

# Manteca

## General Plan Update

NEWSLETTER 1 • MARCH 2017



### MANTECA GENERAL PLAN UPDATE

The City of Manteca has embarked on an exciting and challenging process, an update to the General Plan. State law requires the City to adopt a General Plan and to periodically review and revise it. The General Plan is the City's guiding policy document for future development decisions related to land use, community design, transportation, public services, and resource conservation.

### WHAT DO YOU WANT TO SEE IN MANTECA IN THE NEXT 10 TO 20 YEARS?

- A thriving, active community?
- New places to shop and dine?
- New community focal areas?
- Different housing opportunities?
- Increased business opportunities?
- Strong protection for agricultural areas?

### TELL US YOUR VISION

The City wants to hear from its residents, businesses, and employees to make sure that the General Plan addresses current issues of local concern and provides a vision for the future that is consistent with the desires of the community. There are many ways for you to participate:

- Attend a Visioning Workshop
- Visit the General Plan website and fill out a survey

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### GET INVOLVED!

**WEBSITE:** [manteca.generalplan.org](http://manteca.generalplan.org)

Visit the General Plan website to take community surveys and find out more about future meetings, available background data, and the status of the project.

#### VISIONING WORKSHOPS

Attend Visioning Workshops and share your ideas. Three Visioning Workshops will be held at the beginning stage of the process. These workshops will identify the overall vision and core values that will guide the General Plan Update.

#### GENERAL PLAN ADVISORY COMMITTEE (GPAC) MEETINGS

Meetings will be held with the General Plan Advisory Committee to develop goals and policies. The GPAC will serve as the advisory board to create the new General Plan. All GPAC meetings are open to the public, and the public is welcome and encouraged to attend.

#### NEWSLETTERS

During the General Plan update, a series of newsletters will be prepared to provide an overview of the progress being made and the direction being pursued.

#### MAILING LIST

If you would like to be added to the General Plan Update mailing list, please contact Mark Meissner at the City of Manteca Department of Community Development.



## WHAT IS COVERED IN A GENERAL PLAN?

The General Plan will focus on choices the City can make that result in Manteca being a vibrant, healthy community. General Plan elements will address:



**CIRCULATION** Guides transportation decisions for autos, bikes, pedestrians, and transit.



**PUBLIC FACILITIES AND SERVICES** Ensures adequate planning for community services and facilities.



**LAND USE and COMMUNITY DESIGN** Establishes land use designations and patterns, and defines community character, to ensure that future development and revitalization projects contribute to the City's urban form and provide a distinct sense of place.



**CONSERVATION AND OPEN SPACE** Provides measures to protect and improve natural and cultural resources, waterways, and open space lands.



**ECONOMIC DEVELOPMENT** Provides tools and strategies to strengthen and diversify the local economy.



**HOUSING** Plans for housing to meet the needs of all segments of the community and addresses state requirements.



**SAFETY** Addresses hazards such as fires, geologic hazards, and hazardous materials.



**NOISE** Addresses noise-generating and noise-sensitive uses such as residences and schools.



**AIR QUALITY** Provides measures that reduce energy use and improve local and regional air quality.

## GENERAL PLAN UPDATE PROCESS

### IDENTIFY COMMUNITY PRIORITIES

GPAC meetings and visioning workshops to develop a long-term sustainable vision for the city.

1

### EXISTING CONDITIONS REPORT

Information on current conditions and trends.

2

### OPPORTUNITIES AND CONSTRAINTS REPORT

This report incorporates the vision, goals, and concerns expressed of the community. The report will be used to communicate the intent of the update, and opportunities and issues to be addressed by the update.

3

### LAND USE ALTERNATIVES

Prepare and analyze three land use alternatives based on input received from the GPAC, the community, and City leadership. This report will also summarize property owner land use change requests.

4

### DRAFT GOAL AND POLICY SETS

Develop goals, policies, and actions to address identified issues and achieve desired land uses.

5

### DRAFT GENERAL PLAN

Design a plan to reach the preferred vision of the city's future.

6

### ENVIRONMENTAL IMPACT REPORT

Analyze the environmental effects of implementing the General Plan.

7

### GENERAL PLAN ADOPTION

The Planning Commission and City Council will consider the General Plan at a series of public hearings.

8



## GENERAL PLAN DOCUMENTS

The General Plan update process will take approximately 2.5 years, with an anticipated completion in 2019. As the General Plan is prepared, a number of major documents will be available for public review and comment.

**EXISTING CONDITIONS REPORT** This document will provide a snapshot of the conditions, trends, and regulations that are influencing the City today. The report will focus on development patterns, natural resources, economic conditions, environmental constraints, and demographics.

**OPPORTUNITIES AND CONSTRAINTS REPORT** This report will incorporate the vision, goals, and concerns expressed by the community during the Visioning Workshops into an Opportunities and Constraints Report that will be used for the life of the General Plan Update to communicate the intent of the update, opportunities and issues to be addressed by the update, potential land use and growth constraints, and community preferences. This document will be used by the City and GPAC as a resource tool when considering issues to be addressed by the General Plan Update.

**LAND USE ALTERNATIVES REPORT** This report will present three different Land Use Map alternatives. An analysis of the land use, circulation, fiscal viability, economic development, and public services and infrastructure effects relative to each alternative will be provided. This Report will also summarize Property Owner Land Use Change Requests received during the update process.

**DRAFT GENERAL PLAN** The draft General Plan will contain the goals and policies that will guide future activities, services, and development in the city. The General Plan establishes land uses and policies for the use and preservation of resources. It also identifies a full set of implementation measures that will ensure the policies of the General Plan are carried out.

**ENVIRONMENTAL IMPACT REPORT (EIR)** The EIR prepared for the General Plan will meet the requirements of the California Environmental Quality Act (CEQA). The Planning Commission and City Council will use the EIR during their consideration of the draft General Plan to understand the potential environmental implications associated with it.

## YOUR INPUT IS IMPORTANT!



### QUESTIONS FOR YOU TO CONSIDER:

#### – ASSETS

- What do you value most about Manteca?
- What makes this a special place to live or work?

#### – CHALLENGES

- What issues are facing the city that need to be addressed in the General Plan?

#### – VISION

- What ideas do you have for the future of Manteca?
- What would make your community better?
- What three things would you like to see accomplished by 2040?

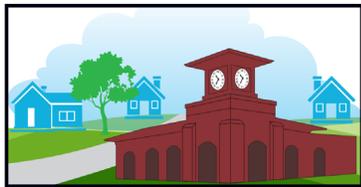


# STAY INFORMED! GET INVOLVED!

A successful General Plan will reflect the community’s priorities, and your input is needed to confirm the community’s values and establish its vision.



## UPCOMING MEETINGS AND OPPORTUNITIES FOR COMMUNITY INVOLVEMENT



# Manteca

General Plan Update

## COMMUNITY WORKSHOPS

Community Workshop #1 Thursday, March 23



Community Workshop #2 Thursday, April 6



Community Workshop #3 Thursday, April 20



Each workshop will be held at the Manteca Transit Center  
220 Moffat Boulevard  
At 6:30 pm

## QUESTIONS? FEEDBACK? THOUGHTS ON KEY ISSUES?

Visit the website at [manteca.generalplan.org](http://manteca.generalplan.org), or contact the City for additional information. The website will allow community members to provide input at key points throughout the General Plan Update process. Website updates will be ongoing throughout the process, so check back regularly for additional information regarding project status, announcements of upcoming workshops and meetings, and publication of milestone reports.