

City of Lathrop
Community Development

Planning Division

(209) 858-2860, Extension 327

(209) 858-5259 Facsimile



August 19, 2003

RECEIVED

AUG 25 2003

Kyle Kollar
 Community Development Director
 City of Manteca
 1001 W. Center Street
 Manteca, CA 95337

Community Development Department

Subject: Manteca General Plan 2023 Draft Environmental Impact Report

Dear Mr. Kollar:

At its meeting of August 19, 2003, the City Council of the City of Lathrop reviewed the referenced Manteca General Plan 2023 Draft Environmental Impact Report (EIR) and directed staff to submit this letter in response.

The City of Lathrop is concerned about the potential impact this project will have on the City of Lathrop. We respectfully request that you address all impacts that might occur to the City of Lathrop in the EIR. Most prominently, we are concerned about the traffic impacts.

Lathrop Road and Louise Avenue are designated as major arterials in the City of Lathrop General Plan with final configuration consisting of eight lanes from Interstate-5 to Harlan Road and four lanes from Harlan Road to the Manteca City limits. In addition, a portion of each of these two Right Of Way's (ROW) are within the Manteca General Plan boundary, and Louise Avenue extends into the Manteca city limits. The Manteca General Plan EIR, however, ignores the impacts on roads that go into and through the City of Lathrop. The Manteca General Plan calls for Louise Avenue to be a four-lane road from Airport Way east through the City of Manteca. The City of Lathrop designates Louise Avenue to be a four-lane road from our city limits west to Harlan Road. The City of Manteca Draft EIR leaves that portion that is in the Manteca city limits from Airport Way west to the railroad tracks (City of Lathrop city limits) as a two-lane road. This will create an automatic bottleneck.

Public Works reviewed the Traffic Section of the Manteca Draft EIR for their General Plan 2023 update. The street widths proposed in the document are generally consistent with or exceed the number of lanes proposed for the City of Lathrop street system with one exception and that is Louise Avenue between Airport Way and the City of Lathrop city limits at the Union Pacific Railroad tracks. The number of lanes at the connection points between the two cities is as follows:

<u>Street</u>	<u>Lathrop Number of Lanes</u>	<u>Manteca 2023 GP Number of Lanes</u>
Lathrop Road	4	4
Louise Avenue	4	2
Yosemite Avenue	4	6

There is a reference on Page 15-44 ".....to traffic associated with large projects in Manteca (business park south of McKinley) and other projects included in the background. For instance, these projects include traffic from the Landmark Logistic Center (LLC), a large mixed-use project approved in the City of Lathrop." This project was never approved nor was an EIR ever prepared for the project.

Recent developments in the City of Lathrop should have been included in your traffic projections. The traffic model calibration/validation effort was detailed in the August 2002, report by Fehr and Peers Associates. Their traffic projections may not have included the River Islands, Pacific Union Homes, and TCN Properties LLP developments approved this year.

It appears that your traffic input data for the City of Lathrop is incorrect. The traffic input data does not appear to have included River Islands, Pacific Union Homes, and TCN Properties, but did include the Landmark Logistic Center (LLC), which was not approved.

Our primary concern is that access from Manteca to Interstate-5 is from Louise Avenue and Lathrop Road in Lathrop. Table 15-9 Comparison of Existing to Forecast Traffic Volumes for Airport Way between Lathrop Road to Louise Avenue has a forecasted growth of 359%. The new General Plan indicates a Traffic Volume of 39,700 on Airport Way. There are no counts provided for traffic turning west onto Louise Avenue or Lathrop Road going through the City of Lathrop to Interstate-5. In the Draft EIR all traffic is shown only going to State Route-120. This means that traffic would choose to go a greater distance to get onto State Route-120 that leads to Interstate-5, then would go directly onto Interstate-5 from Louise Avenue or Lathrop Road. However, although not shown in the EIR it is anticipated that the traffic from Manteca would, in fact, choose to utilize Lathrop Road and Louise Avenue to access Interstate-5. The actual generated traffic would result in a significant adverse impact to both the easterly and westerly direction of Louise Avenue and Lathrop Road in the City of Lathrop. Traffic generated would also result in significant impacts to the Louise Avenue/Interstate-5 and Lathrop Road/Interstate-5 on and off ramps. These impacts need to be addressed in the EIR and in the mitigation-monitoring plan.

Kyle Kollar
August 19, 2003
Page 3

Please provide me with a copy of the final environmental impact report for this project when available. In addition, please provide me with the dates of any future actions by the Planning Commission and City Council regarding the General Plan EIR.

Sincerely

A handwritten signature in black ink, appearing to read "Deanna D. Walsh". The signature is fluid and cursive, with the first name being the most prominent.

Deanna D. Walsh
Principal Planner

cc: Pam Carder, City Manager
Ramon Batista, Assistant City Manager
Bruce Coleman, Community Development Director
Cary Keaten, Public Works Director
Ken Buck, Deputy Public Works Director