

VIA EMAIL ONLY

December 7, 2018

J.D. Hightower
Planning Manager, City of Manteca
Community Development Department
1001 W. Center Street
Manteca, CA 95337

RE: General Plan Update meeting - Dec. 10, 2018
10954 E. Yosemite Ave. (APN 228-030-25)
18366 S. Austin Rd. (APN 228-030-09)

Dear Mr. Hightower,

The purpose of this correspondence is formally request inclusion within the general plan for land at the City's east border. Specifically, the properties are 10954 E. Yosemite Ave. (APN 228-030-25) and 18366 S. Austin Rd. (APN 228-030-09). We prefer the parcels to be designated as commercial along Yosemite and MDR along Austin. See attached parcel map.

At present, it is farm land surrounded by PG&E and SSJID's yards to the north, storage facilities and SFR to the west. The parcels "L" shape afford them ingress/egress from both Austin and St. Rt. 120. At present, the parcels north frontage is utilized as a road side stand/farm market, which would benefit from city water and sewer service.

We believe, the parcels are suitable for commercial and MDR or HDR designations and would allow us to fulfill a job/housing need, which is at the top of everyone's list.

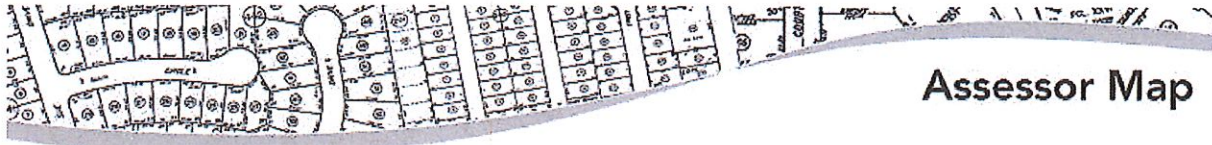
I respectfully request that these properties be included in Manteca's General Plan. As you are aware, inclusion into the General Plan comes with many benefits and I want to make sure my land is well positioned to succeed in the future.

In closing, this property has been in our family for many years, we are good stewards and have no doubt the parcels will make a great addition to the City's diverse housing and commercial needs.

Sincerely,



Andrew Sephos
(209) 969-1923

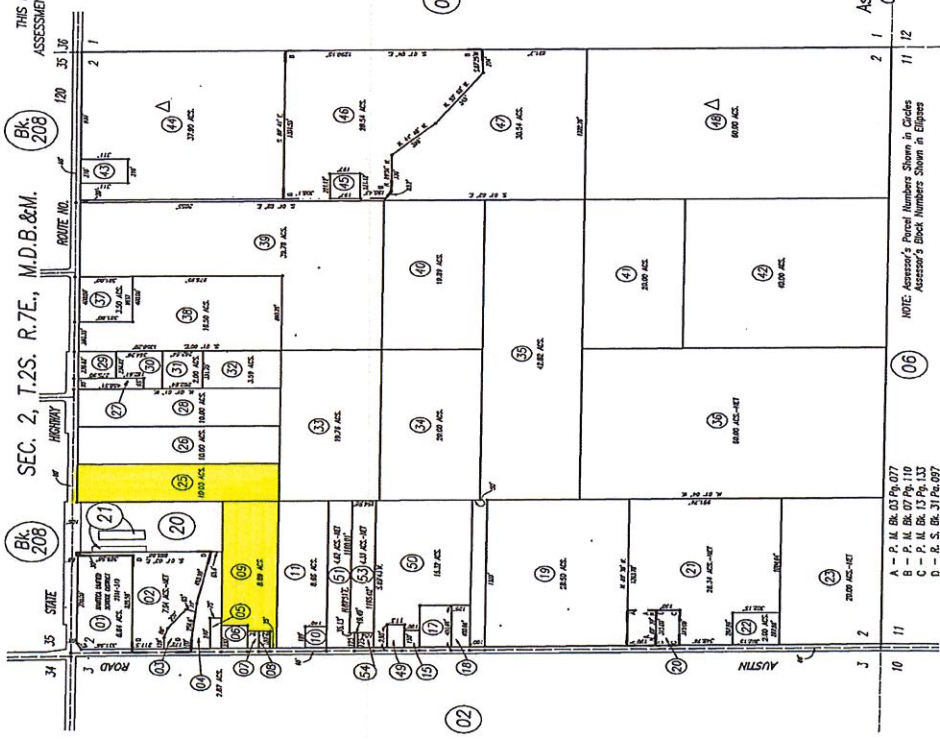


Assessor Map

228-03



THIS MAP FOR
ASSESSMENT USE ONLY



△ WILLIAMSON ACT PARCELS

WILSON A.C.N. GRID	
TOP 1/4 SEC. 136, T.2S. R.7E., M.D.B.&M.	
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95	96
97	98
99	100

Assessor's Map Bk. 228 Pg. 03
County of San Joaquin, Calif.

02-03

NOTE: Assessor's Parcel Numbers Shown in Circles
Assessor's Block Numbers Shown in Ellipses

- A - P. M. Bk. 03 Pg. 077
- B - P. M. Bk. 07 Pg. 110
- C - P. M. Bk. 13 Pg. 133
- D - R. S. Bk. 31 Pg. 097

