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April 4, 2023

VIA E-MAIL (TBARNUM@CI.MANTECA.CA.US) & U.S. MAIL

Toben Barnum, Assistant Planner
City of Manteca
Community Development Department
1001 West Center Street
Manteca, CA 95337

Re: PST-23-19 – 2190, 2210, 2226 W Yosemite Avenue

The Manteca Unified School District ("District") hereby submits the following comments on the City of Manteca's ("City") for the preliminary application for the proposed W. Yosemite Avenue development ("Project"). The public has entrusted the District with providing its students with a high-quality education, which includes ensuring that its students have adequate facilities, are safe, and not significantly or cumulatively impacted by development. The District instructs the City's children at 29 public schools. The project is proposing to develop 108 multiple-family residential units. The students generated from this project will significantly impact district facilities if not adequately mitigated.

MUSD will require the project developers to mitigate the impacts of this project to District facilities by having the project area annex into a Community Facility District (CFD) and/or enter into a Mitigation Agreement for school facilities. CFDs are one of the crucial components for generating enough funding to ensure a fiscally sound budget for school facility construction and maintenance. CFDs are the funding mechanism used historically by the District to help build new student classrooms in areas of growth. The financial support required by residential development is well beyond the State mandated Level 1 and Level 2 Developer Fees.

The money generated through these agreements and CFDs is critically required by the District for new facility construction, adding capacity, and replacing interim solutions at existing sites. Without the partnerships with the development community that provides funding beyond the State mandated Level 1 or Level 2 Developer Fee, the District would be unable to provide adequate facilities to house the students generated by new construction activity. A residential development proposal interested in gaining District support shall participate in this mitigation program.

The District would request the City forward this letter to the applicant and request that they follow-up with the District directly. Please contact Developer Fees at (209) 858-0858 or developerfees@musd.net.

In addition, the District would also request the opportunity to review and provide comments on any environmental documents prepared pursuant to the California Environmental Quality Act (CEQA). Please route all notices for this project directly to Developer Fees. It appears as if there is a lack of adequate pedestrian improvements in



the project area along the Yosemite Avenue and Airport Way corridors, this will have a significant impact on student pedestrians, and will require mitigations. Additionally, safe routes to school will be required for pedestrian students traveling to and from school. The District will be providing detailed recommendations and/or mitigations to ensure student safety at such time formal application is submitted.

The District wishes to continue cooperating and collaborating with the City to ensure 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