

Dear Commissioners:

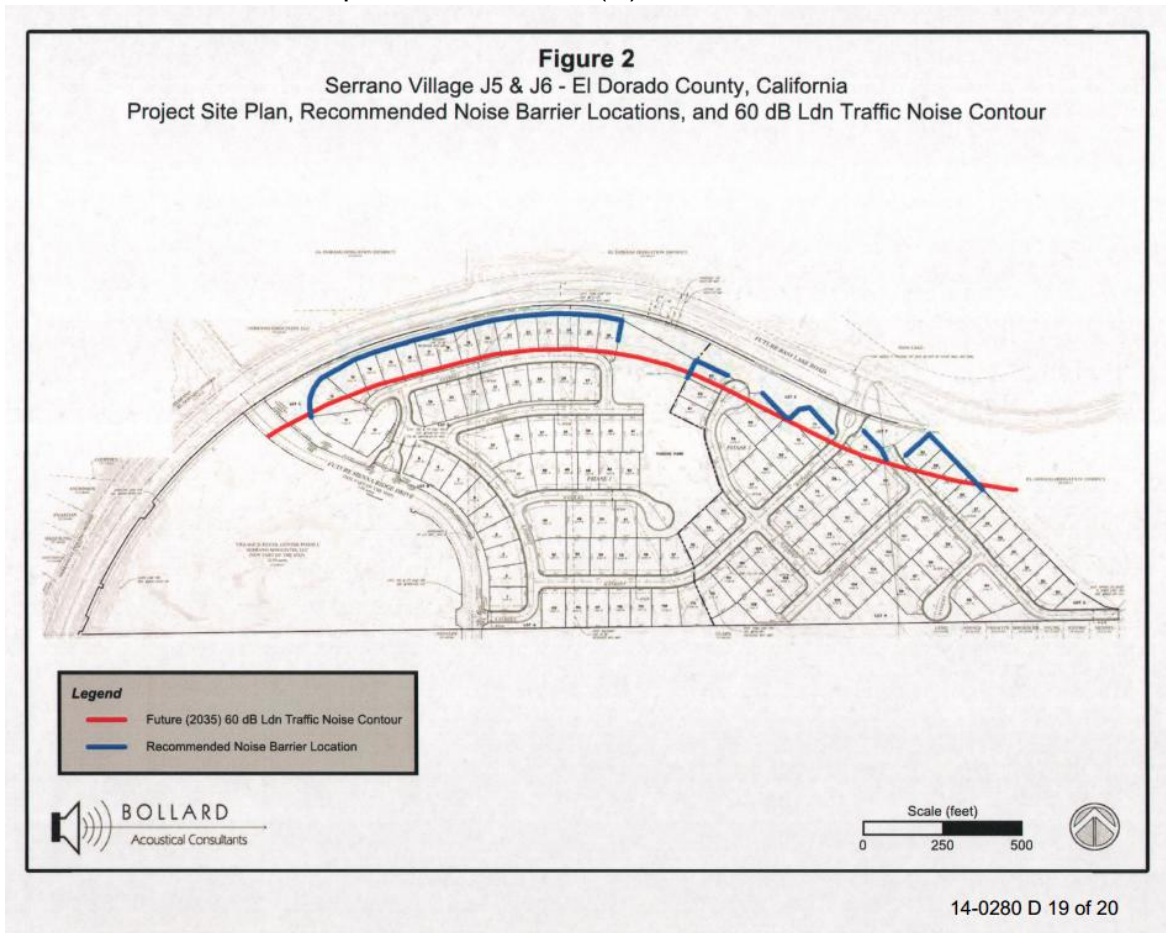
I urge you to deny the proposed Village J5/6 rezone and Specific Plan amendment based on the following issues:

1. A new environmental analysis MUST BE required to determine the impact on Hwy50 of eliminating this neighborhood commercial center while simultaneously replacing it with high density housing. Residents who would have utilized this retail center will now use Hwy 50 or Green Valley Rd to access services.
2. The required sound wall is an aesthetic impact that MUST be evaluated under CEQA. It cannot be considered "unavoidable" because the housing development proposed is not "required", nor would a sound wall be required for the commercial development. (see soundwall 'Fig.2' below)
3. The rezone eliminates vital and anticipated commercial potential in our county.
  - a. The EDH Specific Plan specifies 45 acres of commercial property in Village J, which will be reduced to less than 12 acres with this proposal
  - b. The insinuation that the Raleys'/LaBorgata center has had difficulty maintaining occupancy is absolutely unvalidated and untrue; it is a successful and vibrant center with longterm tenants.
  - c. Preserving commercially zoned property in EDH is a General Plan update priority.
  - d. Traffic on Hwy50 will be less impacted if people can access services here.
4. The surrounding rural lands require a 4-ac minimum lot size buffer under Section 2.5.1 of the Specific Plan. This requirement is being avoided by claiming a 'future high density' entitlement, BUT as it stands, and until they are developed, these lands require that buffer.
5. Documentation of the open space and oak woodland status, must be required in the form of MAPS that clearly show the accounting of both, relative to the overall Specific Plan area.
  - a. 5.2 of the 7.3 acres of oak canopy is proposed to be removed, which does NOT meet county guidelines. Provide a full Specific Plan accounting showing areas 'retained' and 'replaced' and their acreages (as 'constantly updated since March of 2007' per the staff report p10/12)
  - b. Does the open space calculation include the golf course rezone that is currently under discussion? Provide a map for clear accounting.
6. Exhibit P shows lots for the proposed development right at the edge of Bass Lake. Where is the required setback?
7. Per the staff report, the realignment of Bass Lake Rd is stated to be projected out by more than 10 years before construction is anticipated, and "*therefore, the Transportation Division is not requiring complete construction of the frontage improvements at this time*". However, conditions have perhaps changed, as the construction of the Bass Lake realignment is *currently* underway.

There is no way this project should be approved based on the 1988 EIR. Most *CERTAINLY* impacts have been identified that were not discussed and mitigated in the 1988 EIR. You are obligated to deny this proposal.

Ellen Van Dyke  
Rescue Resident

Sound Wall Exhibit O from staff report, Attachment 6(D):



Frontage improvements Exhibit P, showing proximity to Bass Lake:

