

I own a home in this area...why should I be concerned?

1. The apartment population density has increased from 48 to 96.
 - a. More foot traffic in adjacent courts
 - b. Parking in front of nearby residential homes
 - c. Decline of apartments over time reduces home values
 - d. Double the potential of noise 48 to 96 apartments
 - e. Apartment pool and clubhouse near residential homes
 - f. Homes between Davenport Park and G Street / increased traffic (car & foot)
2. Mister Car Wash: (Now near Wall Mart / Moving to our area)
 - a. Sound wall only installed around car wash tunnel
 - b. Noise from vacuum area not ablated
 - c. Noise impact to adjacent residential homes
3. Home Values
 - a. Homes close to apartments are less desirable
 - b. Homes close to noise concerns are less valuable
 - c. Buyers paid a great deal for their homes in this area
 - d. Is it right to change the plan without publishing a detailed map to homeowners?
4. Possible solutions : (Best? / Refuse proposed developer's plan!)
 - a. Raise walls around existing residential homes
 - b. Install gates to courts from Sandpiper leading into courts
 - c. Relocate or decrease apartments from 96 to original 48 units
 - d. Not allow parking (from 96 apartments) on residential courts
 - e. Move increased apartment complexes to land adjacent to Yosemite Avenue or G Street areas / away from residential area
 - f. Install speed bumps to Sandpiper to reduce the speed of traffic

A meeting on this proposed plan is scheduled for August 18th at 7:00 PM in the City Planning Commission Meeting / City Council Chambers.

As a homeowner, please attend.

City Council, in early October, may go with this plan otherwise.

What might I say? (See below / outline above)

The overall traffic in this area is terrible. Additional cars, bikes, waiting, stalling / and parking concerns jeopardize the safety of children and adults. The overall nuisance factors are huge. I feel the neighborhood, home values, and quality of life for home owners would be negatively impacted.

Please reconsider the changes to this project. Not to complain, but this is an awful idea.

All my best, thanks for helping invested home owners.

Resident

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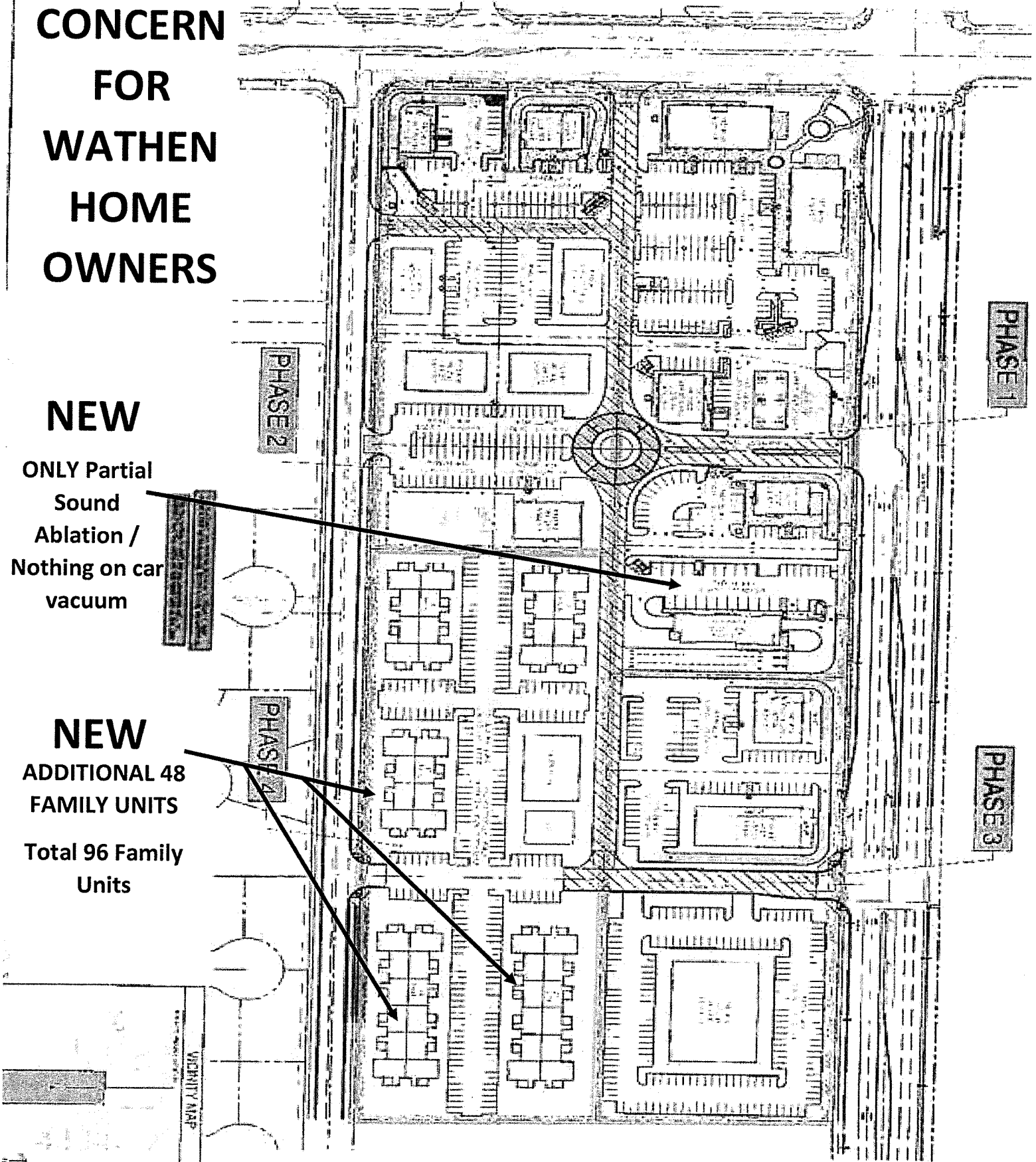
CONCERN FOR WATHEN HOME OWNERS

NEW

ONLY Partial
Sound
Ablation /
Nothing on car
vacuum

NEW

ADDITIONAL 48
FAMILY UNITS
Total 96 Family
Units



PROJECT		UNIMPOSED COMMERCIAL DEVELOPMENT FOR VICENTE CROSSING VICENTE AVENUE AND G STREET MERCED, CALIFORNIA 95319	
DATE	1/10/10	SCALE	AS SHOWN
DESIGNER	...	CLIENT	...
APPROVED	...	DATE	...