

Dear Members of the Board of Supervisors

Subject: CORRAL DE TIERRA RETAIL VILLAGE

The Leagues of Women Voters of the Salinas Valley and the Monterey Peninsula object to the current Corral de Tierra Retail Village proposal for the intersection of State Scenic Highway 68 and Corral de Tierra Road.

Our objections are based on League positions at the National, State, and Local levels. These positions are arrived at only after members have studied an issue and achieved consensus on policies and practices that best serve the public interest.

In the Draft Environmental Impact Report, County staff selected possible alternatives. However, the alternatives selected are based on an unproven groundwater recharge scheme and a flawed traffic report. A subsequent traffic report has identified significant negative traffic impacts created by this project.

LEAPFROG DEVELOPMENT: The League opposes leapfrog development which leads to increased costs for providing emergency services such as fire, ambulance, and police/sheriff. The proposed development would be located in an area that is not designated in the current draft General Plan as either a Community Area or a Rural Center. The increased traffic that this retail village will bring to the area from workers and shoppers will be an increased burden to Highway 68 and to Corral de Tierra Road which also has a scenic road designation. Therefore, exemptions to existing zoning restrictions should not be granted.

B-8 ZONING was adopted in 1992 because of constraints on area water and sewage capacity. Traffic already exceeds County level of service standards. Not one of these issues has been alleviated in the past 18 years. The project applicant asks, among other things, for spot zoning exemptions.

WATER: The El Toro Groundwater table has been dropping an average of 1.8 feet per year since 1999, according to the 2007 County hydrology study. That's a total of 19.8 feet in 11 years. The development proposal contains a groundwater recharge scheme as a solution that would not to add to the overdraft. While intriguing, the efficacy of such a key component has not been sufficiently demonstrated to operate as promised.

TRAFFIC and NOISE: Access to two-lane Corral de Tierra Road would be choked for nearly 1/3 mile or more. Traffic in this area is already at Level of Service D or worse during the morning and evening commute. Turning movements would create further congestion, accidents, and smog. Additional traffic, including delivery trucks and store employees, would add to the noise and traffic congestion on Highway 68 and Corral de Tierra Road, further degrading the traffic Level of Service.

The League supports growth management decisions that recognize the interrelationship of decisions relating to air quality, energy, land use, waste management and water

resources. The proposed Corral de Tierra Retail Village violates these planning principles.

CONCLUSION

We urge you to reject this proposal.

Thank you for your consideration.

Sincerely,

Dennis Mar

MaryEllen Dick

President LWV of the Monterey Peninsula

President LWV of the Salinas Valley