



SAVE THE AMERICAN RIVER ASSOCIATION, INC.

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June 22, 2007

Mr. Alberto Esquivel
Project Manager
Capitol Station 65 LLC
1801 F Street
Sacramento, CA 95814

POB-D47

Dear Al:

The Save The American River Association (SARA) appreciates your invitation to review and comment on your most worthy development project -- Township 9. We are grateful for the opportunity to be able to express both our praise and concerns, regarding potential impacts on the American River Parkway, its habitat, resident wildlife and users. The generous sharing of your time -- including three meetings and numerous additional communications -- was most valuable and enabled us to better understand the project details. SARA was thus able to serve our primary role of protecting the public interest in this valuable green belt surrounded by urban development.

All of our comments below are referenced in your letter to SARA, sent to my attention, and dated June 12, 2007. We assume it represents your latest proposal to meet our concerns as listed under "Alternate Plan" on page 4.

Riverfront Drive Realignment: This is an improvement as it can provide for an expansion of the passive park to the crown of the levee. In addition, it would provide a wider separation of bicycle and car traffic. Lowering the height of the road below the crown of the levee is an improvement as well. However, it would be desirable to have the road even lower than indicated in cross section AA.

The map is somewhat confusing as it shows an additional meandering Two Rivers Trail adjacent to the existing Two Rivers Bike Trail, and consequently appears to reduce the amount of passive park area. We oppose any realignment of the present trail, which currently constitutes the presently accepted, but not yet confirmed, boundary of the Parkway.

We believe that accompanying the new alignment of the road, as well as for the area immediately adjacent to the Parkway, appropriate narrative should be provided to facilitate agreed upon control of the adverse effects of noise from large gatherings, as well as pollution and lighting -- all of which affect the normal use by wildlife and the public.

Elimination of Overlook: We appreciate your removal of the overlook. It was a physical and visual intrusion of the Parkway.

Relocation of Monument: We appreciate the relocation of the monument. It was a visual intrusion of the Parkway.

Building Restrictions: The latest setback arrangement for building structures is much better than originally proposed. The reduction of the lateral dimensions of the buildings, now with visual penetrations added between, is an improvement to break up the "high wall effect" of the project upon the Parkway users of the Two Rivers Trail.

Open Space Landscaping: Though we prefer to have the entire park strip between the road and the top of the levee in native natural vegetation, we accept the compromise of a major amount in this style and a limited urban-type park area at the north end of 7th street.

Revegetation Program: It is commendable that you offered to participate (we assume physically and financially) in the maintenance of the riparian vegetation to be planted in the adjacent narrow strip of the Parkway. This should be permitted only with a formal written agreement with the County, and with a biological analysis of the objectives of the agreement.

SUMMARY

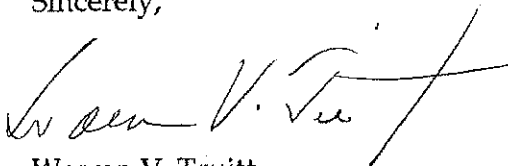
As we have stated above, SARA accepts, with some compromises, your updated proposal as outlined in your June 12th letter. These changes will benefit the Parkway, its resident wildlife and its visitors.

SARA, at this time, cannot give its blanket endorsement of the entire project for the following reasons:

The voluminous EIR contains 12 appendices. When their details are known and understood, there may be direct or indirect effects on the Parkway. SARA did not have the staff capability to evaluate all of the EIR appendices. We therefore concentrated on appendixes C and F. As a matter of policy, SARA wishes to hold open its options on projects of this magnitude, because many changes are often made during the construction process on through to completion.

Al, we again wish to thank you, your organization, and the owners and planners, for your expressed interest to protect the Parkway. Your project will be an asset to the City of Sacramento and the community at-large.

Sincerely,



Warren V. Truitt
President, SARA