



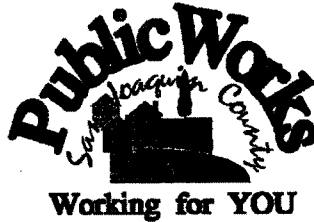
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DRAFT – HARD COPY TO FOLLOW VIA REGULAR MAIL

February 25, 2005

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

Attn: Benjamin Cantu, Advanced Planning Manager

SUBJECT: UNION RANCH SPECIFIC PLAN DRAFT EIR

Dear Mr. Cantu:

The San Joaquin County Department of Public Works has reviewed the environmental document for the above referenced project and our concerns, recommendations, corrections are as follows:

The Traffic Engineering Division offers the following general comments.

- Table 3-11, page 3-5: The total number of dwelling units should be 2,301 not 1,960.
- Table 4.11-3, page 4.11-21: Trip Generation for CMU High Density Housing is off by 25%. It should state Daily = 2,292 rather than 1,835 and AM PK inbound = 74 rather than 59. The total PM PK should be 211 rather than 169.
- The remainder of Table 4.11-3 should be adjusted to reflect the above information.
- Please review this new information to determine if there is a significant change in the original analysis.
- Page 4.11-35, Section 4.11-4: Monitoring of roadways during construction should include San Joaquin County affected areas. Repair of degraded pavement within County jurisdiction should be to the satisfaction of the San Joaquin County Department of Public Work (Public Works).
- Page 4.11 – 36, Section 4.11-6: Review of the Construction Management Plan (Plan) should involve Public Works. Reasonable review time should be allowed prior to implementation of the Plan.
- Appendix H, Traffic Study, Introduction: Two intersections within the county, Union Road/Lovelace Road and French Camp Road/Union Road are not listed.

- Appendix H, Traffic Study, Table 3: The High Density Residential (CMU Zone) is supposed to be 341 units rather than 273.

The Transportation Planning Division offers the following comments:

- Three additional intersections other than those identified on page 4.11-6 as having been studied in the traffic report should be analyzed: Route 99/Lathrop Road on and off ramps in both directions (two locations), and the Airport Way/Lovelace Road Intersection.
- Page 4.11 – 33 outlines mitigation for the Lathrop Road/Main Street Intersection that cannot be finalized until the interchange configuration is determined with the Caltrans project to widen Route 99. This project is out beyond the build-out year for URSP (2011) and it may be feasible to construct interim improvements at this intersection.
- Page 4.11-35 lists mitigation that is required at the Airport Way/Yosemite Avenue Intersection that is above what is required in the City of Manteca General Plan. It seems as though dedication of the right of way for needed improvements might be an alternative viable option.

Thank you for the opportunity to be heard. Should you have questions or need additional information regarding the above comments, please contact Wendy Johnson, Environmental Coordinator at (209) 468-3085.

Sincerely,

Wendy Johnson
Environmental Coordinator

c: Tom Okamoto, Traffic Engineering
David Mendoza, Transportation Planning
