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December 12, 2022

VIA E-MAIL (SSPEER@MANTECA.GOV) & U.S. MAIL

Scott Speer, Assistant Planner
City of Manteca
Community Development Department
1215 West Center Street, Ste 201
Manteca, CA 95337

Re: Initial Study/Mitigated Negative Declaration for the Site Plan Review – SPA-21-165 - Yosemite Apartments

The Manteca Unified School District ("District") hereby submits the following comments on the City of Manteca's ("City") Initial Study/Mitigated Negative Declaration for the Yosemite Apartments Project located at 1919 W. Yosemite Avenue ("Project"). The District submitted comments to the City on this project in correspondence dated January 5, 2022. In addition to the comments in that letter regarding the District's requirement of participation in the School Facilities Mitigation Program, we have reviewed the projects' access and circulation as it relates to student pedestrians. The public has entrusted the District with providing its students with a high-quality education, which includes assuring its students have adequate facilities, are safe, and not significantly or cumulatively impacted by development. The District provides instruction for the City's children at 29 public schools. The project is proposing to develop 62 apartment units at 1919 W. Yosemite Avenue. Two schools will serve this project: Stella Brockman Elementary and Sierra High School.

Both Stella Brockman Elementary and Sierra High School students residing within this development will be within walking distance to school. There is currently no safe pedestrian route for students attending Stella Brockman or Sierra High School, this creates a significant impact to pedestrians as a result of this project. The existing pedestrian conditions along West Yosemite Avenue, Airport Way, and Fishback are deficient or non-existent. Additionally, there are no sidewalks along Yosemite Avenue adjacent to the project site. Without requiring improvements to provide missing links immediately adjacent and around the project site students will not have a safe route to school. In addition to the missing pedestrian sidewalks and inadequate signalization, there is an existing trucking facility immediately adjacent to the project site to the west that utilizes W. Yosemite Avenue for egress for trucks, this will create unsafe pedestrian conflicts if not properly mitigated. The District would request this project also be routed to the Safe Routes to School Committee for review and comments.

MUSD has made several attempts to contact the project developers to mitigate the impacts of this project. The District would request the City review the comments and update the proposed Mitigated Negative Declaration to incorporate additional measures to ensure that our students are not negatively impacted by this project. Please forward



this letter to the applicant and request that they follow-up with the District to provide any clarifications on the information provided to them and to continue these discussions. Please contact Developer Fees at (209) 858-0858 or developerfees@musd.net.

The District wishes to emphasize our comments are meant to assist the City as it fully evaluates and mitigates the potential impacts to our schools and facilities. The District wishes to continue cooperating and collaborating with the City to insure the continued high quality of life in the City and education in its schools. The District would like to emphasize the importance of collaboration between the District and City through the entire entitlement process, in order for growth to be orderly and well planned, all affected agencies need to be given the opportunity to participate in this process. Thank you for the opportunity to participate in the review process and for your consideration of the above.

Sincerely,

Victoria Brunn

Victoria Brunn
Chief Business and Information Officer
Manteca Unified school District

BaseCamp Response to Comment from Manteca Unified School District

The IS/MND was circulated for a 20-day public review period from December 9 to December 28, 2022. During this public review period, the City received one comment regarding the project from the Manteca Unified School District. The following is a summary of the main points raised in the comment letter:

Pedestrian Access: Concerns were raised regarding pedestrian access and safety to and from schools in the area, namely Stella Brockman Elementary to the north and Sierra High School to the south. Also of concern was safety for pedestrians due to the adjacent truck yard to the west.

Response: It is not anticipated that students will walk to Stella Brockman Elementary School from this site, as the Manteca Park Golf Course lies between the proposed apartments and the school, causing the route to be prohibitively long for elementary school students to walk. Further, there is no feasible near-term safe pedestrian route west of the site; sidewalks do not exist along Yosemite Avenue to Airport Way or along Airport Way north of Yosemite. If a child were needing to walk this distance to school, pedestrian connections to the east will be created through the City's proposed improvements to the intersection of Fishback Road and Yosemite Avenue, connecting pedestrians originating at the proposed apartments to existing sidewalks in front of Kaiser Hospital that extend east to Union Avenue.

Pedestrian connections to Sierra High School would involve crossing Yosemite Avenue, a major arterial. Future City improvements to the intersection of Yosemite Avenue and Fishback Road will include sidewalks and provisions for pedestrian crossing will provide a safe pedestrian connection across Yosemite Avenue. In addition, a light controlled pedestrian crossing of Yosemite Avenue currently exists at the Winters Drive intersection to the East, accessible to the site via the before mentioned intersection improvements and existing sidewalk on Yosemite Avenue. Winters Drive provides a direct connection to Sierra High School.

The proposed City improvements to this intersection will also mitigate any safety issues regarding truck traffic to the trucking facility west of the site, slowing traffic and allowing for safe pedestrian travel.

