Meeting Overview

- Consultant Team Introduction and Roles
- Summary of the General Plan Update Process
- GPAC Roles and Expectations
- Input on Vision, Priorities, and Challenges
- Next Steps
Purpose of the General Plan

- Define a long-term vision for future growth and resource management within the City over the next 20 years
- Reflect the goals and values of the City
- Build on recent City planning efforts
- Include extensive public outreach and community participation
- Balance growth, conservation, and quality of life
Consultant Team Role

De Novo Planning Group

- Facilitation of all public meetings, workshops, and hearings
- Primary author of all key planning, environmental, and background documents
- Provide expertise, suggestions, and a “toolkit” to draft a plan that meets the needs of Manteca
- Adhere to the project budget and schedule
- Manage team of subconsultants
Summary of the Process

1. Identify Community Priorities
2. Existing Conditions Report
3. Opportunities and Constraints Report
4. Land Use Alternatives Reports
5. General Plan Goals, Policies, and Programs
6. Draft General Plan Update
7. Environmental Impact Report
8. Public Hearings - General Plan and EIR
Identifying Community Priorities

• The GPAC is intended to serve as community liaisons and project ambassadors.

• During interactions with your friends, neighbors, colleagues, community organizations, etc., GPAC members should:
  – Communicate the intent of the General Plan update
  – Gather public input
  – Identify community values and priorities
  – Identify issues for the General Plan to address

• The General Plan website will also include surveys, polls, and an online forum.
The Existing Conditions Report will document the following:

- Development patterns and land uses
- Natural resources
- Utilities, infrastructure, and public services
- Socioeconomic conditions
- Environmental constraints
- Recent planning efforts (Parks and Recreation Master Plan, Climate Action Plan, Public Facilities Implementation Plan, utility master plans, specific plans etc.)
Issues and Opportunities Report

• The Issues and Opportunities Report will include:
  – Summary of the visioning process
  – Identification of community values and priorities
  – Description of areas of focus for goal and policy development
  – Identification of key concerns and potential solutions

This step will guide staff, consultants, and the GPAC in preparation of the General Plan.
A range of Conceptual Land Use Maps will be developed and analyzed in a Land Use Alternatives Report.

- Input from the Visioning Workshops, GPAC, and City leadership will be incorporated.

- Maps will depict differing levels of development intensity, location, and mix of uses.

- Each Map Alternative will include an analysis of fiscal/economic implications, natural resource constraints, transportation implications, and growth projections.
General Plan Content

General Plan Elements

Required Elements
- Land Use
- Circulation
- Housing*
- Conservation
- Open Space
- Safety
- Noise

Optional Topics
- Economic Development
- Community Design
- Air Quality
- Public Facilities and Services
- Implementation
General Plan
Goals, Policies, and Actions

**Goals**
Broad statements of community desires, preferences, and the General Plan’s purpose

**Policies**
Guides to decision-makers with respect to development proposals, future growth and resource allocation

**Actions**
Implementation steps to ensure goals and policies are carried out
Each General Plan Element will:

- Address the requirements of state law
- Seek to avoid or mitigate environmental impacts
- Be grounded in sound community planning techniques
- Reflect the goals and priorities of the community
- Be internally consistent with other elements
Environmental Review

- The California Environmental Quality Act (CEQA) requires the preparation of an Environmental Impact Report EIR prior to adoption of the General Plan.
- The EIR will be prepared concurrently with the General Plan.
- The EIR will identify possible environmental impacts.
  - Measures will be incorporated into the General Plan to make it a “self-mitigating” document.
• Once the General Plan and EIR have been completed in draft form, they will be circulated for a public review and comment period.
Adoption of the General Plan

• The Final General Plan will be provided to the Planning Commission for review and a recommendation to the City Council.

• The Final General Plan will be presented to the City Council for consideration and adoption, along with certification of the EIR.
Community Participation and Outreach

**Participation**
- Visioning Workshops (3)
- Open House Workshops (2)
- GPAC Meetings (12)
- Council Updates (6)
- Planning Commission Meetings (4)
- City Council Meetings/Hearings (4)

**Outreach**
- General Plan Website
- Community Presentations
- Newsletters
- Stakeholder Interviews
- Online Surveys
- Email updates
The GPAC will:

• Serve as a sounding board for the General Plan team
• Provide guidance on high-level vision, goals, and policies
• Review and provide input on land use and transportation alternatives
• Represent the community’s interests and serve as “ambassadors” for the General Plan

The GPAC will NOT:

• Resolve issues of detailed policy
• Make final decisions on any issue
• Take positions on issues not brought before the committee
Decision-Making Process

- Staff and consultants will facilitate meetings
- Operate in the spirit of consensus
  - 100% consensus not needed
  - No roll-call votes
  - Differing points of view will be presented to the City Council
Basic Courtesies

- Share responsibility of ensuring the success of the process and quality of recommendations
- Make good faith effort to reach agreement
- Ask questions for clarification during meetings
- Acknowledge others’ perspectives
- Refrain from side conversations
- Respond to questions put before the committee
GPAC Expectations

- 10 days prior to each meeting an agenda and reading assignments will be provided
  - Existing Conditions Report Sections
  - Issues and Opportunities Report Sections
  - Select portions of the existing Manteca General Plan

- Please come to each meeting having read the materials, and have thoughts and ideas to discuss with the group for each topic
GPAC Goals

- The result of the GPAC’s time together will be a Draft General Plan that will be prepared and submitted to the Planning Commission and City Council for further review, input, and refinement.

- The City Council will have the final word regarding the content of the General Plan Update.
The General Plan Update Website is a great resource for reports, maps, newsletters, meeting agendas, meeting summaries, and upcoming meeting dates:

manteca.generalplan.org
General Plan Priorities

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?
Upcoming Meetings

- October 2, 2017: Safety and Noise
- November 6, 2017: Conservation, Air Quality, and Open Space
- December 4, 2017: Public Facilities and Services
- February 5, 2018: Draft General Plan Element Set #1
- March 5, 2018: Economic Development
- April 2, 2018: Transportation and Circulation
- June 4, 2018: Land Use and Community Design
- July 2, 2018: Draft General Plan Element Set #2
- August 6, 2018: Preferred Land Use Map
- October 1, 2018: Draft General Plan and Land Use Map Review
- November 5, 2018: Draft General Plan and Land Use Map Review