



February 21, 2024

VIA E-MAIL

Mr. Kevin Jorgensen II, PE, PLS, Director/City Engineer
City of Manteca Engineering Department
1001 W. Center Street
Manteca, CA 95337

RE: Kiper at DUTRA Property – Partial Width Street

Dear Kevin:

This letter is being submitted with respect to Kiper Homes' Dutra Property Tentative Map. The Conditions of Approval require construction of full-width street improvements for Oleander Avenue and Peach Road along the project frontage, and the five parcels being annexed with the project.

Per Title 16 of the Manteca Municipal Code, we request that the City Council approve construction of a partial width street consistent with the Condition of Approval #22 and #23. The resultant partial street improvements would include full improvements for Oleander Avenue on the west side of the centerline, one twelve-foot (12') wide travel lane and a two foot (2') paved shoulder on the opposite side of the subdivision (east side of the roadway). Also, the resultant partial street improvements would include full improvements for Peach Road on the north side of the centerline, one twelve-foot (12') wide travel lane and a two foot (2') paved shoulder on the opposite side of the subdivision (south side of the roadway).

We look forward to working with you on this project. Please do not hesitate to contact us if there are any questions or if additional information is needed.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Kiper", is written over a light blue horizontal line.

Michael Kiper
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