

Richard and Barbara Falcon  
15 Moses Court  
Sacramento, CA 95823

September 25, 2008

Mr. Darrel Woo, Chairperson  
City of Sacramento Planning Commission  
300 Capitol Mall, Suite 700  
Sacramento, CA 95814

Re: Franklin Point Project – [SUPPORT]

Dear Mr. Woo:

My husband and I are the local Deerfield/Mesa Grande Neighborhood Watch Chairpersons. We are Richard and Barbara Falcon and we write as a 20 year residents of the City of Sacramento to express our support for D&S Development's proposed Franklin Point project, a major infill commercial office and retail center on the corner of Mack Road and Franklin Boulevard in South Sacramento.

While we have never taken a formal vote of the membership to see how many supported and how many did not approve, many of our residents have come to us with their questions and comments about Franklin Point Project. It has been our experience that people are in favor of the project. Our Neighborhood Watch has been developing into a very strong and active group of citizens prepared to fight for their property. It is true that some do not want the gas station and some do not want liquor sales, but most we think, understand the necessity of the anchor position of Chevron to attract other quality business to the area. It appears to us that most residents feel that the restrictions regarding hours of sale and container types are adequate considering there are so many other venues to buy in the immediate area. One thing is for certain about our group is that **WE WANT IMPROVEMENTS, BUT WE WANT THE RIGHT KIND OF IMPROVEMENTS!** The development of this piece of land could be part of bringing new growth to this area. It is clear that five empty parcels at our entrance does not make a very positive statement about the kind of neighborhood one is about to enter.

People are most excited about:

1. developing that empty lot
2. employment opportunities
3. a quality family restaurant nearby

People are most fearful of:

1. drunks hanging out on the corner to buy liquor
2. gas station to bring: noise, lights, environmental and OSHA violations
3. renters that are not good neighbors (unclean parking lots, trashy windows, encourage loitering)

It is always difficult to make changes and to feel secure that you are supporting something solid, but clearly it is time for a change on this corner. Our group has invited R&D Development to our Neighborhood Watch meeting twice to educate and update us They take the time to give the residents the opportunity to express their concerns. Many of us have toured other R&D Development sites and approve of the concepts, designs and architecture.

We have written to people involved in the project twice previously. We have grown stronger and stronger in our support of the project. Again, taking into consideration the concerns about liquor sales, we express our support for Franklin Point and respectfully urge the City's expedient approval so that our residents can benefit from this project's positive impacts. We will attend the meeting tonight so you may feel welcome to call on us for any further information.

Sincerely,

Richard and Barbara Falcon

cc: Members of the City of Sacramento Planning Commission