

PETITION TO THE MONTEREY COUNTY PLANNING COMMISSION AND TO THE BOARD OF SUPERVISORS

The undersigned strongly object to the Corral de Tierra Retail Village proposed to be located at the intersection of State Scenic Highway 68 and Corral de Tierra Road. This huge commercial development would negatively impact the rural quality of life in the Toro Area. 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.

B-8 ZONING was adopted in 1992 because of constraints on area water, traffic, and sewage capacity. Not one of these issues has been alleviated in the past 18 years. The project 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.

TRAFFIC and NOISE: Access to two-lane Corral de Tierra Road would be choked for nearly 1/3 mile or more. 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.

LIGHT and SCENIC: The night sky would be illuminated with light from the parking lot. The removal of several heritage oak trees as well as mature, magnificent sycamore trees is unacceptable. The density of buildings and proposed heights are additional issues not in compliance with our Toro Area Plan. We urge you to reject this proposal.

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