

LETTER AA

11-26-06

Bill McCarthy
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 209-575-3299

Modesto Planning Com.

Re: Tavori Project

This Project does nothing but Reward Speculators
 The Residential Density is $1/3$ to High, Streets and Park
 Land To Little. Residential Streets should be 24 FT wide,
 main Residential Streets (thru streets 20 FT wide) including
 interior Diameter of All Roundabouts, 20 FT wide, as well as a
 minimum Lot size, 7,000 sq. FT. should be mandated. To
 Preserve the SAFETY and Quality of Life.
 The City should send These Plans back.

Idle statements that High Density Single Family Homes keep
 Prices Down is Blatantly False. That's Modesto's Boom,
 that has never happened.

The need for Apartments is valid But wider Streets
 and more Parking are also necessary.

Thank
 Bill McCarthy

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 5365

**RESPONSES TO LETTER AA:
Bill McCarthy**

Response to Comment AA.1

The comment contends that the proposed residential densities are too high and should be reduced; that the land set aside for the development of parks is not adequate; and that more parking and wider streets should be provided. As a comment on the Specific Plan, a response to this comment is found in the Response to Comments on the Specific Plan. As discussed on p. 35 of the NOP/Initial Study (Appendix A in the Draft EIR) the proposed project would meet the City's Urban Area General Plan standards for the provision of neighborhood and community parks in Planned Urbanizing Areas. See Response to Comment I.6 for more information. Street widths are based on City of Modesto design standards but may be modified under the Specific Plan to add a landscape parkway edge or a wider pedestrian sidewalk. The Specific Plan states on p. 75 that if a "development standard is excluded or not specified in the TSP, then the Modesto Zoning Ordinance shall prevail." Provision of off-street parking under the Specific Plan would conform to standards established in Modesto Zoning Ordinance 10-2.2002.