

11/9/2018

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

Dear Mr. Hightower,

As part of the General Plan Update process, I submitted some maps and a document covering issues that are important to North Manteca and provided you information on the properties owned by me, my partners, and some of my neighbors. During the last General Plan Cycle this group of neighbors worked together to strive to get the city to rezone some of their properties and have them included in the city. As a result of that activity, some of the properties were zoned for low density residential or light industrial and others were placed in reserve. This rezoning eventually resulted in the Del Webb, Union Ranch and CenterPoint Projects. Because of the location and attributes of our properties, we believe that incorporating some of the properties listed as reserve on the last cycle into the zoning specified on Figure 1 will prove beneficial to the city by posturing Manteca for future opportunities. It also provides an opportunity to address some of the truck and general traffic concerns associated with North Manteca. In addition, it may discourage encroachment from Stockton. We request that the properties listed in Table 1 be included in Manteca's General Plan with the designation shown on Figure 1.

Please distribute this memorandum to members of the city staff, GPAC, Planning Commission, and City Council.

Respectfully Submitted,


Louie Tallerico

**Table 1: Major Landowners Supporting This Vision and Requesting Their Properties
Be Zoned As Indicated In Figure 1**

Parcel	Address	Owners	Acres
204-020-11	11475 S Union Road	Tallerico Family	12.4
204-020-14	11611 S Union Road	Tallerico Family	43.9
204-020-16	11500 S Airport Way	Tallerico/Scalise Families	36
204-020-17	11630 S Airport Way	Tallerico Family	3
204-060-02	2301 Coelho Road	Tallerico Family	9.9
204-070-04	2310 Lovelace Road	Tallerico/Scalise/Phillips Families	67.6
204-060-01	2209 Coelho Road	Brockman Family	20.4
204-020-15	11152 S Airport Way	Nix Family	57.5
204-020-10	11385 S Union Road	De Palma Family	32.2
204-060-21	123289 S Union Road	Phillips Family	23.5
204-060-04	11845 S Union Road	Phillips Family	17.6
204-060-22	2506 Coelho Road	Phillips Family	1.5
204-060-10	2520 Coelho Road	Phillips Family	1.0
204-060-08	12225 S Union Road	Phillips Family	1.0
204-060-09	12225 S Union Road	Phillips Family	0.4
204-060-05	11809 S Union Road	Phillips Family	2
204-06-07	2521 Coelho Road	Gallagher Family	18
204-060-03	2361 Coelho Road	Gallagher Family	9.9
204-070-02	11776 S Airport Way	Mederios Family	30

Figure 1 North West Manteca

Attributes

- Significant Age Restricted
- Close To Two Major Freeways
- No Flood Concerns
- Proximity To CenterPoint
- Proximity To Airport
- Supports PFIP Funding Of Roth Road Extension

