

November 8,2018

J.D Hightower, Planning Manager  
Community Development Department,  
1001 West Center Street,  
Manteca Ca 95337

Dear JD,

Having read through the November 26, 2018 land use alternatives from the GPAC review and selection of the preferred alternatives, I have the following comments.

In the key considerations item number 3 from the top maintaining a sufficient supply of residential uses to accommodate the City's diverse housing needs. More specific the City needs to increase zoning for high density (HDR) and medium density (MDR). Unfortunately we don't have a zone for affordable housing?

Item number 10 from the top: reducing traffic congestion. Add: reduce congestion through a traffic circulation element in the GP.

Omitted from this preliminary report is SB1000 (government Code 650140.12) environmental justice (EJ). Definition of Environmental Justice: To increase impacts of fair treatment of people of all races, cultures and incomes with respect to the development implementation and enforcement of environmental laws and regulations and policies.

California requires Cities to add an EJ element or include them in goals, policies and objections in other elements of the GP. Ej policies target to reduce pollution exposure, promote better food access, healthier homes, improve air quality and physical activity in disadvantage areas. Disadvantage communities bear disproportional burden of political and environmental hazards from previous erroneous zoning policies.

CalEnviroScreen 3.0 is a tool to quantify the above mentioned factors for depressed community at census tract level. Each census tract receives a CalEnviroScreen score and is ranked against other tracts. EJ uses CalEnviroScreen maps to point out disadvantage areas in Manteca. Oak Street between Main Street and Willow is one of these depressed areas in need of a proper rezone.

EJ addresses air quality through California Healthy places (HPI) index, it combines 25 community characteristics into a single indexed HPI score. Mantecas overall HPI score is 42.5 out of 100. Manteca clean air has a very low HPI rating. To improve the air quality and reduce air pollution, Manteca must encourage the use of low emission vehicles and the use of alternative energy sources like solar panels and wind turbines on existing home and buildings. In addition, build solar farms and wind turbines for community energy.

Manteca's General Plan 2023 the energy conservation element mentions in their goals, policies and implementations (RC-4, RC-P-9 and RC-I-6) the need to apply non traditional energy sources such as wind and solar to reduce dependency on traditional energy sources. In the year 2020 all new homes are required to have solar as part of their energy requirement. Recently, California signed into law to get all its power in 2045 from renewable energy such as solar, wind and water.

Manteca must start building now toward a future of renewable energy sources for a sustainable community and economy.

The HPI mentions the following about housing: "Everyone should be able to afford adequate housing without giving up healthy food, medical care or other necessities, or accepting unsafe housing conditions. Everyone should have the opportunity to build wealth over time by purchasing a home which can protect against rising rents and promote social ties and neighborhood stability. High housing costs and housing instability are associated with increase stress and depression, communicable diseases like TB and decreased children well being and educational outcomes".

California Coalition for rural homes says about affordable housing that it can cost more to build due to regulations and will never sell or rent for full value, therefore the lost funding must be subsidized. On the other hand market rate housing will never meet all of the housing needs. Seniors, people with disabilities, transition aged foster youth, etc will always need subsidized housing.

The Manteca General Plan for 2023 (program H-I-2) mentions fee waivers for affordable housing. The City must do more to entice builders to build affordable housing. A developer proposing to build inclusionary housing should receive regulatory flexibility such as expediting permits, increase allowable densities, reduce parking requirements, or relax development standards (i.e. reduce set backs narrower streets).

According to HUD, the shortage of affordable housing are most severe to renters with extremely low incomes. It puts people at high risk to become homeless.

To summarize key issues in the December 3, memorandum must add the need for Environmental Justice elements addressing air quality, home affordability, renewable energy sources and building more village type communities (especially south of 120 freeway) to encourage bicycling, walkability and driving less miles to get to neighborhood shopping centers.

Fail to plan, plan to fail

Sincerely

  
Leonard Smith  
1122 Sangria Lane  
Manteca CA 95336