AGENDA

General Plan Advisory Committee Meeting #11

Monday, December 10, 2018 – 6:00 pm

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

6:00 PM - GPAC Committee Meeting #12

1. Call to Order
2. Roll Call
3. Presentation: Land Use Designations and Alternatives and Definitions – Beth Thompson and Martti Eckert, De Novo Planning Group
4. Public Comment (Public Comment Letters Lou Tallerico)
5. GPAC Discussion: Land Use Alternatives Initial Review – Continued from December 3, 2018
6. Adjournment

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 Thursday, December 6, 2018, by 5:00 pm.

LISA SCHIMMELPENNIG
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).
J.D. Hightower  
Planning Manager, City of Manteca  
Community Development Department  
1001 W. Center Street  
manteca, CA 95337

Dear Mr. Hightower,

As part of the General Plan Update process, I submitted some maps and a document covering issues that are important to North Manteca and provided you information on the properties owned by me, my partners, and some of my neighbors. During the last General plan Cycle this group of neighbors worked together to strive to get the city to rezone some of their properties and have them included in the city. As a result of that activity, some of the properties were zoned for low density residential or light industrial and others were placed in reserve. This rezoning eventually resulted in the Del Webb, Union Ranch and CenterPoint Projects. Because of the location and attributes of our properties, we believe that incorporating some of the properties listed as reserve on the last cycle into the zoning specified on Figure 1 will prove beneficial to the city by posturing manteca for future opportunities. It also provides an opportunity to address some of the truck and general traffic concerns associated with North Manteca. In addition, it may discourage encroachment from Stockton. We request that the properties listed in Table 1 be included in Manteca’s General Plan with the designation shown on Figure 1.

Please distribute this memorandum to members of the city staff, GPAC, Planning Commission, and City Council.

Respectfully Submitted,

Louie Tallerico
Table 1: Major Landowners Supporting This Vision and Requesting Their Properties Be Zoned As Indicated In Figure 1

<table>
<thead>
<tr>
<th>Parcel</th>
<th>Address</th>
<th>Owners</th>
<th>Acres</th>
</tr>
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<tbody>
<tr>
<td>204-020-11</td>
<td>11475 S Union Road</td>
<td>Tallerico Family</td>
<td>12.4</td>
</tr>
<tr>
<td>204-020-14</td>
<td>11611 S Union Road</td>
<td>Tallerico Family</td>
<td>43.9</td>
</tr>
<tr>
<td>204-020-16</td>
<td>11600 S Airport Way</td>
<td>Tallerico/Scalise Families</td>
<td>36</td>
</tr>
<tr>
<td>204-020-17</td>
<td>11830 S Airport Way</td>
<td>Tallerico Family</td>
<td>3</td>
</tr>
<tr>
<td>204-060-02</td>
<td>2301 Coelho Road</td>
<td>Tallerico Family</td>
<td>9.9</td>
</tr>
<tr>
<td>204-070-04</td>
<td>2310 Lovelace Road</td>
<td>Tallerico/Scalise/Phillips Families</td>
<td>67.6</td>
</tr>
<tr>
<td>204-060-01</td>
<td>2209 Coelho Road</td>
<td>Brockman Family</td>
<td>20.4</td>
</tr>
<tr>
<td>204-020-15</td>
<td>11152 S Airport Way</td>
<td>Nix Family</td>
<td>57.5</td>
</tr>
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<td>204-020-10</td>
<td>11385 S Union Road</td>
<td>De Palma Family</td>
<td>32.2</td>
</tr>
<tr>
<td>204-060-21</td>
<td>123289 S Union Road</td>
<td>Phillips Family</td>
<td>23.5</td>
</tr>
<tr>
<td>204-060-04</td>
<td>11845 S Union Road</td>
<td>Phillips Family</td>
<td>17.6</td>
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<td>204-060-22</td>
<td>2506 Coelho Road</td>
<td>Phillips Family</td>
<td>1.5</td>
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<td>204-060-10</td>
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<td>Phillips Family</td>
<td>1.0</td>
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<tr>
<td>204-060-08</td>
<td>12225 S Union Road</td>
<td>Phillips Family</td>
<td>1.0</td>
</tr>
<tr>
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<td>12225 S Union Road</td>
<td>Phillips Family</td>
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<td>204-060-05</td>
<td>11809 S Union Road</td>
<td>Phillips Family</td>
<td>2</td>
</tr>
<tr>
<td>204-06-07</td>
<td>2521 Coelho Road</td>
<td>Gallagher Family</td>
<td>18</td>
</tr>
<tr>
<td>204-060-03</td>
<td>2361 Coelho Road</td>
<td>Gallagher Family</td>
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<tr>
<td>204-070-02</td>
<td>11776 S Airport Way</td>
<td>Mederios Family</td>
<td>30</td>
</tr>
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</table>
Attributes
- Significant Age Restricted
- Close To Two Major Freeways
- No Flood Concerns
- Proximity To CenterPoint
- Proximity To Airport
- Supports PFIP Funding Of Roth Road Extension
J.D. Hightower  
Planning Manager, City of Manteca  
Community Development Department  
1001 W. Center Street  
Manteca, CA 95337  

Dear Mr. Hightower,

My last letter addressed some re-zoning requests for Northwest Manteca. The map in that letter included low density residential and a significant amount of CMU and High Density Zoning. Since submitting that letter we have continued to strive to develop and refine a vision for Northwest Manteca. The attached brief presentation on “Manteca Village” is an initial draft of that vision. It incorporates many of the elements that have been suggested in the many meetings we have attended-GPAC, Planning Commission, etc. and individual discussions. We are hoping that we will receive suggestions from the community to help us refine and better define that vision.

Please distribute this memorandum and the attached draft “Manteca Village” vision to members of the city staff, GPAC, Planning Commission, and City Council.

Respectfully Submitted,

[Signature]
Louie Tallericco
**Design Philosophy - Manteca Village "MV"**

- Integrated Work/Live/Relax
- Critical Services In Close Proximity
- Affordable
- Minimal Impact On Environment
- Commercial Focused On Smart Technology
- Restricted Community Residences and Adjacent Age
- Opportunity To Walk Or Bike
- To Work

Draw A "A Star"
Drift a "A Stem"

- Integrated Neighborhood Parks
- Bright Energy Efficient Lighting
- Properly Sized Sidewalks
- Coordinated Colors
- Integrated Architecture
- Sound/Site Mitigating Landscaping
- High Berms

Live-Work - Traffic Environment

Strive for an Attractive Integrated Environment - "MV" Manteca Village
A Range of Services Focused on The Community

Manitou Village” MV“
J.D. Hightower  
Planning Manager, City of Manteca  
Community Development Department  
1001 W. Center Street  
Manteca, CA 95337

Dear Mr. Hightower,

I wanted to provide some additional comments relative to the location of the possible extension of Roth Road to the east to connect with Union Road, French Camp Road, and/or the Frontage Road. On the east side of Airport Way it is important to consider the following issues:

1. Property Lines
2. Irrigation Systems-South San Joaquin Irrigation District and Private Systems
3. Leaving Flexibility For The Actual Location of the Roth Road extension
4. Road Funding-Have land on both sides of road to support PFIP

We these thoughts in mind, I have reviewed maps of the area and selected a zoning boundary that I believe will satisfy all four issues. The proposed boundary is presented in Figure 1.

Please distribute this memorandum to members of the city staff, GPAC, Planning Commission, and City Council.

Respectfully Submitted,

Louie Tallerico
Figure 1  Proposed Boundary