



Manteca

General Plan Update

AGENDA

General Plan Advisory Committee Meeting #4

Monday, December 4, 2017 – 6:00 pm

Manteca Transit Center Meeting Room, 220 Moffat Boulevard, Manteca, CA

6:00 PM - GPAC Workshop

1. Call to Order
2. Roll Call
3. General Plan Update – Public Facilities and Services Discussion
 - a. Utilities
 - b. Public Safety
 - c. Public Services
4. Public Comment
5. Adjournment

The next scheduled meeting of the General Plan Advisory Committee of the City of Manteca is Monday, February 5, 2018, at 6:00 p.m. in the Manteca Transit Center, 220 Moffat Boulevard, Manteca, CA.

I hereby certify that the agenda for the above stated meeting was posted at a location accessible to members of the public at City Hall, 1001 W. Center Street, Manteca, CA prior to Friday December 1, 2017, by 5:00 pm.


LISA SCHIMMELFENNIG
ADMINISTRATIVE ASSISTANT III

In Compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call (209) 456 8017. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting (28 CFR 35.102 35.104 ADA Title II).



Manteca

General Plan Update

Summary Notes

General Plan Advisory Committee Meeting 2 – October 2, 2017

These meeting notes provide an overview and summary of the input received during October 2, 2017 General Plan Advisory Committee (GPAC) meeting which addressed safety and noise.

Attendance

GPAC Members Present: Bill Barnhart, Joann Beattie, Victoria Brunn, Ronald Cheek, James DuClair, Demetri Filios, Ronald Light, Jose Nuno, Daryll Quaresma, Parminder Singh Sahi, Jack Snyder, David Tenney, Stephen Tompkins

GPAC Members Absent: Wendy Benavides, Matthew Sickler

GPAC Alternates Present: David Cushman, Jason Laughlin, Marco Galeazzi

GPAC Alternates Absent: Benjamin Cantu, Richard Paz

Selection of Chair and Vice Chair

The GPAC elected Daryll Quaresma as Chair and Victoria Brunn as Vice Chair.

GPAC Safety Discussion

- Flooding
 - Consider separating flooding requirements for residential development from non-residential development as residential development requires a more stringent approach.
 - Consider the potential effects of growth and development on flooding on properties inside and outside of the City
- Hazardous Materials
 - Proximity to railroads, residential neighborhoods and schools – response to 2016 derailment that occurred near Manteca High School.
 - The hazardous materials goals, policies, and actions need more emphasis on hazardous materials and the specific requirements that need to be met, including requirements for day-to-day handling and storage of hazardous materials and waste.
 - Was Action S-I-11 implemented and is the list of facilities and associated hazardous materials available and being maintained?
 - It was noted that the 911 operations center maintains a hazardous materials database. The database is not maintained by the City, so there are concerns about the implications on losing data if the joint powers agreement goes away.
 - S-P-17 – update the policy to include disposal.
- Seismic Hazards
 - Earthquake-proofing – the topic lacks teeth. What been done to address the issue?
 - Address subsidence through long-term goals and policies.

- Was the 1988 geological report that addressed extraction of groundwater updated?
 - It was suggested by a GPAC member that the change in technology renders the report outmoded.
- o Fire Hazards
 - Fire Insurance Rating – General Plan identifies goal of 4 or greater
 - What is the basis for the ISO rating and what is the current ISO rating by provider?
- o Other Comments
 - Logistics, including coordination with schools, are important to consider, and do not appear to be well-addressed by existing policies.
 - Flooding adequately addressed with the update to the Safety Element, but other topics are not.
 - Consider how to address safety concerns associated with substandard structures.
 - Commuter train – safety and noise considerations.
 - Address drought.
- o The following Safety goal, policies, and implementation actions were identified as adequate. It was recommended the remaining goals, policies, and actions be reviewed for adequacy and specificity.
 - S: 3
 - S-P: 7, 10, 11, 12, 13, 17, 19
 - S-I: 4, 13, 15, 16

GPAC Noise Discussion

- o N-P-11: Rather than requiring the construction of a soundwall AND mitigation measures to meet performance standards, require performance standards to be met through soundwall construction AND/OR mitigation measures.
- o Consider addressing redirection of noise from soundwalls and tunnel effect of noise where there are openings between walls/buildings.
- o Need to address maximum noise levels over a specific period of time (loud laundry facilities at Del Webb were provided as an example – they might not exceed noise levels over a 24-hour period, but are very loud while operating during the day).
- o The need to address nighttime sounds through a night-time penalty or maximum night-time sound was addressed, rather than applying a 24-hour average that does not take into account higher one-time or short-term increased sound levels.
- o Take noise into consideration when designating/updating Trucking Route
- o Update the noise map, taking into account noise associated with the General Plan Update
- o More vertical construction – consider potential noise increases/impacts associated with higher buildings
- o Consider relocation of planned train station: central location, circulation effects, noise effects
- o Use a common-sense approach that does not make regulations so difficult to comply with that established uses and businesses are infringed upon. There also needs to be recognition that there will be some disturbances and annoyances.
- o Ensure new businesses and industries comply with the General Plan and noise requirements – don't give special deals for new development.
- o Consider noise near schools.
- o There needs to be proactive enforcement of noise regulations.

- Provide more noise reduction measures – consider what can be done to reduce noise and exposure to noise.

GPAC Discussion - Other Items

- Request that GPAC materials be provided earlier to allow for more review time and include clearer labeling/naming of files and reading assignments.
- Prepare a flowchart to show relationship between General Plan and other City processes/decisions.
- Review the General Plan and identify the policies and implementation actions that have been implemented and those that have not.
- Review use of language such as endeavor, where feasible, etc. and provide an introduction to the General Plan that identifies how the General Plan is administered, applied, and enforced.
- Request for information on roundabout safety and the bicycle plan and implementation when the circulation topic is discussed.
- Interested in a comparison between roundabouts and other, more conventional intersections.
- A GPAC member inquired about where drought is addressed in the General Plan – Conservation Element.
- Consider agricultural-related conflicts
 - Tourism
 - Right to farm ordinance – may addresses noise, smell, etc. – reference if it exists
 - Dust from shaking almonds – northern residential areas
 - Conflicts between newer residential and long-established agricultural uses
 - Use a common sense approach – who was there first
 - Longstanding issue
- Do not give away too much (from regulatory perspective) to grow business.
- Intensity (development) is good – consider more stories/higher buildings.

Public Comment

- Flooding
 - Concerned about flooding issue emanating from the “Triangle” area, surrounded by the San Joaquin River, the Old River, and the Paradise Cut, and expedited by the twin tunnels’ project.
 - Would like letters and comments submitted to the City and Consultant to be reviewed by the GPAC before further flooding discussion and decisions occur.
 - Advocated for addressing residential and nonresidential uses in separate manner, as was discussed by the GPAC.
 - Consider levee quality and ability to withstand saturation.
 - Consider how much sewer waste water and runoff are you producing.
 - How will water be conveyed? Consider southern conveyance alternative.
 - Concern regarding reclamation district plans and development in the floodplain.
 - Levees are unfair to rural communities because they divide land and can displace existing property owners and/or buildings. Eminent domain is not fair.
- Request for materials to review in advance of meeting and consultation with other government agencies.
- Inquired about considering any plans for another roadway across Stanislaus
- Union Pacific expansion

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- Request that the General Plan address older residential neighborhoods constructed without soundwalls, which is problematic along arterial streets and/or truck routes.
- Route traffic through Highway 132 before Tracy.



Manteca

General Plan Update

Summary Notes

General Plan Advisory Committee Meeting 3 – November 6, 2017

These meeting notes provide an overview and summary of the input received during the November 6, 2017 General Plan Advisory Committee (GPAC) meeting which addressed conservation, open space, and air quality.

Attendance

GPAC Members Present: Daryll Quaresma (Chair), Victoria Brunn (Vice Chair), Bill Barnhart, Joann Beattie, Wendy Benavides, Ronald Cheek, James DuClair, Demetri Filios, Ronald Light, Jose Nuno, Jack Snyder, Stephen Tompkins

GPAC Members Absent: Parminder Singh Sahi, Matthew Sickler, David Tenney

GPAC Alternates Present: Jason Laughlin, Richard Paz

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GPAC Conservation and Open Space Discussion

- Parks, Recreation, and Landscaping
 - The City has done an excellent job of providing open space for recreation and connectivity (bike paths), but could provide additional space for conservation purposes. The City should consider dedicating a large park, potentially from one or more existing properties, for this purpose.
 - Consider dedicating space for a passive recreation facility that allows users, such as those suffering from PTSD, to commune with nature. The Council on Aging helped dedicate such a park in Stockton.
 - Consider using City-owned property along the river for an innovative park that incorporates fishing, conservation, and complimentary uses and includes space/improvements to accommodate public event/access place (e.g., Music in the Park and Victory Park in Stockton).
 - Consider using City-owned property along the river for habitat mitigation and wetland bank purposes.
 - Encourage dedication of linear open spaces to create connectivity between parks and open space uses.
 - Use Bicycle Master Plan to provide access to open space and park uses.
 - Prioritize funding and be proactive.
 - More trees and park space is desirable. Trees are particularly important in commercial areas. The City should consider asking businesses to self-report on landscaping.

○ General

- The existing General Plan is good, but is not properly supported by action. Ensure the General Plan Update provides adequate measures to ensure accountability and action. Examples to improve accountability include Goal AQ 5, Implementation Measure AQ-I-5, and Policy AQ-P-10 – identify responsible parties and appropriate metrics.
- Ensure that the General Plan remains “general” where appropriate and use appropriate “teeth” (Zoning, Municipal Code, etc.) to implement the General Plan.
- The whole community should be addressed – existing development as well as new development.

○ Energy

- Incorporate passive house design and consider that the approach may apply to all types of development, not just homes. Recognize that passive house reduces energy uses and may be more expensive at the outset, but will save money in the long run due to overall reduction in energy costs. Ensure that building staff is trained to implement.

○ Groundwater

- Look for ways to work with SSJID to increase groundwater recharge and water recycling through putting water back into the groundwater system.
- Consider saving rainwater in cisterns located on/in public buildings and parks for long-term storage and reuse.
- Wendy – Was referring to long-term storage and reuse.
- It is difficult to deal with “grey” versus “pure” water runoff.
- Address runoff in a manner that best protects against drought conditions during dry years and consider impacts of a major drought.
- PF-P-10 appears to go against City’s current process. City requires own water wells and connection.

○ General Comments

- The existing General Plan is good, but is not properly supported by action. Ensure the General Plan Update provides adequate measures to ensure accountability and action. Examples to improve accountability include Goal AQ 5, Implementation Measure AQ-I-5, and Policy AQ-P-10 – identify responsible parties and appropriate metrics.
- Ensure that the General Plan remains “general” where appropriate and use appropriate “teeth” (Zoning, Municipal Code, etc.) to implement the General Plan.
- The whole community should be addressed – existing development as well as new development.
- Remove outdated references and programs that have been implemented.

GPAC Air Quality Discussion

○ Traffic

- Most air quality issues are related to vehicle traffic.
- Look for methods to improve traffic flow (consider street design/usage), including overpasses in needed locations.
- Improve coordination of traffic signals and increase lanes, where possible.
- Look at closing the downtown area to traffic, similar to Oakdale and Ceres.

- Reduce congestion by designing around bicycles – this should be a requirement, not just a suggestion. Currently, it is risky to bike in parts on the City.
- To improve mobility, uses should better integrated by locating commercial centers in closer proximity to other uses.
- Consider a pedestrian overcrossing might make sense in the vicinity of south of Highway 120; people are walking on Main Street. Other locations for overcrossings include Union Road (diverging diamond), Main Street, over train tracks – Center Street, Oak Street, South of Manteca to Library, Yosemite Avenue near McKinley – ideal RR overcrossing
- Overcrossings are often too narrow for bicycles
- Look for opportunities to acquire funding related to bicycle facility improvements - the City's three major road improvement projects all received grant money because they incorporate 5-ft-wide dedicated bike paths.
- Union Road – multimodal facilities
- Main Street - Repaving to Center Street (to accommodate pedestrians/bicycles)
- Yosemite Avenue - Repaving from Cottage/Spreckels Avenue to the west (to accommodate pedestrians/bicycles)
- Where 10-foot sidewalks exist, consider reapportioning a portion of the walkway to accommodate a bike path.
- Provide bicycle/pedestrian access from Oakwood Shores to the City.
- Ron – Atherton Drive includes a Class 1 bike path.
- Big Boxes – located away from residential, near highway 120 (some possible overlap with Lathrop)
- Concerning bike facilities, is there demand; or will it become a collective action issue if more facilities are dedicated?
- Bike lane-less streets not safe for bicycling.
- Awareness of bicycle facilities is a big issue. Focus on the future when more demand will exist
- City needs to decide if they want to move traffic or maintain the status quo. Modesto has achieved better traffic flow through the synchronization of lights.
- Consider one-way couplets downtown and constructing an over or undercrossing of Center Street – these were considered previously by the City Council, but the necessary funding did not exist.
- o Electric Vehicles
 - The City lacks the necessary charging facilities to make electric vehicles viable.
 - Review state law requirements for providing electric vehicles in commercial developments.
 - Do not depend on state law to accommodate electric vehicles; include policies and approaches to enable and encourage use of electric vehicles (policies to encourage parking requirements in Zoning Code and electrical generation within public ROW).

Public Comment

- o The railroad should be respected because of its longstanding presence in the community.

Subject: Summary Notes for GPAC Meeting 3 – November 6, 2017

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- Mentioned that incursion of bike facilities into the Walthall Slough area makes the commenter feel unprotected. Such facilities involve residents, require due process (Reclamation Districts, Fish and Game), and bring more people into contact with mosquitos.
- Solar power is already addressed by the General Plan. Focus should be placed on encouraging the implementation of the technology without overreaching.
- Supports zone for villages, including commercial development, south of Highway 120. To make this concept more viable, a grocery should locate in the Bass Pro Shop center.
- Biking across Cottage Road involves taking one's life into their own hands.
- Regarding air quality, automobiles receive extensive oversight. Other carbon emitters, especially cattle ranching operations and orchards, are omitted from the conversation.



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General Plan Update

MEMORANDUM

Meeting 4 – December 4, 2017

TO: Manteca General Plan Advisory Committee (GPAC)

FROM: Beth Thompson, De Novo Planning Group

SUBJECT: General Plan Public Facilities and Services Discussion

DATE: December 4, 2017

The December 4th GPAC meeting will focus on the topic of public facilities and services. This meeting packet identifies specific reading materials related to public services and facilities and raises key issues to consider in preparation for the GPAC meeting.

The Public Services and Facilities Element is an optional element of the General Plan. The Manteca General Plan 2023 includes a Public Facilities and Services Element that addresses general city services, water service, sewer service, municipal storm drainage, solid waste, electrical infrastructure, education, police, fire protection, and parks and recreation.

Public comments received to date are provided for the General Plan Advisory Committee to review via the General Plan Update website at: <https://manteca.generalplan.org/content/public-comments>.

GENERAL PLAN IMPLEMENTATION

Several GPAC members have requested additional information regarding implementation of the General Plan. A General Plan Hierarchy chart is provided as Attachment 2.

A General Plan is a blueprint for a city's growth and development. The General Plan provides high-level, long-range policy guidance on a range of issues, including land use, housing, open space, circulation, noise, safety, and conservation.

The General Plan is implemented through a number of City plans and regulations. The City's Zoning Code (Title 17 of the Municipal Code) is the primary land use implementation tool of the General Plan. It translates General Plan policies into action by dividing the City into zoning districts and applying different regulations to each district. Each parcel in Manteca is regulated by the Zoning Code. The Zoning Code establishes permitted uses and uses that require a land use permit, height limits, setbacks, parking requirements, and other development standards for each district. Additionally, the Zoning Code established overarching regulations for topics ranging from residential uses to parks, libraries, and museums to public safety facilities.

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The City's Municipal Code implements the City's vision for growth, development, and conservation that is identified in the General Plan through establishing standards for health and safety (Title 8), vehicles and traffic (Title 10), buildings and construction (Title 15), public services (Title 13), and growth management (Title 18).

The City maintains master plans to provide specific standards and facilities improvements that are needed to accommodate existing and planned development in the City. The City's master plans include a Water Master Plan, Sewer Master Plan, Drainage Master Plan, Bicycle Master Plan, and Parks Master Plan. These master plans implement the General Plan by identifying the specific standards and facilities needed to accommodate the long-term development of the City as envisioned by the General Plan. These documents are typically updated on a shorter cycle than the General Plan.

REQUIRED READING

Prior to the meeting on December 4th, please read the following items:

- Existing Conditions Report, Chapter 35.0 – Utilities and Community Services – *please note that the Existing Conditions Report was provided previously in the Meeting Packet for November 6, 2017*
- City of Manteca General Plan 2023, Chapter 6 - Public Facilities and Services Element – *please note that the General Plan 2023 was provided previously in the Meeting Packet for October 2, 2017*

WORK EXERCISE

After reading the materials identified above, please consider the following questions and be prepared to discuss.

Utilities

1. In developing a goal and policy framework to address water, sewer, storm drainage, solid waste, and energy utilities what top three issues or actions should the City prioritize?
2. In reviewing the existing General Plan goals, policies, and action programs (pages 6-3 through 6-14) related to water, sewer, storm drainage, solid waste, and energy:
 - a. Which existing General Plan goals, policies, and action programs best address the concerns you identified?
 - b. What additional issues or priorities are not addressed in the existing General Plan?

Public Safety

1. In developing a goal and policy framework to address police, fire protection, and emergency services what top three issues or actions should the City prioritize?

Subject: General Plan Public Facilities and Services Discussion

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2. In reviewing the existing General Plan goals, policies, and action programs (pages 6-17 through 6-18) related to police, fire protection, and emergency services:
 - a. Which existing General Plan goals, policies, and action programs best address the concerns you identified?
 - b. What additional issues or priorities are not addressed in the existing General Plan?

Public Services

1. In developing a goal and policy framework to address general governmental services, education, and parks and recreation what top three issues or actions should the City prioritize?
2. In reviewing the existing General Plan goals, policies, and action programs (pages 6-2, 6-3, 6-15, 6-16, and 6-18 through 6-21) related to general governmental services, education, and parks and recreation:
 - a. Which existing General Plan goals, policies, and action programs best address the concerns you identified?
 - b. What additional issues or priorities are not addressed in the existing General Plan?

ATTACHMENTS

1. Summary Notes - GPAC Meeting #3, November 6, 2017
2. Planning Hierarchy Chart

ATTACHMENT 1

GPAC MEETING #3 – SUMMARY NOTES



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ATTACHMENT B

PLANNING HIERARCHY CHART

Planning Hierarchy Chart

General Plan

