

Bitter, Greg

From: D.T. <obnokshush1@gmail.com>
Sent: Tuesday, May 12, 2020 6:29 PM
To: Public Comment
Subject: Planning commission comment - Plaza at Blue Oaks

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Please don't push a new Sprouts Market at Fiddymment and Blue Oaks Blvd through the planning commission during the current crisis.

There are already five other grocery stores within a 3.5 mile radius from the proposed location. Why add more traffic congestion for a sixth store in such a small area? Additionally, there are five other drug stores and six gas stations within the same 3.5 mile radius.

I have concerns regarding the impact of traffic, the environment, and to the quality of life for all of us. Please do not push this through.

Concerned Roseville Resident

Roseville Solidarity
Sent from my I-phone

Bitter, Greg

From: D.T. <obnokshush1@gmail.com>
Sent: Tuesday, May 12, 2020 6:38 PM
To: Public Comment
Subject: Planning commission comment - Plaza at Blue Oaks

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Sprouts is not a good fit for this area why do out of state Competition!! Especially during this pandemic!! We need union based companies, That have supported are community with competitive wages , excellent medical benefits and to retire with dignity! why not promote local area stores that have supported this community for years, companies whose Dollars go back into are community.. we need to respectful to are own citizens who many have lost jobs ... be smart with this ...

Roseville solidarity

Concerned Roseville Resident

Sent from my I-phone

Bitter, Greg

From: Stephane Brown <sbrown@ufcw8.org>
Sent: Wednesday, May 13, 2020 11:19 AM
To: Public Comment
Cc: Stephane Brown
Subject: The Plaza at Blue Oaks

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

To Whom it May Concern:

I am writing you today in regards to the Plaza at Blue Oaks project. I am concerned the this project will have a negative impact on traffic (which will also impact emergency response times), air quality, existing union jobs and small businesses. I would like to request that a full comprehensive EIR be conducted to effectively show the actual impact that this project would have on the residents, existing businesses, and those who work in the area. There are currently incomplete projects nearby and as a result, does not reflect the real time impact on the community; the development of those existing projects and the complete impact that they will have on the community should be included in the EIR as requested above. Health, safety, and the quality of lives is the most important aspect of any community. There is a huge responsibility to ensure public health and safety of those who live and work in the community and whose will be directly impacted by this project.

Thank you for your time,

Stephanie Brown
916-716-0772 cell

Bitter, Greg

From: cool4you@att.net
Sent: Wednesday, May 13, 2020 11:38 AM
To: Public Comment
Subject: OPPOSE - Sprout's Family Market at The Plaza at Blue Oaks

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Dear Roseville Planning Commission:

I am writing to submit my opposition to the proposed new Sprout's Family Market planned for The Plaza at Blue Oaks.

This project will increase traffic dramatically in this area and cause more backups on Highway 65. I have worked in Placer County for over 30 years, and every year the traffic gets more congested and outrageous.

The environmental impacts will also be detrimental to the air quality and to the animals in the area.

This proposed new store will take away business from employers currently operating in the surrounding area which will hurt the people employed at those location which in turn will hurt the economy.

For the reasons listed above, I OPPOSE this project. Please vote NO.

Thank you for your time and consideration.

Sincerely,

Donna Rauch
Coalition of Organized Labor
PO Box 1314
Rocklin, CA 95677
(916) 332-5642

Bitter, Greg

From: Trevor Griffin <trevor.griffin@rocketmail.com>
Sent: Wednesday, May 13, 2020 11:56 AM
To: Public Comment
Subject: Another grocery store in West Roseville

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To whom it may concern

It has been brought to my attention that there are plans for yet another grocery store in West Roseville. There is already 4 grocery stores within a 2 mile driving distance of my home and they are breaking ground on a 5th. That Number of grocery stores in such a small area raise major concerns for me. One being this is only going to make the traffic worse on my end of town. The other is that this is going to adversely affect my friends and neighbors who currently work in the existing grocery stores. This would adversely affect them in their number of hours due to a loss of business. I don't want their hours to be cut or the other companies to do potential layoffs due to the fact that this end of town becomes oversaturated with grocery stores. Thank you for your time and consideration in this matter.

Bitter, Greg

From: Patti Brown <pbrown@ufcw8.org>
Sent: Wednesday, May 13, 2020 12:33 PM
To: Public Comment
Subject: Sprouts farmers market

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To whom it may concern, I'm asking you to do a full impact study on the sprouts farmers market to go in on 1950 Blue Oaks Blvd. in Roseville there's already an existing for grocery stores in less than 2 miles of that area with another nugget market going in on blue Oaks less than a half a mile down the road the impact of traffic excess omissions and the financial effect that it would have on the already existing workers would be extremely detrimental to the area I'm asking you do A full impact study as well as aboard the project you may contact me at 916-529-2091 if you need further comments thank you for your time Patti Brown

Sent from my iPhone

Bitter, Greg

From: Joan Burgdorf <joan.burgdorf55@gmail.com>
Sent: Wednesday, May 13, 2020 4:25 PM
To: Public Comment
Subject: Sprouts Farmers Market

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To whom it may concern,

My name is Joan Burgdorf, I work at Raley's in Lincoln and have for the past four years. In regards to the proposed retail center at 1950 Blue Oaks Blvd. I would like to share my concerns and objections to this project.

Fist and foremost the traffic will be absolutely unmanageable. Highway 65 is a mess on a good day, and having such a project built off of Blue Oaks would exacerbate an already bad situation. Between Whitney High School and the new high school being built there is a large number of teen drivers. By adding to the congestion it will definitely make a long drive extremely longer. As a mom who works full time the hours that I will spend stuck in traffic will be most painful to my family. Added traffic will put yet another obstacle in the way of the communities emergency services. Services that will be greatly needed with all of the new teen drivers from the high schools and it will slow down the transportation of patience to the two major hospitals in the area. While the junction of hwy 80 and 65 have been widened for better flow the rest of 65 has not had the same accommodations made. Before anymore development is made in area the roads should be addressed.

Another concern I have is the fact that Sprouts is lined up to build another store in the proposed development. As a grocery worker in the area this is of great concern. By allowing another non union retailer to open their doors in the area we are lowering the standards that have been set for our community. Sprout who is essentially the Walmart of produce, takes away from businesses like Raley's, and Safeway. Retailers who not only pay their employees well but also provide medical, dental and vision benefits to their employees. Sprouts does not compensate their employees as they should and are below the standard that people like me have pushed so hard to reach. Sprouts does not adequately provide for their now "essentia." workers. By allowing this subpar employer to develop a new site it will put a strain on the ability to negotiate our contracts. Please consider that we are out here serving our community, even when it puts our health and our families at risk. Are we essential or expendable? By putting our lively hood at risk it tells us we and our families are not valued, instead we are only important when a pandemic is sweeping the nation.

When a new Sprouts moves in it impacts the sales of the surrounding retailers big and small, which in turn can take good jobs away from good people. A store like Sprouts can have a detrimental effect on small local businesses. With COVID-19 still impacting small businesses, do we really need to give them unfair competition? Many small businesses are already on the brink of disappearing.

I know that I am only one voice but I do speak for many. Obviously you will not read this letter and suddenly decide to decline the project. All I am asking is to consider the implications of this new development and insist on a full and comprehensive EIR. Maybe even ask the land developer to look into and explore other alternatives for the land in question.

Joan Burgdorf
(916)390-3186

Bitter, Greg

From: Elissa Hardy <ehardy@ufcw8.org>
Sent: Wednesday, May 13, 2020 4:44 PM
To: Public Comment
Subject: Proposed Sprouts Mkt

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Planning Commission,

The proposed plaza at Blue Oaks will negatively impact traffic, emergency response times, existing UNION jobs and small businesses and air quality. I live off of Baseline on Oakborough Ave and it is extremely difficult to get across Baseline to go East and almost impossible during commute times. We want to reasonably require that a full and comprehensive EIR be conducted to ensure the public health and safety of people who live and work near the proposed site who may be negatively impacted by the project. As part of a full EIR, the Commission should also instruct the developer to consider alternative uses for the site that would have less of a negative impact on residents as well as detailed mitigation measures to offset any impacts to traffic and more should the developers not be willing to consider relocation the project to another site.

Thank you!

Elissa Hardy
536 Oakborough Ave.
Roseville, CA. 95747
(916)216-8196

Elissa Hardy
UFCW 8-Golden State
Field Support Representative
(916)782-0256

Bitter, Greg

From: Loren Cook <loren_cook@surewest.net>
Sent: Thursday, May 14, 2020 11:38 AM
To: Planning Commission
Cc: Bryan Ludwig; Bitter, Greg; Shallow, Kinarik
Subject: 6.3. WRSP PCL-31 – The Plaza at Blue Oaks, 1950 Blue Oaks Bl, File # PL17-0368

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Commissioners,

I just want to go on the record that the developer did send representatives who presented at our neighbor meeting on February 11th, 2020.

Attendees were from Fiddymment Farm, Westpark, and Blue Oaks neighborhoods. As well the meeting was open to the public.

There was no opposition to the project and the neighborhoods welcome the commercial development.

Here is an excerpt from the meeting minutes (they can be found on Fiddymmentfarm.org website).

"Guest Speaker #1: (7:07 PM)

The Plaza at Blue Oaks--Fiddymment Road). Project Managers Joe Ziwitzki and Jason Gallali, and Kinnie Shallow from City of Roseville Planning gave updates on the commercial property at the NE corner of Fiddymment Road and Blue Oaks Blvd.

- They hope to break ground this year and open stores in the spring of 2022. This will not be a 24-hour facility. Per City regulations, services and deliveries are restricted to 7AM to 10PM. Screens will be provided to block back of delivery area from public, and they are keeping as many trees on the site as the City allows.
- They said the stores weren't locked in yet so they couldn't confirm any names yet, but they indicated expected potential "Pad" features in two phases, including: major grocery; dry cleaners, hair salon, coffee/restaurants; bank; patio seating on corner spot; Day Care; gas station/car wash (linked with grocery); dental office, pet supply store, and possible postal store site.
- The developers said that the restaurants are expected to be QSR (Quick Service Restaurants) in future, even current notable full-serve restaurants are changing over to QSR due to rising staffing costs.
- Developers will comply with City building restrictions, including measures to keep dust down. To a question about 'activities areas' like a trampoline space, the developers indicated those types of facilities are expensive to build and maintain and probably not expected here."

So, once again let me state the neighborhoods welcome this commercial development.

Thank you.

Loren Cook
President
Fiddymment Farm Neighborhood Association

Bitter, Greg

From: Robert Bone <bob@robertbonelaw.com>
Sent: Thursday, May 14, 2020 2:50 PM
To: Public Comment
Subject: WRSP PCL F-31 – The Plaza at Blue Oaks; File # PL17-0368

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Sir or Madam:

Our office recently provided comments to you, dated as of May 6, 2020, from an unincorporated association of Roseville residents ("Association"), on the pending permit approvals for the Plaza at Blue Oaks. The project, located at 1950 Blue Oaks Boulevard, in the City of Roseville, Placer County, CA (APN 017-117-093-000) is a proposed retail center consisting of an approximately 35,000 square-foot anchor grocery store, a 12-pump gas station with an approximately 3,500 square-foot convenience store and car wash, and seven additional buildings ranging in size from approximately 3,750 square feet to 9,750 square feet (the "Project"). The Project approvals include a Design Review Permit to review the site design and proposed buildings, a Tree Permit to remove several native oak trees on the westerly portion of the site, and a Tentative Subdivision Map to subdivide the parcel into eight (8) lots (the "Approvals").

Our previous comments detailed our clients' concerns regarding the Environmental Effects that will be caused by the Project. Please consider the following additional comments on the Project Approvals:

The Project Approvals do not conform to the Roseville General Plan, the City's Bicycle Plan, or the community's Pedestrian Plan, each of which has been carefully crafted and amended to flow together to create an aesthetically pleasing and accessible community for all Roseville residents. The Project does not support these various plans as it is currently configured in that these various development guidelines state that commercial buildings should be arranged to promote bicycle, transit and pedestrian modes. The layout of the Project does not adhere to these principles.

The Trees Should be Landscaped Into the Project, Rather Than Destroyed

As a threshold matter, the Project Approvals contemplate the removal of precious, irreplaceable oak trees. Our community needs to protect our existing trees and native foliage. Rather than being destroyed, the trees should be incorporated into the Project landscape and the structures built around them. This should not be difficult as the trees are concentrated in one area of the property.

The Roseville General Plan Contains Bicycle and Pedestrian Use Goals for Developments That are Not Supported by the Project

Roseville has several community plans that contain circulation elements that are collectively designed to create a bicycle and pedestrian-friendly community. For example, the Circulation Element of the Roseville General Plan includes Goals, Policies and Implementation Measures that guide the Bicycle Master Plan and the development of Bikeways and Trails. Likewise, the 2007 Bicycle Master Plan Update includes recommended

modifications to the General Plan Circulation Element to reflect recommended changes to policies, programs and development standards to increase these "walkability" and "bikability" goals.

The overarching bikeway goals of the General Plan, as amended, include:

Goal 1: Increase the percentage of all trips made by bicyclists in Roseville.

Goal 2: Establish and maintain a safe, comprehensive, and integrated bikeway and trail system that encourages the use of bikes and walking for commuting, recreation and other trips.

Goal 3: Establish education, encouragement and enforcement programs that increase bicyclist and motorist awareness of the rights and responsibilities of bicyclists in order to create a climate of acceptance for bike riding.

Goal 4: Obtain the Bicycle Friendly Community Designation from the League of American Bicyclists.

Other elements of the General Plan also include goals and policies that address bikeway development. These include the Open Space and Conservation Element, and the Recreation element. Importantly, both Blue Oaks Boulevard and Fiddymont Road (the majors streets flanking the Project) are designated for Class II Bike Lanes. Developments located on these streets should be designed with cyclists in mind especially when it comes to the layout and orientation of the development. Herein lies the problem with the current configuration of the Project. It does not comply with the aesthetic plans for the local community.

The Project Does Not Comply With the Roseville Site Design Guidelines

Site planning is intended to respect and enhance the natural environment, to connect a project to its surroundings, to promote "walkability" of developments, and to ensure effective site access and traffic circulation within and around a project. This includes adding green design features, and providing for essential services and storage.

In order to support these goals, the Roseville Site Planning and Building Siting Design Guidelines provide:

CC-1 Buildings should be arranged to define, connect, and activate pedestrian edges and public spaces.

CC-2 Buildings should be arranged to provide convenient access to transit stops.

CC-3 The relationship and orientation of buildings to arterial and other prominent roadways should be considered to enhance street frontage.

The Site Plan for the Project shows that the buildings are oriented toward the inside of the Project, leaving the back of the buildings facing the street. Firstly, the bicycle lanes near the Project must be properly striped and provision must be made for bikes and pedestrians to safely access the Project, and traverse around it. Secondly, as the Project is currently configured, in order for bicyclists and pedestrians to access the retail stores inside the Project, they must traverse a driveway that is intended for vehicle traffic, and then ride or walk through the parking lot to access the stores. This creates a potentially dangerous situation.

The Project and the Approvals must be evaluated in light of Roseville's existing General Plan, Bicycle Plan and Pedestrian Plan to ensure that the Project meets the community's development goals. The Approvals must be set aside and the above-referenced impacts on the environment must be fully and appropriately studied before any permits may be issued.

Robert M. Bone, Esq.

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Bitter, Greg

From: Luke Saxelby <luke@saxnoise.com>
Sent: Thursday, May 14, 2020 6:16 PM
To: Public Comment
Subject: WRSP PCL-31 – The Plaza at Blue Oaks, 1950 Blue Oaks Bl, File # PL17-0368

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Good Evening,

I would like to submit these written comments into the public record regarding the Plaza at Blue Oaks for tonight's planning commission hearing:

"Good evening commissioners, my name is Luke Saxelby, I reside at 1204 Vista Verde Drive, approximately ½ mile north of the proposed project. My family and I would like to express our support for the proposed project. We are pleased to see continued commercial development in West Roseville and believe this project is well designed and would provide us with a local shopping destination in close proximity to where we live. Currently, the majority of our shopping requires us to travel down Blue Oaks and cross Highway 65, or down Foothills Blvd to reach our favorite grocery stores, retail centers, and restaurants. While I have not been engaged by any party to review this project, I am a professional acoustic and noise control engineer and I run the consulting firm of Saxelby Acoustics which is based in Roseville. I have reviewed the project noise study prepared by Bollard Acoustical Consultants and I believe the study to be adequate and meeting the requirements of the City and CEQA, and would not have an adverse impact on existing or future residential uses in the area. I encourage the council to approve the project. Thank you for your consideration of my comments."

Regards,

---Luke



Luke Saxelby

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