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Migianella NOP, TM07-1458R, Planning Commission hearing 2/13/14

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Sat, Feb 8, 2014 at 6:04 AM

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Commissioners and Members of the Board:

This project was originally approved in May of 2009. Our traffic situation has changed, and the project must be adequately analyzed for current conditions - we now know that Hwy 50 is at capacity, according to Caltrans (letter 9/25/13), and either a map extension or revised project should require new analysis. Page 27/224 of the MND states no traffic study is required, however as a subdivision of 5 or more units and with Hwy 50 at LOS F, I believe this is not accurate and that TC-Xa does indeed require a study to be done.

Additionally, I do not believe the oak canopy removal has been adequately quantified or mitigated, and that a more thorough analysis is in order. This parcel contains Important Oak Woodland (IOW) habitat, according to the IOW Habitat Map (9/28/07) from the BOS meeting 10/2/07. The project does not include building envelopes to limit tree removal, nor does it include the septic areas or their required back-up fields, in any of the tree removal analysis.

The map approval should not be extended nor a revised project approved without a new analysis and review of both the traffic impacts and the full impact to the oak woodland. Building envelopes must be added and a more accurate analysis of tree removal at build out provided.

Thank you -Ellen Van Dyke, Rescue

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