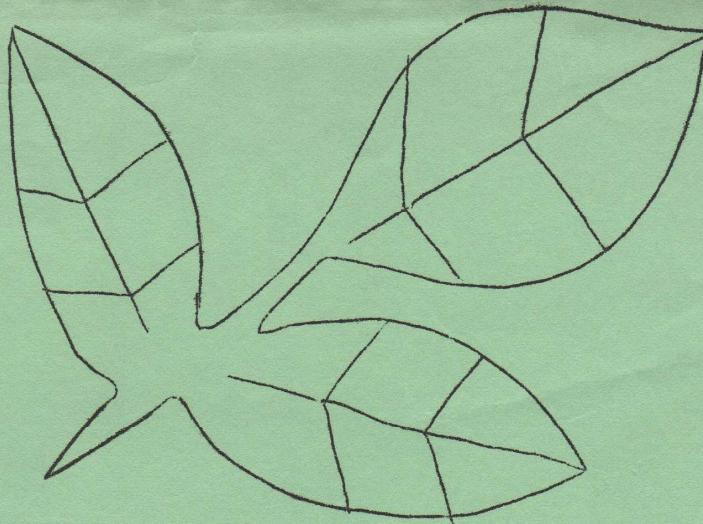


**The front page is the
only page we have in
our records.**



Woodlands Association
Bill Armstrong, President
Carol Ann Gray, Editor

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Walnut Creek, Ca.

From the President

BURTON CENTER

Our poll results: 37 in favor; 43 opposed; 2 undecided. The comments were numerous on both sides. Both sides praised the article in last month's Newsletter for supporting their view. In fact, the article was designed to be neutral, and had been circulated in advance to all Board members, some of whom provided additions and deletions to enhance, we thought, an unbiased presentation.

Since that article, we have received the environmental impact report on the Burton Center. That report details certain adverse impacts.

The unavoidable and significant adverse impacts are, according to the report, "saturation of intersection of Ygnacio Valley Road and Oak Grove Road" and increased carbon monoxide concentration at that intersection. Specifically the report says that after planned improvement of the intersection, current traffic would utilize 78% of capacity. Burton's proposed center would raise demand to 91% of capacity, which means that "motorists will normally wait 1 to 2 signal light cycles and possibly 2 to 3 signal light cycles for short periods . . . The above utilization did not include the impact of recently approved projects such as Carriage Hills and Boundary Oaks Developments."

Traffic on Citrus is expected to increase about 45%, adding 1500 two-way trips per day to the 3300 presently on the road.

Also, "the project will directly increase carbon monoxide concentrations at the intersection of Oak Grove and Ygnacio Valley Roads, contributing at least 10% additional emissions."

We will advise the City of our poll results, and of the fact that the poll was taken before the above detailed information was available. When a public hearing is scheduled, we will let you know, but you might keep an eye on the newspaper.

FEEDER BUSES - MASS TRANSIT

This topic is discussed from a different point of view below, but I wanted to share with you some facts I learned from the Capital Improvements Committee. Nearly half a million dollars will probably be spent on Ygnacio Valley Road this year (about \$160,000 City money, remainder from outside sources). The cost of synchronizing