reduce the required 50-foot landscape buffer adjacent to Interstate-80 to 25-feet. Staff has reviewed the proposal and finds a 25-foot landscape buffer adjacent to the freeway to be acceptable. The commercial uses proposed for this site are not considered to be sensitive uses that would require a 50-foot setback from the freeway. A 25-foot landscape buffer is an adequate space to be able to plant and maintain attractive landscaping. Landscape standards for the setback areas are established by the PUD Guidelines;
2. The PUD Guidelines are proposed to be amended to allow the outdoor parking of service vehicles overnight for auto service and repair facilities. All repair services will be conducted within an enclosed building, however vehicles that are dropped off by customers to be serviced will be allowed to be parked outdoors on-site. The service parking area is located on the northern portion of the dealership site (see Exhibit 1B: Site Plan Exhibit);

3. The existing Park El Camino PUD Guidelines and Schematic Plan allow a drive-thru commercial use on this site. With the proposed amendment, the drive-thru use will be removed and reference to it in the PUD Guidelines is deleted.

Among other requirements, PUD Guidelines would require that certain tree species be planted in the setback areas and at what distance from one another. The proposed guidelines amendment will also add language clearly noting that the use of outdoor public address systems or speaker systems associated with auto dealership operation is prohibited and that parking lot light standards will not exceed 15-feet in height and will be downward facing. Staff recommends approval of the PUD Guidelines Amendment.

C. PUD Schematic Plan Amendment

An amendment to the Park El Camino Schematic Plan is proposed in order to depict one 88,545 square foot auto dealership, 42,000 square feet of office, 19,500 square feet of retail uses, a 4,000 square foot restaurant, and a service station within the 20.4+/- acre PUD. Attachment 5, Exhibit B, contains the proposed Schematic Plan exhibit. For reference purposes, Attachment 6 is included that depicts the existing Park El Camino Schematic Plan, adopted in July 2003. Staff finds that the commercial uses, as conditioned, will be compatible with existing and proposed residential uses in the area and recommends approval of Schematic Plan Amendment.

D. Tentative Map

The applicant is proposing to merge and resubdivide three vacant parcels totaling 20.4± acres into six parcels of varying sizes, ranging from 0.71± to 11.75± acres (Exhibit 1C). The project site is located at the northwest corner of West El Camino and Orchard Lane. Access would be provided to the PUD via a driveway on West El Camino and a cul-de-sac street will provide access to the interior lots. City services will be constructed to serve the six proposed parcels, and standard subdivision improvements (i.e., curbs, gutters, sidewalks, etc.), including street lighting, will be provided to the project site. Staff recommends approval of the tentative map.

E. Special Permit

1. Zoning Requirements

The project site is zoned General Commercial (C-2-PUD). The C-2 zone is a general commercial zone which provides for the sale of commodities, or performance of services, including repair facilities, offices, small wholesale stores or distributors, and limited processing and packaging. (City Code Section 17.20.010) The Park El Camino site is currently zoned C-2-PUD and no rezone of the property is proposed with the current application. Per the Commercial Land Use Chart in the

Zoning Ordinance (City Code Section 17.24.030) auto sales and retail uses are allowed within the C-2 zone, subject to a Special Permit.

## 2. Site Design and Functions

The applicant is proposing to construct an 88,545 square foot auto dealership facility on the northernmost 11.75+/- acres of the Park El Camino site. (Exhibit 1B-Site Plan Exhibit) The showroom/sales area, business offices, parts storage area, service bays, and quick lube uses are all located in the primary auto dealership building. The second story of the building contains approximately 16,000 square feet dedicated to storage.

There is also a separate 5,320 square foot building for detailing. The detail building is where vehicles will be cleaned and prepared for sale; the uses in this building include a carwash, storage, detail bays, and a steam clean room.

New car displays are located along the internal cul-de-sac street and along Interstate-80, along with new car inventory being stored on the west side of the site. The used car display area is located along Orchard Lane and parking for vehicles being serviced is on the north end of the site. Customer parking is located near the showroom and the service area. Employee parking will be on the north end of the site adjacent to the east property line. There is an 8-foot tall masonry wall that will be constructed that will separate the auto dealership property from the proposed 4.2+/- acre proposed park site to the east. (See Attachment 7 for the proposed River Oaks development site plan)

## 3. Setbacks/Height

Setbacks: Table 1 demonstrates the proposed/required building and landscape setbacks for the proposed project:

**Table 1**  
**Landscape and Building Setbacks**

	<b>Building</b>		<b>Landscape</b>	
	Required	Proposed	Required	Proposed
Freeway (measured from exterior right-of-way line)	100'	123'-8"	50' The applicant proposes to amend the required landscape setback adjacent to the freeway from 50' to 25'.	25'
Freeway On- ramp	50'	65' at the nearest point	25'	25'
West El Camino	25'-75'	40' at the nearest point, 95' at the furthest point	25'	40'
Orchard Lane	50' The applicant proposes to amend the required building setback adjacent to Orchard Lane from 50' to 25'.	25'	25'	25'
Cul-de-Sac Street	25'	25'	10' The applicant proposes to amend the required landscape setback adjacent to the cul-de- sac to from 10' to 15'.	15'

\* Unless otherwise noted, all landscape and building setbacks are measured from the back of the sidewalk. A meandering sidewalk is proposed along West El Camino as a part of the landscape corridor, therefore that case the landscape setback will be measured from the back of curb. In any instance where vehicles are allowed to overhang into a required landscape area, that landscape area must be increased by 2-feet.

The project conforms with building and landscape setbacks, as proposed, with the exception of the building setback requirement from West El Camino Avenue; a maximum building setback of 75-feet is established by the Park El Camino PUD Guidelines but 95-feet is depicted on the Schematic Plan. When a Special Permit is sought for the retail site, staff will work with the applicant so that the project provides a building setback from West El Camino what is consistent with the PUD Guidelines requirements.

Setback from the East Property Line: There is no setback required by the PUD Guidelines from the east property line for landscaping or buildings. The applicant proposes an 8-foot landscape setback from the required masonry wall that will separate the auto dealership from a proposed 4.2+/- acre neighborhood park located on the other side of the wall within the proposed River Oaks development (a site plan of the proposed River Oaks development is included in this staff report as Attachment 7, for reference purposes). The area will be heavily landscaped with coast redwoods or a similar evergreen species planted 10' on center to provide a light buffer between the dealership and the park use. Staff believes that the 8-foot of landscape planter in this area adjacent to the employee parking, detail building, and used car displays will provide sufficient planting area for a tree buffer.

Height: The height of development within the Park El Camino PUD is limited to 35-feet within 100-feet of a residentially zoned lot, and 65-feet when buildings are over 100-feet away from a residentially zoned lot. All of the buildings on the subject site are proposed to be three and four-story buildings. The auto dealership at its highest point is 32-feet in height and is consistent with PUD height requirements.

Light Poles: Light fixtures in the parking and sales areas are limited to 15-feet in height in the new car display area south of the dealership building, the used car display area, and the employee parking area. The relatively low light poles (in combination with tree screening) will ensure that there is minimal light pollution to the park and proposed residential uses. Elsewhere, pole mounted light fixtures may not exceed 20-feet in height. As a point of comparison, the City's historic street light poles are 14-feet in height. All light fixtures must be downward facing.

With the exception noted related to building setbacks for future retail buildings, Staff is supportive of the building setbacks and height as proposed.

#### 4. Walls/Fencing

The Zoning Ordinance requires that commercial properties located adjacent to residentially zoned properties or residential uses must construct a minimum 6-foot tall solid, masonry wall along adjacent property lines. The proposed project is conditioned to construct an 8-foot tall masonry wall along the east property line. A 6-foot tall tubular steel fence would be constructed along Interstate-80.

#### 5. Parking/Circulation

Vehicle Parking: The auto dealership offers adequate parking facilities to serve the site. The proposed development standards in the PUD Guidelines would establish the following parking requirements for the auto dealership site: 1:500 parking ratio for sales and service building areas, 1:1000 parking ratio for warehouse building area, and 1:400 parking ratio for office uses. The proposed parking standards are consistent with Zoning Ordinance requirements.



There is no minimum or maximum number of parking spaces determined by the PUD Guidelines related to new or used car display, new car inventory, or service parking. Because these parking spaces are for storage purposes and not required for parking and maneuvering area for the general public or employee's personal vehicles, the PUD Guidelines propose that standard parking stall dimensions required by the Zoning Ordinance be reduced to allow narrowed stalls and tandem parking to make more efficient use of the site. Parking spaces designated for customer and employee parking must meet the minimum dimensional standards established by the Zoning Ordinance.

The amount and location of parking to be provided for the retail uses will be determined when an application is made for a Special Permit. Minimum requirements are 1:250 parking ratio for retail uses and one parking space per three seats for restaurant uses. Table 2 illustrates the distribution of parking provided to serve the auto dealership site:

**Table 2**  
**Vehicle Parking Provided**

Use	Parking Provided
New Car Display	433 spaces
Used Car Display	95 spaces
Customer Parking	44 spaces
Employee Parking	41 spaces
Service Parking	146 spaces
New Car Inventory	174 spaces
<b>TOTAL</b>	<b>933 spaces</b>

All parking associated with the auto dealership must be accommodated on the dealership site; no new and used car displays, new car inventory, or service vehicles are allowed to be parked on the public street. No prefabricated wheel stops will be allowed and all landscape areas will be surrounded by a 6-inch concrete curb. In any instance where vehicles are allowed to overhang into a required landscape area, that landscape area must be increased by 2-feet.

Parking is distributed evenly throughout the auto dealership site in an arrangement that best services the operations of the dealership and the convenience of customers. Please see Exhibit 1B for the location of all parking areas.

Bicycle Parking: Bicycle parking facilities will be provided for the auto dealership building for the use of employees and customers. City Code requires that one bicycle parking space shall be provided for every 20 parking spaces required. The number of bicycle parking facilities will be based upon required parking for the

office, warehouse, and sales and service building areas. The applicant will need to confirm the square footage of the dealership buildings that is dedicated to these uses and provide bicycle facilities accordingly. The bicycle parking spaces must be provided in a secure area or in an area in close proximity to the doors and windows of the office or sales area so that surveillance of the bicycles can be provided. Because the location of the bicycle facilities is unknown at this time, the project is conditioned such that the location of all proposed bicycle facilities must be reviewed and approved by the Planning Director.

Pedestrian Circulation: There is a paved, accessible path of travel for pedestrians from the internal cul-de-sac to the showroom entrance. It is anticipated that the majority of the visitors to the auto dealership will be driving to the business either to shop for another vehicle or to have their vehicle serviced. The PUD Guidelines strongly encourage designated pedestrian pathways be called out with special paving treatments, textures, or colors. Because the retail uses along West El Camino are schematic at this time, pedestrian connections will be determined by the ultimate building layout and conditioned as part of the Special Permit process at that time.

Loading Area: All loading and unloading of vehicles must take place on the auto dealership site; loading and unloading is not allowed on public streets and must be completely contained on-site.

## 6. Landscaping

The proposed project is required to comply with the Park El Camino PUD Guidelines and landscape requirements. The landscape exhibits for this project are included as Exhibit 1D. The PUD Guidelines detail requirements related to the type and spacing of landscaping required in setback and parking areas.

The Zoning Ordinance requires that trees be planted and maintained throughout the surface parking lot to ensure that, within 15 years after establishment of the parking lot, at least 50% of the parking area will be shaded. Areas to be shaded include parking area and any driveways or maneuvering area utilized or accessed by the vehicles using the parking spaces. The Special Permit for the auto dealership is conditioned that all customer parking and employee parking areas, along with the accompanying driveways and maneuvering areas must comply with Zoning Ordinance shading requirements.

## 7. Signage

Attached and detached signage for the auto dealership use is being proposed at this time. The applicant proposes to relocate the 35-foot tall sign from the current location of the Downtown Ford dealership on 16<sup>th</sup> Street to this site. The proposed location of this sign is along the Interstate-80 frontage. Depending on the ultimate

location of the sign along I-80, it will be located approximately 400-850 feet from any residential uses and over 600 feet from West El Camino at the closest point. For these reasons, staff supports the pole sign location along Interstate-80.

The auto dealership would be allowed one detached monument sign located at the primary entry/exit to the property. The maximum height of this sign would be 6-feet with a maximum area of 48 square feet. Per the Park El Camino PUD Guidelines, the auto dealership will be allowed one attached sign per street and freeway frontage.

D. Building Design

The design of the proposed auto dealership is consistent with the Park El Camino PUD Guidelines and will be complimentary to adjacent development. Staff is supportive of the overall building design and orientation. Building elevation and floor plan exhibits are included as Exhibits 1E-1H.

Finished building materials are required to be applied to all sides of the building. Any rooftop mounted mechanical equipment is required to be screened from view. Large expanses of windows are incorporated into the building design at the showroom and where offices are located; the majority of windows are located on the south side of the building facing the internal cul-de-sac and the west side of the showroom facing Interstate-80.

The primary building materials for the auto dealership building is white enameled porcelain panels, cement plaster, textured tilt-up concrete, and split face CMU, painted cool gray. Glass would be clear (at the showroom area) or tinted blue in anodized aluminum frames.

Staff has encouraged the applicant to consider a color scheme that incorporates more earthtone colors and natural materials, consistent with what is found elsewhere in the South Natomas area. Warm colors such as beige, taupe, and brown, accented with river rock would be in keeping with the colors and materials commonly found in the area.

Trash Enclosures: Trash enclosures with recycling and garbage receptacles are required for commercial developments and, the extent possible, are to be screened from public view. Trash enclosures are required to comply with City standards for design and size described in Chapter 17.72.040 of the City Code. The applicant is providing one trash enclosure on the site. The trash enclosure will be split-face CMU, painted to match the dealership building.

PROJECT REVIEW PROCESS:A. Environmental Determination

Environmental Planning Services has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Mitigated Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act (CEQA) Guidelines, mitigation measures have been identified that are either incorporated into project plans or have been identified to reduce impacts to a less-than-significant level. These mitigation measures address transportation and circulation, biological resources, and cultural resources. The mitigation measures are listed in the attached Mitigation Monitoring Plan (Exhibit 1A).

The Mitigated Negative Declaration was available for public review during the period of Wednesday, April 27, 2005 through Thursday, May 26, 2005. Subsequently, the review period was extended two weeks until Thursday, June 9, 2005. During the public review and comment period, forty-one (41) comment letters were received by Environmental Staff. Agency comment letters were received from Caltrans and County Sanitation District 1 (CSD-1). Caltrans provided comments pertaining to requirements and responsibilities of the proposed project affecting highways under their jurisdiction and encouraging West El Camino interchange improvements in a timely fashion. The Caltrans letter is included as Attachment 8. If applicable, the requirements and responsibilities identified by Caltrans are required prior to improvement plan approval. City Staff is currently working on implementing a project to construct the necessary improvements of the West El Camino/Interstate 80 interchange. The Comment Letter from CSD-1 stated that there were no immediate concerns and that they expect the project will be subject to currently established policies, ordinances, fees, and conditions of approval.

During the public review period of the draft Mitigated Negative Declaration, environmental staff received thirty-nine (39) comment letters. One of the letters received provided comments specifically on the Draft Mitigated Negative Declaration (MND) prepared for the Downtown Ford Project. The River Oaks Community Association (ROCA) submitted a letter commenting on the following sections of the MND: Project Description; Aesthetics, Light and Glare; Air Quality; Biological Resources; Cultural Resources; Hazards; Water; Land Use; Energy; Noise; Public Services; Recreation; Transportation and Circulation; Utilities; and Mandatory Findings of Significance. The ROCA comment letter is included with Attachment 8. and is numbered for responding to the comments. Staff responses to the ROCA numbered comments are listed as Attachment 9. The other 38 letters expressed opposition to the project similar to those received by the project planner and are addressed in the following section.

On July 1, 2005, revisions were made to the draft Mitigated Negative Declaration based on comments received and updated information from the Development Engineering and Finance Division regarding a future City project to construct the improvements at the West El Camino / Interstate 80 interchange. The revisions were made to the Aesthetics, Light and Glare Section (pg 14), Biological Resources Section (pg 30), Hazard Section (pg 37), and the Transportation and Circulation Section (pg 72) to clarify existing information and do not identify or create any new potential impacts. Pursuant to CEQA Guidelines Section 15073.5(c)(4), the revisions made on July 1, 2005 do not require recirculation of the Initial Study/Mitigated Negative Declaration.

B. Public/Neighborhood/Business Association Comments

The subject project was routed to the following neighborhood and community groups: Discovery Village Homeowners, Environmental Council of Sacramento (ECOS), Gardenland-Northgate Neighborhood Association (GNNA), Natomas Chamber of Commerce, Natomas Community Association (NCA), Natomas Crossing Homeowners Association (NC HOA), Natomas Crossing Community Vision (NCCV), Natomas Journal, North Natomas Alliance (NNA), North Natomas Community Association (NNCA), North Natomas Study Group (NNSG), River Oaks Community Association (ROCA), Riverview HOA, South Natomas Against Crime (SNAC), Sundance Lake HOA, Swallows Nest HOA, Valley View Acres Community Association (VVACA), Walk Sacramento, West Natomas Community Association (WNCA), Westside Community Association, and Witter Ranch.

A letter or comment card was received from the Natomas Journal, Swallows Nest Homeowners Association, the Natomas Community Association, the North Natomas Alliance, and the River Oaks Community Association. All comments are attached to this staff report in Attachment 12.

City Code requires that property owners within 500-feet of the project site be notified by mail in advance of the public hearing. Due to community interest in this project, Staff took the additional step of mailing public hearing notices to property owners and residents within 1000-feet of the subject property and to all community members who sent letters or emails to staff regarding the project (and who included their address in the email). Due to the volume of correspondence received on this project, the discussion of comments is organized as follows: a copy of all petitions received both in favor and against the project is attached to this staff report as Attachments 14 and 15. All letters received by Staff in support of the project are listed under Attachment 10. There were two opposition form letters circulated through the community that residents mailed to staff and a representative copy of each of those letters is included as Attachment 11. A total of 30 form letters were received. There were organizations and individuals who chose to write letters or use email to voice their opposition to the project and those unique letters and messages are attached to this report as Attachment 12. The River Oaks

Community Association commented on the PUD Guidelines Amendments and that letter is included as Attachment 13. Finally, in order to provide a staff response to the questions and concerns raised by the letters and emails, a special section is included below to highlight the most common issues and to provide a response.

**Community Comments:**

1. This project is inconsistent with the South Natomas Community Plan (SNCP) definition of "Community Commercial."

Staff Response: As discussed in the Policy Section of this staff report, the Community Plan definition does not prohibit any uses nor does it provide an exhaustive list of the uses one might find in the Community Commercial designation. The definition does, however, describe larger floorplate uses and Staff believes that the auto dealership proposal is consistent with the type of use described by this Community Plan policy and designation description.

2. This project may result in significant environmental impacts related to air quality, noise, circulation, and water quality and that an environmental impact report (EIR) is required.

Staff Response: The project was evaluated by Environmental Services staff and it was determined that all project impacts could be mitigated to a less than significant level, therefore a Mitigated Negative Declaration was prepared. Please see Exhibit 1A for a copy of the project's Mitigation Monitoring Plan.

3. This application is actually an attempt to put a "Highway Commercial" use where "Community Commercial use is designated by the SNCP.

Staff Response: Staff does not agree that auto dealerships are highway commercial uses; the City's Zoning Ordinance does not allow auto sales or auto repair in the Highway Commercial zone.

4. This site does not meet the criteria for approval of a Special Permit that an auto dealership must have if built in the C-2 zone.

Staff Response: Staff believes that approval of the proposed Special Permit is in accordance with the Findings of Fact contained in the attached Notice of Decision (Attachment 1). The proposed commercial development is in accordance with sound principles of land use, will not be detrimental to public health, safety, or welfare or result in a nuisance, and complies with the City's General Plan, the South Natomas Community Plan, and the site's zoning designation.

5. The retail parcels (at West El Camino) should be more integrated with each other and reconfigured to bring the retail elements closer to the corner and

the street, with wide sidewalks and seating areas for residents who will walk/bike there and shop there.

Staff Response: The applicant has redesigned the proposed retail uses depicted on the Schematic Plan to bring the buildings closer together, closer to the street, and located around a central pavilion that will serve as a gathering space. The parking for the retail uses would be concentrated on the west side of the site adjacent to the freeway on-ramp.

6. Customers who visit the auto dealership will be test driving cars on neighborhood streets and will endanger school children at the school sites south of West El Camino.

Staff Response: The project is conditioned such that no test drives will take place within the adjacent residential neighborhoods. The applicant accepts this condition.

7. The auto dealership will bring increased traffic to the area.

Staff Response: While the auto dealership may give the impression that it generate a lot of vehicle trips because there are many cars parked on the site, the vast majority of those vehicles are for-sale and are stored on-site. The auto dealership generates fewer peak hour trips than the office and hotel uses depicted in this location on the current Park El Camino Schematic Plan (Attachment 6) and overall the proposed dealership and accompanying retail uses generate less traffic impacts than the current uses proposed for the site.

8. The loudspeakers from the auto dealership will be a nuisance to surrounding residential uses.

Staff Response: Dealership operations would utilize individualized pager and communication devices to eliminate the need for standard loud speaker systems. There will be no loudspeakers or external speakers systems of any kind used at the proposed dealership.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

1. Solid Waste Division- Submitted comments have been incorporated as conditions of approval and/or advisory notes.
2. Development Engineering and Finance Division- Submitted comments have been incorporated as conditions of approval and/or advisory notes

3. Department of Transportation, Electrical Section- Submitted comments have been incorporated as conditions of approval and/or advisory notes
4. Fire Department- Submitted comments have been incorporated as conditions of approval and/or advisory notes.
5. Utilities Department- Submitted comments have been incorporated as conditions of approval and/or advisory notes.
6. Building Division- Submitted comments have been incorporated as conditions of approval and/or advisory notes.
7. SACOG/Airport Land Use Commission- No comment.
8. Sacramento Metropolitan Air Quality Management District (SMAQMD)- The submitted comments were considered with the environmental review of this project.
9. County Sanitation District 1 (CSD-1)- Submitted comments have been incorporated as conditions of approval and/or advisory notes.
10. Sacramento Municipal Utility District (SMUD)- Submitted comments have been incorporated as conditions of approval and/or advisory notes.
11. Department of Transportation (CalTrans)- Submitted comments have been reviewed by the City's Development Engineering & Finance Division and evaluated in relation to the proposed project.
12. Natomas Unified School District- Comments from Natomas Unified School District are attached to this staff report as Attachment 10.
13. Parks Department- Submitted comments have been incorporated as conditions of approval and/or advisory notes.

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny the (E) Tentative Map and (F) Special Permit. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action. Items (C-D) PUD Guidelines Amendment and Schematic Amendment below, require City Council approval.

RECOMMENDATION:

Staff recommends the Planning Commission take the following actions:

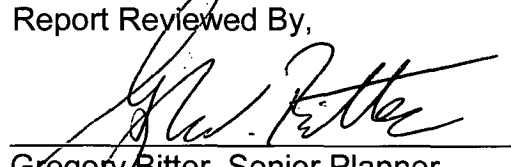


- A. Adopt the attached Notice of Decision and Findings of Fact adopting the Negative Declaration;
- B. Adopt the attached Notice of Decision and Findings of Fact approving the Mitigation Monitoring Plan;
- C. Recommend Approval and Forward to City Council the PUD Guidelines Amendment to amend the Park El Camino Planned Unit Development (PUD) Guidelines to include design guidelines and development standards for Auto sales (new/used), service, repair, storage or rental in the General Commercial (C-2) zone;
- D. Recommend Approval and Forward to City Council the PUD Schematic Plan Amendment to depict one 88,545 square foot auto dealership, 42,000 square feet of office, 19,500 square feet of retail uses, a 4,000 square foot restaurant, and a service station in the Park El Camino Planned Unit Development (PUD);
- E. Adopt the attached Notice of Decision and Findings of Fact approving the Tentative Subdivision Map to merge and resubdivide three (3) existing parcels into six (6) parcels totaling 20.4+/- gross acres;
- F. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit to construct an 88,545 square foot auto dealership on 11.75+/- net acres in the General Commercial Planned Unit Development (C-2-PUD) zone in the Park El Camino PUD.

Report Prepared By,

  
Stacia Cosgrove, Associate Planner

Report Reviewed By,

  
Gregory Bitter, Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A	Mitigation Monitoring Plan
Exhibit 1B	Site Plan Exhibit
Exhibit 1C	Tentative Map Exhibit
Exhibit 1D	Landscape Exhibits
Exhibit 1E	Building Elevation
Exhibit 1F	Building Floor Plan- 1 <sup>st</sup> Floor
Exhibit 1G	Building Floor Plan- 2 <sup>nd</sup> Floor
Exhibit 1H	Detail Building Elevation and Floor Plan
Exhibit 1I	Schematic Rendering
Attachment 2	Vicinity Map
Attachment 3	Land Use & Zoning Map
Attachment 4	Location of Ford Auto Dealerships in the Sacramento Area
Attachment 5	Draft Resolution- PUD Guidelines and Schematic Plan
	Exhibit A- PUD Guidelines Amendment
	Exhibit B- PUD Schematic Plan Amendment
Attachment 6	Existing Park El Camino Schematic Plan Exhibit
Attachment 7	Proposed River Oaks Development Site Plan
Attachment 8	Comment Letters Received on Environmental Document
Attachment 9	Staff Response to Comment Letters on Environmental Document
Attachment 10	Letters in Support of the Project
Attachment 11	Copy of Form Letters, 1 and 2
Attachment 12	Letters and Emails in Opposition to the Project
Attachment 13	ROCA Comments on PUD Guidelines Amendment
Attachment 14	Petitions In-Favor of the Project
Attachment 15	Petitions Against the Project

Attachment 6

Existing Park El Camino Schematic Plan Exhibit

Exhibit 1

# **PARK EL CAMINO** SACRAMENTO, CA JANUARY 7, 2002

A DEVELOPMENT OF  
**LEE SAMMIS ASSOCIATES**  
SACRAMENTO, CALIFORNIA

P00-174  
REVISED  
RECEIVED 1-10-02

## **SCHEMATIC PLAN**

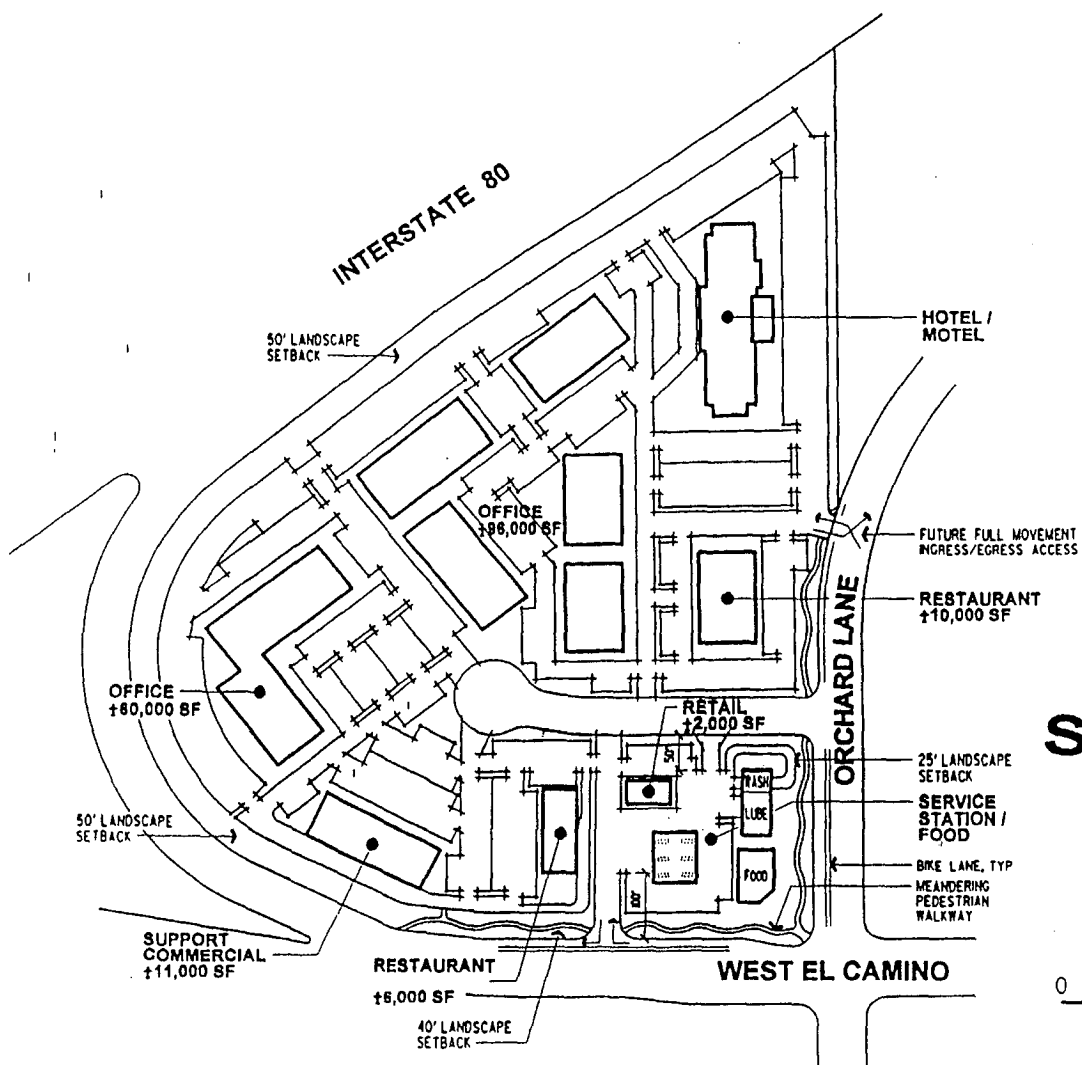


0 200

**Nielsen  
& Associates**  
Architects

550 Howe Avenue  
Sacramento, CA 95825  
(916) 925-0333

ITEM #  
PAGE



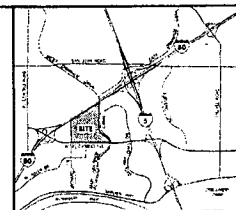
FOR CITY CLERK USE ONLY

RESOLUTION NO.: 2002-596

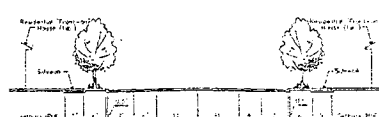
DATE ADOPTED: SEP 9 2002

LAND USE SUMMARY									
VILLAGE/LOT(S)	ACRES	50' x 70'	40' x 70'	30' x 70'	20' x 70'	10' x 70'	50' x 50'	10 PACK	UNITS
VILLAGE 1A	2.986								28
VILLAGE 1B	2.986	28	28	13	13	13			83
VILLAGE 1C	11.318	3	2	26	26	82			182
VILLAGE 1D	2.986	18	77						88
VILLAGE 2	11.318	17	21	28		48			113
VILLAGE 3	2.986								28
VILLAGE 4	2.986								28
VILLAGE 5	2.986								28
VILLAGE 6	2.986								28
VILLAGE 7	2.986								28
VILLAGE 8	2.986								28
VILLAGE 9	2.986								28
VILLAGE 10	2.986								28
VILLAGE 11	2.986								28
VILLAGE 12	2.986								28
VILLAGE 13	2.986								28
VILLAGE 14	2.986								28
VILLAGE 15	2.986								28
VILLAGE 16	2.986								28
VILLAGE 17	2.986								28
VILLAGE 18	2.986								28
VILLAGE 19	2.986								28
VILLAGE 20	2.986								28
VILLAGE 21	2.986								28
VILLAGE 22	2.986								28
VILLAGE 23	2.986								28
VILLAGE 24	2.986								28
VILLAGE 25	2.986								28
VILLAGE 26	2.986								28
VILLAGE 27	2.986								28
VILLAGE 28	2.986								28
VILLAGE 29	2.986								28
VILLAGE 30	2.986								28
VILLAGE 31	2.986								28
VILLAGE 32	2.986								28
VILLAGE 33	2.986								28
VILLAGE 34	2.986								28
VILLAGE 35	2.986								28
VILLAGE 36	2.986								28
VILLAGE 37	2.986								28
VILLAGE 38	2.986								28
VILLAGE 39	2.986								28
VILLAGE 40	2.986								28
VILLAGE 41	2.986								28
VILLAGE 42	2.986								28
VILLAGE 43	2.986								28
VILLAGE 44	2.986								28
VILLAGE 45	2.986								28
VILLAGE 46	2.986								28
VILLAGE 47	2.986								28
VILLAGE 48	2.986								28
VILLAGE 49	2.986								28
VILLAGE 50	2.986								28
VILLAGE 51	2.986								28
VILLAGE 52	2.986								28
VILLAGE 53	2.986								28
VILLAGE 54	2.986								28
VILLAGE 55	2.986								28
VILLAGE 56	2.986								28
VILLAGE 57	2.986								28
VILLAGE 58	2.986								28
VILLAGE 59	2.986								28
VILLAGE 60	2.986								28
VILLAGE 61	2.986								28
VILLAGE 62	2.986								28
VILLAGE 63	2.986								28
VILLAGE 64	2.986								28
VILLAGE 65	2.986								28
VILLAGE 66	2.986								28
VILLAGE 67	2.986								28
VILLAGE 68	2.986								28
VILLAGE 69	2.986								28
VILLAGE 70	2.986								28
VILLAGE 71	2.986								28
VILLAGE 72	2.986								28
VILLAGE 73	2.986								28
VILLAGE 74	2.986								28
VILLAGE 75	2.986								28
VILLAGE 76	2.986								28
VILLAGE 77	2.986								28
VILLAGE 78	2.986								28
VILLAGE 79	2.986								28
VILLAGE 80	2.986								28
VILLAGE 81	2.986								28
VILLAGE 82	2.986								28
VILLAGE 83	2.986								28
VILLAGE 84	2.986								28
VILLAGE 85	2.986								28
VILLAGE 86	2.986								28
VILLAGE 87	2.986								28
VILLAGE 88	2.986								28
VILLAGE 89	2.986								28
VILLAGE 90	2.986								28
VILLAGE 91	2.986								28
VILLAGE 92	2.986								28
VILLAGE 93	2.986								28
VILLAGE 94	2.986								28
VILLAGE 95	2.986								28
VILLAGE 96	2.986								28
VILLAGE 97	2.986								28
VILLAGE 98	2.986								28
VILLAGE 99	2.986								28
VILLAGE 100	2.986								28
TOTALS	60.333	82	76	91	42	342			800

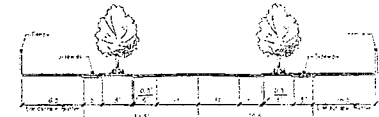
# Beazer - RIVER OAKS CITY OF SACRAMENTO, CALIFORNIA



VICINITY MAP



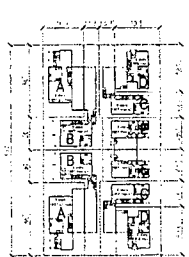
ORCHARD LANE / RIVERDALE DRIVE



RIVER OAKS WAY



MINOR RESIDENTIAL STREET



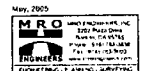
TYPICAL 10-PACK LOTTING DETAIL

## TENTATIVE MAP INFORMATION

<b>OWNER / DEVELOPER</b> BEAZER HOMES ATTN: CAROL HALL 3711 DOUGLAS BLVD. STE. 100 ROSEVILLE, CA 95661 (916) 748-8211 OFFICE (916) 773-4234 FAX	<b>PROPOSED USE</b> SINGLE FAMILY DETACHED RESIDENTIAL
<b>APPLICANT / ENGINEER</b> MRO ENGINEERS ATTN: TONY MEYERS 2202 PLAZA DRIVE INDOOR, CA 95618-4404 (916) 743-3433 OFFICE (916) 743-3003 FAX	<b>WATER</b> CITY OF SACRAMENTO
<b>APN</b> 225-0220-030, 040, 050, 071, 080, 087, 088 & 089	<b>SANITARY SEWER</b> COUNTY OF SACRAMENTO, CSD-1
<b>AREA</b> 80.33 AC GROSS 58.83 AC NET	<b>STORM DRAINAGE</b> CITY OF SACRAMENTO
<b>EXISTING ZONING</b> A - R PD	<b>FIRE</b> CITY OF SACRAMENTO
<b>PROPOSED ZONING</b> R1A PD (842 LOTS PROPOSED)	<b>POLICE</b> CITY OF SACRAMENTO
<b>EXISTING USE</b> AGRICULTURE	<b>GAS</b> PACIFIC GAS & ELECTRIC
	<b>ELECTRICITY</b> S&D
	<b>TELEPHONE</b> S&C
	<b>SCHOOLS</b> NATONAS UNION SCHOOL DISTRICT
	<b>PARKS &amp; RECREATION</b> CITY OF SACRAMENTO

P01-132  
REVISED  
Rec'd 6-9-05

NOTE:  
ALL LINE WORK IS PRELIMINARY, NOT FOR  
CONSTRUCTION AND MUST BE VERIFIED.



P04-106

July 14, 2005

ITEM #2  
PAGE 95

Attachment 7 Proposed River Oaks Development Site Plan

## Attachment 8- Comment Letters Received on Environmental Document

STATE OF CALIFORNIA—BUSINESS, TRANSPORTATION AND HOUSING AGENCY

ARNOLD SCHWARZENEGGER, Governor

DEPARTMENT OF TRANSPORTATION  
DISTRICT 3 – SACRAMENTO AREA OFFICE  
VENTURE OAKS, MS 15  
P. O. BOX 942874  
SACRAMENTO, CA 94274-0001  
PHONE (916) 274-0614  
FAX (916) 274-0648  
TTY (530) 741-4509



Flex your power!  
Be energy efficient!

June 3, 2005

05SAC0078  
03 SAC-80 PM 1.355  
Downtown Ford (P04-106 / M04-064)  
Mitigated Negative Declaration and Initial Study  
SCH#2005042147

Mr. Scott Johnson, Assistant Planner  
City of Sacramento  
Development Services Department  
1231 I Street, Room 300  
Sacramento, CA 95814

Dear Mr. Johnson:

Thank you for the opportunity to review and provide further comments on the Downtown Ford proposed facility. Our comments are as follows:

- Please provide our office with a copy of the final conditions of approval (COA's) regarding the transportation mitigation for this project. Caltrans encourages timely build out of the West El Camino Interchange improvements in concert with the Downtown Ford project in order to avoid short term traffic impacts.
- A Traffic Management Plan (TMP) should be prepared and submitted for Caltrans review to minimize traffic impacts to Interstates 5 and 80 during the construction of the proposed project. The TMP should discuss the expected dates and duration of construction, as well as traffic mitigation measures. We recommend that to the extent possible, the applicant should limit truck trips during morning and evening peak traffic periods (6-9 AM and 3-6PM) to avoid exacerbating traffic congestion. TMP Guidelines are enclosed for your review in preparing the plan.
- Any construction information warning signs placement or work conducted within the State right-of-way will require an encroachment permit. For questions and permit assistance, please contact Bruce Capaul at (530) 741-4403.
- Please provide a copy of the Hydraulic/Hydrology Report for our review that depicts this project's runoff and drainage near Interstate 80.
- If considered, any future construction of soundwalls adjacent to the Interstate 80 freeway corridor for noise attenuation is the responsibility of the developer.

"Caltrans improves mobility across California"



Mr. Scott Johnson  
June 3, 2005  
Page 2

If you have any questions regarding these comments, please contact Ken Champion at  
(916) 274-0615.

Sincerely,



KATHERINE EASTHAM, Chief  
Office of Transportation Planning - Southwest

c: Scott Morgan, State Clearinghouse



10545 Armstrong Avenue

Nather

California

95655

Tele: (916) 876-6000

Fax: (916) 876-6160

www.csd-1.com

**Board of Directors**  
Representing:

County of Sacramento

City of Citrus Heights

City of Elk Grove

City of Folsom

City of Rancho Cordova

City of Sacramento

Robert F. Shanks  
District EngineerMarcia Maurer  
Chief Financial OfficerWendell H. Kido  
District ManagerMary K. Snyder  
Collection Systems ManagerMay 10, 2005  
E225.000Scott Johnson  
City of Sacramento  
Development Services  
1231 I Street, Room 300  
Sacramento, CA 95814**Subject: Downtown Ford - Negative Declaration**  
APN: 225-0220-040, 064, & 065  
Control No. P04-106

Dear Mr. Johnson:

County Sanitation District 1 (CSD-1) reviewed the Negative Declaration for the subject property.

CSD-1 and Sacramento Regional County Sanitation District (SRCSD) do not have any specific concerns. We expect that if the project is subject to **currently** established policies, ordinances, fees, and to conditions of approval that we will propose, after review of entitlement application documents, then mitigation measures within the Environmental Impact Report (EIR) will adequately address the sewage aspects of the project and we anticipate a less than significant impact to the sewage facilities.

If you have any questions regarding these comments, please call Stephen Moore at (916) 876-6296 or myself at (916) 876-6094.

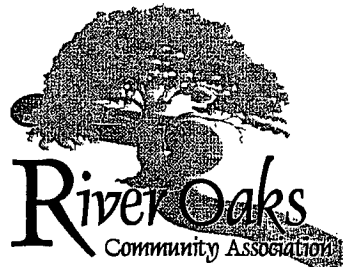
Sincerely,

Wendy Haggard, P.E.  
Department of Water Quality  
Development Services

WH/JRO: cc

cc: Maria Cabla  
Amber Schalansky  
L.E. Buford  
Environmental Services Manager  
City Of Sacramento  
1231 I Street  
Sacramento, CA 95814-2998

johnson051005.ltr.doc



June 9, 2005

Stacia Cosgrove  
Associate Planner, Planning Division  
City of Sacramento  
1231 I Street, Room # 300  
Sacramento, CA 95814

Scott Johnson  
Assistant Planner, Planning Division  
City of Sacramento  
1231 I Street, Room # 300  
Sacramento, CA 95814

**RE: Comments on the Mitigated Negative Declaration and Draft Initial Study for  
the Downtown Ford Auto Dealership Project, SCH Number: 2005042147**

The River Oaks Community Association (ROCA) has reviewed the Downtown Ford mitigated negative declaration (DTF MND), and appreciates the review period provided by the City. After reviewing the DTF MND, ROCA believes that the proposed project may have significant impacts on the environment and that an environmental impact report must be prepared for the project.

The DTF MND tiers off various environmental documents and ROCA does not feel that tiering off these documents is valid because substantial changes have occurred with respect to the circumstances under which the project is being undertaken and new information is now available.

ROCA has comments in certain issue areas provided in the DTF MND.

Project Description

The DTF MND project description contains information that is inaccurate. For example, the DTF MND states that the sign currently located at the DTF 16<sup>th</sup> Street location will be relocated to the project site. This is inconsistent with the proposed PUD guidelines and ROCA believes this may have a significant aesthetic impact.

The DTF parcel is also described as General Commercial (C-2) (pg. 11), even though the parcel is actually designated as community commercial in the South Natomas Community Plan (SNCP).



1. Aesthetics, Light and Glare (pgs. 13 to 17)

The DTF MND did not analyze the visual impacts on the proposed Beazer community to the east of the site or the existing Regatta apartments on the south east corner of Orchard and West El Camino. Upstairs apartments, in particular, may be adversely affected by lighting and proposed signage from the project. Besides "shoebox style cut lighting" there is no visual screening with landscaping or walls to protect adjacent residences from visual impacts.

According to the DTF MND (pg. 14), "There are no public use areas, such as a park or trail, located adjacent to the project site." However, a park is proposed as part of the proposed Beazer development across the street from the proposed auto dealership project. The impacts on the park are not analyzed as part of this section, or as part of the cumulative impact analysis. Lights, glare and aesthetic impacts on the surrounding residences (existing and proposed) and open space have not been adequately addressed or mitigated. There may therefore be a potentially significant impact without additional mitigation to reduce impacts to less than significant levels.

2. Air Quality (pgs. 18 to 26)

According to the DTF MND (pg. 24), "Since one of the characteristics of CO [carbon monoxide] is that it dissipates quickly, only intersections experiencing very congested traffic conditions could have the potential to produce unhealthy local levels of CO." The DTF MND concludes that traffic-related mitigation measures for the project would ensure that nearby intersections operate at an acceptable level, and base this conclusion on the discussion in Section 14, Traffic/Circulation. However, as noted in comments for that section, traffic and circulation impacts are likely to be underestimated. Without needed mitigation measures to address traffic and circulation impacts, there may be significant air quality impacts from the project.

The DTF MND relies on the California Air Pollution Control Officers (CAPCOA) 1997 guidance for assessing toxic air contaminant (TAC) risk from gasoline stations (pg. 24). However, according to the California Air Resources Board "Air Quality and Land Use Handbook," these risk tables were revised 11/01/01. The DTF MND should rely on the most recent risk information to ensure that the proposed DTF project does not have a significant air quality impact in this regard.

The DTF MND also contains no transportation system management (TSM) requirements to ensure that air quality and transportation impacts will be reduced.

3. Biological Resources (pgs. 27 to 33)

There is a discussion in the DTF MND about the Swainson's hawk nests in the vicinity of the site, but no mitigation measures are proposed to protect actively nesting pairs during construction activities (pg. 30). California Department of Fish and Game guidelines for the species (1993) require monitors for a nest within 0.5 mile of an active nest tree, or construction can only be completed outside of the nesting season.

Grading and construction impacts that could result in nest failure may result in a significant impact to the species without additional mitigation measures to ensure that existing nests, adjacent to the site, that can be impacted by grading and construction noise are not significantly impacted.

#### 4. Cultural Resources (pgs. 31 to 33)

According to the DTF MND (pgs. 32 to 33), "The project site has the potential to contain buried prehistoric, paleontologic and/or historic artifacts, as well as human remains that are unknown to date." Mitigation measures call for certain actions to be taken in the event these cultural resources are found during construction or grading (pg. 33).

It is unlikely that construction workers would be able to identify historic or archeological features as identified in this section. Impacts to cultural resources may be significant if grading or construction occurred in an area that was archeologically significant and the artifacts were not preserved or recovered according to a monitoring plan. In order to reduce the potential for significant impacts to less than significant levels a cultural resources monitor must be on site during all grading and construction.

#### 5. Seismicity, Soils and Geology (pgs. 34 to 36)

No comment.

#### 6. Hazards (pgs. 37 to 39)

According to the DTF MND (pg. 37), a Phase I Environmental Site Assessment that was prepared in 1997, was updated in 2001, and the report "concluded that the project site has been undeveloped since 1953 and no indications of environmental hazards were identified." The DTF MND notes that Sacramento Environmental Health Department (SEHD) records indicate that a 500-gallon underground storage tank is located on the project site, and that SEHD does not maintain records regarding the integrity of underground storage tanks. The DTF MND also notes that the tank was not located on the list of known leaking underground storage tanks included in the Phase I assessment.

The hazards section of the DTF MND relies on the Park El Camino MND (PEC MND). However, according to the PEC MND (pg. 47), the site assessment report "states that a residential property located adjacent to the east of the project site is listed with the [SEHD] as having a 500-gallon underground fuel tank." According to the PEC MND, "Although the direction of groundwater flow is to the west, towards the project site, there is no evidence that a release of petroleum products ever occurred. However, a future release may potentially impact the project site."

According to the DTF MND, "During construction, it is anticipated either the removal or safe 'closure' of the tank would occur pursuant to County's requirements."

ROCA Comments on the Downtown Ford MND  
Page 4 of 8

Not only do the PEC and DTF MNDs place the underground tank in different locations, the PEC MND indicates that "a future release may impact the project site."

Without a more detailed site assessment and appropriate mitigation measures, the proposed project may have a significant impact regarding various hazard-related issues (e.g., risk of accidental explosion or release of hazardous substances, creation of health hazard or potential health hazard, exposure of people to potential health hazards).

7. Water (pgs. 40 to 45)

The DTF MND indicates that the applicant would be required to submit grading and drainage plans to the city for review and approval, and the plans "are required to indicate BMPs [Best Management Practices] for minimizing erosion and sedimentation and pollutant discharge prevention." The DTF MND simply concludes that "With implementation of BMPs and construction of on-site drainage improvements to City specifications, the Proposed Project would result in a less than significant impact to water quality."

Under the city's Resolution 88-058, regarding the city's general plan, the city council found "that the transport of pollutants to streams would increase from construction activities and runoff from industrial, commercial, and residential development, resulting in a significant adverse environmental impact (DEIR, page W-15)."

The city then found it infeasible to adopt mitigation measures for the following reason: "City CEQA Guidelines require that project-specific analyses be conducted to determine short- and long-term water quality impacts. These analyses include evaluation of measures to avoid or minimize water quality degradation. Because these analyses are conducted on a project-specific basis, the feasibility of mitigating Citywide water quality impacts cannot be determined at this time." This requirement was contained in the Final Supplemental EIR for the SNCP Update and Related Projects, dated April 1988.

The DTF MND does not contain a project-specific analysis. The city must prepare such an analysis and specifically identify mitigation measures prior to determining whether there may be significant water quality impacts. Delaying identifying mitigation measures to protect water quality until a Stormwater Pollution Prevention Plan is prepared is not authorized under CEQA. The BMPs that the applicant is required to implement must be identified in the MND.

8. Land Use (pgs. 46 to 47)

According to the DTF MND (pg. 46), "The SNCP designation for this parcel is Community Commercial. No change of this designation is proposed."

The DTF site is designated "community commercial" in the SNCP, a use that is "typically anchored by a junior department store, a supermarket, superdrug store or a superhardware store." (pg. 5). The site is not designated as "highway commercial," a use that provides services for users of the highway system as well as the community. The

ROCA Comments on the Downtown Ford MND  
Page 5 of 8

community plan also contains policies to avoid "retail development of a regional nature that attracts out of area traffic" and to limit "designation of neighborhood and community commercial to a level that meets overall community demand for retail goods and services." (pg. 18).

Clearly the proposed project is inconsistent with the SNCP. Therefore, there may be a potentially significant impact from the DTF project due to a substantial alteration of the present or planned use of the area and an impact from incompatible land uses.

9. Energy (pgs. 51 to 52)

In order to reduce the potential for raptor electrocutions on new electrical power lines to the site, the lines should be buried, or be designed according to the "Suggested Practices for Raptor Protection on Power Lines: The State of the Art in 1996." This includes line spacing and insulating ground wires and other hardware on the distribution line poles.

10. Noise (pgs. 53 to 58)

According to the DTF MND (pg. 58), "Permanent operation of the Proposed Project is not expected to generate substantial increases in noise, either temporarily or periodically." However, the DTF MND contains no studies regarding noise impacts to support this conclusion.

The PEC MND contains information on noise impacts, and indicates "the project-generated traffic is expected to result in traffic noise level increases over existing/baseline levels ranging from -0.6 to 19.4 dB Ldn." (pg. 58). The PEC MND indicates that according to the city's significance criteria, "a substantial increase in traffic noise levels is defined as 4 dB." North of the Orchard/West El Camino interchange (19.4 dB increase) exceeds the city's significance criteria. The PEC MND indicates that due to the influences of Interstate 80 and West El Camino, "the actual increase in noise levels received at the lone residence on Orchard Lane would be much lower." The Regatta apartments (referred to as the Villas at Riverbend in the DTF MND) were not developed at the time of the PEC MND, nor were a park or other homes proposed near the site.

Based on the PEC MND, there may be significant increases in noise levels and exposure of people to severe noise levels as a result of the DTF proposed project.

11. Population and Housing (pgs. 59 to 60)

No comment.

12. Public Services (pgs. 61 to 63)

According to the DTF MND (pg. 62), "It is not anticipated that the project would require additional fire protection that would necessitate construction of a new fire station." However, according to the SNCP (pg. 49), "The Fire Protection Master Plan anticipates relocating the equipment and staff from the existing station to a new station at the

ROCA Comments on the Downtown Ford MND  
Page 6 of 8

northeast corner of the Natomas Main Drain Canal and West El Camino Avenue. The fire station at Newborough Drive was designed as a temporary facility." An implementing policy of the SNCP (pg. 51) requires a Facilities Benefit Assessment District (FBA) to be established, "assessing both undeveloped residential and non-residential developments, to fund needed public facilities including a fire station and a library."

Without information regarding the status of the FBA for the long overdue fire station to serve the area, the proposed project may have a significant impact on fire protection services in the area.

13. Recreation (pgs. 64 to 65)

The DTF MND notes that there are two parks proposed east of the project site that are currently under review by the city (pg. 64), and concludes that impacts are considered less than significant because the project would not introduce a new population because no residential development is proposed.

The SNCP guiding policies for parks (pg. 45) provides for locating new community parks "on highly visible sites where they will make contributions to community form and quality. These parks should extend the Sacramento identify established by McKinley Park and other parks seen from thoroughfares to South Natomas, preventing it from becoming a slice of the standardized 'walled' City common in California Metropolitan areas." New neighborhood parks are to adjoin elementary schools, allowing for joint-use parks.

Placing an auto dealership adjacent to a park is inconsistent with these policies of the SNCP.

An auto dealership adjacent to, or near, a proposed park may result in potentially significant impacts on those recreational facilities (e.g., aesthetics, circulation, hazards, noise), yet the MND contains no information or discussion of these issues.

15. Transportation/Circulation (pgs. 66 to 73)

The DTF MND Transportation/Circulation discussion is based on the "Traffic Impact Study, Park El Camino Project at West El Camino Avenue/Orchard Lane" (PECTIS) prepared in 2001, and notes that the "land uses associated with the Proposed Project are generally considered similar in nature to, but less intense, than the previously proposed Option 1 as analyzed in the traffic study . . ." (pg. 66).

The PECTIS existing conditions (pg. 6) and the cumulative traffic conditions (pg. 26) provide for a connection between Orchard Lane and Gateway Oaks Drive over the East Main Drainage Canal. It is inappropriate to rely on PECTIS because the city has indicated to ROCA that this connection will not be constructed even though the SNCP requires the canal connection. The city will also not require all bikeway connections over the canal as required by the SNCP.

ROCA Comments on the Downtown Ford MND  
Page 7 of 8

The PECTIS baseline identifies related projects (pgs 10 to 11). However, the 2001 PECTIS is no longer appropriate for the proposed project because the project list does not include several projects proposed or constructed since that date. This includes for example, additional Riverbend projects, Treasure homes, Centex project near the canal, Beazer project east of the proposed DTF site, Natural Foods Co-op/townhome project, hotels, and several projects north of the project near El Centro and San Juan roads.

There may be potentially significant impacts relating to transportation/circulation because the outdated PECTIS (which was used for the PEC MND) contains inaccurate baseline information. Substantial changes have occurred with respect to the circumstances under which the project is being undertaken and new information is now available.

16. Utilities (pgs. 74 to 79)

With regard to the wastewater issues, the DTF MND indicates the "Master Plan prepared for the Treatment Plant projects that the Plant has adequate capacity to serve new development through the year 2020." (pg. 75). This information is based on personal correspondence dated February 1, 2000, from a representative of the Sacramento Regional Wastewater Treatment Plant, that was cited in the El Centro Crossing Initial Study dated July 2002.

Development in the Natomas area has proceeded at a more rapid pace than anticipated by the city and others. Wastewater issues should not be based simply on five-year old correspondence. More detailed information is therefore needed before the city can determine whether the proposed project will have a less than significant impact on waste treatment or distribution facilities.

17. Mandatory Findings of Significance (pgs. 80 to 81)

According to the DTF MND (pg. 81), "Cumulative impacts from implementation of the SNCP are addressed in the 1984 SNCP EIR (see Section S, Cumulative Impacts: 13 Applications Alternative). The analysis included within the SNCP EIR included the Park El Camino project to be developed on the subject property. Because the Proposed Project does not include substantial changes from the 1984 SNCP, the cumulative impacts identified in the SNCP DEIR are considered applicable to the proposed project. The Proposed Project is consistent with the development potential as proposed under the SNCP and would not result in development of the project site beyond that which was addressed in the 1984 SNCP EIR. Impacts are considered less than significant."

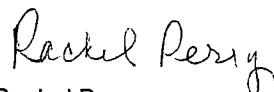
As indicated above, this proposed project is inconsistent with the SNCP "community commercial" designation. The proposed project also attracts regional out-of-area traffic, which is also inconsistent with the SNCP. Therefore, the cumulative impact analysis included in the SNCP EIR cannot be considered applicable to the proposed project. Additionally, the possible effects of the DTF are cumulatively considerable due to a proposed regional automall (across I-80 from the proposed DTF project), a major retail project on Truxel Avenue, major proposed commercial SNCP amendments, and a nearby

ROCA Comments on the Downtown Ford MND  
Page 8 of 8

IKEA and Walmart superstore in nearby West Sacramento. A MND is therefore inappropriate for DTF due to cumulative impacts and an EIR must be prepared.

We look forward to discussing our concerns on the environmental impact of this project on the community with all stakeholders.

Sincerely,

A handwritten signature in cursive script that reads "Rachel Perry".

Rachel Perry  
President

June 7th, 2005

Scott Johnson, Assistant Planner  
Development Services Department  
City of Sacramento  
1231 I Street, Room 300  
Sacramento, CA 95814

RE: Downtown Ford Project (P04-106)  
Corner of West El Camino & Orchard Lane

Dear Mr. Johnson,

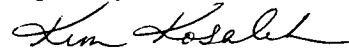
I strongly oppose the relocation of the Ford Dealership to the corner of West El Camino and Orchard Lane. The South Natomas Community Plan (SNCP) calls for "Community Commercial" zoning at this intersection and a car dealership does not meet the definition of "Community Commercial" as outlined in the master plan. As a nearby resident, I urge the Planning Division to adhere to the SNCP to protect the quality of life for our neighborhood, which also protects our property values.

The Ford Dealership is inappropriate at this location for several reasons:

- 1) A car dealership will preempt the opportunity for any future neighborhood-friendly services on this corner, such as eating establishments, bookstores, gift shops and other small businesses. All of this retail business provides real services and gathering places for residents and children of the community.
- 2) Schools exist nearby with many children walking on the sidewalks. It is dangerous to add more traffic to the area. Dealership customers test-drive cars on neighborhood streets. Strangers driving through residential areas are unsafe for traffic flow and put the pedestrians at risk.
- 3) A car dealership provides minimal services to the neighborhood where it is located. The customer base is usually people outside of the neighborhood who drive in and off the freeway.

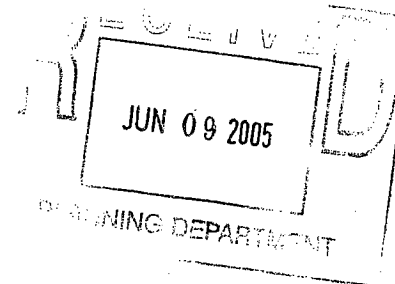
The people who live near this area hope to see this intersection developed into a center serving the families and people who live nearby. As a local resident, I again want to oppose the relocation of Downtown Ford to the corner of West El Camino and Orchard Lane.

Respectfully,



Kim Kosalek  
2640 Baybridge Court  
Sacramento, CA 95833

Cc: Mayor Heather Fargo, City Hall, 730 "I" Street, Suite 321, Sacramento, CA 95814  
Councilman Ray Tretheway, City Hall, 730 "I" Street, Suite 321, Sacramento, CA 95814  
Raymond Enos, Owner, Downtown Ford, 2921 Lacy Lane, Sacramento, CA 95821

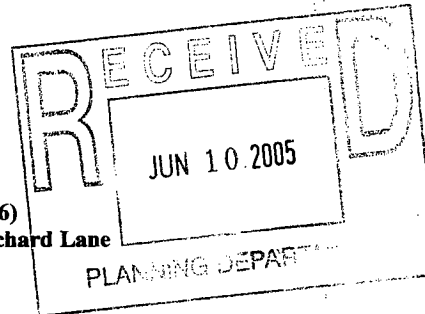




July 14, 2005

June 7, 2005

Scott Johnson, Assistant Planner  
Development Services Department  
City of Sacramento  
1231 I Street, Room 300  
Sacramento, CA 95814



**RE: Downtown Ford Project (P04-106)**  
**Corner of West El Camino & Orchard Lane**

Dear Mr. Johnson,

My wife and I strongly oppose the relocation of the Ford Dealership to the corner of West El Camino and Orchard Lane. It was our understanding that the South Natomas Community Plan (SNCP) calls for "Community Commercial" zoning at this intersection. Allowing a car dealership on this site seems to be incongruous with the SNCP.

*Community* implies agreement and fellowship, and as this development is opposed by most residents in this area the dealership threatens our community. I am an active member of my neighborhood and after numerous discussions with a great number of neighbors I have yet to find one that is agreeable with the relocation of the dealership. I urge the Planning Division to adhere to the SNCP to protect our community, maintain our quality of life, and protect our property values.

The Ford Dealership is inappropriate at this location for several reasons:

- A car dealership does not meet the definition of "Community Commercial" as outlined in the master plan and threatens our community. The Planning Division must order an Environmental Impact Report (EIR) and legally change zoning from that outlined in the SNCP.
- A car dealership will preempt the opportunity for any future community-friendly services on this corner. Our population would like to see eating establishments, bookstores, gift shops and other small businesses. Community compatible businesses would provide valued services and gathering places for residents and children of the community.
- Located within 3 blocks of this site are a middle school and a grade school, with many children who walk, bike and play in the area. Adding more traffic to the area will endanger and restrict their activities. Dealership customers test-drive cars on neighborhood streets. Strangers driving through residential areas are unsafe for traffic flow and put the children at risk.

I am strongly opposed to the relocation of the Ford Dealership to our neighborhood and valued community. The individuals and families in the area hope to see this intersection developed into a center serving the community at large.

Sincerely,

Gary Bird

July 14, 2005

Steve Rubin  
2336 PRO AM CT.  
SACRAMENTO, CA 95833

May 2005

Scott Johnson, Assistant Planner  
Development Services Department  
City of Sacramento  
1231 I Street, Room 300  
Sacramento, CA 95814

RE: DOWNTOWN FORD PROJECT (P04-106)  
Corner of West El Camino and Orchard Lane

Dear Mr. Johnson:

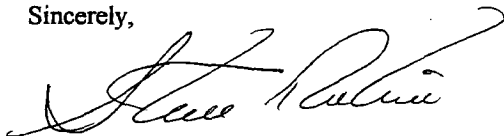
I strongly oppose the relocation of the Ford Dealership to the corner of West El Camino and Orchard Lane. The South Natomas Community Plan (SNCP) calls for "Community Commercial" zoning at this intersection. The Development Services Department, Planning Division, is circumventing the SNCP by allowing a car dealership on this corner. As a nearby resident, I urge the Planning Division to stick with the SNCP to protect the quality of life for our neighborhood.

The Ford Dealership is inappropriate at this intersection for a number of reasons:

- A car dealership will preempt the opportunity for any future neighborhood-friendly services on this corner, such as a yogurt shop, an ice cream parlor, book store, pizza parlor, card/gift shop, or copy center. All of these retail businesses will provide real services and serve as gathering places for neighbors and children.
- A car dealership provides no services to the neighborhood it is in. The customer base for the car dealership will be people outside of the neighborhood who will drive in & off the freeway.
- Dealership customers will be test driving cars on neighborhood streets. Who wants to live in a neighborhood where there will always be strangers driving around every day of the week?
- My neighborhood has both an elementary school and a middle school so there are lots of children walking to & from schools. It is inappropriate and dangerous to have people test driving cars in their midst.
- A car dealership does not meet the definition of "Community Commercial" as outlined in the master plan. For a car dealership to go on this corner, the Planning Division should be ordering an Environmental Impact Report (EIR) and a change from the zoning outlined in the SNCP. The Planning Division is being evasive and manipulative in an effort to avoid such actions.

The people who live and/or have children in schools near this corner hope to see this intersection developed into a neighborhood center serving the families who live here. As a local resident of this neighborhood, I strongly oppose the relocation of the Ford Dealership to the corner of West El Camino and Orchard Lane.

Sincerely,

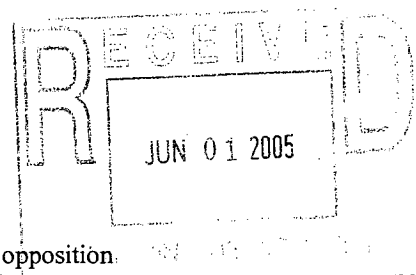


cc: Mayor Heather Fargo, City Hall, 730 "I" Street, Suite 321, Sacramento, CA 95814  
Councilman Ray Tretheway, City Hall, 730 "I" Street, Suite 321, Sacramento, CA 95814  
Raymond Enos, Owner of Downtown Ford, 2921 Lacy Lane, Sacramento, CA 95821

JUN 03 2005

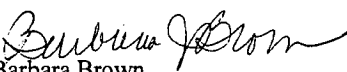
July 14, 2005

Scott Johnson  
Planner  
Development Services Dept  
Sacramento, CA



Dear Mr. Johnson,

I live in the Natomas area and would like to express my opposition to the proposed Ford dealership on West El Camino. This type business does not belong in a residential neighborhood. Thanks for your time.

  
Barbara Brown  
2750 Toronja Way  
Sacramento CA 95833

July 14, 2005



MICHAEL C. WEED  
attorney at law

ORRICK, HERRINGTON & SUTCLIFFE LLP  
400 CAPITOL MALL  
SUITE 3000  
SACRAMENTO, CA 95814-4497

tel 916-329-7952  
fax 916-329-4900  
mweed@orrick.com

WWW.ORRICK.COM

May 17, 2005

Michael C. Weed  
(916) 329-7952  
mweed@orrick.com

Scott Johnson, Assistant Planner  
Development Services Department  
City of Sacramento  
1231 I Street, Room 300  
Sacramento, CA 95814

Re: Downtown Ford Project - P04-106

Dear Scott:

I am writing regarding the proposed relocation of Downtown Ford to West El Camino Avenue at Orchard Lane. I understand that there is significant opposition to Downtown Ford's planned development at that site, and I want to add my voice to those who have previously stated their opposition. In short, a major car dealership like Downtown Ford does not belong in the middle of a group of residential neighborhoods, parks and schools.

As I'm sure others have stated, there are numerous reasons why putting a major car dealership in the middle of a residential area is a bad idea and is contrary to the general plan for the area. Adverse impacts, such as increased traffic, dangerous driving through neighborhood streets (I know I push a car pretty hard and fast when I'm test driving it), noise from the loudspeakers at the dealership, huge trucks constantly delivering new cars and car parts, intense lighting throughout the car lots that will remain on all night, etc., will all result if Downtown Ford puts its business at the proposed location.

In addition to these adverse impacts, other businesses that could benefit the area will be excluded if Downtown Ford occupies that site. Commercial development that is consistent with the existing neighborhood community, such as small retail and eating establishments, belong in that location. A multi-acre concrete car lot, which will only bring adverse impacts, is not the commercial development that should be encouraged or allowed in a neighborhood setting.

As I understand it, the City intends to issue a negative declaration for this project under CEQA. From the information on the City's website, I cannot tell whether the negative declaration has in fact been issued. Specifically, I would like to know whether the statute of limitations for challenging a negative declaration under CEQA has been triggered. I would appreciate it if you would confirm for me the status of the negative declaration and the CEQA limitations period as soon as possible by e-mail, letter, or by simply calling me at the number on the enclosed business card.

I hope the City will consider my comments and the comments of the many others who are opposed to this project.

Scott Johnson, Assistant Planner  
May 17, 2005  
Page 2

Very truly yours,



Mike Weed

Scott Johnson - downtown ford P04-106

Page 1

**From:** <Ejfeliciano@cs.com>  
**To:** <srjohnson@cityofsacramento.org>  
**Date:** 5/28/05 9:16AM  
**Subject:** downtown ford P04-106

Hello,

I am Ernest Feliciano and reside in Riverbend community on Drawbridge Court. My house is adjacent to Barandas road and we would be directly impacted by the proposed development. I am an original owner and understood the area to be zoned for office/retail and homes, not heavy retail of a dealership.

I am concerned about increased traffic, lighting and speakers noise. From my house, when the wind is from the northwest, I can hear the truck stop speakers calling for trucks to move.

I oppose the dealership at the location. The better location would be across I-5, near the truck stop.

If the dealership is allowed, they should be required to mitigate the lighting, noise and traffic.

- Noise: No speakers
- Lighting: Lighting towards the freeway, not W. El Camino.
- Traffic: No other dealership allowed. The proposed plan allows for another dealership to be added in the future.

Ernest Feliciano  
916 730-1662  
ejfeliciano@cs.com

# Memo

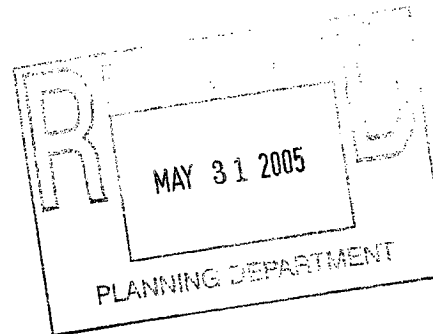
**To:** To Whom it May Concern  
**From:** Ken Kubacki (Ken.Kubacki@gcinc.com)  
**CC:**  
**Date:** 05/26/2005  
**Re:** Proposed Ford Dealership I-80 & West El Camino

---

We live on Bergamo Way, which is a block away from the proposed dealership. This area has an elementary and middle school, and is predominately residential. This dealership does not fit in this general plan. These schools are only a block away from the proposed site. The traffic in the area is increasing, and this will bring even more. Not to mention the late hours of operation that will affect the community. We are opposed to this development as it is not a business that is compatible with the surrounding area.

May 18, 2005

Scott Johnson, Assistant Planner  
Development Services Department  
City of Sacramento  
1231 I Street, Room 300  
Sacramento, CA 95814



Dear Mr. Johnson,

I am writing to discuss the proposed Downtown Ford relocation to the NWC of West El Camino and Orchard Lane. My husband and I feel that the use of this property does not fall within the use of the Community Commercial Zoning as described by the City of Sacramento. Our primary concern is the safety and well being of the neighbors in this growing part of South Natomas, and "Preserving this Sacramento Neighborhood".

There are two schools within close proximity to the location. The City of Sacramento installed a roundabout at the intersection of Orchard Lane and West River Road (near both schools). This would indicate a Traffic Calming Plan, Phase 1 that the City of Sacramento Public Works Department implemented. It is already clear by this, that there is a problem with the traffic that is currently there. At the proposed location, there is limited area for road test. Access would have to be on West El Camino to either I-80 or Orchard Lane, where the roundabout is located prominently between the two school sites, or Gateway Oaks. While customers would want to road test on the highway, they would also want to drive on surface streets. This is a potentially hazardous situation for children and parents, including my children, my husband and myself.

Not only will there be car sales, but also car service. For those who have cars that need to be serviced by the Ford Dealership in the Sacramento area, which route will they use to come to the new location? Most likely anyone coming from Downtown Sacramento, Highway 99 or Highway 50, will use I-5 to exit the Garden Highway. That leaves access to West El Camino via Gateway Oaks or Orchard Lane. As residents in this neighborhood for over 7 years, we know they will not go I-5 to I-80 towards San Francisco and get off at West El Camino, but rather they will exit at Garden Highway. Take into consideration, those who are dropping their car off for service in the early morning hours, when children are walking to school.

I am sure you are familiar with the population growth in this small area. Beazer Homes will be developing close to 700 homes and there is the Town home project by Centex homes. What we need are services that reflect the day to day needs of this unique area of Natomas. A car dealership would not meet the needs of this unique area, as people do not go shopping for a car everyday. This is the last Community Commercial Zoning area bounded by I-80, I-5 and Garden Highway that has not been developed. I am pleading with you to please keep this area free from a car dealership.



I strongly urge you to consider these points as you go through your review period. Please feel free to contact me with any additional questions. I look forward to having a truly Community Commercial Center that will benefit all of the residents of this area. What I really want to do is "Preserve this Sacramento Neighborhood". I am doing what the City of Sacramento Neighborhood Traffic Management Program suggest, "Taking Traffic Concerns into our own hands"!

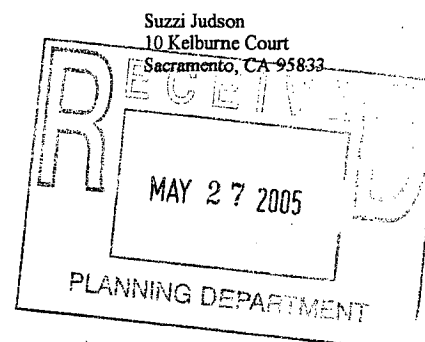
Sincerely,

Robert & Michelle Shaw  
2564 Campden Way, Sacramento, CA 95833  
916-646-3787

July 14, 2005

May 22, 2005

Scott Johnson, Assistant Planner  
Development Services Department  
City of Sacramento  
1231 I Street, Room 300  
Sacramento, CA 95814



**RE: Downtown Ford Project (P04-106) Corner of West El Camino & Orchard Lane**

Dear Mr. Johnson,

I strongly oppose the presence of a car dealership on the corner of West El Camino and Orchard Lane.

There comes a time when the Development Services Department must make a decision regarding the future of a community. The decision is either to encourage positive growth or to let the neighborhood move in a negative direction. Within the last few years, many positive decisions have been made for this community. These decisions supported growth choices that enhance the neighborhood such as parks and community-based businesses, and have led to an influx of new families, improved quality of life, and increased property values. Allowing a car dealership to move into this neighborhood would be a negative decision. It would move away from the promotion of continued community growth. Allowing a car dealership would be a sign that the Development Services Department chose to "lose" this neighborhood, and turn their heads away from encouraging continued positive expansion.

The South Natomas Community Plan (SNCP) calls for "Community Commercial" zoning at this intersection. Please choose to remain true to that zoning, and support expansion that will truly benefit the community.

Respectfully,

Suzzi Judson

.....

May 11, 2005

Scott Johnson, Assistant Planner  
Development Services Department  
City of Sacramento  
1231 I Street Room 300  
Sacramento, CA 95814

**RE: DOWNTOWN FORD PROJECT (P04-106)**  
Corner of W. El Camino and Orchard Lane

Dear Mr. Johnson:

I VERY MUCH OPPOSE the relocation of the Downtown Ford Dealership to the corner of W. El Camino and Orchard Lane. I purchased a new home in Swallows Nest March 2001 and was told at the time that the SNCP called for community commercial zoning at this intersection. I believe that Development Services Department, Planning Division, is trying to get around the SNCP by allowing a dealership on this corner. Please stick with SNCP in protecting the quality of life for our neighborhood.

The Ford Dealership is totally inappropriate next to a residential neighborhood for a number of reasons:

A car dealership will preempt the opportunity for service types of business which are sorely needed such as pizza parlor, UPS copy center, ice cream or yogurt shop, coffee, florist, etc. These businesses would provide real services for our community and families.

A car dealership provides no services to family neighborhoods. What it does do is bring people in from other areas that will drive in and off the freeway ultimately opening the door for higher crime.

Dealership customers will be test driving on our neighborhood streets which will cause more congestion on small neighborhood streets, increase the possibility of children being hit plus having TOTAL STRANGERS at all times in our neighborhood.

My neighborhood has an elementary and middle school which means there are many children walking to and from school. Why would the Planning Division even consider placing children in harms way with test drivers and strangers?!

A car dealership does not meet the definition of Community Commercial as outlined in the master plan. Has the Planning Division ordered an Environmental Impact Report and a change in the zoning as outlined in SNCP?? Why is your department being evasive and manipulative to avoid such actions??

The people who live and children in schools near this corner solicit your concern for their neighborhood and the safety of where they live. This corner is ideal for services to meet

the needs of a growing community but it is totally wrong for an auto dealership! When, I see auto dealerships off of the I-80, they are in commercial areas, not residential neighborhoods. What must your department be thinking to even consider this action?

As a local resident of this neighborhood, I STRONGLY OPPOSE the relocation of the Downtown Ford Dealership to the corner of West El Camino and Orchard Lane.

Thank you for considering our neighborhood and families!

Sincerely,



Linda Rowlee  
3348 Swallows Nest Lane  
Sacramento, CA 95833

CC:

Mayor Heather Fargo, City Hall, 730 "T" Street, Suite 321 Sacramento, CA 95814

Councilman Ray Tretheway, City Hall, 730 "T" Street Suite 321 Sacramento, CA 95814

Raymond Enos, Owner of Downtown Ford, 2921 Lacy Lane, Sacramento, CA 95821

July 14, 2005

Yolande K. Bestgen  
2318 Wailea Place  
Sacramento, CA 95833

May 19, 2005

Scott Johnson, Assistant Planner  
Development Services Department  
City of Sacramento  
1231 I Street, Room 300  
Sacramento, CA 95814

RE: **Downtown Ford Project (P04-106)**  
**Corner of West El Camino and**  
**Orchard Lane**

Dear Mr. Johnson:

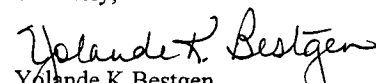
I strongly oppose the relocation of the Ford Dealership to the corner of West El Camino and Orchard Lane. The South Natomas Community Plan (SNCP) calls for "Community Commercial" zoning at this intersection. The Development Services Department, Planning Division, is circumventing the SNCP by allowing a car dealership on this corner. I strongly urge the Planning Division to stay with the SNCP to protect the quality of life for our neighborhood.

As a new home owner in this area I was shocked to learn that a car dealership was even being considered in this residential area. Such a business will create traffic congestion to a growing residential area; strangers driving in an area near an elementary and middle school adding unnecessary risk to the children due to unknown persons in the area and additional traffic for them to navigate.

Even in a stretch of the imagination I can't believe that the definition of "Community Commercial" would include a car dealership. If this type of business were being considered the Planning Division should be ordering an Environmental Impact Report (EIR) and a change from the zoning outlined in the SNCP.

I request that you oppose the relocation of the Ford Dealership to the corner of West El Camino and Orchard Lane as it is not in good for the neighborhood, and in particular it is not good for children living and going to school in that area.

Sincerely,

  
Yolande K Bestgen  
2318 Wailea Place  
Sacramento, CA 95833

Cc: Mayor Heather Fargo,  
Councilman Ray Tretheway  
Raymond Enos

May 24, 2005

Jude and Shari Hansen  
16 Glentress Court  
Sacramento, CA 95833Scott Johnson, Assistant Planner  
Development Services Department  
City of Sacramento  
1231 I Street, Room 300  
Sacramento, CA 95814

RE: Downtown Ford Project (PO4-106) Corner of West El Camino &amp; Orchard Lane

Dear Mr. Johnson,

My husband, Jude, and I strongly oppose the relocation of Downtown Ford to the corner of West El Camino and Orchard Lane. This project does not fit within the South Natomas Community Plan (SNCP) which calls for Community Commercial zoning at this intersection. As a resident, I urge the Planning Division to oppose this project and adhere to the SNCP to protect the quality of life for our neighborhood.


What the residents need at this intersection are real services that will benefit the immediate community. Retail establishments such as a grocery store, restaurants, drug store, book store, hair salon, etc. are sorely needed within walking and/or cycling distance. If the Downtown Ford Dealership is approved for this site, the residents will be forced to continue to drive 5-10 miles to Del Paso Road for a decent grocery store and other shopping.

This car dealership will provide little service to the residents in this neighborhood. The majority of the customers will be people from outside the community who drive in and off the freeway.

We also feel that, if approved, the Downtown Ford Dealership will create dangerous traffic conditions within the community. A middle school and elementary school are located within three blocks of this site. Many of these children walk and bike to and from these schools. The Downtown Ford Dealership will add more traffic to our already congested streets through its use of test-drives.

Again, as residents, we hope to see establishments built that will actually serve the families of this community. Therefore, we oppose the Downtown Ford proposal.

Sincerely,

  
Shari HansenCc:  
Mayor Heather Fargo, Sacramento City Hall  
Councilman Ray Tretheway, Sacramento City Hall  
Raymond Enos, Downtown Ford

Scott Johnson, Assistant Planner  
Development Services Department  
City Of Sacramento  
1231 I Street, Room 300  
Sacramento, CA 95814

Mr. Johnson:

Dixie and Richard Green, 2229 Shorebird Drive, Sacramento, CA 95833 respectfully submit these comments to be incorporated into the review and recommendations of Project P040106, Downtown Ford, NWC OF W. EL CAMINO AVE & ORCHARD LN.

**Specific Project Considerations:**

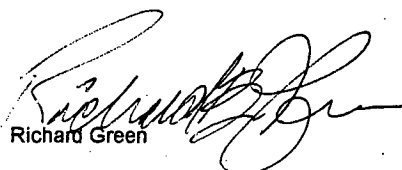
We do not agree that P040106 is compatible with existing C-2 zoning nor should any special permitting be adopted to accommodate the Downtown Ford project at the proposed P040106 site. As you are aware our community supports the location of commercial services useful to the neighborhoods near this site (e.g., a grocery or smaller footprint department store, dry cleaners, restaurant/s, service-based retail,...) where residents would go to without requiring more vehicular trips outside our area. In our brief review of the South Natomas Community and Land Use Plans we do not find that a car dealership was envisioned at the P040106 site and certainly does not fit the vision of our community as voiced at the November 4, 2004 meeting. Fundamentally, we do not agree that the City should consider any Special C-2 permitting requirements for P040106 since it is not "...compatible with the goals, policies and recommendations contained in all applicable land use plans, urban design plans and other documents that address development in the commercial area in which the project is located." Downtown Ford will draw regional, out of area, customers adding to an already congested traffic pattern from existing businesses near our neighborhoods. Simply put, we do not agree that auto sales (new / used ), service, repair, storage or rental businesses, are acceptable uses at the P040106 site.

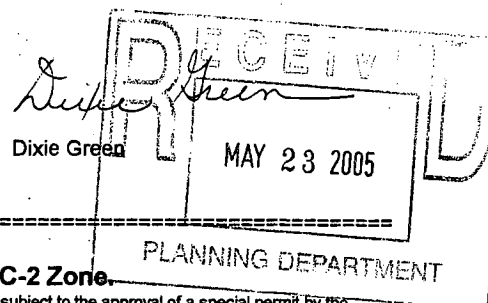
However, we are not confident that this project will be rejected outright. Therefore, we request that Sacramento City Planning consider adopting the following criteria in its review and require the Downtown Ford project to strive to be as close to a community friendly entity as it can:

- Downtown Ford should not open, including disallowing vehicle deliveries or shipments, before 8:30 am nor be allowed to operate after 9 pm, including reduced lighting levels during non operating hours. This allows for morning commute traffic to nearby existing office parks and schools to subside. The 9 pm closing time would help to reduce night time lighting impacts to the surrounding neighborhoods (see lighting comments below). This would also help alleviate the early morning or night time noise nuisance created by this type of business.
- We strongly object to its size, over 80,000 square feet. It should be made to conform to the normal 40,000 square feet C-2 maximum. Downtown Ford's request for a larger footprint further exacerbates the location of additional space for local retail type businesses. This larger facility belongs in a REGIONAL MALL ZONED FOR AUTOMOBILE SALES AND REPAIR BUSINESSES NOT THE P040106 parcel.
- If this special permit is allowed, it should require that all future home developments in the area be notified of this potential special permitting condition so residents like the proposed Beazer residential development are made aware of this change.
- Downtown Ford should be required to fund any required traffic impact study that takes into account the added out of area traffic impacts on West El Camino and the surrounding neighborhoods. The applicant should pay to the fullest extent all traffic mitigation costs as identified in the traffic study such as widening W. El Camino or the W. El Camino - El Centro overpass to mitigate the out of area traffic they add.

- Meet or come as close to residential outdoor light density (foot-candles) standards with minimal exceptions for safety and security, especially after business hours. Due to the residential nature of the area they should be required to have full cut-off outdoor lighting fixtures for all uses to minimize light trespass into the neighborhoods and minimize "night sky" pollution. I believe if they are truly neighborhood friendly they will forgo all advertising night lighting.
- Strictly define ingress / egress for the project to insure it mitigates impact on traffic patterns and safety near our neighborhoods.
- Strictly enforce minimal signage ordinances consistent with businesses near residential neighborhoods, no deviations.
- Make recommendations to have the applicant set aside a much larger swath of land the applicant owns to the South of the project to preserve all Heritage trees and provide additional open space for wild flora / fauna adjacent to our neighborhoods. This provides some mitigation to visual and noise impacts to our Community.
- Building profiles / facades must conform to the type of building relief's required in the Natomas area of any other retail business and that their architectural plans be reviewed and revised as needed to be reasonably acceptable to the community as represented by ROCA.

Thank You for considering our comments.

  
Richard Green



**\* From City of Sacramento - Special Uses, C-2 Zone.**

a. Planning Commission Special Permit Required. This use is permitted subject to the approval of a special permit by the planning commission in accordance with the requirements of Chapter 17.212 and compliance with the development standards in subsection (b) of this section. In granting a special permit for this use, and in addition to the findings required by Chapter 17.212, the planning commission shall find the following:

i. That the proposed project is consistent with the commercial corridor design principles adopted pursuant to Section 17.132.035(C) and as they may be amended from time to time. If the project is also subject to design guidelines established for a design review district, special planning district, overlay zone, or PUD, the commercial corridor design principles shall be applied in addition to the design guidelines. The design guidelines shall take precedence over the commercial corridor design principles in case of conflict;

ii. **That the proposed project is compatible with the goals, policies and recommendations contained in all applicable land use plans, urban design plans and other documents that address development in the commercial area in which the project is located;** and

iii. That the proposed project complies with the development standards in subsection (b) of this section.

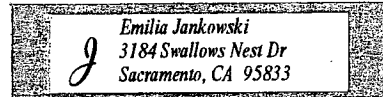
b. Development Standards.

i. Outdoor Storage. Outdoor storage of any inventory and/or supplies in view of any public right-of-way is prohibited, except for automobile, RV and mobile home sales, rental and storage uses. Outdoor storage or parking of vehicles overnight for auto service and repair facilities is prohibited.

ii. Operating Standards. Automobile servicing and repair work performed within three hundred (300) feet of property used or zoned for residential purposes shall not be conducted before six a.m. or after ten p.m. on any day of the week. All such work shall be performed within a building.



July 14, 2005



May 2005

Scott Johnson, Assistant Planner  
Development Services Department  
City of Sacramento  
1231 I Street, Room 300  
Sacramento, CA 95814

RE: DOWNTOWN FORD PROJECT (P04-106)  
Corner of West El Camino and Orchard Lane

Dear Mr. Johnson:

As a nearby resident, I strongly oppose the relocation of the Ford Dealership to the corner of West El Camino and Orchard Lane. I have joined a coalition of my fellow neighbors who will use every lawful means to block the Ford dealership and demand accountability from public employees and officials who support it.

It is unimaginable that the relocation of a car dealership is under consideration by your agency at this site. The intersection is directly adjacent to established, new and developing residential properties. It is within three blocks of elementary and middle schools. It is several blocks from public parks and playgrounds.

- A car dealership preempts any future neighborhood-friendly retail services on this corner.
- A car dealership provides no services to this neighborhood.
- Customers, who are visitors to the area, will be test driving cars on neighborhood streets.

On these issues alone, a car dealership should be unacceptable to your office. Beyond those issues is the current site zoning and Community Plan.

The South Natomas Community Plan (SNCP) calls for "Community Commercial" zoning at this intersection. An automobile dealership doesn't even come close to the criteria for "Community Commercial" as outlined in the master plan. To even consider a car dealership for this site your office should undertake an Environmental Impact Report (EIR) and go through proper, public procedures to change the zoning outlined in the SNCP.

Even more disturbing than the prospect of the dealership is the appearance of impropriety on your agency's part. In addition to subverting the letter and spirit of the SNCP, there is the appearance of rushing the dealership into the site before hundreds of new voters take up residence in homes now in development immediately adjacent to the intersection. The attitude of these new residents toward the prospect of an auto dealership across the street from them is obvious to us – and, apparently, to those pushing the project.

Consideration of a car dealership at West El Camino and Orchard is intolerable. Its potential has prompted us to fear for the safety of our neighborhood children, the value of our property and the integrity of your office.

I require your immediate assurance that no car dealership will be permitted at this location. Anything short of that will result in civic activism, public outcry and legal action that will convince you and Downtown Ford that it simply isn't worth it.

Sincerely,

cc: Mayor Heather Fargo, City Hall, 730 "I" Street, Suite 321, Sacramento, CA 95814  
Councilman Ray Tretheway, City Hall, 730 "I" Street, Suite 321, Sacramento, CA 95814  
Raymond Enos, Owner of Downtown Ford, 2921 Lacy Lane, Sacramento, CA 95821

## Attachment 9- Staff Response to Environmental Comments

**Responses to the River Oaks Community Association Comment Letter (June 9, 2005)****Project Description**

- #1 Project development is required to be consistent with the PUD Guidelines. The applicant proposes to amend the Park El Camino PUD Development Guidelines to allow the current sign at 16<sup>th</sup> Street to be moved to this site, therefore, any proposed signage will be consistent with the PUD Guidelines. Review and approval of project design and construction is required by the appropriate City Departments.

The PUD Building requirements include design guidelines for all proposed structures associated with project development, including exterior materials, colors, roof projection and design and sign and design review by an Architectural Review Committee. The PUD Guidelines, existing and as proposed to be amended state::

*"The sign criteria will aid in eliminating excessive and confusing sign displays, preserve and enhance the appearance of the Park El Camino development, safeguard and enhance property values, and will encourage signage which by good design is integrated with and is harmonious to the buildings and sites that it occupies."*

- #2 The project site is currently zoned General Commercial (C-2 PUD) and no rezone is proposed. The existing General Plan designation is Community/Neighborhood Commercial and Office. The SNCP designation for this parcel is Community Commercial. No change of this designation is proposed.

**Aesthetics**

- #3 The project applicant prepared a photometric analysis for the Proposed Project with the development application, as shown in Figure 3 in the MND. As shown in Figure 3, project lighting, by design, will be contained within the project site. The shoebox-style lighting directs light downward, towards the ground so as to retain the light focused on the subject (i.e., cars) and not project outwards towards residences or the Highway. Surrounding streets provide an additional buffer of distance between the project site and other land uses within the vicinity of the project site. The PUD Guidelines specify that project lighting shall not create glare on adjacent properties. Specifically, PUD Guideline E.2 states:

*"Lighting shall be oriented away from the properties adjacent to the PUD. Cutoff type fixtures should be used where glare could be a problem for*

*adjacent properties or streets".*

Additional standards contained within the PUD include:

*"Lighting shall not produce a glare on other properties in the vicinity and the source of light shall not be visible from adjacent property or a public street."*

Prior to issuance of an occupancy permit, project lighting would be inspected by the City to verify PUD standards have been implemented within project design and construction.

- #4 The commentor is correct. A 4.17-acre park is proposed to the east of the project site as part of the River Oaks residential project. A revision to the document has been made. The project site is located adjacent to Orchard Lane and West El Camino Avenue, which would provide a buffer between the light and glare emanating from the project site and the surrounding existing and future residential developments. The MND analyzes potential impacts associated with project lighting on page 15. The PUD Guidelines specify that lighting design incorporate safety and comfort of development occupants as well as the general public and require that outdoor lighting be designed to provide the minimum level of lighting commensurate with site security. The MND includes an analysis for light-related impacts on surrounding properties and emphasizes the fact that proposed lighting design, in combination with standards required by the PUD Guidelines, would reduce impacts related to a demonstrable negative aesthetic affect or the creation of light or glare resulting in a public hazard or annoyance for a sustained period of time. The City also includes standards of significance that require an analysis of shadows and glare created by a project, provisions for which are included in the PUD Guidelines.

Project design and construction is subject to fulfilling landscaping requirements as specified by the PUD Guidelines. Prior to issuance of a building permit, the developer must submit detailed landscape and irrigation design plans for review and approval by the Development Services Department. Landscape requirements, including irrigation must be fulfilled prior to issuance of an occupancy permit. Landscaping requirements include, but are not limited to:

*"Boundary landscaping is required on all interior property lines, within developed areas, with a minimum of four (4) feet on each property. Said boundary landscaping areas shall be placed along the entire breadth of these property lines, except in areas where driveways or parking areas are shared by adjacent parcels. In addition to trees, the boundary landscaping areas shall be landscaped with shrubbery and groundcover."*

*"Prior to the issuance of any temporary or final occupancy permits, each project's landscaping, including permanent automatic irrigation system, shall either be installed or security, in a form satisfactory to the City, shall be posted to insure installation as soon as climatically possible after occupancy. Plants shall be varied in size including: one (1) and five (5) gallon shrubs, five (5) and fifteen (15) gallon trees, and twenty-four (24") inch box trees."*

The PUD Guidelines also include provisions for screening adjacent residential developments from the unloading of autos at the dealership. Loading and unloading within public rights-of-way is prohibited.

#### Air Quality

- #5 The analysis for Transportation/Circulation relies on the Traffic Impact Study prepared by Fehr & Peers Associates for the Park El Camino project approved in July of 2002. The Downtown Ford project proposes less intensive land uses and approximately one-half the developed square footage of the originally proposed Park El Camino project. The Downtown Ford project is estimated to result in 229 fewer A.M. peak hour trips and 52 fewer P.M. peak hour trips than the Park El Camino project. The Downtown Ford project would result in a total of 8,693 daily trips; 983 fewer daily trips compared to the 9,681 daily trips assumed for the Park El Camino project. Based on these factors, the City determined that the traffic impacts of the Downtown Ford project were adequately addressed by the previous traffic impact study and that analysis of the potential traffic impacts related to the project would not require a revised traffic study.
- #6 The CARB *Air Quality and Land Use Handbook*, November 2001, recommends a 50-foot separation between regular gasoline dispensing facilities and any sensitive uses to reduce risk. There are no sensitive receptors located within 50 feet of the service station use; therefore, this would not be an issue.
- #7 The City's zoning ordinance requires that a Transportation Management Plan (TMP) is required to be prepared for the Park El Camino PUD (Section 17.184, Sac City Code). The project is obligated to comply with this requirement. As such, the PUD Guidelines repeat the need for compliance with this code requirement. The PUD Guidelines specify compliance with the following standards:

*"Written proof of consultation with Regional Transit regarding the impact of the development design on transit efficiency and effectiveness in serving the site."*

*"Submit for review and approval with each Special Permit application documentation demonstrating successful performance in implementation of TSM facilities for the development."*

#### Biological Resources

#8&9 The MND acknowledges the presence of a number of special status species within the Natomas Basin, including the presence of Swainson's hawk nest sites. As stated on page 30 of the MND, an active Swainson's hawk nest was identified approximately 3,000 feet east of the project site on the banks of the Natomas Main Drainage Canal in 2000, and another nest was identified in 1999 approximately 500 feet south of the project site. A recent search of the 2005 California Natural Diversity Database (CNDDB) revealed four recorded nest sites within a one-mile radius of the project site. To address potential disturbance during project construction, Mitigation Measure 1 requires the project applicant to complete pre-construction surveys for potential special status species according to the NBHCP. The NBHCP was prepared by the City of Sacramento and Sutter County in consultation with the CDFG and the USFWS to develop approximately 53,000 acres in the Natomas Basin as well as in Sutter County. Under the NBHCP, developers will be allowed to construct projects in endangered species habitat if they establish one-half acre of habitat for every acre developed and comply with a variety of other mitigation requirements. This mitigation measure complies with the mitigation outlined in the NBHCP.

#### Cultural Resources

#10 As discussed on page 31 of the MND, the South Natomas area has a low sensitivity for prehistoric sites. The Proposed Project site is not located within a Sensitive Cultural Resource Area identified in the SGPU DEIR.<sup>1</sup> The Cultural resource inventories prepared for the South Natomas area do not identify the project area as being in a Primary Impact Area, as identified in the SGPU EIR. The SNCP EIR determined that none of the thirteen application alternatives, including the Park El Camino project site, were located within the only area within the SNCP identified as sensitive for prehistoric resources (the southwest corner of the SNCP area). In case any resources are unearthed during project construction, Mitigation Measure 2 is required to ensure the proper steps are followed in the event a resource is identified.

#11 The project site has been cultivated as a result of historical agricultural operations and the site was mass graded in 2003 in anticipation of development. Project development would involve minimal grading for installation of utilities and would not involve substantial excavation.

<sup>1</sup> City of Sacramento, *Draft Environmental Impact Report for the City of Sacramento General Plan Update*, 1987, prepared by Jones and Stokes (SCH# 86101310), page V-5.

Excavation activities would include footing excavations, no basements or underground parking/storage is proposed. Disturbance of any unknown cultural resources as part of site development is highly unlikely due to previous cultivation and grading activities on-site which would have previously impacted any unknown on-site resources. Although the area is not identified as one likely to contain cultural resources, the MND includes Mitigation Measure 2 to address the possibility of identifying a previously unknown cultural resource. This mitigation is adequate to fully mitigate the impact to a less-than-significant level.

#### Hazards

#12&13 The 500-gallon underground storage tank listed with the Sacramento County Environmental Health Department is located on residential property adjacent to the eastern boundary of the project site. A revision to the draft MND corrects this error. The project site does not contain any known hazardous materials or substances as determined by the Phase I site assessment prepared for the project site.

#14&15 The draft MND incorrectly states Sacramento Environmental Health Departments location of the tank, revisions have been made to correct this error. As discussed on page 38 of the MND, the Phase I site assessment prepared for the project site concluded that the site has been undeveloped since 1953 and no indications of environmental hazards were identified.<sup>2</sup> The underground storage tank is located on adjacent property and not located on the project site and would therefore not be removed as a result of project development. Additionally, there is no record of a leaking underground storage tank on the adjacent property. Removal of the tank in accordance with the applicable regulations would be required of the adjacent landowner at the time of that development. There is no record of hazards occurring on the subject site or affecting the subject site.

#### Water

#16-19 Short and long term water quality impacts are addressed through the City's Grading, Erosion and Sediment Control Ordinance which requires an erosion and sediment control plan, approved by the City, prior to construction.

The project is also required to obtain a State General Construction Permit that requires the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP). Examples of typical construction BMPs completed in SWPPPs include: using temporary mulching, seeding, or other suitable stabilization measures to protect uncovered

---

<sup>2</sup> City of Sacramento, Park El Camino Mitigated Negative Declaration, prepared March 2002.

soils; storing materials and equipment to ensure that spills or leaks cannot enter the storm drain system or surface water; developing and implementing a spill prevention and cleanup plan; installing traps, filters or other devices at drop inlets to prevent contaminants from entering storm drains; and using barriers, such as fiber rolls or silt fences, to minimize the amount of uncontrolled runoff that could enter drains or surface water.

For long term measures the City will require source controls and treatment controls. Treatment controls accepted by the City include: water quality basins, vegetative swales and media filters. Source controls and treatment controls are required to be constructed as part of the improvement plans, which are reviewed and approved by the City.

Section 15.88 of the City of Sacramento Municipal Code establishes the Grading, Erosion, and Sediment Control Ordinance of the City of Sacramento (Grading Ordinance), which specifies its purpose as:

*"The grading ordinance is enacted for the purpose of regulating grading on property within the city limits of the city to safeguard life, limb, health, property and the public welfare; to avoid pollution of watercourses with nutrients, sediments, or other materials generated or caused by surface water runoff; to comply with the city's national pollution discharge elimination system (NPDES) Permit No. CA0082597, provision D2, issued by the California regional water quality control board; and to ensure that the intended use of a graded site within the city limits is consistent with the city general plan, any specific plans adopted thereto and all applicable city ordinances and regulations. The grading ordinance is intended to control all aspects of grading operations within the city limits of the city."*

Subsequent to the adoption of the Final EIR for the SNCP Update and Related Projects, the California State Water Quality Control Board began implementation of the National Pollutant Discharge Elimination System (NPDES), under authority of the federal Clean Water Act and the State Porter-Cologne Water Quality Act. The City of Sacramento has been issued a municipal NPDES permit. Project specific water quality impacts are addressed at the State level through the filing of a Notice of Intent (NOI) and the preparation of a Stormwater Pollution Prevention Plan (SWPP) and at the local level through compliance with the Grading Ordinance established and enforceable through the City's Municipal Code, which contains provisions for stormwater quality through erosion control measures. Existing regulatory mechanisms are in place to specify erosion control and stormwater quality practices associated with grading activities for project construction. The Grading Permit application,

required for development, would have to be reviewed and approved by the City's Development Services Department for compliance with local regulations and the NOI and SWPP plan would be reviewed and approved by the State Water Resources Control Board for compliance with federal and State erosion control and water quality standards. Additional proposed mitigation measures would be redundant.

#### Land Use

#20&21 The Community Plan definition does not prohibit any uses nor does it provide an exhaustive list of the uses one might find in the Community Commercial designation. The definition does, however, describe larger floorplate uses and the auto dealership proposal is consistent with the type of use described by this Community Plan policy and designation description.

#### Energy

#22 The PUD Guidelines, Section M.3, states the following:

*"All utility lines shall be underground."*

Therefore, hazards related to raptor electrocutions are not considered within the MND. Additionally, the section of the Initial Study analyzing potential energy-related impacts corresponds to the potential for project-related demand to result in the need to develop additional energy sources or construct additional power facilities, not impacts to Biological resources which are discussed in Section 3 of the document.

#### Noise

#23 The MND contains analyses and discusses the potential increase in noise associated with traffic, construction activities and noise expected to result from project operation. Potential impacts related to noise generated by construction and operation of the Proposed Project were analyzed using project-specific traffic generation estimates and proposed construction activities/equipment analyzed according to thresholds and criteria established by the City of Sacramento General Plan and the Sacramento Municipal Code, in conjunction with noise level ranges for construction equipment established by the US EPA. Construction-related noise would be temporary and short-term, and is regulated and subject to the standards specified by Section 8.68.080 of the Sacramento Municipal Code. Section 8.68 of the Sacramento Municipal Code defined enforceable standards for noise in the City of Sacramento. Additionally, the proposed project is not anticipated to generate significant noise levels that would affect surrounding sensitive receptors. The Downtown Ford site has proposed the use of personal pagers eliminating the use of a



loud speaker system for paging employees. The project site is also separated from sensitive receptors by a masonry wall on the east. The proposal of the adjacent Beazer project contains a 4+ acre park and a water quality/detention basin to the east of the Downtown Ford site. The Downtown Ford site is also located more than 500 feet northwest of the closest existing sensitive receptors (Regatta Apartments). The design of the proposed Downtown Ford facility also contains the service center on the north side of the showroom and office area providing further buffering of service noise from the residences to the south. Based upon the design of the facility and the distance from existing and proposed sensitive receptors the project will not create significant noise impacts.

- #24 The Park El Camino (PEC) project included more intense land uses than the Downtown Ford project. The PEC project included development of a mix of retail and office uses along with a hotel/motel for Option 1. The land uses for Option 1 under the PEC project would have included: 176,000-sf of office uses, a 120-room hotel, a 10,000-sf high turnover restaurant, a 6,000-sf fast food restaurant, a 12-fuel pump service station, and 10,000-sf of retail uses. These uses would generate approximately 1,000 more peak hour daily trips than the Proposed Project. The project site is located within an area identified by the Noise Element of the General Plan likely to exceed the 60 dBA limit for exterior environments. The majority of project-related traffic would likely come from I-80 and not from residential surface streets and would therefore, not pass by sensitive receptors within the area. The limited number of vehicle trips that would pass by local residences would not constitute a substantial increase in noise due to the fact that ambient noise levels in the area are currently influenced by traffic noise from I-80. The project site, as well as existing and proposed residences within the area, are within close proximity to a major freeway. Ambient noise levels within the area are consistently dominated by Highway noise and project-related increases in traffic are not expected to result in a noticeable increase in existing noise levels for area residences. Development of the proposed commercial and light retail land uses as permitted by the zoning ordinance would be subject to comply with the City's existing, enforceable Exterior Noise Standards specified in Section 8.68.060 of the Sacramento Municipal Code.

#### Public Services

- #25&26 As required by the Public Facilities Financing implementation policy within the SNCP, the South Natomas Facility Benefit Assessment (FBA) Fee was established by resolution by the City Council in 1990. The purpose of the fee is defined as:

*"[Fees to be ]used for improvements which benefit the South*

*Natomas Community and specifically identified and listed as facilities projects in adopted South Natomas Public Facilities Financing Plan and Facilities Benefit Assessment District."*

Prior to issuance of a building permit, commercial development projects are required to pay a fee in the amount of \$3.76 per square foot. Although the initial City proposal included 100% financing for a fire station, as indicated in Appendix B-1 of the SNCP, the identification of a specific project within the list of potentially funded projects does not indicate a commitment of City or FBA funding for a particular project or a commitment to construct a project by the City or any other agency. Additionally, the applicant would be required to pay the South Natomas Community Infrastructure Fund (SNCIF). The SNCIF was established by City Agreements 82054, 82055, and 83034 for the purpose of:

*"Finance Capital Improvement Projects (community projects and transportation improvements) which mitigate the development of three office parks (Metropolitan Center, Gateway Center, and Natomas Corporate Center)."*

Additional description of the fee:

*"Assessed on all new construction and additions in Metropolitan Center, Gateway Center, and Natomas Corporate Center. The South Natomas Capital Improvement Fund (SNCIF) was originally calculated by sq.ft., but that agreement expired. Now the SNCIF is calculated the same as the South Natomas Facility Benefit Assessment (FBA). Even though the SNCIF area is contained within the South Natomas FBA, and projects subject to SNCIF pay at the South Natomas FBA rate, the two fees are considered separate."*

The project applicant/developer would be required to pay these fees as contribution towards future public facilities/services within the area.

#### Recreation

#27-29 As stated in the MND, no residential development is proposed as part of the Proposed Project. The project would not result in an increase in population. Therefore, the proposed project does not increase the demand for park and recreation facilities because there is no residential proposed for this site. The adjacent proposed River Oaks development (Beazer) generates the need for a neighborhood park, however, there is no elementary school planned for the River Oaks area, the neighborhood park cannot be located adjacent to a school as desired by the SNCP. While the SNCP policy states, "Locate new community parks on highly visible sites where they will make contributions to community form and

quality...”, it goes on to explain that the meaning of “walled city” relates to visibility and how visible parks can contribute to neighborhood variety. The access and visibility of the adjacent park will be maintained by street frontage and adjacency to residential units. It will be separated from the Downtown Ford site and Interstate 80 by a masonry wall. Policy C within the SNCP recommends locating neighborhood parks adjacent to schools.

The City of Sacramento Department of Parks and Recreation classifies parks in three categories, 1) Neighborhood, 2) Community and 3) Regional. Obviously, not all parks can/will be located adjacent to schools, as indicated by the City of Sacramento Parks and Recreation Master Plan Map for Community Planning Area 9, South Natomas. The SNCP references the “walled-in” concept in relation to masonry walls constructed adjacent to major streets surrounding subdivisions. The Proposed Project would not include masonry walls adjacent to major streets and project design is required to incorporate landscaping and irrigation. Specific details are discussed above under Aesthetics.

#### Transportation

#30 The Transportation and Circulation section of the Mitigated Negative Declaration (MND) for the Downtown Ford Project (DTF) is based on the Traffic Impact Study for Park El Camino Project (PEC TIS). The land uses associated with the Proposed Project are generally considered similar in nature to, but less intense, than the previously proposed Option 1 as analyzed in the PEC TIS; please refer the trip generation comparison summary presented below from the MND.

Project	Vehicle Trip Generation		
	AM Peak	PM Peak	Daily
Park EL Camino Project	891	866	9,681
Downtown Ford Project	662	814	8,693
<b>Trip Difference for Downtown Ford Project</b>	<b>- 229</b>	<b>- 52</b>	<b>- 988</b>

Based on the trip generation comparison for the Proposed Project and the Park El Camino Project, the Proposed Project land uses would result in 229 fewer trips in the a.m. peak period, 52 fewer trips in the p.m. peak period, and 983 fewer daily trips compared to the Park El Camino Project.

#31 The PEC TIS assumed the connection between Orchard Lane and Gateway Oaks Drive over the East Main Drainage Canal for traffic impacts analysis for the Cumulative Conditions (not for the Existing).

Currently the City has prepared a Traffic Impact Study for the River Oaks Project located east of the Proposed DTF Project site; the River Oaks Project's Draft Environmental Impacts Report (DEIR) is recently under the CEQA required public review period. The Traffic Impact Study for the River Oaks has analyzed the traffic conditions within the study area with and without the said canal connection in order to provide a comparative evaluation of traffic operations under both the scenarios. Although, the comparative evaluation of traffic operations with and without the canal connection has been performed at the initial request of the Applicant of the River Oaks Project, the decision regarding not extending the canal connection has not yet been made by the City; and it does not preclude the canal connection being built as a City project. Furthermore, elimination of the canal connection will require the Community Plan Amendment. However, no such Application to amend the Community Plan is being processed by the City. In view of this, the PEC TIS assumption regarding the canal connection is still applicable for preparing MND for the DTF Project. It is therefore appropriate to rely on PEC TIS for the proposed DTF Project.

- #32&33 According to California Environmental Quality Act (CEQA) the physical environmental conditions **existing** at the time the environmental analysis is commenced normally constitute the baseline conditions. However, instead of selecting only the existing setting the City also includes the approved projects in addition to existing conditions to define the baseline for traffic study projects. Impacts of any subsequent developments within the study area are addressed into the traffic studies for the new / subsequent projects. Accordingly, the PEC TIS has incorporated the applicable baseline projects that were approved at the time the analysis for the said traffic impact study was commenced. Additionally, the subsequent development projects within the study area are included, as applicable into the baseline projects for the traffic study for River Oaks Project located east of the proposed DTF Project site. The traffic impacts analysis for River Oaks Project also includes the Park El Camino project as a baseline project. As mentioned before, the land uses for the proposed DTF project are generally considered similar in nature to, but less intense, than the previously approved Park El Camino project.

In view of the above, the City has made a determination that the traffic impacts of the proposed DTF project including the impacts due to applicable recent baseline projects are adequately analyzed in the previously approved PEC TIS and the currently ongoing traffic study for the River Oaks project.

#### Utilities

- #34&35 The project is consistent with the designated land use within the SNCP,

for which potential impacts related to utilities were analyzed including the 13 Application Alternative, would not significantly impact the wastewater treatment or transmission system in South Natomas. Waste water capacity for development on this site consistent with the uses analyzed in the SNCP EIR and is already anticipated. Sewage master plans identify the need for additional facilities for project growth as defined by the General Plan and subsequent community plans. The SRCSD has developed a capitol improvement program to identify the facilities and funding mechanisms necessary to provide service to the region's growing population. The SRCSD uses connection fees and sewer impacts fees to provide for necessary improvements and expansions identified by the capitol improvement program.

The analyses and conclusions contained within the MND regarding the adequacy of wastewater conveyance facilities are supported by the Sacramento County Regional Wastewater Master Plan, which identifies near-term and long-term improvements needed for the regional wastewater conveyance system, including infrastructure and lower Northwest Interceptor improvements. Facilities proposed in the Master Plan are scheduled to be constructed over the next 35-years, and when operational, will provide capacity for all planned development within the Urban Services Boundary and West Sacramento. I

The Final Supplemental Environmental Impact Report prepared for the South Natomas Community Plan Update and Related Projects determined that potential sewer-related impacts were considered less than significant, with current and planned CSD-1 facilities being adequate to accommodate peak sewage flows, with annexation to CSD-1.

#### Mandatory Findings of Significance

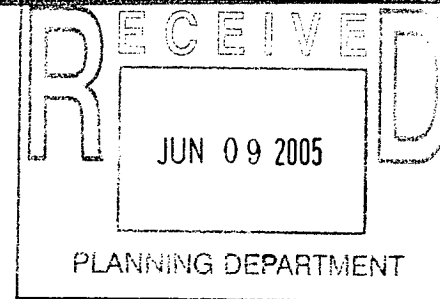
- #36&37 The land uses proposed under the Downtown Ford project are less intense than what was approved under the PEC project. The project site is currently zoned General Commercial (C-2 PUD) and no rezone is proposed. The existing General Plan designation is Community/Neighborhood Commercial and Office. The SNCP designation for this parcel is Community Commercial. No change of this designation is proposed. The project's cumulative contribution would be less than what was assumed in the SNCP EIR as well as the PEC MND. As mentioned above, the land uses for the proposed DTF project are generally considered similar in nature to, but less intense, than the previously approved Park El Camino project; the proposed DTF project is anticipated to generate fewer vehicle trips compared to previously approved PEC project. The Traffic Impact Study prepared for the PEC project analyzed cumulative (Year 2025) conditions, considered the land use assumptions and roadway improvements as per SACMET 2025 regional travel demand forecasting model. The forecasting models typically assume the proposed land use developments in the region for

the future year (2025 in this case) and forecast the cumulative (future) traffic volumes based on those land uses. Based on this analysis the PEC project was identified as having **no impact** under Cumulative conditions. Since the proposed DTF project land uses are less intense than the previously analyzed PEC project, the DTF project is anticipated to create **no impact** under Cumulative conditions.

## Attachment 10- Letters in Support of the Project

**NATOMAS UNIFIED SCHOOL DISTRICT**

1901 ARENA BOULEVARD ~ SACRAMENTO, CA 95834 ~ (916) 567-5400

**Board of Trustees**Jennifer Baker  
B. Teri Burns  
Ron Dwyer-Voss  
Susan Heredia  
Lisa Kaplan**DR. STEVE FARRAR, DISTRICT SUPERINTENDENT**

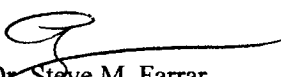
June 7, 2005

Stacia Cosgrove  
City Planning Office  
1231 I Street  
Room 300  
Sacramento, CA 95814

Dear Ms. Cosgrove:

I am writing on behalf of the Natomas Unified School District in regard to Downtown Ford's desire to relocate to the north west corner of West El Camino Avenue and Orchard Lane (NWC of W El Camino Av & Orchard Ln per Public Notice of June 1, 2005). Our District has no objection or concern about Downtown Ford's desired relocation. While some have raised concerns about increased traffic, we would be more concerned with other commercial development that has much higher traffic rates than a dealership. Downtown Ford has also demonstrated a willingness to work with the local community to accommodate interests and concerns that have been shared. If you have questions about the District's regarding the District's position, please feel free to contact me.

Sincerely,

  
Dr. Steve M. Farrar  
Superintendent

NATOMAS  
UNIFIED  
SCHOOL  
DISTRICT  
FOUNDATION

1901 Arena Boulevard  
Sacramento, CA 95834

Phone: 916-567-5414  
Fax: 916-561-5214  
E-mail:  
dgarvey@natomas.k12.ca.us  
Web:  
www.natomaskids.org

JUN 20 2005

June 7, 2005

Stacia Cosgrove  
City Planning Office  
1231 I Street  
Room 300  
Sacramento, CA 95814

Dear Ms. Cosgrove:


I am writing on behalf of the Natomas Unified School District Foundation in regard to Downtown Ford's desire to relocate to the north west corner of West El Camino Avenue and Orchard Lane (NWC of W El Camino Av & Orchard Ln per Public Notice of June 1, 2005).

Ray Enos is one of the founding members of our educational organization which supports the schools, teachers, students and programs at the Natomas Unified School District. We appreciate the time, expertise and support he brings to our Foundation. We consider Mr. Enos an active community and school patron, and we encourage the City's support for Downtown Ford's desired relocation.

As a community-based Foundation, we work with many groups such as Walk Sacramento, and would not support proposals that would negatively impact the schools and our students. We see many beneficial aspects to the move of Downtown Ford to the new location on the NWC of El Camino and Orchard Lane and want to continue to work with Mr. Enos as a business partner in the Natomas community.

If you have any questions about the Foundation's position, please feel free to contact me directly.

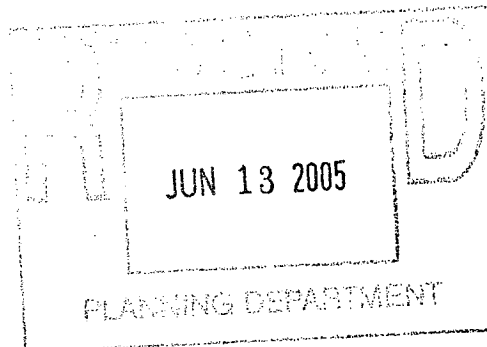
Sincerely,

  
Donja Marie Garvey  
President



Ms. Stacia Cosgrove  
City of Sacramento Planning Division  
1231 I Street, Room 300  
Sacramento, Ca 95814

RE: Construction of Ford dealership  
@ West El Camino & I 80



As home owners & or residents of the immediate neighborhood of the proposed site, we write to express our support of Downtown Ford's efforts to relocate to the site located at I-80 and west El Camino. We know in tough fiscal times that the State as well as local governments need to do as much as possible to promote good jobs and tax revenues. Auto sales generate substantial revenues for both the city and the state. It is no secret that freeway exposure and convenient on and off access are crucial to maximizing the success of such a business.

We understand that 8 acres of the site will be dedicated to other commercial uses to complement the needs of the neighborhood. Additionally the developer/owner has committed to no outside paging system, and to engineering the parking lot lighting to prevent any spillage of light to adjoining property. He has also agreed to voluntary restriction of any test drives on Orchard Ln. in order to ensure the safety of pedestrian children near the schools.

Downtown Ford has been a good corporate citizen and run a successful business in the City for over 60 years. It is time for them to take the next step to relocate and modernize to serve the growing population of the City of Sacramento.

Senator Dick Ackerman

Assemblyman Russ Bogh

Assemblyman Ron Calderon

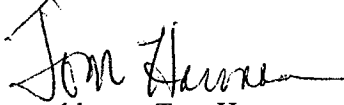
Assemblyman Bob Huff


Senator John Campbell

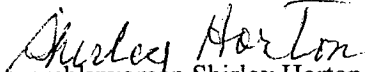
Assemblyman Bill Emmerson

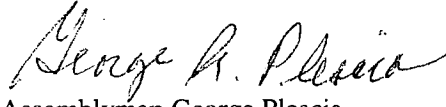
Senator Denise Ducheny


Assemblyman Mark Wyland

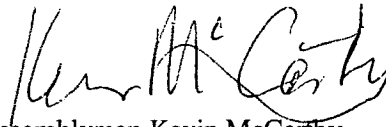
  
Assemblyman Tom Harman

  
Assemblywoman Mimi Walters

  
Assemblywoman Shirley Horton

  
Assemblyman George Plescia

  
Assemblyman Rick Keene

  
Assemblyman Kevin McCarthy

**EARLY PROJECT NOTIFICATION RECEIPT** XAssociation Name Natomas Journal Phone # \_\_\_\_\_Association Contact Will Craig Scott Phone # 359-1521Please Check and Return By: July 30, 2004We have reviewed this application and: ☒ Have no comments☐ Will need until \_\_\_\_\_ (date) to complete our review of this project☐ Our comments are below or attached: \_\_\_\_\_WOULD APPRECIATE THEY HAVE ELIMINATED ALL SOURCES OF NEGATIVE  
IMPACTS ON ANY SURROUNDING ENTITIES.VERY GOOD USE OF PROPERTY ON FREEWAYNO OBJECTIONSProject Manager Stacy CosgrovePhone # 808-7110 File # P04-106

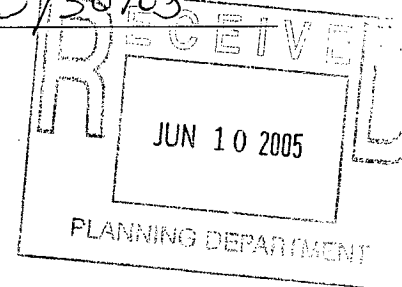
PLEASE PRINT//REVISED 1/01

July 14, 2005

## Attachment 11- Copies of Form Letters

Adam Hansel  
2305 Sunnyside Way  
Sacramento, CA 95833

Stacia Cosgrove, Associate Planner  
Development Services Department  
City of Sacramento  
1231 I Street, Room 300  
Sacramento, CA 95814

Date: 5/30/05

**RE: DOWNTOWN FORD PROJECT (P04-106)**  
**Corner of West El Camino and Orchard Lane**

Dear Ms Cosgrove:

As a nearby resident, I strongly oppose the relocation of the Downtown Ford Dealership to the corner of West El Camino and Orchard Lane. I have joined a coalition of my fellow neighbors who will use every lawful means to block the Ford dealership and demand accountability from public employees and officials who support it.

It is unimaginable that the relocation of a car dealership is under consideration by your agency at this site. The intersection is directly adjacent to established, new and developing residential properties. It is within three blocks of elementary and middle schools. It is several blocks from public parks and playgrounds.

- A car dealership preempts any future neighborhood-friendly retail services on this corner.
- A car dealership provides no services to this neighborhood.
- Customers, who are visitors to the area, will be test driving cars on neighborhood streets.

On the above issues alone, a car dealership should be unacceptable to your office. In addition to those issues is the site zoning is inconsistent with the South Natomas Community Plan (SNCP).



The South Natomas Community Plan calls for "Community Commercial" development at this site. A car dealership doesn't even come close to the criteria for "Community Commercial" as outlined in the master plan. To even consider a car dealership for this site your office should undertake an Environmental Impact Report (EIR) and go through proper, public procedures to change the site designation outlined in the SNCP.

Even more disturbing than the prospect of the dealership is the appearance of impropriety on your agency's part. In addition to subverting the letter and spirit of the SNCP, there is the appearance of rushing the dealership into the site before hundreds of new voters take up residence in homes now in development immediately adjacent to the intersection. The attitude of these new residents toward the prospect of a car dealership across the street from them is obvious to us - and, apparently, to those pushing the project.

Consideration of a car dealership at West El Camino and Orchard is intolerable. Its potential has prompted us to fear for the safety of our neighborhood children, the value of our property and the integrity of your office.

I require your immediate assurance that no car dealership will be permitted at this location. Anything short of that will result in civic activism, public outcry and legal action that will convince you and Downtown Ford that it simply isn't worth the fight.

Sincerely,

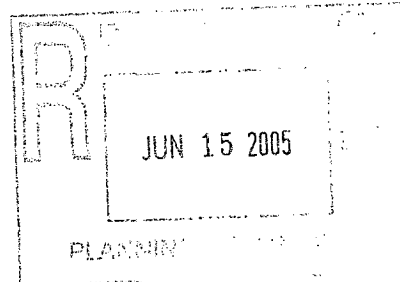
cc: Mayor Heather Fargo, City Hall, 730 "I" Street, Suite 321, Sacramento, CA 95814  
Councilman Ray Tretheway, City Hall, 730 "I" Street, Suite 321, Sacramento, CA 95814  
Raymond Enos, Owner of Downtown Ford, 2921 Lacy Lane, Sacramento, CA 95821

## Attachment 11- Copies of Form Letters

Colleen J. Story  
19 River Pebble Court  
Sacramento CA 95833

June 13, 2005

Stacia Cosgrove, Associate Planner  
Development Services Department  
City of Sacramento  
1231 I Street, Room 300  
Sacramento, CA 95814



**RE: DOWNTOWN FORD PROJECT (P04-106)**  
**Corner of West El Camino and Orchard Lane**

Dear Ms Cosgrove:

I strongly oppose the relocation of the Downtown Ford Dealership to the corner of West El Camino and Orchard Lane. The South Natomas Community Plan (SNCP) calls for "Community Commercial" development at this site. The Development Services Department, Planning Division, is circumventing the SNCP by allowing a car dealership on this corner. As a nearby resident, I urge the Planning Division to stick with the SNCP to protect the quality of life for our neighborhood.

The Ford Dealership is inappropriate at this intersection for a number of reasons:

- A car dealership will preempt the opportunity for any future neighborhood-friendly services on this corner, such as a yogurt shop, an ice cream parlor, book store, pizza parlor, card/gift shop, or copy center. All of these retail businesses will provide real services and serve as gathering places for neighbors and children.
- A car dealership provides no services to the adjacent neighborhoods. The customer base for the car dealership will be people outside of the neighborhood.
- Dealership customers will be test driving cars on neighborhood streets. Who wants to live in a neighborhood where there will always be strangers driving around every day of the week?
- My neighborhood has both an elementary school and a middle school so there are lots of children walking to and from school. It is inappropriate and dangerous to have people test driving cars in this situation.
- A car dealership does not meet the definition of "Community Commercial" as outlined in the master plan. For a car dealership to go on this corner, the Planning Division should be ordering an Environmental Impact Report (EIR) and a change from the site designation outlined in the SNCP. The Planning Division is being evasive and manipulative in an effort to avoid such actions.

The people who live in this neighborhood and have children in schools near this corner hope to see this intersection developed into a neighborhood center serving the families who live here. As a local resident of this neighborhood, I strongly oppose the relocation of the Ford Dealership to the corner of West El Camino and Orchard Lane.

Sincerely,

cc: Mayor Heather Fargo, City Hall, 730 "I" Street, Suite 321, Sacramento, CA 95814  
Councilman Ray Tretheway, City Hall, 730 "I" Street, Suite 321, Sacramento, CA 95814  
Raymond Enos, Owner of Downtown Ford, 2921 Lacy Lane, Sacramento, CA 95821

## Attachment 12- Letters and Emails in Opposition to the Project

May 15, 2005

Ms. Stacia Cosgrove  
City of Sacramento Planning Division  
1231 I Street, Room 300  
Sacramento, CA 95814



Dear Ms. Cosgrove,

ROCA has reviewed the Downtown Ford Auto Dealership application, P04-106, dated 10/7/2004. We have previously submitted minutes from a September 1, 2004 meeting attended by 125 residents and a Nov 3, 2004 forum attended by over 75 residents, all of whom were opposed to this proposal. We have also submitted petitions signed by >500 residents expressing strong opposition to this proposal as well.

Since Staff continues to recommend approval over our community's overwhelming opposition, ROCA submits the following comments to clarify why we so strongly **OPPOSE** this application:

- o This application is actually an attempt to put a "Highway Commercial" use where "Community Commercial" use is designated by the South Natomas Community Plan (SNCP). We want and need "Community Commercial" businesses that can be used **by** our residents as intended in the SNCP. An auto dealership is a regional use that does not meet our needs and totally violates the intent of the SNCP "Community Commercial" designation.
- o This proposal violates SNCP guiding policies for Community Commercial use. Per the SNCP, "Community Commercial" is defined as a commercial use "typically anchored by a junior department store, a supermarket, superdrug store or a superhardware store". An auto dealership is not even remotely similar to the intended community commercial anchor.
- o An auto dealership violates the guiding policies in the SNCP for Community Commercial use. The SNCP states that commercial shopping centers shall:
  - o "Avoid retail development of a regional nature that attracts out-of-area traffic (p. 18, guiding policy B).
  - o "Limit designation of neighborhood and community commercial to a level that meets overall community demand for retail goods and services." (p. 18 implementing policy D).

Clearly, this auto dealership violates both of these policies. Since the Community Plan takes precedence over all other zoning or Land Use requirements, the SNCP over-rules any allowance provided by the C-2 zoning. As such, we ask the City to reject this proposal because of noncompliance with the SNCP.

- o This site does not meet the criteria for approval of a special permit that an auto dealership must have if built in C-2 zoning. Sacramento City Land Use Regulations require a special permit if auto sales are proposed in C-2 zones (table 17.24.030B). The Planning Commission reviews the special permit to verify the proposed use:
  1. "...is in accordance with sound principles of land use,
  2. will not be detrimental to public health, safety or welfare or result in a nuisance,
  3. ...must comply with the objectives of the general or specific plan for the area to which it is located." (17.212.10).

- As we've shown, this auto dealership clearly violates the SNCP. It also violates sound land use principles and will create both a safety hazard and a nuisance by being located **directly across the street** from hundreds of homes, parks and near 2 schools.
- The applicant "talks" about retail uses but does not **build** any retail on the remaining parcels. What will we actually have? We'll have an empty, weedy lot in front of a very huge, brightly-lit, building with hundreds of cars parked around it and banners showing the latest deals flying everywhere. That is unacceptable for a site located directly across the street from hundreds of new homes.  
If the applicant was even interested in the community's welfare, all the retail parcels would be built **first** in a cohesive plan to provide proper visual and other mitigations for the nearly 1000 residents that will soon be residing within ¼ mile of this car lot.
- Our community wants a **walkable** community - with businesses that we can use and walk to from the >2000 homes that will exist within ½ mile of this site. Currently we have to drive out of the area for groceries and other needs. This car lot will consume about **25 %** of our undeveloped commercial acreage with car-oriented business that does nothing for our needs.
- We adamantly oppose the "highway stop" future this proposal will bring. Since no auto-related businesses are located within **miles** of this site, other auto-oriented businesses will see the opportunity. What businesses will develop on a site with a car lot as its anchor? Gas stations, auto repair shops & lube joints. It is unlikely we'll get nice restaurants and services we need.
- This use poses a safety risk to pedestrians, especially children, from auto test drivers who are unfamiliar with the surroundings. The dealership will be located within close proximity to 2 schools and numerous residences. Both schools are located south of West El Camino Blvd (WEC). Children will be crossing WEC at multiple locations to get to/from the schools.
- We know this applicant will have to put up large and tall signs to attract freeway traffic because Eastbound I-80 commuters can not even see this site until after they pass the exit. That is why we also strongly oppose any PUD guideline changes that will permit signs to exceed the 6-ft height limit designated in the original PUD.
- Approval of this proposal will set a dangerous precedent for the City. Will any smart home buyer trust the City of Sacramento's Land Use Policy if the City can recommend a car lot right next to parks and new homes? Will other car dealers request to build in other C-2 sites near homes and point to this project saying "Why not me too?" We asked Staff what would prevent another auto dealership on the undeveloped portion of this PUD, or a 3<sup>rd</sup> car lot on the parcel south of this site (Camino Station). The answer from Staff was "Nothing".
- We residents bought homes in this area because of its natural beauty, numerous walkways, and the great "quality of life" we saw in the plans. We have even accepted "smart growth" policies to maintain those amenities. Now what do we get in return? We get this use that will undermine those amenities and our home values. We cannot fathom why the City would destroy the beauty of this "Riverfront" West-End entry to Sacramento. The SNCP's policy is to "take maximum advantage of the Sacramento River's potential to enhance the quality of a residential community ..." (p.6, implementing policy J). Why is the City destroying this area's potential?
- The Building elevations for this project are mundane and do not comply with original PUD guideline requirements for earthtone colors and strong visual appeal/quality. This elevation looks exactly like the Ford dealership off hwy. 99 at Elk Grove Blvd. It does not fit with the community visually as well as functionally. The applicant makes no attempt to fit with the "townhome", pedestrian-oriented vision of the surrounding vicinity.
- We strongly oppose the Schematic Plan Amendment and the numerous PUD guideline changes because they impact not only on the DTF parcel, but also the other retail and office space parcels. Numerous residents opposed the original PUD because of the auto-oriented gas station and lube operation being positioned right on the corner of Orchard and West El

Camino. We still oppose these auto-oriented uses and will continue to fight for our vision of a visually appealing, walkable community that the nearby residents can use and enjoy.

- The Schematic Plan Amendment should not be submitted until the site plan has been revised to address our significant and longstanding concerns with it. As proposed, the Schematic Plan Amendment and the PUD will create four independent retail parcels with no cohesive design whatsoever. This "individual variety" is absolutely unacceptable to ROCA. Not only should the retail aspect of all parcels be more integrated with each other, but the four retail parcels need to be reconfigured to bring the retail elements closer to the corner and street with wide sidewalks and seating areas for residents who will walk/bike there and shop there.
- The project's proposed street alignments and dedications do not match the alignments and dedications currently proposed by Beazer Homes, including the roundabout at the north end of Orchard Lane. Prior to submitting any Schematic Plan Amendment, ROCA requests the City require the applicant to update the proposed plan and incorporate changes needed to align with the Beazer River Oaks project as changes could affect site layout, building placement, setbacks, etc. ROCA further requests a copy of the City's staff report including all of the conditions of approval, not just the PUD guidelines, so we can fully understand all conditions of approval which apply to street layout as well as site layout.
- We will comment further on the PUD in another letter.
- We reserve the right to comment further on Environmental impacts separately.
- We do understand the City's need to keep this important tax revenue source in City limits. That is why we believe the City's consideration of an automall on the Northwest side of I-80, East of El Centro Rd, is a much more appropriate concept. That location is a much larger land area that can provide for multiple dealerships with proper mitigation from the surrounding residential community. It would also be much more visible and accessible from both the I-5 and I-80 freeways.

We have actively worked with the City towards our vision of a walkable, visually-appealing community with work-life balance. This project will undermine our vision and our community. We see a unique opportunity to develop a "Village Center" at this corner *if the site is developed as the SNCP intends*. We therefore ask the City to follow the SNCP and reject this application, instead of condemning this corner to a "highway stop" future. South Land Park and East Sac show us that being near a freeway does not mean a community must become a "highway stop". Our community will continue to fight for our vision, and for the values that we thought the City of Sacramento believed in too.

Sincerely,

*Christine Paros*

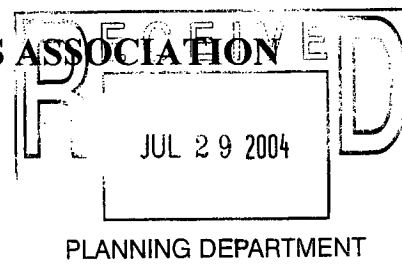
Christine Paros  
Land Use Committee Chair

Cc: Ray Tretheway, Gary Stonehouse, Karen Pardieck, David Kwong.



**SWALLOWS NEST HOMEOWNERS ASSOCIATION**

P.O. Box 1459  
Folsom, CA 95763

**RESOLUTION**

As board members of the Swallows Nest Country Club Homeowners Association we oppose the location of an auto dealership at the location bounded by I80 and West El Camino at Orchard Lane. Just blocks from our homes and schools, locating an auto dealership at this site would decrease property values of surrounding homes and permanently deprive this emerging residential community of future residential-friendly services – such as retail, restaurants, and professional services.

In addition to the loss of future services from more residential-friendly businesses, an auto dealership would negatively impact the quality of life in this largely residential area. Specifically homeowners and other residents in the community we would be burdened with requisite night-lighting for security purposes, increased ambient “chatter” of promotional efforts (over loudspeakers or with inflatable beacons or other attention-grabbing gimmicks), and transient traffic through our neighborhood as potential car buyers conduct test drives through our neighborhoods.

Consideration of locating a car dealership at this site is not in the interest of the homeowners and other residents who live here. Rather it would serve a freeway-driven clientele. More appropriate sites are available in the greater Natomas area that are more commercial and less residential. For these reasons we urge the members of the city council to respect the residential nature of this neighborhood by rejecting this plan and finding a more suitable location for the relocating business.

Unanimously approved,

Dr. Dora Kingsley, President  
Packard Polin, Treasurer  
Kathy Lehman, Vice President  
Deborah Howard, Secretary  
Dr. William Schrek, Member at-large

*Passed June 2004*

Stacia Cosgrove - Fw: Auto Dealership

Page 1

**From:** "connie" <cfrib@winfirst.com>  
**To:** <scosgrove@cityofsacramento.org>  
**Date:** 1/19/04 6:45PM  
**Subject:** Fw: Auto Dealership

— Original Message —

**From:** connie  
**To:** rtretheway@cityofsacramento.org  
**Cc:** hfargo@cityofsacramento.org  
**Sent:** Monday, January 19, 2004 6:43 PM  
**Subject:** Auto Dealership

Dear Mr. Tretheway,

This letter is in response to the information that was shared at the River Oaks Community Association meeting at Leroy Green Middle School on January 15th, 2004.

First, let me say that I was very disappointed that you found it necessary to leave the meeting before the information and discussion started on the proposed auto dealership at West El Camino & Orchard Lane, aka "Downtown Ford".

To say the least, I am very disappointed and annoyed that this type of commercial business is considering to locate in our small community. When you last presented your vision for our area, you identified business offices with a 20 to 30 foot green belt with trees and landscaping along El Camino, a fine dining restaurant, a Trader Joe's, along with small commercial businesses. That plan clearly identified business that would benefit our community and provide us with both desired daily services and employment opportunities. Clearly an auto dealership would not provide the kinds of desirable services that would benefit our community, since the average person doesn't consider purchasing a new car more often than every 4 to 7 years.

While the proposed auto dealership would enjoy a highly visual location and freeway access, it would cause increased traffic, noise, and generally a circus atmosphere with bright lights, loudspeakers, and a "come on down atmosphere". We have been able to develop a community atmosphere with quality homes, schools, parks and most recently managed to attract a high-end apartment development, "The Regatta". I would anticipate that most individuals looking to locate their families into a luxury apartment home would not find having an auto dealership across the street desirable. More than likely, it would be viewed as a deterrent.

Our area is land locked. Our only exits are along Garden Highway and El Camino. An auto dealership is simply inconsistent with our residential development and would be better placed in an industrial area such as the undeveloped area North-East of Truxel & Interstate 80.

Mr. Tretheway, look back to your original vision and recruit businesses which would provide the commercial benefits you identified and our community needs.

Sincerely,

Connie Fribance  
23 Jicama Court  
Sacramento, CA 95833

cc: scosgrove@cityofsacramento.org  
hfargo@cityofsacramento.org

Pages 149-  
159 are  
missing

Stacia Cosgrove -

Page 1

**From:** "Mary Daffin" <fashion\_talks@hotmail.com>  
**To:** <scosgrove@cityofsacramento.org>, <hfargo@cityofsacramento.org>, <rtetheway@cityofsacramento.org>  
**Date:** 1/22/04 4:43PM

To whom it may concern:

I am writing in response to the January 15th meeting held between the River Oaks Community Association and the City at Leroy Green Middle School.

I am deeply concerned over the possibility of an auto dealership in our neighborhood. I do not see how this will attract people to our community. I have been a member of Natomas for well over 15 years and have seen more of our neighbors leave this area than stay. In part it was due to poor community planning.

I think those days are far behind us: that is why I am strongly opposed to the dealership. We deserve the same services as other parts of this city have had for years, namely fine dining, speciality shopping and small commercial businesses. These are the types of business that community is built on and around, not an auto dealership.

I am asking that you carefully consider the original plan and leave the dealership to a more remote part of Natomas.

Thank you for your time in this matter.

Mary A. Daffin  
2239 LaLima Way  
Sacramento, California  
916-925-8776

Let the new MSN Premium Internet Software make the most of your high-speed experience. <http://join.msn.com/?pgmarket=en-us&page=byoa/prem&ST=1>

Stacia Cosgrove - Concerned Member of the River Oaks Community

Page 1

**From:** "Hodgkinson, Georgine" <hodgkig@CRC.losrios.edu>  
**To:** <scosgrove@cityofsacramento.org>, <hfargo@cityofsacramento.org>, <rtetheway@cityofsacramento.org>  
**Date:** 1/23/04 8:39AM  
**Subject:** Concerned Member of the River Oaks Community

Dear Mayor Fargo and City Council Members:

Soon you will be asked to make a decision regarding development on the North-West corner of El Camino and Orchard Lane. Downtown Ford has proposed a dealership at this location which I adamantly oppose. Not only would the construction of a car dealership fail to meet the needs of our community, it would threaten our community's prosperity and directly conflict with original development plans.

I purchased a home in this area because I felt the original plans for a 20-30 foot green belt, a fine dining restaurant, a Trader Joe's and small commercial business development reflected conscientious community planning. I believed that River Oaks was a community I could raise my children in; a community I would contribute to for many years. Please help protect my dream by honoring the original development proposal provided to community members when we purchased our homes.

Sincerely,

Georgine Hodgkinson, MA  
Professor of Communication Studies at Cosumnes River College  
(916) 691-7172

Stacia Cosgrove - Downtown Ford development...

Page 1

**From:** "ken henry" <kenhenry@winfirst.com>  
**To:** <scosgrove@cityofsacramento.org>  
**Date:** 1/23/04 9:28AM  
**Subject:** Downtown Ford development...

Lady's and Ray,

I am sending the statement below, to let you know how Ken & Caryl Henry, 2334 La Lima Way, Sacramento CA 95833 feel about the proposed "Downtown Ford" site.

STATEMENT: WE DO NOT FIND THAT AN AUTO DEALERSHIP WOULD PROVIDE THE KINDS OF DESIRABLE SERVICES THAT WOULD BENEFIT OUR COMMUNITY, SINCE THE AVERAGE PERSON DOESN'T CONSIDER PURCHASING A NEW CAR MORE OFTEN THAN EVERY 4 TO 7 YEARS. WHILE THE PROPOSED AUTO DEALERSHIP WOULD ENJOY A HIGHLY VISUAL LOCATION AND FREEWAY ACCESS, IT WOULD CAUSE INCREASED TRAFFIC, NOISE, AND GENERALLY A CIRCUS ATMOSPHERE WITH BRIGHT LIGHTS, LOUDSPEAKERS AND A "COME ON DOWN ATMOSPHERE"!

CURRENTLY WE HAVE A COMMUNITY ATMOSPHERE WITH QUALITY HOMES, SCHOOLS, PARKS AND MOST RECENTLY HAVE A MANAGED TO ATTRACT A HIGH-END APARTMENT DEVELOPMENT, "THE REGATTA". I DO NOT ANTICIPATE THAT MOST INDIVIDUALS LOOKING TO LOCATE THEIR FAMILIES INTO A LUXURY APARTMENT HOME WOULD FIND HAVING AN AUTO DEALERSHIP ACROSS THE STREET AS DESIRABLE. MORE THAN LIKELY, IT WOULD BE VIEWED AS A DETERRENT.

OUR AREA IS LAND LOCKED. OUR ONLY EXITS ARE ALONG GARDEN HIGHWAY AND EL CAMINO. AN AUTO DEALERSHIP IS SIMPLY INCONSISTENT WITH OUR RESIDENTIAL DEVELOPMENT AND WOULD BE BETTER PLACED IN AN INDUSTRIAL AREA SUCH AS THE UNDEVELOPED AREA NORTH-EAST OF TRUXEL AND INTERSTATE 80.

P.S.. "I AM SURE EACH AND EVERYONE OF YOU IN THE SACRAMENTO PLANNING DEPTARMENT, WOULD WELCOME AN AUTO DEALERSHIP INTO YOUR RESIDENTUAL NEIGHBORHOODS! " PERHAPS THAT WOULD BE A NO?

Regards,

William K. Henry  
Caryl Henry

CC: <hfargo@cityofsacramento.org>

Stacia Cosgrove -

Page 1

**From:** "steve" <stevec@cwnet.com>  
**To:** <scosgrove@cityofsacramento.org>, <hfargo@cityofsacramento.org>,  
<rtretheway@cityofsacramento.org>  
**Date:** 1/26/04 9:05PM

In concert with the majority of the home owners, community advocates and educational administration with opposition to the proposed Down Town Ford auto mall and I as a home owner in the area (Orchard Lane and the Garden Highway) I am adamantly opposed to this proposed auto mall development at West El Camino and I-5. Our neighborhood is currently quite, peaceful and desirable and deserves to stay that way. If anything we need more resident friendly up-scale services as initially planned i.e. Trader Joes, fine dining and green belt development. The plan for an auto mall in this area is as ludicrous as putting light rail down Truxel!!!! Tretheway you of all people should be more sensitive to your own district. Listen to the majority opposition in the community not your political ambition! And, Mayor Fargo, your political career started in this community. Do it right this time, listen too and represent the people in the community!!

Steve A. Croockewit  
2779 Toronja Way  
Sacramento, CA. 95833

Stacia Cosgrove - Northwest corner of El Camino and Orchard

Page 1

**From:** "Jake Presley" <pkgman@surewest.net>  
**To:** <scosgrove@cityofsacramento.org>, <hfargo@cityofsacramento.org>, <rtetheway@cityofsacramento.org>  
**Date:** 1/27/04 10:46AM  
**Subject:** Northwest corner of El Camino and Orchard

I am writing this letter on behalf of my family and myself.

Please do not allow a car dealership the prime land location of the North West area of the intersection of West El Camino and Orchard Lane. The Riverbend area has great potential to be one of Sacramento premier communities. We have only so much river area, close to downtown, available for residential and small commercial growth. All great cities (or aspiring to be great cities) would not allow an auto dealership such prime real estate.

If you decide to develop this area in this manor I will be forced to move to Folsom. I am a successful business and family man. I will have my tax dollars and income support a city which develops the land in the best interest of its citizens and taxpayers.

Thank you  
Jake Presley and family

Stacia Cosgrove - Proposed development at El Camino and Orchard Lane

Page 1

**From:** <Dawn\_Grinstain@dot.ca.gov>  
**To:** <scosgrove@cityofsacramento.org>, <hfargo@cityofsacramento.org>, <rtrethaway@cityofsacramento.org>  
**Date:** 1/28/04 10:35AM  
**Subject:** Proposed development at El Camino and Orchard Lane

Honorable Mayor, Planning Department and City Council Member,

I live and am a homeowner in the area of the River Oaks Community Association. I understand there is a proposed Downtown Ford development at the north-west corner of El Camino and Orchard Lane. I am very opposed to this proposal. I do not find that an auto dealership would provide the kinds of desirable services that would benefit our community.

Prior identified plans for this area are for business offices on the north side of El Camino with a 20-30 foot green belt with trees and landscaping along El Camino, a fine dining restaurant, a Trader Joe's, along with small commercial businesses. That plan clearly identifies business that would benefit our community and provide us with both desired daily services and employment opportunities.

Currently, we have a community atmosphere with quality homes, schools, and parks. The proposed auto dealership would be a detriment to our community. It would be better placed in an industrial area such as the undeveloped areas around Truxel and I-80.

Please do not allow the Downtown Ford development in my neighborhood.

Thank you,  
Dawn Grinstain  
2219 La Lima Way  
Sacramento, CA 95833



Stacia Cosgrove - Auto Mall at Corner of El Camino &amp; Orchard Lane

Page 1

**From:** "Sir Dusty" <dusty@winfirst.com>  
**To:** <scosgrove@cityofsacramento.org>  
**Date:** 1/30/04 8:24AM  
**Subject:** Auto Mall at Corner of El Camino & Orchard Lane

I am a home owner on La Lima Way for over 11 years and am emailing you to voice my opinion on the proposed auto mall in my neighborhood. My understanding is the original intent for that land was for restaurant, Trader Joes and small commercial businesses. I have waited patiently for this to be developed as the lack of convenient food shopping in this area is non existent. Every trip to Bel Air at El Camino and Truxel is an accident waiting to happen in the parking lot and it is always so busy one has to wait 3 and 4 deep to check out, on a light day.

I am totally opposed to putting the auto mall in this limited space which would be of little or no benefit to the neighborhood. If an auto mall is needed, put it in an industrial area like the Natomas Marketplace area. I am in total support of the original plan for that space.

Stacia Cosgrove - Re-location of Downtown Ford to the Shorebird Neighborhood

Page 1

**From:** Bill Quaglia <globalcom\_edu@yahoo.com>  
**To:** <hfargo@cityofsacramento.org>, <scosgrove@cityofsacramento.org>, <rtetheway@cityofsacramento.org>  
**Date:** 2/1/04 9:28AM  
**Subject:** Re-location of Downtown Ford to the Shorebird Neighborhood

Dear Mayor Fargo, Ccouncilman Tetheway, and Director Cosgrove,

I am writing today to voice my opposition to the porposed re-location of Downtown Ford to the corner of Orchard and West El Camino. I am also opposed to developing an "Auto Mall" at the corner of West El Camino and El Centro.

Prior plans were for business offices on the North side of El Camino with a 20 to 30 foot green belt with trees and landscaping along El Camino, a fine dining restaurant and a Trader Joe's, along with small commercial businesses. According to the ROCA Homeowners Association, that plan clearly identified businesses that would benefit our community.

We are currently soliciting for a local grocery, and associated businesses that accompany a Grocery based mall, to consider the West El Camino and El Centro area as well.

Please inform me in any planned city or public meetings concerning this area.

Respectfully,

William A Quaglia

---

Do you Yahoo!?  
Yahoo! SiteBuilder - Free web site building tool. Try it!

Stacia Cosgrove - Any Proposals to relocate Downtown Ford or Auto-Malls to the ShorebirdNeighborhood

Page 1

**From:** Jay <sacjay15@juno.com>  
**To:** <HFargo@cityofsacramento.org>, <SCosgrove@cityofsacramento.org>, <RTretheway@cityofsacramento.org>  
**Date:** 2/1/04 3:35PM  
**Subject:** Any Proposals to relocate Downtown Ford or Auto-Malls to the ShorebirdNeighborhood

Sacramento, CA 95833

Dear Mayor Fargo, Councilman Tretheway, and Director Cosgrove,

I am writing today to voice my opposition to any proposals to relocate Downtown Ford to the corner of Orchard and West El Camino. In addition, I am also opposed to developing an "Auto Mall" at the corner of West El Camino and El Centro.

Prior plans were for business offices on the North side of El Camino with a 20 to 30 foot green belt of trees and landscaping along West El Camino. A fine dining restaurant and a Trader Joe's, along with small commercial businesses would be much more desirable and are businesses that would benefit our community as identified by the ROCA Homeowners Association.

We are currently soliciting for a local grocery such as a Raley's/Bel-Air or Food-4-Less, and associated businesses that accompany a Grocery based mall, to consider the West El Camino and El Centro area as well.

Please inform me of any planned city or public meetings concerning the Shorebird/West El Camino areas as I wish to be proactive in the selection and planning process for this community area.

Respectfully,

A. Jay Barker  
10 Shorebird Court  
Sacramento, CA 95833-9798

E-Mail: SacJay15@Juno.Com

---

The best thing to hit the Internet in years - Juno SpeedBand!  
Surf the Web up to FIVE TIMES FASTER!  
Only \$14.95/ month - visit [www.juno.com](http://www.juno.com) to sign up today!

Stacia Cosgrove - Downtown Ford

Page 1

**From:** Lloyd Billingsley <lloyd262@earthlink.net>  
**To:** S Cosgrove <scosgrove@cityofsacramento.org>  
**Date:** 2/3/04 4:27PM  
**Subject:** Downtown Ford

I write to oppose the relocation of Downtown Ford to the northwest corner of El Camino and Orchard Lane. This is a residential area ill suited to a car dealership, which would increase traffic and noise. Downtown Ford should stay downtown or find an industrial site that will not disrupt a quiet residential area with limited access.

Restaurants, a Trader Joes, and business offices make more sense for El Camino and Orchard Lane.

Please apprise me of any meetings on this question.

Cordially,

Lloyd Billingsley  
2329 La Lima Way  
Sacramento 95933  
920-4002

Stacia Cosgrove - downtown ford

Page 1

**From:** "Matt Jurich" <junemattjurich@msn.com>  
**To:** <scosgrove@cityofsacramento.org>  
**Date:** 2/5/04 8:51AM  
**Subject:** downtown ford

sirs:

just to let you know we object to the request of downtown ford's to place their agency at west elcamino and hwy 80.the traffic and noise would be unwelcome in our community.

thank you

matthew jurich

Stacia Cosgrove - Planned Construction near El Camino

Page 1

**From:** <Jenniferhejsek@wmconnect.com>  
**To:** <scosgrove@cityofsacramento.org>  
**Date:** 2/7/04 5:28PM  
**Subject:** Planned Construction near El Camino

Hello,

I was writing in regards to the River Oaks Community Association meeting at Leroy Green Middle School January 15, 2004. I understand that there are potential plans to build an auto dealership in the near vicinity of El Camino.

I was just writing to show my family's opposition to this idea. I have lived here (off Orchard Lane) since 1997 and have valued the spaciousness and quality of life in the Natomas area of Sacramento. I think a car dealership would not only be out of place in the El Camino area but would bring a lot of unwanted noise and traffic to a part of town that is clearly small and residential. In summary, I think it would be a bad idea.

If you have any questions feel free to contact me at (916) 641-0355.

Thank you,

Jennifer Hejsek  
2949 Trigo Way  
Sacramento, CA 95833

**CC:** <hfargo@cityofsacramento.org>, <rtetheway@cityofsacramento.org>

Stacia Cosgrove - I Oppose the Auto Dealership!

Page 1

**From:** Allison Mitchell <armitchell@ucdavis.edu>  
**To:** <scosgrove@cityofsacramento.org>  
**Date:** 2/12/04 5:46PM  
**Subject:** I Oppose the Auto Dealership!

Dear Ms. Cosgrove,

I live in Natomas, just off Orchard Lane. I understand that Downtown Ford is considering placing a car dealership at the corner of West El Camino and Orchard Lane. For the record, I want to state that I "strongly" oppose having a car dealership plonked right next to an almost entirely residential area.

To me, an auto dealership is an "industrial" type a business and "not" one appropriate for land butted right up to acres of single family homes. Why not put a car lot across the freeway over by the truck stop?? That area is much more "commercial".

What residents want in our neighborhood is a nice grocery store (like a Nugget or Trader Joe's) and a restaurant. A nice little shopping center where we can walk down and enjoy a latte. These are the types of things that residents want, not a car lot!!!! Put the car dealerships where they make sense, not in people's back yards.

A car dealership placed here would drastically change the complexion of our neighborhood, which is the very thing that attracted us to the area. Dealerships mean bright (very bright) lights and activity into the late night. It uses up land for a purpose not helpful to the neighborhood residents. Give us residential amenities, not industrial ones.

Please, I ask you to consider the residents' needs before those of the car dealership's. Just say "no" to the car lot!!

Thank you for reading this letter.

Sincerely,  
Allison Mitchell  
2330 La Lima Way  
Sacramento, CA 95833

~~~~~  
Allison Mitchell  
IET Business Services  
University of California, Davis  
3820 Chiles Road  
Davis, CA 95616  
phone 530/757-3412  
fax 530/792-8706  
~~~~~

Stacia Cosgrove - Downtown ford

Page 1

**From:** "Olga" <olgalou@softcom.net>  
**To:** <scosgrove@cityofsacramento.org>  
**Date:** 2/18/04 7:46PM  
**Subject:** Downtown ford

KEEP DOWNTOWN FORD „DOWNTOWN



Stacia Cosgrove - Downtown Ford

Page 1

**From:** "Gene Winther" <gene@exponexhibits.com>  
**To:** <scosgrove@cityofsacramento.org>  
**Date:** 2/19/04 9:42AM  
**Subject:** Downtown Ford

Having just learned of Downtown Ford's interest in building a dealership at the N. West corner of West El Camino and Orchard I am, to say the least, very disturbed.

Downtown Ford has for years advertised their location as a lousy location and now they want to become a lousy neighbor.

The property should be put to better and more appropriate uses, such as service companies, dry cleaners, community night life, restaurants, drug stores etc. Communities, such as Swallows nest, which has only two ways to exit and enter, would suffer traffic congestion from all the outside traffic coming to this area and noise from the P.A. systems that car dealerships use. Auto malls were created for car dealerships to avoid this.

By the tone of my E-mail I am sure you can understand that my wife and I and are definitely against Downtown Ford moving to this location.

I request the matter to be dismissed and support directed to development consistent with a residential neighborhood and business that would be better supported by the surrounding area.

Thank you.

Mr. & Mrs. Eugene Winther  
3301 Swallows Nest Ln.  
Sacramento, CA 95833

**CC:** <hfargo@cityofsacramento.org>, <rtethway@cityofsacramento.org>

Stacia Cosgrove - Downtown Ford Development

Page 1

**From:** "Fred Adams" <freddadams@yahoo.com>  
**To:** <Scosgrove@cityofsacramento.org>, <hfargo@cityofsacramento.org>, <rtetheway@cityofsacramento.org>  
**Date:** 2/25/04 3:50PM  
**Subject:** Downtown Ford Development

Apparently some person at the planning level with great power loves traffic jams. The Natomas Marketplace is a good example of totally failed traffic planning. The jams at that site are notorious and keep people from shopping there. The downtown area arteries have been closed off to create "residential areas?" and shoppers have predictably left the downtown. Just note the number of closed stores. Apparently all of this is to win "battles for light rail". The truth is we are losing the war. This encouragement of traffic jams under the guise of promoting light rail is only helping surrounding shopping markets. Not to mention that once we force someone to use light rail they are only dumped in the middle of the homeless. Our planners should visit Washington DC for a view of a controlled rail passenger area.

Now this power is going to let a car dealership move into our landlocked area? We already have traffic backed up to the freeway overpass to the west and to the canal eastward on W. El Camino. Can dealerships always buy their way into a "good" location for them at everyone else's expense? Hopefully, the Natomas Marketplace "traffic engineer" has been replaced and someone with some foresight, and can stop this jam before it happens.

Fred Adams

Swallows Nest

**CC:** <cfrib@winforst.co>

Stacia Cosgrove - Fw: Article: Car dealer has eye on Natomas

Page 1

**From:** "Karl Munniks" <kmunniks@winfirst.com>  
**To:** "Stacy Cosgrove" <scosgrove@cityofsacramento.org>  
**Date:** 9/25/04 12:39PM  
**Subject:** Fw: Article: Car dealer has eye on Natomas

Hi Stacy,  
For your information Please file this also

Karl Munniks  
President of the OWIOWO's  
(Neighborhood Watch Organization)

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

From: Karl Munniks

To: Bob Shallit

Cc: Joyce Terhaar ; Rick Rodriguez ; Cathie Anderson ; Bob Shallit ; Bonnie Pannell ; Robbie Waters ;  
Dave Jones ; Lauren Hammond ; Jimmie R Yee ; Steve Cohn ; Sandy Sheedy ; Ray Tretheway ; Heather  
Fargo ; Wendy & Ivy Ridderbusch ; Tom Ruckman ; Susan V. Munniks ; Ryan & Jennifer Stiltz ; Rory &  
Rosana Womack ; Ron Ridderbusch ; Rollo & Gail Stephens ; Rod & Carol Jolliffe ; Rick & Amy Cacciola ;  
Ralph & Julie Sutliff ; Perry & Sonja Kenny ; Paul & Christine Crawford ; Patricia Cherry ; Mitch & Katie  
Anderson ; Mickey J. Hovorka ; Michele and Rocky Ruckman ; Megan C. Lehtonen ; Martin & Midora  
Rafanan ; Mark & Annette Mirviss ; Maria Avila ; Lorna Hannon ; Linda Clifford ; Karl Munniks ; Karl &  
Susan Munniks ; John & Nicole Henderson ; Jim & Peggy Eggleston ; Jim & Jenny Boyd ; Jeremy &  
Melissa Colby ; Jenny Boyd ; George & Mary Lou Pavlick ; Gail. Stephens ; David & May Lamoureux ;  
David & Linda Scharbach ; Dave & Sondra Hartwell ; Dan & Karen Himick ; Chris and Jeanne Kuttel ; Brad  
& Holly Rice ; Anthony Herrera ; Allen Milligan ; Diane Hovey ; Nicole Henderson ; Perry Kenny ; Eric &  
Nyla Thomas ; Dan & Liz Golla ; David Brady ; Aaron & Dara Gibbs ; Loretta & K Creighton ; Steve Benes  
; John G Sekul ; Martin Gabryelski ; Michelle Humphrey ; Michael W Henely ; Ilene L Henely ; Amy Dana  
; Cliff & Christine Greve ; Dennis Fisher ; Don Mort ; Ernest & Christine Feliciano ; George P. Furtsch ;  
Gilyn Bajar ; Jackie Allen ; Jeannie Benoist ; Marco J. Orlando ; Margarita Garcia ; Maria Garcia ; Meena  
& Gabe (Gabriel) Kohler ; Petra Dauer ; Vincent Agusieg

Sent: Friday, September 17, 2004 10:01 AM

Subject: Article: Car dealer has eye on Natomas

Dear Bob,

I want to give my comments on your article in the Bee dated Sept. 15 2004 .

Quoted: ""Ford dealer Ray Enos has a new proposal for a car sales operation in Natomas.

This looks to be controversy free.""

Remarks: Well well, it is very interesting that you made a statement like that. Our neighborhood  
organizations have NOT been able to obtain a copy of the new proposal YET. The city planners said that it  
was NOT available yet .

We have tried 4 times to meet with Mr. Enos and the City planners. They know that we are very strongly  
oppose to a dealer ship in our residential neighborhood. It is strange to me that you said that there is a  
new proposal. We have NOT seen it yet!

Quoted: "" Enos has acquired 20 acres just south of West El Camino Avenue and I-5 ....""

Remarks: The location is at West El Camino and Orchard Lane in the middle of a residential  
neighborhood.

Quoted: "" Some neighbors in Natomas have heard about the project. They could object . But Enos is  
said to be planning buffers around the property to make it more neighborhood friendly. An on site  
Restaurant and perhaps other retail could be added.""

Remarks: Yes we have all heard about the proposal and about 95 % of all the people I have talked to  
many persons direct in our neighborhood are very much against a dealership in our residential  
neighborhood.

We have many signatures collected on a petition against a dealer ship. Ray Tretheway is very well aware of this. A so called buffer does NOT solve the problems that comes with a dealership in a residential neighborhood.

I understand that all your input was from Mr Enos and obviously did not inform you about the resistance he will have putting his dealership in our residential neighborhood.

The South Natomas Community plan does NOT allow it either.

I sincerely hope that next time you write an article that you check out all parties involved so that the public will get a unbiased opinion.

I write this to you representing our own neighborhood watch organization. 35 homes right close to that intersection.

I sincerely hope that you will rewrite your article and clarify our position.

As an example, below are other neighbors comments:

Name: Steve Las Brisas Resident:

"What's Mayor (Fargo's) stand on DTF project?"

"Better use for the site is something for this community; a center to offer common activities, e.g., Retail stores within walking distance for senior population. Something that simplifies life in the community.

Name: Mark, Riverwalk Resident:

"Opposed to the proposal, especially concerned about the bright lights and noises associated with this project"

"Why locate here and not at an Auto Mall?"

Name: Lady, (didn't capture her name); Lives on Delphinium Wy, Riverbend:

"Opposed to the project, concerned about safety of her young children"

Name: Gentleman, (didn't capture his name); TwoRivers Dr. Resident:

"I'm a truck driver and knowing what's involved in the unloading of trucks contents, I can just imagine what it will be like having trucks delivering autos to the dealership. This project does not belong in this neighborhood."

Name: Lisa; not a ROCA resident; but a School Board Member:

"Concerned with traffic increase around schools, especially with the Roundabout just put in at West River Dr and Orchard Ln. The added traffic from would-be car buyers test-driving through the neighborhoods and close to Leroy Green/Two Rivers schools is a safety concern for our children who attend those schools."

Name: Laurie, Provence Resident:

Landscape Architect by profession who is quite familiar with the process of a proposal of this sort. Laurie asked that we get a show of hands of those opposed, in favor, or neutral to the proposal.

95 % raised their hands opposing the dealership.

Name: Gentleman, (didn't capture his name); Riverwalk Resident:

"We need a supermarket"

Name: Mary, Riverwalk Resident:

"I'm a first-time homeowner and I have concern about change of use - zoning.

Want to see a community-friendly, pedestrian-friendly, development on that property"

Name: Lady, (didn't capture her name); Riverwalk Resident:

"I moved here from the Bay Area to a community that reflected value and quality of life (similar to where I previously lived). It's so important that this value and quality of life be consistently maintained by the type of business that actually goes into that property" A car dealership is not the image that reflects the quality and value that inspired residents to purchase a home here. (Her comments generated a solid round of applause from the audience).

"I'm concerned about a car dealership's overflow into the community"

"I want to see community supported services on that property"

"Opposed to amending the South Natomas Community Plan"

"What environmental studies will be done?"

"How about inviting someone from the North Natomas Community Association to our next meeting so they can share the strategy they used to successfully oppose restaurant (Hooters) from being developed, close to their school"

"What can we learn from other communities that have opposed and won their case against a car

Stacia Cosgrove - Fw: Article: Car dealer has eye on Natomas

Page 4

dealership coming into their community?"

"Suggestion: Use that property for a commercial service that gets more community business than 1-in-5 years or 1-in-10 years purchase."

"Get City Council Comments on proposal"

"Work close with City Staff Planning to communicate our concerns"

"Will we ever have shopping (stores, grocery) within close proximity to our neighborhoods?"

"Maintain ROCA Quality of life with development that does not fit community"

"Habitat concerns - Swainson Hawks"

"Recommendation: Find a site along Richards Blvd for this auto dealership"

End of Questions and Comments.

Thank you for your attention

Karl Munniks  
President of the OWIOWO's  
(Neighborhood Watch Organization)

CC: "Sue Redding" <sredding@kw.com>, "Sue & Roger Redding" <rredding@surewest.net>, "Samantha Tran" <stran@csba.org>, "Sacriver" <sacriver@hotmail.com>, "Randy Pector" <Randy.Pector@SEN.CA.GOV>, "Rachel Perry" <RPerry@cde.ca.gov>, "Rachel Burkhardt" <rachel\_burkhardt@yahoo.com>, "Karl Munniks" <karlmunniks@yahoo.com>, "Karl & Susan Munniks" <kmunniks@winfirst.com>, "Martin & Midora Rafanan" <mrafanan@winfirst.com>, "Jules Tran" <jules.tran@weintraub.com>, "Jon Chase" <jchase@edd.ca.gov>, "Jon Chase" <mailchase@sbcglobal.net>, "John Shiels" <jshiels@winfirst.com>, "John Shiels" <jshiels01@yahoo.com>, "Jim Miller" <jmiller@sacramento49er.com>, "David Brady" <davb@ardennet.com>, "Christine Paros" <chrisp55@surewest.net>, "Christine Paros" <christine\_paros@hp.com>, "Bill Quaglia" <globalscom\_edu@yahoo.com>, "Barry Kane" <Barrykane@hotmail.com>, "Barbara Franklin" <Barb824@surewest.net>

Stacia Cosgrove - Re: Re-location of Downtown Ford to the Shorebird Neighborhood

Page 1

**From:** Bill Quaglia <globalcom\_edu@yahoo.com>  
**To:** Stacia Cosgrove <SCosgrove@cityofsacramento.org>  
**Date:** 9/28/04 9:58AM  
**Subject:** Re: Re-location of Downtown Ford to the Shorebird Neighborhood

Hi Stacia,

Please include me on your email and mail lists for the Downtown Ford Project.

My email: globalcom\_edu@yahoo.com

My mailing address:

William A Quaglia  
4 Shorebird Ct  
Sacramento, Ca 95833  
Phone: 916-220-1441

Also, I have changed my opinion slightly concerning this project. I AM in favor of Downtown Ford moving into an Auto Mall that is being considered to be built and located next to the 49er Truck Stop.

I will help the City in any way I can to support this concept, and to encourage the County of Sac to agree to develop an Auto Mall on this property adjacent to the 49er Truck Stop, El Central and I-80 in accordance to the Letter of Understanding now in place between the City and the County concerning this parcel.

Please forward this information to the appropriate parties if within your scope.

Sincerely,

William Quaglia  
Resident, 4 Shorebird Ct, 95833

Stacia Cosgrove <SCosgrove@cityofsacramento.org> wrote:

Hi Bill-

I am the project manager for the Downtown Ford project. In your message below you requested to be informed about any public meeting on the Downtown Ford project. Could you please send me your address information so I can add you to my routing list? The application for the project is now in so I am updating my lists.

If you have any questions, please let me know.

Thank you!

Stacia

>>> Bill Quaglia 02/01/04 09:28AM >>>

Dear Mayor Fargo, Ccouncilman Tetheway, and Director Cosgrove,

I am writing today to voice my opposition to the porposed re-location of Downtown Ford to the corner of Orchard and West El Camino. I am also opposed to developing an "Auto Mall" at the corner of West El Camino and El Centro.

Prior plans were for business offices on the North side of El Camino with a 20 to 30 foot green belt with trees and landscaping along El Camino, a fine dining restaurant and a Trader Joe's, along with small

Stacia Cosgrove - Re: Re-location of Downtown Ford to the Shorebird Neighborhood

Page 2

commercial businesses. According to the ROCA Homeowners Association, that plan clearly identified businesses that would benefit our community.

We are currently soliciting for a local grocery, and associated businesses that accompany a Grocery based mall, to consider the West El Camino and El Centro area as well.

Please inform me in any planned city or public meetings concerning this area.

Respectfully,

William A Quaglia

---

Do you Yahoo!?

Yahoo! SiteBuilder - Free web site building tool. Try it!



Stacia Cosgrove - Downtown Ford

Page 1

**From:** Chris Witko <cmwitko@yahoo.com>  
**To:** <scosgrove@cityofsacramento.org>  
**Date:** 9/28/04 8:52PM  
**Subject:** Downtown Ford

Dear Ms. Cosgrove:

I am writing to express my extreme displeasure with the proposal to move Downtown Ford to the West El Camino/ I-80 sight. This project would be bad for the surrounding residential community by bringing unwanted light pollution and traffic, increased crime. Undoubtedly it would also be an eyesore, notwithstanding any laughable attempts to make it "neighborhood friendly." In addition, we have far more pressing commercial needs in this area.

We in this community have an investment in our homes and in our neighborhood, and this project would be bad for property values as well as the character of the neighborhood. Given the virtually unanimous opposition to this plan among effected residents, and its violation of existing zoning for that parcel of land, this plan should not be any further consideration. Thank you.

Sincerely,

Christopher Witko

---

Do You Yahoo!?  
Tired of spam? Yahoo! Mail has the best spam protection around  
<http://mail.yahoo.com>

**CC:** <gstonehouse@cityofsacramento.org>, <dkwong@cityofsacramento.org>,  
<kmunniks@winfirst.com>

Stacia Cosgrove - Downtown Ford Dealership

Page 1

**From:** "Pat Eagan" <pateagan@comcast.net>  
**To:** <scosgrove@cityofsacramento.org>  
**Date:** 9/29/04 7:04AM  
**Subject:** Downtown Ford Dealership

Dear Ms. Cosgrove:

Subject: City of Sacramento Project Proposal #: PO4-106  
South Natomas Community Plan Text Amendment #: MO4-064

We moved to the River Bend neighborhood July 14, 2004. We moved from downtown Sacramento because the property adjacent to ours was zoned heavy commercial. We also lived across the street from an apartment house, one house down from a duplex, an apartment house behind us, and a private school was being built at the end of the alley on 24th Street. We wanted to be in a neighborhood that was zoned for single family residence so we purchased a home in River Bend. We had hoped our investment would increase with time as businesses that supported the neighborhood invested in this area.

Less than two months after we moved we found out that Downtown Ford was moving adjacent to this neighborhood. This was the last thing we expected and we are very much against this location for Downtown Ford.

Please put this letter in file. Thank you for your consideration.

Patricia Eagan and Michael Chipps

**CC:** "Karl Munniks" <kmunniks@winfirst.com>

Stacia Cosgrove - Downtown Ford's proposal to build an auto dealership

Page 1

**From:** <denfisher@accessbee.com>  
**To:** <scosgrove@cityofsacramento.org>  
**Date:** 9/29/04 9:42AM  
**Subject:** Downtown Ford's proposal to build an auto dealership

September 25, 2004

Dear Stacia Cosgrove and Gary Stonehouse,

Please file this letter in Downtown Ford's proposal to build an auto dealership at West El Camino and Orchard Lane.

Like Council Member Trethway and Mayor Fargo, I have lived in South Natomas for over twenty years and seen extraordinary changes take place, good, bad and ugly.

Downtown Ford's proposal to build an auto dealership at West El Camino and Orchard Lane is both bad and ugly. Placing an auto dealership directly next to a residential neighborhood will degrade our neighborhood because it will do the following:

reduce residential real estate values significantly;

threaten the safety of school children in the neighborhood's two elementary schools though increased commercial traffic to and from the auto dealership;

increase traffic accidents on the residential streets related to "test drives";

introduce significant sound and light nuisances from early morning until late at night that will drastically degrade the neighborhood's quality of life; and

increase the level of criminal activity related to auto theft, loitering, driving under the influence, and other violations associated with this type of commercial business. Criminal offenders can easily case our neighborhood under the guise of "looking at cars" all night long and residential burglaries will increase.

This area should be used for building residential units in keeping with the adjacent uses and the major demand for housing in the City. Putting an auto dealership on this property would waste a valuable opportunity to build additional homes closer to jobs reducing transit throughout the City.

Numerous alternative commercial locations are available for this auto dealership. There is available land across the freeway in the City not adjacent to any residential uses that could be used for this commercial business.

On behalf of my neighbors, families, and the residents of the surrounding community, I strongly urge you, Mayor Fargo and the city council to reject Gregory Thatch's and Downtown Ford's proposal to build an auto dealership on this site.

Stacia Cosgrove - Downtown Ford's proposal to build an auto dealership

Page 2

Sincerely,

Dennis Fisher  
12 Swinging Bridge Court  
Sacramento, CA 95833

CC: <gstonehouse@cityofsacramento.org>

Stacia Cosgrove - car dealership...

Page 1

**From:** <Rjlsutliff@aol.com>  
**To:** <scosgrove@cityofsacramento.org>, <gstonehouse@cityofsacramento.org>, <dkwong@cityofsacramento.org>, <hfargo@cityofsacramento.org>, <rtretheway@cityofsacramento.org>, <ssheedy@cityofsacramento.org>, <scohn@cityofsacramento.org>, <jyee@cityofsacramento.org>, <lhammond@cityofsacramento.org>, <djones@cityofsacramento.org>, <rwaters@cityofsacramento.org>, <bpannell@cityofsacramento.org>  
**Date:** 10/1/04 3:46PM  
**Subject:** car dealership...

Attn: Mayor, City Council members and Sacramento Planning department

We relocated to this section of Natomas because of the family environment...the homes, the schools and the parks. A car dealership will not add anything to this area, it will only distract from the family environment. There are many undeveloped areas away from families and schools that would be more acceptable for this kind of business. Please do not "approve" this action.

Julie Sutliff and family  
2453 Waters Edge Way  
Sacramento, CA 95833

Stacia Cosgrove - Downtown Ford Move to Natoma

Page 1

**From:** "Sir Dusty" <dusty@winfirst.com>  
**To:** <scosgrove@cityofsacramento.org>  
**Date:** 10/4/04 4:50PM  
**Subject:** Downtown Ford Move to Natoma

As a resident of Natomas for over 20 years, I am opposed to the relocation of Downtown Ford to Orchard and W El Camino. I have waited a long time for convenient shopping and that is what that land is zoned for. Why should it be changed?

Stacia Cosgrove - Regarding letter sent to Mayor and Councilmembers about Downtown Ford Rezoning Proposal in Natomas Page 1

**From:** "Fleury, Gregg" <GFleury@RoundTablePizza.com>  
**To:** <scosgrove@cityofsacramento.org>  
**Date:** 10/4/04 6:03PM  
**Subject:** Regarding letter sent to Mayor and Councilmembers about Downtown Ford Rezoning Proposal in Natomas

Ms. Stacia Cosgrove  
Sacramento Planning Department

Dear Ms. Cosgrove:

I am attaching a letter that I sent to the Mayor and each council member that outlines mine and many of my neighbors feelings about the current effort by Downtown Ford to get a piece of property rezoned to build their new dealership.

Thank You

Gregg Fleury

<<Downtown Ford Rezoning Proposal \_ Resident Concern.doc>>

**CC:** <gstonehouse@cityofsacramento.org>, <dkwong@cityofsacramento.org>, <kmunniks@winfirst.com>

## Rezoning for Downtown Ford 1

Heather Fargo  
Mayor  
City of Sacramento

Dear Mayor Fargo

I just purchased my home in March of this year after a six month search in the Sacramento area. I first moved to Sacramento in 1989 when I was offered a promotion and transfer. Since that time I have had the chance to live in South Sacramento, Elk Grove, Folsom, University Park and now here it Natomas. I had lived in Walnut Creek and most recently Dallas, TX before being offered another promotion in my job. When I was given the offer I was also given the choice of living anywhere on the West Coast. As a result of my familiarity with Sacramento, the affordability of real estate and the great quality of life and amenities I decided to settle here. While renting in the same area that I eventually bought, I searched all of Sacramento for the right neighborhood, amenities, environment, and home. After an exhaustive search I chose my home in Natomas. So far I am quite pleased with the home and the neighborhood. As I drive past the vast amount of undeveloped land in Natomas and surrounding Sacramento, I am pleased to see the continued growth of residential and commercial properties as the city continues to accommodate more and more home owners and business owners. I am not usually a person that writes a letter to anyone complaining about growth, because make no mistake, I am a firm believer that a vibrant economy needs growth. In addition, I will also admit that I am conservative in my political views, and being responsible for the success of a large organization I realize the difficult environment that is out there for potential and current business owners to navigate.

With that as a backdrop I can understand that of Downtown Ford must be feeling some frustration in trying to find a site to expand their business. Yet the issue of getting a zoning variance at the corner of Orchard and El Camino in order to build a new dealership is not one of removing barriers to growth, but more about our city planners wishes, and the integrity of the current elected officials to keep the promise that the former made to their constituency. The parcel of property being considered for rezoning was not zoned for this use and this was known by the residents, legislators and Downtown Ford. Downtown Ford knew of this before they purchased of the land, the land was purchased with full knowledge of the current zoning, and I am guessing some assurance from our elected officials that the zoning could be changed prompted the owners of Downtown Ford to buy the property. This transaction was not an option to buy, pending a zoning change, but an outright purchase. This leads me to believe that there must have been a pretty strong assurance from our elected officials that this zoning change was going to be approved. I wonder if there was any thought put in to discussing this with the voters prior to buying the property, or was there an assumption that there would be opposition, but with compromise the rezone could become a reality? I recently



## Rezoning for Downtown Ford 2

had a conversation with a local developer that noted that he had heard there was going to be a zoning change and he had been told by a local government rep that it was going to go through. He noted that even if a developer was to oppose the rezone, it would not be a great political move since they must work with these officials to get their projects through. Sounds a little like there have been some back door dealings to me.

Not only do I think this is the wrong use for this land and that the original zoning was appropriate, but I do not feel that it is honest or fair to the citizens of this community that our voice is not being heard. I would like to think that the person I put in office to protect the integrity of the city plan and to represent my voice to those with more money and power than me is someone I can trust to do both. I know that the only way I can make my voice heard is with my single vote, my single voice and just one lap top computer, yet if I can not trust the legislators that represent our community, I will use all of those to the fullest. It seems as if the plan is to prey on the inability of the people of the community to oppose full time efforts by developers and legislators. Hopefully the collective voice of this community will let you know that we really do care about ours, and your community and we are willing persevere to ensure we have representation we can trust to protect all of our interests.

Thank you,

Sincerely

Gregg Fleury  
River Oaks Resident

Stacia Cosgrove - Downtown Ford Dealership NOT WANTED in our neighborhood or community!!!

Page 1

**From:** <schmolke@iwon.com>  
**To:** <scosgrove@cityofsacramento.org>  
**Date:** 10/17/04 1:52PM  
**Subject:** Downtown Ford Dealership NOT WANTED in our neighborhood or community!!!

Dear Ms. Cosgrove, I just want to let you know that our community is very much opposing the Ford Dealer Ship proposal for the following reasons: 1. A dealership is incompatible with the South Natomas Community Plan. This does NOT serve the community needs! This area should be used for COMMUNITY development, NOT for Freeway commercial I2. We do not want an auto sales (new / used) , service, repair, storage or rental in that area. We want stores there like the NEIGHBORHOOD COMMUNITY can use such as : small grocery store, coffee shop, restaurants, community retail stores, etc, etc. 3. This dealer ship is not the right place. It is in the middle of a housing development, and JUST ACROSS THE STREET we are going to have over 700 homes soon. 4. We also do NOT need another gas station, that will give us more freeway traffic, because of 24 hours operation. This is not a community need, we already have three gas stations around here to serve the community. Two of them right at the freeway on and off ramps.

5. There are TWO schools, an Elementary school (Two Rivers) and a Middle school (Leroy F. Greene), within walking distance from this proposed area.

6. We have many, many petitions signed by our residents opposing this dealership. This is NOT just my opinion! Our Councilman, Ray Tretheway has copies of the petitions.

Therefore we are against the following amendments and the issue of a special permit!! PUD Guidelines Amendment ( item B ) PUD Schematic Plan Amendment ( item C ) Tentative Map ( item D ) Special Permit ( item E ) Please keep in mind that the whole community that surrounds this proposed area is TOTALLY against the idea of having an Auto Dealer ship in the middle of our neighborhood. I request a copy of my letter be placed in your file regarding this issue.

Sincerely, Devonne M. Schmolke, Concerned community resident and Provence Homeowners Association board member 86 Rosier Circle Sacramento, CA 95833

---

Stacia Cosgrove - Natomas community

Page 1

**From:** "Susan" <jgsdjohn@surewest.net>  
**To:** <scosgrove@cityofsacramento.org>  
**Date:** 10/19/04 9:58PM  
**Subject:** Natomas community

To: Stacia Cosgrove  
Sacramento Planning Dept.  
Planner North Area

Dear Stacia,

I am writing to you concerning the proposal for Downtown Ford to come into our neighborhood. As you know our area is relatively new, but very active and close knit. The last thing we need is for any car dealership to be in such close proximity to our homes and community. I can only imagine the chaos it would bring. We already have a huge traffic flow in and out of our neighborhood. This would add immensely to the problem.

Please consider an alternative that would work with us rather than against us. If we could get something like Trader Joe's, that would be a nice asset. Remember, this is a community with small children and schools. Let's keep the unity we have and develop the surrounding area in a positive and helpful manner.

Sincerely,

Greg and Susan Johnson  
2461 Watercourse Way

Stacia Cosgrove - Proposed development at I-80 and Orchard Lane

Page 1

**From:** Mary E. Estep <maryestep@comcast.net>  
**To:** Stonehouse Gary <gstonehouse@cityofsacramento.org>, Kwong David <dkwong@cityofsacramento.org>, Tretheway Ray <rtretheway@cityofsacramento.org>, Sheedy Sandy <ssheedy@cityofsacramento.org>, Cohn Steve <scohn@cityofsacramento.org>, Yee Jimmy <jyee@cityofsacramento.org>, Hammond Lauren <lhammond@cityofsacramento.org>, Jones Dave <djones@cityofsacramento.org>, Waters Robbie <rwaters@cityofsacramento.org>, Pannell Bonnie <bpannell@cityofsacramento.org>, Cosgrove Stacia <scosgrove@cityofsacramento.org>, Fargo Heather <hfargo@cityofsacramento.org>, Munniks Karl <kmunniks@winfirst.com>  
**Date:** 10/20/04 12:43PM  
**Subject:** Proposed development at I-80 and Orchard Lane

To Whom It May Concern:

We are long-time residents but first-time Sacramento homeowners. We have lived in the Riverwalk neighborhood in South Natomas for 2-1/2 years, and have watched it develop into a pleasant, diverse and lively community. When we heard about the City's plans for an auto dealership within 1/2-mile from our house, we were compelled to write.

Along with our neighbors in the River Oaks Community Association (ROCA), we are upset by, and strongly opposed to, land use changes at the Interstate 80 and Orchard Lane intersection. Our community, which continues to grow, needs a neighborhood hub of services, not a commercial freeway development.

We would be better served by a grocery store, a restaurant, and amenities such as a video rental store, hair salon, or dry cleaner, just as the CURRENT PROPOSED LAND USE CALLS FOR. Perhaps more of us could walk or bike, instead of drive, every time we need something like groceries or a newspaper.

If the auto dealership is allowed to be developed, our community will lose its charm; increased car and truck traffic, a proven higher crime rate, and urban sprawl blight will lessen property values and decrease our standard of living. Please do not disregard the needs of many good residents for the financial gain of Ford Motor Company.

Jim and Mary Estep  
3202 Spinning Rod Way  
Sacramento, CA 95833

CC: Munniks Karl <kmunniks@winfirst.com>

**From:** "cicely aoki" <ccaoki@surewest.net>  
**To:** <scosgrove@cityofsacramento.org>  
**Date:** 10/20/04 6:11PM  
**Subject:** Ford Dealership Proposal

Dear Stacia Cosgrove,

We are writing to oppose the following and want our letter placed in the file:

PUD Guidelines Amendment ( item B)  
PUD Schematic Plan Amendment ( item C ).  
Tentative Map ( item D )  
Special Permit ( item E )

We recently purchased a Myers home in the Riverbend Community. We have been extremely happy with the neighborhood, parks and surrounding areas. However, we were disappointed to learn that there is a possibility that an auto dealership may be built on the vacant land just on the outskirts of our home.

We oppose the building of this auto dealership for many reasons. First of all, we do not want or need services having to do with auto sales (new or used), auto service, repair, storage or rental. We do not need another gas station that will give us more freeway traffic as a result of being open 24 hours. There are already 3 gas stations to serve the community. What we do need is more community services like a grocery store, restaurant, retail establishment, etc. that the neighborhood will use and benefit from.

With 700 new homes being built in the surrounding area, an auto dealership would not work in the middle of this community and housing development. There are 2 schools within walking distance of the proposed site. An auto dealership would only compromise the safety of young children crossing streets and walking home from school. We are also concerned that our neighborhood would be the area used to test drive cars which would also be dangerous for the children in our neighborhood who often play in front of their homes. There are concerns about the noise and traffic that this dealership will generate as well as the long term impact on the value of our area.

We are in hopes of starting a family in the near future and having this auto dealership in close proximity to our neighborhood does not sit well with us and may force us to leave to go to a more desirable area. We would really hate to see this happen. We are not the only ones who feel this way as we have met many others in our neighborhood who have expressed the same concerns we have. Copies of signed petitions opposing this auto dealership have been forwarded to Ray Tretheway. We hope that you will make a decision with the community's best interest in mind.

-Chris and Cicely Aoki

**CC:** <hfargo@cityofsacramento.org>, <rtretheway@cityofsacramento.org>,  
<gstonehouse@cityofsacramento.org>, <dkwong@cityofsacramento.org>,  
<ssheedy@cityofsacramento.org>, <scohn@cityofsacramento.org>, <jyee@cityofsacramento.org>,  
<lhammond@cityofsacramento.org>, <djones@cityofsacramento.org>, <rwaters@cityofsacramento.org>,  
<bpannell@cityofsacramento.org>, "Karl Munniks" <kmunniks@winfirst.com>

Stacia Cosgrove - Fw: South Natomas does NOT want a car dealership in the neighborhood!!!

Page 1

**From:** "Susan Fogarty" <susanfog@surewest.net>  
**To:** <scosgrove@cityofsacramento.org>  
**Date:** 10/24/04 3:28PM  
**Subject:** Fw: South Natomas does NOT want a car dealership in the neighborhood!!!

Re-send

— Original Message —

**From:** Susan Fogarty  
**To:** scosgrove@cityofsacramento.org  
**Cc:** gstonehouse@cityofsacramento.org ; dk Wong@cityofsacramento.org ; hfargo@cityofsacramento.org ;  
rtretheway@cityofsacramento.org ; ssheedy@cityofsacramento.org ; scohn@cityofsacramento.org ;  
jyee@cityofsacramento.org ; lhammond@cityofsacramento.org ; djones@cityofsacramento.org ;  
rwaters@cityofsacramento.org ; bpannell@cityofsacramento.org ; kmunniks@winfirst.com  
**Sent:** Sunday, October 24, 2004 3:24 PM  
**Subject:** South Natomas does NOT want a car dealership in the neighborhood!!!

Dear Stacia, please put this letter in the Sacramento Planning Department file regarding the Ford Dealership Porposal. My neighbors and I are OPPOSED!!!

Planning Department, my neighbors and I are opposing the following:

PUD Guidelines Amendment ( item B )  
PUD Schematic Plan Amendment ( item C ) .  
Tentative Map ( item D )  
Special Permit ( item E )

For the reasons see below:

A dealership is incompatible with the South Natomas Community Plan.  
This does NOT serve the community needs!  
This area should be used for COMMUNITY development NOT for Freeway commercial !  
We do not want an auto sales ( new / used ) , service, repair, storage or rental in that area.  
We want stores there like the NEIGHBORHOOD COMMUNITY can use such as :  
small grocery store, coffee shop, restaurants, community retail stores, etc, etc.  
This dealer ship is not the right place in the middle of a housing development.  
ACROSS THE STREET we are going to have over 700 homes soon.  
We also do NOT need another gas station, that will give us more freeway traffic,  
because of 24 hours operation. This is not a community need, we already have  
three gas stations around here to serve the community. Two of them right at the freeway  
on and off ramps.  
There are TWO schools, an Elementary school and a Middle school,  
within walking distance from this proposed area.  
We have many, many petitions signed by our residents opposing this dealership.  
This is NOT just my opinion!  
Ray Tretheway has copies of them.

Our kids attend both of the schools mentioned above. We do NOT want this type of development near  
our schools!!!  
Please find another, more appropriate location for this car dealership, not in our family community!!

Thank you  
Susan and Neal Fogarty  
South Natomas Residents and

**From:** Gary Quiring <gquiring@mac.com>  
**To:** Stacia Cosgrove <scosgrove@cityofsacramento.org>  
**Date:** 10/26/04 9:34PM  
**Subject:** NNA Comments: Downtown Ford

Stacia,

North Natomas Alliance Review Comments

Title: Downtown Ford  
Project Number: P04-106

Date: 10/26/04

1. While we recognized that the revised proposal provides additional retail and office spaces in lieu of a second auto dealership, these changes do not alleviate the previous concerns for this proposal, as cited below:

- We are concerned about the impacts, both in terms of noise and light, on residential properties to be built on the opposite side of Gateway Oaks Drive, and existing residential properties on the south side of West El Camino. In particular, noise resulting from automobile transport trucks.
- The proposal is inconsistent with the community plan, which envisions commercial uses serving the community. The car dealership would bring in substantial traffic from outside the community, and deprive the community of needed services. South Natomas is currently underserved by retail, and land designated for such uses should not be converted to other uses.

Thank you,

Gary Quiring

1861 Itasca Ave.  
Sacramento, CA 95835  
gquiring@mac.com

**CC:** Ken Stevenson <KenStevenson@sbcglobal.net>

Stacia Cosgrove - Fwd: Downtown Ford move to Natomas

Page 1

**From:** Max Fernandez  
**To:** Richard Ramirez  
**Date:** 5/25/05 1:43PM  
**Subject:** Fwd: Downtown Ford move to Natomas

FYI

>>> "Rod's Mail" <rwj@photosoftsystems.com> 05/25/05 12:57 PM >>>  
Ms. Cosgrove:

We live in the River Oaks/Riverbend Community near the intersection of West El Camino and Orchard Ave.  
and are strongly opposed to pending move of Downtown Ford into our neighborhood.

We are trying hard to keep this area as a wonderful place to live and believe that putting an auto dealership on the corner of West El Camino and Orchard would be an affront to all of us who live here. The city has spent considerable monies in developing the area including a new, good looking section of West El Camino and a recently added roundabout on Orchard. Just in case you have not seen this area recently I have attached a couple of pictures.

Putting this dealership here will add nothing to the neighborhood and my well lower the values of property in the area. We are looking for businesses that encompass neighborhood-friendly services that will add to the region not detract from it. We have talked with many people in this area and have not found one person who is in favor of this move.

Please take the long-term concerns of those living in the area ahead of the short-term business interests in making this decision.

Thank You,

Rod & Carol Jolliffe  
Waters Edge Way, Sacramento 95833

**CC:** Stacia Cosgrove



Stacia Cosgrove - Ford letter

Page 1

**From:** "Karl Munniks" <kmunniks@winfirst.com>  
**To:** "Karl & Susan Munniks" <kmunniks@winfirst.com>  
**Date:** 6/7/05 7:37AM  
**Subject:** Ford letter

Dear OWIOWO'S,  
Use this letter as an example. Delete this part above!

Type Your Name Here

Type Your Street Address Here

Sacramento CA 95833

June 6, 2005 ""-

Stacia Cosgrove, Associate Planner I Development Services Department City of Sacramento

1231 I Street, Room 300 Sacramento, CA 95814

RE: DOWNTOWN FORD PROJECT (p04-106) Corner of West El Camino and Orchard Lane

Dear Ms Cosgrove:

As a nearby resident, I strongly oppose the relocation of the Downtown Ford Dealership to the corner of West El Camino and Orchard Lane. I have joined a coalition of my fellow neighbors who will use every lawful means to block the Ford dealership and demand accountability from public employees and officials who support it.

It is unimaginable that the relocation of a car dealership is under consideration by your agency at this site. The intersection is directly adjacent to established, new and developing residential properties. It is within three blocks of elementary and middle schools. It is several blocks from public parks and playgrounds.

A car dealership preempts any future neighborhood-friendly retail services on this corner. A car dealership provides no services to this neighborhood.

Customers, who are visitors to the area, will be test driving cars on neighborhood streets.

On the above issues alone, a car dealership should be unacceptable to your office. In addition to those issues is the site zoning is inconsistent with the South Natomas Community Plan (SNCP).

The South Natomas Community Plan calls for "Community Commercial" development at this site. A car dealership doesn't even come close to the criteria for "Community Commercial" as outlined in the master plan. To even consider a car dealership for this site your office should undertake an Environmental Impact Report (EIR) and go through proper, public procedures to change the site designation outlined in the SNCP.

Even more disturbing than the prospect of the dealership is the appearance of impropriety on your agency's part. In addition to subverting the letter and spirit of the SNCP, there is the appearance of rushing the dealership into the site before hundreds of new voters take up residence in homes now in development immediately adjacent to the intersection. The attitude of these new residents toward the prospect of a car dealership across the street from them is obvious to us and, apparently, to those pushing the project.

Stacia Cosgrove - Ford letter

Page 2

Consideration of a car dealership at West El Camino and Orchard is intolerable. Its potential has prompted us to fear for the safety of our neighborhood children, the value of our property and the integrity of your office.

I require your immediate assurance that no car dealership will be permitted at this location. Anything short of that will result in civic activism, public outcry and legal action that will convince you and Downtown Ford that it simply isn't worth the fight.

Sincerely,

cc: Mayor Heather Fargo, City Hall, 730 "f" Street, Suite 321, Sacramento, CA 95814

Councilman Ray Tretheway, City Hall, 730 "l" Street, Suite 321, Sacramento, CA 95814

Raymond Enos, Owner of Downtown Ford, 2921 Lacy Lane, Sacramento, CA 95821

CC: "Stacia Cosgrove" <scosgrove@cityofsacramento.org>, "Gary Stonehouse" <gstoneho@cityofsacramento.org>, "Gary Lane" <glane@cityofsacramento.org>, "Steve Cohn" <scohn@cityofsacramento.org>, "Sandy Sheedy" <ssheedy@cityofsacramento.org>, "Robert King Fong" <rkfong@cityofsacramento.org>, "Robbie Waters" <rwaters@cityofsacramento.org>, "Ray Tretheway" <rtretheway@cityofsacramento.org>, "Lauren Hammond" <lhammond@cityofsacramento.org>, "Kevin McCarty" <KMcCarty@cityofsacramento.org>, "Bonnie Pannell" <bpannell@cityofsacramento.org>, "Heather Fargo" <hfargo@cityofsacramento.org>, "Karl Munniks" <karlmunniks@yahoo.com>

## Attachment 13 Comments on PUD Guidelines Amendment (ROCA)



June 3, 2005

Stacia Cosgrove  
Associate Planner, Planning Division  
City of Sacramento  
1231 I Street, Room # 300  
Sacramento, CA 95814

**RE: Comments on the Planned Unit Development (PUD) Guidelines  
and Schematic Plan for P04-106**

Dear Stacia,

The River Oaks Community Association's (ROCA) Land Use Committee has reviewed the PUD Guidelines and Schematic Plan for the Park El Camino project (P04-106). Suggestions for modifications, additions and/or deletions to the proposed PUD Guidelines and Schematic Plan are outlined in Attachments A and B respectively.

It is critically important to ROCA that this site be developed thoughtfully and in a manner that first and foremost considers the surrounding community and its needs. After reviewing both documents, it is clear that the developer is not looking to create a project that is integrated into the surrounding community and that would serve community members. Instead the developer is proposing to build a project with six "unique" parcels that would act more like a "freeway stop" for motorists traveling along Interstate 80 than a "community commercial" site as called for in the South Natomas Community Plan. This approach is inconsistent with ROCA's vision for our community and for this site.

Because this project and the undeveloped Camino Station project serve as the gateway to our community we want to see a cohesive development that is architecturally consistent and pedestrian friendly. The comments in Attachments A and B reflect the desire of ROCA to see the remaining commercial lands developed in such a manner.

We look forward to an opportunity to discuss our comments and concerns on the proposed PUD Guidelines and Schematic Plan with you and other stakeholders at your earliest convenience. At a minimum, ROCA requests an opportunity to review the PUD Guidelines and Schematic plan again after our comments are incorporated and before the City takes any action on this project.

Sincerely,  
Rachel Perry  
President

Attachment 1  
Page 1 of 8**ATTACHMENT 1****River Oaks Community Association Comments on the  
Planning Unit Development (PUD) Guidelines for P04-106****Section I Purpose and Intent**

- No comments.

**Section II Procedures for Approval**

- No comments.

**Section III Land Use Summary**

- ROCA maintains its position that it does not approve of an auto dealership in land designated by the South Natomas Community Plan as "community commercial". The comments hereon represent necessary changes to the PUD Guidelines and should not be interpreted as approval of the dealership use.
- ROCA does not approve of the gas station proposed for Parcel 6. ROCA opposed this use in 2003 when the schematic plan for this site was developed and still opposes it today. It is the vision of ROCA to have actual retail uses, not automobile support uses, gas stations or otherwise. In addition, the area is currently oversaturated with gas stations – two within three blocks of this project and another within one mile.

**Section IV Permitted Uses**

- **ADD: "Auto uses shall be limited to the auto dealership on Parcel 1. No other auto uses (sales, service, rental, etc.) shall be allowed within this PUD".** ROCA does not want this project to evolve into a vehicle-centric development serving the dealership or motorists traveling along Interstate 80. We want a development that serves the community per the community vision and consistent with the spirit of the South Natomas Community Plan.

**Section V Environmental Standards****A. General**

- No comments.

Attachment 1  
Page 2 of 8

## B. Landscaping

## 2. Minimum Landscaping Coverage per Project

**ADD: "All vehicle sales and storage areas are to be included in the calculation. Landscaping within the public right-of-way shall not be included."** It is understood that landscaping is not desired in auto sales & storage areas. However, ROCA requires that the remaining areas in the development be configured in such a way as to provide the minimum percentage of landscaping per City standards. The return to larger setbacks (see #4 below) will help the developer achieve this goal.

## 4. Setbacks Adjacent to Public Right-of-Way and Private Drives

**ADD: "Groupings shall not exceed a 150' spacing along Interstate 80, the on-ramp, or the new cul-de-sac."** It is understood that tree cover is not desired to maintain vehicle appearance and visibility, however the spacing needs to be quantified to ensure the intent is not abused where, for example, groupings are only provided at each end of the parcel. Further, as one of the light mitigation conditions, the grouping concept cannot be allowed along Orchard. (See #8 below.)

## 5. Surfaced Parking Lots

**ADD: "However customer parking areas and all drive aisles serving customer parking areas shall apply."** The purpose of this addition is to remove ambiguity that currently exists in this section.

## 8. Front and Street Side Yard Setback Areas

**NEW: "Coast Redwoods or similar evergreen species shall be planted at 15' on-center or in such a way along both the Orchard and new cul-de-sac right-of-ways to provide a light buffer to the surrounding residential community."**

Many residents of the community already complain about significant light pollution in this area resulting from the 49er Truck Stop on the north side of Interstate 80. With a residential development proposed by Beazer on the vacant land immediately east of this project, it is imperative to provide additional mitigation for the light pollution from the bright lights of this auto dealership. This is a similar condition required by other jurisdictions when addressing auto dealership uses that are adjacent to residential uses.

**ADD:** Again, it is understood that such dense tree spacings are not desired adjacent to sales areas, therefore we add the section **"Pursuant to Section**

Attachment 1  
Page 3 of 8

**V-B-3, should developer not desire dense tree spacings along the right-of-ways adjacent to sales areas, dense tree spacings shall be provided along the south right-of-way of the cul-de-sac, the entire east side of Orchard, and the west side of Orchard south of the cul-de-sac.** ROCA feels that this is a very reasonable request to protect both the existing and future residents of the community from unnecessary light pollution.

**NEW: "Mounded landscaping shall be provided along all Orchard and West El Camino frontages to screen vehicular areas that "front" the street. Mounds shall be a minimum of three feet in height. Openings shall be provided as needed for pedestrian access."** It is understood that vehicular areas adjacent to right-of-ways are sometimes necessary. Where necessary, it is desired to provide such landscaping to screen the cars from general public view. This is in conformance with the majority of landscape design throughout the community.

9. Side and Rear Yard Setback Area

**REVISE** last sentence to **"Undeveloped areas proposed for future expansion or development shall be landscaped with turf and irrigated until developed"**.

**ADD: "All landscaped setback areas along all street frontages shall be fully landscaped with the development of the first parcel and shall be installed prior to first occupancy."** Because it may be several years until the other parcels are developed, it is necessary that the undeveloped areas be landscaped with turf and be irrigated to provide an aesthetically pleasing interim condition. Further, this conditions meets with the standard of the other commercial developments within the community that all landscaped setback areas along all frontages (not just landscaping within the right-of-way) be fully installed. ROCA wishes to continue this well-founded practice.

**NEW: "East Side Yard Setback Area at Dealership: A minimum clear landscaping width of 25' is required along the east property line as a buffer to the residential development to the east. An eight-foot sound wall shall be constructed along the portion of east property line that is not adjacent to the Orchard right-of-way. Coast Redwoods or a similar evergreen species shall be planted at 10' on-center to provide additional lighting buffer."** This addition is requested for similar reasons as indicated in sub-section 8 above. The sound wall is necessary to provide both an aesthetic separation from the residential development to the east and adequate security for the dealership.

Attachment 1  
Page 4 of 8

## C. Pedestrian &amp; Bicycle Circulation

- **REVISE** to remove "Where appropriate" and "are encouraged" to **"Alternative paving treatments, textures, and colors shall be provided to further identify..."**. This change will improve the attractiveness of the development and is often included in development projects to not only identify but enhance pedestrian crossings.

## D. Parking Area Standards

3. **ADD: "Reciprocal Parking will not apply to the auto sales site, Parcel 1."**  
It needs to be clarified that there are no loopholes that would allow storage or parking of overflow auto dealership vehicles (repair, sales, or otherwise) onto other parcels in the PUD. It is imperative that the auto dealership be self-contained within Parcel 1.

4. **REMOVE:** (a)(3). This section should be removed, as ROCA desires these uses be prohibited per Section III above.

(c) **NEW** at the end of this section: **"No vehicle associated with dealership uses (services, sales, or storage) is allowed off Parcel 1 either in the public right-of-way or on other parcels within the PUD."**

## E. Exterior Lighting

2. **REVISE** to **"Cut-off fixtures shall be used in all portions of the development. Height should not exceed 25'."** As previously indicated, it is imperative to mitigate for light pollution to both existing and future residents of the community.
3. **ADD: "Acorn lighting shall be used along all right-of-ways."**

## F. Performance Standards

2. (c) **ADD: "Use of outdoor public address or speaker systems is prohibited."** This is a reasonable request as it is imperative that such systems are not used within a residential community.  
  
(e) **NEW: "Any auto repair or other service (washing, etc.) shall be done within a fully enclosed building. No tents will be allowed."**
3. **NEW: "Auto repair work and loading/unloading of vehicles shall be limited to the hours of 8:00 a.m. to 5:30 p.m. Monday through Saturday."**  
Hours for both must be specified in the guidelines, otherwise the noise from

Attachment 1  
Page 5 of 8

such operation will affect the adjacent residential uses. It is typical to specify such a request for commercial developments adjacent to residential uses.

4. **NEW: "Lighting shall be reduced to 1/3 after 10:00 p.m. for all developed parcels within the PUD".** This has worked well to decrease light pollution in other jurisdictions where vehicle sales and commercial developments abut residential uses. This also provides for energy conservation.

#### Section VI Building Standards

- B. **REVISE** the last sentence "The intent of the design concept is to provide overall consistency within the PUD while allowing for and achieving design diversity between individual uses and buildings" to **"All buildings within the four retail parcels (approx. 4 acres) shall be configured/designed to provide continuity and integration. The first building pad developed shall set the architectural style and color scheme for all retail buildings. The architectural style of the dealership and office building do not need to adhere to the architectural style of the retail buildings."** The current language as written leaves too much freedom to develop the four retail parcels as individual parcels. Again it is ROCA's vision for this to be a cohesive and integrated development. ROCA requests review of design guidelines that will be applied to all retail developments.

#### C. Building and Landscape Setbacks

##### Freeway: **REVISE**

- Increase landscape setback to the original 50'. This conforms to the landscaping along the freeway throughout the community.

##### Freeway on-ramp: **REVISE**

- Clarify that is also "measured from exterior right-of-way line".
- Increase landscape setback to the original 50'. The draft PUD Guidelines do not note this revision, but it was made.

##### West El Camino: **REVISE**

- Clarify whether this is from right-of-way or curb.
- Increase landscape setback to 40' to match landscaping proposed along the West El Camino frontage just east of the property (i.e. Beazer). It is important that a consistent streetscape be provided along West El Camino.

##### Orchard Lane: **REVISE**

- Clarify whether this is from right-of-way or curb.
- Reduce building setback to 25'. It is desired to bring the retail pads adjacent to the street. (See Schematic Plan comments also attached.)



Attachment 1  
Page 6 of 8**Internal Cul-de-Sac: REVISE**

- Clarify whether this is from right-of-way or curb.
- Increase landscape setback to 25'. Ten feet is simply not sufficient, especially if measured from the curb.

**East Property Line - NEW**

- Building setback should be set at 50', landscape setback at 25' (per Section V-B-9).
- Because this is the nearest boundary to the residential development, it is especially imperative to define these setbacks.

**D. Exterior Wall Materials**

5. **NEW: Solid masonry wall (no doors) shall be used along the east side of the detail building. The walls shall extend a minimum of 10' beyond the building enclosure to help deflect noise emanating from the bay door openings.**
6. **NEW: A masonry screen wall shall be constructed along the entire east side of the vehicle drop off area to help deflect the noise from both this area and the service area door.**
7. **NEW: A masonry screen wall shall extend a minimum of 10' beyond the building enclosure at the quick lube area to help deflect noise from these service doors.**
8. **NEW: No bay doors shall face east without screen walls to deflect noise away from the residential developments to the east.**

**E. Colors**

- The colors described appear to have been proposed to work with the corporate colors for the dealership. ROCA requests that the auto dealership employ colors and accent materials that are consistent with that of other structures within the community and that evoke a river theme (i.e. use of river rock and/or grouted cobble as appropriate) so that all uses in this PUD complement the existing community.
- ROCA requests that this section be revised to include separate descriptions for the dealership, office, and retail parcels.
- It is imperative to ROCA that the retail be cohesive and integrated into the community. Parcels 3-6 should be unified architecturally and use a color palette similar to that in adjacent parcels or in other developments in the

Attachment 1  
Page 7 of 8

community. Use of river rock and/or grouted cobble should be considered.

I. Temporary Structures

3. **NEW: "Tents and other such structures for sales, service, or storage of vehicles shall not be allowed within this PUD."** It is important for the PUD to clearly indicate that such elements are not allowed. The current PUD only addresses construction related temporary structures.
4. **NEW: "No inflatable promotional displays are allowed on any parcel within this PUD."**

J. Loading Areas

2. **NEW: "Auto repair work and loading/unloading of vehicles shall be limited to the hours of 8:00 a.m. to 5:30 p.m. Monday through Saturday."** Hours for both must be specified in the guidelines, otherwise the noise from such operation will affect the adjacent residential uses. It is typical to specify such a request for commercial developments adjacent to residential uses.

Section VII Sign Criteria and Regulations

- The applicant has indicated that they "anticipate overall conformance with the existing sign criteria" of the original PUD, yet they propose to modify the guidelines so that the existing 25' sign from the downtown location can be relocated to this site. The use of this sign (four times the height of the maximum allowed per the guidelines) is a gross violation of the original PUD guidelines and will not be permitted.
- The sign criteria for the auto dealership needs to be a part of the application. The community must be allowed an opportunity for input before the sign is modified or removed.
- ROCA requests that the word "Downtown" be removed from the name of the auto dealership. Our community is not downtown, we are 5 miles from downtown, and this name is inappropriate as a landmark within our community. "Natomas", "River City", or similar would be more appropriate.

F. Designated Project Identification Sign

1. **REMOVE "or externally"** from this section. Externally illuminated signs should not be allowed as they are often directed at residences.

Attachment 1  
Page 8 of 8

4. ROCA opposes any business sign located at the major entry of the project at or near the intersection of Orchard Lane and West El Camino.

G. Office Use – Detached Signage

- ROCA strongly encourages the use of a combination sign in order to reduce overall signage within the PUD.

I. Retail Use – Detached Signage

- ROCA strongly encourages the use of a combination sign in order to reduce overall signage within the PUD.

**Section VIII Issuance of Building Permits**

- No comments.

**Section IX Building Occupancy**

- No comments.

Attachment 2  
Page 1 of 1**ATTACHMENT 2****River Oaks Community Association Comments  
on the PUD Schematic Plan for P04-106**

1. Reconfigure site to bring retail to the corner. Also configure retail buildings to be adjacent to the right-of-way so that pedestrian access is achieved without walking through parking areas. This is typical of other community commercial developments throughout the City and the greater Sacramento region.
2. Add a community gathering area (pergola, seat walls, etc.) at the corner between retail buildings. Also provide a direct connection to the public walk near the intersection of Orchard and West El Camino. This not only provides a more aesthetically pleasing focal point, but also provides pedestrians a clear point of access to the retail uses.
3. Add dedicated right turn from westbound West El Camino. Currently it appears the acceleration lane onto the freeway is also intended to serve as the turn pocket into the development. This is similar to the existing condition at Interstate 5 just east of Gateway Oaks. This configuration does not work well as vehicles accelerating for the freeway have to suddenly slow for those turning right into the Carl's Jr. With the higher volumes generated by the office traffic combined with similar retail uses as at Gateway Oaks, a dedicated turn pocket should be provided.
4. The Orchard street alignment does not at all match that proposed by Beazer Homes for their residential development just east of this project. Neither the alignment nor the roundabout included in the Beazer Tentative Map is shown on this Schematic Plan. Prior to approval of the Schematic Plan or Tentative Map for this project, ROCA requests that the applicant coordinate with Beazer Homes and the City as necessary to determine what the street right-of-way and cross-section will be. ROCA also requests that the applicant revise the site plan to incorporate the street configuration.
5. The applicant has not provided cross-sections for any of the streets. Right-of-way widths/dimensions are also not provided. ROCA requests that the applicant revise the Schematic Plan to include this information so it may be reviewed and landscape setbacks better understood.
6. No parking should be allowed along Orchard Lane. Parking should only be provided on-site or along the cul-de-sac street.
7. The Auto Detail building is too close to the east property line. The building needs to be shifted further west to conform to the building setback recommendations per the PUD Guideline comments (see Section V-C).

**HELP THE ECONOMIC VIABILITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1 Jim Kjol	<i>Jim Kjol</i>	3209 Swallows Nest Drive Sacramento, CA 95833	jimkjol@yahoo.com
2 Shant Apekian	<i>Shant Apekian</i>	3642 Far Niente Way, Sac, CA 95834	sapekian@aol.com
3 Holly C. Steinsteck	<i>Holly C. Steinsteck</i>	5541 Sarnally Way Sac. 95835	was@platinumadvisors.com
4 Crystal Clark	<i>Crystal Clark</i>	3574 Gold Creek Ln 95827	
5 Peter Crandall	<i>Peter Crandall</i>	1725 V St #1 Sacramento 95818	psc@platinumadvisors.com
6 Phereyl McCarthy	<i>Phereyl McCarthy</i>	1420 'O' ST #2F Sacramento 95814	
7 Tim Lynch	<i>Tim Lynch</i>	4741 Marlborough Way, Carmichael CA 95608	HL@platinumadvisors.com
8 Brian Lumbren	<i>Brian Lumbren</i>	1215 K St #1150 Sac, CA 95814	
9 Rich Allen	<i>Rich Allen</i>	1029 K St #44 Sac. Ca 95814	
10 Igor Berman	<i>Igor Berman</i>	2830 GRASSLANDS DR. #1214 SAC, CA 95833	igberman2000@yahoo.com

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

Attachment 14- Petitions In-Favor of the Project

ITEM # 2  
PAGE 2/1

**HELP THE ECONOMIC VITALITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1 Don Halberon	<i>[Signature]</i>	3112 Somerset Ct.	
2 Denise Deckert	<i>[Signature]</i>	1411 Laurel dr. Sacramento	
3 RUSS BONTÉ	<i>[Signature]</i>	1138 San Bern	
4 Michael Jensen	<i>[Signature]</i>	3506 Bank Hwy Sacramento	
5 Barbara Hamilton	<i>[Signature]</i>	7601 Franklin Blvd. Bakersfield	
6 Darryl Banks	<i>[Signature]</i>	1103 Broadway	
7 Erin Emery	<i>[Signature]</i>	4103 Cullman Hwy Sacramento	
8 Stefan Aguelon	<i>[Signature]</i>	1225 St. Joseph	
9 Andy Dixon	<i>[Signature]</i>	1133 Markham	
10 [Signature]	<i>[Signature]</i>	4601 View A.	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM # 2  
PAGE 212

**HELP THE ECONOMIC VIABILITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1 JASINDA D. MUHAMMAD	Jasinda Muhammad	2085 W. EL CAMINO AVE #107	jg11141999@earthlink.net
2 MICHAEL PARKER	myu DL	112 LUNA GRANDE #35 7744 SEMINOLE WAY	MPH232@earthlink.net
3 Janet Anderson	Janet Anderson		
4 Jinda Stegall		15 Kannon Court 95833	
5 D. ALTHAUSER	D. Althausen	2025 W. EL CAMINO AVE	THE DALEA@hotmail.com
6 Marrie Tongolei	Marrie Tongolei	4400 Trunk Rd #167	
7 Jean Kazangian	Jean Kazangian	1426 Brentwood Dr #247	yanke2004@yahoo.com
8 CHARLES B. B. B.	Charles B. B. B.	5821 Dry CREEK Rd Sac CA	
9 Cal Winkush	Cal Winkush	4931 Tronville Ln 95835	calwinkush@earthlink.net
10 Jack Spriggs	Jack Spriggs	100 Mendenhall Cir Sac CA 95833	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM #2  
PAGE 213

**HELP THE ECONOMIC . . . ALITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1 James Payne	[Signature]	1414 West Lafayette	
2 M/V P Perez	[Signature]	1231 Spring Glen Dr SDC CA	
3 Trif Talk	[Signature]	5X5 Savage Lane	
4 Jerome Jane	[Signature]	818 Johnny Way	
5 John Johnson	[Signature]	916 West El Camino	
6 Lamar Jones	[Signature]	3929 N. Country Dr. Sac. Ca	
7 Kevin Karter	[Signature]	6000 McArthur Way	
8 Crystal Geyer	[Signature]	1800 Country Club Blvd	
9 Alan Morrett	[Signature]	2000 W. Lafayette Blvd	
10 JIM DOYLE	[Signature]	6290 MESSER NY F.D. CA	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM # 2  
PAGE 214



**HELP THE ECONOMIC VITALITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1 SEAN BROSSARD	<i>[Signature]</i>	5011 ROBERTSON AV.	SAC
2 JOHN BROADWAY	<i>[Signature]</i>	5830 MAYHEW RD	SAC CALIF.
3 Leland Johnson	<i>[Signature]</i>	1350 Howe Ave	
4 Olsen Johnson	<i>[Signature]</i>	1500 Howe Ave	
5 Clint Phillips	<i>[Signature]</i>	3280 Stephen Way	Sac CA
6 James Broadrick	<i>[Signature]</i>	1827 Glenwood Avenue	Sacramento, CA
7 Walker Robinson	<i>[Signature]</i>		
8 Sarah Moses	<i>[Signature]</i>	1416 Channing Dr.	Natoma SAC
9 Tiffany Wang	<i>[Signature]</i>	100 Anderson Blvd.	
10 James Steers	<i>[Signature]</i>	7218 Meadowcreek	Sac CA

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM # 2  
PAGE 2/5

**HELP THE ECONOMIC VIABILITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1	<i>Kimberly Stacey</i>	<i>Kimberly Stacey 3716 RED</i>	
2	<i>Jordan Selig</i>	<i>3716 Red Street</i>	
3	<i>Amber Givhan</i>	<i>Amber 4001 South Watt Av Sacramento</i>	
4	<i>Andy McQuick</i>	<i>415 West 9th Avenue</i>	
5	<i>Jennifer Iha</i>	<i>Jennifer Iha 4800 Kokomo<sup>th</sup> SAC.</i>	<i>UIHA@yahoo.com</i>
6	<i>Caron Dalison</i>	<i>Caron Dalison 1500 Rockport Way</i>	
7	<i>Angela Dawson</i>	<i>Angela Dawson 10161 Bridgeport Way</i>	
8	<i>ANDREW TAMM</i>	<i>Andrew Tamm 4709 TRACY AVE SAC.</i>	
9	<i>Lee Grossman</i>	<i>Lee Grossman 1212 Ladner's Way</i>	
10	<i>BANDY STAPPS</i>	<i>Bandy Stapps 2341 PATMON SACRAMENTO</i>	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM # 2  
PAGE 216

**HELP THE ECONOMIC ACTIVITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1. <i>[Signature]</i>	<i>[Signature]</i>	7733 Rose st.	
2. DAVID DROZD	<i>[Signature]</i>	3342 CENTER PKWY STC	
3. Tracey Joachim	<i>[Signature]</i>	3425 China Hat Island	
4. Terry Todice	<i>[Signature]</i>	5909 Country Lane	
5. LUCY DREW	<i>[Signature]</i>	7053 LA RIVERA	
6. Edward Rose	<i>[Signature]</i>	1000 Fulton Ave	
7. Jose Ortega	<i>[Signature]</i>	9911 FULTY Rd.	
8. Rita Williams	<i>[Signature]</i>	1461 - 104TH AVE	
9. Charlene Fuller	<i>[Signature]</i>	2047 Greber Ave	
10. Mary Haslett	<i>[Signature]</i>	0625 Stewart St	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM # 2  
PAGE 217

**HELP THE ECONOMIC VIABILITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1 Leticia Jimenez	<i>L Jimenez</i>	771 Fairway Drive	
2 ALAN PREW	<i>Alan Prew</i>	3315 J SACRAMENTO	
3 Molly Grandbold	<i>Molly Grandbold</i>	10077 Sierra Oaks St	
4 Mary Haase	<i>Mary Haase</i>	1405 Campbell Lane	
5 Allen J. Hara	<i>Allen J. Hara</i>	2400 Jubi	
6 Ramona Dimer	<i>Ramona Dimer</i>	6021 Ladero Way El Dorado Hills	
7 Rayce Egan	<i>Rayce Egan</i>	5800 66th Ave	
8 Zachary Juber	<i>Zachary Juber</i>	6550 Century Ave	
9 Patricia Donovan	<i>P Donovan</i>	7552 St Lukes Wy	
10 Alvinia Willock	<i>Alvinia Willock</i>	4924 Ragnan Ave	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM # 2  
PAGE 218

**HELP THE ECONOMIC QUALITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1 CYNTHIA GIPSON	<i>[Signature]</i>	18054 Carmelway	
2 Shanta Williams	<i>[Signature]</i>	3153 Occidental rd	
3 SHARON HAINES	<i>[Signature]</i>	2105 Amberst Wy	
4 JIM CHANG	<i>[Signature]</i>	7161 Amhall way	
5 Mary Jewell	<i>[Signature]</i>	2539 Exeter Square Lane	
6 Gregg Johnson	<i>[Signature]</i>	880 Diamond Court	
7 Stanley Spencer	<i>[Signature]</i>	3622 Watt Lane	
8 Mike Purba	<i>[Signature]</i>	8604 Westlake Blvd	
9 Arlene Hackney	<i>[Signature]</i>	4451 Gateway Parkway	
10 Joyce Owens	<i>[Signature]</i>	9829 Belvedere St	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM # 2  
PAGE 219

**HELP THE ECONOMIC VIABILITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1 Don Silver	<i>[Signature]</i>	1051 O'Donnell Ave Sacramento CA	
2 Kayelyn Satkowski	<i>[Signature]</i>	1051 O'Donnell Ave Sacramento CA	
3 Alicia Carter	<i>[Signature]</i>	2454 Morse AVE	
4 Jason Collins	<i>[Signature]</i>	740 McArthur Way	
5 Brandon Dwyer	<i>[Signature]</i>	2415 La Riviera Sacramento CA 95824	
6 DANIEL CONNER	<i>[Signature]</i>	5023 CYPRESS AVE SATZ	
7 James Summers	<i>[Signature]</i>	6541 Swadlow Way	
8 D. Hampell	<i>[Signature]</i>	222 Hampton Drive	
9 Denise Scott	<i>[Signature]</i>	1495 Campbell Lane	
10 TRACI FONSECA	<i>[Signature]</i>	410 Howe Av. Sacramento	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

**HELP THE ECONOMIC QUALITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1			
2	Angela Valle	Angela Valle 1961 Howe Ave	
3	Carrie Rasmussen	Carrie Rasmussen 1524 Gladstone	
4	DOROTHY Donner	Dorothy Donner 8505 Almond Oaks Ct	
5	Patsy Dopp	Patsy Dopp 6915 Landis Ave	
6	Martina Hart	M. Hart 4401 Howe Ave Sacramento CALIFORNIA	
7	Andue Finklin	6577 Loe St.	
8	Sahar Jevjani	129 Broadway	
9	ED KPTOS	6111 SOUTH LAND PARK AVE SACRAMENTO	
10	George Sebastian		

THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP

P04-106

July 14, 2005

ITEM # 2  
PAGE 221

**HELP THE ECONOMIC ACTIVITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1 Freddie McGruder	<i>[Signature]</i>	400 BANNER ST. SAC, CA 95814	
2 Jesse Espinosa	<i>[Signature]</i>	1201 P ST 1201 P ST #4	
3 Debra Ramirez	<i>[Signature]</i>	1017 10th St. Sacramento, Ca.	
4 Ricardo Myers	<i>[Signature]</i>	1112 Whisperwood Way	
5 Christopher M. Mantecón	<i>[Signature]</i>	P.O. Box 27 Stinson Beach, Ca. Marin.	
6 Danny Salazar	<i>[Signature]</i>	2624 Muir Way	
7 Xavier Wilson	<i>[Signature]</i>	2100 Valley View prwy Elderado H. 11	
8 Manuela Steunk	<i>[Signature]</i>	1919 K St. Sac CA	
9 Angel Aguilar	<i>[Signature]</i>	505 S LAFAETTE ST UNIT 2	
10 Matt Hallberg	<i>[Signature]</i>	2143 Q Ave. Delton, IA	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM # 2  
PAGE 222



**HELP THE ECONOMIC VIABILITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1	<i>Charles Brusuglio</i>	6421 Silverthorne Cir	95833
2	<i>Brian Brinkman</i>	10090 Tubula Way	95827
3	<i>Josefin A Moreno</i>	3330 Taylor St	SAC 95838
4	<i>Igor Romagnolo</i>	441 River Dr	Sacramento, CA 95858
5	<i>Eugene J. Gallison</i>	3842 Thornwood Dr.	Sacto 95821
6	<i>[Signature]</i>	2975 Brookstone Way	SAC 95835
7	<i>[Signature]</i>	1311 Uphill St	11
8	<i>[Signature]</i>	3272 Malcolm Island St	West SAC 95841
9	<i>Elizabeth Wilson</i>	2526 Notre Dame Dr	Sac, 95826
10	<i>[Signature]</i>		

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

**HELP THE ECONOMIC QUALITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1 Virginia Dorman	<i>[Signature]</i>	955-43rd	Jack
2 <del>Donl</del> <del>Franking</del>	<i>[Signature]</i>	1716 Fifth Ave	
3 Paul Flores	<i>[Signature]</i>	73rd Correll Ave	
4 Morgan Dapp	<i>[Signature]</i>	1047 Hillswick Cir	flm
5 Duke Henricks	<i>[Signature]</i>	7180 Marconi St	
6 Lawrence McRae	<i>[Signature]</i>	216 Sonoma Rd	
7 HILARY DUN	<i>[Signature]</i>	1120 ALBERT AVE	
8 Vick McHofsky	<i>[Signature]</i>	350 Marguerite Rd	
9 Richard Krueger	<i>[Signature]</i>	1120 Albert Ave	
10 Michael McNorovich	<i>[Signature]</i>	619 Persson Blvd	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM # 2  
PAGE 224

**HELP THE ECONOMIC .ALITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1. David Guller	[Signature]	1246 Surber Rd	
2. RYAN SHENNA	[Signature]	1020 Foxborough	
3. Shenna Maxwell		1020 Foxborough	
4. Alexis Aderson	[Signature]	176 Palmero Rd	
5. Brian Hannigan	[Signature]	126 Palmero Rd	
6. Daniel Diggerson	[Signature]	765 Johnson Rd	
7. EDIE VERON	[Signature]	11 TATTOE AVE	80C
8. Andy Meacham	[Signature]	4432 Olson Drive	
9. Mitch Leary	[Signature]	2913 Arroyo Seco N	
10. Madison Alameiro	[Signature]	4402 San Miguel	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM # 2  
PAGE 225

**HELP THE ECONOMIC VIABILITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1. Mark J. Jarey	<i>[Signature]</i>	633 Walnut	
2. Linda Edwards	<i>[Signature]</i>	5624 Tishman Sacramento	
3. Barbara Hardcastle	<i>[Signature]</i>	B Hardcastle 8950 Cliffside Ln	
4. Mulgan Bleckerson	<i>[Signature]</i>	7357 Rose St	
5. Heather Kenneth	<i>[Signature]</i>	Heather Kenneth 222 Hartwood	
6. Kathleen Snow	<i>[Signature]</i>	Kathleen A. Snow 9750 Old Placerville Road	
7. Rick Viller	<i>[Signature]</i>	Ross Olsen 1639 10th Ave	
8. Teri Hammer	<i>[Signature]</i>	2825 Ironwood St	
9. James Rahniesberger	<i>[Signature]</i>	James Rahniesberger 1049 Bell Sacramento	
10. VARNEIL SNEEDE	<i>[Signature]</i>	V Sneed 4925 Mack Road	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM #2  
PAGE 226

**HELP THE ECONOMIC VIABILITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1 Shelly Martin	<i>Shelly Martin</i>	4330 South Port Av. Sac.	
2 E.J. Harris	<i>EJ Harris</i>	3181 Hood rd Sacramento CA	
3 GARY TRYBUS	<i>Garry Trybus</i>	3901 Kern sac	
4 Tim Hughes	<i>Tim Hughes</i>	4419 temple rd Sac	
5 Gabe Reynolds		2218 Cottage Cir Sacramento	
6 Beccan Trumbly	<i>Rebecca Trumbly</i>	516 Grant Rio Cir sac	
7 Ted Burquiste	<i>TB</i>	1512 Fair Oaks Sac	
8 DIANE TRULY	<i>Diane Truly</i>	2401 H Street	
9 Christine Gerber		8118 Citadel Way 95819	
10 Amber Tubbs	<i>Amber Tubbs</i>	3600 Delta Dr. Pncho Sacramento	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM #2  
PAGE 227

**HELP THE ECONOMIC VIABILITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1 Tanya Sutton	<i>Tanya Sutton</i>	901 Seland St	
2 KARIN COCHRAN	<i>Karin Cochran</i>	4904 Summerbrook Ct Sacto 95841	
3 Richard Daniels	<i>Richard Daniels</i>	1001 Sandpoint Dr. Rockwood, CA 94572	
4 Terry Limuntul	<i>Terry Limuntul</i>	719 J St Sac. CA. 95841	
5 Will Searcy	<i>Will Searcy</i>	2100 27th St, #3 Sae 95818	
6 Jim Barrows	<i>Jim Barrows</i>	6798 Grace Creek Way SAC Ca. 95831	
7 <i>[Signature]</i>	<i>[Signature]</i>	2225 13th St. SAC. CA. 95814	
8 Brendan	<i>Brendan</i>	400 Bannon Street Sac. Ca 95814	
9 Beth Halvick	<i>Beth Halvick</i>	1321 North C St Sacramento Ca.	
10 David Jones	<i>David Jones</i>	411 W 4th St	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005


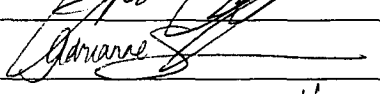
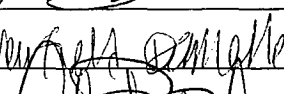
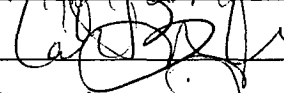
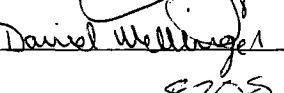
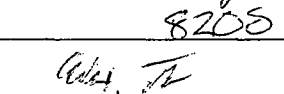
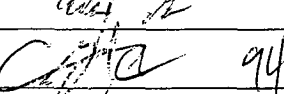
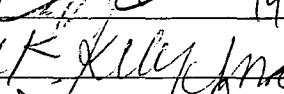
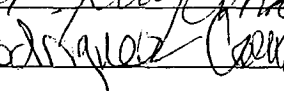
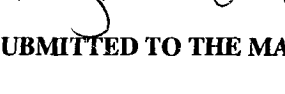
ITEM # 2  
PAGE 228

**HELP THE ECONOMIC VIABILITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1. Jeremy Chan		2614 Lafayette Way Sacramento 95826	95826
2. Adge Simon		49 Cadillac Dr #25	95825
3. <del>Donelle</del> Donelle		6730 4th St #474 Sacramento 95819	95819
4. Cole Buzdon		3619 Sierra Ave	916-810026@gmail.com
5. Daniel Mellinger		4809 Countryside Way	95826
6. Trey Wilkins		8208 Rural Estates Ln Sacramento 95842	95842
7. Adam Thorne		1150 Middle Lake Blvd	95825
8. Craig Hurst		9424 Min Del Rio Dr Sacramento 95827	95827
9. Kelly Nwak		3313 Mainline Rd.	95826
10. Jose Luis Rodriguez		3601 Jeanpland	95826

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM #2  
PAGE 229

**HELP THE ECONOMIC VITALITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1 Susan Ranken	<i>[Signature]</i>		
2 Charles Chastain	<i>[Signature]</i>	102 Oak Ct Sac. CA 95838	
3 Michael McWhorter	<i>[Signature]</i>	1255 University 95825 Sacto, CA	
4 Marcy James	<i>[Signature]</i>	155 Howe Ave 95825 Sacramento CA	
5 [Signature]	<i>[Signature]</i>	2820 Myotis Dr 95834 Sac CA	
6 [Signature]	<i>[Signature]</i>	10057 E Tanager Dr	
7 Jack Hammond	<i>[Signature]</i>	3155 Catherway 95864 Sacramento CA	
8 Zane Beekman	<i>[Signature]</i>	8816 La Rivera Dr A 95826 Sac CA	
9 Jeremy Light	<i>[Signature]</i>	1333 Wright Sac 95828 Sacramento	
10 [Signature]	<i>[Signature]</i>	1100 Tenth Ave 95825 Sac CA	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM # 2  
PAGE 230



**HELP THE ECONOMIC VIABILITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1. ANGEL	SANCHEZ	440 CLEVELAND AV	
2. June Barron	[Signature]	2811 Friggle Blvd	
3. Hugo Barron	[Signature]	2811 Friggle Blvd	
4. Scott Scheid	[Signature]	2219 9th St	
5. Jesus Castellanos	[Signature]	377 9th St	
6. Lori Bluestein	[Signature]	2328 Wailan Pl. Sacramento, CA	
7. [Signature]	[Signature]	2694 TRINITY SQ.	
8. Jesse Rodriguez	[Signature]	3441 Sweet Pea Way Sac.	
9. Mary Abtallah	[Signature]	390 mehanic Cir Sac CA	
10. CHRIS FELANDRO	[Signature]	5004 BARTON AVE	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM # 2  
PAGE 231

**HELP THE ECONOMIC V ALITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1 Cammarie France	C France	3003 Sybil Way	
2 Alma Potente		3205 Central St	
3 Boby Wilson		224 Geneva Ave	
4 Sophia Cooper	Sophia Cooper	151 19th	
5 Nelly Halimi	Nelly Halimi	530 Regency Park Cir	
6 Bill Williams		2218 m 32 Sacramento	
7 STEVEN GREENE		22 Dyst. 95833	
8 BRANDY COPELAND	Brandy Copeland	415 P Street SAC	
9 TINA GUTTO	Tina gutto	1006 Virgil Circle	
10 STEVE GUTTO	SGUTTO	1000 Virgil Circle	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

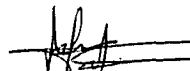
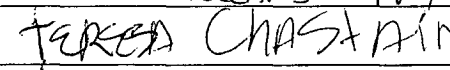

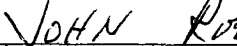
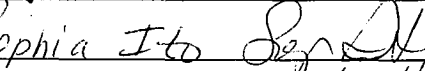
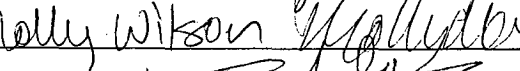
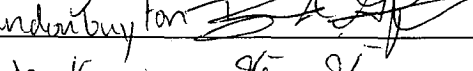
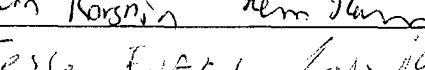
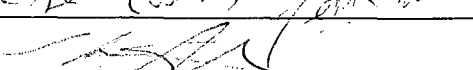

ITEM # 2  
PAGE 232

**HELP THE ECONOMIC VIABILITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1 MAURICIO CASTELLANOS		1016 CONGRESS AVE. SACRO, CA 95838	
2 JEREMY CHASTAIN			
3 Amalia Buez		2820 Nyats Dr. 95834 Sacto CA.	
4 JOHN ROE		301 PRAAZUL DR 95835 Sacto. CA.	
5 Sophia Ito		3272 Manerly Island St 95691	Sophia.1@charter.net
6 Molly Wilson		1220 Cala Way, Rahmert Park, CA 94928	
7 Brandonbyton		4432 Oxwood Drive 95826, Sacramento CA.	
8 Keith Korpin		4432 Oxwood Drive 95826 Sacramento CA	
9 JESSE FARR		4800 Arroyo St Sacto 95842	
10		685 Crab St. N. Highlands ca. 95660	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005


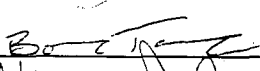
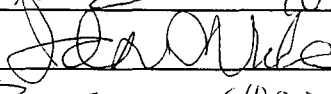
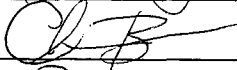
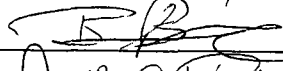
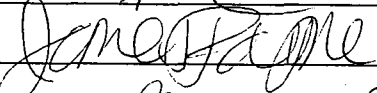
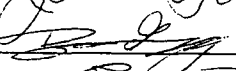
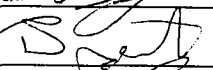


ITEM #2  
PAGE 233

**HELP THE ECONOMIC VIABILITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1 Chris Lane		1515 North Lane	
2 Bonnie Taylor		40 main street	
3 Jonathan Walker		712 Broadway	
4 Christine Baker		4000 Chris way	
5 Brent Brookes		215 Royal Oaks Drive	
6 James Payne		176 La Rivera Drive	
7 Bruce Wong		5000 Tomison Way	
8 Brent Walker		2727 Home Ave	
9 Lauren Dickes		715 Bristol way	
10 John Legend		1605 B street	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM # 2  
PAGE 234

**HELP THE ECONOMIC VIABILITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1 John Parada	<i>[Signature]</i>	1210 HOWARDWAY	
2 Craig David	<i>[Signature]</i>	1211 Champion Lane	
3 Jason Taylor	<i>[Signature]</i>	1800 Truxel Rd	
4 Bobby Phillips	<i>[Signature]</i>	2000 Truxel Rd	
5 Brandon Smith	<i>[Signature]</i>	600 Winchester Ave	
6 Mary Jordan	<i>[Signature]</i>	2020 Champion Circle	
7 Anthony McMorris	<i>[Signature]</i>	111 Regan Blvd.	
8 Morgan Andrews	<i>[Signature]</i>	16000 Truxel Rd.	
9 Jason Smith	<i>[Signature]</i>	1000 Truxel Rd	
10 Kelly Rawles	<i>[Signature]</i>	13750 Truxel Rd.	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM # 2  
PAGE 235

**HELP THE ECONOMIC QUALITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1. JEREMY FERNANDES	<i>[Signature]</i>	5801 41st.	jerfernandes@f45824
2. CORY CLARK	<i>[Signature]</i>	6078 RIVERSIDE BLVD	95831
3. James Mazzafiero	<i>[Signature]</i>	9068 Stetland Ct.	Elk Grove Ca 95621
4. DAVE McPHERSON	<i>[Signature]</i>	4760 HONEYBEE LN	FOVILE 95667
5. Amelia Heaton	<i>[Signature]</i>	95825	
6. <i>[Signature]</i>	<i>[Signature]</i>	2209 WST #15 Sacto, CA	95818
7. <i>[Signature]</i>	<i>[Signature]</i>	2209 WST #15 Sacto, CA	95818
8. <i>[Signature]</i>	<i>[Signature]</i>		
9. MARIA VELA	<i>[Signature]</i>	1300 Old West Drive Sacto, CA	95834
10. Tracy Hall	<i>[Signature]</i>	2201 Northview Dr #416 Sacto CA	95833

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM # 2  
PAGE 236

**HELP THE ECONOMIC VIABILITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1 Justin Thomas	<i>Justin Thomas</i>	390 S. Wessan	
2 ANN BERG	<i>Ann Berg</i>	2401 M Street	
3 MR. BROWN	<i>Mr. Brown</i>	Grant High School	
4 Nick Zarkov	<i>Nick Zarkov</i>	7740 WATT Ave	
5 VOST GAGUSHILI	<i>Vost Gagushili</i>	520 7th	
6 Victoria Bulgarova	<i>Victoria Bulgarova</i>	308 1st St W. Sacramento	
7 Bulgarov, Anna	<i>Bulgarov, Anna</i>	PO Box 231 W. Sac - to	
8 Mari Sol Diaz	<i>Mari Sol Diaz</i>	301 Hasslar Way 95821	none
9 BRANT FORAM	<i>Brant Foram</i>	925 Grant Rd	
10 SALLY RAY	<i>Sally Ray</i>	4528 Trent rd	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM # 2  
PAGE 237

**HELP THE ECONOMIC VITALITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1 ERIC OHLSON		3611 PARK RD. SAC.	95841
2 LOUISE SOLORIO		1014 JC COURT RIO LINDA CA	95673
3 SEFF JOHNSON		12 LYLEWOOD CT SACRAMENTO CA	95834
4 CARLOS CASTILLO		6099 MEERKS SAC. CA	95835
5 TIM PARRISH		1045 PARK BLVD WEST CA	95691
6 JAMITH PARRISH		1045 PARK BLVD W. SAC. CA	95691
7 SEAN THOMPSON		1255 UNIVERSITY SACRAMENTO CA	95825
8 JAMITH PARRISH		159 E 20th WAY SACRAMENTO	95838
9 JAMITH PARRISH		3333 MYRA WAY SAC.	95834
10 TIM PARRISH		5936 BEETH DR. SAC.	95842

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM # 2  
PAGE 238


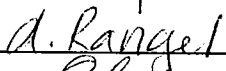
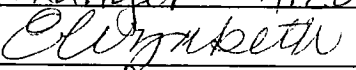
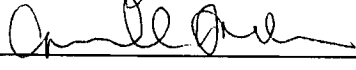
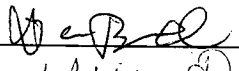
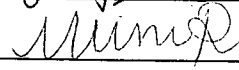
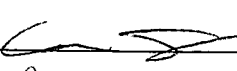
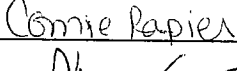
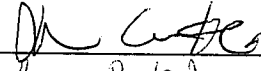
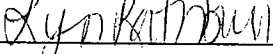


**HELP THE ECONOMIC FALITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1. Jim Timmerman		761 Anderson Way	
2. Amelia Rangel		4120 49th Ave	
3. Elizabeth Gopa		145 Silver Crest	Sacramento
4. Armella Roderson		500 Robinson Rd	
5. Dave Ford		1250 McArthur Blvd.	
6. WIM ROBERTS		609 JULETIN	SACRAMENTO
7. Cantrell Smith		60 Gunne Lane	
8. Connie Rapier		10200 Broadway	
9. Ricardo Cortez		516 Sarpado Lane	
10. Lyn Rathbun		2221 I Street	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM # 2  
PAGE 239

**HELP THE ECONOMIC ALITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1 SAM DADLOW	<i>[Signature]</i>	1586 MARCUM RD.	<del>XXXXX</del>
2 BRADY FOURNIER	<i>[Signature]</i>	5114 TENWOODS CT SAC.	
3 Jeff Feeney	<i>[Signature]</i>	9650 Mindock Way	
4 CHRIS COGHILL	<i>[Signature]</i>	4800 Kietzke Ln	
5 Joshua Strunk		4036 Sycamore way	
6 JESUS		1815 E 106th St 95802	
7 JEREMY HARRIS	<i>[Signature]</i>	1730 SW JUNIPER AVE	
8 MARCUS BELL		4043 SE	
9 ERIC STEINBRECHER	<i>[Signature]</i>	8779 Kilda Ct Orangevale CA 95602	
10 PATRICK HOSKIN	<i>[Signature]</i>	194 North Ave.	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM # 2  
PAGE 240

**HELP THE ECONOMIC VIABILITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1. Kimberly Hill		126 Yucca Ct SAC, CA 95834	<del>454111</del>
2. Pat Gai		755 Tiber Sacramento	95826
3. Teresa Halley		3901 Lake Rd #12 W. Sac.	95691
4. Margaret Wilson		1913 Maryanville Wy. CA	95691
5. Anthony Davis		514 T ST - Upper	
6. Kevin Dresdner		600 River Rd Chatham Twp. N.J.	N/A
7. Elijah Morgan		7501 St. Shelby Street	
8. George Esquivel		400 BONNIE CA	95814
9. Alfonso Martinez		7444 Greentown Dr	
10. Tina Jensen		3919 38 St.	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM #2  
PAGE 241

**HELP THE ECONOMIC VIABILITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1	CICERO CEASEAR RANEY JR.		
2	Jon Umma	1708 4th St	
3	Alf Fernandez	4016 Burt St Dr	
4	Humberto Ramirez	26. L	
5	EDGAR PEREA	Edgar Perea	3228 Del Paso Blvd Sac. Ca. 95821
6	Lee Briggs	See B. Briggs	32006 Franklin 95817
7	Samuel J. Kelly	113 6th St #B	95806
8	Samuel J. Kelly	400 Bannock St	Sacto CA 95814 cndol4fox6202@ymail.com
9	John Hernandez	John Hernandez	1927 "I" St. Sac. CA 95814
10	Gianni Jackson	Gianni Jackson	1919 St Sac 95814

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

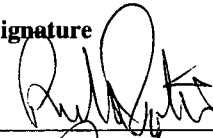
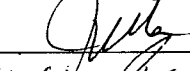

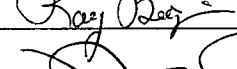

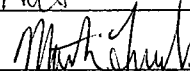
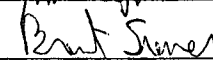
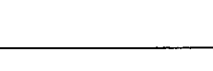


ITEM #2  
PAGE 242

**HELP THE ECONOMIC ALITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1. Prakash Patel		198 PARK AVE <sup>SE</sup> 95815	Brock at winfirst.com
2. JEFF HILLARD		24 PARK DR 95833	
3. RADEEP SINGH		23746 HAYWARD 94541	
4. RAY BEGRIN		1200 CHUCKWAGON DR SAC 95834	
5. Matt Lerwill		1500 CHARM WA SAC 95835	
6. Susan Marks		23 BEECHAM CT. 95823	
7. Martin Tomlinson		31 Whitestone Ct. 95758	
8. Brent Singer		6906 Bryan Ct. 95757	
9. 		3815 AERO CT 95660	
10. 		1600 Danbrook Dr 95835	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM # 2  
PAGE 243

**HELP THE ECONOMIC VIABILITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail
1. TERRY M. JUNTADO	<i>[Signature]</i>	481 NATALINOCIA SAC, CA. 95835	(Important)
2. Rodolfo Velosquez	<i>[Signature]</i>	7221 Carmi St Sacramento	
3. Rosalyn Dittmer	<i>[Signature]</i>	801 Todhunter Ave W. Sacto, CA 95805	
4. Pity Charlesworth	<i>[Signature]</i>	1412 Rock Ave Sacto	
5. Mike Elges	<i>[Signature]</i>	2188 AIRISIO CIRCLE SACRAMENTO 95833	
6. Tyler Hoffer	<i>[Signature]</i>	5324 Elmer Way 95822	
7. Kevin Brown	<i>[Signature]</i>	20 McKitt Ct. Sacto 95835	
8. Brett Ewing	<i>[Signature]</i>	2149 Promise Way Sacto, 95835	
9. Karam Bedalla	<i>[Signature]</i>	613 William St W Sacto 95805	
10. Benancia T Bedalla	<i>[Signature]</i>	613 William St W Sacto	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM # 2  
PAGE 244

**HELP THE ECONOMIC VIABILITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1 Augustus Schlater	<i>A Schlater</i>	5400 Heritage Way	
2 Adrian Jidkov	<i>Adrian Jidkov</i>	4011 26 <sup>th</sup> St	
3 Jim Lopez	<i>Jim Lopez</i>	5409 Lynne way	
4 Jack Simerson	<i>Jack Simerson</i>	3105 Trinidad St	
5 Dawn Schley	<i>Dawn Schley</i>	5108 Helen Way	
6 Grace Kelly	<i>G. Kelly</i>	7622 Vasco Wy	
7 Tony Franklin	<i>Tony Franklin</i>	4218 Sierra Vista Ln	
8 Brent Yang	<i>Brent Yang</i>	2929 Rautier Rd	
9 Mary Schleppegrell	<i>M. Schleppegrell</i>	1048 Santa Barbara Court	
10 Annie Conley	<i>Annie Conley</i>	1029 Evelyn Ln.	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM # 2  
PAGE 245

**HELP THE ECONOMIC \ ALITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1. Ray Rodriguez	<i>Ray Rodriguez</i>	2344 Marlowe	Sac. CA 95826 <i>RayRod2002@comcast.net</i>
2. Maryjke Strevone	<i>Maryjke Strevone</i>	4070 Jefferson	W.S. Sacramento
3. Jeff Veeder	<i>Jeff Veeder</i>	1789 Michelle Ave	Sac
4. Debra Willis	<i>Debra Willis</i>	201 Eastham Ct.	Sac.
5. Harry Franklin	<i>Harry Franklin</i>	7288 Oxwood Dr	95826
6. JEREMY TAPIA	<i>Jeremy Tapia</i>	4438 Oxwood Dr	Sac CA 95826
7. Susan Wilson	<i>Susan Wilson</i>	4091 Koya	Sac.
8. Tommy Keme	<i>Tommy Keme</i>	3318 Oxwood Dr	95826
9. DORIS THOMAS	<i>Doris Thomas</i>	4016 Rio Linda Ct	Sac
10. Phil Carr	<i>Phil Carr</i>	6835 La Riviera	Sacramento CA 95824

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM # 2  
PAGE 246



**HELP THE ECONOMIC ACTIVITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1. <i>[Signature]</i>	<i>[Signature]</i>	1603 <i>[Address]</i>	
2. <i>[Signature]</i>	<i>[Signature]</i>	1400 <i>[Address]</i>	
3. <i>[Signature]</i>	<i>[Signature]</i>	1600 <i>[Address]</i>	
4. JAMES RASAS	<i>[Signature]</i>	2933 MEADOWS PLACE	
5. <i>[Signature]</i>	<i>[Signature]</i>	0700 <i>[Address]</i>	
6. SAMANTA SHEPPARD	<i>[Signature]</i>	Samantha Sheppard 200 Della Ct. SAC	
7. <i>[Signature]</i>	<i>[Signature]</i>	7583 <i>[Address]</i>	
8. <i>[Signature]</i>	<i>[Signature]</i>	7583 <i>[Address]</i> SAC CA	
9. NEDDY VALENZUELA	<i>[Signature]</i>	5841 Ambler Ave.	
10. VINCE MARTINEZ	<i>[Signature]</i>	8825 Scripps Dr	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM #2  
PAGE 247

**HELP THE ECONOMIC VIABILITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1 Shavone Fuentes	S Fuentes	4406 Bouts Plwy	
2 Anna Kouricova	Ana Kouricova	2206 Folsom Boulevard	
3 SAMANTHA FRASER	Samantha Fraser	4421 Rose Valley Rd.	
4 Allen Hansen	A Hansen	8239 Pinefield Ave	
5 Brad Glueck	Brad Glueck	4121 Humboldt Dr. Fair Oaks	
6 Johnny Taylor	J Taylor	356 W. Lake Drive	
7 Michael Gesser	M Gesser	8800 Corrigan Drive Dr. Fair Oaks	
8 Aysha Haq Asif	A. Haq Asif	1549 Armington Ave	
9 Kathy Giesinger	Kathy Giesinger	5626 Gaudier Road	
10 BRUCE KLEIN	B Klein	1506 Johnson Lane	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM # 2  
PAGE 248

**HELP THE ECONOMIC ACTIVITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1	<i>[Signature]</i>	3901 Hawks St	
2	<i>[Signature]</i>	1961 Ocean Ave	
3	<i>[Signature]</i>	99 Cable Cir Flsm	
4	<i>[Signature]</i>	755 Cardwell Dr	
5	<i>[Signature]</i>	315 Fresno Blvd Rd	
6	<i>[Signature]</i>	500 Grand Rio Cir Sacramento	
7	<i>[Signature]</i>	8963 Broadway St	
8	<i>[Signature]</i>	501 Rivergate	
9	<i>[Signature]</i>	Anna Ymosima Elc Prime Svc	
10	<i>[Signature]</i>	9533 Linda Ln	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM # 2  
PAGE 249

**HELP THE ECONOMIC VIABILITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1. Steven Aguilera	<i>[Signature]</i>	1180 W. 4th street	
2. Courtney Gorham	<i>[Signature]</i>	Courtney Gorham 7391 Brook Park Ln SACRA	
3. Richard Grackel	<i>[Signature]</i>	2000 Apahany Court	
4. David Wozniak	<i>[Signature]</i>	180 Juniper Oaks Circle	
5. Sergio Perez	<i>[Signature]</i>	1100 West Ave.	
6. Steve Mazumera	<i>[Signature]</i>	18715 Keck Way	
7. Dale Burnhart	<i>[Signature]</i>	814 Rowdree Way	
8. Amanda Greig	<i>[Signature]</i>	250 Fulton Ave Sacramento	
9. JOHN DEVEROIX	<i>[Signature]</i>	1318 Folsom Blvd Sacramento	
10. Ricardo Perez	<i>[Signature]</i>	1217 Fulton Ave	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM #2  
PAGE 250

**HELP THE ECONOMIC STABILITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1	[Redacted]	[Redacted]	[Redacted]
2	Deborah Giglio	Deborah Giglio	31B Occidental Drive
3	Andrea Haines	Andrea Haines	8241 Sunbonnet Drive
4	Gay Schemick	G. Schemick	1121 Souza Wy
5	Steven Fort	4012 Cazado way	
6	John Jendrake	2820 F St.	
7	Cynthia Jettner	7601 Peck St	
8	Hawatha Giles	A. Giles	4510 15th Ave
9	Charles Suman	7601 Peck St	
10	Jennifer Mose	Jenny Mose	2536 Landwood Circle

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

**HELP THE ECONOMIC VIABILITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1. Alicia Thomas	<i>Alicia Thomas</i>	1445 MIKON WS Sacramento	
2. Brad Cooke	<i>B Cooke</i>	8931 Trujillo Wy Sacto. CA	
3. William Hunt	<i>William Hunt</i>	4851 Kokomo drive	
4. Pat V David	<i>Pat V David</i>	4758 SPOKANE Rd	
5. Charles Carter	<i>Charles Carter</i>	2836 ELM Ct.	
6. Sandra Blakee	<i>Sandra Blakee</i>	9224 CONNOR Cir. SAC	
7. Carlos Ortiz	<i>Carlos Ortiz</i>	4118 Franklin Av	ccsc@aol.com
8. Eric Lopez	<i>Eric Lopez</i>	4433 MANLOVE SAC. CA	95819
9. DAN COLE	<i>Dan Cole</i>	6372 PARKVIEW CIR. C. SAC	
10. Tracey William	<i>T William</i>	5744 Muldrow Rd	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM #2  
PAGE 252

**HELP THE ECONOMIC FALITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1 Gordon Heath	<i>[Signature]</i>	7422 Alameda Ave	Sac 95833
2 Vanessa Borayo	<i>[Signature]</i>	810 Blarrie Ave	Sac. CA
3 Maggie Murphy	<i>[Signature]</i>	1133 Fremont Wy.	SACRAMENTO
4 Deborah Bram	<i>[Signature]</i>	3013 Comanche Ave	Sac CA
5 James Markley	<i>[Signature]</i>	3719 29th St #3	Sacramento
6 Melissa Miller	<i>[Signature]</i>	5300 Hazel Avenue	F.O. CA
7 Jacelyn Morris	<i>[Signature]</i>	515 Hazel Avenue	
8 DUDLEY CHRISTIANSEN	<i>[Signature]</i>	3380 WARD ST.	
9 David Dawson	<i>[Signature]</i>	330 Warble way	
10 Kevin Kaley	<i>[Signature]</i>	550 Arslon Avenue	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM #2  
PAGE 253

**HELP THE ECONOMIC QUALITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1 Chris Lange	<i>Chris Lange</i>	4432 Oxwood dr. Sac. CA	95826
2 Katie Burton	<i>Katie Burton</i>	1210 Easley dr. SAC	kdsoccer6@aol.com
3 Tim Meril	<i>Tim Meril</i>	1717 Truxel Apt B Sa C	
4 Kelly Pootan	<i>Kelly Pootan</i>	1515 Truxel Apt. B. Sac	
5 Bruce Walker	<i>Bruce Walker</i>	1717 Truxel Apt H	
6 Rex Corino	<i>Rex Corino</i>	8120 Preatness Way	
7 Angela Pinnochio	<i>Angela Pinnochio</i>	33B Manlove Rd sac -	
8 Michelle Reynolds	<i>Michelle Reynolds</i>	6248 Truxel Sac	95833
9 Diana Tanbi	<i>Diana Tanbi</i>	12499 Folsom Blvd.	
10 Angel Barrajas	<i>Angel Barrajas</i>	6212 Truxel Rd.	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM #2  
PAGE 254



**HELP THE ECONOMIC VIABILITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1. Henry Jackson	<i>[Signature]</i>	1616 Stockton Blvd.	
2. Jeremy Brumolt	<i>[Signature]</i>	4354 Ashwin Dr. Sac. CA	
3. James Ford	<i>[Signature]</i>	200 Calilac Drive	
4. LARRY NOVAK	<i>[Signature]</i>	7352 French Rd Sacramento	
5. Crystal Keiser	<i>[Signature]</i>	2500 West Columbia Rd.	
6. JOHN BRAY	<i>[Signature]</i>	7995 WILDRIDGE DR. SAC. CA	
7. Jaime Bravo	<i>[Signature]</i>	695 Plaza Av Sacramento CA 95833	
8. Wayne Layman	<i>[Signature]</i>	6112 Plaza Ave	
9. FRED BREUNER	<i>[Signature]</i>	2407 PLO BRAY CIR SACRAMENTO	
10. Bill Fetz	<i>[Signature]</i>	7234 Feather Ave Sacb 95810	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM #2  
PAGE 255

**HELP THE ECONOMIC STABILITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1. Mary Angelos	<i>[Signature]</i>	3328 Branch St Apt 21	
2. Rita Foder	<i>[Signature]</i>	2218 Macomber Ave	
3. Selma Suarez	<i>[Signature]</i>	5909 Sawyer Cir. Sacramento	
4. Jeff Anderson	<i>[Signature]</i>	1155 Second St	
5. Caroline Smith	<i>[Signature]</i>	4440 5th St Sacramento CA 95817	
6. Morris Austin	<i>[Signature]</i>	3403 Evergreen	
7. Loren Dixon	<i>[Signature]</i>	8506 Phoenix Ave	
8. Wil Charles	<i>[Signature]</i>	6000 J Street 95819	
9. Martha Bracha	<i>[Signature]</i>	5225 Summerbrook Wy. SAC	
10. Randy Adams	<i>[Signature]</i>	6000 J Street Sacramento CA	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM # 2  
PAGE 256

**HELP THE ECONOMIC STABILITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1 James Rean	<i>[Signature]</i>	117 Andre way	
2 JOE BOURGANT	<i>[Signature]</i>	2550 CARNELIAN CIR SAC CA	
3 Stephanie Braswell	<i>[Signature]</i>	5135 El Camino Ave Sac CA	
4 Louis Mouchie	<i>[Signature]</i>	715 west Fault Lane	
5 Mary Norris	<i>[Signature]</i>	415 West 5th Street	
6 David Boswell	<i>[Signature]</i>	2028 Tarbolton Cir. Folsom CA	
7 Craig David	<i>[Signature]</i>	187 Hubbs Lane	
8 Richard Thattard	<i>[Signature]</i>	2020 Lexington Blvd.	
9 William Palmero	<i>[Signature]</i>	118 Arson Way	
10 TOM BELL	<i>[Signature]</i>	3750 Skills Lane	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM # 2  
PAGE 257

**HELP THE ECONOMIC VITALITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1	<i>[Signature]</i>	220 Japt Road	
2	<i>[Signature]</i>	840 Jones St	
3	<i>[Signature]</i>	3122 SOUTH FORT DR. SACRAMENTO	
4	<i>[Signature]</i>	312 Bay Rive AVE, SACRAMENTO	
5	<i>[Signature]</i>	890 River Court	
6	<i>[Signature]</i>	JAMES FRANCES 9013 MURTOYA, SACRAMENTO CA	
7	<i>[Signature]</i>	850 Orchard St	
8	<i>[Signature]</i>	980 2TH St	
9	<i>[Signature]</i>	Mandi Siller Mandi Siller 2802 Grassland Dr. Sacramento	MSILLER@aol.com
10	<i>[Signature]</i>	1002 Greenwich St	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM # 2  
PAGE 258

**HELP THE ECONOMIC VIABILITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1. Calvin Brooks	<i>[Signature]</i>	265 W. Compton Blvd.	
2. Samantha Sheppard	<i>[Signature]</i>	21000 CARLOS AVE	
3. WAYNE SIMEON	<i>[Signature]</i>	1418 N street Sac CA 95826	
4. Kanye Westphal	<i>[Signature]</i>	617 W 4th Street	
5. Frank Silvia	<i>[Signature]</i>	679 D street Sac CA	
6. Tom Mc Masters	<i>[Signature]</i>	614 Alderson Way	
7. DOLORES DORA	<i>[Signature]</i>	447 HILLSWICK CIR FLSM.	
8. Wayne Mickels	<i>[Signature]</i>		
9. Deshaun Freeman	<i>[Signature]</i>	6000 J street Sac. CA.	Dfree43@hotmail.com
10. Steve Kristaxon	<i>[Signature]</i>	4267 McMalley Boulevard	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM # 2  
PAGE 259

**HELP THE ECONOMIC VITALITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1. Gabriela Gil	<i>Gil</i>	737 Fremont Blvd West Sacramento	
2. Julie Grenfell	<i>J Grenfell</i>	1877 La Riviera Drive # 235	
3. Helen Martin	<i>Helen Martin</i>	5024 - 16th Street Sacramento	
4. Andree Moss	<i>Andree Moss</i>	7877 Orchard Court	
5. Stephanie Sheppard	<i>Stephanie Sheppard</i>	1056 Ryan Street	
6. smantegnier	<i>Smantegnier</i>	910 S Street # 2	
7. Thim Drai	<i>Thim Drai</i>	58916 Tasley dr.	
8. Ingrid Schuenen	<i>Ingrid Schuenen</i>	3131 Boulder St Apt 321	
9. Steven Sierra	<i>SS</i>	4438	
10. Marien Givler	<i>Marien Givler</i>	1240 MARIMONT Rd	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM # 2  
PAGE 260

**HELP THE ECONOMIC VITALITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1 Clarence Gilaze	C. Gilaze	424 W. Rafael Dr. Apt 323	
2 Penny Schueler		2684 Barbera Rd.	
3 Joe Gayer	J. Gayer	3919 Pleasant Way Sacramento	
4 Shancee Williams	Shancee Williams	4301 Norwood	
5 Espalanza Lopez		2817 Edison Ave	
6 Bernadette Grenz	Bernadette Grenz	3070 35th Avenue	
7 MARVIN Escalido		7002 East Rd.	
8 "Mossie" Germany		4525 Greenbark Dr. Mustang	
9 Angela Hall	Angela Hall	12116 McCarthy Court	
10 Karen Gorkyan	Karen Gorkyan	3508 Genby Dr.	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM # 2  
PAGE 261

**HELP THE ECONOMIC VIABILITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1. Clifford Henderson	<i>[Signature]</i>	1123 Mountainview Rd.	
2. Sarah Frost	<i>[Signature]</i>	710 San Juan Ave	SAC
3. Megan Frost	<i>[Signature]</i>	710 San Juan Avenue	Sacramento
4. Tony Stewart	<i>[Signature]</i>	578 Loveland road	
5. Harry Shygar	<i>[Signature]</i>	110 Oak Blvd.	
6. Dave Dunn	<i>[Signature]</i>	61505 Allway Rd	
7. HAPPY COLLINS	<i>[Signature]</i>	6161 Treaderson Rd	
8. Jonathan Hole	<i>[Signature]</i>	750 Broadway Rd	
9. Stewart Dickerson	<i>[Signature]</i>	5115 Bradshaw St	
10. Wayne Wilkerson	<i>[Signature]</i>	3240 Levenson Lane	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**



**HELP THE ECONOMIC VIABILITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1 Kersna Henderson	K Henderson	2104 Bald Eagle Ct	
2 Ryan Edwards		112 3rd St	
3 Diego Fuentes		1032 Apt #23	
4 Carl Hamblin		6842 Windy Way	
5 Arund Wilson		1290 Stokes Rd	
6 Claire Hendrix	CHendrix	2257 Hurley Wy #2015	
7 Mark Campion		11390 Howe Ave	
8 Robert Samuels		1288 Strand Rd	
9 Stewart Cox		31290 Falcon Rd	
10 Valerie Fanchier		125 Murray Ct	V Fanchier

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM # 2  
PAGE 263

**HELP THE ECONOMIC VIABILITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1. Brittany Auerig	<i>Brittany Auerig</i>	2151 Ferran Av.	gualgrabber@notmail.com
2. John London	<i>John London</i>	3351 Cottage Wy SAC, CA	
3. Michale Balzouman	<i>Michale Balzouman</i>	7400 Center Parkway	
4. Thomas White	<i>Thomas White</i>	47 Elton Ct SAC	
5. <i>Col Stinson</i>	<i>Col Stinson</i>	2338 Flowerwood way	55stinson@msl.com
6. Mary Tome	<i>Mary Tome</i>	4300 Niessen Way F.O. CA	
7. Jared Barrett	<i>Jared Barrett</i>	2525 Astreedy Sacramento, CA	
8. Natalie Forbes	<i>Natalie Forbes</i>	6001 Concert Wy SAC.	
9. <i>Chuck Sandoval</i>	<i>Chuck Sandoval</i>	1935 Wright St. CA	
10. Joel Parker	<i>Joel Parker</i>	17 Hilltop Road, Natomas	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM # 2  
PAGE 264

**HELP THE ECONOMIC STABILITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1 James Denny	<i>[Signature]</i>	715 Reservoir Way	
2 Barbara Boston	<i>[Signature]</i>	5133 Regue Ct Sacramento CA	
3 Robert Smith	<i>[Signature]</i>	155 Cathcart Ave SAC. CA	
4 Sean Morris	<i>[Signature]</i>	166 West Elmwood	
5 Sally Perez	<i>[Signature]</i>	1300 Royal Oaks Drive	
6 Shannon McGhee	<i>[Signature]</i>	4500 Truxel Rd #1237 SAC, CA	
7 Austin Kitty	<i>[Signature]</i>	700 Lower Sacramento	
8 Jim Moreland	<i>[Signature]</i>	915 W. 4th Street	
9 Marilyn Perez	<i>[Signature]</i>	4600 Truxel Rd.	
10 Eric Grieser	<i>[Signature]</i>	1300 Truxel Rd.	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM # 2  
PAGE 265

**HELP THE ECONOMIC VIABILITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1 Cynthia Harding	<i>CHarding</i>	6001 Stanley Ave	
2 Michelle Hrenzer	<i>Michelle Hrenzer</i>	5200 Broadway Ave.	
3 <del>CLIFF APPENTZBERGER</del>	<i>Cliff Appentzberger</i>	720 YOLO AVE STE	
4 Tony Sander	<i>Tony Sander</i>	5578 Franklin Blvd Sacto CA 95818	
5 Johnny Monter	<i>Johnny Monter</i>	54 N St Saco CA	
6 Adriene Hargon	<i>Adriene Harding</i>	11007 Normanton Drive	
7 Cheryl Haupt	<i>Cheryl Haupt</i>	6 Ryndall Ct.	
8 Michelle Lutz	<i>Michelle Lutz</i>		
9 Zang Thuggh	<i>Zang Thuggh</i>	2114 Cambria NW	
10 Tiki Harlow	<i>Tiki Harlow</i>	517 Little Way	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

**HELP THE ECONOMIC STABILITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1 Chris Paken	<i>Chris Paken</i>	17156 Telegraph Street	
2 Connie Franklin	<i>Connie Franklin</i>	716 Tootle Rd.	
3 LISA CHUN	<i>Lisa Chun</i>	4700 POBERTSON AV.	
4 Crystal Abramson	<i>Crystal Abramson</i>	616 Anderson Way	
5 ELISA CHRYSLER	<i>Elisa Chrysler</i>	883 Jope	
6 Erica Seghesio	<i>Erica Seghesio</i>	7339 La Riviera #41	95819
7 TOM Peterson	<i>Tom Peterson</i>	712 Peterson Court	
8 KIM YEE	<i>Kim Yee</i>	5139 LEMON PARK WAY, SACRAMENTO	
9 SEAN BASSO	<i>Sean Basso</i>	5193 MANLOVE Rd	
10 MIKE KETTLESON	<i>Mike Kettle</i>	717 KETTLEMAN RD	

THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP

**HELP THE ECONOMIC QUALITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1 Charles Wong	<i>[Signature]</i>	11008 35th Street	
2 Kines Wang	<i>[Signature]</i>	508 Santa Ynez	
3 Terrell Carter	<i>[Signature]</i>		
4 Terri Hamrick	Terri Hamrick	4800 Marconi Ave	
5 Jenny Ryner	<i>[Signature]</i>	210 Main	SACRAMENTO
6 Mary Rich	Mary Rich	111 E street	
7 Roberta Harger	Roberta Harger	4930 Park N. Hinds	
8 Mary Harewood	M Harewood	2720 Lucy Ln	
9 Brian Jensen	<i>[Signature]</i>	2273 riven plaza	
10 Nacho Alvarez	<i>[Signature]</i>	4902 Kokomo Rd	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM # 2  
PAGE 268

**HELP THE ECONOMIC VIABILITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1. Luis Edwards	<i>[Signature]</i>	5422 Ruffler way	
2. Anna Gifford	<i>[Signature]</i>	1691 bridgecreek	
3. Kristina Jutting	<i>[Signature]</i>	673 Klamath River st	
4. MAGGIE SWAP	<i>[Signature]</i>	M. Swap 7422 Imail way	
5. Vicky Mayse	<i>[Signature]</i>	Vicky Mayse 304 Evergreen Sacramento	
6. TAD BECKMAN	<i>[Signature]</i>	Tad Beckman 24 N 1st Sac CA	
7. Donnie Sandra	<i>[Signature]</i>	3063 Jeffrey ave. Sacramento	
8. Lonnie Paxton	<i>[Signature]</i>	3145 Tiber way SAC CA	
9. Hanna Kravets	<i>[Signature]</i>	Hanna Kravets 5145 Kenneth av. Crmcl.	
10. ANK BAKETT	<i>[Signature]</i>	3888 cottage way	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM # 2  
PAGE 269

**HELP THE ECONOMIC VIABILITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1. Benjamin Doolittle	<i>[Signature]</i>	4221 Roseway	
2. Maggie Smith	<i>[Signature]</i>	2670 Graymy	jmaer@inspiration.com
3. Balbir Girdha	B. Girdha	454 Rosegold Pl	
4. Hillary Idma	<i>[Signature]</i>	1230 Graymy	Sacramento
5. Kenneth Doonan	<i>[Signature]</i>	5400 Canfield Ave	
6. Larisa Grigovich	Larisa Grigovich	5915 W-2d E	
7. ROBERT BEARD	<i>[Signature]</i>	4741 MOUNT PARK WY.	SACRAMENTO
8. Janiene Gillbreath	J Gillbreath	2110 BORNHILL WY	
9. Mike Bender	<i>[Signature]</i>	6226 Mantaba	
10. Ry City	<i>[Signature]</i>	920 Juan WY	SAC

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**



**HELP THE ECONOMIC VIABILITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1. Mishelina Montalvo	<i>Mishelina Montalvo</i>	4821 Jannete Way 95821	
2. Sylvia Montalvo	<i>Sylvia Montalvo</i>	4821 Jannete Way 95821	
3. Blas Montalvo	<i>Blas Montalvo</i>	4821 Jannete Way 95821	
4. Rachel Jacobo	<i>Rachel Jacobo</i>	3643 Jenny Lind Ave 95660	
5. Luis Jacobo	<i>Luis Jacobo</i>	3643 Jenny Lind Ave 95660	
6. Reecom Myers	<i>Reecom Myers</i>	54112 Times Av 95821	
7. Angelina Siphannounneua	<i>Angelina Siphannounneua</i>	2659 Kit Carson St. #A	
8. Nelson Moe	<i>Nelson Moe</i>	7800 38 <sup>th</sup> AVE	
9. <del>Kandi</del>	<del>Kandi</del>		
10. Lady A. Call	<i>Lady A. Call</i>	21014 Ave. Sacramento CA 95818	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM # 2  
PAGE 271

**HELP THE ECONOMIC V ALITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1 Raquel Valdez	<i>Raquel Valdez</i>	2331 Xenowormy Way	
2 Daniel Gutierrez	<i>Daniel Gutierrez</i>	3085 Fannellburg	
3 Nancy Froehner	<i>Nancy Froehner</i>	4204 Brown St	
4 Janet Fournier	<i>Janet Fournier</i>	323 Quesada St	
5 Joyce Blair	<i>Joyce Blair</i>	5220 M Street SAT	
6 Angelica Mejia	<i>Angelica Mejia</i>	2740 Harkness	
7 Stephanie Gerard	<i>Stephanie Gerard</i>	3035 Rosemont Rd.	
8 Jared Elarmo	<i>Jared Elarmo</i>	2952 Elknut Dr.	
9 Marie Patrick	<i>Marie Patrick</i>	5429 Monalee Ave	
10 Sharon Haines	<i>Sharon Haines</i>	2357 Northrop Ave	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM # 2  
PAGE 272

**HELP THE ECONOMIC VIABILITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1 Danny Soto	<i>[Signature]</i>	1733 Hawkins Way	
2 Jason Zstern	<i>[Signature]</i>	1600 Elgin Way	
3 Francisco Becerra	<i>[Signature]</i>	1712 Michigan Way	
4 Gregory Richardson	<i>[Signature]</i>	5724 American River	
5 JOSE MORALES	<i>[Signature]</i>	5721 WOODSIDE LANE	
6 Kanala Abdul	<i>[Signature]</i>		
7 Tim Fovrey	<i>[Signature]</i>	1399 Sacramento AVE	
8 Don Harrell	<i>[Signature]</i>	614 Roundree	
9 Elecia Roser	<i>[Signature]</i>	1547 69th Ave.	
10 Joya Martin	<i>[Signature]</i>	7500 Truxel Blvd	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM # 2  
PAGE 273

**HELP THE ECONOMIC \ ALITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1 Sheryl Donnell	<i>S Donnell</i>	4725 Heatherbrae Cir	
2 <del>EDGAR BERTRAND</del> E. E.	<i>E. E.</i>	4901 HILLBURST DR. SAC	
3 <i>Beth</i>	<i>Beth</i>	1909 Edwina Ave.	
4 LISA DANA	<i>Lisa Dana</i>	327-41st SACRAMENTO	
5 Karina Fuentes-Figueroa	<i>K.F. Figueroa</i>	5317 58th Street	
6 Chris Briggs	<i>Chris Briggs</i>	2214 Mesa Vista Sac 95833	
7 BRANDI ECKERT	<i>Brandi Eckert</i>	2313 Dana Rancho	
8 Tony Bell	<i>Tony Bell</i>	1486 Hood rd	
9 Jeff Ebert	<i>Jeff Ebert</i>	234 Hazel.	
10 Ann Teppesen	<i>A Teppesen</i>	2550 Aberdeen Ln	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM # 2  
PAGE 274

**HELP THE ECONOMIC V ALITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1. MATHA SNEIL	MSneil	6430 Verner Ave	
2. JACKIE STUR	JACKIE STUR	2158 P Street	
3. Doug Good Fellow		8871 Vintage Parkway	95833
4. Elizabeth M. Donner	E. Donner	1617 52 <sup>nd</sup> Street	
5. Stephanie Lopez		9221 Oakmont dr	Sac CA
6. Diane Gordon	Dianne Gordon	479 Muerer Plsm.	
7. Clint Phillips	Cl Phillips	1888 Plainview Pkway	
8. Sue Dornell	Sue Dornell	7701 7 <sup>th</sup> St Sacramento	
9. Christina Doolin	Christina Doolin	3423 Winter Park Drive	
10. Willis Bratherson	Willis Bratherson	616 Alhambra Cove	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM # 2  
PAGE 275

**HELP THE ECONOMIC VIABILITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1 Pavel Dymachenko	<i>Pavel Dymachenko</i>	2012 Benita Dr.	
2 Charisse Williamson	<i>Charisse Williamson</i>	4754 Greenholme Ave	
3 Dorrell Juyer	<i>Dorrell Juyer</i>	218 Ruen Acres	
4 Cynthia Frye	<i>C. Frye</i>	6367 Almond Ave	
5 Tatyana Dyda	<i>T. Dyda</i>	4208 Sant Juan Ave	
6 Angela Wilson	<i>Angela Wilson</i>	6435 Filereaway	
7 Donna Grafton	<i>D. Grafton</i>	10611 Lambrose Dr	
8 Kurt Hunsellman	<i>Kurt Hunsellman</i>	6970 galaxy	
9 Martina Graham	<i>M. Graham</i>	8222 El Verano Av	
10 Henry Wilsnack	<i>Henry Wilsnack</i>	3440 Baymont Rd.	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM # 2  
PAGE 276

**HELP THE ECONOMIC VITALITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1. <del>EDWARD MORRISON</del>	<i>Edward Morrison</i>	3740 Schutt Wy	SAC
2. <i>John Rapp</i>	<i>John Rapp</i>	835 Glen Way	
3. Denise Hammond	<i>Denise Hammond</i>	910 Q street	
4. <i>Tiffany Hugo</i>	<i>Tiffany Hugo</i>	192 H Street	
5. Irina Butsenko	<i>Irina Butsenko</i>	2330 Church Av. Sacramento	
6. Cathy Stupper	<i>Cathy Stupper</i>	11561 La Rivera	
7. Cheryl Wang	<i>Cheryl Wang</i>	6612 13th Ave	
8. Sarah Hamric	<i>Sarah Hamric</i>	2925 Iron Wood Way	
9. DANNY FONG	<i>Danny Fong</i>	7431 Noma rd Wy Sacramento	
10. <i>Jose Reckeb</i>	<i>Jose Reckeb</i>	744 Hayes Ave	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM # 2  
PAGE 277

**HELP THE ECONOMIC STABILITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1 Emily Connor	<i>Emily Connor</i>	8707 Woodman Way	Sacramento.
2 Shannon Stafford	<i>Shannon Stafford</i>	4353 Gornham Wy	Matter SAC.
3 Sandra Hampton	<i>S Hampton</i>	3550 San Ysidro Way	
4 Scott Torrez	<i>Scott Torrez</i>	3719 Glindin Wy	
5 CHARLES CONLEY	<i>Charles Conley</i>	3300 DEEDER	SACRAMENTO -
6 Denise E Hamlin	<i>Denise E. Hamlin</i>		
7 Jaime Howard	<i>Jaime Howard</i>	5424 Sheldrake Ct	CA 95824
8 Tony Lamachue	<i>Tony Lamachue</i>	725 Grand Ave	
9 Katie Potner	<i>Katie Potner</i>	1220 N St	Sacramento CA.
10 Luis Reddy	<i>Luis Reddy</i>	612 Korgath Way	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM # 2  
PAGE 218



**HELP THE ECONOMIC STABILITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1. MARCO SUH	<i>Marco Suh</i>	1043 TRINITY WY	SACRAMENTO
2. Schuyler McKay	<i>Schuyler McKay</i>	7336 Dwyer Way	Sacramento CA smckay@idm.net
3. Aaron Schoenberg	<i>Aaron Schoenberg</i>	8701 cypress ave	
4. Joan Gibson	<i>Joan Gibson</i>	5010 Stakton Dr.	Sac CA
5. Jackie Strong	<i>Jackie Strong</i>	3333 MANLOVE Rd	SAC
6. Joe Maldonado	<i>Joe Maldonado</i>	2212 Clinton Rd	Sac CA 95821
7. Andrew Flannery	<i>Andrew Flannery</i>	5840 Austin St.	
8. TRISTAN ROGERS	<i>Tristan Rogers</i>	3510 Horn Rd	Sac
9. Amber Dragomir	<i>Amber Dragomir</i>	3605 Mosby Rd	SACRAMENTO
10. KEENAN Smith	<i>Keenan Smith</i>	5510 Future Ave	SACRAMENTO CA 95819

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM # 2  
PAGE 279

**HELP THE ECONOMIC VITALITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1 Vicci Schlegel	<i>Vicci Schlegel</i>	5713 Jeff Wy.	
2 Maria Jones	<i>Maria Jones</i>	1005 grandlands Rd.	
3 Cammer Garcia	<i>Cammer Garcia</i>	610 freudberg ave	
4 Teri Bideon	<i>T Bideon</i>	5800 Hamilton Road	
5 Andy Ctr	<i>Andy Ctr</i>	911 Sterling Cir Flsm	
6 lucinda gil castro marisol	<i>L Gil Castro Marisol</i>	331 McDaniel Circle	
7 Mike Jones	<i>Mike Jones</i>	Sierra Blvd Sacramento CA	m5en513@yahoo.com
8 AIFONSO GRIEGO	<i>Aifonso Griego</i>	4221 Hood	Sec. 95819
9 KAREN HANKS	<i>K. Hanks</i>	109 FOUNDIAN OAKS	
10 Frazier Wong	<i>F. Wong</i>	3366 MANLOVE	95826

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM # 2  
PAGE 280

## HELP THE ECONOMIC VIABILITY OF SACRAMENTO,

## PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

## WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO

Name Please print	Signature	Address	E-mail (Important)
1 WILLA ROSS	Willa Ross	7552 St. Lukes Way	
2 FARIED SAEKHI	Faried Saeahi	8717 Elia Hill Way PO SAC	
3 Marie Tanie	M. Tanie	4441 Young Oak Ct	
Bianca Lionnel	Bianca Lionnel	4900 Lavelle Wy	
4 Bianca			
5 Jason Bagnary		380 Fourth St	
6 Janyra Solis		17012 michuak st	
7 April Hinte	April Hinte	3140 Jankerskin Way N.Hnt	
8 Janyra Solis		314 B Street	
9 Diana Lyons		4112 6th St	
10 RAYMOND STANDPREE	Raymond Standpree	7050 SILVER GLEN WY PL	

THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP

**HELP THE ECONOMIC VITALITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1 Diane Hand	DHand	5744 Muldrow Rd	
2 Valerie Smith	Valerie Smith	508 Puma Wy	
3 Mark Edwards	Mark Edwards	935 Park Way	
4 Carlton Heppell		5 Chukadee rd	
5 Joe Hensler		455 Finney rd	
6 Amber Francis	Amber Francis	4012 Tricia Wy	
7 Ron Guernsey		341 Lampass Dr	
8 Monica Adams		6589 Stanger rd	
9 Rachelle Tamar		9103 Madison ave Sacramento	
10 Francis Foust	Francis Foust	4519 Galbraith Drive	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM # 2  
PAGE 252

**HELP THE ECONOMIC VIABILITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops.
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1 Cheryl Miller		1671 West Primo	
2 KEVIN FALLON		4430 Oxford	
3 Jimmy Wang		216 Switzer Street	
4 ALEX YRZOMOVICH		4418 W 93rd	
5 Steven Bower		1516 Ashcroft Blvd.	
6 Lawrence LITTO		2232 La Rivera	
7 Mr. KATRELL		612 Aspinwall Way	
8 Kenneth Coven		715 Tampa Way	
9 TOMMY HILL		16101 31st	
10 DORIAN SMITH		1256 N. El Camino	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM # 2  
PAGE 283

**HELP THE ECONOMIC VIABILITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1 Rose Fong	R Fong	10440 Havenside Drive	
2 Tammy Huerta	5440 Mandy Rd		
3 Gangy Ja	111 Rolinda Street		
4 Lewis Hepburn	53rd ave		
5 Barbara Eastlick	Barbara Eastlick	10238 Mineral Wy	
6 Xavier Ortega	2 Bogle St		
7 Kong May	1511 Regales		
8 Mandi Snrick	Mandi Snrick	2524 Jormolo Wy	
9 Robert Wang	3707 46th ave		
10 Joanna Easterly	Joanna Easterly	3604 Jasmine	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM #2  
PAGE 284

**HELP THE ECONOMIC VIABILITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1 Ben Chikerman	<i>Ben Chikerman</i>	6105 Sweet Rd	
2 Rherby Henry	<i>Rherby Henry</i>	1007 Quebec Wy	Sac
3 Jim Tallon	<i>Jim Tallon</i>	71615 TOBRACK Rd.	
4 RONNIE Henslee		400 Morgan Ave	Sacramento
5 Abdul Mhammad	<i>Abdul Mhammad</i>	555 Magon Way	
6 AJ RYAN	<i>AJ RYAN</i>	420 Cleveland	SAC
7 Donovan Trail	<i>Donovan Trail</i>	7191 Triffin way	
8 Frank Silva	<i>Frank Silva</i>	3918 Tipton way	SAC CA 95833
9 Leone Weber	<i>Leone Weber</i>	954 Ridman Rd.	
10 Don Newton		393 Rother rd	sacramento CA

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

**HELP THE ECONOMIC VITALITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1 Mary Fairise	<i>[Signature]</i>	1901 Terrace	
2 Nick Galt	<i>[Signature]</i>	3655 Jantzen	
3 Xiang Jue	<i>[Signature]</i>	2401 73rd Ave	
4 Rachael Eachus	<i>[Signature]</i>	R. Eachus 2651 Matheson Road	
5 Eric Stanley	<i>[Signature]</i>	3803 Montclair Ave	
6 John DeMartin	<i>[Signature]</i>	410 John Jdemart@csu.edu	
7 Nina Smitant	<i>[Signature]</i>	5926 Hilltop Drive	
8 John Bower	<i>[Signature]</i>	2512 P Street clectis-socceresbceglobal.net	
9 Mary G. Swartz	<i>[Signature]</i>	4399 Calaveras	
10 Karen Snow	<i>[Signature]</i>	K Snow 784 Lampasas Av	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM # 2  
PAGE 286  
286



**HELP THE ECONOMIC VITALITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1	<i>[Signature]</i>	5923 Oak Avenue / Carmichael / CA 95608	FEY3@CSUS.EDU
2	<i>[Signature]</i>	8800 Broadway	95826
3	<i>[Signature]</i>	5332 Oxford	95826
4	Sean Ray	6900 Almond Grove Ave	
5	Chelsea Smith	310 Foxesera Circle	Sac, Ca 95834
6	Ben Parker	10635 Schirra Ave	Mather, CA
7	Ken Bell	400 BANNON ST	SAC, CA
8	<i>[Signature]</i>	400 Bannan St	Sac, Ca
9	Valerie Lee	1500 32nd St.	SAC, CA 95822
10	Adina Mijares	7657 Ambrose Way	SAC, CA 95831

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM # 2  
PAGE 287

**HELP THE ECONOMIC VI LITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1 LOU BLACK	<i>Lou Black</i>	2567 Barona Court	
2 Jeff HADDS	<i>Jeff Hadd</i>	3724 PMP Island Rd.	
3 Patricia Jones	<i>Patricia Jones</i>	565 Morrison Rd.	
4 DAVID HALLEY	<i>David Halley</i>	3901 LAKE ROAD SP12 W. SAC CA	
5 Alex Foster	<i>Alex Foster</i>	2007 W Glenwood TURLOCK CA	
6 MANUEER DILLON	<i>Manueer Dillon</i>	9405 UNDLY PARK	
7 JERRI JONES	<i>Jerri Jones</i>	1321 N 1st SAC.	
8 Prentice Wingle	<i>Prentice Wingle</i>	4035 Chapman Carmichael SAC 95608	
9 Curtis Martin	<i>Curtis Martin</i>	1321 N 1st SAC	
10 DENNIS S. COVINGTON	<i>Dennis S. Covington</i>	1107 23rd St, #506 ; SAC CA 95816	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM # 2  
PAGE 288

**HELP THE ECONOMIC STABILITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1	Lawrence Buxbey	1806 Anderson St	
2	Richard Cordero	113 19th St	
3	Randy Jackson	920 Silver Rd	
4	Harold Stenerson	3208 23rd St #212	
5	Franklin Moss	489 S. Sutter St	
6	Raul Rodriguez	1403 Delaney St	
7	Charlie Chung	323 Oaks Rd	
8	Lenny Cruz	33 St. Joseph St	
9	Ramiro Juarez	66 Orchard St	
10	Pauline Juarez	1112 Oak St	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM # 2  
PAGE 289

**HELP THE ECONOMIC VIABILITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1. Jeff Jones	<i>[Signature]</i>	2100 Middleberry Rd Sac 95815	
2. Jon Wiley	<i>[Signature]</i>	6359 3rd Ave Sacramento 95817	Wileyj@my.com
3. Madelon Wang	<i>[Signature]</i>	7111 Wanner Way Citrus Heights 95621	
4. <i>[Signature]</i>	<i>[Signature]</i>	6969 Make prostitution Legal	
5. Javier G. Sosa	<i>[Signature]</i>	725 Howe Ave #21	
6. Cindy Chacoya	<i>[Signature]</i>	6010 J St #114 Draper (95819)	
7. Jeff Robinson	<i>[Signature]</i>	1201 Oakland Dr. Tisdale	Tisdalestudios.com
8. EDDIE MURPHY	<i>[Signature]</i>	4264 CHASE KN Loomis, CA 95668	
9. Jeff Reigel	<i>[Signature]</i>	725 Howe Ave #17	
10. Jessica Cooper	<i>[Signature]</i>	6969 Make Prostitution Legal 95819	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM # 2  
PAGE 290

**HELP THE ECONOMIC VIABILITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1 Miguel Ortiz	<i>Miguel Ortiz</i>	6504 Hickory Ave	
2 Faith Hill	<i>Faith Hill</i>	2000 Corabel Ln Sacramento	
3 George Lopez	<i>George Lopez</i>	1874 F Street	
4 RYAN DAVID	<i>Ryan David</i>	2609 Burnham rd sac.	
5 Shawn McDougal	<i>Shawn McDougal</i>	9134 Kiefer Sacramento 95826	
6 INNA STUKOV	<i>Inna Stukov</i>	5544 Hockbery Ln Sacramento	
7 Victor Martinez	<i>Victor Martinez</i>	1597 Howe Ave	
8 Max Mculloch	<i>Max Mculloch</i>	3312 Century Way	maxcsus.edu
9 JEROME JENKINS	<i>Jerome Jenkins</i>	4430 Woodson Av Sacramento CA	
10 Cynthia Sterling	<i>Cynthia Sterling</i>	305 Alsereny Ave	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005


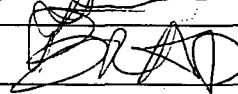
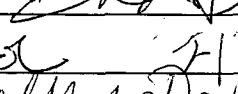
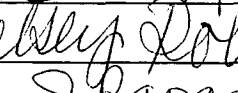

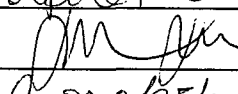
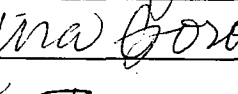
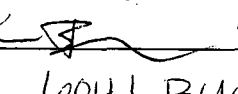
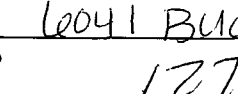

ITEM # 2  
PAGE 291

**HELP THE ECONOMIC FALITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1. <del>Daniel Smith</del>		360 Conango Way	
2. BRAD ANGELES		BRAD ANGELES 1915 Montego Way	
3. <del>Berrell Hore</del>		217 1st	
4. Kelsey Roberts		4500 Drycreek Ave.	
5. Suzanne Rapach		4209 Horgen Way	
6. <del>Mike McDonald</del>		300 ANGLES ST.	
7. Nina Gorokhuk		702 Lakeforest	
8. Jimmy Buford		51916 LA LUENA	
9. ANNA RATH		6041 BUCKBOARD DR.	
10. Bert Schenue		12721 West Lafayette	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM # 2  
PAGE 292

**HELP THE ECONOMIC VITALITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1 MATT KEY	<i>Matt Key</i>	852 L Street	
2 JAMIE KEY	<i>Jamie Key</i>	852 L Street	
3 KYLE MORENO	<i>Kyle Moreno</i>	18 Alvarado Ct	
4 JOHN ALAN	<i>John Alan</i>	237 Alvarado St	
5 STEPHANIE SHAW	<i>Stephanie Shaw</i>	1049 DULCETTO St	
6 JAMES PAYNE	<i>James Payne</i>	1110 Anderson Blvd	
7 SARAH MARY	<i>Sarah Mary</i>	5150 Tony Walker Way	
8 DENA STOR	<i>Dena Stor</i>	1415 Henrietta Dr. Sacramento	
9 CRISTINE MIER	<i>Cristine Mier</i>	515 Straight Blvd.	
10 ANDREW STONE	<i>Andrew Stone</i>	722 HUNTER PL FISM	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM # 2  
PAGE 293

**HELP THE ECONOMIC VIABILITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1. Johnny Walker	<i>[Signature]</i>	112 Taylor Blvd.	
2. Christine Black	<i>[Signature]</i>	1911 Truxel Blvd.	
3. John Bird	<i>[Signature]</i>	1300 Truxel	
4. Jim Handle	<i>[Signature]</i>	895 West El Camino	
5. Keith Sutter	<i>[Signature]</i>	617 West El Camino	
6. Camille Sotina	<i>[Signature]</i>	420 Oriental Way	
7. Kelly Brysen	<i>[Signature]</i>	1445 Harrington	
8. Julia Straton	<i>[Signature]</i>	9116 Newhall Sac	
9. TARA STOKES	<i>[Signature]</i>	9000 Kiefer Bl Sacramento	
10. Randy Massey	<i>[Signature]</i>	133 Mayberr Ave	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM # 2  
PAGE 294



**HELP THE ECONOMIC VIABILITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1 Joshua Ward	<i>Joshua Ward</i>	953 Michigan Ave. Coz Bay, CA 95742	jward953@aol.com
2 Kentrel Smith	<i>Kentrel Smith</i>	50 Saginaw Circle	N/A
3 Veruekha Alexander	<i>Veruekha Alexander</i>	250 Touchstone Pl	
4 Pavel Baedikhin	<i>Pavel Baedikhin</i>	1024 Rogers St	PBaedikhin@sprint
5 Leah Runova	<i>Leah Runova</i>	234 Washington St	n/g
6 Hassan Vadir	<i>Hassan Vadir</i>	2301 Campus Commons 15046	
7 Julie Smith	<i>Julie Smith</i>	4301 El Camino Ave	jsmith@yplac.com
8 Jonathan Smith	<i>Jonathan Smith</i>	675 El Camino Ave	
9 Christine Smith	<i>Christine Smith</i>	1214 Anderson Way	
10 Tanes Dean	<i>Tanes Dean</i>	16150 West El Camino	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

**HELP THE ECONOMIC VIABILITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1 Brent Wampler	<i>[Signature]</i>	3315 Raleigh Way	
2 Wendy Brudette	<i>[Signature]</i>	700 Bridgeport Way	
3 NANCY COOPER	<i>[Signature]</i>	2007 LA RIVIERA DR.	
4 Melvin Walker	<i>[Signature]</i>	671 Calum Road	
5 Yelice COPEL	<i>[Signature]</i>	954 HOWE TR	
6 E.J. RYME	<i>[Signature]</i>	8426 Apple dr.	
7 Jay Walker	<i>[Signature]</i>	161 La Avenue Drive	
8			
9 Tony Hawkins	<i>[Signature]</i>	5500 West El Camino	
10			

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

**HELP THE ECONOMIC QUALITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1 Andy McElmich	Andy McElmich	2424 McElmich Lane	
2 MARY CARLEY	MARY CARLEY	16005 HICKORY AVE	
3 TOMMY COOPER	TOMMY COOPER	75 FALLON AVE	
4 Gail Gutterman	G. Gutterman	2753 Muir Way	
5 Cedric Benson	Cedric Benson	17456 Skywalker Lane	
6 David Turner	David Turner	1919 Church Way	
7 Bibiana Guerra	B. Guerra	2348 Anita Avenue	
8 Andrea Fonseca	A. Fonseca	1225 Burrows Way	
9 LUKE JOHNSON	L. Johnson	333 W. El Camino	
10 Ajda Fong	A. Fong	10317 Faustino Way	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM # 2  
PAGE 297

**HELP THE ECONOMIC VIABILITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1 Anthony Michael	<i>[Signature]</i>	1703 Howe Ave	Amcond@fiotnal.ca
2 CINDY BILLS	<i>[Signature]</i>	200 South Lexington Dr.	SNAC
3 Stephen	<i>[Signature]</i>	1535 Tuxtel Road	
4 Mike Butler	<i>[Signature]</i>	170 Coors St	
5 Maryann Chase	<i>[Signature]</i>	1280 Adelline Dr	Apt 1290
6 <i>[Signature]</i>	<i>[Signature]</i>	1050 Agatha Way	See
7 Matt Modale	<i>[Signature]</i>	419 Ellison Way	
8 Jenae Condren	<i>[Signature]</i>	7202 Etnoria Dr	Sacram.
9 Christine McArthur	<i>[Signature]</i>	717 Garity Way	
10 <i>[Signature]</i>	<i>[Signature]</i>		

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

**HELP THE ECONOMIC VIABILITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1. <i>William Fong</i>	<i>[Signature]</i>	511 Q St	
2. <i>Quinn Jones</i>	<i>[Signature]</i>	398 Mabel St	
3. <i>Sandra Kent</i>	<i>[Signature]</i>	4110 Targa MACK SAC	
4. <i>Ruby</i>	<i>[Signature]</i>	2211 Sierra Vista Ln. Sac	
5. <i>VINCE GYR</i>	<i>[Signature]</i>	4719 Mayhew	95826
6. <i>Ryan Kelley</i>	<i>[Signature]</i>	2657 Land Park Dr.	
7. <i>Dustin STEVENSON</i>	<i>[Signature]</i>	7331 Morse	Sac
8. <i>Cory PHILLIPS</i>	<i>[Signature]</i>	4821 Dieppe Way	SACRAMENTO CA
9. <i>Mary Hiner Mary Hiner</i>	<i>[Signature]</i>	326 Blaine Sacramento	
10. <i>Miguel Velasquez</i>	<i>[Signature]</i>	2232 Plantview CA	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM # 2  
PAGE 299

**HELP THE ECONOMIC VIABILITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1. Mike John	<i>Mike John</i>	4034 1st Ave	
2. Chris Elrod	<i>Chris Elrod</i>	8768 1/2 Hillside Ct. Orangevale CA	
3. Laura Lebrun	<i>Laura Lebrun</i>	130 North Main Ave.	
4. Brenda Hines	<i>Brenda Hines</i>	5316 Kestrel Ave. S.W.	
5. Chris Henderson	<i>Chris Henderson</i>	7633 Valleywood Dr.	
6. Eric Morales	<i>Eric Morales</i>	227 Yolo Street	
7. Anthony Spencer	<i>Anthony Spencer</i>	1444 B St.	
8. Sean Shelmadine	<i>Sean Shelmadine</i>	122840 Santa Paula	
9. NATALIA ROMO	<i>Natalia Romo</i>	52 Scores Ct. SAC	
10. JOYCE STASSI	<i>Joyce Stassi</i>	1025 UNIVERSITY AV. SACRAMENTO	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM # 2  
PAGE 300

**HELP THE ECONOMIC VIABILITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1. <i>[Signature]</i>	<i>[Signature]</i>	115 4th St	
2. <i>[Signature]</i>	<i>[Signature]</i>		
3. Gloria Hanson	<i>[Signature]</i>	332 Crow Canyon Dr	
4. Nancy Foley	<i>[Signature]</i>	701 24th St. Sacramento	
5. Katie McCoy	<i>[Signature]</i>	3313 Manlove Rd Sacramento	
6. ROBERT DOY	<i>[Signature]</i>	1500 7th Sacramento	
7. NANCY HARBIN	<i>[Signature]</i>	2412 Salix Way	
8. DOUGLAS DOPKINS	<i>[Signature]</i>	615 Echo Way	
9. <i>[Signature]</i>	<i>[Signature]</i>	3490 Redwood Dr	
10. Barbara Edward	<i>[Signature]</i>	3240 San Diego Way	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM # 2  
PAGE 301

**HELP THE ECONOMIC VIABILITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1 Boyd Gray	<i>[Signature]</i>	4940 San Marcos Circle Colusa	
2 Joseph J. [unclear]	<i>[Signature]</i>	5541 Swatby Way	
3 Fred Hammond	<i>[Signature]</i>	4107 Bonds Ave	
4 GUARTE HERNADEZ	<i>[Signature]</i>	4200 12 <sup>TH</sup> AVE SACTO	
5 Don Schuel	<i>[Signature]</i>	1829 Schopf Rd	
6 Stewart [unclear]	<i>[Signature]</i>	5200 Hubbard Rd	
7 Brent [unclear]	<i>[Signature]</i>	1300 Hammond Rd	
8 [unclear]	<i>[Signature]</i>	3136 Freedom Way	
9 John [unclear]	<i>[Signature]</i>	1127 Souza Way	
10 ALAN FLYNN	<i>[Signature]</i>	1727 Kenwood	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM # 2  
PAGE 302



**HELP THE ECONOMIC VIABILITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1 Peter Vera	<i>[Signature]</i>	3431 Durel Rock Rd.	
2 Shannon Lewis	<i>[Signature]</i>	6162 Truxel Rd.	
3 YAMINAR ALLSOBOVICA	<i>[Signature]</i>	151 Alhambra	
4 Yelena Gornell	<i>[Signature]</i>	200 Odell	
5 Shannon Stewart	<i>[Signature]</i>	7561 Allison Blvd.	
6 Rebecca Kent	<i>[Signature]</i>	5430 Michael Wy	
7 Andrew Anderson	<i>[Signature]</i>	1119 McMalley Way	
8 Christine Fishin	<i>[Signature]</i>	2045 Nicholas Boulevard	
9 Jennifer Christy	<i>[Signature]</i>	1411 Allway Road	
10 Shanna Faith	<i>[Signature]</i>	4601 Blackrock Rd. Sacramento	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

ITEM # 2  
PAGE 203

**HELP THE ECONOMIC VITALITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1 B. A. Kline		2700 CAMPWELL CT.	BKLINE@CSUS.EDU
2 Len A. Wager		2701 Sandcastle Way	95833
3 Amy		95831	
4 Corbin		95835	
5 Brett Grant		1421 Garden Hwy	B56@PlatinumAdvisors.com
6 Don Levin		334 Oak Park, W. Sacramento, CA	95891
7			
8			
9			
10			

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

P04-106

July 14, 2005

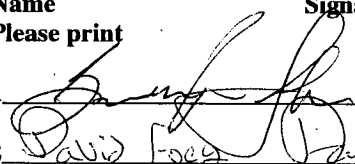

ITEM # 2  
PAGE 304

**HELP THE ECONOMIC VITALITY OF SACRAMENTO,  
PROTECT PRIVATE PROPERTY RIGHTS and SUPPORT THE COMMUNITY PLAN FOR SOUTH NATOMAS**

We, residents of South Natomas support the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is compatible with the established South Natomas Community Plan.
2. The Dealership will be in back of eight acres on Orchard that are reserved for small retail shops
3. There are no potential safety hazards to the local community because most test drives occur on the freeway.
4. Traffic on West El Camino will not be affected by dealership customers exiting Highway 80.
5. Lighting will not leave the dealership due to the advances in lighting technology.
6. Noise pollution will be mitigated through the use of pagers. The dealership will have no outdoor paging system.
7. Most new dealerships are located at freeway exits.
8. The Dealership will produce significantly more new tax revenue for the city than any other use.
9. New jobs will be created and available to local residents at the Dealership.

**WE SUPPORT THE NEW DOWNTOWN FORD LOCATION AT ORCHARD ROAD AND WEST EL CAMINO**

Name Please print	Signature	Address	E-mail (Important)
1		153 Jackson Rd.	
2		1683 Benham Way Sacramento	
3	Jennifer Snittle	J Snittle 1681 Somerville Rd	
4	Joe V. Martinez	8342 Magnus St	
5	Marc Schenck	161 E. Blackhawk Rd.	
6	Dyren Schwartz	3230 Roberts Rd.	
7	David Schunke	2133 Terra Loma	
8	George Charles	6453 Benning	
9	Dionne Snyder	DA Snyder 2822 Darwin	
10	ADAM SNYDER	ASnyder 2822 DARWIN WAY	

**THIS PETITION WILL BE SUBMITTED TO THE MAYOR, PLANNING COMMISSION, CITY COUNCIL and THE DEALERSHIP**

**PROTECT THE INTEGRITY OF OUR NEIGHBORHOOD.  
KEEP OUR SCHOOL CHILDREN SAFE AND SAVE OUR PROPERTY VALUES.**

We, residents and registered voters of Natomas, are adamantly opposed to the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is not compatible with the established South Natomas Community Plan. Business that serve the immediate local community is earmarked for this parcel by the Plan and is sorely needed and desired by the surrounding community, such as grocery stores and other retail services.
2. The Dealership will be surrounded by residential housing and will be in close proximity to two schools.
3. Safety of school children coming and going from school as well as other pedestrian traffic is at risk from "test-drives" through the neighborhood.
4. Traffic on West El Camino is already saturated with school and commuting traffic. The pending 800 plus residential dwellings, which will be located immediately across from the dealership and the commercial traffic generated by the dealership, will over-burden West El Camino.
5. Early morning traffic patterns with commuters, school traffic and dealership traffic is not compatible.
6. There is no appropriate area to load and unload the Semi-Trucks delivering and picking up vehicles in this area.
7. Noise and pollution from the repair facilities and commercial vehicle traffic will greatly impact the quality of life for the residents surrounding the Dealership. As will, light pollution generated by illumination of the Dealership on a nightly basis.
8. There are no supporting dealerships nor supporting commercial businesses for this dealership within 10 miles of this property.
9. And finally, a dealership will negatively impact the visual qualities and property values of this area.

**WE STRONGLY OPPOSE A CAR LOT AT ORCHARD ROAD AND WEST EL CAMINO**

PLEASE PRINT

Name as registered voter.	Signature	Address	E-mail
1 Michael N. Mills	<i>[Signature]</i>	3235 Spinning Road Wy	mnmills@downeybrad.net
2 TANIA MOYRON	<i>[Signature]</i>	3235 SPINNING ROAD WY	tanayron@hotmail.com
3 Luis M. Espada	<i>[Signature]</i>	171 Unity Circle, SAC	lmespada@yahoo.com
4 FRED MEIDMAN	<i>[Signature]</i>	20 LAS VEGAS CT. SAC	
5 E. Louise Quirk	<i>[Signature]</i>	2970 Bergamo Way, SAC	LQUIRK@AOL.COM
6 William E. Quirk	<i>[Signature]</i>	2970 Bergamo Way, SAC	WQUIRK@AOL.COM
7			
8			
9			
10			
11			
12			
13			
14			

THIS PETITION WILL BE PROVIDED TO THE MAYOR AND SACRAMENTO CITY COUNCIL AND TO THE DEALERSHIP/APPLICANT.  
CONTACT RIVER OAKS COMMUNITY ASSOCIATION AT 916-920-4663 FOR ADDITIONAL INFORMATION

P04-106

July 14, 2005

Attachment 15- Petitions Against the Project

ITEM # 2  
PAGE 306

**PROTECT THE INTEGRITY OF OUR NEIGHBORHOOD.  
KEEP OUR SCHOOL CHILDREN SAFE AND SAVE OUR PROPERTY VALUES.**

We, residents and registered voters of Natomas, are adamantly opposed to the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is not compatible with the established South Natomas Community Plan. Business that serve the immediate local community is earmarked for this parcel by the Plan and is sorely needed and desired by the surrounding community, such as grocery stores and other retail services.
2. The Dealership will be surrounded by residential housing and will be in close proximity to two schools.
3. Safety of school children coming and going from school as well as other pedestrian traffic is at risk from "test-drives" through the neighborhood.
4. Traffic on West El Camino is already saturated with school and commuting traffic. The pending 800 plus residential dwellings, which will be located immediately across from the dealership and the commercial traffic generated by the dealership, will over-burden West El Camino.
5. Early morning traffic patterns with commuters, school traffic and dealership traffic is not compatible.
6. There is no appropriate area to load and unload the Semi-Trucks delivering and picking up vehicles in this area.
7. Noise and pollution from the repair facilities and commercial vehicle traffic will greatly impact the quality of life for the residents surrounding the Dealership. As will, light pollution generated by illumination of the Dealership on a nightly basis.
8. There are no supporting dealerships nor supporting commercial businesses for this dealership within 10 miles of this property.
9. And finally, a dealership will negatively impact the visual qualities and property values of this area.

**WE STRONGLY OPPOSE A CAR LOT AT ORCHARD ROAD AND WEST EL CAMINO**

PLEASE PRINT

Name as registered voter.	Signature	Address	E-mail
1. MARTIN Gabryelski	<i>[Signature]</i>	3231 Foggay Bank Way	Tazboy3@hotmail.com
2. John G. Sekul, Jr.	<i>[Signature]</i>	3231 Foggay Bank Way	jsekuljr@msn.com
3. Midge Marino	<i>[Signature]</i>	3365 Kiffwake Dr	MMarino@Sirewest.Net
4. SUSAN A. FOSARTY	<i>[Signature]</i>	3300 Calla Lily	SusanFosarty@Sirewest.Net
5. HELEN L. LAMBERTS	<i>[Signature]</i>	3347 Calla Lily	helenlamberts@comcast.net
6. LAURIE K. LAMBERTS	<i>[Signature]</i>	3364 Sparrow Dr.	Lambert@Sirewest.Net
7. David Clement	<i>[Signature]</i>	23 Durango Ranch	david.clement@comcast.net
8. W. J. J. J.	<i>[Signature]</i>	15 JICATA Ct	WJW@WINFIBT.COM
9. John PATOCK	<i>[Signature]</i>	2560 Buckaby Way	Patock@SBCGLOBAL.NET
10. JOANNE RATES	<i>[Signature]</i>	24 FLEET ST.	joanrates@comcast.net
11. M. J. J. J.	<i>[Signature]</i>	2943 LIVES CT	Mariam@comcast.net
12. Genevieve Rodriguez	<i>[Signature]</i>	2861 Unity Pointe Ave	Therods64@aol.com
13. Alex Hernandez	<i>[Signature]</i>	2911 Berkeley Way	
14. Lorena Valle	<i>[Signature]</i>	2996 Berkeley Way	

THIS PETITION WILL BE PROVIDED TO THE MAYOR AND SACRAMENTO CITY COUNCIL AND TO THE DEALERSHIP/APPLICANT.  
CONTACT RIVER OAKS COMMUNITY ASSOCIATION AT 916-920-4663 FOR ADDITIONAL INFORMATION

P04-106

July 14, 2005

ITEM # 2  
PAGE 307

**PROTECT THE INTEGRITY OF OUR NEIGHBORHOOD.  
KEEP OUR SCHOOL CHILDREN SAFE AND SAVE OUR PROPERTY VALUES.**

We, residents and registered voters of Natomas, are adamantly opposed to the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is not compatible with the established South Natomas Community Plan. Business that serve the immediate local community is earmarked for this parcel by the Plan and is sorely needed and desired by the surrounding community, such as grocery stores and other retail services.
2. The Dealership will be surrounded by residential housing and will be in close proximity to two schools.
3. Safety of school children coming and going from school as well as other pedestrian traffic is at risk from "test-drives" through the neighborhood.
4. Traffic on West El Camino is already saturated with school and commuting traffic. The pending 800 plus residential dwellings, which will be located immediately across from the dealership and the commercial traffic generated by the dealership, will over-burden West El Camino.
5. Early morning traffic patterns with commuters, school traffic and dealership traffic is not compatible.
6. There is no appropriate area to load and unload the Semi-Trucks delivering and picking up vehicles in this area.
7. Noise and pollution from the repair facilities and commercial vehicle traffic will greatly impact the quality of life for the residents surrounding the Dealership. As will, light pollution generated by illumination of the Dealership on a nightly basis.
8. There are no supporting dealerships nor supporting commercial businesses for this dealership within 10 miles of this property.
9. And finally, a dealership will negatively impact the visual qualities and property values of this area.

**WE STRONGLY OPPOSE A CAR LOT AT ORCHARD ROAD AND WEST EL CAMINO**

**PLEASE PRINT**

Name as registered voter.	Signature	Address	E-mail
1. Jeannie E. Benson	<i>[Signature]</i>	12 Spinning Road, Sac 95833	jebenson@aol.com
2. ANTHONY D. BRANCH	<i>[Signature]</i>	LY LAS UNAS CT. SAC 95833	tonybranch@aol.com
3. Chris Witko	<i>[Signature]</i>	3260 Foss Bark Way, SAC 95833	cmwitko@yghs.com
4. Elizabeth Golla	<i>[Signature]</i>	11 Two Rivers Ct	happygolla@yahoo.com
5. Daniel Golla	<i>[Signature]</i>		
6. Tenny	<i>[Signature]</i>	2967 Wilbur Edge Way 95833	
7. Marilyn J. Clark	<i>[Signature]</i>	2356 Marina Glen Wy 95833	
8. JAMES CLARK	<i>[Signature]</i>	" " " "	jclark1@surewest.net
9. Gabriel Kohler	<i>[Signature]</i>	3301 Sweet Maple Way Sac CA 95833	
10. Sherry Powers	<i>[Signature]</i>	1 Kittiwake Ct SAC 95833	spowers@winfirst.com
11. John Fairbanks	<i>[Signature]</i>	6 Dunkin Ct. Sac. 95833	johnfairbanks@gsu.net
12. Betty Ann Clark	<i>[Signature]</i>	2141 Two Rivers Dr. Sac 95833	alvise@winfirst.com
13. Gene Trow	<i>[Signature]</i>	2360 MARINA GLEN WAY SAC 95833	
14. Chris Yabome	<i>[Signature]</i>	2891 Unity Pointe Sac CA 95833	

THIS PETITION WILL BE PROVIDED TO THE MAYOR AND SACRAMENTO CITY COUNCIL AND TO THE DEALERSHIP/APPLICANT.  
CONTACT RIVER OAKS COMMUNITY ASSOCIATION AT 916-920-4663 FOR ADDITIONAL INFORMATION

P04-106

July 14, 2005

ITEM # 2  
PAGE 308

**PROTECT THE INTEGRITY OF OUR NEIGHBORHOOD.  
KEEP OUR SCHOOL CHILDREN SAFE AND SAVE OUR PROPERTY VALUES.**

We, residents and registered voters of Natomas, are adamantly opposed to the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is not compatible with the established South Natomas Community Plan. Business that serve the immediate local community is earmarked for this parcel by the Plan and is sorely needed and desired by the surrounding community, such as grocery stores and other retail services.
2. The Dealership will be surrounded by residential housing and will be in close proximity to two schools.
3. Safety of school children coming and going from school as well as other pedestrian traffic is at risk from "test-drives" through the neighborhood.
4. Traffic on West El Camino is already saturated with school and commuting traffic. The pending 800 plus residential dwellings, which will be located immediately across from the dealership and the commercial traffic generated by the dealership, will over-burden West El Camino.
5. Early morning traffic patterns with commuters, school traffic and dealership traffic is not compatible.
6. There is no appropriate area to load and unload the Semi-Trucks delivering and picking up vehicles in this area.
7. Noise and pollution from the repair facilities and commercial vehicle traffic will greatly impact the quality of life for the residents surrounding the Dealership. As will, light pollution generated by illumination of the Dealership on a nightly basis.
8. There are no supporting dealerships nor supporting commercial businesses for this dealership within 10 miles of this property.
9. And finally, a dealership will negatively impact the visual qualities and property values of this area.

**WE STRONGLY OPPOSE A CAR LOT AT ORCHARD ROAD AND WEST EL CAMINO**

PLEASE PRINT

Name as registered voter.	Signature	Address	E-mail
1. <i>[Signature]</i>		13 DURAZNO CT	WIZNOR@SUNBELT.COM
2. <i>[Signature]</i>		12 DURAZNO CT	"
3. <i>[Signature]</i>		3355 SHAWNEE DRIVE	
4. <i>[Signature]</i>		2247 MAHON WAY SOUTH	
5. MARY ESTEP	<i>[Signature]</i>	3202 SPINNING ROAD WAY	maryestep@comcast.net
6. <i>[Signature]</i>		2139 TRUXEL WAY	
7. <i>[Signature]</i>		2330 LA LINA WAY	antelope@snet.net
8. Dawn Grinstein	<i>[Signature]</i>	2219 La Lina Way	dawn.grinstein@dot.ca.gov
9. <i>[Signature]</i>		2271 SWEETMEAT WAY	
10. PADRA TARIFARD	<i>[Signature]</i>	3196 SPINNING ROAD WAY	PADRAIS@HOTMAIL.COM
11. Reza Tarifard	<i>[Signature]</i>	3196 SPINNING ROAD WAY	
12. <i>[Signature]</i>		2566 BUNNELL WAY	L.P. & P. H. H. H. H.
13. LVA <i>[Signature]</i>		2566 BUNNELL WAY	L.P. & P. H. H. H. H.
14. Sue Viet (VIETH)	<i>[Signature]</i>	2921 TRUXEL	svieth@cityofsacramento.org

THIS PETITION WILL BE PROVIDED TO THE MAYOR AND SACRAMENTO CITY COUNCIL AND TO THE DEALERSHIP/APPLICANT.  
CONTACT RIVER OAKS COMMUNITY ASSOCIATION AT 916-920-4663 FOR ADDITIONAL INFORMATION

**PROTECT THE INTEGRITY OF OUR NEIGHBORHOOD.  
KEEP OUR SCHOOL CHILDREN SAFE AND SAVE OUR PROPERTY VALUES.**

We, residents and registered voters of Natomas, are adamantly opposed to the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is not compatible with the established South Natomas Community Plan. Business that serve the immediate local community is earmarked for this parcel by the Plan and is sorely needed and desired by the surrounding community, such as grocery stores and other retail services.
2. The Dealership will be surrounded by residential housing and will be in close proximity to two schools.
3. Safety of school children coming and going from school as well as other pedestrian traffic is at risk from "test-drives" through the neighborhood.
4. Traffic on West El Camino is already saturated with school and commuting traffic. The pending 800 plus residential dwellings, which will be located immediately across from the dealership and the commercial traffic generated by the dealership, will over-burden West El Camino.
5. Early morning traffic patterns with commuters, school traffic and dealership traffic is not compatible.
6. There is no appropriate area to load and unload the Semi-Trucks delivering and picking up vehicles in this area.
7. Noise and pollution from the repair facilities and commercial vehicle traffic will greatly impact the quality of life for the residents surrounding the Dealership. As will, light pollution generated by illumination of the Dealership on a nightly basis.
8. There are no supporting dealerships nor supporting commercial businesses for this dealership within 10 miles of this property.
9. And finally, a dealership will negatively impact the visual qualities and property values of this area.

**WE STRONGLY OPPOSE A CAR LOT AT ORCHARD ROAD AND WEST EL CAMINO**

**PLEASE PRINT**

Name as registered voter.	Signature	Address	E-mail
1 Steven DeBry	<i>[Signature]</i>	2612 Baybridge St	sdebry@yahoo.com
2 Wanda Kato	<i>[Signature]</i>	3481 Two Rivers Dr.	cranespl@yahoo.com
3 TOM KATO	<i>[Signature]</i>	3281 Two Rivers Dr.	kcfinc@aol.com
4 Scott Gulstine	<i>[Signature]</i>	3387 Shallowford Ln	
5 DIXIE GREEN	<i>[Signature]</i>	2229 SHOREBIRD DR	dickgreen@CALWEB.EDU
6 RICHARD GREEN	<i>[Signature]</i>	2229 SHOREBIRD DR.	richardgreen@calweb.edu
7 Trent Andrews	<i>[Signature]</i>	3366 Kittiwake Dr	trentda2@msn.com
8 ARNOLD FALCIANO	<i>[Signature]</i>	35 DRAWBRIDGE	AT Falciano.com
9 ERIN REDMOND	<i>[Signature]</i>	2326 CA LIMA WAY	
10			
11			
12			
13			
14			

THIS PETITION WILL BE PROVIDED TO THE MAYOR AND SACRAMENTO CITY COUNCIL AND TO THE DEALERSHIP/APPLICANT.  
CONTACT RIVER OAKS COMMUNITY ASSOCIATION AT 916-920-4663 FOR ADDITIONAL INFORMATION



**PROTECT THE INTEGRITY OF OUR NEIGHBORHOOD.  
KEEP OUR SCHOOL CHILDREN SAFE AND SAVE OUR PROPERTY VALUES.**

We, residents and registered voters of Natomas, are adamantly opposed to the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is not compatible with the established South Natomas Community Plan. Business that serve the immediate local community is earmarked for this parcel by the Plan and is sorely needed and desired by the surrounding community, such as grocery stores and other retail services.
2. The Dealership will be surrounded by residential housing and will be in close proximity to two schools.
3. Safety of school children coming and going from school as well as other pedestrian traffic is at risk from "test-drives" through the neighborhood.
4. Traffic on West El Camino is already saturated with school and commuting traffic. The pending 800 plus residential dwellings, which will be located immediately across from the dealership and the commercial traffic generated by the dealership, will over-burden West El Camino.
5. Early morning traffic patterns with commuters, school traffic and dealership traffic is not compatible.
6. There is no appropriate area to load and unload the Semi-Trucks delivering and picking up vehicles in this area.
7. Noise and pollution from the repair facilities and commercial vehicle traffic will greatly impact the quality of life for the residents surrounding the Dealership. As will, light pollution generated by illumination of the Dealership on a nightly basis.
8. There are no supporting dealerships nor supporting commercial businesses for this dealership within 10 miles of this property.
9. And finally, a dealership will negatively impact the visual qualities and property values of this area.

**WE STRONGLY OPPOSE A CAR LOT AT ORCHARD ROAD AND WEST EL CAMINO**

PLEASE PRINT

Name as registered voter.	Signature	Address	E-mail
1. DEBORAH LUPO	<i>Deborah Lupo</i>	00 DORAZZO CT	debbie.lupo@ci.west-sacramento.ca.us
2. Michael HENELY	<i>Michael Henely</i>	3230 FOGGY BANK WAY	henelym.2e@netscape.net
3. Ilene HENELY	<i>Ilene Henely</i>	3230 FOGGY BANK WAY	Ilenehenely@netscape.net
4. Brian Smiley	<i>Brian Smiley</i>	23 Dunlin Ct. Sacramento CA	B6Smiley@surrewest.net
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			

THIS PETITION WILL BE PROVIDED TO THE MAYOR AND SACRAMENTO CITY COUNCIL AND TO THE DEALERSHIP/APPLICANT.  
CONTACT RIVER OAKS COMMUNITY ASSOCIATION AT 916-920-4663 FOR ADDITIONAL INFORMATION

P04-106

July 14, 2005

ITEM # 2  
PAGE 311

**PROTECT THE INTEGRITY OF OUR NEIGHBORHOOD.  
KEEP OUR SCHOOL CHILDREN SAFE AND SAVE OUR PROPERTY VALUES.**

We, residents and registers voters of South Natomas, are adamantly opposed to the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

An auto dealership on this land will negatively impact all of South Natomas. Regional advertising will draw car shoppers from the southern Sacramento Valley to our small neighborhood. Local small businesses, which we support, and the office buildings where we work, will not benefit. Our safe, quiet, residential and small business area will become another poorly planned city environment.

The dealership will decrease the property values of our homes and adversely affect our neighborhood. A stream of heavy trucks will deliver new cars. Tow trucks will deliver cars needing repair. Storage lots will be brightly illuminated night and day. Cars being test-driven will stream down our streets and past our schools. Loudspeakers will be in constant use by salespeople. Huge, illuminated signs will draw traffic from I 80.

**WE STRONGLY OPPOSE A CAR LOT AT ORCHARD ROAD AND WEST EL CAMINO**

Name as registered voter. Please print	Signature	Address	E-mail Important
FELAS F. BSCISO	<i>Felias Bsciso</i>	28 White Lily Ct. Sac 95833	Post17916@hotmail.com
MICHAEL GREENE	<i>Michael Greene</i>	28 White Lily Ct. Sac 95833	
SONIA ZAMORA	<i>Sonia Zamora</i>	16 White Lily Ct	21402AS@SACRAMENTO.NET
CARRIE HENDRICKSON	<i>Carrie Hendrickson</i>	10 White Lily Ct. Sac 95833	Carricklee1977@yahoo.com
TERRY HENDERSON	<i>Terry Henderson</i>	10 White Lily Ct. Sac, CA	
LARRY T. HANSEN	<i>Larry T. Hansen</i>	3328 Gallo View way	
MARTIN CHURCH	<i>Martin Church</i>	3463 Delphinium way	Martin-Church@earthlink.net
BARBARA STANLEY	<i>Barbara Stanley</i>	3127 Delphinium way	
CAROLAN MONTAGNA	<i>Carolann Montagna</i>	3457 Delphinium way	Calatheart@yahoo.com
RICHARD S. DODD	<i>Richard S. Dodd</i>	3316 Calla Lily Way	
SHARISH GATZLE	<i>Sharish Gatzle</i>	3316 Calla Lily way	Sophie@SACRAMENTO.NET

To be on an e-mail notification list for this purpose only, send your e-mail address to West Irvin at [westirvin@first.com](mailto:westirvin@first.com).  
Copy this petition as many times as you need.

**PROTECT THE INTEGRITY OF OUR NEIGHBORHOOD.  
KEEP OUR SCHOOL CHILDREN SAFE AND SAVE OUR PROPERTY VALUES.**

We, residents and registers voters of South Natomas, are adamantly opposed to the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

An auto dealership on this land will negatively impact all of South Natomas. Regional advertising will draw car shoppers from the southern Sacramento Valley to our small neighborhood. Local small businesses, which we support, and the office buildings where we work, will not benefit. Our safe, quiet, residential and small business area will become another poorly planned city environment.

The dealership will decrease the property values of our homes and adversely affect our neighborhood. A stream of heavy trucks will deliver new cars. Tow trucks will deliver cars needing repair. Storage lots will be brightly illuminated night and day. Cars being test-driven will stream down our streets and past our schools. Loudspeakers will be in constant use by salespeople. Huge, illuminated signs will draw traffic from I 80.

**WE STRONGLY OPPOSE A CAR LOT AT ORCHARD ROAD AND WEST EL CAMINO**

Name as registered voter. Please print	Signature	Address	E-mail Important
Patricia Wahle	<i>Patricia A. Wahle</i>	3226 Spinning Rod Way	
Geraldine White	<i>Geraldine White</i>	3215 Spinning Rod Way	
oretha A. DiPeri	<i>DiPeri</i>	3208 Spinning Rod Way	
Froilan Rivera	<i>Froilan</i>	2356 Calla Lily Way	
WENISE DEWEY	<i>Wenise Dewey</i>	3376 CALLA LILY WAY	
Scott Taylor	<i>Scott Taylor</i>	23 Calla Lily Ct	
Rhonique LeBlanc	<i>Rhonique LeBlanc</i>	3355 Calla Lily Ct	
RAJJOANT DHILLON	<i>Rajjoant</i>	3320 CALLA LILY WAY.	
Devendra Dhillon	<i>Devendra</i>	3320 Calla Lily Way	
Julie Littlefield	<i>Julie Littlefield</i>	3332 Calla Lily Way	
MACAIRAN CAROUNE & JOSE	<i>Macairan</i>	28 CALLA LILY WAY	JJULES03@YAHOO.COM
David Whitesel	<i>David Whitesel</i>	3416 Delphinium Way	dwhitesel@winfirst.com

To be on an e-mail notification list for this purpose only, send your e-mail address to West Irvin at [wirvin@winfirst.com](mailto:wirvin@winfirst.com).  
Copy this petition as many times as you need.

P04-106

July 14, 2005

ITEM # 2  
PAGE 313

**PROTECT THE INTEGRITY OF OUR NEIGHBORHOOD.  
KEEP OUR SCHOOL CHILDREN SAFE AND SAVE OUR PROPERTY VALUES.**

We, residents and registers voters of South Natomas, are adamantly opposed to the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

An auto dealership on this land will negatively impact all of South Natomas. Regional advertising will draw car shoppers from the southern Sacramento Valley to our small neighborhood. Local small businesses, which we support, and the office buildings where we work, will not benefit. Our safe, quiet, residential and small business area will become another poorly planned city environment.

The dealership will decrease the property values of our homes and adversely affect our neighborhood. A stream of heavy trucks will deliver new cars. Tow trucks will deliver cars needing repair. Storage lots will be brightly illuminated night and day. Cars being test-driven will stream down our streets and past our schools. Loudspeakers will be in constant use by salespeople. Huge, illuminated signs will draw traffic from I 80.

**WE STRONGLY OPPOSE A CAR LOT AT ORCHARD ROAD AND WEST EL CAMINO**

Name as registered voter. Please print	Signature	Address	E-mail Important
Erin Sabatke	<i>Erin Sabatke</i>	46 Blue Fern Ct	<i>esabatke@surwest.net</i>
Tyler Sabatke	<i>Tyler Sabatke</i>	46 Blue Fern Ct.	<i>tsabatke@surwest.net</i>
PETRA DAWER	<i>Petra Dawer</i>	3300 Sweet Maple Way	<i>PETRA09@Surwest.net</i>
FERNANDO M. CORIA	<i>Fernando M. Coria</i>	4 Blue Fern Ct.	<i>Fernando M. Coria</i>
Bertha Jenkins	<i>Bertha Jenkins</i>	60 Niagara Ct Sacto, CA	<i>Bertha Jenkins</i>
KELLY BARRON	<i>Kelly Barron</i>	4 WHITE LILY CT Sacto	
Melanie Stanley	<i>Melanie Stanley</i>	27 White Lily	
JIM STANLEY	<i>Jim Stanley</i>	27 WHITE LILY	
Kim Koropp	<i>Kim Koropp</i>	33 White Lily Ct Sacto 95833	359-2736
GREGORY WILLIAMS	<i>Gregory Williams</i>	33 White Lily Ct Sacto 95833	
JANET OEE	<i>Janet Oee</i>	45 White Lily Ct Sacto 95833	
SUSAN LATCHMAN	<i>Susan Latchman</i>	40 White Lily Ct. Ca 95833	927-8323

To be on an e-mail notification list for this purpose only, send your e-mail address to West Hyatt at [wirvin@winfirst.com](mailto:wirvin@winfirst.com).  
Copy this petition as many times as you need.

**PROTECT THE INTEGRITY OF OUR NEIGHBORHOOD.  
KEEP OUR SCHOOL CHILDREN SAFE AND SAVE OUR PROPERTY VALUES.**

We, residents and registers voters of South Natomas, are adamantly opposed to the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

An auto dealership on this land will negatively impact all of South Natomas. Regional advertising will draw car shoppers from the southern Sacramento Valley to our small neighborhood. Local small businesses, which we support, and the office buildings where we work, will not benefit. Our safe, quiet, residential and small business area will become another poorly planned city environment.

The dealership will decrease the property values of our homes and adversely affect our neighborhood. A stream of heavy trucks will deliver new cars. Tow trucks will deliver cars needing repair. Storage lots will be brightly illuminated night and day. Cars being test-driven will stream down our streets and past our schools. Loudspeakers will be in constant use by salespeople. Huge, illuminated signs will draw traffic from I 80.

**WE STRONGLY OPPOSE A CAR LOT AT ORCHARD ROAD AND WEST EL CAMINO**

Name as registered voter. Please print	Signature	Address	E-mail Important
BARBARA J. FRANKLIN	<i>Barbara J. Franklin</i>	3321 Sweet Maple Way	Barbara.824@adl.com
George P. Fuchs	<i>George P. Fuchs</i>	3315 SWEET MAPLE WAY	gnf1015@comcast.com
Leana C. Barrantes	<i>Leana C. Barrantes</i>	3308 Sweet Maple Way, South	
Mark E. Stromberg	<i>Mark E. Stromberg</i>	3328 Sweet Maple Way	
Michelle Cooper	<i>Michelle Cooper</i>	112 Blue Fern Ct. <sup>Sacramento</sup>	USCHELLE4U@aol.com
Stella Cooper	<i>Stella Cooper</i>	116 Blue Fern Ct. <sup>Sacramento</sup>	
<del>Karen</del> TRACY CHEUNG	<i>Tracy Cheung</i>	22 Blue Fern Ct. <sup>Sacramento</sup>	TracyTat@yahoo
SAMUEL EKUNDAYO	<i>Samuel Ekundayo</i>	15 BLUE FERN CT	SAMUELTH@HOTMAIL.COM
David Kennedy	<i>David Kennedy</i>	45 Blue Fern Ct	
Juan Serrano	<i>Juan Serrano</i>	58 Blue Fern Ct	
Monica Soriano	<i>Monica Soriano</i>	58 Blue Fern Ct	Monica_Soriano04@yahoo.com
Franci Abraham	<i>Franci Abraham</i>	92 Blue Fern Ct.	

To be on an e-mail notification list for this purpose only, send your e-mail address to West Irvin at [wirvin@winfirst.com](mailto:wirvin@winfirst.com).  
Copy this petition as many times as you need.

**PROTECT THE INTEGRITY OF OUR NEIGHBORHOOD.  
KEEP OUR SCHOOL CHILDREN SAFE AND SAVE OUR PROPERTY VALUES.**

We, residents and registered voters of South Natomas, are adamantly opposed to the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

An auto dealership on this land will negatively impact all of South Natomas. Regional advertising will draw car shoppers from the southern Sacramento Valley to our small neighborhood. Local small businesses, which we support, and the office buildings where we work, will not benefit. Our safe, quiet, residential and small business area will become another poorly planned city environment.

The dealership will decrease the property values of our homes and adversely affect our neighborhood. A stream of heavy trucks will deliver new cars. Tow trucks will deliver cars needing repair. Storage lots will be brightly illuminated night and day. Cars being test-driven will stream down our streets and past our schools. Loudspeakers will be in constant use by salespeople. Huge, illuminated signs will draw traffic from I 80.

**WE STRONGLY OPPOSE A CAR LOT AT ORCHARD ROAD AND WEST EL CAMINO**

Name as registered voter. Please print	Signature	Address	E-mail Important
Ashmeena V. Kohler	<i>Ashmeena Kohler</i>	3301 Sweet Maple Way <sup>Sacto. CA</sup> 95833	Meena Kohler @AOL . com
Natynold V. Marcini	<i>Natynold V. Marcini</i>	3307 Sweet Maple Way <sup>SACTO CA</sup> 95833	Natynold @ aol . com
MARTY A. WEEKLEY	<i>Marty A. Weekley</i>	3328 SWEET MAPLE WAY 95833	
Kath C. Hester	<i>Kath C. Hester</i>	3327 Sweet Maple Way 95833	
Betty Johnston	<i>Betty Johnston</i>	" " " " "	
Neal Fogarty	<i>Neal Fogarty</i>	3700 Calla Lily way	neal fog @ surewest . net
George Aguilar	<i>George Aguilar</i>	3304 calla lily way	
Lisey Loeffler-Welton	<i>Lisey Loeffler-Welton</i>	3308 Calla Lily Way	llwelton@earthlink.net
Robert WELTON	<i>Robert WELTON</i>	3308 Calla Lily Way	RWELTON@EARTHlink.net
A. Sosa	<i>A. Sosa</i>	11 White Lily Ct	A <sup>nie</sup> Sosa@aol.com
Douglas R. Moon	<i>Douglas R. Moon</i>	17 White Lily Ct	
Dan Cagne	<i>Dan Cagne</i>	22 White Lily Ct	dcagne@surewest.net

To be on an e-mail notification list for this purpose only, send your e-mail address to West Irvin at [wirvin@winfirst.com](mailto:wirvin@winfirst.com).  
Copy this petition as many times as you need.

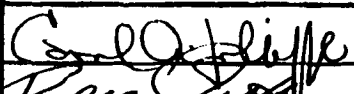

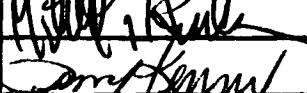
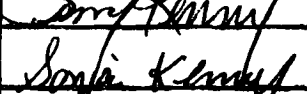
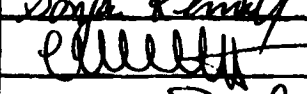
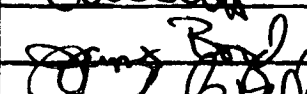
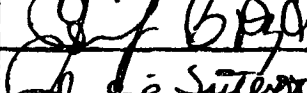
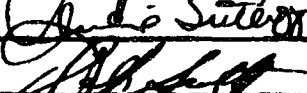
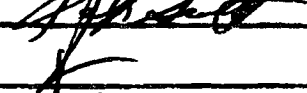



**PROTECT THE INTEGRITY OF OUR NEIGHBORHOOD.  
KEEP OUR SCHOOL CHILDREN SAFE AND SAVE OUR PROPERTY VALUES.**

We, residents and registered voters of South Natoma, are adamantly opposed to the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

An auto dealership on this land will negatively impact all of South Natoma. Regional advertising will draw car shoppers from the southern Sacramento Valley to our small neighborhood. Local small businesses, which we support, and the office buildings where we work, will not benefit. Our safe, quiet, residential and small business area will become another poorly planned city environment.

The dealership will decrease the property values of our homes and adversely affect our neighborhood. A stream of heavy trucks will deliver new cars. Tow trucks will deliver cars needing repair. Storage lots will be brightly illuminated night and day. Cars being test-driven will stream down our streets and past our schools. Loudspeakers will be in constant use by salespeople. Huge, illuminated signs will draw traffic from I 80.

**WE STRONGLY OPPOSE A CAR LOT AT ORCHARD ROAD AND WEST EL CAMINO**

Name as registered voter. Please print	Signature	Address	E-mail Important
Carol A. Jolliffe		2445 Waters Edge Way, Sacto, CA 95833	bluestraw@photosystems.com
Barbara W. Jolliffe		2445 Waters Edge Way, Sacto, CA 95833	ARKI@photosystems.com
MARC ANDERSON		2445 WATERS EDGE WAY 95833	MANDERCA@WINFIRST.COM
Perry Kenny		2449 Waters Edge Way 95833	pkenney@aol.com
Sonia Kenny		" " " " "	" " "
Megan Lentonen		2470 Waters Edge Way 95833	MCL077@aol.com
James Boyd		2441 Water Edge Way 95833	jimboyl@winfirst.com
JENNIFER BOYD		2441 WATERS EDGE 95833	JENKBOYD@WINFIRST.CA
JULIE SUTLIFF		2453 Waters Edge Way 95833	NA
Ralph Sutliff		2453 Waters Edge Way 95833	NA
Rick Cacciola		2449 Waters Edge Way 95833	N/A
Amy Cacciola		" " " " "	N/A

To be on an e-mail notification list for this purpose only, send your e-mail address to West Irvin at [wirvin@winfirst.com](mailto:wirvin@winfirst.com).  
Copy this petition as many times as you need.

**PROTECT THE INTEGRITY OF OUR NEIGHBORHOOD.  
KEEP OUR SCHOOL CHILDREN SAFE AND SAVE OUR PROPERTY VALUES.**

We, residents and registered voters of South Natoma, are adamantly opposed to the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

An auto dealership on this land will negatively impact all of South Natoma. Regional advertising will draw car shoppers from the southern Sacramento Valley to our small neighborhood. Local small businesses, which we support, and the office buildings where we work, will not benefit. Our safe, quiet, residential and small business area will become another poorly planned city environment.

The dealership will decrease the property values of our homes and adversely affect our neighborhood. A stream of heavy trucks will deliver new cars. Tow trucks will deliver cars needing repair. Storage lots will be brightly illuminated night and day. Cars being test-driven will stream down our streets and past our schools. Loudspeakers will be in constant use by salespeople. Huge, illuminated signs will draw traffic from I 80.

**WE STRONGLY OPPOSE A CAR LOT AT ORCHARD ROAD AND WEST EL CAMINO**

Name as registered voter. Please print	Signature	Address	E-mail Important
LORNA HAMMON	<i>L. Hammon</i>	2457 WATERS EDGE WAY	Lorna-Hammon@hotmail.com
ROSENA DOMARX	<i>Rosena Domarx</i>	2461 Waters Edge Way	rosenadomark@aol.com
ANNETTE MURRIS	<i>Annette Murriss</i>	2435 WATERS EDGE WAY	annettemurriss@earthlink.net
Maria Avila	<i>Maria Avila</i>	2419 Waters Edge Way	
Mickey Hovocka	<i>Mickey Hovocka</i>	2458 Waters Edge Way	
Christian Kittel	<i>Christian Kittel</i>	2436 Waters Edge Way	
Lori Ross	<i>Lori Ross</i>	2436 Waters Edge Way	
JEANNE SCHALBERGER	<i>Jeanne Schallberger</i>	2436 Waters Edge Way	
Sandra D. Handrud	<i>Sandra D. Handrud</i>	2462 Waters Edge Way	
Katie Anderson	<i>Katie Anderson</i>	2465 Waters Edge Way	
MARY LOUISE FARLICK	<i>Mary Louise Farlick</i>	3141 Discovery Shore Way	
Matthew Clifford	<i>Matthew Clifford</i>	2405 Waters Edge Way	

To be on an e-mail notification list for this purpose only, send your e-mail address to West Irvin at [wirvin@winfirst.com](mailto:wirvin@winfirst.com).  
Copy this petition as many times as you need.



**PROTECT THE INTEGRITY OF OUR NEIGHBORHOOD.  
KEEP OUR SCHOOL CHILDREN SAFE AND SAVE OUR PROPERTY VALUES.**

We, residents and registers voters of South Natoma, are adamantly opposed to the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

An auto dealership on this land will negatively impact all of South Natoma. Regional advertising will draw car shoppers from the southern Sacramento Valley to our small neighborhood. Local small businesses, which we support, and the office buildings where we work, will not benefit. Our safe, quiet, residential and small business area will become another poorly planned city environment.

The dealership will decrease the property values of our homes and adversely affect our neighborhood. A stream of heavy trucks will deliver new cars. Tow trucks will deliver cars needing repair. Storage lots will be brightly illuminated night and day. Cars being test-driven will stream down our streets and past our schools. Loudspeakers will be in constant use by salespeople. Huge, illuminated signs will draw traffic from I 80.

**WE STRONGLY OPPOSE A CAR LOT AT ORCHARD ROAD AND WEST EL CAMINO**

Name as registered voter. Please print	Signature	Address	E-mail Important
Anthony S. Herrera	Anthony S. Herrera	3181 Discovery Shores Way	thererra@clfa.ca.gov
DIANE HOVEY	Diane Hovey	3151 DISCOVERY SHORES WAY	DIANEH@SUREWEST.NET
JEREMY COBY	Jeremy Coby	2409 WATERS EDGE WAY	jandmcolby@yahoo.com
MELISSA COBY	Melissa Coby	" " " "	" "
J. E. ANDERSON	J. E. Anderson	2414 " " "	N/A
J. D. ANDERSON	J. D. Anderson	" " " "	" "
George Pavlick	George Pavlick	3141 Discovery Shores Lane	GPavlick@SpartanA.NET
Donna Guandone	Donna Guandone	2475 Waters Edge Way	Guandone@winfirst.com
Nike Guanone	Nike Guanone	2475 Waters Edge Way	" "
Rory Wornack	Rory Wornack	2461 WATERS EDGE WAY	Rory.wornack@aol.ca
Dave Hartwell	Dave Hartwell	2462 Waters Edge Way	dave.hartwell@ca.usd
Alan Milligan	Alan Milligan	2457 Waters Edge Way	amilliga@surrest.net

To be on an e-mail notification list for this purpose only, send your e-mail address to West Irvin at [winvin@winfirst.com](mailto:winvin@winfirst.com).  
Copy this petition as many times as you need.

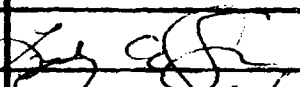
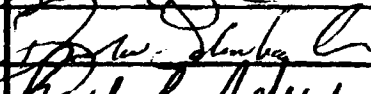
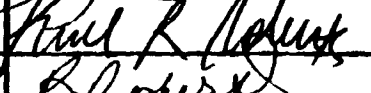
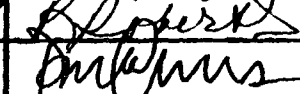
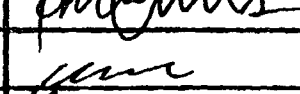
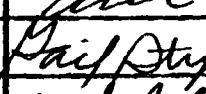
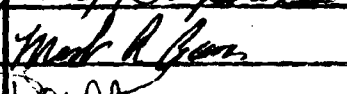
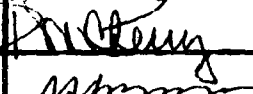
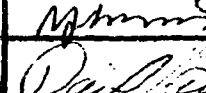
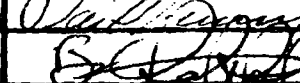
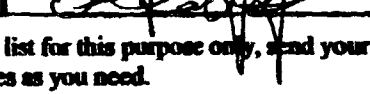
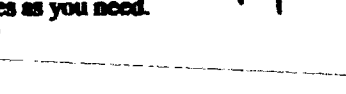
**PROTECT THE INTEGRITY OF OUR NEIGHBORHOOD.  
KEEP OUR SCHOOL CHILDREN SAFE AND SAVE OUR PROPERTY VALUES.**

We, residents and registered voters of South Natomas, are adamantly opposed to the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

An auto dealership on this land will negatively impact all of South Natomas. Regional advertising will draw car shoppers from the southern Sacramento Valley to our small neighborhood. Local small businesses, which we support, and the office buildings where we work, will not benefit. Our safe, quiet, residential and small business area will become another poorly planned city environment.

The dealership will decrease the property values of our homes and adversely affect our neighborhood. A stream of heavy trucks will deliver new cars. Tow trucks will deliver cars needing repair. Storage lots will be brightly illuminated night and day. Cars being test-driven will stream down our streets and past our schools. Loudspeakers will be in constant use by salespeople. Huge, illuminated signs will draw traffic from I 80.

**WE STRONGLY OPPOSE A CAR LOT AT ORCHARD ROAD AND WEST EL CAMINO**

Name as registered voter. Please print	Signature	Address	E-mail Important
LINDA SCHARBACH		2420 WATERS EDGE WAY	linda@winfirst.com
DAVID W. SCHARBACH		2420 WATERS EDGE WAY	linda@winfirst.com
PAUL ROBERTS		2415 Waters Edge Way	proberts2415@comcast.net
ROSEMARY ROBERTS		" " "	var2415@comcast.net
RICHARD CRAWFORD		2401 WATERS EDGE WAY	rpc364@yahoo.com
Rollo Stephens		2400 Waters Edge Way	rollo@winfirst.com
G Stephens		" " "	" " "
Mark Ayers		3161 Discovery Shores Way	mayors@winfirst.com
Dan Cherry		3161 Discovery Shores Way	" "
May Yu		3131 Discovery Shores Way	
DAVID LAMOURAUX		3131 DISCOVERY SHORES WAY	David.Lamouraux@calpers.ca
BEN CHATOFF		3151 DISCOVERY SHORES WAY	BENCHAT@YAHOO.COM

To be on an e-mail notification list for this purpose only, send your e-mail address to West Irvin at [wirvin@winfirst.com](mailto:wirvin@winfirst.com).  
Copy this petition as many times as you need.

P04-106

July 14, 2005

ITEM #2  
PAGE 222




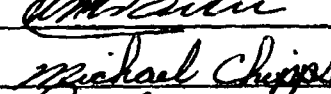
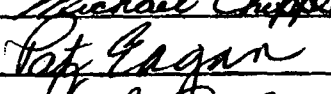
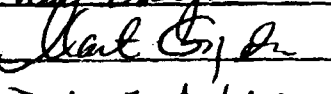
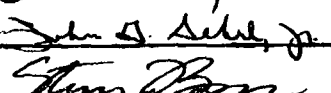
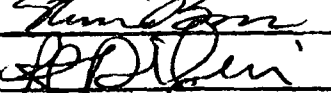
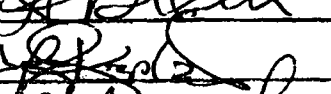
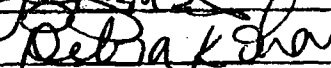
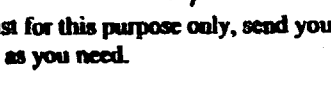

**PROTECT THE INTEGRITY OF OUR NEIGHBORHOOD.  
KEEP OUR SCHOOL CHILDREN SAFE AND SAVE OUR PROPERTY VALUES.**

We, residents and registers voters of South Natomas, are adamantly opposed to the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

An auto dealership on this land will negatively impact all of South Natomas. Regional advertising will draw car shoppers from the southern Sacramento Valley to our small neighborhood. Local small businesses, which we support, and the office buildings where we work, will not benefit. Our safe, quiet, residential and small business area will become another poorly planned city environment.

The dealership will decrease the property values of our homes and adversely affect our neighborhood. A stream of heavy trucks will deliver new cars. Tow trucks will deliver cars needing repair. Storage lots will be brightly illuminated night and day. Cars being test-driven will stream down our streets and past our schools. Loudspeakers will be in constant use by salespeople. Huge, illuminated signs will draw traffic from I 80.

**WE STRONGLY OPPOSE A CAR LOT AT ORCHARD ROAD AND WEST EL CAMINO**

Name as registered voter. Please print	Signature	Address	E-mail Important
Kristin Smith		2241 Shorebird Dr	ksmith81@surrexwest.net
Todd Smith		2241 Shorebird Dr	todds@surrexwest.net
Eugene Winth		3301 SWALLOW'S NEST LN	GENE@EXPONEXHIBITS.
NICKS CANNON		3342 Swallows Nest Ln	nickcns@peoplepc.com
MICHAEL CHIPPES		330 UNITY CIRCLE	
PAT EAGAN		330 Unity Circle	
MARTIN GABRYELSKI		3231 Foggy Bank Wy	TAZtop@Hotmail.com
JOHN G. SEKUL JR		3231 Foggy Bank Wy	jsekuljr@msn.com
STEVE BENES		3157 BATHHOUSE WAY	SENEB@AOL.COM
Long Ha Arishin Lorita Arishin		3208 Spinning Rod	
Lisa Kaplan		2125 Sandcastle Way	Ksail@hotmail.com
Debra Kohart		2866 2190 Way	

To be on an e-mail notification list for this purpose only, send your e-mail address to West Irvin at [wirvin@winfirst.com](mailto:wirvin@winfirst.com).  
Copy this petition as many times as you need.

**PROTECT THE INTEGRITY OF OUR NEIGHBORHOOD.  
KEEP OUR SCHOOL CHILDREN SAFE AND SAVE OUR PROPERTY VALUES.**

We, residents and registers voters of South Natomas, are adamantly opposed to the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

An auto dealership on this land will negatively impact all of South Natomas. Regional advertising will draw car shoppers from the southern Sacramento Valley to our small neighborhood. Local small businesses, which we support, and the office buildings where we work, will not benefit. Our safe, quiet, residential and small business area will become another poorly planned city environment.

The dealership will decrease the property values of our homes and adversely affect our neighborhood. A stream of heavy trucks will deliver new cars. Tow trucks will deliver cars needing repair. Storage lots will be brightly illuminated night and day. Cars being test-driven will stream down our streets and past our schools. Loudspeakers will be in constant use by salespeople. Huge, illuminated signs will draw traffic from I 80.

**WE STRONGLY OPPOSE A CAR LOT AT ORCHARD ROAD AND WEST EL CAMINO**

Name as registered voter. Please print	Signature	Address	E-mail Important
Steven Kohart	<i>Steven Kohart</i>	2866 Triyo Way	
Rosetta MADRINA	<i>Rosetta Madrin</i>	2 Jicama CT	
Jim Callaghan	<i>Jim Callaghan</i>	2 Jicama CT	Jim Callaghan@comcast.net
William Hain	<i>William Hain</i>	2325 Marina Glen Way SAC	thohains@msn.com
Septhorne Young	<i>Septhorne Young</i>	2266 Barandas	meko-bdd@yahoo.com
Erinn Barcelli	<i>Erinn Barcelli</i>	341 Unity Circle	erinnbarcelli@comcast.net
Bruce Grosar	<i>Bruce Grosar</i>	3045 Sullen Apt L	brgrosar@aol.com
Shari L. Hansen	<i>Shari L. Hansen</i>	16 Glentress Court	sharilhansen@comcast.net
Jo Ann Lockner	<i>Jo Ann Lockner</i>	2247 de Luna Way	DUSTY@WINFIRST.COM
Nichelle Humphrey	<i>Nichelle Humphrey</i>	339 Boathouse Way	maumphrey@adp.state.ca.us
Michael W. HENEY	<i>Michael W. Heney</i>	3230 FOGGY BANK WAY	HENEYMIKE@AOL.COM
Ilene L. Heney	<i>Ilene Heney</i>	" "	IleneHeney@Netscape.net

To be on an e-mail notification list for this purpose only, send your e-mail address to West Irvin at [wirvin@winfirst.com](mailto:wirvin@winfirst.com).  
Copy this petition as many times as you need.

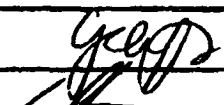



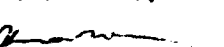
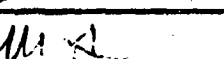



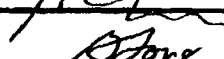
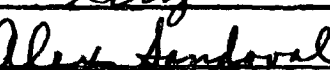
**PROTECT THE INTEGRITY OF OUR NEIGHBORHOOD.  
KEEP OUR SCHOOL CHILDREN SAFE AND SAVE OUR PROPERTY VALUES.**

We, residents and registered voters of South Natoma, are adamantly opposed to the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

An auto dealership on this land will negatively impact all of South Natoma. Regional advertising will draw car shoppers from the southern Sacramento Valley to our small neighborhood. Local small businesses, which we support, and the office buildings where we work, will not benefit. Our safe, quiet, residential and small business area will become another poorly planned city environment.

The dealership will decrease the property values of our homes and adversely affect our neighborhood. A stream of heavy trucks will deliver new cars. Tow trucks will deliver cars needing repair. Storage lots will be brightly illuminated night and day. Cars being test-driven will stream down our streets and past our schools. Loudspeakers will be in constant use by salespeople. Huge, illuminated signs will draw traffic from I 80.

**WE STRONGLY OPPOSE A CAR LOT AT ORCHARD ROAD AND WEST EL CAMINO**

Name as registered voter. Please print	Signature	Address	E-mail Important
Linda Clifford		2405 WATERS EDGE WY SACRAMENTO, CA 95833	vhinuljc@yahoo.com
Mark Minniss		2435 WATERS EDGE SACRAMENTO, CA 95833	
MARTIN RAFANAN		2423 WATERS EDGE WY SACRAMENTO, CA 95833	mrafanan@winfirst.com
Jeanne Borcist		12 SPANNA RD COURT SAC 95833	seborcist@aol.com
KENNETH LETOURNEAU		12 SPINNO RD CT SACRAMENTO, CA 95833	
Michelle Coopen		12 DORADO CT SACRAMENTO, CA 95833	MSHELLE44@AOL.CO
Eldon Wilson		12 DORADO CT SACRAMENTO, CA 95833	WENDON@WINFIRST.COM
Isabelle Wilson		12 DORADO CT SACRAMENTO, CA 95833	
Joan Zimmermann		3353 Shearwater Dr., Sac. 95833	jzimmermann@ucdavis.edu
Gentry W. Long		2317 Ivy Vine Way, 95833	gentry.long@fedex.com
Alex Sandoval		1800 Shirlight Ave. 95814 Sacramento, CA 95814	asandoval@ed.com

To be on an e-mail notification list for this purpose only, send your e-mail address to West Irvin at [wirvin@winfirst.com](mailto:wirvin@winfirst.com).  
Copy this petition as many times as you need.

P04-106

July 14, 2005

ITEM # 2  
PAGE 325

July 14, 2005

ITEM #2  
PAGE 326

**PROTECT THE INTEGRITY OF OUR NEIGHBORHOOD.  
KEEP OUR SCHOOL CHILDREN SAFE AND SAVE OUR PROPERTY VALUES.**

We, residents and registered voters of South Natomas, are adamantly opposed to the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

An auto dealership on this land will negatively impact all of South Natomas. Regional advertising will draw car shoppers from the southern Sacramento Valley to our small neighborhood. Local small businesses, which we support, and the office buildings where we work, will not benefit. Our safe, quiet, residential and small business area will become another poorly planned city environment.

The dealership will decrease the property values of our homes and adversely affect our neighborhood. A stream of heavy trucks will deliver new cars. Tow trucks will deliver cars needing repair. Storage lots will be brightly illuminated night and day. Cars being test-driven will stream down our streets and past our schools. Loudspeakers will be in constant use by salespeople. Huge, illuminated signs will draw traffic from I 80.

**WE STRONGLY OPPOSE A CAR LOT AT ORCHARD ROAD AND WEST EL CAMINO**

Name as registered voter. Please print	Signature	Address	E-mail Important
MARGARITA GARCIA	<i>Margarita Garcia</i>	12 SWINGING BRIDGE CT ORCHARD 95833	MARGARITA@CDE.CA.GOV
MARCO J. Orlando	<i>Marco J. Orlando</i>	3145 Spinning Red Way, Sacramento 95833	mgarcia@cde.ca.gov
Jacquelyn M. Allen	<i>Jacquelyn M. Allen</i>	3181 Spinning Red Way, Sacramento 95833	jaortendo@cde.ca.gov
James W. Allen	<i>James W. Allen</i>	3227 Spinning Red Way, Sacramento 95833	jallen@cde.ca.gov
Monia Garcia	<i>Monia Garcia</i>	3227 Spinning Red Way, Sacramento 95833	jallen491@comcast.net
Josh Currier	<i>Josh Currier</i>	3145 Spinning Red Way, Sacramento 95833	mulle2000@yahoo.com
Sherr Currier	<i>Sherr Currier</i>	11 Swinging Bridge Ct Sacramento 95833	xcurrier@netzero.net
Amy Dana	<i>Amy Dana</i>	3152 Boathouse Way SAC 95833	amyidana@hotmail.co
Vincent Aguiar	<i>Vincent Aguiar</i>	18 Swinging Bridge Ct	vaguiar@wb.ca.gov

To be on an e-mail notification list for this purpose only, send your e-mail address to West Irvin at [wirvin@winfirst.com](mailto:wirvin@winfirst.com).  
Copy this petition as many times as you need.

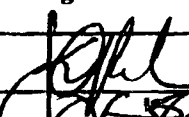
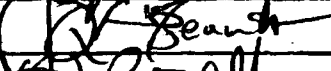
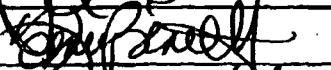
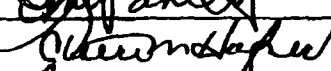
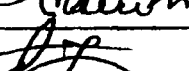
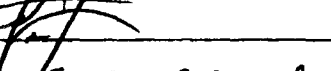
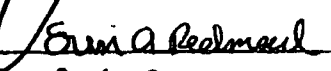
**PROTECT THE INTEGRITY OF OUR NEIGHBORHOOD.  
KEEP OUR SCHOOL CHILDREN SAFE AND SAVE OUR PROPERTY VALUES.**

We, residents and registers voters of South Natomas, are adamantly opposed to the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

An auto dealership on this land will negatively impact all of South Natomas. Regional advertising will draw car shoppers from the southern Sacramento Valley to our small neighborhood. Local small businesses, which we support, and the office buildings where we work, will not benefit. Our safe, quiet, residential and small business area will become another poorly planned city environment.

The dealership will decrease the property values of our homes and adversely affect our neighborhood. A stream of heavy trucks will deliver new cars. Tow trucks will deliver cars needing repair. Storage lots will be brightly illuminated night and day. Cars being test-driven will stream down our streets and past our schools. Loudspeakers will be in constant use by salespeople. Huge, illuminated signs will draw traffic from I 80.

**WE STRONGLY OPPOSE A CAR LOT AT ORCHARD ROAD AND WEST EL CAMINO**

Name as registered voter. Please print	Signature	Address	E-mail Important
John Roach		2301 SWAINSON WAY, 95833	LASCUCARACIAS@Yahoo.co
Quentin Bennett		19 ShoreBiro Ct, 95833	QTBennett@comcast.net
Quentin Bennett		19 ShoreBiro Ct, 95833	
Clayton Hapner		16 Duregnoc 95833	
Brogg Fleury		3422 Delatium Wy 95833	gfleury@roundtablepizza.com
ERIN REDMOND		2326 LA LIMA WAY 95833	
LEYLA BENTLEY		2325 LA LIMA WAY 95833	leyla.bentley@msn.com
L			

To be on an e-mail notification list for this purpose only, send your e-mail address to West Irvin at [wirvin@winfirst.com](mailto:wirvin@winfirst.com).  
Copy this petition as many times as you need.

**KEEP OUR SCHOOL CHILDREN SAFE AND SAVE OUR PROPERTY VALUES.**

**We, residents and registered voters of South Natoma, are adamantly opposed to the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.**

**An auto dealership on this land will negatively impact all of South Netomas. Regional advertising will draw car shoppers from the southern Sacramento Valley to our small neighborhood. Local small businesses, which we support, and the office buildings where we work, will not benefit. Our safe, quiet, residential and small business area will become another poorly planned city environment.**

The dealership will decrease the property values of our homes and adversely affect our neighborhood. A stream of heavy trucks will deliver new cars. Tow trucks will deliver cars needing repair. Storage lots will be brightly illuminated night and day. Cars being test-driven will stream down our streets and past our schools. Loudspeakers will be in constant use by salespeople. Huge, illuminated signs will draw traffic from I 80.

**WE STRONGLY OPPOSE A CAR LOT AT ORCHARD ROAD AND WEST EL CAMINO**

[illegible]

To be on an e-mail notification list for this purpose only, send your e-mail address to West Irvin at [wirvin@winfirst.com](mailto:wirvin@winfirst.com).  
Copy this petition as many times as you need.



Kestral Way complete

## PETITION

8 of 8

PROTECT OUR SCHOOL CHILDREN  
SAVE OUR PROPERTY VALUES

We, the residents of South Natomas, are opposed to the City of Sacramento issuing a special use permit for the construction of an auto dealership on the North-West corner of Orchard and West El Camino. Placing an auto dealership on this land will impact all of South Natomas because the regional traffic attracted by car advertising will draw many outsiders to the area and will change our school neighborhood from a safe, quiet area to a heavy traffic, city environment.

In addition, the dealership will decrease the property value of the surrounding homes and adversely affect the neighborhood with heavy trucks delivering cars, 24 hour lighting of the car lot, test driving cars through the neighborhood, outdoor loudspeakers, and regional traffic attracted by car ads.

## WE STRONGLY OPPOSE CONSTRUCTION OF A CAR LOT ON ORCHARD ROAD

Name (Print)	Signature	Address	E-mail
Amy Garrett	[Signature]	3250 KESTRAL WAY	
Juan Jimenez	[Signature]	3250 KESTRAL WAY	
Kermit C. Forrest	[Signature]	3262 KESTRAL WAY	
DONALD DALTON	[Signature]	3257 KESTRAL WAY	
MARK E ALLEN	[Signature]	3257 KESTRAL WAY	
LARRY BOREL	[Signature]	3263 KESTRAL WAY	
James Forrest	[Signature]	3262 KESTRAL WAY	
Alexander White	[Signature]	3250 KESTRAL WAY	
Gregory Rust	[Signature]	3251 KESTRAL WAY	
Rebecca Rust	[Signature]	3251 KESTRAL WAY	

**Swallow Nest Lane**

## PETITION

698

**PROTECT OUR SCHOOL CHILDREN  
SAVE OUR PROPERTY VALUES**

We, the residents of South Natomas, are opposed to the City of Sacramento issuing a special use permit for the construction of an auto dealership on the North-West corner of Orchard and West El Camino. Placing an auto dealership on this land will impact all of South Natomas because the regional traffic attracted by car advertising will draw many outsiders to the area and will change our school neighborhood from a safe, quiet area to a heavy traffic, city environment.

In addition, the dealership will decrease the property value of the surrounding homes and adversely affect the neighborhood with heavy trucks delivering cars, 24 hour lighting of the car lot, test driving cars through the neighborhood, outdoor loudspeakers, and regional traffic attracted by car ads.

**WE STRONGLY OPPOSE CONSTRUCTION OF A CAR LOT ON ORCHARD ROAD**

Name (Print)	Signature	Address	E-mail
Deborah Howard	[Signature]	3373	
David Howard	[Signature]	3373	David.M.Howard@comcast.net
Tecueline Monica Jaye	[Signature]	3311	SwallowNestLane@adl.com
RENEE WESSELS	[Signature]	3409	renee.wessels@adl.com
DAVID SAALSAA	[Signature]	3318	WASAC@earthlink.net
Chris Mellini	[Signature]	3370	CMELLINI@COMCAST.NET
EDEN SAALSAA	[Signature]	3318	essaal@comcast.net
DAVID BASTON	[Signature]	3928	PARTIEMPT@adl.com
Phyllis Hess	[Signature]	3146	ZGPHESS@adl.com
BOB RAKELA	[Signature]	3300 SWALLOW NEST LN	BRAKELA@comcast.net
Roberta Rakela	[Signature]	3300	R.Rakela@comcast.net
Matthew Juich	[Signature]	3336 SWALLOW NEST LN	

## 5.8

**PROTECT OUR SCHOOL CHILDREN  
SAVE OUR PROPERTY VALUES**

In addition, the dealership will decrease the property value of the surrounding homes and adversely affect the neighborhood with heavy trucks delivering cars, 24 hour lighting of the car lot, test driving cars through the neighborhood, outdoor loudspeakers, and regional traffic attracted by car ads.

[illegible]

[illegible]

3 7 8

[illegible]

## Wailea Place

278

## PETITION

PROTECT OUR SCHOOL CHILDREN  
SAVE OUR PROPERTY VALUES

We, the residents of South Natomas, are opposed to the City of Sacramento issuing a special use permit for the construction of an auto dealership on the North-West corner of Orchard and West El Camino. Placing an auto dealership on this land will impact all of South Natomas because the regional traffic attracted by car advertising will draw many outsiders to the area and will change our school neighborhood from a safe, quiet area to a heavy traffic, city environment.

In addition, the dealership will decrease the property value of the surrounding homes and adversely affect the neighborhood with heavy trucks delivering cars, 24 hour lighting of the car lot, test driving cars through the neighborhood, outdoor loudspeakers, and regional traffic attracted by car ads.

## WE STRONGLY OPPOSE CONSTRUCTION OF A CAR LOT ON ORCHARD ROAD

Name (Print)	Signature	Address	E-mail
JOHN DEER MATTHEY	<i>John Matthey</i>	2340 WAILEA PL	
John Matthey	<i>John Matthey</i>	2340 WAILEA PL	MATTHEY@SBC.COM
Rodell Williams	<i>Rodell Williams</i>	3088 Swallows Nest Dr	margaret.cenestand
Virginia Schreck	<i>Virginia Schreck</i>	2300 Wailea Place	snysgo@AOL.COM
TROW HENDRICK	<i>Trow Hendrick</i>	2346 WAILEA PL	N/A
GINNA LURTON	<i>GINNA LURTON</i>	3063 SWALLOW'S NEST DR	N/A
BETH SWEENEY	<i>Beth Sweeney</i>	2300 Wailea Pl	N/A
Erin Decker	<i>Erin Decker</i>	2261 Indian Wells	
Margaret Williams	<i>Margaret Williams</i>	3088 Swallows Nest	
William F. Schreck	<i>William F. Schreck</i>	2300 Wailea Pl	

# Swallows Nest DRIVE <sup>1 of 8</sup>

## PETITION

### PROTECT OUR SCHOOL CHILDREN SAVE OUR PROPERTY VALUES

We, the residents of South Natomas, are opposed to the City of Sacramento issuing a special use permit for the construction of an auto dealership on the North-West corner of Orchard and West El Camino. Placing an auto dealership on this land will impact all of South Natomas because the regional traffic attracted by car advertising will draw many outsiders to the area and will change our school neighborhood from a safe, quiet area to a heavy traffic, city environment.

In addition, the dealership will decrease the property value of the surrounding homes and adversely affect the neighborhood with heavy trucks delivering cars, 24 hour lighting of the car lot, test driving cars through the neighborhood, outdoor loudspeakers, and regional traffic attracted by car ads.

### WE STRONGLY OPPOSE CONSTRUCTION OF A CAR LOT ON ORCHARD ROAD

Name (Print)	Signature	Address	E-mail
Don Cunningham	<i>[Signature]</i>	3070 Swallows Nest	doncun@accessb
Linda Langtry	<i>[Signature]</i>	3201 Swallows Nest Dr.	LL2Talk@aol
AL SANGMASTER	<i>[Signature]</i>	3069 SWALLOW'S NEST DR	ESANGMASTER@accessb.com
LORRAINE CUNNINGHAM	<i>[Signature]</i>	3070 Swallows Nest	doncun@accessb
Terry Thornton	<i>[Signature]</i>	3325 Swallows Nest Ln	
Regina Langley	<i>[Signature]</i>	3105 SW Nest DR	
WILLIAM RIVERKFIELD	<i>[Signature]</i>	3012 Swallows Nest Dr	SACTA 95837
Al Merrifield	<i>[Signature]</i>		

**PROTECT THE INTEGRITY OF OUR NEIGHBORHOOD.  
KEEP OUR SCHOOL CHILDREN SAFE AND SAVE OUR PROPERTY VALUES.**

We, residents and registered voters of Natomas, are adamantly opposed to the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is not compatible with the established South Natomas Community Plan. Business that serve the immediate local community is earmarked for this parcel by the Plan and is sorely needed and desired by the surrounding community, such as grocery stores and other retail services.
2. The Dealership will be surrounded by residential housing and will be in close proximity to two schools.
3. Safety of school children coming and going from school as well as other pedestrian traffic is at risk from "test-drives" through the neighborhood.
4. Traffic on West El Camino is already saturated with school and commuting traffic. The pending 800 plus residential dwellings, which will be located immediately across from the dealership and the commercial traffic generated by the dealership, will over-burden West El Camino.
5. Early morning traffic patterns with commuters, school traffic and dealership traffic is not compatible.
6. There is no appropriate area to load and unload the Semi-Trucks delivering and picking up vehicles in this area.
7. Noise and pollution from the repair facilities and commercial vehicle traffic will greatly impact the quality of life for the residents surrounding the Dealership. As will, light pollution generated by illumination of the Dealership on a nightly basis.
8. There are no supporting dealerships nor supporting commercial businesses for this dealership within 10 miles of this property.
9. And finally, a dealership will negatively impact the visual qualities and property values of this area.

**WE STRONGLY OPPOSE A CAR LOT AT ORCHARD ROAD AND WEST EL CAMINO**

PLEASE PRINT

Name as registered voter.	Signature	Address	E-mail
1 PATRICIA A EAGAN	<i>Patricia A Eagan</i>	330 Unity Circle Sacramento 95833	
2 MICHAEL CHIPPERS	<i>Michael Chippers</i>	330 Unity Circle Sacramento 95833	
3 John F Hicks	<i>John F Hicks</i>	3467 Swallowe Nest Ln	" "
4 Katie Nitz	<i>Katie Nitz</i>	3467 Sunlows West Ln Sac	Katienitz@juno.com
5 Harold E. Nitz	<i>Harold E. Nitz</i>	2940 Pasatiempo Pl. Sawdust 12192	concess.com
6 Melinde Dorin	<i>Melinde Dorin</i>	2367 Marina Glen Way	NBRADBURYSE@juno.com
7 Michael Bradbury	<i>Michael Bradbury</i>	2367 Marina Glen Way	" "
8 Thais Hampton	<i>Thais Hampton</i>	291 Unity Circle, Sacramento, CA 95833	
9 Lenin Del Castillo	<i>Lenin Del Castillo</i>	" "	" "
10 Mary Clott	<i>Mary Clott</i>	2309 Coconut Way SAC	95833
11 Stacy Wallach	<i>Stacy Wallach</i>	19 Duratno Court SAC, CA	95833
12 Angelica Orozco	<i>Angelica Orozco</i>	2344 Marina Glen Way, Sacto	95833
13			
14			

THIS PETITION WILL BE PROVIDED TO THE MAYOR AND SACRAMENTO CITY COUNCIL AND TO THE DEALERSHIP/APPLICANT.  
CONTACT RIVER OAKS COMMUNITY ASSOCIATION AT 916-920-4663 FOR ADDITIONAL INFORMATION

P04-106

July 14, 2005

ITEM # 2  
PAGE 336



59

**PROTECT THE INTEGRITY OF OUR NEIGHBORHOOD.**

**KEEP OUR SCHOOL CHILDREN SAFE AND SAVE OUR PROPERTY VALUES.**

We, residents and registers voters of South Natomas, are adamantly opposed to the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

An auto dealership on this land will negatively impact all of South Natomas. Regional advertising will draw car shoppers from the southern Sacramento Valley to our small neighborhood. Local small businesses, which we support, and the office buildings where we work, will not benefit. Our safe, quiet, residential and small business area will become another poorly planned city environment.

The dealership will decrease the property values of our homes and adversely affect our neighborhood. A stream of heavy trucks will deliver new cars. Tow trucks will deliver cars needing repair. Storage lots will be brightly illuminated night and day. Cars being test-driven will stream down our streets and past our schools. Loudspeakers will be in constant use by salespeople. Huge, illuminated signs will draw traffic from I 80.

**WE STRONGLY OPPOSE A CAR LOT AT ORCHARD ROAD AND WEST EL CAMINO**

Name as registered voter. Please print	Signature	Address	E-mail Important
BARBARA J. FRANKLIN	Barbara J. Franklin	3321 Sweet Maple Way	Barbara.824@adl.com
Georg P. Furtach	Georg P. Furtach	3315 SWEET MAPLE WAY	gpfurtach@comcast.com
Leana C. Barrantes	Leana C. Barrantes	3308 Sweet Maple Way, Sac	
Mark E. Stromberg	Mark E. Stromberg	3308 Sweet Maple Way	
Michelle Cooper	Michelle Cooper	46 Blue Fern Ct. Sacto	MSHELLE4U@aol.com
Stella Cooper	Stella Cooper	16 Blue Fern Ct. Sacto	
TRACY CHEUNG	Tracy Cheung	22 Blue Fern Ct Sacto	TracyT@yahoo
SAMUEL EKUNDAYO	Samuel Ekundayo	15 Blue Fern Ct	SAMUELTH@HOTMAIL.COM
David Kennedy	David Kennedy	45 Blue Fern Ct	
Jane Guzman	Jane Guzman	58 Blue Fern Ct	
Alma Soriano	Alma Soriano	58 Blue Fern Ct	Alma.Soriano04@yahoo.com
FRANCI ABRAHAM	FRANCI ABRAHAM	92 Blue Fern Ct.	

To be on an e-mail notification list for this purpose only, send your e-mail address to West Irvin at [wirvin@winfirst.com](mailto:wirvin@winfirst.com).  
Copy this petition as many times as you need.

P04-106

July 14, 2005

ITEM # 2  
PAGE 337

**PROTECT THE INTEGRITY OF OUR NEIGHBORHOOD.  
KEEP OUR SCHOOL CHILDREN SAFE AND SAVE OUR PROPERTY VALUES.**

We, residents and registers voters of South Natomas, are adamantly opposed to the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

An auto dealership on this land will negatively impact all of South Natomas. Regional advertising will draw car shoppers from the southern Sacramento Valley to our small neighborhood. Local small businesses, which we support, and the office buildings where we work, will not benefit. Our safe, quiet, residential and small business area will become another poorly planned city environment.

The dealership will decrease the property values of our homes and adversely affect our neighborhood. A stream of heavy trucks will deliver new cars. Tow trucks will deliver cars needing repair. Storage lots will be brightly illuminated night and day. Cars being test-driven will stream down our streets and past our schools. Loudspeakers will be in constant use by salespeople. Huge, illuminated signs will draw traffic from I 80.

**WE STRONGLY OPPOSE A CAR LOT AT ORCHARD ROAD AND WEST EL CAMINO**

Name as registered voter. Please print	Signature	Address	E-mail Important
Ashmeena V. Kohler	<i>Ashmeena Kohler</i>	Sacto. CA 3301 Sweet Maple Way 95833	Meena Kohler @ AOL . com
Narguold V. Marcail	<i>Narguold V. Marcail</i>	SACTO. CA 3307 Sweet Maple Way 95833	NHarcail @ aol . com
MARY A. WEEKLEY	<i>Mary A. Weekley</i>	3328 SWEET MAPLE WAY 95833	
Kathi C. Hester	<i>Kathi C. Hester</i>	3327 Sweet Maple Way 95833	
Betty Johnston	<i>Betty Johnston</i>	" " " " "	
Neal Fogarty	<i>Neal Fogarty</i>	3300 Calla Lily Way	neal fog @ surewest.net
George Aguilar	<i>George Aguilar</i>	3304 Calla Lily Way	
Lisen Loeffler-Welton	<i>Lisen Loeffler-Welton</i>	3308 Calla Lily Way	llwelton@earthlink.net
Robert WELTON	<i>Robert WELTON</i>	3308 Calla Lily Way	RWELTON@EARTHlink
A. Sosa	<i>A. Sosa</i>	11 White Lily Ct	A <sup>maie</sup> Sosa @ aol . com
Douglas R. Mon	<i>Douglas R. Mon</i>	17 White Lily Ct	
Dan Gagne	<i>Dan Gagne</i>	22 White Lily Ct	dgagne@surewest.net

To be on an e-mail notification list for this purpose only, send your e-mail address to West Irvin at [wirvin@winfirst.com](mailto:wirvin@winfirst.com).  
Copy this petition as many times as you need.

P04-106

July 14, 2005

ITEM # 2  
PAGE 338

**PROTECT THE INTEGRITY OF OUR NEIGHBORHOOD.  
KEEP OUR SCHOOL CHILDREN SAFE AND SAVE OUR PROPERTY VALUES.**

We, residents and registers voters of South Natomas, are adamantly opposed to the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

An auto dealership on this land will negatively impact all of South Natomas. Regional advertising will draw car shoppers from the southern Sacramento Valley to our small neighborhood. Local small businesses, which we support, and the office buildings where we work, will not benefit. Our safe, quiet, residential and small business area will become another poorly planned city environment.

The dealership will decrease the property values of our homes and adversely affect our neighborhood. A stream of heavy trucks will deliver new cars. Tow trucks will deliver cars needing repair. Storage lots will be brightly illuminated night and day. Cars being test-driven will stream down our streets and past our schools. Loudspeakers will be in constant use by salespeople. Huge, illuminated signs will draw traffic from I 80.

**WE STRONGLY OPPOSE A CAR LOT AT ORCHARD ROAD AND WEST EL CAMINO**

Name as registered voter. Please print	Signature	Address	E-mail Important
Erin Sabatke	<i>Erin Sabatke</i>	46 Blue Fern Ct	<i>e.sabatke@sacwest.net</i>
Tyler Sabatke	<i>Tyler Sabatke</i>	46 Blue Fern Ct.	<i>t.sabatke@sacwest.net</i>
PETRA DAKER	<i>Petra Daker</i>	3300 Sweet Maple Way	<i>PETRA09@sacwest.net</i>
FERNANDA M. CORLIAM	<i>Fernanda M. Corliam</i>	4 Blue Fern Ct	<i>FmCorliam@Nish.com</i>
Bertha Jenkins	<i>Bertha Jenkins</i>	6 N. Lincoln Ct Sacto, CA	<i>Berthaja.Comentive</i>
KELLYS BARRER	<i>Kellys Barrer</i>	4 WHITE LILY CT SACTO	
Melane Stanley	<i>Melane Stanley</i>	27 White Lily	
JIM STANLEY	<i>Jim Stanley</i>	27 WHITE LILY	
Kim Koropp	<i>Kim Koropp</i>	334 White Lily Ct Sacto 95833	359-2736
GREGORY WILLIAMS	<i>Gregory Williams</i>	33 WHITE LILY CT SACTO 95833	
JANET ORE	<i>Janet Ore</i>	45 White Lily Ct Sacto 95833	
SASH LACHMAN	<i>Sash Lachman</i>	40 White Lily Ct SACTO 95833	927-8323

To be on an e-mail notification list for this purpose only, send your e-mail address to West Irvin at [wirvin@winfirst.com](mailto:wirvin@winfirst.com).  
Copy this petition as many times as you need.

P04-106

July 14, 2005

ITEM # 2  
PAGE 339

**PROTECT THE INTEGRITY OF OUR NEIGHBORHOOD.  
KEEP OUR SCHOOL CHILDREN SAFE AND SAVE OUR PROPERTY VALUES.**

We, residents and registers voters of South Natomas, are adamantly opposed to the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

An auto dealership on this land will negatively impact all of South Natomas. Regional advertising will draw car shoppers from the southern Sacramento Valley to our small neighborhood. Local small businesses, which we support, and the office buildings where we work, will not benefit. Our safe, quiet, residential and small business area will become another poorly planned city environment.

The dealership will decrease the property values of our homes and adversely affect our neighborhood. A stream of heavy trucks will deliver new cars. Tow trucks will deliver cars needing repair. Storage lots will be brightly illuminated night and day. Cars being test-driven will stream down our streets and past our schools. Loudspeakers will be in constant use by salespeople. Huge, illuminated signs will draw traffic from I 80.

**WE STRONGLY OPPOSE A CAR LOT AT ORCHARD ROAD AND WEST EL CAMINO**

Name as registered voter. Please print	Signature	Address	E-mail Important
Patricia Wahle	<i>Patricia A. Valle</i>	3226 Spinning Rod Way	
Geraldine White	<i>Geraldine White</i>	3215 Spinning Rod way	
Loretta A. DiPeri	<i>L. DiPeri</i>	3208 Spinning Rod Way	
Froilan Rivera	<i>Froilan</i>	2356 Calla Lily way.	
JENISSE DEWEY	<i>Jenisse Dewey</i>	3376 CALLA LILY WAY	
Scott Taylor	<i>Scott Taylor</i>	23 Calla Lily Ct	
Rhonique LeBlanc	<i>Rhonique LeBlanc</i>	3355 Calla Lily Ct	
RAJEWANT DHILLON	<i>R. Dhillon</i>	3320 CALLA LILY WAY.	
Devedra Dhillon	<i>Dhillon</i>	3320 Calla Lily way	
Julie Littlefield	<i>Julie Littlefield</i>	3332 Calla Lily Way	
MACAIRAN CAROLINE & JOSE	<i>Macairan</i>	28. CALLA LILY WAY	JWHLES03@YAHOO.COM
David Whitesel	<i>David Whitesel</i>	3416 Delphinium Way	dwhitese@winfirst.com

To be on an e-mail notification list for this purpose only, send your e-mail address to West Irvin at [wirvin@winfirst.com](mailto:wirvin@winfirst.com).  
Copy this petition as many times as you need.

P04-106

July 14, 2005

ITEM # 2  
PAGE 346

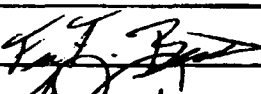


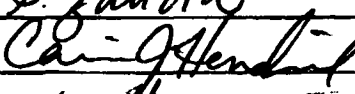
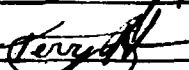
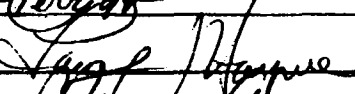
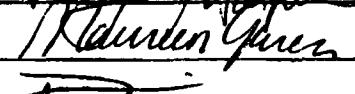

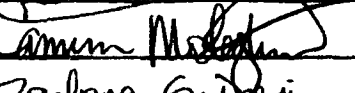
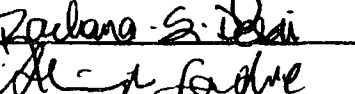
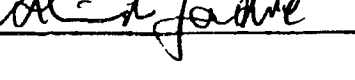
**PROTECT THE INTEGRITY OF OUR NEIGHBORHOOD.  
KEEP OUR SCHOOL CHILDREN SAFE AND SAVE OUR PROPERTY VALUES.**

We, residents and registers voters of South Natomas, are adamantly opposed to the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

An auto dealership on this land will negatively impact all of South Natomas. Regional advertising will draw car shoppers from the southern Sacramento Valley to our small neighborhood. Local small businesses, which we support, and the office buildings where we work, will not benefit. Our safe, quiet, residential and small business area will become another poorly planned city environment.

The dealership will decrease the property values of our homes and adversely affect our neighborhood. A stream of heavy trucks will deliver new cars. Tow trucks will deliver cars needing repair. Storage lots will be brightly illuminated night and day. Cars being test-driven will stream down our streets and past our schools. Loudspeakers will be in constant use by salespeople. Huge, illuminated signs will draw traffic from I 80.

**WE STRONGLY OPPOSE A CAR LOT AT ORCHARD ROAD AND WEST EL CAMINO**

Name as registered voter. Please print	Signature	Address	E-mail Important
Feras F. Bseiso		28 White Lily Ct. Sac. 95833	frost179@hotmail.com
MUD CARRERI		20 White Lily CT sac 95833	
SONIA ZAMORA		16 White Lily Ct	ZAMORAS@SACCOUNTY.NET
Carrie Hendrickson		10 White Lily CT Sac, CA 95833	carriehen1977@yahoo.com
Terry Hendrickson		10 White Lily CT Sac, CA 95833	
Larry J. Harpelle		3328 Calla Lily Way	
Maureen Garcia		3403 Delphinium Way	Maureen-Garcia@n
Ronald Shush		3127 Delphinium Way	
Cameron Mostashim		3457 Delphinium Way	Caliaheart@yahoo.com
Radhama S. Desai		3316 Calla Lily Way	
SHIKISH GADLE		3316 CALLA LILY WAY	SGADLE@SUNWEST.NET

To be on an e-mail notification list for this purpose only, send your e-mail address to West Irvin at [wirvin@winfirst.com](mailto:wirvin@winfirst.com).  
Copy this petition as many times as you need.

P04-106

July 14, 2005

ITEM # 2  
PAGE 341

**PROTECT THE INTEGRITY OF OUR NEIGHBORHOOD.  
KEEP OUR SCHOOL CHILDREN SAFE AND SAVE OUR PROPERTY VALUES.**

e, residents and registers voters of South Natomas, are adamantly opposed to the City of Sacramento issuing a special use permit for the construction an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is not compatible with the established South Natomas Community Plan. Businesses that serve the immediate local community is earmarked for this parcel by the Plan and is sorely needed and desired by the surrounding community.
2. The Dealership will be surrounded by residential housing and will be in close proximity to two schools.
3. Traffic on West El Camino is already saturated with school and commuting traffic. The pending 700 -plus roof tops which will be located immediately across from the dealership, and the commercial traffic generated by the dealership will over-burden West El Camino.
4. Early morning traffic patterns with commuters, school traffic and dealership traffic is not compatible.
5. There is no appropriate area to load and unload the 18 Wheeler Trucks delivering and picking up vehicles in this area.
6. Noise and pollution from the repair facilities and commercial vehicle traffic will greatly impact the quality of life for the residents surrounding the Dealership.
7. There are no supporting dealerships nor supporting commercial businesses for this dealership within 10 miles of this property.
8. And finally, a dealership will negatively impact the visual qualities and property values of this area.

**WE STRONGLY OPPOSE A CAR LOT AT ORCHARD ROAD AND WEST EL CAMINO**

Name as registered voter. Please print	Signature	Address	E-mail (Important)
Latosha Wesley	<i>Latosha Wesley</i>	2625 Stonecreek dr #47	
Julia M. Young	<i>Julia M. Young</i>	2646 Stonecreek Dr. #208	juliamyoung21@hotmail.
JENNIFER MARTINEZ	<i>Jennifer Martinez</i>	2793 RIVERPLAZA DR #182	
Daniel Hernandez	<i>Daniel Hernandez</i>	3025 FURSTEN DR	
Dambi Williams	<i>Dambi Williams</i>	3370 Broken Branch Ct #173	
Marianne Ledesma	<i>Marianne Ledesma</i>	2835 Truett Rd.	
Dana L. Maddy	<i>Dana L. Maddy</i>	2942 World Way #2412	
Julia Sharpe	<i>Julia Sharpe</i>	2815 Highway 47	
Maria Gomez	<i>Maria Gomez</i>	5133 AVE. W. #27138	ANJANT1
Lisa Hong	<i>Lisa Hong</i>	451 Summer Garden Wy	LISA21325@MSN.COM
Katana Hong	<i>Katana Hong</i>	451 Summer Garden Wy	95833 Katana Hong@comcast
Dwight Taylor	<i>Dwight Taylor</i>	1561 Waterway Wheel #10	95833 SACTM2004@Yahoo
George On	<i>George On</i>	1766 Powderhorn Way	95834
PATRICIA A. BEARD	<i>Patricia A. Beard</i>	902 Del Paso Blvd #20	95815 SAC CA
JOAN THOMAS	<i>Joan Thomas</i>	1268 LYONS ST (S) WY	
Linda Langatny	<i>Linda Langatny</i>	3201 Swallows Nest Dr.	LL2Talk@aol
Desiree Hill	<i>Desiree Hill</i>	2615 TRUETT RD #10416	95833
Kimberlee W. Odom	<i>Kimberlee W. Odom</i>	1408 Brewerton Dr #333	95833
Abelardo Ruiz	<i>Abelardo Ruiz</i>	1285 Fall Creek Way	95833

Copy this petition as many times as you need.

P04-106

July 14, 2005

ITEM #2  
PAGE 342

**PROTECT THE INTEGRITY OF OUR NEIGHBORHOOD.  
KEEP OUR SCHOOL CHILDREN SAFE AND SAVE OUR PROPERTY VALUES.**

We, residents and registers voters of South Natomas, are adamantly opposed to the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is not compatible with the established South Natomas Community Plan. Businesses that serve the immediate local community is earmarked for this parcel by the Plan and is sorely needed and desired by the surrounding community.
2. The Dealership will be surrounded by residential housing and will be in close proximity to two schools.
3. Traffic on West El Camino is already saturated with school and commuting traffic. The pending 700 -plus roof tops which will be located immediately across from the dealership, and the commercial traffic generated by the dealership will over-burden West El Camino.
4. Early morning traffic patterns with commuters, school traffic and dealership traffic is not compatible.
5. There is no appropriate area to load and unload the 18 Wheeler Trucks delivering and picking up vehicles in this area.
6. Noise and pollution from the repair facilities and commercial vehicle traffic will greatly impact the quality of life for the residents surrounding the Dealership.
7. There are no supporting dealerships nor supporting commercial businesses for this dealership within 10 miles of this property.
8. And finally, a dealership will negatively impact the visual qualities and property values of this area.

**WE STRONGLY OPPOSE A CAR LOT AT ORCHARD ROAD AND WEST EL CAMINO**

Name as registered voter. Please print	Signature	Address	E-mail (Important)
1 Margaret Ambrey	<i>[Signature]</i>	500 Del Verde Circle #15	mm95691@ymail
2 SUE VANDINE	<i>[Signature]</i>	2235 SANDCASTLE	SIC@ATT.NET
3 John Anthony Hoken	<i>[Signature]</i>	2235 SANDCASTLE	JAH349@AOL.COM
4 WAYNE MYERS	<i>[Signature]</i>	1475 WOODRIDGE CIRCLE	TWOVB@SACRAMENTO.CO
5 Guy Thomas	<i>[Signature]</i>	27205 Sun Circle	
6 Caroline Lopez	<i>[Signature]</i>	1039 Fairweather Dr.	
7 A WHITE	<i>[Signature]</i>	1581 MILLCREST 140	
8 George Garofalo	<i>[Signature]</i>	2841 Belle Flanagan	ghgarofalo@yahoo.com
9 WANDA LITHELL	<i>[Signature]</i>	510 WHITE GAP COURT	brille71@yahoo.com
10 JOLIA MONTANEZ	<i>[Signature]</i>	2230 GARDEN OAKS #132	
11 ERICA KOPPIN	<i>[Signature]</i>	2025 W El Camino Dr. Sacramento 95833	
12 EMILY PENICK	<i>[Signature]</i>	3225 Rockhampton Ave Sacramento 95833	
13 EUSA HILL	<i>[Signature]</i>	2341 Mossy Bank Dr Sacramento 95833	
14 CHRIS CANTY	<i>[Signature]</i>	115 RIVER RUN CIRCLE SAC 95833	
15 GABRIELA VIZQUEZ	<i>[Signature]</i>	815 Cresswell Dr Sacramento 95833	
16 MARGARITA ESPINOSA	<i>[Signature]</i>	2520 Seahurst Dr Sacramento CA 95833	
17 PATRICIA L. SEAMAN	<i>[Signature]</i>	129 Luna Grande Cir #162 Sacramento CA 95834	
18 RODRIGO GARCIA	<i>[Signature]</i>	117 Cedar Circle CA 95833	
19 TIM WATERS	<i>[Signature]</i>	2234 MANICAPA WAY	
20 TALLAS KACHMAR	<i>[Signature]</i>	3131 ASHLEY WAY, SAC. CA 95833	KACHMAR@TA

Copy this petition as many times as you need.

P04-106

July 14, 2005

ITEM #2  
PAGE 343

**PROTECT THE INTEGRITY OF OUR NEIGHBORHOOD.  
KEEP OUR SCHOOL CHILDREN SAFE AND SAVE OUR PROPERTY VALUES.**

We, residents and registers voters of South Natomas, are adamantly opposed to the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is not compatible with the established South Natomas Community Plan. Businesses that serve the immediate local community is earmarked for this parcel by the Plan and is sorely needed and desired by the surrounding community.
2. The Dealership will be surrounded by residential housing and will be in close proximity to two schools.
3. Traffic on West El Camino is already saturated with school and commuting traffic. The pending 700 -plus roof tops which will be located immediately across from the dealership, and the commercial traffic generated by the dealership will over-burden West El Camino.
4. Early morning traffic patterns with commuters, school traffic and dealership traffic is not compatible.
5. There is no appropriate area to load and unload the 18 Wheeler Trucks delivering and picking up vehicles in this area.
6. Noise and pollution from the repair facilities and commercial vehicle traffic will greatly impact the quality of life for the residents surrounding the Dealership.
7. There are no supporting dealerships nor supporting commercial businesses for this dealership within 10 miles of this property.
8. And finally, a dealership will negatively impact the visual qualities and property values of this area.

**WE STRONGLY OPPOSE A CAR LOT AT ORCHARD ROAD AND WEST EL CAMINO**

Name as registered voter. Please print	Signature	Address	E-mail (Important)
1 WANDA HARLING	<i>Wanda G. Harling</i>	1219 ANDALUSIA DR Sacto 95833	
2 TINA MUZYLOWSKI	<i>Tina Muzylo</i>	2507 River Plaza Dr #8 Sae	TINAMUZY@AC
3 Pam Speake	<i>Pam Speake</i>	2692 Stonecreek Dr #141 95833	
4 <i>Michael Speake</i>	<i>Michael Speake</i>	1121 Edison Dr 95833	
5 David Thompson	<i>David Thompson</i>	3026 Swallows Nest Dr. 95833	
6 Justi Munoz	<i>Justi Munoz</i>	1212 ANDALUSIA DR Sacto 95833	
7 Kelly Munoz	<i>Kelly Munoz</i>	1212 ANDALUSIA DRIVE Sacto 95833	
8 <i>Tina Muncie</i>	<i>Tina Muncie</i>	3241 Swallows Nest Lane	
9 Alan Jang	<i>Alan Jang</i>	3400 Cumilla Way 95834	Alanmanciel@AOL
10 Deborah Dokes	<i>Deborah R. Dokes</i>	2842 Erin Dr Sacto 95833	
11 Rebecca L. Terrell	<i>Rebecca L. Terrell</i>	2719 River Plaza Dr #96 Sacramento, CA 95833	
12 Naomi Traver	<i>Naomi Traver</i>	3300 Swallows Nest Ln Sae. 95833	
13 Mark Ortega	<i>Mark Ortega</i>	1039 W. El Camino Ave, 95833 Sacto Ca	
14 Mark Madsen	<i>Mark C. Madsen</i>	40 Nautica Court, Sacto 95833	
15 JAMES H. BILLINGS	<i>James H. Billings</i>	2110 Kashmir Way, Sacto 95833	
16 JACQUE ANDELLS	<i>Jacqueline Andrews</i>	3366 Kitterhick Dr Sacto 95833	
17 Christine Rose	<i>Christine Rose</i>	2331 Mossybank Dr #8 Sae 95833	
18 Michael W. Schwerin	<i>Michael W. Schwerin</i>	1514 Waterwheel Dr. Sacramento 95833	
19 Deborah S. Shaktley	<i>Deborah S. Shaktley</i>	1514 Waterwheel Dr Sacramento 95833	
20 TONI HARRISON	<i>Toni M. Harrison</i>	3200 Brunel Rd Sacto 95833	

Copy this petition as many times as you need.

P04-106

July 14, 2005

ITEM # 2  
PAGE 344



**PROTECT THE INTEGRITY OF OUR NEIGHBORHOOD.  
KEEP OUR SCHOOL CHILDREN SAFE AND SAVE OUR PROPERTY VALUES.**

We, residents and registers voters of South Natomas, are adamantly opposed to the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is not compatible with the established South Natomas Community Plan. Businesses that serve the immediate local community is earmarked for this parcel by the Plan and is sorely needed and desired by the surrounding community.
2. The Dealership will be surrounded by residential housing and will be in close proximity to two schools.
3. Traffic on West El Camino is already saturated with school and commuting traffic. The pending 700 -plus roof tops which will be located immediately across from the dealership, and the commercial traffic generated by the dealership will over-burden West El Camino.
4. Early morning traffic patterns with commuters, school traffic and dealership traffic is not compatible.
5. There is no appropriate area to load and unload the 18 Wheeler Trucks delivering and picking up vehicles in this area.
6. Noise and pollution from the repair facilities and commercial vehicle traffic will greatly impact the quality of life for the residents surrounding the Dealership.
7. There are no supporting dealerships nor supporting commercial businesses for this dealership within 10 miles of this property.
8. And finally, a dealership will negatively impact the visual qualities and property values of this area.

**WE STRONGLY OPPOSE A CAR LOT AT ORCHARD ROAD AND WEST EL CAMINO**

Name as registered voter. Please print	Signature	Address	E-mail (Important)
1 ALLEN KU	<i>[Signature]</i>	2419 BROWN RD ZUK GROVE CA 95624	
2 Michael L. Comas	<i>[Signature]</i>	1702 Bridgeport Dr. Fair Oaks, CA	
3 Robert Brockman	<i>[Signature]</i>	1812 Bridgeport Dr. Sacramento, CA	
4 GARY V. FLEAH	<i>[Signature]</i>	220 MILL VALLEY CIRCLE HEATH	
5 Vince Blyler	<i>[Signature]</i>	2793 River Plaza Dr Apt #180	
6 MIKE RUFF	<i>[Signature]</i>	2090 Sherington Way Natomas	
7 ROSA JALVIES	<i>[Signature]</i>	1408 Brower Ln. DY # SAC 95833	
8 KIM HAUSE	<i>[Signature]</i>	10 LETTY COURT, SAC, CA 95833	
9 DONALD DAVIS	<i>[Signature]</i>	2651 Stonewall #93 95833	
10 CASSANDRA ZAVARA	<i>[Signature]</i>	2251 RIVER PLAZA DR #384 SAC, CA 95833	
11 Jerry Haynes	<i>[Signature]</i>	3200 Truxel Rd #216 SAC, CA 95833	
12 Sakina Hag	<i>[Signature]</i>	100 Luna Grande Cir #7 SAC, CA 95834	
13 Patrick McAleese	<i>[Signature]</i>	1500 W. El Camino Ave SAC, CA 95833	
14 JIM W. JORDAN	<i>[Signature]</i>	2311 Mossy Brook Dr #12 SAC, CA 95833	
15 ROBERT K. STEPHENS	<i>[Signature]</i>	2043 W. EL CAMINO AVE #373 SAC CA 95833	
16 ROO REAP	<i>[Signature]</i>	3165 LANHAM WAY SAC CA 95833 VA	
17 Emilia Jankowski	<i>[Signature]</i>	3184 Swallows Nest Drive SAC 95833	
18 Carolyn Jones	<i>[Signature]</i>	3848 Grasslands Rd #1911 SAC, CA 95833	
19 LUIS J. JONES	<i>[Signature]</i>	14 SAGE CT SAC 95833	
20 Elaine Vane	<i>[Signature]</i>	5 Randall Ct SAC 95833	

Copy this petition as many times as you need.

P04-106

July 14, 2005

ITEM #2  
PAGE 345

**PROTECT THE INTEGRITY OF OUR NEIGHBORHOOD.  
KEEP OUR SCHOOL CHILDREN SAFE AND SAVE OUR PROPERTY VALUES.**

e, residents and registers voters of South Natomas, are adamantly opposed to the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is not compatible with the established South Natomas Community Plan. Businesses that serve the immediate local community is earmarked for this parcel by the Plan and is sorely needed and desired by the surrounding community.
2. The Dealership will be surrounded by residential housing and will be in close proximity to two schools.
3. Traffic on West El Camino is already saturated with school and commuting traffic. The pending 700 -plus roof tops which will be located immediately across from the dealership, and the commercial traffic generated by the dealership will over-burden West El Camino.
4. Early morning traffic patterns with commuters, school traffic and dealership traffic is not compatible.
5. There is no appropriate area to load and unload the 18 Wheeler Trucks delivering and picking up vehicles in this area.
6. Noise and pollution from the repair facilities and commercial vehicle traffic will greatly impact the quality of life for the residents surrounding the Dealership.
7. There are no supporting dealerships nor supporting commercial businesses for this dealership within 10 miles of this property.
8. And finally, a dealership will negatively impact the visual qualities and property values of this area.

**WE STRONGLY OPPOSE A CAR LOT AT ORCHARD ROAD AND WEST EL CAMINO**

Name as registered voter. Please print	Signature	Address	E-mail (Important)
Christine Pagan	[Signature]	2904 Wiese Way Sac 95833	
Michelle Jean Conner	[Signature]	2759 River Plaza Dr 238 SAC CA 95833	
Donna Marie Pagan	[Signature]	2759 River Plaza Dr 238 SAC CA 95833	
Paula Koss	[Signature]	2726 Oakley Park Dr #196, Sect. C 95833	
Erica Pagan	[Signature]	11601 W. El Camino Ad. 107 Sac Ca 95833	
JOAN SPANES	[Signature]	2131 MARICOPA AVE, SACRAMENTO, CA 95833	
J.P. MUSELMAN	[Signature]	2154 MARICOPA WAY SACRAMENTO, CA 95833	
RON B. WILLIAMS	[Signature]	3445 DELPHINIUM WAY SACRAMENTO, 95833	
JOE GREENBERG	[Signature]	5445 SUMMITT PARK DR. SACRAMENTO, 95834	
Ann McChesney	[Signature]	10 JILSO PARK SAC 95833	
ROBERT V. EVANS	[Signature]	1206 Greenleaf Ave 95833	
J. Gail Hebler	[Signature]	3131 Bridgeford Dr. 95833-1126	
Matthew D. Brown (ARTHUR J. BROWN)	[Signature]	2140 SWALLOW NEST DR 95833	
Rancho Alvarez	[Signature]	608 Norcia Ct, CA 95833	
Wendy Spaulshan	[Signature]	7513 River Plaza Dr #1313 95833	vhvul1002@hdmal.com
Paul Betty	[Signature]	2209 River Plaza Dr #119 95833	gail.betty@com.ca.gov
Alexandra (Ankillo)	[Signature]	3036 Rockford Way SACRAMENTO CA 95833	
SEAN M. MINOT	[Signature]	18 YERBA CT SACRAMENTO, CA 95833	sminot@aol.com
Michelle Karp	[Signature]	3156 Guadalupe Way, Sac Ca 95833	mikeysm@comcast.com
JOEEN (Candy)	[Signature]	3602 Rio Piedra Way, Sac. Ca 95834	drjdemure@comcast.net

Copy this petition as many times as you need.

P04-106

July 14, 2005

ITEM #2  
PAGE 346

“We, residents and registers voters of South Natomas, are adamantly opposed to the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

- WE STRONGLY OPPOSE A CAR LOT AT ORCHARD ROAD AND WEST EL CAMINO**

**E-mail**  
**(Important)**

404 Wisconsin Ave 95833  
404 WISCONSIN AVE 95833  
2835 Red Fleurway 95833

0  
1  
2  
3  
4  
5  
6  
7  
8  
9  
0

P04-106

July 14, 2005

ITEM #2  
PAGE 247

**PROTECT THE INTEGRITY OF OUR NEIGHBORHOOD.  
KEEP OUR SCHOOL CHILDREN SAFE AND SAVE OUR PROPERTY VALUES.**

We, residents and registers voters of South Natomas, are adamantly opposed to the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is not compatible with the established South Natomas Community Plan. Businesses that serve the immediate local community are earmarked for this parcel by the Plan and is sorely needed and desired by the surrounding community.
2. The Dealership will be surrounded by residential housing and will be in close proximity to two schools.
3. Traffic on West El Camino is already saturated with school and commuting traffic. The pending 700 -plus roof tops which will be located immediately across from the dealership, and the commercial traffic generated by the dealership will over-burden West El Camino.
4. Early morning traffic patterns with commuters, school traffic and dealership traffic is not compatible.
5. There is no appropriate area to load and unload the 18 Wheeler Trucks delivering and picking up vehicles in this area.
6. Noise and pollution from the repair facilities and commercial vehicle traffic will greatly impact the quality of life for the residents surrounding the Dealership.
7. There are no supporting dealerships, nor supporting commercial businesses, for this dealership within 10 miles of this property.
8. And finally, a dealership will negatively impact the visual qualities and property values of this area.

**WE STRONGLY OPPOSE A CAR LOT AT ORCHARD ROAD AND WEST EL CAMINO**

Name as registered voter. Please print	Signature	Address	E-mail (Important)
1. Laura Lovelless	<i>Laura Lovelless</i>	28 Riverscape Court SAC, CA	95833
2. Pam Rindmann	<i>Pam Rindmann</i>	32 Riverscape Court SAC, CA	95833
3. Ken Lovelless	<i>Ken Lovelless</i>	28 Riverscape Court SAC, CA	95833
4. Daley RM GALLEY	<i>Daley</i>	15 " " " "	"
5. CHA GALLEY	<i>Cha Galle</i>	" " " "	"
6. ROBERT TOSSELL	<i>Robert Tossell</i>	33 RIVERSCAPE CT SAC, CA	95833
7. Rosemarie Tossell	<i>Rosemarie Tossell</i>	33 Riverscape Ct. SAC, CA	95833
8. Tean Su	<i>Tean Su</i>	116 Riverscape Ct. SAC, CA	95833
9. Kathleen Angel	<i>Kathleen Angel</i>	10 Riverscape Ct Sacramento, Ca	95833
10.			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			

Copy this petition as many times as you need.

P04-106

July 14, 2005

ITEM # 2  
PAGE 348

**PROTECT THE INTEGRITY OF OUR NEIGHBORHOOD.  
KEEP OUR SCHOOL CHILDREN SAFE AND SAVE OUR PROPERTY VALUES.**

We, residents and registered voters of Natomas, are adamantly opposed to the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is not compatible with the established South Natomas Community Plan. Business that serve the immediate local community is earmarked for this parcel by the Plan and is sorely needed and desired by the surrounding community, such as grocery stores and other retail services.
2. The Dealership will be surrounded by residential housing and will be in close proximity to two schools.
3. Safety of school children coming and going from school as well as other pedestrian traffic is at risk from "test-drives" through the neighborhood.
4. Traffic on West El Camino is already saturated with school and commuting traffic. The pending 800 plus residential dwellings, which will be located immediately across from the dealership and the commercial traffic generated by the dealership, will over-burden West El Camino.
5. Early morning traffic patterns with commuters, school traffic and dealership traffic is not compatible.
6. There is no appropriate area to load and unload the Semi-Trucks delivering and picking up vehicles in this area.
7. Noise and pollution from the repair facilities and commercial vehicle traffic will greatly impact the quality of life for the residents surrounding the Dealership. As will, light pollution generated by illumination of the Dealership on a nightly basis.
8. There are no supporting dealerships nor supporting commercial businesses for this dealership within 10 miles of this property.
9. And finally, a dealership will negatively impact the visual qualities and property values of this area.

**WE STRONGLY OPPOSE A CAR LOT AT ORCHARD ROAD AND WEST EL CAMINO**

PLEASE PRINT

Name as registered voter.	Signature	Address	E-mail
1 Cheryl M. Gilbertson	<i>Cheryl M. Gilbertson</i>	2327 Shorebird Dr	Cherylmg@susowest.net
2 John P. Gilbertson	<i>John P. Gilbertson</i>	2327 Shorebird Dr	jgilbertson@berkline.com
3 John M. Shields	<i>John M. Shields</i>	16 Riverscape Ct	jshields@winfirst.com
4 Ai-Ling Shields	<i>Ai-Ling Shields</i>	16 Riverscape Ct	
5 Kirk Ridgley	<i>Kirk Ridgley</i>	21 Riverscape Ct	KirkRidgley@yahoo.com
6 Lisa Allen	<i>Lisa Allen</i>	21 Riverscape Ct	lisa@expmail.com
7 Gary A. Mason	<i>Gary A. Mason</i>	3 Shorebird Ct	gma@jps.net
8 Midori T.	<i>Midori T.</i>	" "	" "
9 Andrea Eddy	<i>Andrea Eddy</i>	2327 Shorebird Dr	aeddy@cdfa.ca.gov
10 Chris Eddy	<i>Chris Eddy</i>	" "	andi_star_99@yahoo.com
11 Bethan Prasad	<i>Bethan Prasad</i>	4 Riverscape Ct	
12 Vernice Johnson	<i>Vernice Johnson</i>	3 Riverscape Ct	
13 WAYNE JOHNSON	<i>Wayne Johnson</i>	3 Riverscape Ct	WLU1951@aol.com
14 George Schutte	<i>George Schutte</i>	17 Riverscape Ct	gpschutte@comcast.net

THIS PETITION WILL BE PROVIDED TO THE MAYOR AND SACRAMENTO CITY COUNCIL AND TO THE DEALERSHIP/APPLICANT.  
CONTACT RIVER OAKS COMMUNITY ASSOCIATION AT 916-920-4663 FOR ADDITIONAL INFORMATION

P04-106

July 14, 2005

ITEM #2  
PAGE 349

**PROTECT THE INTEGRITY OF OUR NEIGHBORHOOD.  
KEEP OUR SCHOOL CHILDREN SAFE AND SAVE OUR PROPERTY VALUES.**

We, residents and registers voters of South Natomas, are adamantly opposed to the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is not compatible with the established South Natomas Community Plan. Businesses that serve the immediate local community are earmarked for this parcel by the Plan and is sorely needed and desired by the surrounding community.
2. The Dealership will be surrounded by residential housing and will be in close proximity to two schools.
3. Traffic on West El Camino is already saturated with school and commuting traffic. The pending 700 -plus roof tops which will be located immediately across from the dealership, and the commercial traffic generated by the dealership will over-burden West El Camino.
4. Early morning traffic patterns with commuters, school traffic and dealership traffic is not compatible.
5. There is no appropriate area to load and unload the 18 Wheeler Trucks delivering and picking up vehicles in this area.
6. Noise and pollution from the repair facilities and commercial vehicle traffic will greatly impact the quality of life for the residents surrounding the Dealership.
7. There are no supporting dealerships, nor supporting commercial businesses, for this dealership within 10 miles of this property.
8. And finally, a dealership will negatively impact the visual qualities and property values of this area.

**WE STRONGLY OPPOSE A CAR LOT AT ORCHARD ROAD AND WEST EL CAMINO**

Name as registered voter. Please print	Signature	Address	E-mail (Important)
1 MARC DINNAUER	<i>Marc Dinnauer</i>	12 DUNLIN CT, SACRAMENTO	mowzerific@hotmail.com
2 JERRY MEES	<i>Jerry Mees</i>	12 DUNLIN CT, SACRAMENTO	jmees@adl.com
3 Brian Smiley	<i>Brian Smiley</i>	23 Dunlin Ct., Sacramento	86Smiley@sacwest.net
4 Gordon Dunham	<i>Gordon Dunham</i>	29 Dunlin Ct. Sacramento	
5 Abraham Ruelas	<i>Abraham Ruelas</i>	11 Dunlin Ct. Sacramento	Jennabe.914@comcast.net
6 Julie Edge	<i>Julie Edge</i>	5 Dunlin Ct. Sacramento	
7 Darren Edge	<i>Darren Edge</i>	5 Dunlin Ct. Sacramento	edg@surewest.net
8 Sylvester Jones	<i>Sylvester Jones</i>	17 Dunlin Ct SAC	DDAA2@ADL.COM
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

Copy this petition as many times as you need.

P04-106

July 14, 2005

ITEM # 2  
PAGE 35b

**PROTECT THE INTEGRITY OF OUR NEIGHBORHOOD.  
KEEP OUR SCHOOL CHILDREN SAFE AND SAVE OUR PROPERTY VALUES.**

We, residents and registers voters of South Natomas, are adamantly opposed to the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is not compatible with the established South Natomas Community Plan. Businesses that serve the immediate local community are earmarked for this parcel by the Plan and is sorely needed and desired by the surrounding community.
2. The Dealership will be surrounded by residential housing and will be in close proximity to two schools.
3. Traffic on West El Camino is already saturated with school and commuting traffic. The pending 700 -plus roof tops which will be located immediately across from the dealership, and the commercial traffic generated by the dealership will over-burden West El Camino.
4. Early morning traffic patterns with commuters, school traffic and dealership traffic is not compatible.
5. There is no appropriate area to load and unload the 18 Wheeler Trucks delivering and picking up vehicles in this area.
6. Noise and pollution from the repair facilities and commercial vehicle traffic will greatly impact the quality of life for the residents surrounding the Dealership.
7. There are no supporting dealerships, nor supporting commercial businesses, for this dealership within 10 miles of this property.
8. And finally, a dealership will negatively impact the visual qualities and property values of this area.

**WE STRONGLY OPPOSE A CAR LOT AT ORCHARD ROAD AND WEST EL CAMINO**

Name as registered voter. Please print	Signature	Address	E-mail (Important)
1 Frank Anselmi	<i>[Signature]</i>	16 Shorebird Court Sacto, CA 95833	STKDEVER@gmail.com
2 Corey McIntyre	<i>[Signature]</i>	15 Shorebird Ct. Sacto, CA 95833	
3 Kristen McIntyre	<i>[Signature]</i>	15 Shorebird Ct. Sacto, CA 95833	
4 Shelley Anselmi	<i>[Signature]</i>	16 Shorebird Ct. Sacto, CA 95833	Sfostry22@302west.com
5 DEAN KETELSEN	<i>[Signature]</i>	22 SHOREBIRD CT Sacto, CA 95833	
6 Jennifer Ketelsen	<i>[Signature]</i>	"	
7 Arturo Gonzalez	<i>[Signature]</i>	10 ShoreBird Ct Sacto CA 95833	
8 D. BENNETT	<i>[Signature]</i>	19 SHORE BIRD CT SACTO, CA 95833	
9 ARTHUR J. BARBER	<i>[Signature]</i>	10 Shorebird Ct Sacto CA 95833	
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

Copy this petition as many times as you need.

P04-106

July 14, 2005

ITEM # 2  
PAGE 357

**PROTECT THE INTEGRITY OF OUR NEIGHBORHOOD.  
KEEP OUR SCHOOL CHILDREN SAFE AND SAVE OUR PROPERTY VALUES.**

We, residents and registers voters of South Natomas, are adamantly opposed to the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is not compatible with the established South Natomas Community Plan. Businesses that serve the immediate local community are earmarked for this parcel by the Plan and is sorely needed and desired by the surrounding community.
2. The Dealership will be surrounded by residential housing and will be in close proximity to two schools.
3. Traffic on West El Camino is already saturated with school and commuting traffic. The pending 700 -plus roof tops which will be located immediately across from the dealership, and the commercial traffic generated by the dealership will over-burden West El Camino.
4. Early morning traffic patterns with commuters, school traffic and dealership traffic is not compatible.
5. There is no appropriate area to load and unload the 18 Wheeler Trucks delivering and picking up vehicles in this area.
6. Noise and pollution from the repair facilities and commercial vehicle traffic will greatly impact the quality of life for the residents surrounding the Dealership.
7. There are no supporting dealerships, nor supporting commercial businesses, for this dealership within 10 miles of this property.
8. And finally, a dealership will negatively impact the visual qualities and property values of this area.

**WE STRONGLY OPPOSE A CAR LOT AT ORCHARD ROAD AND WEST EL CAMINO**

Name as registered voter. Please print	Signature	Address	E-mail (Important)
1 Heather Almy	<i>Heather Almy</i>	3385 Shearwater Dr.	twffjd@sbcglobal.net
2 Matt Almy	<i>Matt Almy</i>		
3 Jeremy Jenkins	<i>Jeremy Jenkins</i>	3393 Shearwater Dr.	
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

Copy this petition as many times as you need.

P04-106

July 14, 2005

ITEM # 2  
PAGE 35 2



**PROTECT THE INTEGRITY OF OUR NEIGHBORHOOD.  
KEEP OUR SCHOOL CHILDREN SAFE AND SAVE OUR PROPERTY VALUES.**

We, residents and registers voters of South Natomas, are adamantly opposed to the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is not compatible with the established South Natomas Community Plan. Businesses that serve the immediate local community are earmarked for this parcel by the Plan and is sorely needed and desired by the surrounding community.
2. The Dealership will be surrounded by residential housing and will be in close proximity to two schools.
3. Traffic on West El Camino is already saturated with school and commuting traffic. The pending 700 -plus roof tops which will be located immediately across from the dealership, and the commercial traffic generated by the dealership will over-burden West El Camino.
4. Early morning traffic patterns with commuters, school traffic and dealership traffic is not compatible.
5. There is no appropriate area to load and unload the 18 Wheeler Trucks delivering and picking up vehicles in this area.
6. Noise and pollution from the repair facilities and commercial vehicle traffic will greatly impact the quality of life for the residents surrounding the Dealership.
7. There are no supporting dealerships, nor supporting commercial businesses, for this dealership within 10 miles of this property.
8. And finally, a dealership will negatively impact the visual qualities and property values of this area.

**WE STRONGLY OPPOSE A CAR LOT AT ORCHARD ROAD AND WEST EL CAMINO**

Name as registered voter.	Signature	Address	E-mail (Important)
1 Joanna V. Snyder	<i>Joanna V. Snyder</i>	3397 Shearwater Dr. Sac, 95833	SJ5PA2@comcast.net
2 John Snyder	<i>John Snyder</i>	3397 Shearwater Dr. SAC, 95833	" "
3 MARIA R. BOLSHAKOFF	<i>Maria R. Bolshakoff</i>	3389 Shearwater Dr., SAC 95833	mrbolshakoff@comcast.net
4 NIKOLAS A. BOLSHAKOFF	<i>Nikolas A. Bolshakoff</i>	" " " " " "	" "
5 ROD A. RIFREDI	<i>Rod A. Rifredi</i>	3381 Shearwater Dr. SAC 95833	
6 LEEZA A. RIFREDI	<i>Leeza A. Rifredi</i>	3381 Shearwater Dr. SAC 95833	
7 D.H. PERUCCI	<i>D.H. Perucci</i>	3373 Shearwater Dr. SAC 95833	
8 Ruth Perucci	<i>Ruth Perucci</i>	3373 Shearwater Dr. SAC 95833	
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

Copy this petition as many times as you need.

P04-106

July 14, 2005

ITEM # 2  
PAGE 353

**PROTECT THE INTEGRITY OF OUR NEIGHBORHOOD.  
KEEP OUR SCHOOL CHILDREN SAFE AND SAVE OUR PROPERTY VALUES.**

We, residents and registers voters of South Natomas, are adamantly opposed to the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is not compatible with the established South Natomas Community Plan. Businesses that serve the immediate local community are earmarked for this parcel by the Plan and is sorely needed and desired by the surrounding community.
2. The Dealership will be surrounded by residential housing and will be in close proximity to two schools.
3. Traffic on West El Camino is already saturated with school and commuting traffic. The pending 700 -plus roof tops which will be located immediately across from the dealership, and the commercial traffic generated by the dealership will over-burden West El Camino.
4. Early morning traffic patterns with commuters, school traffic and dealership traffic is not compatible.
5. There is no appropriate area to load and unload the 18 Wheeler Trucks delivering and picking up vehicles in this area.
6. Noise and pollution from the repair facilities and commercial vehicle traffic will greatly impact the quality of life for the residents surrounding the Dealership.
7. There are no supporting dealerships, nor supporting commercial businesses, for this dealership within 10 miles of this property.
8. And finally, a dealership will negatively impact the visual qualities and property values of this area.

**WE STRONGLY OPPOSE A CAR LOT AT ORCHARD ROAD AND WEST EL CAMINO**

Name as registered voter. Please print	Signature	Address	E-mail (Important)
1 MARK E FIELD	<i>[Signature]</i>	15 Shearwater CT, Sacto 95833	ABCandM@CS.com
2 CARYN L. CRAIG	<i>[Signature]</i>	15 Shearwater Ct, Sacramento	
3 Marie Carr	<i>[Signature]</i>	2215 Shorebird Drive Sacramento	
4 Tom G. G. G.	<i>[Signature]</i>	2327 Shorebird Drive	
5 Kathy C. G. G.	<i>[Signature]</i>	2309 Shorebird Dr.	Kid elton@Sacramento.com
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

Copy this petition as many times as you need.

P04-106

July 14, 2005

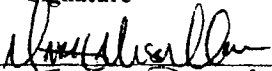
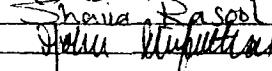
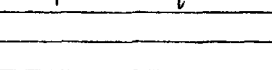
ITEM # 2  
PAGE 354

**PROTECT THE INTEGRITY OF OUR NEIGHBORHOOD.  
KEEP OUR SCHOOL CHILDREN SAFE AND SAVE OUR PROPERTY VALUES.**

We, residents and registers voters of South Natomas, are adamantly opposed to the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is not compatible with the established South Natomas Community Plan. Businesses that serve the immediate local community are earmarked for this parcel by the Plan and is sorely needed and desired by the surrounding community.
2. The Dealership will be surrounded by residential housing and will be in close proximity to two schools.
3. Traffic on West El Camino is already saturated with school and commuting traffic. The pending 700 -plus roof tops which will be located immediately across from the dealership, and the commercial traffic generated by the dealership will over-burden West El Camino.
4. Early morning traffic patterns with commuters, school traffic and dealership traffic is not compatible.
5. There is no appropriate area to load and unload the 18 Wheeler Trucks delivering and picking up vehicles in this area.
6. Noise and pollution from the repair facilities and commercial vehicle traffic will greatly impact the quality of life for the residents surrounding the Dealership.
7. There are no supporting dealerships, nor supporting commercial businesses, for this dealership within 10 miles of this property.
8. And finally, a dealership will negatively impact the visual qualities and property values of this area.

**WE STRONGLY OPPOSE A CAR LOT AT ORCHARD ROAD AND WEST EL CAMINO**

Name as registered voter. Please print	Signature	Address	E-mail (Important)
1 MARK MUSAWAN		6 AVOCET CT	MARK MUSAWAN 50@AOL.COM
2 SHAIZA RASOOL		36 AVOCET CT	
3 John DieFenthal		2239 Swainson Way	Jaye.john@mindsync.com
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

Copy this petition as many times as you need.

P04-106

July 14, 2005

ITEM #2  
PAGE 355

**PROTECT THE INTEGRITY OF OUR NEIGHBORHOOD.  
KEEP OUR SCHOOL CHILDREN SAFE AND SAVE OUR PROPERTY VALUES.**

We, residents and registers voters of South Natomas, are adamantly opposed to the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is not compatible with the established South Natomas Community Plan. Businesses that serve the immediate local community are earmarked for this parcel by the Plan and is sorely needed and desired by the surrounding community.
2. The Dealership will be surrounded by residential housing and will be in close proximity to two schools.
3. Traffic on West El Camino is already saturated with school and commuting traffic. The pending 700 -plus roof tops which will be located immediately across from the dealership, and the commercial traffic generated by the dealership will over-burden West El Camino.
4. Early morning traffic patterns with commuters, school traffic and dealership traffic is not compatible.
5. There is no appropriate area to load and unload the 18 Wheeler Trucks delivering and picking up vehicles in this area.
6. Noise and pollution from the repair facilities and commercial vehicle traffic will greatly impact the quality of life for the residents surrounding the Dealership.
7. There are no supporting dealerships, nor supporting commercial businesses, for this dealership within 10 miles of this property.
8. And finally, a dealership will negatively impact the visual qualities and property values of this area.

**WE STRONGLY OPPOSE A CAR LOT AT ORCHARD ROAD AND WEST EL CAMINO**

Name as registered voter. Please print	Signature	Address	E-mail (Important)
1 Patrick Saxton	<i>Patrick Saxton</i>	2217 Shorebird Drive	patrick.saxton@yahoo.com
2 Susan McCabe	<i>Susan McCabe</i>	2211 Shorebird Drive	McCabe@winfirst.com
3 Larry McCabe	<i>Larry McCabe</i>	2211 Shorebird Dr	
4 Steve Ball, Jr	<i>Steve Ball</i>	2218 Shorebird Dr	Steve@Ball.net
5 Giuseppe Rossi	<i>Giuseppe Rossi</i>	2212 Shorebird Dr	Grossi@upig.net
6 Emma Edwards	<i>Emma Edwards</i>	2216 Shorebird Dr	Edwards@winfirst.com
7 Kristin Smith	<i>Kristin Smith</i>	2241 Shorebird Dr	Ksmith61@comcast.net
8 Todd Smith	<i>Todd Smith</i>	2241 Shorebird Dr	
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

Copy this petition as many times as you need.

P04-106

July 14, 2005

ITEM #2  
PAGE 356

**PROTECT THE INTEGRITY OF OUR NEIGHBORHOOD.  
KEEP OUR SCHOOL CHILDREN SAFE AND SAVE OUR PROPERTY VALUES.**

We, residents and registers voters of South Natomas, are adamantly opposed to the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is not compatible with the established South Natomas Community Plan. Businesses that serve the immediate local community are earmarked for this parcel by the Plan and is sorely needed and desired by the surrounding community.
2. The Dealership will be surrounded by residential housing and will be in close proximity to two schools.
3. Traffic on West El Camino is already saturated with school and commuting traffic. The pending 700 -plus roof tops which will be located immediately across from the dealership, and the commercial traffic generated by the dealership will over-burden West El Camino.
4. Early morning traffic patterns with commuters, school traffic and dealership traffic is not compatible.
5. There is no appropriate area to load and unload the 18 Wheeler Trucks delivering and picking up vehicles in this area.
6. Noise and pollution from the repair facilities and commercial vehicle traffic will greatly impact the quality of life for the residents surrounding the Dealership.
7. There are no supporting dealerships, nor supporting commercial businesses, for this dealership within 10 miles of this property.
8. And finally, a dealership will negatively impact the visual qualities and property values of this area.

**WE STRONGLY OPPOSE A CAR LOT AT ORCHARD ROAD AND WEST EL CAMINO**

Name as registered voter. Please print	Signature	Address	E-mail (Important)
1 Joseph Powers	<i>[Signature]</i>	1 Kittiwake Ct Sac CA 95831	JAPowers@earthlink.net
2 Shannon Rosenbaum	<i>[Signature]</i>	2300 Swainson Way Sac CA 95833	Shan930@AOL.COM
3 Robert Rosenbaum	<i>[Signature]</i>	2300 Swainson Way Sac CA 95833	RJR701@AOL.COM
4 HENG OU	<i>[Signature]</i>	2306 Swainson Way Sac CA 95833	Linda 132@AOL.COM
5 Theresa Traversi	<i>[Signature]</i>	15 Paddle Wheel Ct. Sac, CA 95833	THE TRAVERSIS@Yahoo.COM
6 Dorica Patchell	<i>[Signature]</i>	2311 Swainson Way Sac, CA 95833	neeka@comcast.net
7 JEFF PATCHELL	<i>[Signature]</i>	2311 Swainson Way Sac, CA 95833	jeffpatchell@yahoo.com
8 KATHY ROACH	<i>[Signature]</i>	2301 Swainson Way Sac, CA 95833	KRoach@asc-nm.com
9 John Roach	<i>[Signature]</i>	2301 SWAINSON WAY, SACA 95833	USCUKACHASE@Yahoo.com
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

Copy this petition as many times as you need.

P04-106

July 14, 2005

ITEM # 2  
PAGE 357

**PROTECT THE INTEGRITY OF OUR NEIGHBORHOOD.  
KEEP OUR SCHOOL CHILDREN SAFE AND SAVE OUR PROPERTY VALUES.**

We, residents and registers voters of South Natomas, are adamantly opposed to the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is not compatible with the established South Natomas Community Plan. Businesses that serve the immediate local community are earmarked for this parcel by the Plan and is sorely needed and desired by the surrounding community.
2. The Dealership will be surrounded by residential housing and will be in close proximity to two schools.
3. Traffic on West El Camino is already saturated with school and commuting traffic. The pending 700 -plus roof tops which will be located immediately across from the dealership, and the commercial traffic generated by the dealership will over-burden West El Camino.
4. Early morning traffic patterns with commuters, school traffic and dealership traffic is not compatible.
5. There is no appropriate area to load and unload the 18 Wheeler Trucks delivering and picking up vehicles in this area.
6. Noise and pollution from the repair facilities and commercial vehicle traffic will greatly impact the quality of life for the residents surrounding the Dealership.
7. There are no supporting dealerships, nor supporting commercial businesses, for this dealership within 10 miles of this property.
8. And finally, a dealership will negatively impact the visual qualities and property values of this area.

**WE STRONGLY OPPOSE A CAR LOT AT ORCHARD ROAD AND WEST EL CAMINO**

Name as registered voter. Please print	Signature	Address	E-mail (Important)
1 Fred Holzmer	<i>Fred Holzmer</i>	3354 Kittiwake Dr.	b2fred@comcast.net
2 Hope Yasui	<i>Hope Yasui</i>	3362 Kittiwake Dr	nyasui@edd.ca.gov
3 Jack & Trent	<i>Jack &amp; Trent</i>	3366 Kittiwake Dr	
4 Midge Marino	<i>M. Marino</i>	3365 Kittiwake Dr	MMarino@SurreWest.net
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

Copy this petition as many times as you need.

P04-106

July 14, 2005

ITEM # 2  
PAGE 358

**PROTECT THE INTEGRITY OF OUR NEIGHBORHOOD.  
KEEP OUR SCHOOL CHILDREN SAFE AND SAVE OUR PROPERTY VALUES.**

We, residents and registers voters of South Natomas, are adamantly opposed to the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is not compatible with the established South Natomas Community Plan. Businesses that serve the immediate local community are earmarked for this parcel by the Plan and is sorely needed and desired by the surrounding community.
2. The Dealership will be surrounded by residential housing and will be in close proximity to two schools.
3. Traffic on West El Camino is already saturated with school and commuting traffic. The pending 700 -plus roof tops which will be located immediately across from the dealership, and the commercial traffic generated by the dealership will over-burden West El Camino.
4. Early morning traffic patterns with commuters, school traffic and dealership traffic is not compatible.
5. There is no appropriate area to load and unload the 18 Wheeler Trucks delivering and picking up vehicles in this area.
6. Noise and pollution from the repair facilities and commercial vehicle traffic will greatly impact the quality of life for the residents surrounding the Dealership.
7. There are no supporting dealerships, nor supporting commercial businesses, for this dealership within 10 miles of this property.
8. And finally, a dealership will negatively impact the visual qualities and property values of this area.

**WE STRONGLY OPPOSE A CAR LOT AT ORCHARD ROAD AND WEST EL CAMINO**

Name as registered voter. Please print	Signature	Address	E-mail (Important)
1 Tina Jacobson	<i>Tina Jacobson</i>	3320 KITTIWAKE DR.	ptojhe@sulwest.net
2 Lyle Bruce	<i>Lyle Bruce</i>	3332 KITTIWAKE DR.	
3 MONA SALAZAR	<i>MONA SALAZAR</i>	3340 KITTIWAKE DR.	msalaz@winfirst.com
4 Rudy Salazar	<i>Rudy Salazar</i>	3340 KITTIWAKE DR.	RSALAZAR@winfirst.com
5 Natalie Calkins	<i>Natalie Calkins</i>	3316 KITTIWAKE DR.	natesgivas.org
6 Tricia Wynne	<i>Tricia Wynne</i>	22 Sanderling Ct	tricia@sulwest.net
7 Pete Jackson	<i>Pete Jackson</i>	3320 KITTIWAKE DR.	
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

Copy this petition as many times as you need.

P04-106

July 14, 2005

ITEM # 2  
PAGE 359

**PROTECT THE INTEGRITY OF OUR NEIGHBORHOOD.  
KEEP OUR SCHOOL CHILDREN SAFE AND SAVE OUR PROPERTY VALUES.**

We, residents and registers voters of South Natomas, are adamantly opposed to the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is not compatible with the established South Natomas Community Plan. Businesses that serve the immediate local community are earmarked for this parcel by the Plan and is sorely needed and desired by the surrounding community.
2. The Dealership will be surrounded by residential housing and will be in close proximity to two schools.
3. Traffic on West El Camino is already saturated with school and commuting traffic. The pending 700 -plus roof tops which will be located immediately across from the dealership, and the commercial traffic generated by the dealership will over-burden West El Camino.
4. Early morning traffic patterns with commuters, school traffic and dealership traffic is not compatible.
5. There is no appropriate area to load and unload the 18 Wheeler Trucks delivering and picking up vehicles in this area.
6. Noise and pollution from the repair facilities and commercial vehicle traffic will greatly impact the quality of life for the residents surrounding the Dealership.
7. There are no supporting dealerships, nor supporting commercial businesses, for this dealership within 10 miles of this property.
8. And finally, a dealership will negatively impact the visual qualities and property values of this area.

**WE STRONGLY OPPOSE A CAR LOT AT ORCHARD ROAD AND WEST EL CAMINO**

Name as registered voter. Please print	Signature	Address	E-mail (Important)
1 GEOFF BRAND	<i>Geoff Brand</i>	2251 SWANSON WAY	BRAND747@SRIWE
2 Amy Brand	<i>Amy Brand</i>	2251 SWANSON WAY	Brand747@SRIWE
3 MICHAEL THEURMET	<i>Michael Theurmet</i>	2269 SWANSON WAY	MTHURMET@AOL
4 Jennifer Theurmet	<i>Jennifer Theurmet</i>	2269 Swanson Way	JTheurmet@AOL
5 SCOTT M. MURRAY SR	<i>Scott M. Murray</i>	2245 SWANSON WAY	SMURRAY@AOL
6 JILL P. MURRAY	<i>Jill P. Murray</i>	2245 SWANSON WAY	
7 JULIANA MURRAY	<i>Juliana Murray</i>		
8 SCOTT M. MURRAY SR	<i>Scott M. Murray</i>	2245 SWANSON WAY	SMURRAY@AOL
9 GILLIAN HIGGO	<i>Gillian Higgs</i>	2257 SWANSON WAY	ghiggs1@att.net
10 JOSEPH KOONSE	<i>Joseph Koonse</i>	2257 SWANSON WAY	jkoonse@yahoo
11 JAMES B. KOONSE	<i>James B. Koonse</i>	2257 SWANSON WAY	chick66@att.net
12 KIMBERLY KOONSE	<i>Kimberly Koonse</i>	2257 SWANSON WAY	kimberlykoonse@att.net
13 KIMBERLY KOONSE	<i>Kimberly Koonse</i>	2257 SWANSON WAY	kimberlykoonse@att.net
14			
15			
16			
17			
18			
19			
20			

Copy this petition as many times as you need.

P04-106

July 14, 2005

ITEM #2  
PAGE 360



**PROTECT THE INTEGRITY OF OUR NEIGHBORHOOD.  
KEEP OUR SCHOOL CHILDREN SAFE AND SAVE OUR PROPERTY VALUES.**

We, residents and registers voters of South Natomas, are adamantly opposed to the City of Sacramento issuing a special use permit for the construction of an auto dealership on the northwest corner of Orchard and West El Camino.

1. An Auto Dealership is not compatible with the established South Natomas Community Plan. Businesses that serve the immediate local community are earmarked for this parcel by the Plan and is sorely needed and desired by the surrounding community.
2. The Dealership will be surrounded by residential housing and will be in close proximity to two schools.
3. Traffic on West El Camino is already saturated with school and commuting traffic. The pending 700 -plus roof tops which will be located immediately across from the dealership, and the commercial traffic generated by the dealership will over-burden West El Camino.
4. Early morning traffic patterns with commuters, school traffic and dealership traffic is not compatible.
5. There is no appropriate area to load and unload the 18 Wheeler Trucks delivering and picking up vehicles in this area.
6. Noise and pollution from the repair facilities and commercial vehicle traffic will greatly impact the quality of life for the residents surrounding the Dealership.
7. There are no supporting dealerships, nor supporting commercial businesses, for this dealership within 10 miles of this property.
8. And finally, a dealership will negatively impact the visual qualities and property values of this area.

**WE STRONGLY OPPOSE A CAR LOT AT ORCHARD ROAD AND WEST EL CAMINO**

Name as registered voter. Please print	Signature	Address	Sacto 95833	E-mail (Important)
1 NICKIE KELLY	<i>Nickie Kelly</i>	2342 SWANSON LANE	Sacto 95833	NICKIEKELLY@AOL.COM
2 VICTOR KESS	<i>Victor Kess</i>	3300 SHEARWATER DR.	Sacto 95833	vikaukiman@yahoo.com
3 KATHY MULLIGAN	<i>Kathy Mulligan</i>	3324 SHEARWATER DR.	Sacto 95833	
4 GILL AVERY	<i>Gill Avery</i>	3312 SHEARWATER DR.	SAC 95833	B71.AVENA@comcast.net
5 BRIAN ANNIS	<i>Brian Annis</i>	3330 SHEARWATER DR.	SAC 95833	breyer1a@qshiro.com
6 JAYNE ANNIS	<i>Jayne Annis</i>	3330 Shearwater Dr.	Sae 95833	jakes_mama@yahoo.com
7 NATALIE AVERY	<i>Natalie Avery</i>	3312 Shearwater Dr.	Sae 95833	natalie.avery@comcast.net
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

Copy this petition as many times as you need.

P04-106

July 14, 2005

ITEM # 2  
PAGE 361

