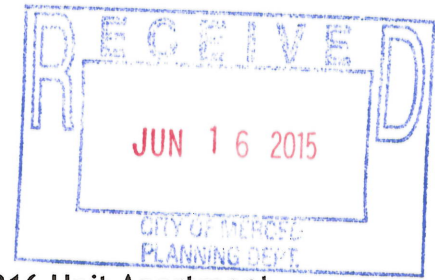


June 6 2015

City of Merced Planning Commission
678 West 18th St.
Merced, CA 95340

RE: Conditional Use Permit #1200 BP Investors, LLC, for a 216 Unit Apartment complex



Dear Planning Commission Members:

The Bandoni family land directly borders the proposed sight for the 216-unit apartment complex to the south and east. Our home is on the land, and we have lived here for over 35 years, and have no plans to relocate. After attending the Planning Commission meeting on May 20, 2015 and hearing the full discussion, we are writing to express our disapproval of the project and ask that you vote to disapprove the project at your next meeting.

The proposed complex has been planned as student housing, and given that information is true, there should be more consideration given to the lifestyle of students and the requirements for bike parking, regular parking, and transportation infrastructure in the most direct way to UC Merced. Using "normal" calculations for single families does not take into account that the intention for this complex is NOT to be for single families. It is intended for young, single students who likely will have individual cars and bikes given current road infrastructure to UC Merced is still over 3 miles from the proposed project. For example, the calculation to place the number of 17 bike parking spaces for an estimated up to 1,356 occupants is ridiculous.

The proposed sight is off a main access roads to the campus and is currently surrounded by active farmland ON ALL SIDES for which there is no immediate future plans for development. This places a large number of tenants in a rural location at the end of a dead end road. The roads suggested to be build In Phase II, Paulson Road to the South to Cardella Road and Cardella Road from Paulson to G St., CANNOT be built while the Bandoni property is being actively farmed, and therefore the fire and police access suggested via the Paulson and Cardella Roads is not viable. The building of Paulson Rd. would cross our farmland and divide our land in half, taking part of our vineyard, and making it impossible to move farm equipment across the property. In addition, we and lessors of our property are not organic farmers and do use pesticides on our crops which may be a concern ESPECIALLY FOR HIGH DENSITY APARTMENT DWELLERS that are proposed to be located WITHIN A FEW FEET of the actively farmed land. It is not stated how the developers will orient the site to mitigate for the farming practices of dust, pesticides, early morning/evening noise, and moving equipment across paved roads.

While we do not think this is the right location for apartments at this time, we believe any access roads to a development should be built ON THE DEVELOPERS LAND TO THE NORTH and connect to the bike lanes on G St. and Bellevue Road. There are

presently many locations within the city zoned for apartments which have streets, sewer, and transit in place for such a project, and more consideration is needed.

Sincerely,



Pete and Vicki Bandoni
1550 E. Cardella Rd.
Merced, CA 95340
209 722-0123