

June 26, 2017

Mandy Kang, Associate Planner
City of Manteca Planning Division
1001 W. Center Street
Manteca, CA 95337

Subject: North Main Commons Tentative Subdivision Map

Mandy,

Enclosed is our application for the North Main Commons Tentative Subdivision Map, General Plan Amendment & Rezone. We wish to express our appreciation to you and city staff for working with us to resolve various competing interests and constraints that exist with this property. We believe that the attached application addresses these constraints and interests in a way that will add value to area and the City of Manteca. The purpose of this letter is to provide some supplemental information about this application.

Project Description – This project proposes to create 144 single-family residential lots, a neighborhood park, and two lots to be developed into condominiums in the future. The single-family residential subdivision includes 126 lots with a minimum size of 40 feet by 85 feet; meeting the density requirements for Medium Density Residential (MDR), along with another 18 lots with a minimum size of 50 feet by 100 feet, meeting the density requirements for Low Density Residential (LDR). The main purpose for the larger lots, which are located on the eastern boundary of the project, is to provide a buffer/transition between the smaller lots and the existing subdivision to the east.

General Plan Amendment – We are seeking an amendment to the city's General Plan to convert approximately 23.7 acres of Commercial Mixed Use (CMU) to 17.5 acres of Medium Density Residential (MDR) and 6.2 acres of Low Density Residential (LDR).

Rezone – We are requesting that 23.7 acres of Commercial Mixed Use (CMU) be changed to One Family Residential (R-1).

Lots 145 & 146 – We are proposing to create these two parcels to be developed into condominiums. Our client developed a condo project five lots east of these two proposed lots (within the existing subdivision) and they have been in high demand. Our client would like to develop similar units on these two proposed lots, which would be initiated with a subsequent planning application.

Designated Remainder – The undeveloped portion of this property will remain with its current General Plan and Zoning designations of CMU. Quite frankly, the only legitimate interest in commercial development that our clients have received for this property is the corners at the intersection of Aksland and Main Street. We have seen some mild interest in developing these corners into fast food restaurants, gas stations or perhaps an auto parts store. The 1.4 acre portion we have left at the SE corner of this intersection is approximately, 220 feet by 250 feet, and can accommodate any of these uses, as well as many other common commercial uses that prefer to locate on a corner.

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Circulation - This project will resolve an existing deficiency in regards to emergency vehicle access to the existing subdivision east of this project. The existing subdivision to the east consists of over 50 homes that are served from one point of access (April Way). Our proposed circulation will add a second point of access (Joseph Road at Main Street). Moreover, at the city's request, our proposed layout provides for the future extension of Aksland Drive to Main Street. This connection will not be made with this project, so that we can better accommodate the needs of future development of the CMU-zoned parcels that front Aksland. On the north side of Aksland, along the CMU frontage, we are proposing to install a reduced street section with an AC dike so that the curb, gutter and sidewalk can be installed with the development of the CMU property and driveways, etc., can be located where they are needed at that time.

Park/Basin – At the request of the Parks Department, we have located the Park/Basin internal to the subdivision, but adjacent to SSJID Drain 3, which will serve as our outfall from the basin. This basin is sized to accommodate the runoff from the proposed project as well as the commercial portion that is south of Aksland and the two proposed condo lots north of Aksland. The balance of the commercial property north of Aksland will need to provide its own retention volume.

SSJID Drain 3 – At the request of SSJID we are proposing to convert the existing ditch to a pipe. The pipe will reside within an existing 30-foot wide parcel that SSJID owns in fee title. We will landscape this property and essentially create a linear park and pedestrian connection to the neighborhood park.

Site Photos – Since the entire site is undeveloped and void of any structures or trees, site photos are not particularly useful. However, we have included some photos of the southern boundary of the project, because these photos show the existing Drain 3 ditch that we are proposing to replace with a pipe, and the existing edge conditions between this project and the North Main Commercial project directly south. In our meetings with the city, staff indicated that the wrought iron fence and shrubbery is probably an appropriate barrier between the storage facility and the proposed park. We agree that this would be more desirable than replacing the fence with a masonry wall.

Please review the attached application and let me know immediately if you need additional information from us before processing our application. We look forward to working with the city on this project.

Sincerely,


Tony B. Marshall, P.E.

Cc: Toinette Rossi, A. Rossi, Inc.
Chris Mullins, D.R. Horton