Manteca
General Plan Update

AGENDA

General Plan Advisory Committee Meeting #14

Monday, March 4, 2019 – 6:00 pm

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

6:00 PM - GPAC Meeting #14

1. Call to Order
2. Roll Call
3. Public Comment
4. GPAC Discussion: GPAC Draft General Plan Policy Document
5. 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 Friday, March 1, 2019, 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).

Manteca
General Plan Update

MEMORANDUM

Meeting 14 – March 4, 2019

TO:	Manteca General Plan Advisory Committee (GPAC)
FROM:	Beth Thompson and Martti Eckert, De Novo Planning Group
SUBJECT:	Review of GPAC Draft General Plan
DATE:	February 22, 2019

The March 4th GPAC meeting will focus on the GPAC's:

- Review of the GPAC Draft General Plan Policy Document.

GPAC Draft General Plan

The GPAC Draft General Plan is provided for the GPAC's review and input as Attachment 1. This GPAC Draft General Plan incorporates and reflects the direction provided by the GPAC at the following meetings:

1. Vision and Goals (Introduction): August 7, 2017

2. Land Use: August 27, 2018; September 10, 2018; December 3, 2018; December 3, 2018; November 5, 2018; February 4, 2019

3. Growth Management: August 8, 2018; February 4, 2019

4. Circulation: April 2, 2018; February 4, 2019

5. Community Design: September 10, 2018

6. Economic Development, including Fiscal: March 5, 2018; November 5, 2018

7. Community Facilities and Services: December 4, 2017; February 5, 2018

8. Resource Conservation, including Open Space and Air Quality: November 6, 2017; February 5, 2018

9. Safety, including Noise: October 2, 2017; February 5, 2018

11. Implementation: July 16, 2018

As part of the General Plan Update process, each General Plan policy document was also circulated to the various City departments and City staff comments were incorporated as part of the development of the goal and policy sets provided to the GPAC for the individual General Plan topics.

It is noted that the goals, policies, and measures associated with Climate Adaptation (located in the Safety Element) and Fiscal Sustainability (located in the Economic Development Element) are new additions since the GPAC's review of those respective goal and policy sets.

The GPAC is asked to review the GPAC Draft General Plan policy document, focusing on addressing: 1) whether previous GPAC comments and direction are appropriately represented by the GPAC Draft General Plan, and 2) providing any additional comments or direction regarding the goal, policy, and implementation approach included in the document.

It is noted that the GPAC reviewed the land use map at its December 3rd and 10th, 2018 and the February 4, 2019 GPAC meetings and provided final direction regarding the land use map at its February 4, 2019 meeting. The GPAC Draft Land Use Map is now being circulated for community review, followed by Planning Commission, and City Council review as discussed below under the Next Steps heading.

INFORMATIONAL ITEMS

The Summary Minutes from Meeting #13 are included as Attachment 2. Amended Summary Minutes from Meeting #11 are provided as Attachment 3, which have been revised to reflect the input provided by Steve Herum.

The GPAC had requested that the implementing zoning districts associated with each General Plan land use designation be identified. This information is provided in Attachment 4. It is noted that following adoption of the General Plan update, the Zoning Ordinance will be reviewed and updated to ensure that the zoning districts are consistent with the goals, policies, and standards contained in the General Plan.

The GPAC had requested information regarding the changes in land use designations between the adopted General Plan and the GPAC Preferred Land Use Map. A comparison of acreage by land use designation between the adopted General Plan and the GPAC Preferred Land Use Map is provided in Attachment 5.

The Governor's Office of Planning and Research has prepared General Plan Guidelines that identify the requirements of State law regarding the General Plan, including required content for each element, as well as recommendations of information and policy approaches to be considered during a General Plan Update. The General Plan Guidelines are available online at: http://opr.ca.gov/planning/general-plan/.

NEXT STEPS

LAND USE MAP

During the December 3rd and 10th, 2018 and the February 4, 2019 GPAC meetings, the GPAC discussed the land use map, including consideration of the Land Use Alternatives Report, land use change requests

from property owners, and comments from the members of the public. At its February 4, 2019 meeting, the GPAC provided direction to City staff and the consultant team regarding the preferred land use map. The GPAC Preferred Land Use Map is included in the GPAC Draft General Plan as Figure LU-2.

The GPAC Preferred Land Use Map is currently being made available for public review and comment via a community workshop that will be held at the Manteca Transit Center on Marcy 14, 2019 at 6:00 pm and via a survey: https://arcg.is/1jTKnu.

The GPAC Preferred Land Use Map will be presented to Planning Commission at its meeting on March 26, 2019 and the Planning Commission input will then be provided to the City Council for its consideration at a subsequent meeting.

PUBLIC DRAFT GENERAL PLAN POLICY DOCUMENT AND DRAFT ENVIRONMENTAL IMPACT REPORT

Following City Council selection of a preferred Land Use Map, the General Plan policy document will be refined to reflect the City Council's land use and policy preferences. The Major Streets Master Plan will be developed that reflects the appropriate major improvements to accommodate the preferred land use map.

The consultant team will analyze the Draft General Plan, including the preferred Land Use Map, for potential environmental impacts in accordance with the California Environmental Quality Act (CEQA). The review will address the potential for the project to result in significant changes to the physical environment associated with a range of topics, including aesthetics, air quality, biological resources, cultural and tribal cultural resources, geology and soils, hazards, hydrology and drainage, land use, mineral resources, noise, population and housing, parks and recreation, public services, transportation and circulation, and utilities.

REQUIRED READING

Prior to the meeting on March 4th, please review and consider the GPAC Draft General Plan, which is provided as Attachment 1 to this memo.

WORK EXERCISE

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

1. In reviewing the GPAC Draft General Plan, do you feel that all of the key issues raised by the GPAC have been adequately addressed? Please provide details regarding any additional policy guidance that should be provided or recommended revisions to the document to address concerns identified by the GPAC.

2. Are there any additional comments or issues that should be considered? If so, please provide details regarding the issue or identify recommended goals, policies, or measures to address the issue.

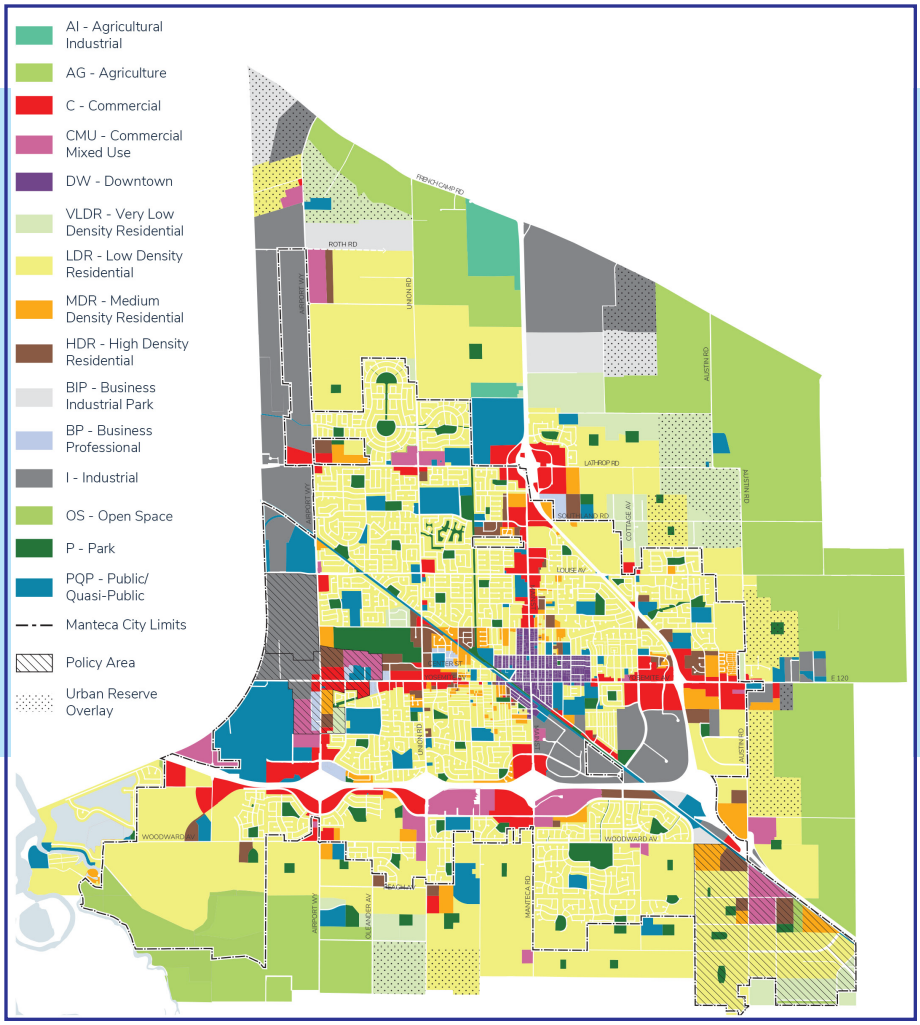
ATTACHMENTS

1. GPAC Draft General Plan
2. Summary Minutes - GPAC Meeting #13, February 4, 2019
3. Amended Summary Minutes – GPAC Meeting #11
4. General Plan Land Use Designations and Implementing Zoning Districts
5. Comparison of Land Use Acreages – Preferred GPAC Land Use Map vs. Existing General Plan Land Use Map

ATTACHMENT 1

GPAC DRAFT GENERAL PLAN

Manteca
General Plan Update



GPAC Draft General Plan

February 2019

City of Manteca
1001 W. Center Street
Manteca, CA 95337

De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm

Table of Contents

Chapters

1. Introduction 1-1
2. Land Use 2-1
3. Growth Management 3-1
4. Circulation 4-1
5. Community Design 5-1
6. Economic Development 6-1
7. Community Facilities and Services 7-1
8. Resource Conservation 8-1
9. Safety 9-1
10. Housing Element (Adopted 2016) ..... Under separate cover
11. Implementation 11-1

Figures

LU-1: Planning Area 2-2
LU-2: Land Use Map 2-10
LU-3: Stockton Metropolitan Airport Influence Area 2-13
LU-4: Policy Area 1 2-25
LU-5: Policy Area 2 2-25
LU-6: Policy Area 3 2-26
CI-1: Major Streets Master Plan ..... (to be prepared after Council selection of preferred land use map)
CI-2: Pedestrian and Bicycle Plan(to be prepared after Council selection of preferred land use map)
CD-1: Urban Form Diagram 5-3
ED-1: Employment and Revenue Generating Sites 6-3
CF-1: Community Facilities 7-4
CF-2: Recreational Facilities 7-7
CF-3: Schools 7-11
RC-1: Open Space Plan 8-16
S-1: Critical Facilities and Evacuation Routes 9-3
S-2: Flood Hazard Zones 9-8

Tables

Table LU-1: Land Use Designations 2-
Table C-1: Street Classifications 4-7
Table S-1: Maximum Allowable Noise Exposure from Mobile Noise Sources 9-18
Table S-2: Performance Standards for Stationary Noise Sources, including Affected Projects 9-18

1. Introduction

California law requires each city to adopt a comprehensive, long-term general plan for the physical development of the city. The general plan must be an integrated, internally consistent, and compatible statement of policies for the city. It serves as a framework for public and private development, and establishes requirements for additional planning studies where greater specificity is needed.

This General Plan the constitution for the City's development, governs all land use regulations, including zoning, and identifies the community's vision for the future and provides a framework that will guide decisions on growth, development, and conservation of open space and resources in a manner that is consistent with the quality of life desired by the city's residents and businesses.

General Plan Chapters

1. Introduction
2. Land Use
3. Growth Management
4. Circulation
5. Community Design
6. Economic Development
7. Community Facilities and Services
8. Resource Conservation
9. Safety
10. Housing Element (Adopted 2016)
11. Implementation

Community Input

The General Plan was developed with extensive opportunities for participation from residents, businesses, local agencies, and other stakeholders.

A series of public Visioning Workshops was held in 2017 at the outset of the General Plan update process in order to identify the community's vision for the future, and to develop principles to guide the General Plan update. Participants in the Visioning Workshops provided input on the vision and goals for the General Plan, issues, assets, and opportunities to consider, land use priorities, opportunity areas for community focal points, and circulation concerns and priorities.

The City Council appointed a 15-member General Plan Advisory Committee (Advisory Committee), which consisted of local business owners, stakeholders in the development community, residents, and the community at-large. The Advisory Committee collaborated with City staff and the General Plan Update consultant team throughout the development of the General Plan. The Advisory Committee met 14 times between August 2017 and March 2019, to identify key issues and challenges that Manteca faces over the next 20-30 years, and to develop the comprehensive set of goals, policies, and implementation measures contained in the General Plan. Each Advisory Committee meeting was open to the public, and numerous members of the public and other local interested agencies attended the meetings and provided detailed input to the Advisory Committee over the course of

its meetings.

Additionally, City staff and the consultant team developed an online survey to gather additional information from the public related to the approach to addressing the community's vision and land use preferences. The online survey was available through the General Plan Update website, and was developed to build on the information obtained through the Visioning and Advisory Committee processes.

The City Council and Planning Commission held __ public workshops and __ hearings to consider the goals and policies of the General Plan, review input from the Visioning Workshops, receive information relevant to the specific topics addressed at the Advisory Committee meetings, and provide specific direction and guidance to staff and the consultant team regarding how goals should be achieved, how to address current issues, and land use preferences.

Vision

The feedback provided by the community through the outreach process, including visioning workshops, open houses, and an online survey, and input from the Advisory Committee provides the City with a broad overarching vision for the development of the General Plan update, and identifies key community values and priorities that should be carefully addressed in the General Plan. The community input was used to develop the following vision statement for this General Plan update.

Vision Statement

Located at the crossroads of California and framed by agriculture and orchards, Manteca's family-friendly community provides an exceptional quality of life. Thriving unified neighborhoods connected by green space and well-landscaped roadways and diverse recreational and entertainment opportunities attract residents and first-class businesses and industries. Manteca offers an attractive, peaceful, and safe community for all residents, and is thoughtfully planned, balancing the needs of residents and the business community with conservation of the surrounding farmlands and important resources. Quality public facilities, a vibrant downtown, schools, community services, and other amenities draw families and households of all ages to live, work, shop, play, and retire in Manteca.

Guiding Principles

The following table summarizes the goals that support the Guiding Principles identified during the Visioning process and addressed as part of direction from the GPAC, Planning Commission, and City Council regarding the update to the General Plan. Each chapter of the General Plan referenced in the following table includes policies and measures to implement and realize each stated goal.

Guiding Principles	General Plan Implementing Goals
Provide for Logical, Orderly Growth from the City's Compact, Historic Center Extending to Well-Delineated Residential Neighborhoods, Employment Centers, and Community Amenities	**Goal LU-1:** Maintain a land use plan that provides a mix and distribution of uses that meet the identified needs of the community. **Goal LU-2:** Promote infill development and provide for orderly, well-planned, and balanced growth that does not exceed the City's available infrastructure capacity and resources and is consistent with the General Plan. **Goal LU-3:** Establish and maintain residential neighborhoods that meet the housing needs of all residents and are safe and attractive places to live with convenient access to services, recreation, and employment. **Goal GM-1:** Maintain appropriate growth management measures that ensure a high quality of life, appropriate levels of service, and address anticipated development patterns and timing of public services, facilities, and infrastructure to serve new growth. **Goal CD-1:** Strengthen Manteca's identity and sense of place by reinforcing the community's distinctive, high-quality urban form, natural landscape, and character. **Goal CD-2:** Ensure project designs reinforce a sense of place, reflect human scale and orientation, and are cohesive and sensitive to the surrounding built environment and/or natural landscape. **Goal CD-5:** Enhance the corridors, pathways, and edges that form physical boundaries and provide transitions and connections throughout the community.
Maintain a Family-Oriented Community with Gathering Places, Activities, and Parks/Recreation Opportunities for All Ages located in Attractive, Sustainable Neighborhoods and throughout the Community	**Goal LU-3:** Establish and maintain residential neighborhoods that meet the housing needs of all residents and are safe and attractive places to live with convenient access to services, recreation, and employment. **Goal LU-4:** Provide for a broad range of commercial uses that serve the needs of Manteca's residents and the region-at-large, provide dynamic and attractive focal points and gathering areas, and increase Manteca's sales tax base. **Goal LU-7:** Provide adequate land for development of public and quasi-public uses, including parks, schools, and community facilities to support existing and new development and the community's needs. **Goal LU-10:** Maintain a high quality natural environment and

Guiding Principles	General Plan Implementing Goals
	recreational opportunities in and around Manteca. **Goal CF-1:** Provide innovative, affordable, and high quality community services and facilities to all residents, businesses, and visitors in Manteca. **Goal CF-8:** Coordinate with the school districts to provide superior educational opportunities, adequate school sites to serve existing and planned growth, and to ensure sufficient land inventory to accommodate educational facilities needs of Manteca residents. **Goal CF-11:** Maintain a diverse and comprehensive system of parks, trails, recreation facilities, and recreation programs that meets the needs of all segments of the community and supports economic development and residential growth in the city. **Goal C-1:** Provide for a complete multimodal circulation system designed for the balanced movement of all users, including children, persons with disabilities, and seniors, goods, and services to destinations inside and outside of Manteca while minimizing public costs to build and maintain the system. **Goal C-4:** Provide a safe, secure, comfortable, and convenient pedestrian and bicycle system that connects riders of all ages and abilities to schools, retail, employment centers, community facilities, and parks. **Goal ED-5:** Position Manteca to attract a high-quality labor force and employers that are seeking top talent through the provision of a safe, attractive, enjoyable, and close-knit community. **Goal S-5:** Protect the quality of life by protecting the community from harmful and excessive noise. **Goal H-4:** To encourage the maintenance and continued improvement of the existing housing stock and residential neighborhoods.
Preserve Access to the Area's Agricultural and Natural Characteristics, including Green Space, Farmland, and Orchards	**Goal LU-10:** Maintain a high quality natural environment and recreational opportunities in and around Manteca. **Goal LU-11:** Preserve Manteca's agricultural heritage by protecting and maintaining significant areas of agricultural lands around the city. **Goal CD-8:** Preserve and enhance the character of the city's rural areas and agricultural heritage. **Goal RC-1:** Conserve and enhance water resources in local waterways, wetlands, and aquatic habitat and minimize the consumption of water through use of careful and empirically-backed planning. **Goal RC-7:** Provide and preserve a network of diverse and accessible open spaces. **Goal RC-8:** Encourage the continuation of agricultural uses and discourage the premature conversion of agricultural land to

Guiding Principles	General Plan Implementing Goals
	nonagricultural uses. **Goal RC-9:** Protect sensitive native vegetation and wildlife communities and habitat in Manteca.
Revitalize and Enhance the Downtown	**Goal LU-6:** Increase the presence of mixed-use development to revitalize Downtown and aging commercial centers and create vibrant centers in new growth areas. **Goal CD-4:** Maintain and enhance the character and distinct identities of Manteca's residential neighborhoods, districts, and centers. **Goal H-2:** To promote mixed-use, infill, and downtown development in the city of Manteca.
Provide and Encourage Housing and Places for All Income Levels	**Goal ED-4:** Promote the development of affordable and market rate housing that matches with the needs of the present and future Manteca work force. **Goal H-1:** To promote the development of affordable housing in the city of Manteca. **Goal H-3:** To provide a range of housing types, densities, and designs, and meet existing and projected housing needs for all economic segments of the community.
Provide and Promote High-Paying, Local Employment Opportunities and Attract High-quality Businesses and Industry	**Goal LU-5:** Increase employment opportunities across all sectors of the economy to enhance Manteca's reputation as an employment center in southern San Joaquin County and to improve upon Manteca's jobs-to-housing ratio. **Goal CF-1:** Provide innovative, affordable, and high quality community services and facilities to all residents, businesses, and visitors in Manteca. **Goal C-6:** Accommodate truck and freight movements by developing city-wide truck routes and encouraging the development of freight and warehousing centers near existing rail lines and spurs. **Goal ED-1:** Provide adequate commercial, office, and industrial-designated land in appropriate locations to meet the community's employment, shopping, and service needs, ensure Manteca's market competitiveness within the region, and minimize land use conflicts. **Goal ED-2:** Encourage the retention and expansion of the city's existing businesses and the attraction of new businesses that are compatible with the city's economic development objectives and character. **Goal ED-3:** Encourage a broad range of employment opportunities and expand educational and training opportunities to support residents finding gainful, well-paid employment within the community. **Goal ED-6:** Assure that adequate public and private infrastructure is available to support new and the expansion of existing businesses.

Scope and Content of the General Plan

State law requires the City to adopt a comprehensive, long-term general plan for the physical development of its planning area. The general plan must include land use, circulation, housing, conservation, open space, noise, and safety elements, as specified in Government Code Section 65302, to the extent that the issues identified by State law exist in the City's planning area. Additional elements that relate to the physical development of the city may also be addressed in the general plan. The degree of specificity and level of detail of the discussion of each general plan element need only reflect local conditions and circumstances. The General Plan has been prepared consistent with the requirements of State law and addresses the relevant items addressed in Government Code Section 65300 et seq.

This General Plan policy document is the heart of the General Plan. It contains the goals, policies, and actions that support the vision for Manteca. Two important documents support the General Plan. The *Existing Conditions Report* and the *General Plan Environmental Impact Report* (EIR) are both intended to be used in conjunction with this General Plan and to serve as companions to this policy document.

General Plan Policy Document

This General Plan policy document contains the goals and policies that will guide future decisions within the city and identifies implementation measures to ensure the vision and goals of the General Plan are carried out. The General Plan also contains a land use diagram, which serves as a general guide to the distribution of land uses throughout the city. The General Plan addresses all of the elements required by State law. The table below identified the elements included in the General Plan and the corresponding requirement in State law.

Manteca General Plan Elements	Elements Required by State Law									
	Land Use	*Circulation*	*Conservation*	*Open Space*	*Noise*	*Safety*	*Environmental Justice*	*Air Quality*	*Housing*	*Optional*
2 Land Use	■									
3 Growth Management										■
4.Circulation		■								
5. Community Design										■
6. Economic Development										
7. Community Facilities & Services										■
8. Resource Conservation			■	■						
9. Safety					■	■				
10. Housing									■	
11. Implementation										■

Organization of the General Plan Elements

Each element (i.e., chapter) of the General Plan is organized into a set of goals, policies, and implementation actions. Each goal is supported by a particular set of policies and actions to implement and achieve that goal. Chapter 11 of the General Plan (Implementation) includes a complete summary of each action that is identified in the various elements, accompanied by the City department responsible for implementing the action and the timing of implementation.

Applying the General Plan

The General Plan is intended for use by a broad range of persons, including City decision-makers, City staff, developers, and community members, to serve the following purposes:

- To identify Manteca's land use, growth, transportation, environmental, economic, and social goals and policies as they relate to land use, conservation, development, and provision of community services and facilities.
- To enable the City Council and the Planning Commission to establish long-range conservation and growth goals and policies.
- To provide a basis for judging whether specific private development proposals and public projects are in harmony with these goals and policies.
- To inform citizens, developers, decision makers, and other jurisdictions of the policies that will guide development and conservation within the Manteca.

The General Plan applies to lands in the incorporated area of the City, to the extent allowed by Federal and State law. Under State law, many actions, such as development projects, specific plans, master plans, community plans, zoning, subdivisions, public agency projects, and other decisions must be consistent with the General Plan. State law requires that the City's ordinances regulating land use be consistent with the General Plan. The Zoning Ordinance, individual project proposals, and other related plans and ordinances must be consistent with the goals and policies in the General Plan.

Key Terms

Goal: A description of the general desired condition that the community seeks to create.

Policy: A specific statement that guides decision-making as the City works to achieve the various goals. Once adopted, policies represent statements of City regulations.

Implementation Measure: An action, procedure, technique, or specific program to be undertaken by the City to help achieve a specified goal or implement an adopted policy. The City must take additional steps to implement each measures in the General Plan. A measure is something that can and will be completed.

Interpreting the General Plan

In reading the General Plan, one should infer that the goals, policies, and implementation measures are limited to the extent that it is financially feasible and appropriate for the City to carry them out and to the extent legally permitted by Federal and State law. For example, policies and measures which indicate that the City will "provide," "support," "ensure," or otherwise require or carry them out do not indicate an irreversible commitment of City funds or staff resources to those activities, but rather, that the City will support them when the City deems that it is financially feasible and appropriate to do so. In some cases, the City will carry out various policies and measures by requiring development, infrastructure, and other projects to be consistent with

the policies and actions of the General Plan. In other cases, the City may include General Plan items in the Capital Improvement Program, annual budget, or other implementation mechanisms, as the City deems appropriate.

How to Read Manteca' General Plan

As the guide for future development and desired conditions, residents, property owners, and business owners should also familiarize themselves with how to read this document. Each element contains a brief introduction, several goals and related policies, and a description of related plans, programs and legislation.

Goals

A goal in the General Plan is the broadest statement of community values. It is a generalized ideal which provides a sense of direction for action. They are overall statements of desired future conditions.

Policies and Implementation

The essence of the General Plan is contained within its policies. Policies are statements which further refine the goals, and guide the course of action the City must take to achieve the goals in the plan. It is important to note that policies are guides for decision makers, not decisions themselves.

Policies and implementation measures must be clear to be useful. However, they may range in terms of commitment of resources, importance, and expected results. Therefore, it is important for readers to understand the distinctions between various levels of policy and implementation action.

The following is a list of common terms used in policies and implementation measures, and how to interpret their usage in the General Plan. In cases where other terms are used (and not defined below), an equivalent to the closest applicable term can be used.

Shall: Absolute commitment to the policy or action, and indicate that the policy must be adhered to in all cases.

Should: Policy will be followed in most cases, but exceptions are acceptable for good reasons.

Encourage: Policy is highly recommended and/or desired, and should be pursued when feasible.

Allow: Policy will be supported within certain parameters and certain guidelines.

Coordinate: Policy will occur in conjunction with another entity, and the City will carry its share of the responsibility.

Explore: Effort will be taken to investigate the subject at hand, to discover whether or not further commitment is relevant.

Consider: Policy may or may not be followed, depending upon the results of analysis that will be completed.

Limit: Effort will be taken to keep the subject within certain limits, or will at least make undesired change more difficult.

Restrict: Effort will be taken to keep the undesired action to a minimum.

Amending the General Plan

The General Plan is not static, but rather is a dynamic and multi-faceted document that defines and addresses the changing needs of the City. It is based on an on-going assessment and understanding of existing and projected community needs. The City's decision-makers have broad discretion in interpreting the General Plan and its purposes, and are allowed to weigh and balance the various goals and policies when applying them. Recognizing the need for the General Plan to remain current and reflective of local issues and policies, State law allows the City to periodically amend the General Plan to ensure that it is consistent with the conditions, values, expectations, and needs of its residents, businesses, and other stakeholders. The General Plan may be amended in accordance with State law and only by action of the City Council, upon recommendation by the Planning Commission, or by voter-approved initiative. While specific findings may be applied on a project-by-project basis, at a minimum the following standard findings shall be made for each proposed General Plan amendment:

1. The amendment is deemed to be in the public interest;

2. The amendment is consistent and/or compatible with the rest of the General Plan;

3. The potential impacts of the amendment have been assessed and have been determined not to be detrimental to the public health, safety, or welfare; and

4. The amendment has been processed in accordance with the applicable provisions of the California Government Code, the California Environmental Quality Act (CEQA), and the City's Municipal Code.

City-initiated amendments, as well as amendments requested by other public agencies, are subject to the same basic process described above to ensure consistency and compatibility with the General Plan. This includes appropriate environmental review, public notice, and public hearings, leading to an official action by the City Council.

Timing

Mandatory elements of the General Plan may be amended up to four times in each calendar year. The City Council or any citizen may initiate consideration of a General Plan Amendment. It is left to the discretion of the local jurisdiction to establish an amendment schedule to be published one year in advance. State law further requires that the Housing Element be reviewed and updated at least once every eight years.

Exemptions

The State Legislature has recognized that occasions arise which require the local jurisdiction to have some flexibility in amending the General Plan. As set forth in the California Government Code, the following are exempt from the

General Plan amendment schedule:

- Amendments to optional elements.
- Amendments requested and necessary for affordable housing (Section 65358(c)).
- Any amendment necessary to comply with a court decision in a case involving the legal adequacy of the general plan (Section 65358(d)(1)).
- Amendments to bring a general plan into compliance with an airport land use plan (Section 65302.3).

Annual Reporting

Given the long-term nature of the General Plan, it is critical to periodically evaluate its effectiveness and to document the implementation status of the various policies and actions that it contains. State law provides direction on how cities and counties can maintain the General Plan as a useful policy guide. State law also requires the City to annually report "the status of the plan and progress in its implementation" (California Government Code Section 65400(b)) to the City Council.

The Implementation Element identifies each measure to be carried out by the General Plan, the timing of the measure, and the responsible City department for addressing implementation.

2. Land Use

Ensuring that Manteca has sufficient capacity to support a diverse mix of land uses is essential to the community's ability to thrive and be sustainable over time. As population growth continues, this Land Use Element will guide where growth and development will occur in the City and how to accommodate land uses to respond to the community's changing needs, all without compromising the integrity of the City's family-oriented atmosphere and community values.

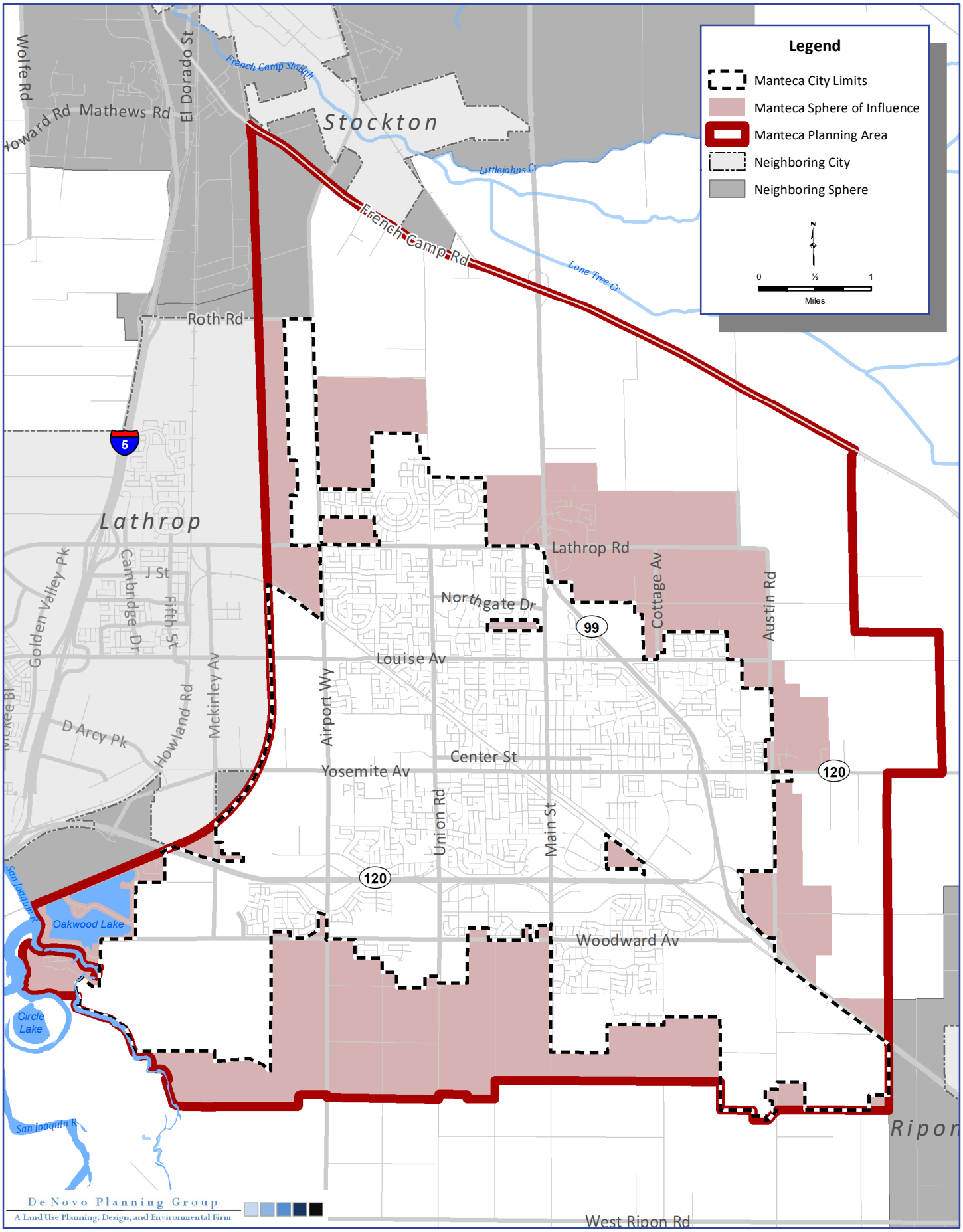
The goals, policies, and measures in this element address the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, education, public buildings and grounds, waste disposal, and open space, including agriculture, natural resources, recreation, scenic areas, and greenways.

Areas subject to flooding are addressed in the Safety Element and open space lands are addressed in the Resource Conservation Element.

Topics identified by State law that are not relevant to Manteca include military land use compatibility and timberland preserve zone lands.

The Planning Area is the geographic area for which the General Plan provides a framework for long-term plans for growth, resource conservation, and continued agricultural activity. State law requires the General Plan to include all territory within Manteca's incorporated area as well as "any land outside its boundaries which in the planning agency's judgment bears relation to its planning" (California Government Code Section 65300). The Planning Area for the Manteca General Plan includes the entire city limits (approximately 13,388 acres), the City's Sphere of Influence (approximately 7,022 acres), and approximately 7,099 acres of land outside the City limits and SOI, as shown in Figure LU-1.

Background information regarding land use and development conditions in Manteca is presented in Chapter 2 of the General Plan Update Existing Conditions Report and information regarding existing conditions related to environmental justice is presented in Chapter 6 of the GPU Existing Conditions Report.



Sources: San Joaquin County GIS; CalAtlas. Map date: February 12, 2019.

Figure LU-1: Planning Area

Land Use Map

Goal LU-1

Maintain a land use plan that provides a mix and distribution of uses that meet the identified needs of the community.

Policies

LU-1.1 Maintain an adequate supply of land to support projected housing, employment, service, retail, educational, and institutional needs for the community.

LU-1.2 Promote land use compatibility through use restrictions, development standards, environmental review, and design considerations.

LU-1.3 Ensure consistency between the Land Use Map and implementing plans, ordinances, and regulations.

LU-1.4 Assign the land use designations throughout the City and to parcels within the Planning Area, as included in this element and shown in the Land Use Map (Figure LU-2).

Implementation

LU-1a *As part of the annual report on the implementation of the General Plan to the Planning Commission and City Council, provide an evaluation of the year's development trends, current land supply, and the ability of infrastructure and public services to meet future needs.*

LU-1b *Regularly review and revise, as necessary, the Zoning Ordinance to accomplish the following purposes:*

- *Ensure consistency with the General Plan in terms of zoning districts and development standards;*
- *Provide for a Downtown zone that permits the vibrant mixing of residential, commercial, office, business-professional, and institutional uses within the Central Business District;*
- *Ensure adequate buffers and transitions are required between intensive uses, such as industrial and agricultural industrial, and sensitive receptors, including residential uses and schools; and*
- *Provide for an Agricultural Industrial zone that accommodates the processing of crops and livestock.*
- *Ensure that land use requirements meet actual demand and needs over time as technology, social expectations, and business practices change.*

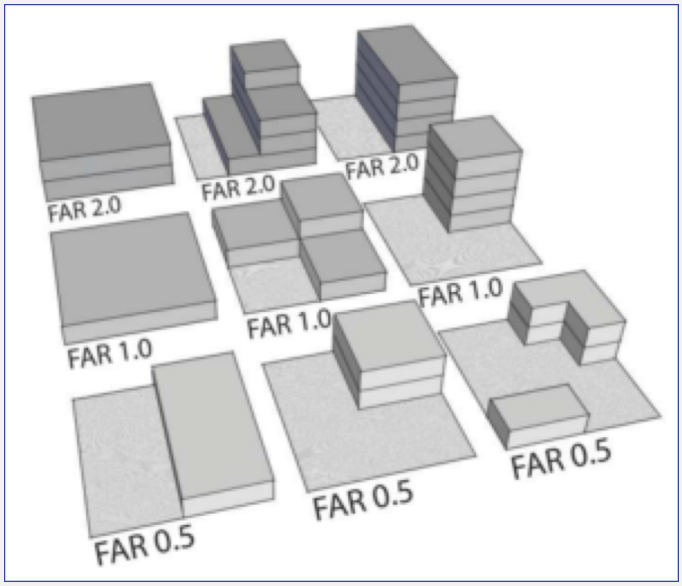
LU-1c *Conduct a General Plan review in conjunction with adoption of policy and regulatory documents to ensure consistency with the Land Use Map.*

Land Use Concepts

The Land Use Designations in this General Plan specify the type of allowed uses associated with each designation and the allowed range of development intensity, expressed in density or floor area ratio. Zoning, specific plans, and individual development projects must be consistent with the intensities allowed under the General Plan. Land use concepts, including density, floor area ratio, and net versus gross acreage, are described below.

Density. Density refers to the intensity of residential uses in terms of a range, from a minimum to a maximum, of dwelling units per gross acre. Various building configurations representing different densities are shown below.

Floor Area Ratio. Floor area ratio, referred to as FAR, is used to express the building intensity for non-residential uses, such as commercial, industrial, community facilities, and the non-residential component of mixed use projects. FAR refers to the ratio of the total floor area of a building or buildings on a site, excluding parking structures and outdoor storage areas, to the lot area of the site.



Land Use Designations

	Residential Designations[1]	Standards[2]
	Very Low Density Residential (VLDR) This designation provides for residences on larger lots and small, quasi-agricultural activities, including raising and boarding livestock. Clustering is encouraged to allow continuation of agricultural uses or to provide common amenities for the development.	Up to 2 dwelling units per acre
	Low Density Residential (LDR) This designation provides for a mix of single family housing, including small lots, clustered lots, attached homes, and conventional large lot detached residences.	2.1 to 8 dwelling units per acre
	Medium Density Residential (MDR) This designation provides for smaller single family homes in more imaginative lotting arrangements, duplex and triplex development, smaller scale multi-family developments, including cottage homes, garden apartments, townhouses, and cluster housing, and mobile home parks. The density range will accommodate small-lot single family homes that will typically be smaller in size and more affordable to residents.	8.1 to 15 dwelling units per acre
	High Density Residential (HDR) This designation provides for multi-family townhome, condominium, and apartment style housing and mobile home parks. The multi-family dwelling sites are typically located with direct access to arterial streets. The sites have access to the pedestrian and bikeway network along the street corridor and are located along the conceptual route of a public transportation shuttle route. Sites should be located near a neighborhood park, a neighborhood commercial center, or jobs centers and should provide pedestrian and bicycle connections to these amenities and services.	15.1 to 25 dwelling units per acre

1: Schools, parks, churches, compatible public institutional and utilities facilities, and greenways are allowed in all residential land use designations

2: Population density is anticipated to equal the average household size, as identified by the State Department of Finance in any given year, times the number of dwelling units per acre. For example, in 2018, Manteca's average household size is 3.21 persons, resulting in a population density of approximately 6 to 26 persons per acre for the Low Density Residential Designation and a population density of approximately 48 to 80 persons per acre for the High Density Residential designation. Household sizes and population densities are anticipated to fluctuate over time, based on local and regional demographic and economic trends, including changes associated with aging populations, birth 'booms', immigration, emigration, and changes in household and social patterns, such as co-housing and shared housing opportunities.

Mixed Use Designations		Standards[2]
	Commercial Mixed Use (CMU) This designation provides for high density residential, employment centers, retail commercial, and professional offices. A mix of compatible uses is encouraged to provide neighborhood-serving sales, services, and activities, as well as employment opportunities, including offices. Developments shall include community-serving amenities and connections that distinguish them from conventional multifamily, neighborhood commercial, or office development, with the intent that a recreational area and neighborhood serving uses will provide a local gathering place for recreation and socializing much as does a small town square. For example, a residential development could include a work center that provides on-site facilities that encourage telecommuting and entrepreneurship. Mixed uses may be integrated vertically or horizontally and shall be linked together through common walkways, plazas and parking areas, as well as linkages to the adjoining bicycle and pedestrian system. Where required, open space, detention facilities, and parks, will be designed as an amenity within the site. Public facilities, such as a post office, library, fire station, or satellite government office, shall be included where feasible. Developments shall have a shared parking program with the objective of reducing the parking required for each individual use.	Non-residential: Up to 1.0 FAR Residential: 15.1 to 25 units per acre Site coverage: 50%
	Downtown (DW) This designation provides for the mixture of retail and service commercial, office, and/or multiple-family residential uses that are intended to preserve and enhance the historic and pedestrian-scale character of the Downtown. Preferred residential uses include condominiums and townhomes and high-quality second and third floor apartment uses. Short-term rentals are not allowed in this designation, unless developed as part of a hotel. Multi-family residential uses are required to be permanent dwellings with each unit having separate restrooms, kitchens, and thermostats. The designation also provides for public/quasi-public uses, parks and urban open spaces, and similar and compatible uses.	Non-residential: Up to 1.5 FAR Residential: 15.1 to 25 units per acre Site coverage: 75%

1: Schools, parks, churches, compatible public institutional and utilities facilities, and greenways are allowed in all mixed use land use designations

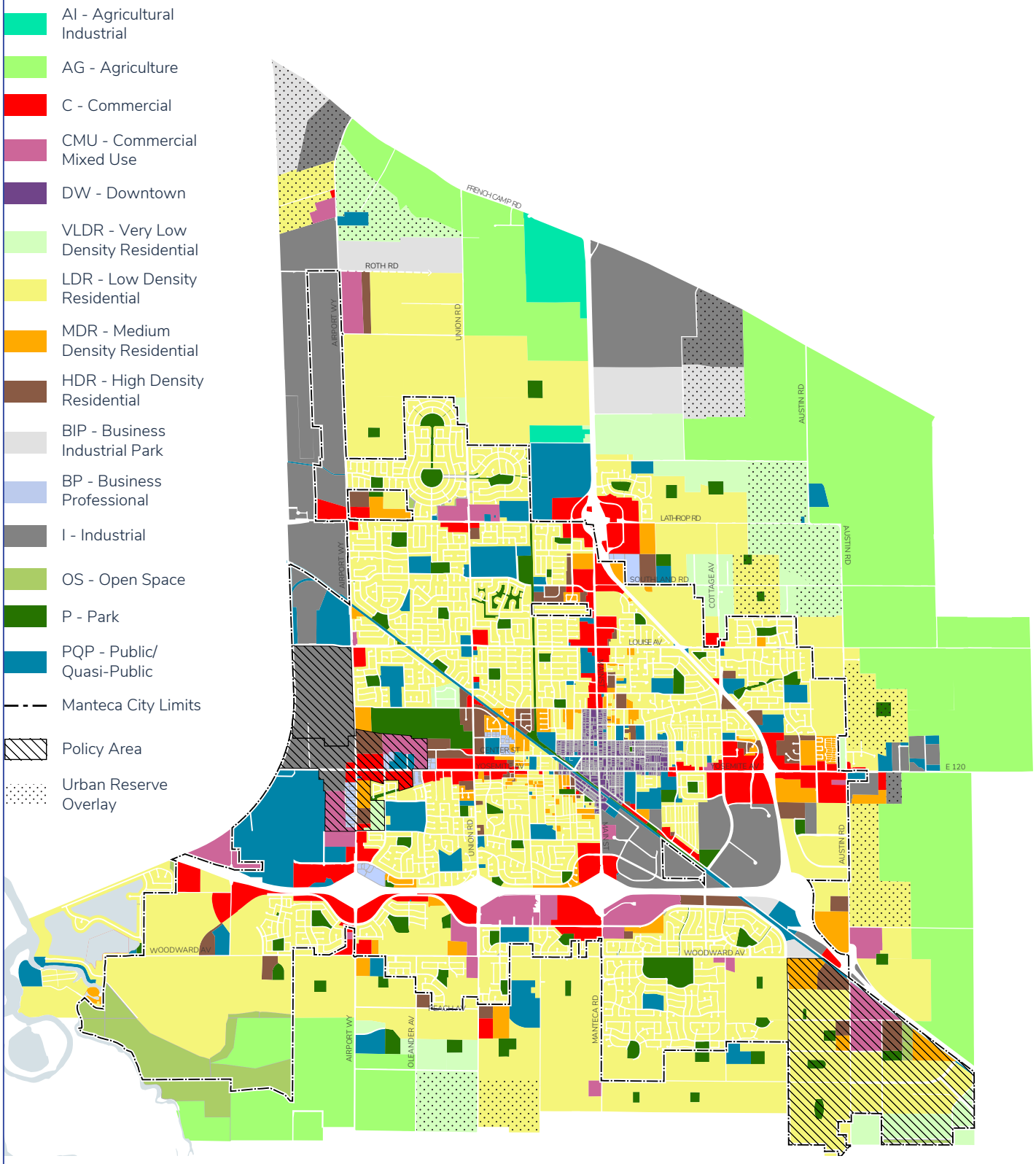
2: Population density is anticipated to equal the average household size, as identified by the State Department of Finance in any given year, times the number of dwelling units per acre. For example, in 2018, Manteca's average household size is 3.21 persons, resulting in a population density of approximately 48 to 80 persons per acre for the Commercial Mixed Use and Downtown designations. Household sizes and population densities are anticipated to fluctuate over time, based on local and regional demographic and economic trends, including changes associated with aging populations, birth 'booms', immigration, emigration, and changes in household and social patterns, such as co-housing and shared housing opportunities.

Commercial, Professional, and Industrial Designations		Standards
	Business Industrial Park (BIP) This designation provides for sites for large uses in an office park environment that would include multi-tenant buildings. Business parks of this nature are well suited for research and development facilities and also provide an attractive business environment for unrelated businesses. Allowed uses include administrative, offices, research and development, light industrial, including manufacturing and assembly, and commercial storage. Warehouse, storage, and distribution that support the industrial uses shall not comprise more than 20% of a business industrial park. Service commercial and retail activities provided for the convenience of the employees shall not comprise more than 10% of a business industrial park.	Non-residential: Up to 1.FAR Site coverage: 50%
	Business Professional (BP) This designation provides for professional and administrative offices, medical and dental clinics, laboratories, financial institutions, public and quasi-public uses, and similar and compatible uses. The use category is specifically intended for the frontage along SR 120, and along other major roads and in the Central Business District to provide an attractive, landscaped setting for one, two, and three-story office buildings.	Non-residential: Up to 1.5 FAR Site coverage: 50%
	Commercial (C) This designation provides for neighborhood, community, and regional-serving retail and service uses; offices; restaurants; service stations; highway-oriented and visitor commercial and lodging; auto-serving and heavy commercial uses; wholesale; warehousing; public and quasi-public uses; commercial recreation and public gathering facilities, such as amphitheaters or public gardens; and similar and compatible uses. Uses that are incompatible with residential uses due to noise, vibration, or other characteristics are not permitted in locations that may impact existing or future residential development.	Central Business District Non-residential: Up to 2.0 FAR Other non-residential: Up to 0.6 FAR Site coverage: 50%
	Industrial (I) This designation provides for manufacturing, processing, assembling, research, wholesale, and storage uses, trucking terminals, railroad and freight stations, industrial parks, warehouses, distribution centers, light manufacturing, public and quasi-public uses and similar and compatible uses. Uses that are incompatible with residential uses due to noise, vibration, or other characteristics are not permitted in locations that may impact existing or future residential development.	Non-residential: Up to 0.7 FAR Site coverage: 60%
	Agricultural Industrial (AI) This designation provides for limited industrial uses directly related to agriculture and compatible uses, such as wineries, food packaging and processing, storage of food and beverages processed on-site, agricultural education, agricultural research and development (irrigation, production yield, pest resistance, etc.), and agricultural extension services.	Non-residential: Up to 0.4 FAR Site coverage: 50%

Public Designations		Standards
	Public/Quasi-Public (PQP) This designation provides for government owned facilities, public and private schools, institutions, civic uses, assembly uses, and public utilities, and quasi-public uses such as hospitals and churches. Multifamily and congregate residential housing is allowed when secondary to the primary use. This designation also allows commercial recreation uses, including public and private parks, beach and water access, recreation fields, lifestyle centers that include upscale specialty stores with dining and entertainment in an outdoor setting, and other community- and visitor-oriented recreation, provided that the project includes a component that provides a significant public benefit to the community.	Non-residential: Up to 0.5 FAR Site coverage: 50%
	Park (P) This designation provides for neighborhood, community and regional parks, greenways, golf courses, and other outdoor recreational facilities within urban development. Specific uses include public recreation sites, including ball fields, tot lots and play apparatus, adult softball and soccer playing fields, swimming pools, community center buildings, meeting facilities, libraries, art centers, after school care facilities, art in public places, facilities for night-time recreation, trails benches, interpretive markers, picnic areas, barbecue facilities, landscaping, irrigation, city wells, trees and natural habitat areas.	Non-residential: Up to 0.2 FAR Site coverage: 20%
	Open Space (OS) This designation provides for habitat, open space, natural areas, lands of special status species, wetlands and riparian areas. These areas are set aside as permanent open space preserves to protect environmentally sensitive areas. Development is limited to improvements, such as parking, restrooms, and walkways, etc., to provide for public access to open space and educational facilities, such as learning centers or space for hosted talks and tours of the open space.	Non-residential: Up to 0.05 FAR Site coverage: 5%

Other Designations		Standards
	Agriculture (AG) This designation provides for agricultural uses (such as vineyards, orchards, and row crops), single family homes directly related to the agricultural use of the property, limited industrial uses directly related to the agricultural use of the property, and similar and compatible uses.	Residential and non-residential: Up to 0.2 FAR Site coverage: 20%
	Urban Reserve Overlay This designation is applied to select properties around the perimeter of the City, both within city limits and beyond in the Sphere of Influence, where the City intends expand its urbanized development pattern in the time horizon beyond the current General Plan. The overlay accompanies an underlying Agricultural, Very Low Density Residential, Low Density Residential, Business Industrial Park, or Industrial land use designation.	Based on underlying land use designation
	Policy Area This designation is applied to provide for flexibility in achieving the vision of the General Plan for select areas that either 1) have approved land use entitlements, or 2) require a comprehensive approach to planning to achieve a broad goal, such as providing a high-quality transit corridor and opportunities for expansion of necessary community services. See Goal X and implementing policies for guidance for individual policy areas.	Based on General Plan policies associated with the specific policy area.

Figure LU-2: Land Use Map



Growth Patterns and Capacity

Goal LU-2

Promote infill development and provide for orderly, well-planned, and balanced growth that does not exceed the City's available infrastructure capacity and resources and is consistent with the General Plan.

Policies

LU-2.1 Continue to maintain and implement the City's Growth Management Program, as set forth in the Growth Management Element.

LU-2.2 Encourage growth to contribute to the city's strong, diversified economic base and provide an appropriate balance between employment and housing opportunities for all income levels.

LU-2.3 To maintain balanced growth and to manage the City's investment in infrastructure, facilities, and services for growth areas, encourage infill development, redevelopment, and rehabilitation projects within the City and growth that is contiguous with existing development and/or the boundary of the City.

LU-2.4 Continue to encourage the use of specific and master plans, as needed, to ensure orderly, well-planned growth.

LU-2.5 Lands within the SOI that are not designated with the Urban Reserve Overlay are intended to serve as the Primary Urban Service Area and be planned for development during the General Plan horizon (2040). Lands within the SOI that are designated with the Urban Reserve Overlay as well as lands within the Planning Area that are outside of the SOI are anticipated to accommodate the City's long-term growth and are intended to serve as the Secondary Urban Service Area.

LU-2.6 Evaluate applications for annexations based upon the following criteria:

- The annexation shall mitigate its impacts through consistency with the General Plan goals and polices and shall provide a positive benefit to Manteca.
- The annexation area is contiguous with city boundaries and provides for logical expansion and development.
- The annexation area creates clear and reasonable boundaries for the City and service providers.
- The annexation area will be adequately served by municipal services.

Infrastructure Planning

Refer to the **Community Facilities and Services Element** for goals, policies, and measures related to the provision and timing, of community services and facilities, including police, fire, schools, telecommunication, energy, water supply, sewer, storm drainage, solid waste, communications, to support existing and new development.

Refer to the **Growth Management Element** for goals, policies, and measures related to the management and oversight of the rate of growth.

- The annexation, when reviewed cumulatively with other annexations, provides a long-term fiscal balance for the City and its residents.
- The annexation is consistent with State law and San Joaquin County Local Agency Formation Commission standards.
- The annexation is consistent with the General Plan.
- The annexation contributes its fair-share to applicable infrastructure and public services needs, including facilities identified in the Regional Transportation Plan, Public Facilities Implementation Plan, and Capital Improvement Program.
- The effect of the proposal on maintaining the physical and economic integrity of agricultural lands and achievement of Resource Conservation and Community Design Elements goals.
- The extent to which the proposal will assist the City in achieving the adopted fair share of the Regional Housing Needs Assessment as determined by the San Joaquin Council of Governments.
- The extent to which the proposal will promote environmental justice. As used in this policy, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services.
- The extent in which the proposal facilitates achievement of the City's jobs/housing balance goal of a 1:1 ratio.

LU-2.7 Review public and private development proposals and land use changes within the City's Sphere of Influence (SOI) and Planning Area for consistency within the General Plan.

LU-2.8 Consider expanding the SOI to incorporate areas that logically should be planned and serviced by Manteca. The City shall consider the following factors when making determinations involving sphere of influence boundaries:

- Present and planned land uses in the area;
- Present and probable need for public facilities and services in the area;
- Present capacity of public facilities and adequacy of public services; and
- Existence of any social or economic communities of interest in the area.

LU-2.9 Growth areas anticipated for urbanization in the long-term are

shown as Urban Reserve Overlay and are located within the SOI or Planning Area. While these areas are not currently planned for development prior to 2040, the Urban Reserve Overlay may be removed when there is a need to plan for annexation of the lands into the City.

LU-2.10 Ensure that development within the Stockton Metropolitan Airport Influence Area (Figure LU-3) is consistent with the compatible uses identified in the Project Review Guidelines for the Airport Land Use Commission. Lands within the Planning Area include lands within Zone 7 (traffic pattern zone) and Zone 8 (airport influence area).

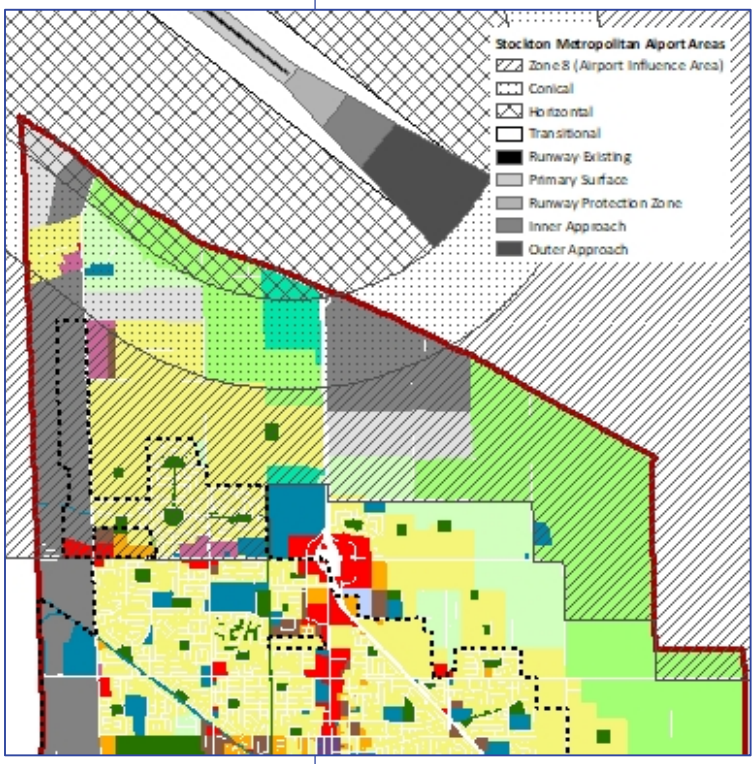


Figure LU-3: Stockton Metropolitan Airport Influence Area

Implementation

LU-2a *Monitor the issuance of building permits and development entitlement in order to determine and forecast the rate of future development.*

LU-2b *Educate the community regarding the benefits of infill development.*

LU-2c *Maintain a computerized land use database system that includes current parcel-specific information regarding General Plan, Zoning, parcel size, pending and approved development, and other relevant factors.*

LU-2d *Prior to the consideration of any General Plan amendment to modify the land use allocation or expand the City's boundaries or sphere of influence, the City shall complete or cause to be completed the following City-wide studies/plans:*

a. *Recreational needs assessment and consistency with the Open Space and Conservation Element and Parks and Recreation Master Plan.*

b. *Economic Development Studies and consistency with Economic Development and Fiscal Element goals and policies.*

c. *Public Facilities and Services Capacity Study consistent with the Public Facilities and Services Element.*

d. *Transportation System Capacity Study, including Long Range Transit Plan consistent with the Circulation Element.*

The studies shall define overall holding capacities and identify

additional performance standards that will need to be met to ensure the achievement of the goals and policies of the General Plan.

LU-2e *Continue to participate with planning efforts among local jurisdictions, such as the Valley Blueprint, to minimize the impacts of regional growth to Manteca and in the south San Joaquin County area.*

LU-2f *Formally request that the County provide the City with notice of development applications and related actions within and adjacent to the Planning Area and provide the City with the opportunity to comment on land use changes and development proposals under review. The City's review of projects within the referral area shall emphasize the importance of:*

- *Consistency with the Land Use Map;*
- *The protection of agricultural lands and open space;*
- *The protection of biological resources, including riparian habitat and corridors;*
- *The protection of groundwater recharge areas and watersheds;*
- *Reducing sprawl; and*
- *Ensuring quality development that meets the City's standards and is consistent with the City's character and values.*

LU-2g *Review and comment on development proposals in adjacent communities to minimize potential environmental and economic impacts to Manteca.*

LU-2h *Coordinate with City of Ripon in implementing the Cities' Memorandum of Understanding regarding future land use and public services and facilities in the area between the two cities.*

LU-2i *Refer all applications for development within the Stockton Metro Airport Area of Influence to the Airport Land Use Commission and the Stockton Metro Airport for comment.*

Residential Areas

Goal LU-3

Establish and maintain residential neighborhoods that meet the housing needs of all residents and are safe and attractive places to live with convenient access to services, recreation, schools, and employment.

Policies

LU-3.1 Provide for the development of a variety of housing types and at a range of prices to meet the needs of all segments of the city's population, including individuals and families who qualify for affordable housing assistance in accordance with the Housing Element.

LU-3.2 Require the design of new residential development to be consistent with any applicable design guidelines, to ensure harmony with Manteca's unique character, and compatible with existing surrounding land uses.

LU-3.3 Encourage residential development to occur in a balanced and efficient pattern that reduces sprawl, preserves open space, and creates convenient connections to other land uses.

LU-3.4 Prioritize the location of higher density housing in close proximity to employment areas, services, schools, retail, transit stops, near community destinations, and near major streets with high access to transit and non-vehicle transportation modes.

LU-3.5 Encourage residential uses above the ground floor in mixed-use areas.

LU-3.6 Encourage new neighborhoods to include a mix and distribution of land uses, including schools, parks, shopping, restaurants, and services, that reduce auto trips and support walking, biking, and transit use.

LU-3.7 Promote the development of strategically located neighborhood serving centers that incorporate commercial, employment, cultural or entertainment uses and are within walking distance of surrounding residents.

LU-3.8 Where planned residential areas and existing residential neighborhoods interface with commercial, industrial, and other non-residential development, require that the development be designed to maximize the compatibility between the uses and reduce any potential negative impacts associated with aesthetics, noise, safety, odor, and lighting.

The **Housing Element** identifies the City's plan for development, preservation, and maintenance of housing that is affordable at a range of income levels and provides for a variety of housing types. The Housing Element includes goals, policies, and programs that address:

- Development of affordable housing
- Infill and Downtown residential development
- A range of housing types, densities, and designs to meet existing and projected housing needs for all economic segments
- Maintenance and improvement of existing housing and neighborhoods
- Provision of adequate housing opportunities for special needs groups
- Promote equal opportunity for safe and affordable housing for everyone in the community

LU-3.9 Locate residences away from areas of excessive noise, smoke, dust, odor, and lighting, and ensure that adequate provisions, including buffers or transitional uses, are made to ensure the health and well-being of existing and future residents.

LU-3.10 Encourage the development of additional executive housing units and neighborhoods.

LU-3.11 Encourage property maintenance and the revitalization of economically disadvantaged and poorly maintained neighborhoods.

LU-3.12 Encourage and support development patterns at the highest limits permitted within each General Plan land use designation consistent with the policies of all other General Plan elements.

Implementation

LU-3a Through the development review and permit process, screen development proposals for land use compatibility, including conformance with existing development or neighborhoods.

LU-3b Through the development review and permit process, ensure that residential developments meet the minimum density requirement stipulated on the Land Use Map in order to ensure that Manteca has an ample number of housing units to meet all of its housing needs.

LU-3c Utilize density transitions and buffers in order to protect the integrity of existing land use patterns and minimize the impacts on existing uses and residents. Development projects shall be designed to:

- *Locate lower residential densities adjacent to open space, areas of agricultural use, and existing lower density residential areas;*
- *Locate higher residential densities in proximity to services, transit, and/or employment activity centers;*
- *Where new residential uses are proposed adjacent existing industrial uses, the residential development shall incorporate a buffer, such as a roadway, landscaped open space, parking area, detention basin, or similar feature, to separate the residential uses from industrial uses.*
- *Where new residential uses are proposed adjacent Highway 99 or Highway 120, the residential development shall incorporate a buffer, such as a roadway with landscape-separated sidewalk, landscaped open space, parking area, detention basin, or similar feature, to separate the residential*

uses from freeway uses.

LU-3d *Implement the policies and actions in the Housing Element in order to enhance opportunities to provide affordable housing within the community and to accommodate a range of household types, special need populations, and income levels.*

LU-3e *Explore and encourage creative approaches to providing affordable housing, including market rate housing affordable to moderate income households, within the community. Such approaches may include public/private partnerships, land trusts, housing cooperatives, co-housing, and/or inclusionary housing.*

LU-3f *Continue to fund existing and provide assistance to additional neighborhood improvement programs designed to stabilize and enhance the quality of existing neighborhoods. Such improvements may include, but are not limited to sidewalk upgrade and repair, street tree programs, street lighting, signage, trash collectors, bus stop shelters and benches and similar improvements to the public areas.*

LU-3g *Facilitate and encourage the participation of neighborhood groups and associations in the planning process, and identify neighborhood priorities for future public improvements and capital projects.*

LU-3h *Continue the City's Code Enforcement efforts to preserve existing neighborhoods through the elimination of blight and improvement of substandard housing.*

LU-3i *Upgrade and provide infrastructure in existing neighborhoods as funding is available.*

LU-3j *Support efforts by the League of California Cities, American Planning Association, American Public Works Association, and other mutual interest organization to establish and/or re-establish stable funding mechanisms, like property tax backed revenue sources, at the State level.*

LU-3k *Within new subdivisions, accessory dwelling units that are integrated into the overall primary home design shall be encouraged so long as from the street view the primary and accessory dwelling units give the exterior appearance of a single family home.*

LU-3l *Within new subdivisions, duplexes on corner lots shall be encouraged so long as the front doors and garages for each dwelling unit face the differing intersecting streets.*

LU-3m *Within new subdivisions, developers shall be encouraged to*

develop up to 30% of the total number of dwelling units in the subdivision as attached houses, cottage homes, garden apartments, and other types of higher density product types so long as the overall density of the called for in the respective General Plan land use designation is not exceeded; the pattern of the neighborhood is maintained; such units are distributed evenly throughout the subdivision; and, limited to no more than 6 dwelling units per lot.

LU-3n *Evaluate, in cooperation with the Building Industry Association, fiscal alternatives that will encourage development at the highest levels permitted by general plan land use designations such as Public Facilities Implementation Plan fees collected at the per acre basis compared to the per dwelling unit basis.*

Commercial Uses

Goal LU-4

Provide for a broad range of commercial uses that serve the needs of Manteca's residents and the region-at-large, provide dynamic and attractive focal points and gathering areas, and increase Manteca's sales tax base.

Goals LU-4 and LU-5 address the identification of sites for commercial and employment-generating uses. Refer to the **Economic Development Element** for additional goals, policies, and measures related to attraction and retention of businesses, high-quality, skilled employment opportunities, support for Manteca's workforce, and measures to address fiscal stability.

Policies

LU-4.1 Establish and maintain inviting and attractive neighborhood, community, and regional-serving commercial centers in prominent, easily accessible locations.

- Neighborhood-serving centers should be centrally located within and well-integrated into the adjacent neighborhood(s).
- Community-serving centers should be located along arterial streets and similar major roadways.
- Regional-serving centers should be located in close proximity to freeway interchanges.

LU-4.2 Encourage retail and commercial service uses on the ground floor in mixed-use areas.

LU-4.3 Encourage the rehabilitation and redevelopment of existing shopping centers where a dominant retail use is still likely to be viable. At locations with with obsolete retail space and limited opportunity for future viable retail uses, encourage conversion to mixed use and other non-retail uses.

LU-4.4 Ensure that all commercial and other non-residential development is compatible with adjacent land uses, particularly residential uses, based upon the location and scale of buildings, lighting, and in

conformance with the noise standards of the Safety Element. When development is incompatible, require commercial uses to provide adequate buffers and/or architectural features to protect residential areas, developed or undeveloped, from intrusion of nonresidential activities that may degrade the quality of life in such residential areas.

Implementation

LU-4a *Concentrate new neighborhood-serving commercial centers within neighborhoods, community-serving commercial centers along arterial streets, and regional-serving commercial centers around freeway interchanges.*

LU-4b *As part of the City's development review process, ensure that commercial projects are designed to minimize conflicts with residential uses. Review of commercial projects should ensure that the following design concepts are avoided in projects that abut residential areas:*

- *Inappropriate building scale and/or siting on the lot.*
- *Excessive glare or excessive impacts from light sources onto adjacent properties.*
- *Excessive noise generated from freight and waste management activities during night hours.*
- *Excessive air pollutant emissions from freight trucks and large expanses of parking lot areas.*

LU-4c *Monitor commercial development to ensure balanced residential, commercial, and industrial growth.*

LU-4d *Monitor revenues relative to new growth to ensure that projected cumulative revenue of all land uses in the City is sufficient to support public service costs. The resulting fiscal trends will be incorporated into the annual General Plan implementation report as outlined in LU-1a.*

Employment and Revenue Generating Uses

Goal LU-5

Increase employment opportunities across all sectors of the economy to enhance Manteca's reputation as an employment center in southern San Joaquin County and to improve upon Manteca's jobs-to-housing ratio.

Policies

LU-5.1 Encourage the development and intensification of employment centers, including high quality, professional office campuses, business parks, and industrial parks, along with related mixed-use development and open spaces. The centers shall be located in areas fully served by public facilities and services, located along major arterials with easy freeway access and with access from public transit, and accessible to bicyclists and pedestrians.

LU-5.2 Encourage office uses above the ground floor in commercial and mixed-use areas.

LU-5.3 Encourage the expansion of business professional uses around the civic center and both Doctors and Kaiser Permanente hospitals.

LU-5.4 Ensure that employment-generating development is compatible with adjacent land uses, particularly residential uses, based upon the location and scale of buildings, lighting, noise, and smell. When development is incompatible, require adequate buffers and/or architectural consideration to protect residential areas, developed or undeveloped, from intrusion of nonresidential activities that may degrade the quality of life in such residential areas.

LU-5.5 Maintain and implement Zoning Code provisions that accommodate and facilitate home-based and locally-owned businesses throughout the City.

LU-5.6 Encourage the development of "clean" industries, such as researcher and development, technology manufacturing, green manufacturing, and similar uses, that limit environmental impacts and health risks commonly associated with industrial uses.

LU-5.7 Require common amenities, detention facilities, and pedestrian and bicycle facilities and linkages to be incorporated into the landscaping and site design.

LU-5.8 In new growth areas, require that high speed fiber optic or other advanced high speed communication technologies are provided to lot and house.

Implementation

LU-5a *Review and revise the Zoning Code as appropriate to accommodate research, technology, and similar emerging uses as permitted and to accommodate a mix of complementary uses in all zones.*

LU-5b *Concentrate new employment centers along the Planning Area's western and northern boundaries. Employment centers should provide a focal point and/or theme feature and shall provide prominent entryways at entrances from the City's major roadway system. Where possible, the entryways shall take advantage of and incorporate existing natural resources into the entry treatment. Plans for employment centers should identify the location and treatment of the entryways, and shall consider the use of open space, signage and/or special landscaping to create a visual edge or buffer for the employment center.*

LU-5c *Concentrate new professional office uses around the civic center, Downtown, and near State Route 99 and State Route 120 interchanges.*

LU-5d *As part of the City's development review process, continue to ensure that employment-generating projects are designed to minimize conflicts with residential uses. Review of employment-generating projects should ensure that the following design concepts are addressed in projects that abut residential areas:*

- *Appropriate building scale and/or siting;*
- *Site design and noise-attenuating features to avoid exposure to excessive noise due to long hours of operation or inappropriate location of accessory structures;*
- *Site and structure design to avoid excessive glare or excessive impacts from light sources onto adjacent properties; and*
- *Site design to avoid unnecessary loss of community and environmental resources (archaeological, historical, ecological, recreational, etc.).*

LU-5e *Require proposed major industrial development to provide the City with an engineering report of the anticipated potable water and wastewater demand. Additional review will be required for proposed industrial uses with a high potable water and wastewater demand.*

LU-5f *Ensure that applications for new development contain sufficient information for staff to analyze its contribution to the city's jobs-to-housing ratio.*

Mixed Use Development

Goal LU-6

Increase the presence of mixed-use development to revitalize Downtown and aging commercial centers and create vibrant centers in new growth areas.

LU-6.1 Promote Downtown as the city's primary civic and cultural center and a significant commercial and financial center that provides a public focal point, community, and/or theme features and architectural textures and features on a fine grain scale.

LU-6.2 Encourage a vibrant mixture of office, retail, service, institutional, and residential uses in Downtown.

LU-6.3 Encourage a variety of Downtown business types to provide a unique shopping experience.

LU-6.4 Encourage the development of projects that include residential uses to help create an economically healthy and vibrant Downtown throughout the day and night.

LU-6.5 Preserve and enhance the civic focus of Downtown by maintaining existing civic structures and uses, such as the Transit Center, and by encouraging other civic uses to locate Downtown.

LU-6.6 Encourage resident-serving land uses, such as pharmacies and small grocery stores, in Downtown.

LU-6.7 Encourage all mixed-use projects to, at minimum, incorporate a significant ground floor retail component and a residential component, located on upper stories and or behind the project's commercial uses.

LU-6.8 Encourage the mixing of retail, service, residential, office, and institutional uses on the properties surrounding The Promenade to create a significant retail, employment, and cultural center south of Highway 120.

LU-6.9 Require mixed-use development to provide strong connections with the surrounding development and neighborhoods through the provision of pedestrian and bicycle facilities and, where feasible, site consolidation.

LU-6.10 Encourage the reuse of existing buildings within Downtown and in other developed locations designated for mixed-use development by utilizing the California Existing Building Code which provides flexibility in the retrofitting of buildings.

LU-6.11 Promote the revitalization of underutilized, deteriorated areas and buildings within Downtown and in other developed locations designated for mixed-use development through development incentives, public/private partnerships, and public investments.

Implementation

LU-6a *Consider implementing incentives to support developers who construct vertical mixed-use projects and/or who build housing above non-residential ground-floor uses within Downtown.*

LU-6b *Support Downtown business and property owners by helping to develop and fund public/private partnerships, such as business improvement districts, to provide for increased maintenance, cleanliness, security, marketing, business retention and recruitment.*

LU-6c *Maintain the Zoning Ordinance to allow frequently visited, resident-serving uses by right in Downtown.*

LU-6d *Promote the intensified use and reuse of existing suites above ground floors.*

Public and Quasi-Public Uses

Goal LU-7

Provide adequate land for development of public and quasi-public uses, including parks, schools, and community facilities, to support existing and new development and the community's needs.

Policies

LU-7.1 Designate adequate land, appropriately located for City, County, and school district facilities, and ensure that adequate sites for necessary community facilities are included and addressed in new residential communities, subdivisions, specific plans, and master plans.

LU-7.2 Designate adequate land, appropriately located for quasi-public uses such as hospitals, churches, private school facilities, and utility uses.

LU-7.3 In determining appropriate locations for public and quasi-public uses, consider, among other things, proximity to major streets, the cost to develop access to public facilities, and the safety of pedestrians and motorists.

LU-7.4 Manage development to ensure that adequate public facilities and

services, as addressed in the Community Services and Facilities Element, are planned for and provided.

LU-7.5 To the extent feasible, encourage school districts to locate school sites within easy walking distance of a large percentage of the student population and in areas where there are existing or planned safe routes to school (complete sidewalk/bike lane access from the residential neighborhoods within the enrollment boundary).

LU-7.6 Encourage community-oriented recreation and commercial, such as lifestyle commercial centers and/or assembly uses, on public/quasi-public lands, provided the development provides a public benefit, such as a significant community gathering area and focal point with high quality amenities and pedestrian and bicycle connectivity.

Implementation

LU-7a *Maintain a sufficient supply of land in the Public/Quasi-Public designations to meet anticipated needs.*

LU-7b *Collaborate and coordinate with all applicable City departments, outside service providers, and developers to ensure that suitable sites for needed services, including fire and police, parks and recreation, schools, water supply and treatment, wastewater treatment, and storm drainage, are identified through the planning process, and provide assistance through land use and zoning actions to aid service providers in the procurement and entitlement of future facility sites. See the Community Services Element for additional policies and measures to ensure the adequate siting and funding of essential community services and facilities.*

LU-7c *Update the Zoning Code to accommodate community-oriented recreation and commercial uses that provide public benefits, including high-quality amenities and multi-modal connectivity.*

Policy Areas

Goal LU-8

Provide for creativity and desired growth in strategic areas, while providing flexibility to address change, refinement of the anticipated uses, and integration with future development projects.

Policies

LU-8.1 Three Policy Areas are designated by the General Plan. These areas have been designated as Policy Areas for one or more of the following reasons:

1. To facilitate comprehensive planning of large strategic areas utilizing progressive planning techniques to ensure high quality development and integrate development with the provision of infrastructure; or

2. A mix of land uses in the area is desirable and the City desires to maintain the flexibility to adjust to changing market conditions and be respectful of existing entitlements.

LU-8.2 All lands within a Policy Area may develop under an existing, approved land use entitlement (e.g., subdivision map, site plan, or specific plan) or may develop under the land use designations shown on the Land Use Map and as described by the relevant land use policies (LU-8.3 through LU-8.5).

LU-8.3 Policy Area 1 is located south of Louise Avenue, west of Airport Way, and east of the City limits, as shown in Figure LU-4). The primary land uses within PA 1 are envisioned to be employment-generating uses. Future development within PA-1 should include adequate buffers to avoid land use conflicts with adjacent residences.

LU-8.4 Policy Area 2 is located along West Yosemite Avenue and Airport Way as shown in Figure LU-5. The primary land uses within Policy Area 2 are envisioned to be uses that support the expansion and retention of the Kaiser Permanente facility, creation of a high-transit use corridor and linkages to a future nearby transit center, and provide connectivity to the Family Entertainment Zone and other destinations. Development within this area may include transit-oriented development, business and medical offices, commercial, recreation, and high density

Figure LU-4: Policy Area 1

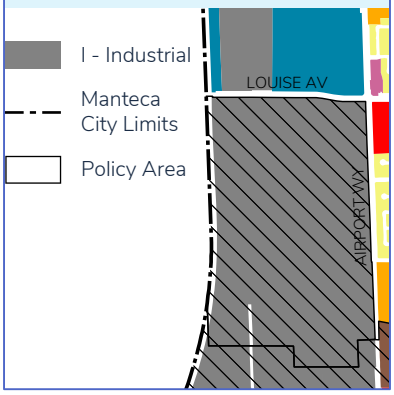


Figure LU-4: Policy Area 1

Figure LU-5: Policy Area 2

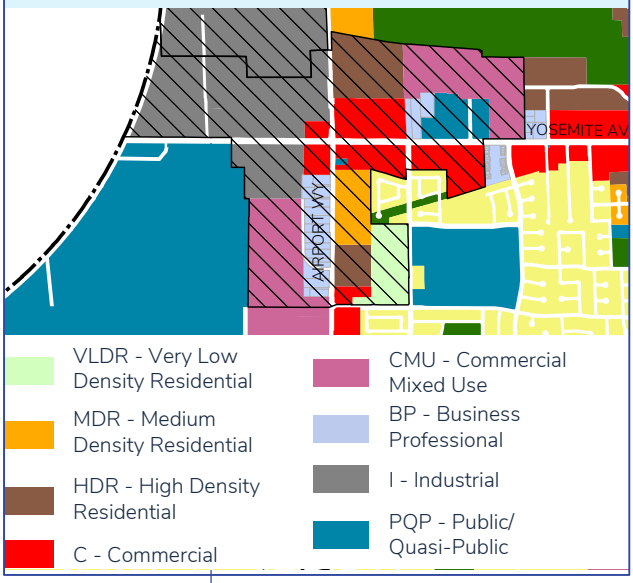


Figure LU-5: Policy Area 2

residential, with appropriate transitions and buffers where residences would be located adjacent industrial, wastewater processing, and other intensive uses. Vertical, mixed-use development is encouraged, with a 20% density bonus provided for all mixed-use developments that include a minimum of 20% of the developed area as commercial or office uses.

LU-8.4 Policy Area 3 is the Austin Road Business Park and Residential Community Master Plan area, with boundaries as shown in Figure LU-6. The primary land uses within Policy Area 3 are envisioned to be a master planned residential community with high-quality parks, community-serving commercial uses, and residential development ranging from very low to high density residential in order to accommodate a broad range of housing types, including executive housing and workforce housing. Residential uses located near SR 99 and adjacent the railroad tracks should include appropriate transitions and buffers to address air quality and noise.

Figure LU-6: Policy Area 3

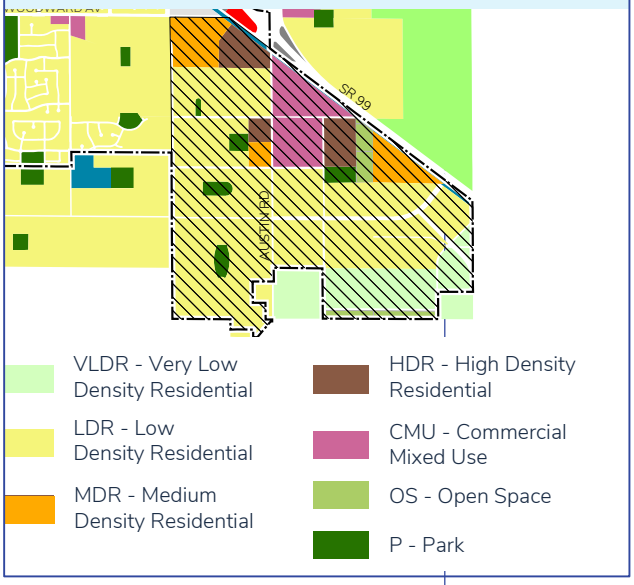


Figure LU-6: Policy Area 3

Implementation

LU-8a *Encourage development of a conceptual plan, specific plan, or similar comprehensive strategy for each policy area in order to:*

- *Facilitate high quality development;*
- *Allow for coordination of planning efforts between more than one property owner;*
- *Allow for infrastructure cost sharing arrangements;*
- *Provide developments which are more sensitive to the environment; and*
- *Where public or quasi-public uses are involved, provide special amenities such as park areas, civic facilities, high-quality transit, etc.*

Preparation of multiple plans within a Policy Area may be allowed when necessary due to ownership patterns, timing of development, etc.

Environmental Justice

Goal LU-9

Create an environmentally just city with an equitable distribution of public facilities and services, a safe and healthy environment, including access to healthy foods, recreation and activity, and public services, and opportunities for public input for all community members.

Environmental Justice Addressed throughout the General Plan:

Land Use	Promote community health through appropriate placement of residential and sensitive populations in relation to industrial and other intensive uses, sufficient healthcare opportunities, and access to healthy and nutritious food
Circulation	Plan for a multimodal circulation system with access to convenient, non-vehicle travel modes, including safe and well-connected pedestrian, bicycle, and transit routes to services, schools, parks, and community destinations
Safety	Take actions to reduce exposure to pollutants, excessive noise, and environmental hazards
Housing	Ensure a range of safe, affordable housing types accessible to the community, particularly disadvantaged and special needs groups, and increase access to affordable housing
Community Facilities and Services	Increase opportunities for recreation and physcial activity and ensure that high-quality community facilities and services are available to all members of the community
Resource Conservation	Ensure a sustainable approach to clean water, clean air, access to open space, and conservation of natural resources and energy

Policies

LU-9.1 Require future planning decisions, development, and infrastructure and public projects to consider the effects of planning decisions on the overall health and well-being of the community and its residents, with specific consideration provided regarding disadvantaged populations and communities.

LU-9.2 As part of land use decisions, ensure that environmental justice issues related to potential adverse health impacts associated with land use decisions, including methods to reduce exposure to hazardous materials, industrial activity, vehicle exhaust, other sources of pollution, and excessive noise on residents regardless of age, culture, gender, race, socioeconomic status, or geographic location, are considered and addressed.

LU-9.3 When planning for parks, recreational facilities, community gardens, civic facilities, and other uses that improve the quality of life, ensure that environmental justice issues related to the equitable provision of desirable public amenities are considered and addressed.

LU-9.4 Promote broad and balanced participation to ensure that affected residents have the opportunity to participate in the decision-making process, including in decisions that affect their health and well-being such as planning, roadway, parks, infrastructure, and utility projects.

LU-9.5 Support existing health care services and encourage the location of new health care facilities and medical services, particularly in disadvantaged areas, areas with a high rate of special needs populations, and in underserved residential areas. Encourage new facilities to be located in areas that are readily accessible by pedestrians and bicyclists and served by transit.

LU-9.6 Encourage smoke free workplaces, multifamily housing, parks, and other outdoor gathering places to reduce exposure to second-hand smoke.

LU-9.7 Encourage convenience stores, supermarkets, liquor stores, and neighborhood markets to stock nutritional food choices, including local produce, local meats and dairy, 100% juices, and whole-grain products.

LU-9.8 Encourage sustainable local food systems including farmer's markets, community gardens, edible school yards, community supported agriculture, neighborhood garden exchanges, federal food assistance programs, and healthy food retailers.

LU-9.9 Encourage and support the continued year-round operation of farmers' markets and local fruit and vegetable stands.

LU-9.10 Support schools and other organizations' efforts to encourage students and their families to make healthy food choices through providing fresh, nutritious lunches and providing students and their families access to fresh fruits and vegetables through "edible school yards", holiday meal programs, and sustainable gardening

programs.

Implementation

LU-9a *Review all development proposals, planning projects, and infrastructure projects to ensure that potential adverse impacts to disadvantaged communities, such as exposure to pollutants, including toxic air contaminants, and unacceptable levels of noise and vibration are reduced to the extent feasible and that measures to improve quality of life, such as connections to bicycle and pedestrian paths, community services, schools, and recreation facilities, access to healthy foods, and improvement of air quality are included in the project. The review shall address both the construction and operation phases of the project.*

LU-9b *Review the City's community outreach programs and public notice requirements to encourage broad-based and meaningful community participation in decisions. The review should address providing measures to promote capacity-building, encourage participation from populations that may have language, health, or other barriers that may reduce their involvement in the decision-making process, and maximize use of technology broaden opportunities for participation.*

LU-9c *Encourage and support local transit service providers to increase and expand services for people who are transit-dependent, including seniors, persons with mobility disabilities, and persons without regular access to automobiles by improving connections to regional medical facilities, senior centers, and other support systems that serve residents and businesses.*

LU-9d *Encourage community gardens near high-density housing and encourage the incorporation of community gardens into new and existing high-density housing projects.*

LU-9e *Encourage schools that serve the City to develop school gardens and to develop protocols to facilitate the streamlined development of school gardens from year to year.*

LU-9f *Support local government and non-profit efforts and programs aimed at teen drug, alcohol, and tobacco use prevention.*

Recreation and Open Space

Goal LU-10

Maintain a high quality natural environment and recreational opportunities in and around Manteca.

Open Space lands are not limited to lands specifically designated Open Space; open space also includes lands designated for recreational opportunities, including Parks and Public-Quasi-Public sites, and scenic and natural resource lands, including lands designated as Water, creeks, and Agriculture. Open Space as a natural and scenic resource is also addressed in the **Resource Conservation Element**.

Policies

LU-10.1 Promote the provision of both public and private open space within Manteca to provide visual contrast with the built-environment and to increase recreational opportunities for Manteca residents. Private open space shall not be considered for public use, other than as visual open space, and shall not be constrained from other uses as identified in the General Plan, unless as provided for by agreement with the land owner.

LU-10.2 Protect those environmental features that make Manteca an attractive and desirable place to live, work, play, and visit.

LU-10.3 Protect significant open space and/or habitat areas for their ecological, educational, scenic, and recreational values.

LU-10.4 Require development projects to provide adequate and appropriately located land, easements, or other accommodation for recreational uses, including neighborhood parks, existing and planned trails, and connections to existing or planned trails and other recreational resources as set forth in the Resource Conservation Element, the Public Facilities and Services Element, and the Circulation Element.

LU-10.5 Provide new opportunities for community gathering and social interaction through park facilities, community centers, and cultural/art facilities.

LU-10.6 Site new park and recreation facilities where they will be accessible by the City's pedestrian and bicycle network and in close proximity to medium and higher density residential uses, where appropriate.

LU-10.7 Encourage commercial recreation uses at the Family Entertainment Zone, Big League Dreams, and on other appropriately designated locations.

Implementation

LU-10a Preserve, enhance, and restore selected existing natural habitat areas.

LU-10b Create new wildlife habitat areas in appropriate locations, which serve multiple purposes.

LU-10c Explore with the State Department of Parks and Recreation

innovative ways to link visitor destinations in Manteca and Caswell State Park so that annual visitors increase to both and are aware of the amenities at both.

LU-10d *Explore with the San Joaquin County, State Department of Parks and Recreation and Army Corps of Engineers ways to create synergy between Dos Reis, Mossdale County Parks, Caswell State Park and Army Corps of Engineer McHenry Recreation Areas with Manteca serving as the initial visitor center for the regional Stanislaus River park system. Support public outreach campaigns that link the regional Stanislaus River park system as a natural stay over for visitors to Yosemite National Park.*

Agricultural Heritage

Goal LU-11

Preserve Manteca's agricultural heritage by protecting and maintaining significant areas of agricultural lands around the city.

Policies

LU-11.1 Protect agricultural land from urban development except where the General Plan Land Use Map has designated the land for urban uses.

LU-11.2 Encourage the continuation of agricultural uses on lands within and adjacent to the SOI and Planning Area, where appropriate.

LU-11.3 Encourage the continuation of small, specialty agricultural operations, demonstration or educational agricultural operations, and agricultural tourism operations that are compatible with the Land Use Map.

LU-11.4 Encourage buffering for new urban uses along the SOI boundary adjacent to commercial agricultural uses.

Implementation

LU-11a *Continue to designate agricultural lands to the north, east, and south of the city limits as Agriculture on the Land Use Map.*

LU-11b *Consider prioritizing use of the Agricultural Mitigation Fee to ensure long-term conservation and protection of agricultural lands to the west and south of Manteca.*

LU-11c *Consider requiring buffering features between new urban uses and commercial agricultural uses, including but not limited to, landscaping, trails, gardens, solar arrays, and open spaces.*

LU-11d *Encourage local wineries, Delicato, Barrel Ten, Wine Group, Gnekow, McManis, and Lucca, to locate independent tasting*

rooms in a centralized Manteca location convenient to local visitors.

LU-11e *Encourage and cooperate in the formation of a Stanislaus River Appellation.*

3. Growth Management

The Growth Management Element is an optional element of the General Plan. This element provides a framework for pacing growth in the context of ensuring a high quality life for the community's residents and on-going provision of community services and infrastructure that meet the community's existing needs as well as increasing capacity necessary to accommodate growth. This element provides for an annual report of planned growth and development and associated service levels, serving to inform decision-makers and the community regarding the implementation of the City's growth management program and to provide an opportunity for community input.

Growth Management

Goal GM-1

Maintain appropriate growth management measures that ensure a high quality of life, appropriate levels of service, and address anticipated development patterns and timing of public services, facilities, and infrastructure to serve new growth.

Planning of Community Facilities, Services and Infrastructure

See the Community Facilities and Services Element for additional goals, policies, and implementation measures regarding the provision and timing of public facilities and services.

Policies

GM-1.1 Maintain a Growth Management Program that requires new development to meet and address level of service standards for water, sewer, circulation, schools, parks, public safety, and other necessary services and facilities and demonstrate consistency with the General Plan.

GM-1.2 Base the approval of development projects in growth areas on the Growth Management Program's annual allotment of allocations and construction of infrastructure and facilities and availability of public services prior to the project's construction.

GM-1.3 Continue to exempt infill development projects from complying with the Growth Management Program.

GM-1.4 Coordinate with City departments, outside agencies, and service providers to assure that any level of service standards used to measure effective services and facilities reflect current service delivery and measurement techniques.

GM-1.5 Periodically review and revise levels of service thresholds and any growth caps to assure that they reflect current service delivery and measurement techniques and to assure their effectiveness at achieving quality of life goals.

GM-1.6 Ensure that the City's building, development, and growth management regulations continue to support sustainable development.

GM-1.7 Limit the number of project allocations per residential project when the annual requests for growth allocations exceed the specified growth cap.

GM-1.8 Withhold discretionary approvals and subsequent building permits from projects demonstrated to be out of compliance with the Growth Management Program.

Implementation

GM-1a *Update Municipal Code Chapter 18.04 (Growth Management Program) to implement the General Plan. Consider revisions to: 1) incorporate levels of service standards, where appropriate, as a*

tool to assess the relative impact of public facilities, services, and utilities demands, including fire, police, parks and recreation, schools, water, wastewater, storm drainage, telecommunications, and energy, created by new growth, 2) reflect current conditions as well as applicable goals and policies of this General Plan, 3) address the desired rate of development, and 4) to provide for incentives for desired types of development, including mixed use or intensified uses in the Downtown that contribute to the area's vitality, revitalization of vacant or underutilized buildings, and priority residential uses such as executive, senior, workforce, and/or special needs housing.

GM-1b *Consider appointment of a Growth Management Commission, which would review growth management applications, when necessary, and provide an annual report to the City Council on the program, including levels of service and approved and forecasted development.*

GM-1c *Periodically review and revise Chapter 18.04 (Growth Management Program) to assure that:*

- *the program's specified annual growth rate and points systems for assigning project allocations reflects sustainable growth within the context of the City's infrastructure and public services capacity;*
- *the program reflects current service delivery and measurement techniques;*
- *the program is contributing to a high quality of life in the City;*
- *the program does not impede accommodation of the City's fair-share of regional housing needs; and*
- *the program generally meets the City's needs.*

GM-1d *Continue to actively solicit annual input from the applicable service-providing agencies and City departments in order to judge current service levels compliance, growth impacts, facility improvements, maintenance issues, and funding opportunities.*

GM-1e *Participate in regional and sub-regional planning forums that may address matters affecting the quality of life in Manteca and the region.*

This page left blank intentionally.

4. Circulation

The Circulation Element provides the framework for decisions concerning the city's multi-modal transportation system, which includes roadway, transit, bicycle, and pedestrian modes of travel. The Circulation Element provides for coordination with the San Joaquin Council of Governments (SJCOG), which serves as the coordinating agency for transportation funding for San Joaquin County.

State law (California Government Code Section 65302(b)) mandates that the Circulation Element contain the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, military airports and ports, and other public utilities and facilities, to the extent these items exist in the planning area. As required by California Government Code Section 65302(b), the Circulation Element is correlated closely with the Land Use Element and is related to the Housing, Conservation & Open Space, Noise, and Safety elements.

The Circulation Element reflects the City's desire to provide for complete streets and bicycle and pedestrian facilities. This element considers overall mobility, existing and desired land uses, future street conditions, and mobility for pedestrians, bicyclists, and transit users, including safe routes to schools. This element establishes standards that guide development of the transportation system through goals, policies, and actions.

Background information regarding circulation conditions in Manteca is presented in Chapter 2 of the General Plan Update Existing Conditions Report.

Multimodal Accessibility

Goal C-1

Provide for a complete multimodal circulation system designed for the balanced movement of all users, including children, persons with disabilities, and seniors, goods, and services to destinations inside and outside of Manteca while minimizing public costs to build and maintain the system.

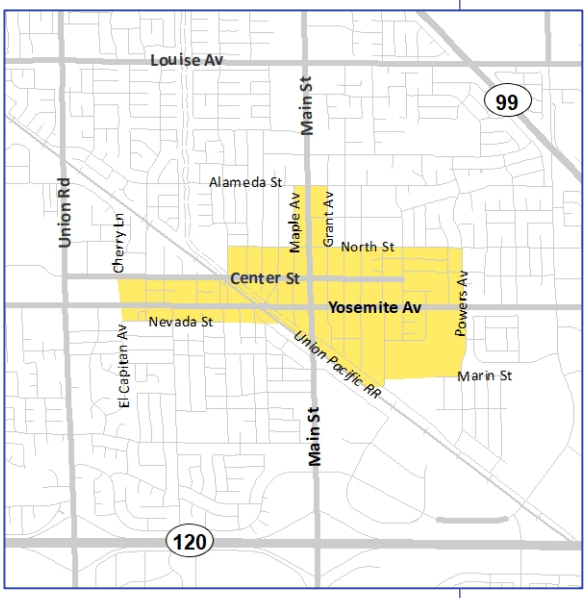
Policies

C-1.1 Strive to balance levels of service (LOS) for all modes (vehicle, transit, bicycle, and pedestrian) to maintain a high level of access and mobility, while developing a safe, complete, and efficient circulation system. The impact of new development and land use proposals on LOS and accessibility for all modes should be considered in the review process.

C-1.2 To the extent feasible, strive for a vehicular LOS of D or better during weekday AM and PM peak hours at all streets and intersections, except in the Downtown area and on the roadway segments listed below:

- Airport Way north of Daniels Road and south of Lathrop Road
- Main Street north of Highway 120 and south of Louise Avenue
- Lathrop Road west of Highway 99 and east of Union Road
- Cottage Ave north of Yosemite Ave and south of E Louise Avenue
- Yosemite Avenue west of Highway 99 and east of Cottage Avenue

Note: This list will be finalized after the preferred land use map and circulation system is selected by City Council.



Downtown LOS Exemption Area

C-1.3 At the discretion of the City Council or Planning Commission, certain locations may be allowed to fall below the City's LOS standard established by C-1.2 under the following circumstances:

a. Where constructing facilities with enough capacity to provide LOS D is found to be unreasonably expensive.

b. Where conditions are worse than LOS D and caused primarily by traffic from adjacent jurisdictions.

c. Where maintaining LOS D will be a disincentive to use transit and active transportation modes (i.e., walking and bicycling) or to the implementation of new transportation modes that would reduce vehicle travel. Examples include roadway or intersection widening in areas with substantial pedestrian activity or near major transit centers.

C-1.4 While vehicular LOS D is not a requirement in the Downtown area due to the development pattern and limited street right-of-way, traffic studies shall: 1) disclose whether any proposed transportation or land use action will substantially increase traffic at intersections and roadways within this area of the City and 2) identify measures to maintain high quality access and mobility in the area with a priority toward active transportation modes. New discretionary land use permit requests within the Downtown area, which generate net new PM peak-hour vehicle trips, shall participate in enhancing access and mobility for transit, bicycle, and pedestrian modes. These enhancements may include, but are not limited to:

- Enhancing sidewalks to create a high quality pedestrian environment, including wider sidewalks and improved crosswalks, landscaping, buffers between sidewalks and vehicle travel lanes, enhanced pedestrian lighting, wayfinding signage, shade trees, and canopies, increased availability of benches, provisions for café-style seating, and usage of monument elements and other public art.
- Improving bicycle facilities to include attractive and secure bicycle parking, installation of bike lockers in appropriate locations, and provision of bicycle lanes, bike paths, and wayfinding signage along appropriate roadways.
- Enhancing transit stops through high quality, well-maintained shelters, and provision of wayfinding signage and transit timetables.
- Providing off-street parking with high quality access to Downtown businesses, and which is well-maintained and provides amenities like shade streets, canopies, adequate lighting, and wayfinding signage.
- Supporting the development of a Downtown Business Improvement District or similar mechanism to help fund ongoing maintenance of the streetscape enhancements.

C-1.4 As new transportation technologies and mobility services, including autonomous vehicles, electric vehicles, electric bicycles and scooters, and transportation network companies (e.g., Uber and Lyft) are implemented in Manteca and used by the public, the City shall review and update its policies and plans to maximize the

Level of Service (LOS)

LOS is a qualitative measure used to describe roadway operations for different user types, including vehicles, transit riders, bicyclists, and pedestrians. LOS is assigned letter grades ranging from "A" (free flow conditions) to "F" (severe congestion). Vehicular LOS should not be viewed like school grades where A is best and F is worst. Providing free-flow conditions (LOS A) at all hours of the day requires wide streets, large intersections, substantial right-of-way and considerable funding for maintenance. LOS A or B for vehicles also tends to lead to poor LOS for pedestrians and bicyclists because the wider streets, higher speeds, and longer waiting times to cross makes bicycling and walking less safe and less appealing. Vehicle LOS should be balanced against mobility needs for pedestrians, bicyclists, and transit users, impacts on existing development, and the cost to construct and maintain the facilities.

benefit to the public of such technologies and services without adversely affecting the City's transportation network. Updates to the City's policies and plans may cover topics such as electric vehicle charging stations, curb space management, changes in parking supply requirements, policies regarding electric scooter use and docking, etc.

Implementation

C-1a Maintain an up-to-date master list of multimodal conditions, including volume data for key intersections and roadway segments. This master list shall be updated regularly with traffic counts (for autos, transit, bicycles, and pedestrians) taken in conjunction with project traffic studies and by special counts conducted by the City as necessary and shall include periodic evaluation of the mobility and access on major streets, including access and mobility issues faced by transit riders, bicyclists, and pedestrians.

C-1b Develop a program to implement California Environmental Quality Act (CEQA) requirements regarding the impacts of vehicle miles traveled (i.e., SB 743) for both land development and infrastructure projects.

C-1c Develop Transportation Impact Study (TIS) Guidelines to provide guidance on identifying deficiencies and impacts on all modes of transportation caused by new development. The TIS guidelines will also provide guidance on the types of mitigation measures that would be appropriate to mitigate project-related impacts to transportation facilities in the City. The TIS guidelines will address impact thresholds for vehicular, transit, bicycle, and pedestrian facilities. The TIS guidelines should include guidance on addressing CEQA required impacts of vehicle miles traveled as developed by implementation measure C-1b.

C-1d Develop a pedestrian, bicycle, and transit improvement plan for the Downtown area to facilitate implementation of level of service policy C-1.4. This plan will develop a list of multi-modal improvements in the Downtown area to increase the viability and encourage the use of non-auto modes.

C-1e Work with the San Joaquin Council of Governments to remove the downtown segment of Yosemite Avenue, as shown in Figure CI-1 (Note: roadway figure to be developed following selection of preferred alternative by the City Council) from the Regional Congestion Management Program (RCMP) roadway network. In the Downtown area the City cannot maintain the RCMP vehicular LOS D standard as discussed in policy C-1.2 and C-1.4.

C-1f Periodically review local adoption of new transportation technologies and develop plans based on best practices to ensure

these policies benefit the public and the multimodal transportation system, including the following:

- *Call for and support mobility innovation in California through the League of Cities and other national and statewide organizations.*
- *Advocate for new approaches to financing infrastructure projects.*
- *Invest in lane markings that enhance effectiveness of lane departure warning and prevention systems.*
- *Implement an autonomous vehicle road network along major roadways*
- *Introduce polices that can influence how autonomous vehicles can affect vehicle miles travelled, urban sprawl, and/or parking requirements.*
- *By 2029, planning documents such as the Capital Improvement Program and Short Range Transit Plan shall address the conversion the public transit vehicle fleet to fully automated.*

C-1g *Encourage open data sharing. While it is important to preserve people's privacy, open, anonymized data can improve the City's decision-making and help to develop more informed policies and plans. Measures may include:*

- *Develop an automated traffic surveillance and control system and provide to the data to enhance transparency of network prioritization for planning.*
- *Launch a Data as a Service program to provide real-time infrastructure data to connected vehicles.*
- *Collaborate with the San Joaquin Council of Governments and Caltrans to promote interoperability.*

C-1h *Review updates to transportation planning documents and any automated vehicle plans to ensure the benefits of automated mobility are equitably distributed across all segments of the community and that the negative impacts of automated mobility are not disproportionately borne on traditionally marginalized neighborhoods.*

C-1i *As part of the development of or participation in any ridesharing program, including for shared automated vehicle fleets, ensure that the program considers the safety needs of vulnerable populations and loading needs of seniors, families with children, and individuals with mobility impairments.*

Major Streets Master Plan

Goal C-2

Provide a safe, high-quality transportation system that addresses all modes of travel and includes attractive streetscapes with landscaping, street trees, planted berms, and landscaped medians.

Policies

C-2.1 Promote development of a future roadway system as shown in the Major Streets Master Plan, Figure CI-1 (Note: figure to be developed following selection of preferred alternative by the City Council), with streets designed in accordance with the City's standard plans to provide multiple, direct, and convenient routes for all modes and to provide high-volume, multi-lane facilities with access controls, as needed, to preserve the through traffic carrying capacity of the facility.

C-2.2 Design roadway improvements to occur in a contiguous, orderly fashion and strive to build roadway improvements in advance of new development particularly when addressing existing deficiencies. However, major circulation improvements shall be constructed no later than when abutting lands develop or redevelop, with dedication of right-of-way and construction of improvements, or participation in construction of such improvements, required as a condition of approval.

C-2.3 Require new development to pay a fair share of the costs of street and other transportation improvements based on impacts to LOS and other modes in conformance with the goals and policies established in this Circulation Element and the Public Facilities Implementation Program (PFIP).

C-2.4 Design street improvements to provide multiple, direct, and convenient routes for all modes.

C-2.5 Align residential and collector street intersections with collector and arterial streets with other residential and collector streets, where feasible, to maintain a high degree of connectivity between neighborhoods, minimize circuitous travel, and to allow bicyclists and pedestrians to travel conveniently and safely from one neighborhood to another without using major streets.

C-2.6 Provide access for bicycles and pedestrians at the ends of cul-de-sacs, where right-of-way is available, to provide convenient access within and between neighborhoods and to encourage walking and bicycling to neighborhood destinations.

TABLE C-1: STREET CLASSIFICATIONS

Street Type	Description
Parkway	High-capacity thoroughfare focused on vehicular traffic with limited property frontages. Aesthetically appealing with landscaped median islands. Provides regional access to adjacent land uses and safe crossings for all travel modes along a regional transportation corridor. Intersections typically require a ½ mile separation. Pedestrians and bicycles accommodated in a landscape-separated path. Emphasizes regional vehicle trips through collaborations with other cities and agencies. On-street motor vehicle parking typically prohibited.
Arterial	Major thoroughfare focused on through traffic and public transit, with access for major local traffic generators, such as commercial, industrial, institutional, and large high-density housing complexes. Pedestrian sidewalks and Class II bicycle facilities provided on both sides of the street. Curbside landscaping and landscaped medians encouraged. Restriping with narrower lanes allowed where necessary to close gaps in pedestrian and bicycle system. Provides access and safe crossings for all travel modes. On-street vehicle parking is typically prohibited.
Main Street Arterial	Pedestrian-oriented street with primarily retail, mixed-use, or recreation uses. Provides access to all travel modes in support of typical "main street" land uses and includes on-street motor vehicle and bicycle parking. Service to pedestrian-oriented retail is of prime importance. Provides enhancements for walking and transit, including bulb-outs to reduce pedestrian crossing distances. On-street motor vehicle parking may be permitted where feasible to enhance access to adjacent uses.
Major Collector	Major collector streets serve as smaller-scale parallel routes to arterial streets and provide access to neighborhoods. Examples include Center Street, Powers Avenue, and Daniels Street west of Airport Way. Major collector streets will typically provide two travel lanes, a Class II bike lane and a sidewalk on both sides. Median islands and turn lanes may be appropriate in certain conditions. For newly constructed major collector streets, on-street parking should be prohibited to reduce pavement width, pedestrian crossing distances, and maintenance costs. On-street parking for existing major collector streets should be restricted or limited by eliminating the parking lane or through the use of bulb-outs to minimize the cross section and discourage speeding.
Minor Collector	Minor collector streets serve as the backbone circulation routes within larger neighborhoods and commercial/industrial areas, providing primary access to commercial and industrial uses and linking low volume residential streets to major collector and arterial streets. Minor collector streets should be small scale, two lane streets. The streets should be wide enough to safely accommodate traffic flows, but not so

	wide as to encourage high-speed travel. Depending on the surrounding land uses (e.g., office, commercial, or residential areas), the minor collector may accommodate Class II bike lanes. Sidewalks should be provided on each side of the street.
Residential Streets	While they carry relatively light traffic loads, residential streets constitute the majority of Manteca's street system. These streets are intended to serve residential driveways, providing access between homes and larger streets. These streets should include narrow travel and parking lanes to slow travel and discourage through trips and sidewalks on both sides of the street. Features like corner bulb-outs and traffic circles (a smaller version of a roundabout) should be incorporated to improve the aesthetic quality of the street, while calming traffic. Class III bike routes and special pavement markings for bicycles should be provided where appropriate to provide continuity for the bicycle system. Where a residential street ends in a cul-de-sac, a shared bicycle/pedestrian path should be constructed to connect the cul-de-sac to other residential, collector, or arterial streets to shorten travel distances and encourage the use of these modes.
Intersections of City Streets	Intersections are critical components of the street network since they tend to define how well the system operates. Drivers and transit users typically experience most of their traveling delay at intersections. Intersections are important for pedestrians and bicycles since they provide controlled points where these modes can cross major roadways. In general, intersections should have minimum lane widths to serve the type of vehicles expected on the roadway (e.g., lanes should be sufficiently wide to accommodate trucks in industrial areas). Narrower lanes pose less of a barrier for pedestrians to cross and reduce maintenance costs. Where there is demand, u-turn movements should be accommodated in the intersection design to the extent feasible to extend the length of landscaped medians. Bus bays should be included in intersection designs for expressways, arterials, and major collectors to maintain traffic flow while buses are loading and unloading.

Figure CI-1 ((Note: roadway figure to be developed following selection of preferred alternative by the City Council)

C-2.5 Align residential and collector street intersections with collector and arterial streets with other residential and collector streets, where feasible, to maintain a high degree of connectivity between neighborhoods, minimize circuitous travel, and to allow bicyclists and pedestrians to travel conveniently and safely from one neighborhood to another without using major streets.

C-2.6 Provide access for bicycles and pedestrians at the ends of cul-de-sacs, where right-of-way is available, to provide convenient access within and between neighborhoods and to encourage walking and bicycling to neighborhood destinations.

C-2.7 Signals, roundabouts, traffic circles and other traffic management techniques shall be applied appropriately at residential and collector street intersections with collector and arterial streets in order to allow bicyclists and pedestrians to travel conveniently and safely from one neighborhood to another.

C-2.8 Where traffic congestion, pedestrian travel, collision history, or other factors warrant the installation of a traffic signal, the feasibility of a roundabout shall also be evaluated on a whole life cycle cost basis. In general, a roundabout should be installed at these locations unless right of way, cost, operational concerns, design limitations, or other issues preclude the installation of a roundabout.

C-2.9 Development of private streets may be allowed in new residential projects that demonstrate the ability to facilitate police patrol, emergency access, and solid waste collection as well as fund on-going maintenance.

C-2.10 Promote infill development that closes gaps and bottlenecks in the circulation system.

C-2.11 Require new development to establish joint-use driveways and/or cross access easements to provide access when feasible and/or if: 1) located on street segments identified in C-1.2, 2) located on streets with intersections approaching not meeting LOS D, or 3) the shared access will reduce vehicle miles travelled as determined by the City's Community Development Department. The requirement is intended to preserve the movement function of the major thoroughfare system by requiring development of parallel roads or cross access easements to connect developments as they are permitted along major roads, providing more efficient connections to destinations, and reducing air emissions.

C-2.11 Require development projects to arrange streets in an interconnected block pattern, so that pedestrians, bicyclists, and drivers are not forced onto arterial streets for inter- or intra-

neighborhood travel. This approach will also ensure safe and efficient movement of emergency responders. The street pattern shall include:

- a fully connected network of smaller roadways that provides multiple alternative routes between each point of origin and destination.
- a maximum driving distance of 2,000 feet from any dwelling to the nearest collector streets, with no more than three turning movements at intersections required to travel from any home to a collector street.
- connections to adjacent roadways and stubbed roads, including provision of stubbed roadways where appropriate to connect to areas designated for future development, such as lands designated for commercial, mixed-use, industrial, and public/quasi-public uses. Connections shall be provided at a minimum of 600-foot intervals except where adjacent existing or planned future limited access highways, expressways, or parkways.
- an internal street network that provides a minimum internal connectivity index of 1.4 or higher. The connectivity index is calculated by dividing the total number of road segments by the number of nodes. Nodes are intersections plus cul-de-sacs. Roadway segments are between intersections. Higher connectivity standards may be required by the City when appropriate.

Connectivity index: There are six segments and four nodes in the example above, yielding an overall connectivity index of 1.5.

C-2.12 Residential subdivisions with lots fronting on an existing arterial street shall provide for separate roadway access to the maximum extent feasible, with access to residential lots provided from residential or collector streets. For those properties that currently front arterial streets, consideration should be given to providing separate roadway access as a condition of approval for any redevelopment or subdivision of the property.

C-2.13 Ensure that development and infrastructure projects are designed in a way that provides pedestrian and bicycle connectivity to adjacent neighborhoods and areas (such as ensuring that sound walls, berms, and similar physical barriers are considered and gaps or other measures are provided to ensure connectivity).

C-2.14 Aggressively pursue state and federal funding to augment the PFIP and implement the City's Circulation Element.

C-2.15 Coordinate with neighboring jurisdictions, including Caltrans, San Joaquin Council of Governments (SJCOG), San Joaquin County, the City of Lathrop, and the City of Ripon to pursue

What are Complete Streets?

Complete streets are streets designed considering the full range of users including vehicles, trucks, pedestrians, bicycles, children, the disabled, and seniors. There is no one single design for a complete street; complete streets are context-sensitive and respond to the land use and travel needs of users at a particular location. Complete streets may include sidewalks, bike lanes, transit lanes, frequent crossings, median islands, curb extensions, and other transportation facilities. Complete streets make it easier and safer to use transportation modes other than a car.

funding for the following regional facilities:

- A new interchange at McKinley Avenue and SR 120;
- A new interchange at Austin Road/McKinley Avenue and SR 99;
- A new interchange on SR 99 between Lathrop Road and French Camp Road;
- An easterly extension of the SR 120 freeway towards Oakdale;
- A grade separated crossing for Roth Road and the Union Pacific Railroad line; and
- Regional bicycle lanes and bicycle paths.

Note: This list will be finalized after the preferred land use map is selected by City Council.

C-2.16 Prohibit the creation of traffic, bicycle, and pedestrian hazards and conflicts with vehicular traffic movements in new development, infill development, and redevelopment areas and pursue opportunities to improve conditions where there are existing conflicts to ensure that the pedestrian and bicycle network provides a direct and convenient route equal to or greater than vehicular routes in new development, infill, and redevelopment areas.

C-2.17 In the development of new projects, give special attention to maintaining/ensuring adequate corner-sight distances appropriate for the speed and type of facility, including intersections of city streets and private access drives and roadways.

C-2.18 Encourage the development of landscape-separated sidewalks along roadways (particularly arterials and non-residential streets) when feasible to discourage pedestrian/vehicle conflicts and be consistent with complete streets concepts.

Implementation

C-2a Maintain the Major Street Master Plan (Figure CI-1) showing the existing and proposed ultimate right-of-way and street width for each road segment within the City's Sphere of Influence and Area of Interest. The Major Street Master Plan shall also indicate the necessary right-of-way to be acquired or dedicated and the expected method of financing roadway improvements (i.e., City-funded or property owner/developer- funded). The Major Street Master Plan shall be regularly updated.

C-2b When planning roadway facilities, incorporate the concept of complete streets. Complete streets include design elements for all modes that use streets, including autos, transit, pedestrians, and bicycles. Complete streets shall be developed in a context-sensitive manner. For example, it may be more appropriate to provide a Class I bike path instead of bike lanes along a major

arterial. Pedestrian districts like Downtown Manteca or areas near school entrances should have an enhanced streetscape (e.g., narrower travel lanes, landscape buffers with street trees, etc.) to better accommodate and encourage pedestrian travel.

C-2c *Review and update the City's standard plans to ensure that the plans reflect the City's goals and policies for the circulation system, including cross-sections that provide for landscape-separated sidewalks along arterials and non-residential streets, best practices for traffic safety, and accommodate all users.*

C-2d *Require new development to participate in the implementation of transportation improvements identified in the Major Street Master Plan. Participation could include the construction of roadways, improvements to roadways, payment into the PFIP program, payment into other fee programs, or fair-share payments. In general, the infrastructure needs and methods of participation will be determined through an environmental impact report or transportation impact analysis.*

C-2e *Work with SJCOG to include projects in the City's Circulation Element and Major Street Master Plan into long range planning documents, including the SJCOG Regional Transportation Plan and the San Joaquin County Congestion Management Program.*

C-2f *Ensure that bicycle and pedestrian access is provided through walls and berms to minimize travel distances and increase the viability walking and bicycling.*

C-2g *To support the City's goals of minimizing maintenance costs and encouraging active transportation, any new or substantially modified roadway shall be as narrow as feasible while being consistent with LOS standards, goods movement policies, and safety best practices. In general, this implementation measure can be achieved by constructing narrower traffic lanes, although wider lanes may be necessary on certain truck routes.*

C-2h *Regularly update the PFIP program to ensure that the fees are consistent with construction costs and the project list reflects changes in the transportation system that may occur as land use development projects progress and more details about specific transportation needs and design are known.*

C-2i *Pursue funding to improve and address areas of traffic, bicycle, and pedestrian hazards and conflicts with vehicular traffic movements.*

C-2j *Identify and remove, as feasible, obstacles limiting corner-sight distances at existing street corners.*

C-2k *Maintain a program of identification and surveillance of high*

vehicle, bicycle, and pedestrian collision locations, with emphasis on early detection and correction of conditions that could potentially violate user expectations.

C-2l *Require all new signs, roadway striping, and traffic signals to be consistent with the latest edition of the California Manual on Uniform Traffic Control Devices (MUTCD).*

C-2m *Through the development review process, require joint use access, cross access easements, and access prohibitions wherever traffic patterns and physical features make it possible and ensure that proposed street networks maximize access and connectivity.*

Parking

Goal C-3

Establish reasonable parking requirements (minimum and maximum rates for uses) that limit parking encroachment while minimizing the amount of land consumed by parking lots.

Policies

C-3.1 Future growth in traffic volumes may necessitate removal of on-street parking spaces to provide additional traffic lanes.

C-3.2 Require new development to provide an appropriate number of off-street parking spaces to accommodate the typical parking demands of the type of development on the site. The City may dictate both minimum and maximum amounts of parking to ensure that adequate parking is available for typical activities associated with a use as well as for special events, where anticipated and appropriate, and to ensure that parking standards encourage alternatives to single occupant vehicles.

C-3.3 Encourage shared parking to reduce overall land consumed by parking areas.

C-3.4 Develop a coordinated approach to address parking supply and demand In the Downtown area, including location of parking facilities within easy walking distance of Downtown businesses.

C-3.5 Allow for changes to the parking requirements under certain circumstances. In such cases, the City may require provision of off-site parking, participation in a parking district, payment of an in-lieu fee to cover the costs of land acquisition and construction of parking spaces, or similar measure to ensure that projects adequately address parking demand.

Implementation

C-3a *Review and revise, as necessary, off-street parking standards of the*

Zoning Ordinance. Such revision shall be based on parking best practices, multimodal transportation needs, infill considerations, construction and maintenance costs, the requirements of the Housing Element to achieve specified residential density levels, and an assessment of the adequacy of the City's current standards.

C-3b *Work with local merchants to improve on-street and off-street parking conditions.*

C-3c *Require a shared parking analysis for all proposed mixed- use developments and new projects in the Downtown area to ensure that an appropriate supply of parking is provided.*

C-3d *To maintain adequate parking supply for businesses, the City may restrict parking on public streets through permit programs, time limits, or parking meters, where appropriate. Parking meter, on-street parking time limits, and off-street lot rates should be periodically evaluated to ensure an appropriate level of vehicle turnover and available spaces to reduce unnecessary travel caused by vehicles hunting for vacant spaces.*

C-3e *If roadway widening requires the removal of on-street parking, a parking supply study should be conducted to determine if the loss of on-street parking spaces would create a parking shortage. If so, the parking supply study should address the feasibility of replacing the lost parking spaces and methods to reduce parking demand, such as transit improvements and/or transportation demand management measures.*

C-3f *Develop standards for the maximum number of parking spaces that will be allowed for any particular use to encourage walking, bicycling, ridesharing, transit use, shared parking, and to facilitate the transition to autonomous vehicle parking demand.*

Bikeway and Pedestrian Systems

Goal C-4

Provide a safe, secure, Comfortable, and convenient pedestrian and bicycle system that connects riders of all ages and abilities to schools, retail, employment centers, public facilities, and parks.

Policies

C-4.1 Through regular updates to the City's Bicycle Master Plan and/or development of an Active Transportation Plan, establish a safe and convenient network of identified bicycle and pedestrian routes connecting residential areas with schools, recreation, shopping, and employment areas within the city, generally as shown in Figure CI-2 (figure to be developed based on the Bicycle Master Plan following selection of the preferred land use map by the City Council). The City shall also strive to develop connections with existing and planned regional routes shown in the San Joaquin County Bicycle Master Plan.

C-4.2 Improve safety conditions, efficiency, and comfort for bicyclists and pedestrians by providing shade trees and controlling traffic speeds by implementing narrow lanes or other traffic calming measures in accordance with the City Neighborhood Traffic Calming Program on appropriate streets, in particular residential and downtown areas.

C-4.3 Provide a sidewalk and bicycle route system that serves all pedestrian and bicycle users and meets the latest guidelines related to the Americans with Disabilities Act (ADA).

C-4.4 Provide bicycle parking facilities at commercial, business/professional and light industrial uses in accordance with Part 11 of the California Building Standards Code.

C-4.5 Expand the existing network of off-street bicycle facilities as shown in the City's Bicycle Master Plan to accommodate cyclists who prefer to travel on dedicated trails. Further, the City shall strive to develop: 1) a "city-loop" Class I bike path for use by both bicyclists and pedestrians that links Austin Road, Atherton Drive, Airport Way, and a route along or near Lathrop Road to the Tidewater bike path and its existing and planned extensions, and 2) an off-street bicycle trail extension between the Tidewater Bike Trail near the intersection of Moffat Boulevard and Industrial Park Drive to the proposed regional route between Manteca and Ripon.

C-4.6 Provide on-street Class II bike lanes, Class IV protected bike lanes, or off-street Class I bike paths along major collector and arterial streets whenever feasible.

Figure CI-2: Bicycle and Pedestrian Plan (to be prepared following selection of a preferred land use map by City Council)

C-4.7 Facilitate bicycle travel through residential streets through signage necessary to communicate the presence of Class III bicycle lanes on residential streets that have sufficiently low volumes as to not require bike lanes or have narrower street cross sections that assist in calming traffic.

C-4.8 Provide sidewalks and/or walkways connecting to the residential neighborhoods, primary public destinations, major public parking areas, transit stops, and intersections with the bikeway system.

C-4.9 Provide sidewalks along both sides of all new streets in the City.

Implementation

C-4a Develop an Active Transportation Plan to include all areas envisioned for development by this General Plan and to address pedestrian and bicycle facilities needed to provide a complete circulation system that adequately meets the needs of pedestrians and bicyclists. The Plan will: establish future bicycle routes and provide standards for bicycle facilities, including bicycle paths and bicycle lanes; identify existing deficiencies and establish standards for future pedestrian facilities, including sidewalks, crosswalks, and pedestrian pathways; incorporate the Bicycle Master Plan; and include input from service providers, including school districts.

C-4b Utilize the standards set forth in the latest editions of the California MUTCD and American Association of State Highway and Transportation Officials (AASHTO) Green Book for improvement and re-striping of appropriate major collector and arterial streets to accommodate Class II bike lanes or Class IV protected bikeways in both directions, where sufficient roadway width is available. This may include narrowing of travel lanes.

C-4c Increase bicycle safety by:

- *Providing bicycle paths and lanes that promote bicycle travel.*
- *Sweeping, repairing, and maintaining vegetation along bicycle lanes and paths on a continuing, regular basis.*
- *Ensuring that bikeways are delineated and signed in accordance with the latest editions of the California MUTCD and AASHTO standards and lighting is provided, where feasible.*
- *Ensuring that all new and improved streets have bicycle-safe drainage grates and eliminate uneven pavement, gravel, encroaching vegetation, and other conditions that may impede user safety, expectations, and convenience.*

C-4d *Add bicycle facilities whenever possible in conjunction with road rehabilitation, reconstruction, or re-striping projects.*

C-4e *Update the City's standard plans to accommodate pedestrians and bicyclists, including landscape-separated sidewalks where appropriate, and to include bike lanes on collector and arterial streets, as defined by the Bicycle Master Plan or Active Transportation Plan.*

C-4f *Encourage and facilitate resident and visitor use of the bike trail system by preparing a map of the pedestrian and bike paths and implementing wayfinding signage.*

C-4g *Update the standard plans to specify a set of roadways with narrower lanes (less than 12 feet) and pedestrian bulb-outs to calm traffic and increase pedestrian and bicycle comfort. These narrow lane standards shall be applied to appropriate streets (e.g., they shall not be applied to outside lanes on major truck routes).*

C-4h *Develop an ADA Transition Plan that identifies deficiencies related to ADA access and identify an implementation strategy to bring the deficient facilities up to the applicable standards.*

C-4i *Provide for pedestrian access in the Downtown area, along Yosemite Avenue, Main Street, and in other high-use areas by:*

- *Constructing wide sidewalks where feasible to accommodate increased pedestrian use.*
- *Providing improved crosswalks, landscaping, buffers between sidewalks and vehicle travel lanes, enhanced pedestrian lighting.*
- *Improving the walking environment by providing benches, allowing for café seating, and constructing monument elements and other public art.*
- *Providing improvements that enhance pedestrian safety and convenience, such as bulb-outs extending into intersections and at crosswalks to reduce walking distances and provide a safe peninsula for pedestrians.*
- *Providing marked (and signalized, if appropriate) mid-block crossings near schools, parks, or other neighborhood attractions. A landscaped median refuge island, raised/textured sidewalk, or other design features may also be provided.*
- *Providing landscape buffer separated sidewalks.*

C-4j *By 2021, consider adoption of a Vision Zero Action Plan (or*

strategy) that prioritizes systems-based approach to preventing traffic fatalities, focusing on the built environment, systems, and policies that influence behavior as well as messaging that emphasizes that these traffic losses are preventable.

Public Transit

Goal C-5

Maintain a coordinated, efficient bus service that provides an effective alternative to automobile use, serves members of the community that cannot drive, and includes regional transit connections that link Manteca to other destinations.

Policies

C-5.1 Encourage and plan for the expansion of regional bus service in the Manteca area.

C-5.2 Promote increased commuter and regional passenger rail service that will benefit the businesses and residents of Manteca. Examples include Amtrak, the Altamont Commuter Express (ACE), and high-speed rail.

C-5.3 Identify and implement means of enhancing the opportunities for residents to commute from residential neighborhoods to the ACE station or other transit facilities that may develop in the City.

C-5.4 Include primary locations where the transit systems will connect to the major bikeways and pedestrian ways and primary public parking areas in the Active Transportation Plan (see C-4a).

C-5.5 Encourage programs that provide ridesharing and vanpool opportunities and other alternative modes of transportation for Manteca residents.

C-5.6 Promote the development of park-and-ride facilities near I-5, SR 120, SR 99, and transit stations.

C-5.7 Maintain a working relationship between the City administration and the local management of the Union Pacific Railroad regarding expansion of freight and passenger rail service and economic development of the region.

C-5.8 Design future roadways to accommodate transit facilities, as appropriate. These design elements should include installation of transit stops adjacent to intersections and provision of bus turnouts and sheltered stops, where feasible.

C-5.9 Encourage land uses and site developments that promote public

transit along fixed route public transportation corridors, with priority given to those projects that will bring the greatest increase in transit ridership.

C-5.10 Ensure that development projects provide adequate facilities to accommodate school buses, including loading and turn-out locations in multifamily and other projects that include medium and high density residential uses, and that the school districts are provided an opportunity to address specific needs associated with school bussing.

Implementation

C-5a Periodically review transit needs in the city and adjust bus routes to accommodate changing land use and transit demand patterns. The City shall also periodically coordinate with the San Joaquin Regional Transit District to assess the demand for regional transit services.

C-5b Explore a transit connections study that would identify improvements to connections and access to the existing ACE station, the Manteca Transit Center, and future planned transit stations.

C-5c Update the City's standard plans to include the option for bus turnouts at intersections of major streets.

C-5d Review and consider alternatives to conventional bus systems, such as smaller shuttle buses (i.e. micro-transit), on-demand transit services, or transportation networking company services that connect neighborhood centers to local activity centers with greater cost efficiency.

C-5e Work with the school districts to identify and implement opportunities for joint-use public transit that would provide both student transportation and local transit service.

C-5f Through the development review process, ensure that projects provide increased land use densities and mixed uses, consistent with the Land Use Element to enhance the feasibility of transit and promote alternative transportation modes.

C-5g Along fixed route corridors, require that new development to be compatible with and further the achievement of the Circulation Element. Requirements for compatibility may include but are not limited to:

- *Orienting pedestrian access to transit centers and existing and planned transit routes.*
- *Orienting buildings, walkways, and other features to provide pedestrian access from the street and*

locating parking to the side or behind the development, rather than separating the development from the street and pedestrian with parking.

- *Providing clearly delineated routes through parking lots to safely accommodate pedestrian and bicycle circulation.*

Goods Movement

Goal C-6

Accommodate truck and freight movements by developing city-wide truck routes and encouraging the development of freight and warehousing centers near existing rail lines and spurs.

Policies

C-6.1 Require new industrial development to pay a fair share toward improvements required to accommodate heavy vehicles, including increased pavement wear.

C-6.2 Develop and maintain a truck network to connect Surface Transportation Accountability Act (STAA) trucks to industrial areas.

C-6.3 Encourage the provision of freight rail service into industrial developments through the use and development of rail spurs.

C-6.4 Consider implementing vehicle weight limit restrictions on roadways near sensitive uses like schools and residential neighborhoods to discourage cut-through truck traffic.

Implementation

C-6a *Maintain an up-to-date truck route map that identifies key goods movement corridors in Manteca and ensures goods movement needs are adequately served.*

C-6b *Prominently sign all truck routes in accordance with the California MUTCD.*

C-6c *Develop an enforcement program through the Police Department to enforce compliance with truck routes.*

Transportation Demand Management

GOAL C-7

Reduce vehicle travel associated with employee trips and goods movement.

Policies

C-7.1 Encourage employers to provide alternative mode subsidies, bicycle facilities, alternative work schedules, ridesharing, telecommuting, and work-at-home programs employee education and preferential parking for carpools/vanpools.

C-7.2 Require development projects that accommodate or employee 50 or more full-time equivalent employees to establish a transportation demand management (TDM) programs.

C-7.3 Partner with SJCOG on the Dibs program, which is the regional smart travel program, including rideshare, transit, walking, and biking, operated by SJCOG.

Implementation

C-7a *Provide information about transit services, ridesharing, vanpools, and other transportation alternatives to single occupancy vehicles at City Hall, the library, and on the City website.*

C-7b *Develop TDM program requirements with consideration of addressing CEQA vehicle miles traveled impact analysis requirements (i.e., SB 743) in accordance with implementation measure C-1c. TDM programs shall include measures to reduce total vehicle miles travelled and peak hour vehicle trips. A simplified version of the Air District's Rule 9410 could be used to implement this measure.*

C-7c *Coordinate with the San Joaquin Council of Governments on a Congestion/Mobility Management Program to identify TDM strategies to mitigate peak-hour congestion impacts, focusing on the roadway segments identified in C-1.3. Strategies may include: growth management and activity center strategies, telecommuting, transit information systems, alternative work hours, carpooling, vanpooling, guaranteed ride home program, parking management, addition of general purpose lanes, channelization, computerized signal systems, intersection or midblock widenings, and Intelligent Transportation Systems.*

What is Transportation Demand Management?

Transportation Demand Management uses incentives, information, and encouragement programs to reduce reliance on single-occupant vehicles and decrease traffic congestion. These programs help people walk, bike, ride transit, and telecommute and encourage shifting driving trips from peak hours. Transportation Demand Management measures may be implemented by governments or employers.

This page left blank intentionally.

5. Community Design

The Community Design Element addresses the quality and character of Manteca's urban form, comprising, the built environment, open spaces, and the natural landscaping. The city's existing urban form generally comprises:

- The historic core area, including Downtown, centered around the intersection of Yosemite Avenue and Main Street. The area's development pattern is pedestrian-oriented, comprising a compact grid of well-connected streets and small-scale urban development.
- More recent suburban-style development occurring around the community's periphery. This area's development pattern is generally automobile-oriented, featuring a grid of major streets at 1-mile intervals. Commercial development, predominantly in the form of strip commercial centers, generally occurs along the corridors, while residential development, predominantly in the form of single family detached residences is located in neighborhoods defined by the mile grid system. This development has largely occurred to the north, east, and south of the core area.
- Rural development, including active agricultural uses and large lot single-family residences, continue to occupy the outer fringes of the Planning Area beyond the City's incorporation line.

Urban Form Elements

Manteca's urban form comprises the following elements. To see the location of the components, refer to Figure CD-1: Urban Form Diagram. The Community Design Element's goals, policies, and implementation actions address how to maintain and enhance the elements.

- **Neighborhoods and Districts** are integral areas that possess identifiable character due to design, streetscapes, land use, and/or topography. Neighborhoods refer to areas that comprise residential development, while districts refer to areas that include nonresidential or mixed use development.

- **Corridors and Pathways** are linear elements that provide passage from one location to another and form boundaries. Corridors are major elements that include two subcategories: transportation corridors and open space corridors. Transportation corridors are elements that always facilitate the movement of vehicles, and often accommodate other "active" modes of transportation, such as walking and biking. Transportation corridors include streets, roadways, highways, and expressways. Open space corridors are natural areas that provide visual linkages and habitat along waterways and designated open spaces and parks. Pathways refer to minor elements, such as trails, that exclusively accommodate pedestrians and bicyclists.

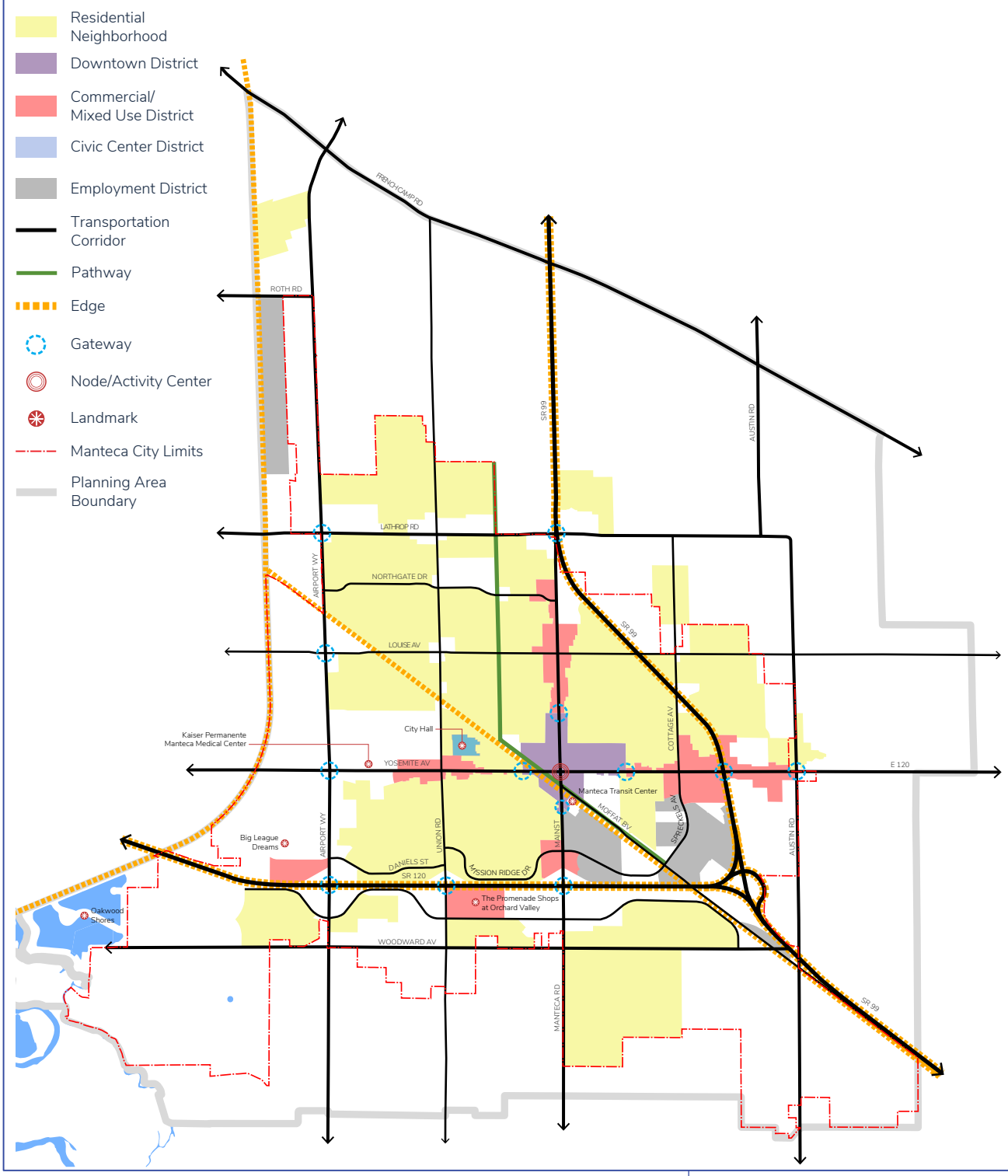
- **Edges** are linear elements that serve as a visual or physical boundary, barrier or transition. They include freeways and major roadways, flood channels, natural features, and landforms.

- **Gateways** announce arrival into a community, district, or neighborhood. The elements include arches, piers, public art, landscaping, and unifying architecture.

- **Nodes** are activity centers where uses concentrate, people gather, and/or paths converge. The elements include commercial and mixed use centers, transit station areas, and open spaces.

- **Landmarks** provide a point of reference or serve as community identity marker. The elements include iconic structures, prominent open spaces, and natural features.

Figure CD-1: Urban Form Diagram



Community Character

Goal CD-1

Strengthen Manteca's identity and sense of place by reinforcing the community's distinctive, high-quality urban form, natural landscape, and character.

Policies

CD-1.1 Require development projects to preserve positive characteristics and unique features of the site and consider the scale and character of adjacent uses.

CD-1.2 Maintain and enhance the city's compact and cohesive urban form.

CD-1.3 Recognize and enhance natural features and protect cultural and historic resources.

CD-1.4 Emphasize landscaping as a fundamental design component, retaining mature landscaping when appropriate, to reinforce a sense of the natural environment and to maintain an established appearance.

CD-1.5 Require property owners to maintain structures and landscaping to high standards of design, health, and safety.

CD-1.6 Ensure that all public structures and landscaping are adequately maintained.

CD-1.7 Minimize the visual impacts of public and private communication, service, and utility facilities by requiring the provider to incorporate sensitive site design techniques, including, but not limited to the placement of facilities in less conspicuous locations, the undergrounding of facilities wherever possible, and the screening of facilities.

Implementation

CD-1a Consider implementing a program of local improvements, including, but not limited to, street tree planting, annual clean-up days, sidewalk installation and repair, and similar local activities, to enhance the visual quality of the city.

CD-1b Consider establishing an inventory of dilapidated properties as candidates for restoration or removal and an on-going program of community participation in fix-up and clean-up of dilapidated properties.

CD-1c Update the Zoning Code as necessary to maintain consistency with the General Plan current design solutions.

Project Design

Goal CD-2

Ensure project designs reinforce a sense of place, reflect human scale and orientation, and are cohesive and sensitive to the surrounding built environment and/or natural landscape.

Policies

CD-2.1 Promote architectural design that exhibits timeless character and is constructed with high quality materials.

CD-2.2 Utilize architectural design features (e.g., windows, columns, offset roof planes, etc.) to vertically and horizontally articulate elevations for all sides of buildings.

CD-2.3 Provide purposeful variations in color, texture, materials, articulation, and architectural treatments that coincide with the associated architectural style. Avoid long expanses of blank, monotonous walls or fences through the use of vertical and horizontal façade or fence articulation achieved through stamping, colors, materials, modulation, and landscaping.

CD-2.4 For projects that include multiple buildings, encourage differing, but complementary architectural styles that incorporate representative characteristics of a given area.

CD-2.5 Employ design strategies and building materials that evoke a sense of quality and permanence.

CD-2.6 Orient building entrance toward the street and provide parking in the rear, when possible.

CD-2.7 Where a vertical mix of uses occurs, site retail, restaurants, and other active uses should be located on the ground floor, with residential and/or office uses above. Also, encourage architectural detailing that differentiates each use.

CD-2.8 Locate site entries, parking areas, storage bays, and service areas of buildings to minimize conflicts with adjacent properties, especially residential neighborhoods.

CD-2.9 Ensure that new development and redevelopment reinforces desirable elements of its neighborhood, district, or center, including architectural style, scale, and setback patterns.

CD-2.10 Encourage context-sensitive transitions in architectural scale and character between new and existing residential development.

CD-2.11 Provide special building-form elements, such as towers and archways, and other building massing elements to help distinguish

activity nodes and establish landmarks within the community.

CD-2.12 For infill development, incorporate context sensitive design elements that maintain compatibility and raise the quality of the area's architectural character.

CD-2.13 Integrate pedestrian elements, including, but not limited to walkways, plazas, and terraces, with buildings to make the pedestrian experience comfortable and convenient, and to protect pedestrians from climatic conditions.

CD-2.14 Incorporate outdoor plazas or other common areas that provide space for special landscaping, public art, food service, outdoor retail sales, or seating areas for patrons in retail settings appropriate to such pedestrian activity. The plaza or other common area shall be appropriately scaled to the retail use and shall be directly connected to the primary walkway.

CD-2.15 Where practical, and in compliance with ADA standards, separate common areas that provide seating from the primary walkways by informal barriers, such as planters, bollards, fountains, low fences, and/or changes in elevation.

CD-2.16 Design retention/detention basins to be visually attractive and well-integrated with any associated project and with adjacent land uses.

CD-2.17 Require that lighting and fixtures be integrated with the design and layout of a project and that they provide a desirable level of security and illumination.

CD-2.18 Encourage the incorporation of lighting into signage design when appropriate in order to minimize glare and light spillage while accentuating the design of the signage.

CD-2.19 Integrate project signage into the architectural design and character of new buildings.

CD-2.20 Include public safety consideration in project designs.

CD-2.21 Configure buildings to provide "outdoor rooms," including, but not limited to courtyards, paseos, and promenades.

Implementation

CD-2a *Adopt and maintain, in consistency with the General Plan, the City's Zoning regulations, and current best practice design solutions, Citywide Design Guidelines for the architectural review of discretionary projects.*

CD-2b *Require development projects to incorporate Crime Prevention through Environmental Design (CPTED) techniques and defensible*

space design concepts.

Gateways

Goal CD-6

Enhance gateways, key corridors, and wayfinding for an improved sense of arrival and orientation for residents and visitors throughout Manteca.

Policies

CD-6.1 Using special landscaping, decorative monument signage, and similar treatments, create a sense of arrival to Manteca and develop prominent community focal points at key locations in the city, including, but not limited to interchanges, intersections, and along corridors.

Implementation

CD-6a Establish City gateway features at intersections where gateway features can be established, including, but not limited to Lathrop Road/SR 99, Austin Road/SR 99, Main Street/SR 120, Union Road/SR 120, McKinley Road/SR 120, Airport Way/SR 120, and Yosemite Avenue/SR 99.

CD-6b Consider establishing City gateway features along corridors, including, but not limited to Airport Way, Lathrop Road, Louise Avenue, Main Street, Union Road, and Yosemite Avenue.

CD-6c Work with Caltrans to include gateway features in the future design of the designated arterial street and highway interchanges.

CD-6d Construct landmarks to support wayfinding at key locations throughout the city, such as entries to Downtown and other districts, historic neighborhoods, points of interest, significant buildings, and natural features.

Residential Neighborhoods, Districts, and Centers

Goal CD-4

Maintain and enhance the character and distinct identities of Manteca's residential neighborhoods, districts, and centers.

Policies

CD-4.1 Strengthen the positive qualities of the City's neighborhoods, districts, and centers.

CD-4.2 Support the development and preservation of unique neighborhoods, districts, and centers that exhibit a special sense of place and quality of design.

CD-4.3 Strengthen the identity of individual neighborhoods, districts, and centers through the use of entry monuments, flags, street signs, themed streets, natural features, landscaping, and lighting.

CD-4.4 Encourage the rehabilitation of older residential neighborhoods, districts, and centers to prevent blight and maintain the city's character.

CD-4.5 Encourage new residential development in age-restricted neighborhoods/communities to specifically address the needs of seniors, including projects that have smaller yards, low-maintenance landscaping, limited mobility fixtures, and appropriately-sized parking spaces.

CD-4.6 Design neighborhoods, districts, and centers to provide access to adjacent open spaces.

CD-4.7 Design neighborhoods in new growth areas to incorporate the following characteristics:

- The edges of the neighborhood shall be identifiable by use of landscaped areas along major streets or natural features, such as permanent open space. Primary arterial streets may be used to define the boundaries of neighborhoods. The street system shall be designed to discourage high volume and high speed traffic through the neighborhood.
- Neighborhoods shall be not more than one mile in length or width.
- Each neighborhood shall include a distinct center, such as an elementary school, neighborhood park(s), and/or a mixed-use commercial area within a reasonable walking distance of the homes, approximately one-half mile.
- Each neighborhood shall include an extensive pedestrian and bikeway system comprised of sidewalks and bike lanes along streets and dedicated trails.

CD-4.8 Design the multi-family residential, mixed use, commercial, and employment-generating development in neighborhoods, districts, and centers to:

- Include open space and/or recreational amenities to provide visual relief from development, form linkages to adjacent uses and other portions of the neighborhood, district, or center, and serve as buffers between uses, where necessary;
- Locate building access points along sidewalks, pedestrian areas, and bicycle routes, and include amenities that

encourage pedestrian activity;

- Create a human-scale ground-floor environment that includes public open areas that separate pedestrian space from auto traffic, or where these intersect, give special regard to pedestrian safety; and

- Provide comfortable pedestrian amenities-quality sitting areas, wide paths and shade-along with specialized and engaging design features, such as interesting fountains or public art, which draw and maintain people's attention.

CD-4.9 Maintain and enhance Downtown's identity as the city's central business and mixed use district.

CD-4.10 Strengthen the aesthetic and functional links between Downtown, the Civic Center, and other surrounding neighborhoods and districts.

CD-4.11 Discourage gated subdivisions because they isolate parts of the community from others, create an unfriendly appearance, and do not support social equity.

Implementation

CD-4a *As part of the design review of development and capital projects, encourage the integration of civic, cultural, natural, art, and other themes that create a sense of place for each neighborhood, district, and center, and contribute to the overall character of the community.*

CD-4b *Periodically review the Downtown Design Improvement Plan and Streetscape Improvement Program and update as necessary to maintain consistency with the General Plan, the City's Zoning regulations, and current best practice design solutions.*

CD-4c *Approve development projects within new growth areas that support Downtown's identity as the city's central business district.*

CD-4d *Continue to explore opportunities to strengthen Downtown's connections to Civic Center, adjacent parks and open spaces, and surrounding neighborhoods and districts through the use of street trees, groundcover in landscaping and parking strips, sidewalk treatments, street lights, and pedestrian amenities.*

Corridors, Pathways, and Edges

Goal CD-5

Enhance the corridors, pathways, and edges that form physical boundaries and provide transitions and connections throughout the community.

Policies

C-5.1 Encourage new and, when necessary, existing streets to improve walkability, bicycling, and transit integration; strengthen connectivity; and enhance community identity through improvements to the public right-of-way such as sidewalks, street trees, parkways, curbs, street lighting, and street furniture.

CD-5.2 Require major arterial streets to include a common landscape theme that includes primary street trees, groundcover, sidewalks, bus shelters where required, and lighting applied throughout the City.

CD-5.3 Require the planting of street trees throughout the city to define and enhance the character of the street and the adjacent development.

CD-5.4 To retain a visual reminder of the city's agricultural heritage, permit the use of non-fruiting species, such as flowering pear and plum, as secondary accent trees in landscape corridors along major streets.

CD-5.5 Create unifying streetscape elements for enhanced landscape streets, including coordinated streetlights, landscaping, public signage, street furniture, and hardscaping.

CD-5.6 Apply special paving at major intersections and crosswalks along enhanced corridors to create a visual focal point and slow traffic speeds.

CD-5.7 Limit uses that require soundwalls adjacent to the highways. Where soundwalls and other barriers surrounding neighborhoods, districts, and centers are necessary, require the incorporation of aesthetic enhancements that reinforce the area's identity and present an attractive façade along the adjoining corridor.

CD-5.8 Allow recreation uses adjacent to the highways, where practical, that are attractive and provide a high level of day and evening activity.

CD-5.9 Develop special design standards for the perimeter road system comprising Lathrop Road, Austin Road, Woodward Avenue, and Airport Way to ensure their development as divided roadways.

CD-5.10 Encourage aesthetic enhancements to Main Street and Yosemite Avenue.

CD-5.11 Require the pedestrian and bicycle system within a neighborhood, district, center, or project to connect with other pedestrian and bikeways in adjacent neighborhoods, and ultimately, to the Citywide pedestrian and bikeway trail system.

CD-5.12 Continue to require the Citywide Pedestrian and Bicycle System to provide efficient access to neighborhood and district centers and other key locations.

Implementation

CD-5a Establish a street tree program for residential neighborhoods.

CD-5b Periodically review the Design Standards for Yosemite Avenue and Main Street and update as necessary to maintain consistency with the General Plan, the City's Municipal Code, and current best practice design solutions.

CD-5c Continue to work with Caltrans on implementing a freeway and interchange landscaping planting and maintenance program to improve the appearance of the community from SR 99 and SR 120.

CD-5d Establish design guidelines for non-residential uses within 200 feet of SR 99 and SR 120. The guidelines should address the following concepts.

- *New office and commercial land use shall provide attractive landscaping, lighting, and signage adjacent to all buildings oriented to SR 99 or SR 120.*
- *Encourage buildings that include attractive focal elements, such as a tower or articulated roofline in each non-residential development adjacent to SR 99 or SR 120 to serve as visual landmarks.*
- *New non-residential buildings oriented to SR 99 or SR 120 shall provide an attractive facade similar in articulation, and using the same materials and colors, as the primary facade of the building.*
- *Truck loading and refuse collection areas adjacent to SR 99 and SR 120 shall be screened from view.*
- *The landscape along SR 120 and SR 99 will reflect the natural character of the region in the selection of trees and groundcover.*

CD-I-5e Attempt to negotiate an easement along a section of the Union

Pacific railroad right-of-way- between South Main Street and North Street and upgrade the area by planting into lawn.

Land Use Transitions

Goal CD-6

Provide appropriate transitions between land uses to avoid conflicts and perpetuate the community's harmonious character.

Policies

CD-6.1 Encourage the mixing of land uses, where appropriate, but provide physical separation and/or buffers between incompatible land uses.

CD-6.2 Encourage the use of creative landscape design to create visual interest and reduce conflicts between different land uses.

CD-6.3 Require setbacks and other design elements to buffer residential units to the extent possible from the impacts of abutting roadway, commercial, agricultural, and industrial uses.

CD-6.4 Avoid the blocking of public views by solid walls.

CD-6.5 Use open space, greenways, recreational lands, and water courses as community separators.

Implementation

CD-6a Incorporate visual buffers, including landscaping, equipment and storage area screening, and roof treatments, on properties abutting residentially designated property.

CD-6b Require buffers, such as open space and recreation areas, increased setbacks/step-backs, landscape screening, sensitive site planning, and/or other buffer techniques, to the extent possible, between rural land uses and dissimilar uses.

Sustainable Design

Goal CD-7

Maintain and enhance Manteca's commitment to sustainable design by minimizing negative environmental impacts and utilizing resources efficiently.

Policies

CD-7.1 Design buildings to allow the sun to reach adjoining and nearby sidewalks and plazas in the winter and protect pedestrians from the sun and rain.

CD-7.2 Encourage passive solar design and energy-efficient concepts,

including, but not limited to natural heating and/or cooling, sun and wind exposure and orientation, and other solar energy opportunities.

CD-7.3 Orient solar collectors away from public view or design the features as an integral element of the roof structure.

CD-7.4 Encourage architectural elements that contribute to a building's character, aid in climate control, and enhance pedestrian scale. The elements include, but are not limited to canopies, roof overhangs, projections or recessions of stories, balconies, reveals, and awnings.

CD-7.5 Encourage the expansion of the city's urban forest canopy, comprising street trees and trees located on private property and in open spaces. Emphasize the importance of placing trees in locations with significant hardscaping, such as parking areas.

Implementation

CD-7a *As part of the development review process, ensure that projects incorporate sustainable elements, such as passive solar design, energy-efficient features, water conservation measures, street trees, electric vehicle charging stations, and low impact development features to the extent feasible.*

Agricultural Heritage

Goal CD-8

Preserve and enhance the character of the city's rural areas and agricultural heritage.

Policies

CD-8.1 To the extent possible, require new development to retain or incorporate visual reminders of the agricultural heritage of the community.

CD-8.2 Utilize wood, wrought-iron, or other types of open fencing instead of block walls in rural areas as needed.

CD-8.3 Allow for the elimination of vertical curbs, paved gutters, and sidewalks in rural areas if adequate drainage conditions are provided.

CD-8.4 For lighting in rural areas of the community, provide:

- Minimal levels of street, parking, building, site and public area lighting to meet safety standards and provide direction.
- Directional shielding for all exterior lighting to minimize the annoyance of direct or indirect glare.

- Automatic shutoff or motion sensors for lighting features in newly developed areas.

Implementation

CD-8a *Require projects developing on the fringe of the City or adjacent to agricultural or rural residential uses to be compatible with the character of the area, including implementing the City's light and glare standards, use of appropriate materials and design, and siting of more intense uses away from rural and agricultural uses, where feasible.*

Public Art

Goal CD-9

Celebrate public art and expand the significant role that the arts play in Manteca's quality of life.

Policies

CD-9.1 Continue to encourage the use of murals and similar public art on buildings.

CD-9.2 Incorporate public art along public sidewalks and within parking areas.

CD-9.3 Where feasible, include public art at key gateways and in major projects and public gathering places.

Implementation

CD-9a *Consider creating a public arts program and public arts commission to oversee the program's implementation.*

CD-9b *Explore grant funding opportunities to increase public art.*

6. Economic Development

The Economic Development Element provides a framework to guide and support Manteca's fiscal and economic development. Manteca is poised to see a transformation of its economy. Long known as a family-oriented community with a significant commuter base, the City is seeing an expansion of its economy. Manteca's industrial base has broadened from agriculture and food processing to range from regional entertainment, lodging, shopping, and sports attractions to manufacturing, warehousing, and distribution facilities. Manteca has the opportunity to capitalize on its central location, relatively affordable land, and accessibility to multiple State highways, railroads, and goods movement corridors.

This element addresses providing appropriate and adequate sites and programs to support existing businesses as well as to encourage diverse economic growth, efforts to ensure that the City's labor force is skilled and provided a broad range of employment opportunities, ensuring that the City's housing and quality of life are of a caliber to attract employers, ensure that infrastructure is in place or planned to support a successful commercial and industrial base, including telecommunications and emerging technologies, and providing a sustainable fiscal base for the City.

The Land Use Map creates opportunities for new and expanded office, industrial, and other high-quality employment and commercial spaces to be located at strategic locations, including along the Airport Way, along Highway 99 and French Camp Road at the northern entry to the Planning Area, as well as along the Highway 120 and Yosemite Avenue corridors.

Adequate Sites

Goal ED-1

Provide adequate commercial, office, and industrial-designated land in appropriate locations to meet the community's employment, shopping, and service needs, ensure Manteca's market competitiveness within the region, and minimize land use conflicts.

Policies

ED-1.1 Ensure that adequate sites are available to accommodate a diverse range of businesses, including professional, technical, industrial, retail, and services, in order to provide goods and services to the city and region, and to provide a broad range of employment opportunities, especially skilled, high-paying jobs, for local residents.

ED-1.2 Designate adequate land to facilitate the expansion of existing businesses, business parks, and industrial parks, including Manteca Industrial Park and Spreckels Park.

ED-1.3 Prioritize the development of employment-generating uses on sites with vacant buildings or on underutilized commercial, office, and industrial-designated parcels.

ED-1.4 Locate commercial-designated land to maximize job creation, the local capture of taxable sales, and to be competitive with similar sites on a regional scale.

ED-1.5 Ensure that land use designations for commercial, office, industrial, and business uses anticipate and address the characteristics, location, and infrastructure needs of future development and emerging industries.

ED-1.6 Continue to prioritize employment and tax revenue-generating uses on undeveloped and underutilized parcels along State Route 120 and State Route 99.

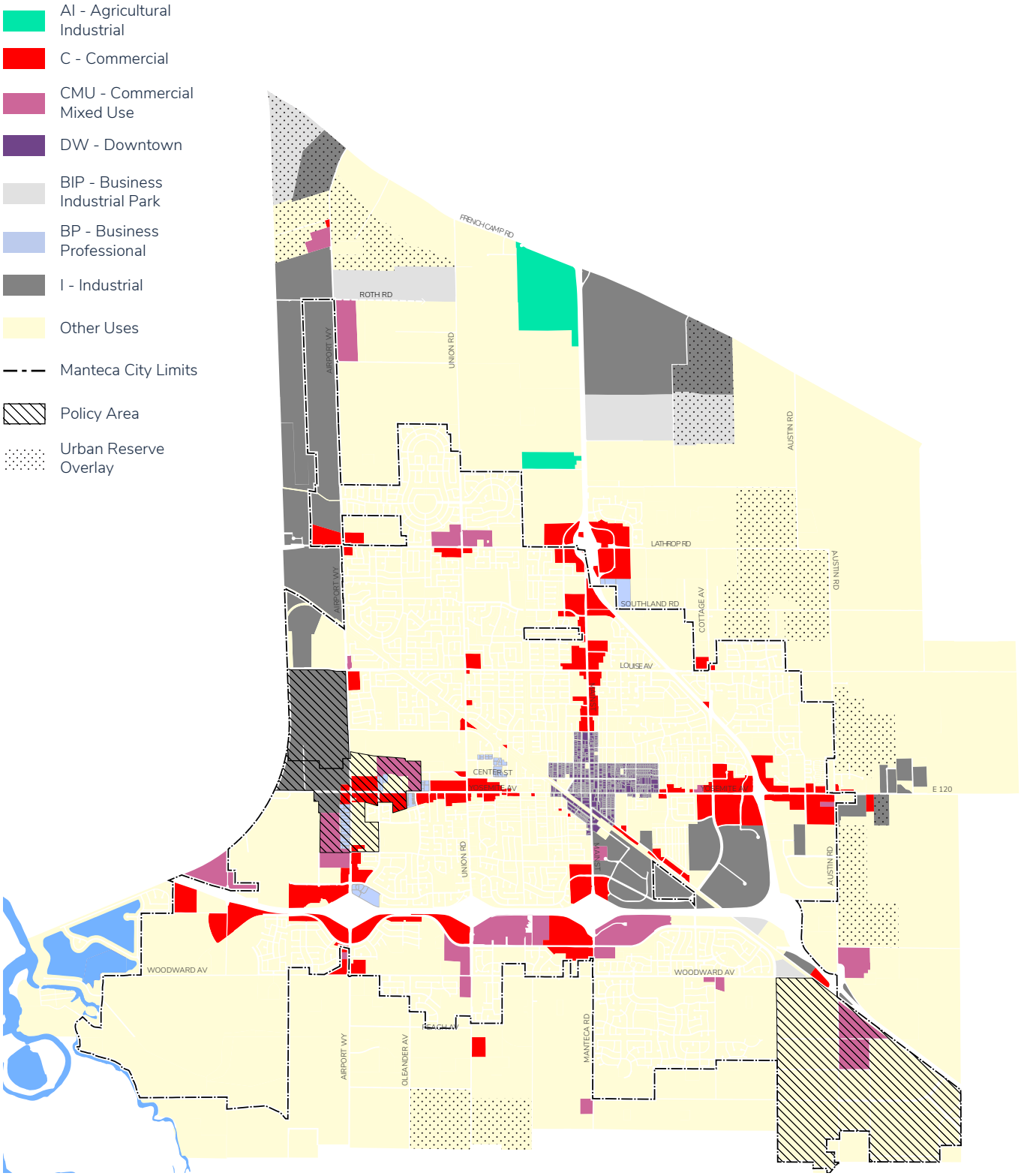
ED-1.7 Allow business parks along the SR 120 frontages, providing for well landscaped, attractive, "flex office" developments.

ED-1.8 Designate adequate land for industrial growth along Airport Way and West Yosemite Ave and south of French Camp Road along Highway 99 and Castle Road.

ED-1.9 Encourage mixed-use development on vacant and underutilized parcels along the North Main Street and Yosemite Avenue corridors, allowing flexible reaction to changing market conditions.

Economic development and fiscal sustainability are addressed throughout the General Plan. The Land Use Element supports a balanced mix of land uses, the Community Design Element addresses an aesthetically pleasing community, the Growth Management Element addresses the pace of growth, and the Community Facilities and Services Element ensures that community facilities and services, including schools, roads, and utilities are provided in a timely manner to serve development and that new development funds its fair share of demand for infrastructure and services.

Figure ED-1: Employment and Revenue-Generating Sites Map



ED-1.11 Promote the development of an auto mall along Highway 120 to enhance the viability of existing dealers and attract new auto and recreational vehicle dealerships.

ED-1.12 Prioritize a diversity of retail and resident-oriented service uses to facilitate pedestrian storefront shopping in the Downtown.

ED-1.13 Consider the impact of property tax obligations of former Redevelopment Areas (RDAs) and the potential for new development in a former RDA to yield new property taxes for the City in a timely manner when considering changes in land use designations and zoning to accommodate new businesses.

Implementation

ED-1a *Monitor land availability through the regular review of the General Plan Land Use Map and the Zoning Map to ensure a sufficient supply of commercial and industrial-designated land and maintain an up-to-date property inventory that lists available office, commercial, and industrial space as well as available undeveloped and underutilized sites. See also LU-1a.*

ED-1b *As part of the monitoring effort associated with ED-1, ensure that adequate sites are available in appropriate locations to attract research and development, industrial uses associated with advanced and emerging technologies, Class A office uses, and warehousing and manufacturing facilities.*

ED-1c *Regularly review the Zoning Code to identify updates when needed that:*

- *ensure that existing business and industrial parks can intensify uses, where appropriate, when the development reach build-out conditions; and*
- *the appropriate zoning districts have appropriate allowed uses and development standards to accommodate the building and site needs associated with new and emerging industries.*

ED-1d *In appropriate locations, designate land for industrial uses in a manner that can accommodate warehousing and manufacturing facilities.*

ED-1e *Annex lands designated for commercial, office, and industrial uses as needed to provide sufficient inventory for several years' growth.*

ED-1f *Enhance the commercial environment in the Downtown Area, recognizing the specialized and evolving market niche for downtown commercial properties.*

ED-1g *In the Downtown, promote mixed use development by preserving*

a significant concentration of ground floor commercial development and encouraging additional professional office and high-quality residential uses, particularly on upper floors.

Business Sectors

Goal ED-2

Encourage the retention and expansion of the city's existing businesses and the attraction of new businesses that are compatible with the city's economic development objectives and character.

Policies

ED-2.1 Attract and retain a variety of economic sectors that capitalize on Manteca's competitive advantages and strengths, in order to promote a diversity of businesses, significant sales tax generation, and provide residents with skilled, high-paying employment opportunities.

ED-2.2 Encourage local businesses to remain in Manteca and support expansion of local businesses.

ED-2.3 Assist efforts to attract new industries and businesses that develop new products and expand markets, particularly those that involve research and development of agricultural, food, green, medical, and/or technological products; high tech and clean manufacturing, and businesses that provide services to other businesses.

ED-2.4 Encourage regional-serving retail uses, including, but not limited to, department stores, boutique retailers, home improvement stores, and auto and recreational vehicle dealerships, that generate high dollar, high revenue tax sales.

ED-2.5 Encourage development that accommodates services necessary to support local residential neighborhoods and business communities, including real estate brokerages, legal, engineering, lending, and other similar sectors.

ED-2.6 Attract high-quality health care, education, and other services to ensure that residents can use local businesses and services for their everyday needs.

ED-2.7 Encourage the revitalization of existing shopping centers and business areas that need maintenance or updating.

ED-2.8 Promote the establishment and expansion of small businesses, entrepreneurial ventures, small business incubators, and work place alternatives including home occupations, telecommuting businesses, and technology transfer-based industries through.

ED-2.9 Promote the continuation of agricultural uses and encourage the attraction and expansion of agricultural support industries, including research, processing, distribution, manufacturing, shipping, and assembly of agricultural products and by-products, and agri-tourism with an emphasis on supporting regional agriculture

ED-2.10 Strengthen the reputation of City government as service-oriented and business-friendly.

ED-2.11 Maintain efficient processing of applications and permits related to economic development, and ensure that no unnecessary obstacles are created.

ED-2.12 Encourage regional partnerships between the City, other cities in the region, and various industry organizations in order to pursue regional economic development opportunities and improve relations with private industry.

ED-2.13 Work with and support local business organizations in order to promote a strong business base through joint business attraction and retention efforts that include marketing and outreach, technical assistance, workforce development, training, and welcome/orientation activities for new businesses.

ED-2.14 Publicize improvement and revitalization activities as a means to encourage the maintenance and improvement of existing businesses, in order to maintain and attract more private investment to existing business areas.

Implementation

ED-2a *Implement and update, as necessary, a comprehensive economic development strategy to ensure that an overall approach to branding and marketing is identified and carried out, that trends in industry, local and regional gaps in business sectors, and retail capture/leakage are identified and reviewed regularly, and that targeted industries are regularly evaluated for relevance and attraction opportunities. The comprehensive economic development strategy should include:*

- *An economic report that identifies trends in industry, gaps in the Manteca and to identify those industries which are well positioned in the local, regional, state, national, or international markets to experience and sustain economic growth and provide viable job opportunities.*
- *A retail capture analysis shall be conducted to determine market segments and types of goods and services that are poorly represented in the community. Retail recruitment efforts*

shall be tailored towards under-represented market segments.

- *Identification and active solicitation of selected targeted industries that are consistent with the City's objective of enhancing and diversifying employment opportunities to all residents, and especially those individuals who are seeking skilled, high-paying jobs and ensure that these targeted industries are addressed in the City's comprehensive economic development strategy. Potential target industries include health care; medical device manufacturing; solar, energy-based, green, clean, and tech industries; agricultural enterprises; retail; professional and business services; educational services; and machinery and short-run manufacturing.*

ED-2b *Establish a business retention program that annually inventories existing industries and businesses, identifies businesses that may be at risk of closure or relocation outside of the community, includes periodic meetings with existing companies in the identified growth industries to identify service needs and assess the City's ability to address those needs, and actively seeks to retain existing businesses that are at risk of leaving the City.*

ED-2c *Maintain and improve promotional efforts, including direct marketing, informational brochures, and provision of comprehensive information, including unique characteristics of Manteca and its labor force, local and regional demographics, market trend and high-demand sector research, business sites available for lease or sale, business lands available for development, and information on working with the City (i.e., permitting process and City programs to assist business).*

ED-2d *Work with the business and development community to attract private investment to priority development sites, utilizing incentives such as land write-downs, site preparation, low interest loans, and public improvements.*

ED-2e *Encourage efforts of the Chamber of Commerce and local business organizations to enhance the business environment in Manteca, including retention of existing businesses and attraction of new businesses and industries.*

ED-2f *Work with the the Manteca Chamber of Commerce to increase tourism in Manteca. Maximize opportunities of locations adjacent to the City's numerous world-class tourist designations and to market the potential of agricultural tourism.*

ED-2g *Prioritize adequate City staff in the Economic Development Division to better support existing businesses and help attract new*

businesses and industries.

ED-2h *Maintain City liaison with existing industries to provide direct communications on issues of concern to industry, so as to enhance opportunities to retain existing businesses by effectively responding to concerns, increasing opportunities to fill employment vacancies with local job-seekers, and expanding local employment opportunities for Manteca residents.*

ED-2i *Periodically review the Zoning Ordinance to ensure that there are no unnecessary impediments to improvements of existing businesses, establishment of home-based and start-up businesses, or development of co-working spaces and small business incubators.*

ED-2j *Evaluate the City's business license procedure to streamline or minimize the process for businesses, including revised applications and instructions if applicable.*

ED-2k *Identify tax incentives, bonds, assistance programs, and other benefits to attract a desirable, diverse range of companies to Manteca.*

ED-2l *Regularly review the need and availability of funding for various loan and assistance programs to help merchants fix stores and facades and for businesses to improve public frontages and apply for available Federal, State, and other grant and loan programs, where appropriate and feasible, that would assist Manteca businesses with improvements and expansion.*

ED-2m *Support local programs that offer technical assistance to local business owners, including seminars, marketing, consulting, and other key services, and make this information readily available to the business community.*

ED-2n *Develop an information system on significant potential vacancies in office, commercial, and industrial space to facilitate the movement of business from one facility to another. The information system should include data that characterizes the type and source of utilities available at each vacancy.*

ED-2o *Convene periodic broad-based community forums to discuss Manteca's economic issues and concerns in conjunction with business, educational, agricultural, environmental, and other interested organizations.*

ED-2p *Provide information on small business assistance programs, the agencies regulating small businesses, and distribute small business resources directories.*

ED-2q *Enhance the appearance of declining retail space by providing incentives to property owners and businesses wishing to upgrade their appearance.*

ED-2r *Continue to enhance the commercial environment in the Downtown Area, recognizing the specialized and evolving market niche for downtown commercial properties.*

Labor Force

Goal ED-3

Encourage a broad range of employment opportunities and expand educational and training opportunities to support residents finding gainful, well-paid employment within the community.

Policies

ED-3.1 Expand job opportunities available in Manteca, so that residents may choose to work locally instead of commuting.

ED-3.2 Attract and retain a broad base of businesses and industries to provide a variety of jobs allowing career growth potential, while focusing on high-wage and/or high-sales tax producers.

ED-3.3 Maintain and improve public and private education in the Manteca area and encourage post-secondary training and education facilities in the city and region in order to support a highly-skilled workforce.

ED-3.4 Encourage local programs that expand and enhance the job skills of the Manteca labor force.

ED-3.5 Reduce barriers to employment by improving access to transit, child care, and job training.

ED-3.6 Encourage employers to advertise locally to fill job openings.

ED-3.7 Reduce the commuting patterns of Manteca residents and balance residential growth with economic growth through striving to achieve and maintain a balanced citywide ratio of 1.0 jobs per household.

Implementation

ED-3a *Identify and attract selected targeted industries that are consistent with the City's goal of enhancing employment opportunities to skilled, high-income positions and associated with high sales-tax producers.*

ED-3b *Cooperatively work with local school districts and private*

educational institutions to prepare Manteca's students for employment.

ED-3c *Cooperatively work with Delta College and/or other post-secondary educational providers to implement a satellite campus in Manteca.*

ED-3d *Cooperatively work with Delta College to preserve and enhance the agricultural laboratory "the Farm" by expanding high-technology agricultural programs and supporting bio-technology studies and research.*

ED-3e *Identify employment training needs of Manteca residents, and identify compatible job training programs, with an emphasis on programs that focus on opportunities to place local residents in workforce positions located within Manteca.*

ED-3f *Work with regional transit providers to improve public transportation access to surrounding educational institutions.*

ED-3g *Promote communication with existing and potential new employers to match skill needs with skill training programs.*

ED-3h *Encourage the provision of childcare services in the community, particularly in proximity to workforce housing and job centers.*

ED-3i *Partner with "WorkNet" to enhance employment development programs and job retaining resources.*

ED-3j *Encourage efforts to provide learning opportunities for all residents by working with San Joaquin County to provide modern library resources and programs.*

Housing

Goal ED-4

Promote the development of affordable and market rate housing that matches with the needs of the present and future Manteca work force.

Policies

ED-4.1 Plan for a broad range of housing types and densities to accommodate all income levels and job classifications.

ED-4.2 Plan for a balanced community where the Manteca workforce will be able to afford housing within the city of Manteca.

Implementation

ED-4a *Use the Policies and Implementation Measures outlined in the Housing Element to assure provision of housing affordable to the*

existing and future workforce.

ED-4b *Use appropriate land use, zoning, and permit streamlining strategies, and financial incentives to provide for and encourage housing types that are compatible with wage structures associated with existing and forecast employment.*

ED-4c *Encourage specific plans and large planned developments throughout the City to include a mix of housing types and density ranges (consistent with the Zoning Ordinance) related to local wage structures to achieve a jobs/housing balance.*

ED-4d *Encourage creative approaches to encourage integration of housing production with commercial development.*

Quality of Life

Goal ED-5

Position Manteca to attract a high-quality labor force and employers that are seeking top talent through the provision of a safe, attractive, enjoyable, and close-knit community.

Policies

ED-5.1 Promote Manteca as a desirable location to live, work, and visit, endorsing the "Family City" image.

ED-5.2 Enhance Manteca's identity and attractiveness by developing a distinct image for Manteca that sets it apart from the region.

ED-5.3 Strive for high quality in all types of development.

ED-5.4 Maintain and enhance the physical beauty of the community and surrounding landscape.

ED-5.5 Maintain and enhance the real and perceived safety in the community.

ED-5.6 Preserve and strengthen the neighborhoods' character and sense of community.

ED-5.7 Promote the history and culture of the city and the surrounding area.

ED-5.8 Promote artistic expression and facilities for celebrating and participating in the arts, including public art on private and public property; art showcases in City and other public facilities, such as City Hall and the Transit Center; and performance art venues.

ED-5.9 Enhance educational opportunities in the community.

ED-5.10 Encourage the growth of recreation and tourism activities within the city and the greater San Joaquin County area.

ED-5.11 Ensure that public, residential, and non-residential developments located along open space and natural features are designed to include these features as an attraction and amenity, while also providing for their conservation where appropriate.

ED-5.12 Provide high quality public amenities, including parks, libraries, community facilities, and other public infrastructure.

ED-5.13 Encourage social activity in the Downtown through the provision of parks, community gathering areas, and other indoor and outdoor venues to encourage and support community activities and events (i.e., the Farmers' Market, Downtown evening events, concerts, art shows, festivals, and cultural events), and providing small public areas for casual meetings and relaxation.

Implementation

ED-5a *Work with regional organizations to market the community's strengths to prospective employers.*

ED-5b *In continued coordination with the Chamber of Commerce and Conventions and Visitors Bureau, continue to operate a program that raises awareness of city's high quality of life.*

ED-5c *In partnership with local non-profits and artists, encourage the development of performance spaces and locations for the display of artistic works, including City and public facilities, such as City Hall and the Transit Center.*

ED-5d *Consider a public art requirement and/or fee for new businesses and the expansion of existing businesses.*

ED-5e *Implement the policies and measures in the Land Use and Community Design Elements that maximize the aesthetic quality of the city's gateways and the City's primary travel corridors to ensure that there is a strong first impression of Manteca.*

ED-5f *Implement the policies and measures in the Conservation and Public Facilities and Services Elements addressing excellence in public safety, schools, parks, recreation, and community services, and ensuring high-quality infrastructure, clean air, and clean water to continually maintain and improve Manteca's high quality of life.*

Infrastructure

Goal ED-6

Assure that adequate public and private infrastructure is available to support new and the expansion of existing businesses.

Policies

ED-6.1 Ensure that parcels zoned for industrial, commercial, and other business uses are adequately served, or can be served, by public utilities, transportation access, and services.

ED-6.2 Establish the development of public facilities and infrastructure to service proposed major employment centers.

ED-6.3 Reserve infrastructure capacity (i.e., sewage treatment plant and water supply) for future targeted employment-generating uses.

ED-6.4 Require development projects to fund and/or construct the infrastructure required to serve the development.

ED-6.5 Ensure that the public infrastructure required to serve planned economic growth is available and properly phased.

ED-6.6 Ensure that private infrastructure, especially low cost power and high capacity telecommunications facilities, is available in the proper locations, at the necessary time, and at a reasonable cost to serve new development.

ED-6.7 Provide for more affordable private infrastructure by pursuing alternative sources of energy and other utilities.

ED-6.8 Wherever possible and appropriate, provide freight rail access to industrial areas.

ED-6.9 Provide the infrastructure necessary, including high-speed telecommunications services, to support the business community and attract businesses using advanced technologies.

ED-6.10 Ensure that there is adequate connectivity, including pedestrian and transit, to the Downtown.

ED-6.11 Support circulation and parking improvements in the Downtown.

Implementation

ED-6a *Utilize the General Plan and PFIP program to plan for adequate public infrastructure focused on priority economic development opportunities and needs. The PFIP should identify infrastructure needs or gaps that need to be addressed in order to address the City's economic development priorities, prioritize infrastructure improvements that support the City's economic development*

goals, and identify the timing, cost, and potential financing mechanisms to provide needed infrastructure.

ED-6b *Minimize infrastructure fees charged to economic development projects by applying local, regional, State, and Federal funding where appropriate.*

ED-6c *Coordinate with private infrastructure providers to assure that affordable power, high quality/high capacity telecommunications, and other private infrastructure is available in the appropriate locations and at the right time.*

ED-6d *Explore relationships with potential alternate power providers, such as the Modesto Irrigation District and South San Joaquin Irrigation District, and potential co-generation opportunities to expand providers offering service in Manteca and to encourage a competitive power market.*

ED-6e *Implement policies and measures in the Public Facilities and Services Element that address providing high-quality, high-speed telecommunications services throughout the city.*

ED-6f *Implement policies and measures in the Circulation Element that address improved traffic flow, increased parking supply, and improved pedestrian and bicycle connections to the Downtown.*

Fiscal Sustainability

Goal ED-7

Provide an adequate and sustainable fiscal base.

Policies

ED-7.1 Achieve and maintain a balance of land uses within the City that assures residential development is complemented by expanded local employment opportunities, retail and commercial services, and recreation and entertainment venues; and that the City-wide mix of land uses provides fiscal balance between those that produce revenues and those that require public expenditures.

EV-7-2: Build the City's capital improvement and business assistance funds in order to be in a position to leverage, borrow, and fund key projects.

ED-7.3 Require a Fiscal Impact Analysis to be conducted for major development projects that documents the project's effects upon the City's operating budget over time.

Implementation

ED-7a *Prepare an Annual Fiscal Assessment of the City that considers the soundness of major infrastructure financing programs (e.g.,*

development impact fees, Public Facilities Implementation Plan, Capital Improvement Program, etc.) and the future prospects for overall fiscal balance of the City.

ED-7b *Consider fiscal effects of Growth Management Program components (see Growth Management Element), including a balance of fiscal objectives with other community values.*

ED-7c *Investigate programs which will diversify and stabilize the City's revenue sources as well as potential new revenue sources that result in minimal or reduced impacts to the City's infrastructure.*

This page left blank intentionally.

7. Community Facilities & Services

Providing a high quality-of-life to Manteca's residents and businesses is dependent upon an extensive network of community facilities and services.

Providing excellent parks and recreation, schools, and community facilities contribute to the quality of life and family-centered environment that Manteca values. Well-planned water supply, sewer treatment capacity, storm drainage systems are essential services for the operation of the city. Electric, gas, and telecommunication utilities provide necessary services for development. Manteca needs to embrace the cutting edge of telecommunication technologies in order to attract desired industries and businesses.

Policies in this element seek to ensure that community facilities and services are provided, maintained, and expanded, so that Manteca can continue to grow and thrive. Topics addressed in this element include:

- General Services
- Police
- Fire
- Parks and Recreation
- Education
- Domestic Water
- Sewer
- Major Drainage
- Telecommunications
- Electricity and Natural Gas
- Solid Waste

General Services

Goal CF-1

Provide innovative, affordable, and high quality community services and facilities to all residents, businesses, and visitors in Manteca.

Essential community facilities and services needed to serve residents, businesses, and members of the community include:

- Fire and police
- Parks and recreation
- Schools
- Telecommunication and energy
- Water supply
- Wastewater treatment
- Storm drainage
- Recycling and solid waste disposal

Policies

CF-1.1 Encourage the implementation of new techniques and technologies to provide the best available level of community services in a cost-effective manner.

CF-1.2 Ensure that new growth and development participates in the provision and expansion of essential community services and facilities, including parks, fire and police facilities, schools, utilities, roads, and other needed infrastructure, does not exceed the City's ability to provide services, and does not place an economic burden on existing residents.

CF-1.3 Require new development to demonstrate that the City's existing or planned community services and facilities can accommodate the increased demand for said services and facilities prior to or at completion of the project.

CF-1.4 Require new development to offset or mitigate impacts to community services and facilities, including fair share contribution of all costs of required public infrastructure and services, to ensure that service levels for existing users are not degraded or impaired.

CF-1.5 Require public improvements and facilities to enhance, rather than degrade, the natural environment.

CF-1.6 Encourage comprehensive development of public facilities and services rather than incremental, single projects.

CF-1.7 Plan and develop public services and facilities to support economic development and residential growth.

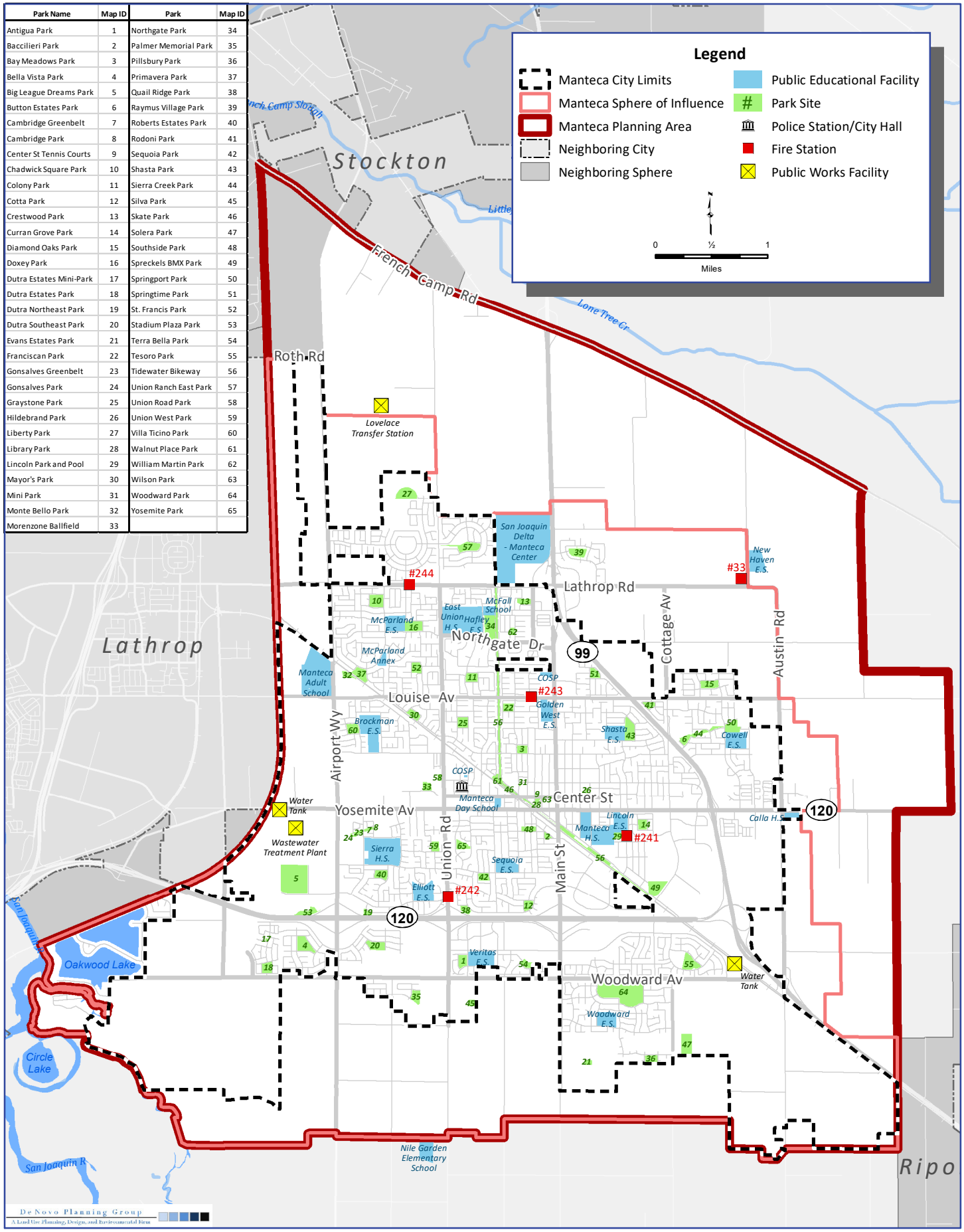
CF-1.8 Make use of the public right-of-way as a tool for facilitating quality design and development.

Implementation

CF-1a *Periodically review the fee schedules for water and sewer connections, city facilities and major equipment, and development impact fees and revise fees as necessary.*

CF-1b *Cooperate with other jurisdictions, agencies, and utility providers where appropriate to achieve timely and cost-effective provision of public facilities and services.*

Park Name	Map ID	Park	Map ID
Antigua Park	1	Northgate Park	34
Baccilieri Park	2	Palmer Memorial Park	35
Bay Meadows Park	3	Pillsbury Park	36
Bella Vista Park	4	Primavera Park	37
Big League Dreams Park	5	Quail Ridge Park	38
Button Estates Park	6	Raymus Village Park	39
Cambridge Greenbelt	7	Roberts Estates Park	40
Cambridge Park	8	Rodoni Park	41
Center St Tennis Courts	9	Sequoia Park	42
Chadwick Square Park	10	Shasta Park	43
Colony Park	11	Sierra Creek Park	44
Cotta Park	12	Silva Park	45
Crestwood Park	13	Skate Park	46
Curran Grove Park	14	Solera Park	47
Diamond Oaks Park	15	Southside Park	48
Doxey Park	16	Spreckels BMX Park	49
Dutra Estates Mini-Park	17	Springport Park	50
Dutra Estates Park	18	Springtime Park	51
Dutra Northeast Park	19	St. Francis Park	52
Dutra Southeast Park	20	Stadium Plaza Park	53
Evans Estates Park	21	Terra Bella Park	54
Franciscan Park	22	Tesoro Park	55
Gonsalves Greenbelt	23	Tidewater Bikeway	56
Gonsalves Park	24	Union Ranch East Park	57
Graystone Park	25	Union Road Park	58
Hildebrand Park	26	Union West Park	59
Liberty Park	27	Villa Ticino Park	60
Library Park	28	Walnut Place Park	61
Lincoln Park and Pool	29	William Martin Park	62
Mayor's Park	30	Wilson Park	63
Mini Park	31	Woodward Park	64
Monte Bello Park	32	Yosemite Park	65
Morenzone Ballfield	33		



Sources: San Joaquin County GIS; CalAtlas; Google Maps. Map date: February 13, 2019.

Figure CFS-1: Community Facilities

Police

Goal CF-2

Prioritize a safe community through the provision of high quality police services and crime prevention measures.

Policies

CF-2.1 Prioritize public safety through ensuring adequate staffing, implementing best available technologies, capital investments in public safety, and organizing and utilizing community volunteers.

CF-2.2 Ensure that the Police Department has adequate funding, staff, and equipment to accommodate existing and future growth in Manteca.

CF-2.3 Strive to provide a police force level of a minimum of 1.00 officer per 1,000 population.

CF-2.4 Endeavor through adequate staffing and patrol arrangements to maintain the minimum feasible police response times for police calls.

CF-2.5 Periodically review and, if necessary, amend the criteria for determining the circumstances under which police service will be enhanced.

CF-2.6 Promote and support community-based crime prevention programs, as an important augmentation to the provision of professional police services.

CF-2.7 Emphasize the use of physical site planning as an effective means of preventing crime. Open spaces, landscaping, parking lots, parks, play areas, and other public spaces should be designed with maximum feasible visual and aural exposure to community residents.

CF-2.8 Promote coordination between land use planning and urban design through consultation and coordination with the Police Department during the review of new development applications.

Implementation

CF-2a *Continue to require preparation of an annual Police Department Performance Report, as amended periodically.*

CF-2b *In conjunction with the annual Police Department Performance Report, further develop and refine best practices to assess, monitor, and maintain the Police Department's organizational performance goals and monitor police staffing levels. The assessment categories related to adequate police staffing could*

include but are not limited to:

- *Crime rates;*
- *Response times;*
- *Clearance rates;*
- *Police department workload;*
- *Financial resources; and*
- *Performance standards.*

CF-2c *As part of the development review process, consult with the Police Department in order to ensure that the project design facilitates adequate police services and that the project addresses its impacts on police services.*

CF-2d *Continue to implement community-based police outreach services and programs, including but not limited to, neighborhood watch, volunteers in police service (VIPS), and crime and safety needs of seniors (TRIAD).*

Fire Protection and Emergency Services

Goal CF-3

Ensure the provision of high quality and responsive fire protection services.

Policies

CF-3.1 Through adequate staffing and station locations, maintain a minimum five-minute travel response time 90% of the time for fire and emergency calls and an overall fire insurance (ISO) rating of 3 or better for all developed areas within the City.

CF-3.2 Provide fire services to serve the existing and projected population.

CF-3.3 Periodically review, and if necessary amend, the criteria for determining the circumstances under which fire service will be enhanced.

CF-3.4 Design and maintain roadways in such a way so as to maintain acceptable emergency vehicle response times.

CF-3.5 Ensure that new development is designed, constructed, and equipped consistent with the requirements of the California Fire Code in order to minimize the risk of fire.

CF-3.6 Ensure that new development is served with adequate water volumes and water pressure for fire protection.

Implementation

CF-3a *Continuously monitor response times and provide the City Council with an annual report on the results of the monitoring.*

CF-3b *Continue to enforce the California Building Code and the California Fire Code to ensure that all construction implements fire-safe techniques, including fire resistant materials, where required.*

CF-3c *As part of the City's existing development review process for new projects, the Fire Department will continue to make determinations on projects' potential impacts on fire protection services. Requirements will be added as conditions of project approval, if appropriate.*

CF-3d *The Planning Commission and City Engineer will review proposed residential street patterns to evaluate the accessibility for fire engines and emergency response.*

Parks and Recreation

Goal CF-4

Maintain a diverse and comprehensive system of parks, trails, recreation facilities, and recreation programs that meets the needs of all segments of the community and supports economic development and residential growth in the city.

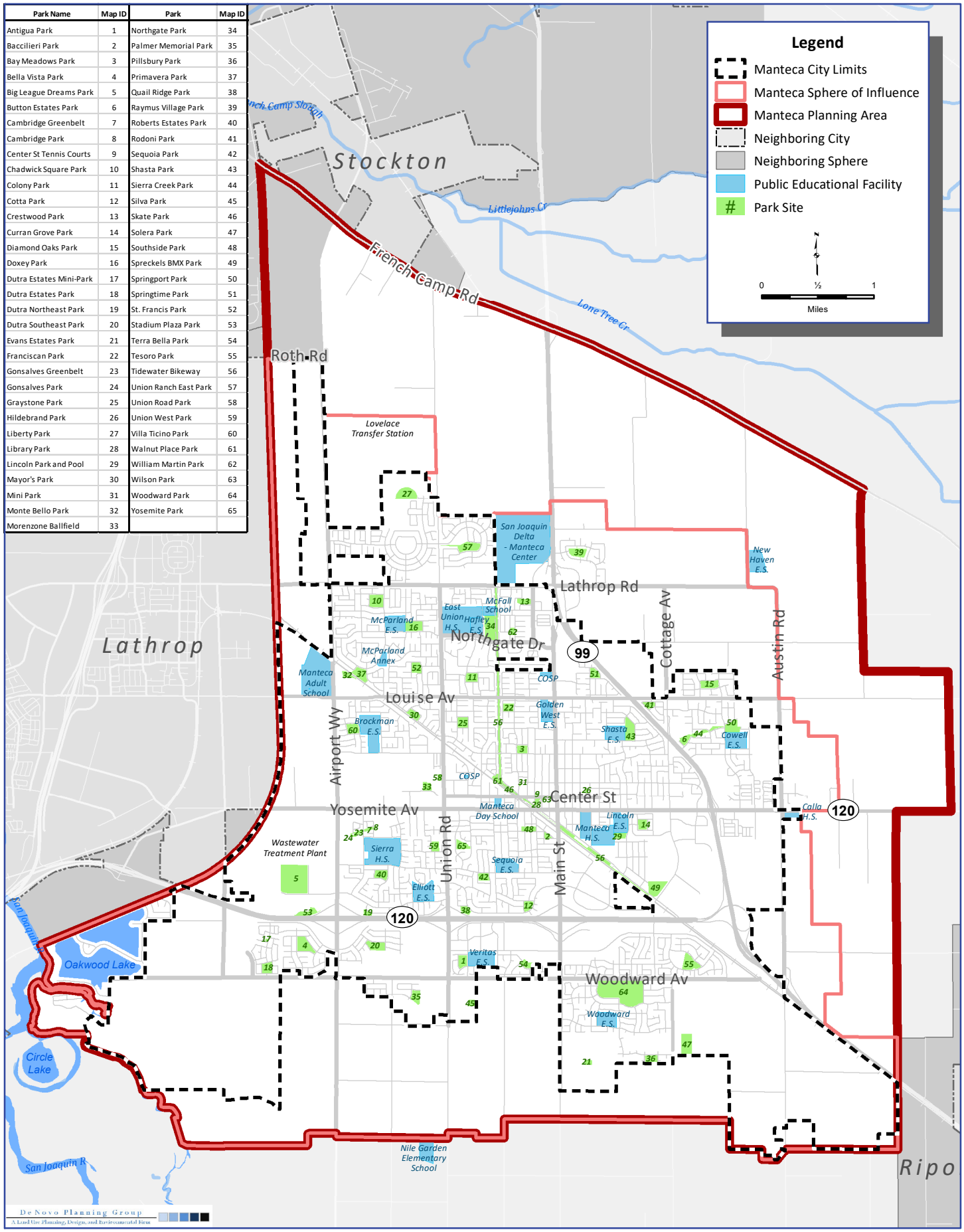
Policies

CF-4.1 Ensure the provision of sufficient parks, trails, and recreation facilities that are well distributed and interconnected throughout the community.

CF-4.2 Expand, renovate, and maintain high quality parks, trails, and recreation facilities, programs, and services to accommodate existing and future needs that address traditional and non-traditional recreation, active and passive recreation, wellness, historical, cultural arts, environmental education, conservation, accessibility, inclusion, diversity, safety, and new technology.

CF-4.3 Uphold design, construction, implementation, and maintenance standards to ensure high quality parks, trails, and recreation facilities, programs, and services, now and into the future.

Park Name	Map ID	Park	Map ID
Antigua Park	1	Northgate Park	34
Baccilieri Park	2	Palmer Memorial Park	35
Bay Meadows Park	3	Pillsbury Park	36
Bella Vista Park	4	Primavera Park	37
Big League Dreams Park	5	Quail Ridge Park	38
Button Estates Park	6	Raymus Village Park	39
Cambridge Greenbelt	7	Roberts Estates Park	40
Cambridge Park	8	Rodoni Park	41
Center St Tennis Courts	9	Sequoia Park	42
Chadwick Square Park	10	Shasta Park	43
Colony Park	11	Sierra Creek Park	44
Cotta Park	12	Silva Park	45
Crestwood Park	13	Skate Park	46
Curran Grove Park	14	Solera Park	47
Diamond Oaks Park	15	Southside Park	48
Doxey Park	16	Spreckels BMX Park	49
Dutra Estates Mini-Park	17	Springport Park	50
Dutra Estates Park	18	Springtime Park	51
Dutra Northeast Park	19	St. Francis Park	52
Dutra Southeast Park	20	Stadium Plaza Park	53
Evans Estates Park	21	Terra Bella Park	54
Franciscan Park	22	Tesoro Park	55
Gonsalves Greenbelt	23	Tidewater Bikeway	56
Gonsalves Park	24	Union Ranch East Park	57
Graystone Park	25	Union Road Park	58
Hildebrand Park	26	Union West Park	59
Liberty Park	27	Villa Ticino Park	60
Library Park	28	Walnut Place Park	61
Lincoln Park and Pool	29	William Martin Park	62
Mayor's Park	30	Wilson Park	63
Mini Park	31	Woodward Park	64
Monte Bello Park	32	Yosemite Park	65
Morenzone Ballfield	33		



Sources: San Joaquin County GIS; CalAtlas; Google Maps. Map date: February 12, 2019.

Figure CFS-2: Recreational Facilities

CF-4.4 Maintain an overall minimum ratio of 5 acres of developed neighborhood and community parkland per 1,000 residents within the city limits, requiring new development to contribute to its fair share of park and recreation needs. The distribution of land between park types and guidelines for park types shall be determined within the Parks and Recreation Master Plan.

CF-4.5 Develop new parks, trails, and recreation facilities through developer fees in areas which are accessible and convenient to the community, prioritizing areas that are lacking these facilities.

CF-4.6 Endeavor to develop one or more community parks as defined in the Parks and Recreation Master Plan, with a focus on accommodating community-wide events.

CF-4.7 As part of the next Parks and Recreation Master Plan update, address opportunities to create a nature-based park, with priority to a park developed as part of a conservation program for natural resource lands. Priority should be given to City-owned site that could provide opportunities for hiking and fishing.

CF-4.8 Consider the effects of new development on parks, trails, and recreation facilities, programs, and services, and condition new development appropriately to ensure that the City maintains an adequate inventory and network of facilities and resources.

CF-4.9 Cooperate with the school districts in opportunities for joint-use of school and park and recreational facilities.

CF-4.10 Actively promote and participate in regional coordination and planning efforts to provide quality parks, trails, and recreation facilities throughout Manteca and the surrounding areas. The City should emphasize regional coordination to leverage funding, maintenance, and/or resources to develop a diverse range of regional recreational opportunities.

CF-4.11 Emphasize and prioritize public outreach and educational programs that inform the community of available parks, trails, and recreation facilities, programs, and services available in order to increase and enhance community use of these facilities, programs, and services.

CF-4.12 Encourage the expansion of private commercial recreational facilities.

CF-4.13 Develop a convenient system of pedestrian sidewalks and pathways and multiuse trails, linking City parks, major open space

areas, and the downtown core.

CF-4.14 Support recreational activities, events, organized sports leagues, and other programs that serve broad segments of the community.

CF-4.15 Allow parks as a permitted use in all residential land use designations.

Implementation

CF-4a Continuously monitor the condition of parks, trails, and recreation facilities throughout the community and prioritize the rehabilitation of existing facilities that serve the greatest number of residents.

CF-4b Periodically review the City's Parks and Recreation Master Plan to ensure that parks and recreation needs are adequately identified and prioritized, to update cost estimates for park acquisition and development and remaining development potential based on the General Plan and to ensure that the City maintains a minimum overall ratio of 5 acres of parkland for every 1,000 residents.

CF-4c As part of the next Parks and Recreation Master Plan Update, consider the community needs identified during the General Plan process, including a community park and a combined or separate facility to accommodate community-wide events, a nature-based park, bicycle and pedestrian improvements necessary to improve access to park and recreation facilities, methods to increase physical activity opportunities in the community, and increased joint use of facilities with the school districts.

CF-4d Investigate and pursue a diverse range of funding opportunities for parks, trails, and recreation facilities, including but not limited to, grants, joint use/management strategies, user fees, private sector funding, assessment districts, homeowners' associations, non-profit organizations, funding mechanisms for the maintenance of older parks, and management assistance through Federal, State, and regional partnerships.

CF-4e Periodically review, and if necessary update, the Parks and Recreation development impact fees in order to ensure that the City's parks and recreation needs are adequately identified and prioritized and that new development continues to provide a fair-share contribution towards parks, trails, and recreation facilities.

CF-4f Implement a wide range of public outreach programs, including the City's website, newsletters, and other emerging communications technologies to keep the public informed about available parks, trails, and recreation facilities, programs, and services.

CF-4g Continue to pursue joint-use of schools and detention facilities to

supplement the parks, trails, and recreation needs of the community.

CF-4h *Through conditions of approval and/or development agreements, ensure that new development provides for its fair-share of park and recreation facilities, including connections to adjacent facilities, and that the development of new parks, trails, and recreation facilities occurs during the infrastructure construction phase of new development projects so that they are open and available to the public prior to completion of the project.*

Education

Goal CF-5

Coordinate with the school districts to provide superior educational opportunities, adequate school sites to serve existing and planned growth, and to ensure sufficient land inventory to accommodate educational facilities needs of Manteca residents.

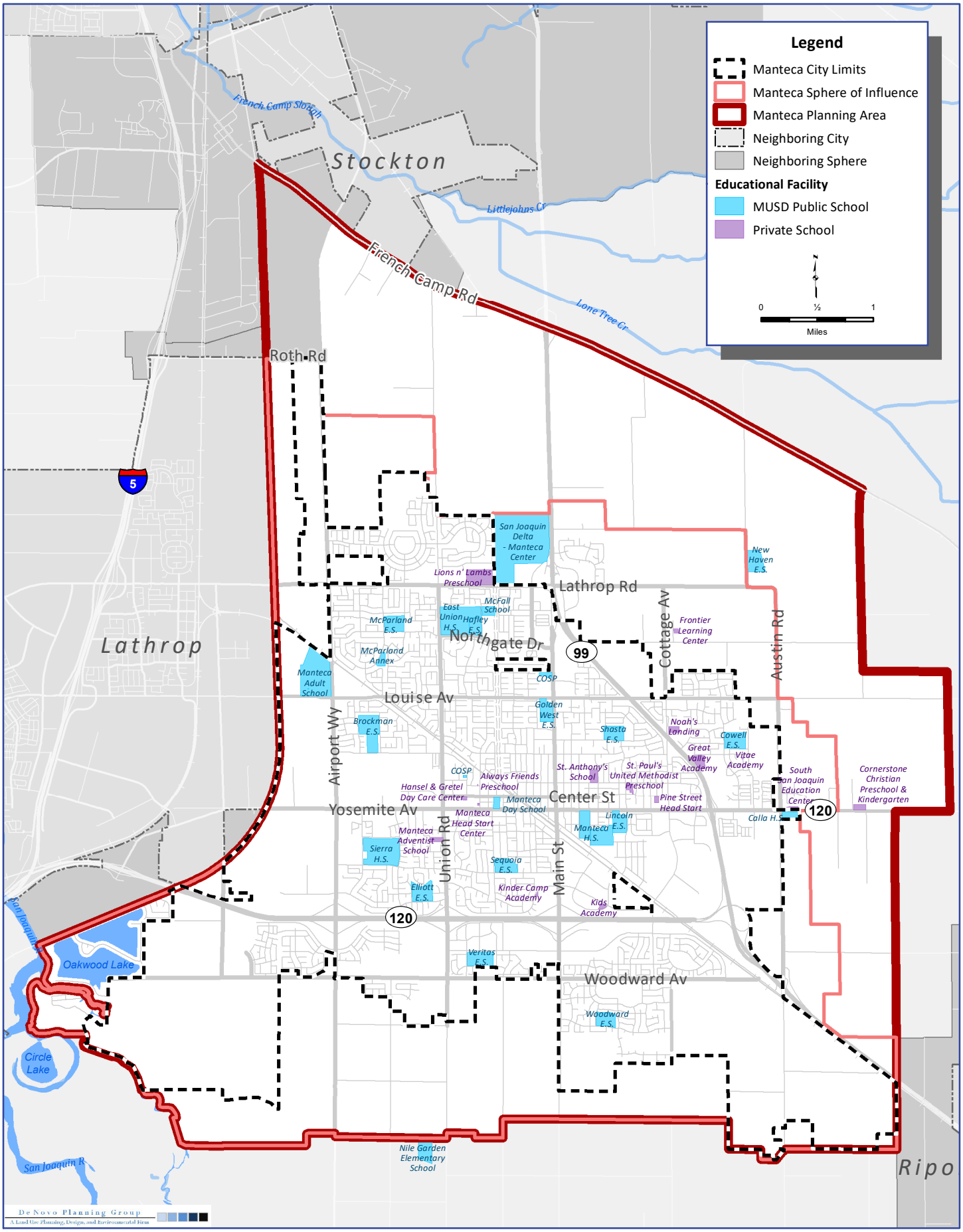
Policies

CF-5.1 Continue to work cooperatively with the local school districts to encourage the maintenance of high quality schools and to order to ensure that superior educational facilities and opportunities for all students are provided in a timely manner in accordance with the pace of residential development.

CF-5.2 Continue to work with the local school districts to develop criteria for the designation of school sites and ensure that adequate sites are designated and facilities are planned to accommodate new residential development, with a focus on providing neighborhood schools. Criteria should address the following:

- School locations are encouraged to be sited to relate well to adjacent and nearby uses, including neighborhood focal areas and park sites.
- School sites and school enrollment sizes should contribute to the neighborhood character and provide opportunities for joint-use, including capacity to accommodate a broad range of programs and services and augment neighborhood parks and recreation facilities.
- School districts are encouraged to comply with City standards in the design and landscaping of school facilities.

It is noted that school site locations can be adjusted if the school district chooses to note locate in the area and the land will be designated Medium Density Residential.



Sources: San Joaquin County GIS; CalAtlas; Google Maps. Map date: February 12, 2019.

Figure CFS-3: Schools

CF-5.3 Continue to work cooperatively with the local school districts to ensure that new development funds its proportionate share of the cost of schools, including ensuring the collection of school facility development fees, and, where appropriate, that new development provides for neighborhood school sites.

CF-5.4 Encourage the planned financing of new school facilities concurrent with new development.

CF-5.5 Consider opportunities for joint-use of facilities with the local school districts. When feasible, a joint-use agreement will be pursued to maximize public use of facilities, including use as a neighborhood center providing a range of programs and services and use as a neighborhood recreation facility, in order to minimize duplication of services provided and facilitate shared financial and operational responsibilities.

CF-5.6 Encourage the location of school sites away from significant generators of toxic air contaminants, significant stationary noise sources, and sensitive resource conservation areas, except where the proximity of resources may be of educational value and the protection of resources is reasonably assured.

CF-5.7 Encourage the expansion of higher education program offerings and opportunities in Manteca.

CF-5.8 Support efforts to provide continuing adult education programs.

Implementation

CF-5a *Maintain a close, collaborative relationship with the local school districts to ensure the adequate provision of school and related facilities to serve existing and future development. The City will work with the local school districts to develop criteria for the designation of school sites, identify locations for new school sites, and consider a range of opportunities available to the City reduce the cost of land for school facilities. Such opportunities may include, but are not limited to, designating lands as School (SCH) on the General Plan Land Use map when future school sites are identified.*

CF-5b *Maintain an inventory of public lands to provide opportunities for neighborhood schools that also serve as joint-use facilities and encourage the school districts to site new schools in areas located close to residential neighborhoods and away from significant generators of noise, air pollution, traffic, and hazardous conditions.*

CF-5c *Require new development to pay applicable school facility impact fees and work with developers and the school districts to ensure that adequate neighborhood schools sites are provided in*

conjunction with planning for new development and that school and related facilities will be available to serve existing and planned development.

CF-5d *Continue to include the local school districts in the development review process, encouraging input from the school districts prior to approval of new development projects in order to explore opportunities to provide new school facility sites in appropriate locations, and ensure that adequate school facilities are available to meet the demands of new development projects.*

CF-5e *Request an annual meeting with the Administrator and the Board of Trustees of each local school district to review development issues and opportunities for cooperation between the school district and the City.*

CF-5f *Partner with organizations that provide educational opportunities for all ages and interests.*

Domestic Water

Goal CF-6

Provide an adequate, reliable, and safe water supply, storage, and distribution system to meet the needs of existing and projected development.

Policies

CF-6.1 Ensure the water system and supply is adequate to meet the needs of existing and future development and is utilized in a sustainable manner.

CF-6.2 Ensure safe drinking water standards are met throughout the community.

CF-6.3 Pursue additional water supply agreements to supplement the City's existing system in order to meet projected demand and to reduce the City's reliance on groundwater resources.

CF-6.4 Ensure that the City's water supply provides for and supports a balance of jobs and housing in future development.

CF-6.5 Prohibit extension of City water services to unincorporated areas except in extraordinary circumstances. Existing commitments for City water service outside the City limits shall continue to be honored.

CF-6.6 Limit development of private water wells to occur only if the City makes a finding that it cannot feasibly provide water service. Such systems shall only be allowed to be used until such time as City

water service becomes available.

CF-6.7 Ensure that all new development provides for and funds a fair share of the costs for adequate water distribution, including line extensions, easements, and plant expansions.

CF-6.8 Continue efforts to reduce potable water use and increase water conservation.

CF-6.9 Encourage the use of recycled water for industrial uses and landscape irrigation where feasible, within the parameters of State and County Health Codes and standards.

CF-6.10 Consider the effect of incremental increases in the demands on groundwater supply and water quality when reviewing development applications.

Implementation

CF-6a Update the Public Facilities Implementation Plan, regarding water supply and distribution, every five years. The update shall reflect the most recent adopted groundwater studies that establish a safe yield for the groundwater basin and/or establish maximum extraction from the basin. The update shall be reviewed annually for adequacy and consistency with the General Plan.

CF-6b Continue to rely principally on groundwater resources in the near term, while participating in the regional improvements to deliver surface water to augment the City's groundwater supply in the mid and long term.

CF-6c Develop new water sources, storage facilities, and major distribution lines as necessary to serve new development.

CF-6d Regularly review and update the City's water conservation measures to be consistent with current best management practices for water conservation, considering measures recommended by the State Department of Water Resources, the California Urban Water Conservation Council, and the San Joaquin County Flood Control and Water Conservation District.

CF-6e Continue to assess a water development fee on all new commercial, industrial, and residential development sufficient to fund system-wide capacity improvements. The water development fee schedule shall be periodically reviewed and revised as necessary.

CF-6f Continuously monitor water flows through the City's water system to identify areas of potential water loss and instances of under billing for water service and make improvements to the system and billing assessments as necessary.

CF-6g *Require, as a condition of project approval, dedication of land and easements, or payment of appropriate fees and exactions, to help offset municipal costs of expansion of water treatment facilities and delivery systems.*

CF-6h *Retain a water conservation ordinance requiring the installation of low-flush toilets, low-flow showerheads, and similar features in all new development.*

CF-6i *Institute a remote monitoring program for the city's water system and replace faulty meters in the system as necessary. The City will continue the practice of identifying and replacing faulty meters at service connections on an ongoing basis.*

CF-6j *Regularly monitor water quality in the water system and wells and take necessary measures to prevent contamination and reduce known contaminants to acceptable levels.*

Sewer

Goal CF-7

Maintain an adequate sewage collection, treatment, and disposal system to meet the needs of existing and projected development.

Policies

CF-7.1 Ensure adequate wastewater collection and treatment infrastructure to serve existing and future development and the safe disposal of wastes.

CF-7.2 Develop new sewage treatment and trunk line capacity as necessary to serve new development. The City shall incorporate current technologies into the design and operation of these facilities.

CF-7.3 Only extend sewer services to unincorporated areas under extraordinary circumstances. Existing commitments for sewer service outside the city limits shall continue to be honored.

CF-7.4 Only allow the development of individual septic systems where it is not feasible to provide public sewer service. Such systems shall only be used until such time as City sewer service becomes available and meet the minimum standards of the San Joaquin County Health Department.

CF-7.5 Maintain the ability to handle peak discharge flow while meeting State Regional Water Quality Control Board Standards as established in the current NPDES Permit.

CF-7.6 Maintain the existing wastewater system on a regular basis to increase the lifespan of the system and ensure public safety.

Implementation

CF-7a Update the Public Facilities Implementation Plan regarding wastewater collection and treatment every five years. The update shall be reviewed annually for adequacy and consistency with the General Plan.

CF-7b Require new development to provide for and fund a fair share of the costs for adequate sewer distribution, including line extensions, easements, and plant expansions.

CF-7c Require all sewage generators within the City's service area to connect to the City's system, except those areas where on-site treatment and disposal facilities are deemed appropriate.

CF-7d Encourage an industrial pretreatment program for business parks and other industrial uses in accordance with state and federal requirements.

CF-7e Investigate methods of improving the quality of the effluent from the City wastewater treatment plant and options for reuse of treated wastewater. The recycled wastewater will be used for irrigation of public recreation lands, restoration of wetland areas, irrigation of landscaped areas, dust control, fire protection, and soil compaction.

CF-7f Promote reduced wastewater system demand through efficient water use by:

- *Requiring water conserving design and equipment in new construction,*
- *Encouraging retrofitting with water conserving devices,*
- *Designing wastewater systems to minimize inflow and infiltration to the extent economically feasible; and*
- *Maintaining a Citywide map of all sewer collection system components and monitoring the condition of the system on a regular basis.*

Major Drainage

Goal CF-8

Provide an adequate level of service in the City's drainage system to accommodate runoff from existing and projected development and to prevent property damage due to flooding.

Policies

CF-8.1 Maintain and improve Manteca's storm drainage facilities.

CF-8.2 Require all development projects to demonstrate how storm water runoff will be detained or retained on-site and/or conveyed to the nearest drainage facility as part of the development review process and as required by the City's NPDES Municipal Regional Permit. Project applicants shall mitigate any drainage impacts as necessary and shall demonstrate that the project will not result in any increase in off-site runoff during rain and flood events.

CF-8.3 Continue to allow dual-use detention basins for parks, ball fields, and other uses where appropriate.

CF-8.4 Incorporate recreational trails and parkway vegetation design where open stormwater facilities are appropriate and ensure that vegetation does not reduce channel capacity.

CF-8.5 Maintain drainage channels in a naturalized condition where appropriate, incorporating recreational trails, parkway vegetation, and other amenities and ensuring that vegetation does not reduce channel capacity, and consistent with the Resource Conservation Element.

CF-8.6 Continue to work cooperatively with outside agencies such as the San Joaquin County Flood Control and Water Conservation District regarding storm drainage issues.

Implementation

CF-8a Update the Storm Drainage Master Plan and Public Facilities Implementation Plan every five years. The update shall be reviewed annually for adequacy and consistency with the General Plan.

CF-8b Continue to complete gaps in the drainage system in areas of existing development.

CF-8c Identify which storm water and drainage facilities are in need of repair and address these needs through the City's Capital Improvement Program.

CF-8d Continue to review development projects to identify potential

stormwater and drainage impacts and require development to include measures to ensure that off-site runoff is not increased as a during rain and flood events.

Telecommunications

Goal CF-9

Ensure state-of-the-art technology and telecommunications services for households, businesses, and the community is available throughout the city.

Policies

CF-9.1 Work cooperatively with utility providers to ensure the provision of high-quality telecommunications services and facilities to serve the needs of existing and future residents and businesses. The City shall place emphasis on improving the quality of service in underserved areas, promoting technological improvements, and upgrading telecommunications services to reflect current technologies.

CF-9.2 Support telecommunications providers that provide efficient, reliable, affordable, and state-of-the-art service.

CF-9.3 Encourage the installation of public use wireless broadband access points throughout Manteca, with emphasis on providing wireless at City facilities, community gathering locations, and the Downtown.

CF-9.4 Encourage the development of state-of-the-art communication infrastructure in appropriate City facilities to support telecommuting.

CF-9.5 Coordinate with service providers in the siting and design of telecommunication facilities to minimize environmental, aesthetic, and safety impacts, encouraging co-location where appropriate.

Implementation

CF-9a Develop a citywide telecommunications strategy that ensures access to high-quality telecommunications technology throughout the City and ensures new development provides the appropriate infrastructure to connect to existing and desired telecommunications networks.

CF-9b Consider participating in the supply of wireless broadband service within the City.

CF-9c Require development to: install state-of-the-art telecommunication infrastructure, including fiber optic systems or the most current technologies as determined by the city, to support connection to a citywide network, provide for undergrounding of telecommunication lines except where infeasible for operational

reasons, and, where feasible, provide for undergrounding of existing overhead facilities.

Electricity and Natural Gas

Goal CF-10

Ensure adequate, reliable electric and natural gas service is available to all users.

Policies

CF-10.1 Work cooperatively with utility providers to ensure the provision of adequate electric power and natural gas services and facilities to serve the needs of existing and future residents and businesses.

CF-10.2 Coordinate with service providers in the siting and design of power facilities to minimize environmental, aesthetic, and safety impacts.

CF-10.3 Require that all new power and gas lines and transformers are installed underground where feasible and promote the undergrounding of existing overhead facilities.

Implementation

CF-10a Consider participating in the generation and/or distribution of electric service within the City.

CF-10b Support energy conservation measures and the innovative uses of solar energy, heat recovery, and co-generation in development and infrastructure projects and in structural and industrial processes.

CF-10c Confer with utility providers regarding major development plans and participate in the planning of the extension of utilities.

CF-10d Require the undergrounding of utility lines in new development, and as areas are redeveloped, except where infeasible for operational reasons.

Solid Waste

Goal CF-11

Increase recycling service while maintaining adequate solid waste service for all users.

Policies

CF-11.1 Continue to require mandatory refuse collection throughout the city.

CF-11.2 Implement and enforce the provisions of the City's Source Reduction and Recycling Program and update the program as necessary to meet or exceed the State waste diversion

requirements.

CF-11.3 Reduce municipal waste generation by increasing recycling, on-site composting, and mulching, where feasible, at municipal facilities, as well as using resource efficient landscaping techniques in new or renovated medians and parks.

CF-11.4 Encourage residential, commercial, and industrial recycling and reuse programs and techniques.

CF-11.5 Coordinate with and support other local agencies and jurisdictions in the region to develop and implement effective waste management strategies and waste-to-energy technologies.

CF-11.6 Support the continued use of the Lovelace Transfer Station on Lovelace Road, between Union Road and Airport Way, for the processing and shipping of solid waste materials.

Implementation

CF-11a Regularly monitory the level of service provided by garbage and recycling collection contractors to ensure that service levels are adequate.

CF-11b Implement recycling and waste reduction education programs for City employees. The education program will disseminate information on what and how much is recycled by the City.

CF-11c Expand the provision of recycling collection containers and services to all City facilities, including parks.

CF-11d Include standard language in requests for services and in City agreements requiring contractors to use best management practices to maximize diversion of waste from the landfill.

CF-11e Coordinate with San Joaquin County concerning the City's use of the Lovelace Landfill and its capacity projections.

CF-11f Encourage recycling, reuse, and appropriate disposal of hazardous materials, including the following:

- *Increased participation in single family and multifamily residential curbside recycling programs;*
- *Increased participation in commercial and industrial recycling programs for paper, cardboard, and plastics;*
- *Reduce yard and landscaping waste through methods such as composting, grass recycling, and using resource efficient landscaping techniques; and*
- *Encourage local businesses to provide electronic waste (e-waste) drop-off services and encourage residents and*

businesses to properly dispose of, or recycle, e-waste.

8. Resource Conservation

The conservation element establishes Manteca's approach to the conservation and enhancement of Manteca's natural resources: water, land/soils, open space, and ecosystem, approach to addressing air quality, energy conservation, and adaptation to climate change, conservation of agricultural and mineral resources, and preservation of the City's cultural and historic heritage.

Existing conditions associated with hydrology and water quality, air quality, greenhouse gases and climate change, mineral and energy resources, agricultural resources, biological resources, cultural and historic resources, and scenic resources are addressed in Chapter 5, Conservation and Natural Resources, of the Existing Conditions Report.

Water Resources

Goal RC-1

Conserve and enhance water resources in local waterways, wetlands, and aquatic habitat, protecting water quality and minimizing the consumption of water through use of careful and empirically-backed planning.

Policies

RCP-1.1 Where feasible, protect and enhance surface water resources in creeks, streams, channels, seasonal and permanent marshland, wetlands, sloughs, riparian habitat, and vernal pools through sound land use planning, community design, and site planning.

RC-1.2 Require water conservation in both City operations and private development to minimize the need for the development of new water sources.

RC-1.3 Require use of recycled water and treated wastewater to the extent allowable and feasible, including use for irrigation, agriculture, industrial, and groundwater recharge purposes, when such opportunities become available.

RC-1.4 Encourage the rehabilitation of culverted or open existing channelized waterways to a more natural condition, as feasible, to remove concrete linings and allow for a connection between the stream channel and the natural water table. Avoid creating additional culverted or open channelized waterways, unless no other alternative is available to protect human health, safety, and welfare.

RC-1.5 Where feasible, require development projects adjacent to creeks and streams to include opportunities for beneficial uses, such as flood control, ecological restoration, public access trails, and walkways.

RC-1.6 Encourage the conservation of riparian habitat along local creeks and waterways in order to maintain water quality and provide suitable habitat for native fish and plant species.

RC-1.7 Maximize stormwater filtration and/or infiltration in areas that are not subject to high groundwater by maximizing the natural drainage patterns and the retention of natural vegetation and other pervious surfaces.

RC-1.8 Minimize pollution of water resources, including including the San Joaquin River, other waterways, and the groundwater basin, from urban runoff, soil erosion, and sedimentation.

RC-1.9 Require discretionary projects and flood control and storm water conveyance projects to consider effects on storm water quality and to integrate best management practices, including the integration of natural features such as bioswales, vegetation, and retention ponds to remove surface water pollutants to the greatest extent feasible, while ensuring that these features adequately convey and control storm water to protect human health, safety, and welfare.

RC-1.10 Where feasible, encourage and support multipurpose detention basins that provide water quality protection, storm water detention, open space amenities, and recreational amenities.RC-22 Prohibit new septic tanks where sewer service has been extended to incorporated areas.

Implementation

RC-1a Continue to implement standards for water conserving landscape practices, including the use of drought tolerant plants, for both public and private projects.

RC-1b Encourage volunteer-based programs that organize community creek restoration and/or clean-up events and provide public education regarding the benefits of city and regional water resources.

RC-1c Require large commercial and industrial water users to submit a use and conservation plan as part of the project entitlement review and approval process, and develop a program to monitor compliance with and effectiveness of that plan.

RC-1d Cooperate with other agencies and jurisdictions to expand water conservation programs, and to develop methods of water reuse.

RC-1e Pursue the use of treated wastewater in irrigation, industrial, construction, and fire suppression applications, including development of appropriate infrastructure and investigating new technologies.

RC-1f Coordinate with the California Department of Fish and Wildlife, San Joaquin County, and local watershed protection groups to identify potentially impacted aquatic habitat within Manteca's Planning Area and to develop riparian management guidelines to be implemented by development, recreation, and other projects adjacent to creeks, streams, and other waterways.

RC-1g Explore revising Title 17 (Zoning) of the Municipal Code to include standards for the protection of riparian habitat. The standards should include minimum setback requirements, site design standards, and requirements for the ongoing maintenance of creek and riparian habitat on public and private lands.

RC-1h *Conserve, and where feasible, create or restore areas that provide important water quality benefits such as riparian corridors, buffer zones, wetlands, undeveloped open space areas, levees, and drainage canals. Restoration efforts should provide for naturalized hydraulic functioning. Restoration should also promote the growth of riparian vegetation to effectively stabilize banks, screen pollutants from runoff entering the channel, enhance fisheries, and provide other opportunities for natural habitat restoration.*

RC-1i *Do not approve new industrial or commercial development that would have a significant, adverse effect, determined pursuant to CEQA criteria, on water quality in the San Joaquin River or in the area's groundwater basin.*

RC-1j *Monitor water quality in City wells for evidence of toxics, saltwater intrusion, and other contaminants.*

RC-1k *Maintain a buffer area between waterways and urban development to protect water quality and riparian areas.*

RC-1l *Utilize cost-effective urban runoff controls, including Best Management Practices (BMPs), to limit urban pollutants from entering the water courses.*

RC-1m *Comply with the Regional Water Quality Control Board's regulations and standards to maintain and improve groundwater quality in Manteca.*

Groundwater

Goal RC-2

Manage and enhance groundwater as a valuable and limited shared resource on a sustainable yield basis that can provide water purveyors and individual users with reliable, high quality groundwater to serve existing and planned land uses during prolonged drought periods.

Policies

RC-2.1 Protect the quantity and quality of Manteca's groundwater.

RC-2.2 Manage groundwater as part of a broader integrated approach that includes surface water, conservation, water quality, reuse, environmental stewardship, and other water management strategies.

RC-2.3 Operate the City's well system in such a manner as to not exceed the sustainable yield of the local groundwater aquifer.

RC-2.4 Recognize the importance of open space lands, including agricultural lands, parks, greenways, lakes

RC-2.5 Conserve groundwater recharge features, encourage new groundwater recharge opportunities, and protect aquifers from degradation of water quality and reduction of recharge.

RC-2.6 Promote the use of permeable surface materials and provide for ample areas of open space, including agricultural land, parks and greenways, and naturalized land, in order to decrease surface runoff and promote groundwater recharge.

RC-2.7 Continue to encourage and support federal, state, and local research on and monitoring of local groundwater conditions, aquifer recharge, watersheds, and streams where needed to assess groundwater quantity and quality.

RC-2.8 Allow development of private water wells only where the City makes a finding that municipal water service is not readily and feasibly available, and such private well systems shall only be allowed to be used until such time as City water service becomes available.

RC-2.9 Consider the effects of development on groundwater quality, and implement measures to reduce water contamination.

Implementation

RC-2a Participate in regional groundwater management efforts with the Eastern San Joaquin County Groundwater Basin Authority and other local agencies to implement the Integrated Regional Water Management Plan and to review and update the plan as necessary to meet the federal and state requirements.

RC-2b Coordinate with water purveyors and water users to manage supplies to avoid long-term overdraft, water quality degradation, land subsidence, and other potential problems.

RC-2c Continue to monitor City wells to track local groundwater levels and monitor water quality. Share data with state and regional agencies and the public to ensure that regional groundwater sustainability planning efforts include the most complete and comprehensive data available.

RC-2d Investigate opportunities to utilize recycled water supplies to assist with groundwater recharge.

RC-2e Monitor groundwater resources and consider locating required detention basins where recharge potential is determined to be high.

RC-2f *Initiate and support a range of educational and public outreach programs to inform residents, agriculture, businesses and other groundwater users of best management practices in the areas of efficient water use, water conservation, and increasing groundwater recharge. Make these resources available to the public through the City's website.*

RC-2g *When considering public projects on City-owned land that may increase the volume of impervious surfaces on the site, seek opportunities to implement alternate approaches, such as the use of pervious paving materials, expanded areas of naturalized landscape, and other measures deemed feasible in order to increase the groundwater recharge potential of the project.*

RC-2h *Require development projects and infrastructure projects to implement low impact development practices, when appropriate, such as techniques that increase surface infiltration in landscaped, turf, and undeveloped areas.*

Soils and Erosion Control

Goal RC-3

Preserve and maintain Manteca's soils to avoid the pollution of surface waters, decreased air quality, and erosion.

Policies

RC-3.1 Minimize soil erosion and loss of topsoil from land development activities, wind, and water flow.

Implementation

RC-3a *Require development projects to comply with the California Building Standards Code requirements for specific site development and construction standards for specific soil types.*

RC-3b *Require site-specific land management and development practices for proposed development projects, including appropriate measures for drainage control and avoiding or reducing erosion.*

RC-3c *Continue to implement, and periodically review/update as necessary, Municipal Code Section 17.48.070(G) (Grading Design Plan). The City shall review projects to ensure that best management practices are implemented during construction and site grading activities, as well as in project design to reduce pollutant runoff into water bodies.*

Climate Adaptation and Resilience

As Manteca looks to the future, State law requires the City to consider climate impacts facing California as well as methods to adapt and be resilient to climate change effects. Effects of climate change that may impact Manteca include:

- More intense and frequent heat waves
- More intense and frequent drought
- More severe and frequent wildfires
- More severe storms and extreme weather events
- Greater riverine flows
- Shrinking snowpack and less overall precipitation
- Rising river levels

Emissions scenarios used in the General Plan and General Plan Environmental Impact Report are the same as those used by the Intergovernmental Panel on Climate Change's Fifth Assessment Report and are called Representative Concentration Pathways, or RCPs. There are four RCPs: 2.6, 4.5, 6.0, and 8.5. Each represents a set of possible underlying socioeconomic conditions, policy options, and technological considerations, spanning from a low-end scenario that requires significant emissions reductions resulting in zero global emissions by 2080 (RCP 2.5) to a high-end, "business-as-usual," fossil-fuel-intensive emissions scenario (RCP 8.5). The low-end scenario is most closely aligned with California's ambitious greenhouse gas reduction targets and the aspirational goals of the United Nations Framework Convention on Climate Change 2015 Paris Agreement. Thus far, global emissions continue to follow the business-as-usual trajectory.

Climate Change

Goal RC-4

Minimize risks to life, property, the economy, and the environment resulting from climate change, including extreme weather events.

Policies

RC-4.1 Prepare for and respond to the expected impacts of climate change.

RC-4.2 Assess and monitor the effects of climate change and the associated levels of risk in order to adapt to changing climate conditions and be resilient to negative changes and impacts associated with climate change.

Implementation

RC-4a *Continue to assess and monitor performance of greenhouse gas emissions reduction efforts, including progress toward meeting longer-term GHG emissions reduction goals for 2035 and 2050 by reporting on the City's progress annually, updating the Climate Action Plan and GHG inventory regularly, and updating the the GHG Strategy in the General Plan, as appropriate.*

RC-4b *When updating master plans for infrastructure, including water supply, flood control, and drainage, and critical facilities, review relevant climate change scenarios and ensure that the plans consider the potential effects of climate change and include measures to provide resilience.*

RC-4c *Incorporate the likelihood of climate change impacts into City emergency response planning and training.*

Energy Conservation

Goal RC-5

Promote the conservation of energy.

Policies

RC-5.1 Ensure that land use and circulation improvements are coordinated to reduce the number and length of vehicle trips.

RC-5.2 Encourage private development to explore and apply non-traditional energy sources such as co-generation, wind, and solar to reduce dependence on traditional energy sources.

RC-5.3 Require all new public and privately constructed buildings to meet and comply with construction and design standards that promote energy conservation, including the most current "green"

development standards in the California Green Building Standards Code.

RC-5.4 Support innovative and green building best practices including, but not limited to, LEED certification for all new development, and encourage public and private projects to exceed the most current "green" development standards in the California Green Building Standards Code.

RC-5.5 Encourage the conservation of public utilities.

RC-5.6 Encourage the conservation of petroleum products.

Implementation

RC-5a Implement development standards and best practices that promote energy conservation and the reduction in greenhouse gases, including:

- *Require new development to be energy-efficient through passive design concepts (e.g., techniques for heating and cooling, building siting orientation, street and lot layout, landscape placement, and protection of solar access;*
- *Require construction standards which promote energy conservation including window placement, building eaves, and roof overhangs;*
- *Require all projects to meet minimum State and local energy conservation standards;*
- *Require best practices in selecting construction methods, building materials, project appliances and equipment, and project design;*
- *Encourage and accommodate projects that incorporate alternative energy;*
- *Encourage projects to incorporate enhanced energy conservation measures and other voluntary methods of reducing energy usage and greenhouse gas emissions; and*
- *Require large energy users to implement an energy conservation plan as part of the project review and approval process, and develop a program to monitor compliance with and effectiveness of that plan.*

RC-5b Continue to review development projects to ensure that all new public and private development complies with the California Code of Regulations, Title 24 standards as well as the energy efficiency standards established by the General Plan and the Municipal Code.

RC-5c *Develop a public education program to increase public participation in energy conservation.*

RC-5d *Connect residents and businesses with programs that provide free or low-cost energy efficiency audits and retrofits to existing buildings.*

RC-5e *Update the Municipal Code to incentivize the use of small-scale renewable energy facilities and, where appropriate, to remove impediments to such uses.*

RC-5f *Cooperate with other agencies, jurisdictions, and organizations to expand energy conservation programs.*

RC-5g *Explore alternative energy sources, including co-generation, active solar energy, and wind generation, and identify opportunities for alternative energy to be used in public and private projects.*

RC-5h *Implement transportation measures, as outlined in the Circulation Element, which reduce the need for automobile use and petroleum products.*

Air Quality

Goal RC-6

Protect the health and welfare of city residents and visitors by promoting development and planning practices that are compatible with federal, state, and local air quality standards and regulations and implement regional efforts to improve air quality.

Policies

RC-6.1 Coordinate with the San Joaquin Valley Air Pollution Control District (Air District), San Joaquin Council of Governments, and the California Air Resources Board (State Air Board), and other agencies to develop and implement regional and county plans, programs, and mitigation measures that address cross-jurisdictional and regional air quality impacts, including land use, transportation, and climate change impacts, and incorporate the relevant provisions of those plans into City planning and project review procedures. Also cooperate with the Air District, SJCOG, and State Air Board in:

- Enforcing the provisions of the California and Federal Clean Air Acts, state and regional policies, and established standards for air quality.
- Identifying baseline air pollutant and greenhouse gas emissions.
- Encouraging economy clean fuel for city vehicle fleets, when

Air Quality Measures

Policies and implementation measures associated with land use (siting of uses to reduce trip length and to reduce potential exposure to air pollutants), safety (hazardous materials), circulation (trip reduction measures, alternatives to motor vehicles, and reduction of fossil fuel consumption), and resource conservation (energy) will be located in the respective elements rather than having redundant policies and implementation measures in the Air Quality policy set.

feasible.

- Developing consistent procedures for evaluating and mitigating project-specific and cumulative air quality impacts of projects.

RC-6.2 Minimize exposure of the public to toxic or harmful air emissions and odors through requiring an adequate buffer or distance between residential and other sensitive land uses and land uses that typically generate air pollutants, toxic air contaminants, or obnoxious fumes or odors, including but not limited to industrial, manufacturing, and processing facilities, highways, and rail lines.

RC-6.3 Ensure that new construction is managed to minimize fugitive dust and construction vehicle emissions.

RC-6.4 Require appliances and equipment, including wood-burning devices, in development projects to meet current standards for controlling air pollution, including particulate matter and toxic air contaminants.

RC-6.5 Require and/or cooperate with the Air District to ensure that burning of any combustible material within the City is consistent with Air District regulations to minimize particulate air pollution.

Implementation Measures

RC-6a Work with the Air District to implement the Air Quality Management Plan (AQMP).

- *Cooperate with the Air District to develop consistent and accurate procedures for evaluating project-specific and cumulative air quality impacts.*
- *Cooperate with the Air District and the State Air Board in their efforts to develop a local airshed model.*
- *Cooperate with the Air District in its efforts to develop a cost/benefit analysis of possible control strategies (mitigation measures to minimize short and long-term stationary and area source emissions as part of the development review process, and monitoring measures to ensure that mitigation measures are implemented.*

RC-6b Review development, land use, transportation, and other projects that are subject to CEQA for potentially significant climate change and air quality impacts, including toxic and hazardous emissions and require that projects provide adequate, appropriate, and cost-effective mitigation measures reduce significant and potentially significant impacts. This includes, but is not limited to, the following:

- *Use of the Air District "Guide for Assessing and Mitigating Air Quality Impacts", as may be amended or replaced from time to time, in identifying thresholds, evaluating potential project and cumulative impacts, and determining appropriate mitigation measures;*

- *Contact the Air District for comment regarding potential impacts and mitigation measures as part of the evaluation of air quality effects of discretionary projects that are subject to CEQA;*

- *Require projects to participate in regional air quality mitigation strategies, including Air District-required regulations, as well as recommended best management practices when applicable and appropriate, including:*

- *Promote the use of new and replacement fuel storage tanks at refueling stations that are clean fuel compatible, if technically and economically feasible;*

- *The use of energy efficient lighting (including controls) and process systems beyond Title 24 requirements shall be encouraged where practicable (e.g., water heating, furnaces, boiler units, etc.);*

- *The use of energy efficient automated controls for air conditioning beyond Title 24 requirements shall be encouraged where practicable; and*

- *Promote solar access through building siting to maximize natural heating and cooling, and landscaping to aid passive cooling and to protect from winds;*

- *The developer of a sensitive air pollution receptor shall submit documentation that the project design includes appropriate buffering (e.g., setbacks, landscaping) to separate the use from highways, arterial streets, hazardous material locations and other sources of air pollution or odor;*

- *Identify sources of toxic air emissions and, if appropriate, require preparation of a health risk assessment in accordance with Air District-recommended procedures; and*

- *Circulate the environmental documents for projects with significant air quality impacts to the Air District for review and comment.*

RC-6c *Review area and stationary source projects that could have a significant air quality impact, either individually or cumulatively, to identify the significance of potential impacts and ensure that*

adequate air quality mitigation is incorporated into the project, including:

- *The use of best available and economically feasible control technology for stationary industrial sources;*
- *All applicable particulate matter control requirements of Air District Regulation VIII;*
- *The use of new and replacement fuel storage tanks at refueling stations that are clean fuel compatible, if technically and economically feasible;*
- *Provision of adequate electric or natural gas outlets to encourage use of natural gas or electric barbecues and electric gardening equipment; and*
- *Use of alternative energy sources.*

RC-6d *Maintain adequate data to analyze cumulative land use impacts on air quality and climate change. This includes tracking proposed, planned, and approved General Plan amendments, development, and land use decisions so that projects can be evaluated for cumulative air quality impacts, including impacts associated with transportation and land use decisions.*

RC-6e *Prior to entitlement of a project that may be an air pollution point source, such as a manufacturing and extracting facility, the developer shall provide documentation that the use is located and appropriately separated from residential areas and sensitive receptors (e.g., homes, schools, and hospitals).*

RC-6f *Construction activity plans shall include and/or provide for a dust management plan to prevent fugitive dust from leaving the property boundaries and causing a public nuisance or a violation of an ambient air standard.*

- *Project development applicants shall be responsible for ensuring that all adequate dust control measures are implemented in a timely manner during all phases of project development and construction.*

Open Space

Goal RC-7

Provide and preserve a network of diverse and accessible open spaces.

Policies

RC-7.1 Consider General Plan land use designations that include agriculture, permanent open space, parks and similar uses, as well as waterways (i.e., San Joaquin River, Lower Lone Tree Creek, Middle Lone Tree Creek, Oakwood Lake, Walker Slough, and Walthall Slough), as contributing to the City's open space.

RC-7.2 Conserve open space for conservation, recreation, and agricultural uses. Conversion of open space, as defined under Policy RC-XX, to developed residential, commercial, industrial, or other similar types of uses, shall be strongly discouraged. Undeveloped land that is designated for urban uses may be developed if needed to support economic development, improve the City's housing stock and range of housing types, and if the proposed development is consistent with the General Plan Land Use Map.

RC-7.3 Where possible, integrate open space and stream corridors with trails and other recreational open space in an environmentally sustainable manner.

RC-7.4 Recognize urban open space as essential to maintaining a high quality of life within the city limits of Manteca.

RC-7.5 Support regional and local natural resource preservation plans of public agencies that retain and protect open space within Planning Area.

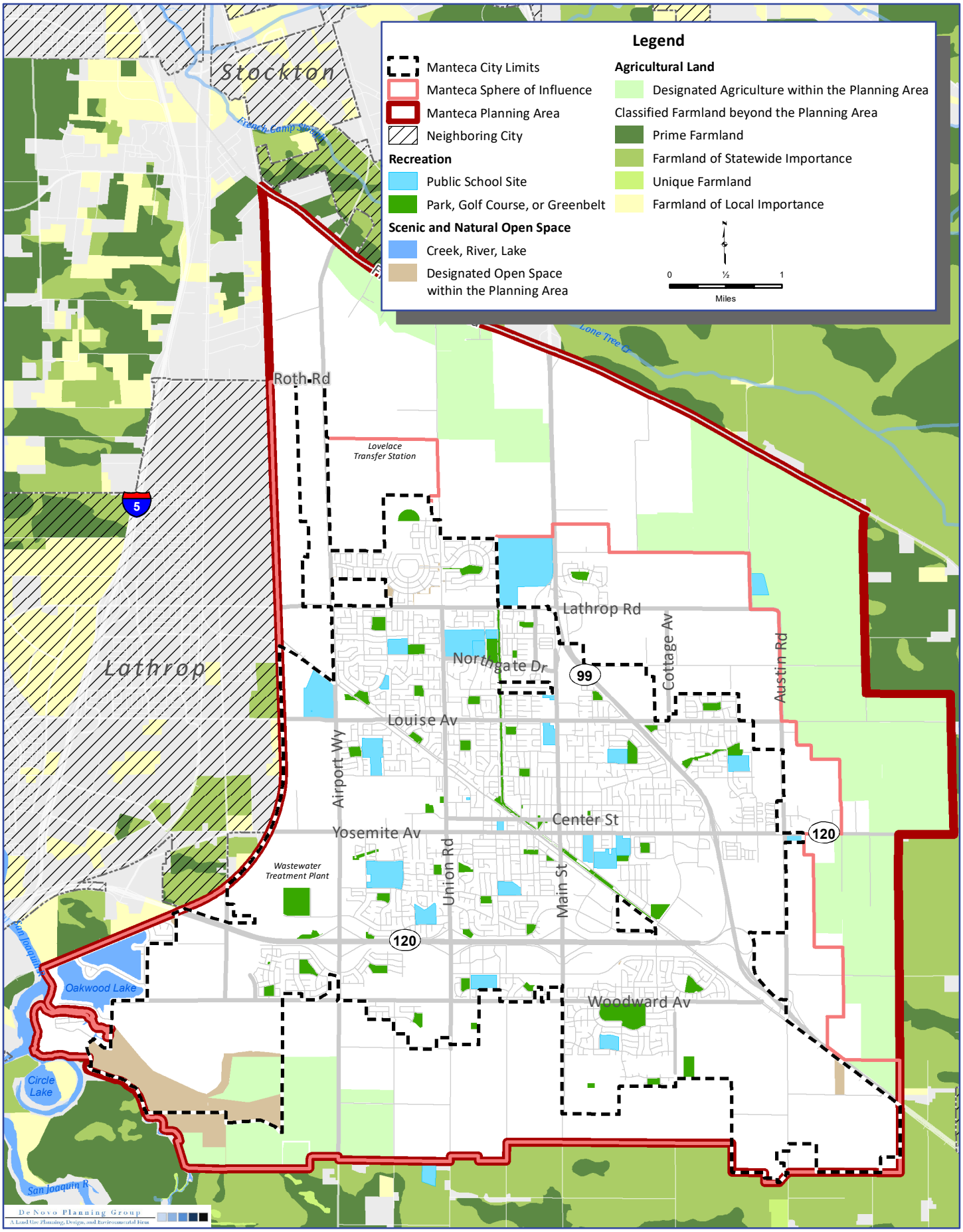
RC-7.6 Encourage public and private efforts to preserve open space.

RC-7.7 Require common or private open space that is not City property to be privately maintained.

RC-7.8 Provide public and private open space within urbanized parts of Manteca, in order to provide for the recreational needs of residents and provide visual contrast with the built environment.

RC-7.9 Provide and encourage access to public open space areas.

RC-7.10 Require development projects to maximize the potential for open space, visual experiences, and passive and active recreation.



Sources: San Joaquin County GIS; CalAtlas; California Department of Conservation, Farmland Mapping and Monitoring Program, San Joaquin County, 2016. Map date: February 12, 2019.

Figure RC-1: Open Space Plan

Implementation

RC-7a *Provide an interconnecting system of open space corridors that incorporate bicycle and pedestrian paths within the urbanized area that connect to regional open space corridors, such as the San Joaquin River.*

RC-7b *Utilize a system of open space corridors to provide pedestrian and bicycle connections between schools, parks and other recreation areas, commercial uses, and employment centers.*

RC-7c *Require all new development to provide linkages to existing and planned open space that would logically be connected through the project.*

RC-7d *Provide opportunities for public education through the City's open space system and natural resource areas.*

RC-7e *Review all development proposals within or adjacent to the Sphere of Influence, to ensure adequate preservation of community separators and open space resources.*

RC-7f *Implement a coordinated and cost-effective plan for City management and maintenance of publicly-owned open space within the city limits.*

RC-7g *Coordinate with interested public and private entities to create new and expanded public access trails along waterways that connect to open space areas, parks, and schools serving the City.*

Agricultural Resources

Goal RC-8

Encourage the continuation of agricultural uses and discourage the premature conversion of agricultural land to nonagricultural uses.

Policies

RCP-8.1 Support the continuation of agricultural uses on lands designated for urban use, until urban development is imminent.

RC-8.2 Provide an orderly and phased development pattern, encouraging the development of vacant lands within City boundaries prior to conversion of agricultural lands, so that farmland is not subjected to premature development pressure.

RC-8.3 Encourage permanent agricultural lands surrounding the Planning Area to serve as community separators and continue the agricultural heritage of Manteca.

RC-8.4 Support and encourage the preservation of designated Agriculture

lands, without placing an undue burden on agricultural landowners.

RC-8.5 Minimize conflicts between agricultural and urban land uses.

RC-8.6 Ensure that urban development near existing agricultural lands will not unnecessarily constrain agricultural practices or adversely affect the economic viability of nearby agricultural operations.

RC-8.7 Prohibit the fragmentation of agricultural parcels into small rural residential parcels except in areas designated for urban development in the Land Use Diagram.

RC-8.8 Encourage agricultural landowners in Manteca's Planning Area to participate in Williamson Act contracts and other programs that provide long-term protection of agricultural lands. Discourage the cancellation of Williamson Act contracts outside the Primary Urban Service Boundary line.

RC-8.9 Work with the Local Agency Formation Commission (LAFCO) on issues of mutual concern including the conservation of agricultural land through consistent use of LAFCO policies, particularly those related to conversion of agricultural lands and establishment of adequate buffers between agricultural and non-agricultural uses, and the designation of a reasonable and logical Sphere of Influence boundary for the City.

RC-8.10 Prohibit re-designation of Agricultural lands to other land use designations unless all of the following findings can be made:

a. There is a public need or net community benefit derived from the conversion of the land that outweighs the need to protect the land for long-term agricultural use.

b. There are no feasible alternative locations for the proposed project that are either designated for non-agricultural land uses or are less productive agricultural lands.

c. The use would not have a significant adverse effect on existing or potential agricultural activities on surrounding lands designated Agriculture.

RC- P-8.11 Require the development projects to reduce impacts on agricultural lands through the use of buffers, such as greenbelts, drainage features, parks, or other improved and maintained features, in order to separate residential and other sensitive land uses, such as schools and hospitals, from agricultural operations and from lands designated Agriculture.

RC-8.12 Work with agricultural landowners to improve practices that have resulted in adverse impacts to adjacent properties. Such practices

include site drainage and flood control measures.

RC-8.13 Encourage agricultural landowners in Manteca's Planning Area to participate in Williamson Act contracts and other programs that provide long-term protection of agricultural lands. Discourage the cancellation of Williamson Act contracts outside the 20-Year Planning Horizon in the City's most recent Municipal Services Review.

RC-8.14 Support the procurement of expanded and additional water rights which provide for contractual supply reliability for agricultural use.

RC-8.15 Do not extend water and sewer lines to noncontiguous urban development that would adversely affect agricultural operations.

RC-8.16 Encourage small-scale food production, such as community gardens and cooperative neighborhood growing efforts, on parcels within the City limits, provided that the operations do not conflict with existing adjacent urban uses.

RC-8.17 Encourage Manteca Unified School District and the Delta Community College District to maintain school farm facilities and associated education programs.

RC-8.18 Encourage and support the development of new agricultural related industries featuring alternative energy, utilization of agricultural waste, biofuels, and solar or wind farms.

Implementation

RC-8a *Continue to implement Chapter 8.24 (Right to Farm) of the Municipal Code in order to protect farming uses from encroaching urban uses and to notify potential homebuyers of nearby agricultural operations.*

RC-8b *Consider impacts to agricultural lands and agricultural productivity when reviewing new development projects, amendments to the General Plan, and rezoning applications.*

RC-8c *Amend Title 17 (Zoning) of the Municipal Code to include specific agricultural buffer requirements for residential and sensitive land uses (i.e., schools, day care facilities, and medical facilities) that are proposed near existing agricultural lands in order to protect the associated agricultural operations from encroachment by incompatible uses. Buffers shall generally be defined as a physical separation, depending on the land use, and may consist of topographic features, roadways, bike/pedestrian paths, greenbelts, water courses, or similar features. The buffer shall occur on the parcel for which a permit is sought and shall favor protection of the maximum amount of agricultural land.*

RC-8d *Collaborate with water suppliers and wastewater treatment plant operators to increase the availability of treated or recycled water for agricultural purposes.*

RC-8e *Apply the following conditions of approval where urban development occurs next to farmland.*

- *Require notifications in urban property deeds that agricultural operations are in the vicinity, in keeping with the City's right-to- farm ordinance.*
- *Require adequate and secure fencing at the interface of urban and agricultural use.*
- *Require phasing of new residential subdivisions; so as to include an interim buffer between residential and agricultural use.*
- *Require a buffer, which may include a roadway and landscaped buffer, open space transition area, or low intensity uses, between urban uses and lands designated Agriculture on the Land Use Map.*

RC-8f *Work with San Joaquin County on the following issues:*

- *The establishment and implementation of consistent policies for agricultural lands in the Planning Area that prioritize the preservation of agricultural lands and support ongoing agricultural activities.*
- *Pesticide application and types of agricultural operations adjacent to urban uses.*
- *Support the continuation of County agricultural zoning in areas designated for agricultural land use in the Area Plan.*

RC-8g *Develop a program to support for agricultural tourism, u-pick orchards and farms, and other agricultural activities that serve as a regional draw to Manteca and enhance its agricultural heritage.*

Biological Resources

Goal RC-9

Protect sensitive native vegetation and wildlife communities and habitat in Manteca.

Policies

RC-9.1 Protect sensitive habitats that include creek corridors, wetlands, vernal pools, riparian areas, wildlife and fish migration corridors, native plant nursery sites, waters of the United States, sensitive natural communities, and other habitats designated by State and Federal agencies.

RC-9.2 Preserve and enhance those biological communities that contribute to Manteca and the region's biodiversity, including but not limited to, wetlands, riparian areas, aquatic habitat, and agricultural lands.

RC-9.3 Focus conservation efforts on high priority conservation areas that contain suitable habitat for endangered, threatened, migratory, or special-status species and that can be managed with minimal interference with nearby urban land uses.

RC-9.4 Conserve existing native vegetation, where possible, and integrate regionally native plant species into development and infrastructure projects where appropriate.

RC-9.5 Condition new development in the vicinity of the San Joaquin River and Walthall Slough to protect riparian habitat, wetlands, and other native vegetation and wildlife communities and habitats.

RC-9.6 Discourage the premature removal of orchard trees in advance of development, and avoid the removal of other large, mature trees that provide wildlife habitat or contribute to the visual quality of the environment to the greatest extent feasible through appropriate project design and building siting. If full avoidance is not possible, prioritize planting of replacement trees on-site over off-site locations.

RC-9.7 Protect special status species and other species that are sensitive to human activities.

RC-9.8 Encourage contiguous habitat areas.

RC-9.9 Encourage the planting of native vegetation on new drainage channels.

RC-9.10 Continue to support and implement the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (County Habitat Plan).

Implementation

RC-9a *Continue to require projects to comply with the requirements of the County Habitat Plan when reviewing proposed public and private land use changes.*

RC-9b *Require project proponents who opt not to participate in the SJMSCP to:*

- *Satisfy applicable U.S. Endangered Species Act (ESA), California Endangered Species Act (CESA), National Environmental Policy Act (NEPA), California Environmental Quality Act (CEQA), and other applicable local, state, and*

federal laws and regulation provisions through consultations with the Permitting Agencies and local planning agencies.

- *Provide site-specific research and ground surveys for proposed development projects. This research must include a detailed inventory of all biological resources onsite, and appropriate mitigation measures for avoiding or reducing impact to these biological resources. This requirement may be waived if determined by the City that the proposed project area is already sufficiently surveyed.*

RC-9c *Until such time that a Clean Water Act regional general permit or its equivalent is issued for coverage under the SJMSCP, acquisition of a Section 404 permit by project proponents will continue to occur as required by existing regulations. Project proponents shall comply with all requirements for protecting federally protected wetlands.*

RC-9d *Continue to enforce the City's heritage tree ordinance which defines and identifies mature trees to be protected, and establishes regulations for their protection and removal.*

RC-9e *Limit the access of pedestrians and bicyclists to wetland areas so that access is compatible with long-term protection of these natural resources.*

RC-9f *Implement the multiple use of resource areas, where feasible, that includes passive recreational and educational opportunities with the protection of wildlife and vegetation habitat areas.*

RC-9g *Where sensitive biological habitats have been identified on or immediately adjacent to a project site, the project shall include appropriate mitigation measures identified by a qualified biologist.*

RC-9h *Utilize existing regulations and procedures, including but not limited to, the Zoning Ordinance and the environmental review process, in order to address impacts to special-status species and conserve sensitive habitats, including wetlands and riparian habitat.*

RC-9i *Consult with State and Federal agencies during the development review process to help identify wetland and riparian habitat that has candidacy for restoration, conservation, and/or mitigation. Focus restoration and/or conservation efforts on areas that would maximize multiple beneficial uses for such habitat.*

RC-9j *Apply CEQA Thresholds of Significance to assist staff, project applicants, and decision-makers in determining whether a project may have a significant effect on the environment under Section 21082.2 of CEQA.*

Mineral Resources

Goal RC-10

Manage Manteca's mineral resources while preserving development and conservation options for the future

Policies

RC-10.1 Ensure that areas of mineral resources can be mined while productive and are ultimately reused for urbanization or open space.

RC-10.2 Allow resource extraction of gas, oil, and mineral resources as an interim use.

Implementation

RC-10a *Work with property owners to develop reclamation plans for areas with mineral resources.*

RC-10b *Consider whether it is appropriate to update the Municipal Code to address production of mineral resources, including oil and gas wells.*

RC-10c *Identify and evaluate areas within Manteca's Planning Area with potential resource value, including oil, gas, sand, and gravel.*

Cultural Heritage

Goal RC-11

Preserve and enhance Manteca's archaeological and historic resources for their aesthetic, educational and cultural values; and respect Manteca's Native American heritage.

Policies

RC-11.1 Protect important historic resources and use these resources to promote a sense of place and history in Manteca.

RC-11.2 Encourage historic resources to remain in their original use whenever possible. The adaptive use of historic resources is preferred, particularly as museums, educational facilities, or visitor-serving uses, when the original use can no longer be sustained. Older residences may be converted to office/retail use in commercial areas and to tourist or business use, so long as their historical authenticity is maintained or enhanced.

RC-11.3 Do not approve any public or private project that may adversely affect an archaeological site without consulting the California Archaeological Inventory at Stanislaus State University, conducting a site evaluation as may be indicated, and attempting to mitigate any adverse impacts according to the recommendation of a

qualified archaeologist. City implementation of this policy shall be guided by CEQA and the National Historic Preservation Act.

RC-11.4 Require that the proponent of any development proposal in an area with potential archaeological resources, and specifically near the San Joaquin River and Walthall Slough, and on the east side of State Highway 99 at the Louise Avenue crossing, shall consult with the California Archaeological Inventory, Stanislaus State University to determine the potential for discovery of cultural resources, conduct a site evaluation as may be indicated, and mitigate any adverse impacts according to the recommendation of a qualified archaeologist. The survey and mitigation shall be developer funded.

RC-11.5 Work with property owners seeking registration of historical structures as Historic Landmarks or listing on the Register of Historic Sites.

RC-11. Encourage the voluntary identification, conservation, and reuse of historical structures, properties, and sites with special and recognized historic, architectural, or aesthetic value.

RC-11.6 Support the efforts of property owners to preserve and renovate historic and architecturally significant structures. Where such buildings cannot be preserved intact, the City shall seek to preserve the building facades.

RC-11.7 Support and promote annual festivals and community events that celebrate Manteca's cultural heritage.

RC-11.8 Encourage and support community art projects, including murals, sculptures, educational programs, and events that highlight Manteca's cultural and historic heritage.

RC-11.9 Review new development projects and work in conjunction with the California Historical Resources Information System to determine whether project areas contain known archaeological resources, either prehistoric and/or historic-era, or have the potential for such resources.

RC-11.10 Ensure that human remains are treated with sensitivity and dignity, and ensure compliance with the provisions of California Health and Safety Code Section 7050.5 and California Public Resources Code Section 5097.98.

RC-11.11 Consistent with State, local, and tribal intergovernmental consultation requirements such as SB 18, consult as necessary with Native American tribes that may be interested in proposed new development and land use policy changes.

Implementation

RC-11a *Require a records search for any proposed development project, to determine whether the site contains known archaeological, historic, or cultural resources and/or to determine the potential for discovery of additional cultural resources. This requirement may be waived if determined by the City that the proposed project area is already sufficiently surveyed.*

RC-11b *Require a cultural and archaeological survey prior to approval of any project which would require excavation in an area that is sensitive for cultural or archaeological resources. If significant cultural or archaeological resources, including historic and prehistoric resources, are identified, appropriate measures shall be implemented, such as documentation and conservation, to reduce adverse impacts to the resource.*

RC-11c *Require all City permits for reconstruction or modification of existing buildings to include the submittal of a photograph of the existing structure or site. The intent is to create a record of the buildings in the City over time. A photograph will also be required for vacant sites that will be modified with new construction of new buildings or other above ground improvements.*

RC-11d *Incorporate significant archaeological sites, where feasible, into open space areas.*

RC-11e *Continue to inventory historic sites throughout the City. The inventory should contain a narrative of the significant facts regarding the historic events or persons associated with the site, and pictures of the site.*

RC-11f *Continue to support the local historical society in their efforts to:*

- *Archive historic information, including photographs, publications, oral histories and other materials, and*
- *make the information available to the public for viewing and research.*

RC-11g *Encourage the placement of monuments or plaques that recognize and celebrate historic sites, structures, and events.*

RC-11h *Adopt and implement a historical preservation ordinance.*

RC-11i *Adopt and implement a historic building code, as authorized by state law.*

RC-11j *Require all new development, infrastructure, and other ground-disturbing projects to comply with the following conditions in the event of an inadvertent discovery of cultural resources or human*

remains:

- *If construction or grading activities result in the discovery of significant historic or prehistoric archaeological artifacts or unique paleontological resources, all work within 100 feet of the discovery shall cease, the Community Development Director shall be notified, the resources shall be examined by a qualified archaeologist, paleontologist, or historian for appropriate protection and preservation measures; and work may only resume when appropriate protections are in place and have been approved by the Community Development Director; and*

- *If human remains are discovered during any ground disturbing activity, work shall stop until the Community Development Director and the San Joaquin County Coroner have been contacted; if the human remains are determined to be of Native American origin, the Native American Heritage Commission and the most likely descendants have been consulted; and work may only resume when appropriate measures have been taken and approved by the Community Development Director.*

RC-11l *Collaborate with the Chamber of Commerce and other interested community groups to support and promote community festivals and events.*

State law requires all discretionary projects to address the potential to impact cultural resources, including archaeologic and historic resources, and tribal cultural resources.

The California Environmental Quality Act (CEQA) Guidelines provide standards for mitigation measures related to impacts on historical resources, including preservation and data recovery.

Health and Safety Code Section 7050.5 provides for the treatment of human remains.

This page left blank intentionally.

9. Safety

Safety is a basic human need and is required for a community to thrive. The goals, policies, and implementation measures in this element are designed to protect and enhance the public health and safety of Manteca residents, property, and environment. Manteca is susceptible to several kinds of hazards, and the policies in this element are intended to address these hazards. This element also protects the community from the unwanted impacts of excessive noise.

This element addresses emergency preparedness and critical facilities, geologic and seismic hazards, flood hazards, hazardous materials, and noise.

Existing conditions associated with flood and dam inundation risks, hazardous materials, and community noise are discussed in Chapter 4 of the Existing Conditions Report and existing conditions related to geology and seismic concerns are addressed in Chapter 5 of the Existing Conditions Report.

Emergency Procedures and Critical Facilities

Goal S-1

Ensure that City emergency procedures and critical facilities are adequate in the event of potential natural or man-made disasters.

Critical Facilities

The term 'critical facilities' refers to all essential public facilities, such as emergency communications facilities, hospitals, fire stations, and emergency shelters identified for disasters. Critical facilities are shown on Figure S-1.

Policies

S-1.1 Maintain and periodically update the City's Emergency Plan.

S-1.2 Ensure the availability and functionality of critical facilities during flooding events.

S-1.3 Locate new critical City facilities, and promote the location of non-City critical facilities, including hospitals, emergency shelters, emergency response centers, and emergency communications facilities, outside of flood hazard zones and geologic hazard areas where feasible. Critical facilities that are, or must be, located within flood hazard zones or areas with geologic hazards should incorporate feasible site design or building construction features to mitigate potential risks, including those associated with geologic, seismic, and flood events, to ensure accessibility, operation, and structural integrity, during an emergency and to minimize damage to the facility.

S-1.4 Encourage community awareness of seismic, flooding, and other disaster safety issues, including building safety, emergency response plans, and understanding steps to take for safety during and after a disaster, including identified evacuation routes.

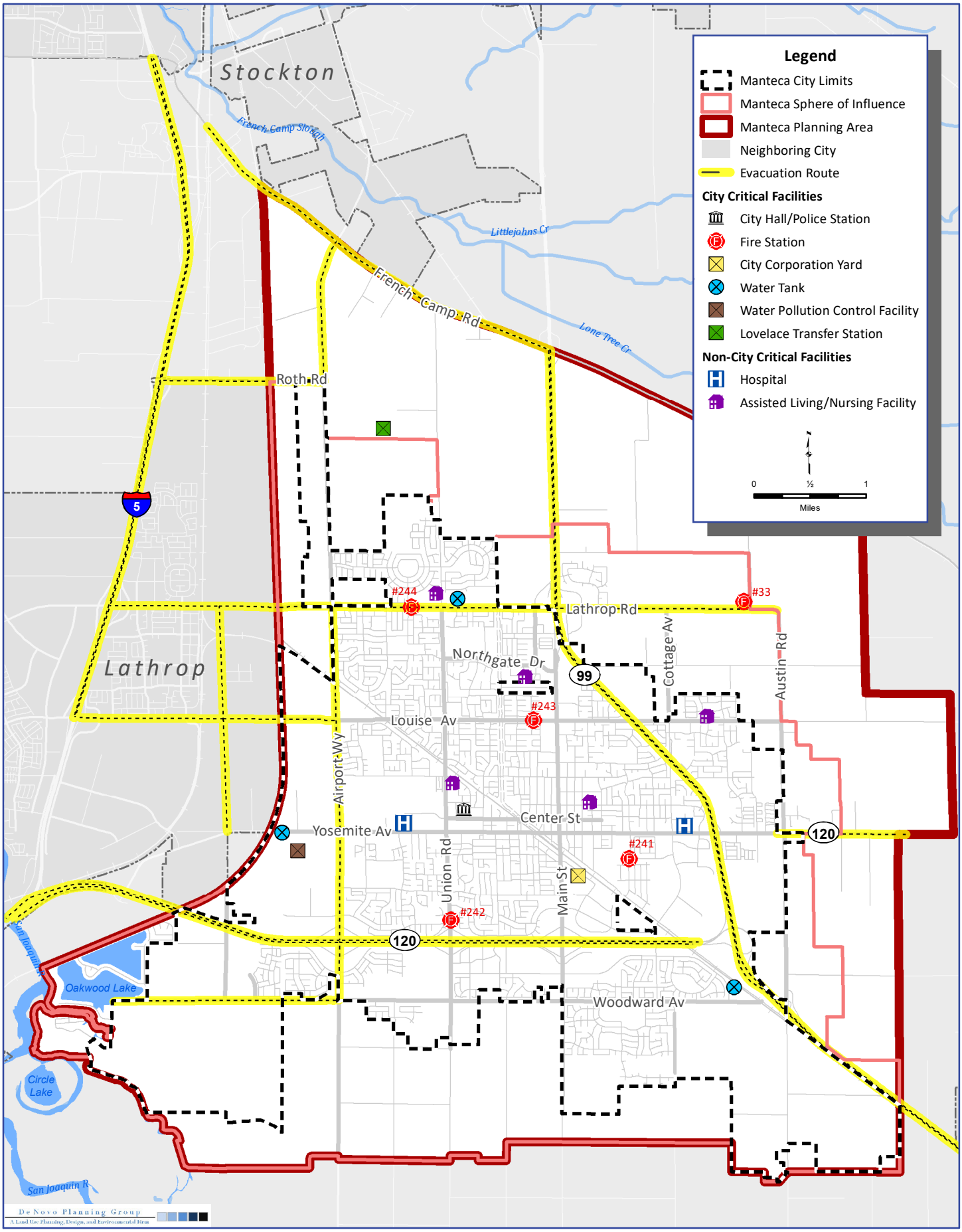
S-1.5 Continue to cooperate with San Joaquin County and other public agencies in implementing the Countywide Emergency Preparedness Plan and Local Hazard Mitigation Plan.

Implementation

S-1a Regularly conduct periodic emergency response exercises to test the effectiveness of City emergency response procedures.

S-1b Regularly review County and State emergency response procedures that must be coordinated with City procedures.

S-1c Cooperate with San Joaquin County OES, Manteca Fire Department, Lathrop Manteca Fire District, Manteca Police Services, the reclamation districts, and other agencies with responsibility for emergency management in emergency response planning, training and provision of logistical support.



Sources: San Joaquin County GIS; CalAtlas.
Map date: February 13, 2019.

Figure S-1: Critical Facilities and Evacuation Routes

S-1d *Support participation by City staff, the Police Services, Manteca Fire Department, and Lathrop Manteca Fire District in emergency response demonstrations and training where feasible.*

S-1e *Periodically coordinate with local flood protection agencies, including the reclamation districts, to discuss the status of flood protection facilities and improvements, strategize future improvements, consider potential climate change effects, financing for improvements, emergency response plans, and worker training for emergency response situations.*

S-1f *Review and maintain critical City facilities to ensure the accessibility and structural and operational integrity of essential facilities during an emergency.*

Geologic and Seismic Hazards

Goal S-2

Prevent loss of lives, injury, and property damage due to geological hazards and seismic activity and prevent disruption of essential services in the event of an earthquake.

Policies

S-2.1 Enforce adopted regulations to identify and address potential hazards relating to seismic, geologic, and soils conditions.

S-2.2 Regulate development in areas of seismic and geologic hazards to reduce risks to life and property associated with earthquakes, liquefaction, erosion, and expansive soils.

S-2.3 Require new development to mitigate the potential impacts of geologic and seismic hazards, including uncompacted fill, liquefaction, and subsidence, through the development review process.

S-2.6 Continue to require professional inspection of foundation, excavation, earthwork, and other geotechnical aspects of site development during construction on those sites specified in geotechnical studies as being prone to moderate or greater levels of seismic or geologic hazard.

S-2.7 Maintain an inventory of unreinforced masonry buildings and soft-story buildings. No change in use to a higher occupancy or more intensive use shall be approved in such structures until an engineering evaluation of the structure has been conducted and any structural deficiencies corrected.

S-2.8 Ensure that all public facilities, including buildings, water tanks, and reservoirs, are structurally sound and able to withstand seismic

shaking and the effects of seismically-induced ground failure, consistent with the California Building Standards Codes and other applicable standards.

S-2.9 Require compliance with the State's building standards in the design and siting of critical facilities, including police and fire stations, school facilities, hospitals, hazardous materials manufacturing and storage facilities, and large public assembly halls.

Implementation

S-2a Continue to require preparation of geotechnical reports for proposed development projects, public projects, and all critical structures. The reports should include, but not be limited to: evaluation of and recommendations to mitigate the effects of fault displacement, ground shaking, uncompacted fill, expansive soils, liquefaction, subsidence, and settlement. Recommendations from the report shall be incorporated into the development project to address seismic and geologic risks identified in the report.

S-2b Review development proposals to ensure compliance with the current State building standards.

S-2c Review development proposals to ensure compliance with California Health and Safety Code Section 19100 et seq. (Earthquake Protection Law), which requires that buildings be designed to resist stresses produced by natural forces such as earthquakes and wind.

S-2d Review and update the City's inventory of potentially hazardous buildings and require any development or change in occupancy proposals to address hazards, through measures such as strengthening buildings, changing the use of the buildings to an acceptable occupancy level, or demolishing or rehabilitating the building.

Flood Hazards

Goal S-3

Protect life and property from flood events through providing a planning framework for flood protection and risk management consistent with Federal and State law and pursuing flood control solutions that minimize environmental impacts.

Policies

S-3.1 Annually review and, when necessary, update the General Plan Safety Element goals, policies, and implementation measures in order to maintain compliance with applicable Federal and State

requirements.

S-3.2 Maintain and periodically update, City flood safety plans, floodplain management ordinances, zoning ordinance, building codes and other related sections of the Municipal Code to reflect Safety Element goals, policies and standards, applicable Federal and State law, and National Flood Insurance Program requirements.

S-3.3 Require evaluation of potential flood hazards prior to approval of development projects to determine whether the proposed development is reasonably safe from flooding and consistent with California Department of Water Resources Urban Level of Flood Protection Criteria (ULOP). The City shall not approve the execution of a development agreement, a tentative map, or a parcel map for which a tentative map is not required, or a discretionary permit or other discretionary entitlement that would result in the construction of a new building, or construction that would result in an increase in allowed occupancy for an existing building, or issuance of a ministerial permit that would result in the construction of a new residence for property that is located within a 200-year flood hazard zone, unless the adequacy of flood protection as described in Government Code §65865.5(a), 65962(a), or 66474.5(a), has been demonstrated.

S-3.4 New development may be permitted in areas not identified as "urban" or "urbanizing" provided that:

1) Such areas are protected from 100-year flooding by FEMA-accredited levees or equivalent flood protection as shown on an adopted FEMA Flood Insurance Rate Map, a FEMA-approved Letter of Map Revision or a Conditional Letter of Map Revision, subject to conditions specified in the letter; or

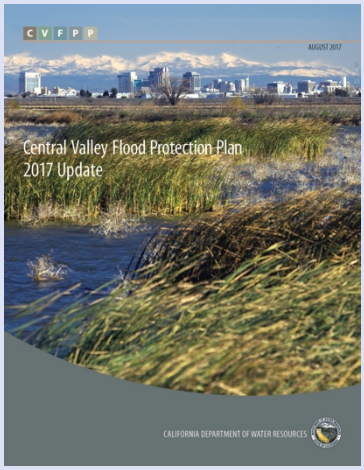
2) Where not protected by FEMA-accredited 100-year levees, such areas are subject to all applicable requirements of Municipal Code Chapter 8.30 (Floodplain Management), the California Building Standards Code as adopted by the City, and the latest promulgated FEMA standards for development in the 100-year floodplain, provided that new development approval will not cause the project site or area to be defined as "urban" or "urbanizing."

S-3.5 Continue to work closely with the Cities of Lathrop and Stockton, San Joaquin County, and the local reclamation districts to improve levee systems as required to provide ULOP for urban and urbanizing areas in Manteca by 2025, including ensuring that findings of "adequate progress" will continue to be made until improvements are in place to provide ULOP.

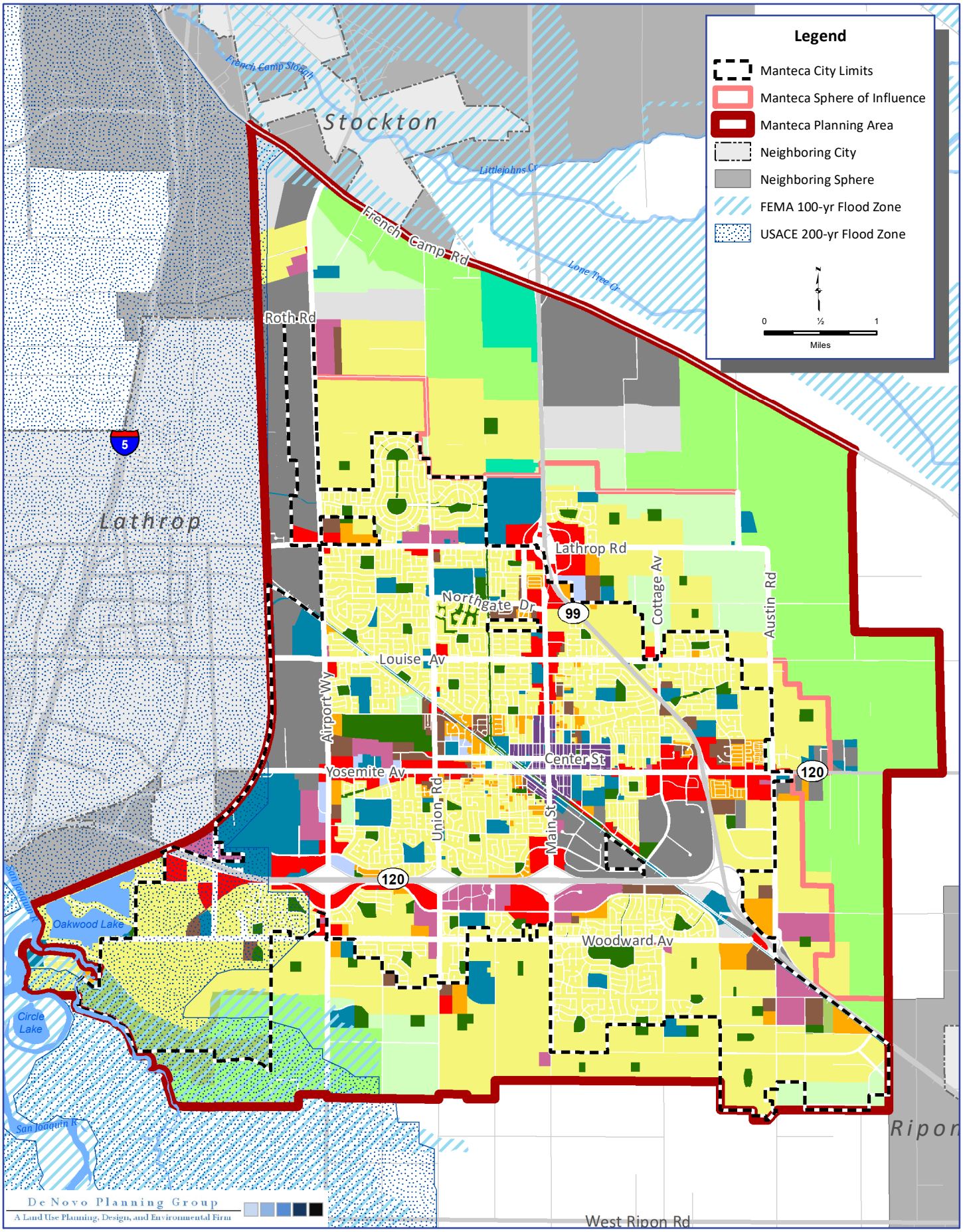
Flood Safety

Flooding affects a part of the Planning Area, primarily the areas affected by the San Joaquin River hydrology in the western and southwestern portions of the Planning Area that are within the 100- and 200-year flood zone (see Figure S-2). A ***100-year flood zone*** estimates inundation areas based on a flood that has a 1 percent chance of occurring in any given year and is typically mapped by the Federal Emergency Management Agency. A ***200-year flood zone*** estimates inundation areas based on a flood that has a 0.5 percent change of occurring in any given year and is mapped by the California Department of Water Resources based on best available data.

Government Code Sections 65007, 65300.2, 65302.9, 65302, 65303.4, 65584.04, 65584.06, 65865.5, 65962, and 66474.6, as well as portions of Chapter 4 of the California Water Code relating to flood management, as amended by Assembly Bill 162 (2007) and Senate Bill 5, are part of the State laws that set a higher standard for flood protection for the Sacramento-San Joaquin Valley area, which covers the entire Delta region and includes the Manteca area. These laws established a requirement for jurisdictions to attain an ***urban level of flood protection***, which means the level of protection that is necessary to withstand a flood with a 1 in 200 chance of occurring in any given year. This urban level of flood protection requirement applies to areas developed or planned to have a population of at least 10,000 (these areas are referred to as ***'urban'*** and ***'urbanizing'*** areas, respectively). The urban level of flood protection requirements do not apply to areas of shallow flooding or areas of flooding from local drainage equivalent to less than 3 feet in depth. Jurisdictions are required to demonstrate ***adequate progress***, which includes confirming the scope, schedule, and cost of the completed flood protection system, adequate revenues to fund the improvements, and that critical features of the system are under construction, on an annual basis.



The California Department of Water Resources (DWR) and the Central Valley Flood Protection Board adopted a Central Valley Flood Protection Plan (CVFPP) in 2012 and updated the CVFPPP in 2017.The CVFPP identifies a range of improvements and requirements to address flooding at the state, regional, and local levels, including improvements associated with the San Joaquin River/Delta region that includes the Planning Area. The CVFPP is incorporated herein by reference. The City has worked with the Cities of Lathrop and Stockton, San Joaquin County, and Reclamation District 17 (RD 17) to identify major drainage facility improvements, including improvements to existing levees and development of new levees, necessary to provide an urban level of flood protection to urban areas or areas planned for urban levels of development within the City's Planning Area. These improvements are planned to be in place by 2025 and the City confirms that adequate progress is occurring on an annual basis to ensure that an urban level of flood protection will be achieved by 2025.



Sources: San Joaquin County GIS; CalAtlas; FEMA; DWR. Map date: February 12, 2019.

Figure S-2: Flood Hazard Zones

S-3.6 Continue to cooperate with local, regional, State, and Federal agencies in securing funding to obtain the maximum level of flood protection that is practical, with a goal of achieving 200-year flood protection for all areas of the City.

S-3.7 Maintain active participation in the National Flood Insurance Program.

S-3.8 Maintain eligibility in the FEMA's Community Rating System (CRS) program, which gives property owners discounts on flood insurance.

S-3.9 Provide technical assistance and encourage landowners within the FEMA Special Flood Hazard Area (100-year floodplain) to purchase and maintain flood insurance.

S-3.10 Ensure that the impacts of potential flooding are adequately analyzed when considering areas for future urban expansion.

S-3.11 Provide opportunities for review of and comment by the reclamation districts, Manteca Police Services, Manteca Fire Department, and the Lathrop Manteca Fire District for comment during new development project review.

S-3.12 Consider the risks of catastrophic dam failure and excessive releases by reservoirs, such as during heavy rainfall events, in the planning and environmental review of new development projects.

S-3.13 Design flood protection improvements to include, where feasible, resiliency features, such as withstanding overtopping, compartmentalization of flood protection to reduce the extent of flooding in the event of a failure to reduce, and/or to incorporate riparian habitat conservation.

S-3.14 Combine flood control, recreation, water quality, and open space functions where feasible.

S-3.15 Discourage large continuous paved areas unless provided with engineered drainage facilities and encourage the use of pervious paving materials.

S-3.16 When improvements to existing developments are made costing at least 50 percent of the current market value of the structure before improvements, structures shall be brought into compliance with relevant FEMA standards.

S-3.17 In areas protected by levees, require all new developments to include a notice within the deed that the property is protected from flooding by a levee and that the property can be subject to flooding if the levee fails or is overwhelmed by floodwater flow.

S-3.18 Update flood hazard maps as necessary to reflect impacts from climate change in terms of long-term flood safety and long-term flood event probabilities.

S-3.19 Require all development projects to demonstrate how storm water runoff will be detained or retained on-site, treated, and/or conveyed to the nearest drainage facility as part of the development review process. Project applicants shall demonstrate that project implementation would not result in increases in the peak flow runoff to adjacent lands or drainage facilities that would exceed the design capacity of the drainage facility or result in an increased potential for offsite flooding.

Implementation

S-3a Monitor changes in Federal and State laws and regulations related to local flood protection, including the National Flood Insurance Program and incorporate necessary changes into the Municipal Code, including but not limited to Chapter 8.30, Chapter 15.56, and Title 17, the City's Emergency Operations Plan, and building codes as required and ensure that the City's regulations continue to require that new development within flood hazard zones is consistent with this Safety Element and is required to meet the flood protection requirements of State law, including but not limited to Government Code Sections 65007, 65865.5, 65962 and 66474.5.

S-3b Evaluate the consistency of the Safety Element with applicable laws, regulations and plans in conjunction with its annual review of the General Plan. The City shall determine whether and when an amendment of the Safety Element is required.

S-3c Continue to participate in the FEMA CRS program, including dissemination of information to the public and annual reviews of its participation in the program and improve the program as feasible to maintain or improve effects on flood insurance costs.

S-3d Consider, in the review of plans for new development, the need for levee setbacks, dam failure risks, and the views of the local flood protection and emergency response agencies.

S-3e Require applications for development in areas subject to 200-year flooding to indicate the depth of predicted 200-year flooding on the basis of official maps approved by the City of Manteca or Floodplain Administrator.

S-3f Maintain an official 200-year Floodplain Map, including predicted flood depths, for reference when making land use determinations.

S-3g Amend Chapter 8.30 (Floodplain Management) of the Municipal

Code to reflect flood protection requirements specified in the Safety Element as well as any relevant updates to Federal or State requirements.

S-3h *Consider potential effects of climate change in planning, design, and maintenance of levee improvements and other flood control facilities.*

S-3i *Coordinate with RD 17 and RD 2094 as required for the purpose of ensuring that ULOP is available as soon as possible and that "adequate progress" findings can be made.*

S-3j *Encourage the reclamation districts to incorporate riparian habitat protection and/or enhancement in levee improvement plans where feasible.*

S-3k *Circulate development proposals to reclamation districts, Manteca Police Services, and the applicable fire department (Manteca Fire Department, Lathrop Manteca Fire District, or Ripon Consolidated Fire District) for comment as part of the project review process.*

Hazardous Materials

Goal S-4

The City shall protect the health, safety, natural resources, and property through regulation of use, storage, transport, and disposal of hazardous materials.

Policies

S-4.1 Maintain an awareness of hazardous materials throughout the Manteca region.

S-4.2 Strictly regulate the production, use, storage, transport, and disposal of hazardous materials to protect the health and safety of Manteca residents.

S-4.3 As part of the development review process, consider the potential for the production, use, storage, transport, and/or disposal of hazardous materials and provide for appropriate controls on such hazardous materials consistent with federal, state, and local standards.

S-4.4 Use the environmental review process to comment on Hazardous Waste Transportation, Storage and Disposal Facilities proposed in the Manteca Planning Area and throughout the County to request a risk assessment and ensure that potentially significant, widespread, and long-term impacts on public health and safety of these facilities are identified and mitigated, as such impacts do not respect jurisdictional boundaries.

Implementation

S-4a *As part of the development review process, require projects that result in significant risks associated with hazardous materials to include measures to address the risks and reduce the risks to an acceptable level.*

S-4b *Review development proposals to address proximity of users and transporters of significant amounts of hazardous materials relative to sensitive uses, such as schools and residential neighborhoods.*

S-4c *Continue to require the submittal of information regarding hazardous materials manufacturing, storage, use, transport, and/or disposal by existing and proposed businesses and developments to the Manteca Fire Department.*

S-4d *Annually coordinate with the Manteca Fire Department and 911 dispatch center to ensure that the City maintains a current database of hazardous materials.*

S-4e *Coordinate with the Manteca Fire Department, other local agencies, and Union Pacific Railroad to strictly regulate and enforce the use, storage, transport, and/or disposal of hazardous materials under California Administrative Code Title 19 requirements.*

S-4f *Continue to work with San Joaquin County and other public agencies to inform consumers about household use and disposal of hazardous materials.*

S-4g *Cooperate fully with Union Pacific Railroad and other agencies, such as the California Highway Patrol, in the event of a hazardous material emergency.*

S-4h *Continue the City hazardous waste pick-up program for household hazardous materials.*

Noise

Goal S-5

Protect the quality of life by protecting the community from harmful and excessive noise.

Policies

S-5.1 Incorporate noise considerations into land use, transportation, and infrastructure planning decisions, and guide the location and design of noise-producing uses to minimize the effects of noise on adjacent noise-sensitive land uses, including residential uses and schools.

S-5.2 Ensure that Downtown noise levels remain acceptable and compatible with a pedestrian-oriented environment and higher density residential land uses.

S-5.3 Areas within Manteca exposed to existing or projected exterior noise levels from mobile noise sources exceeding the performance standards in Table S-1 shall be designated as noise-impacted areas.

S-5.4 Require residential and other noise-sensitive development projects to satisfy the noise level criteria in Tables S-1 and S-2.

S-5.5 Require new stationary noise sources proposed adjacent to noise sensitive uses to be mitigated so as to not exceed the noise level performance standards in Table S-2, or a substantial increase in noise levels established through a detailed ambient noise survey.

S-5.6 Regulate construction-related noise to reduce impacts on adjacent uses to the criteria identified in Table S-2 or, if the criteria in Table S-2 cannot be met, to the maximum level feasible using best management practices and complying with the MMC Chapter 9.52.

S-5.7 Where the development of residential or other noise-sensitive land use is proposed for a noise-impacted area or where the development of a stationary noise source is proposed in the vicinity of noise-sensitive uses, an acoustical analysis is required as part of the environmental review process so that noise mitigation may be considered in the project design. The acoustical analysis shall:

- Be the responsibility of the applicant.
- Be prepared by a qualified acoustical consultant experienced in the fields of environmental noise assessment and architectural acoustics.
- Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions and the predominant noise sources.
- Estimate existing and projected (20 years) noise levels in terms of the standards of Table S-1 or Table S-2, and compare those levels to the adopted policies of the Noise Element.
- Recommend appropriate mitigation measures to achieve compliance with the adopted policies and standards of the Noise Element.
- Estimate noise exposure after the prescribed mitigation measures have been implemented.
- If necessary, describe a post-project assessment program to monitor the effectiveness of the proposed mitigation

Measuring Noise

Sound is a pressure wave that travels through the air. It is described in terms of loudness, frequency or pitch, and duration. The standard measurement unit for loudness is the decibel (dB). Changes of 1 to 3 dB are detectable under quiet, controlled conditions, and changes of less than 1 dB are usually indiscernible. A change of 5 dB is readily discernable to most people in an exterior environment. The human ear is not equally sensitive to all frequencies. In the context of environmental noise, the A-weighted decibel, or dBA, is used to adjust sound levels to reflect the way humans hear. Because people are more sensitive to noise during the evening and at night, state law requires additions to the measured noise levels during these times for planning purposes. The Community Noise Equivalent Level (CNEL) averages sound over 24 hours, with 5 dB added from 7 pm to 10 pm and 10 dB added from 10 pm to 7 am.

Noise-sensitive land uses include residential neighborhoods, places of worship, schools, and hospitals.

measures.

S-5.8 Apply noise level criteria applied to land uses other than residential or other noise-sensitive uses consistent with noise performance levels of Table S-1 and Table S-2.

S-5.9 Enforce the Sound Transmission Control Standards of the California Building Code concerning the construction of new multiple occupancy dwellings such as hotels, apartments, and condominiums.

S-5.10 Ensure that new equipment and vehicles purchased by the City comply with noise level performance standards consistent with the best available noise reduction technology.

S-5.11 Require the Manteca Police Department to actively enforce requirements of the California Vehicle Code relating to vehicle mufflers and modified exhaust systems.

S-5.12 For new residential development backing on to a freeway or railroad right-of-way, the developer shall be required to provide appropriate mitigation measures to satisfy the performance standards in Table S-1.

S-5.13 It is recognized that the City and surrounding areas are considered to be urban in nature and rely upon both the industrial and agricultural economy of the area. Therefore, it is recognized that noise sources of existing uses may exceed generally accepted standards.

S-5.14 Carefully review and give potentially affected residents an opportunity to fully review any proposals for the establishment of helipads or heliports.

S-5.15 Recognizing that existing noise-sensitive uses may be exposed to increase noise levels due to circulation improvement projects associated with development under the General Plan and that it may not be feasible to reduce increased traffic noise levels to the criteria identified in Table S-1, the following criteria may be used to determine the significance of noise impacts associated with circulation improvement projects:

- Where existing traffic noise levels are less than 60 dB Ldn at the outdoor activity areas of noise-sensitive uses, a +5 dB Ldn increase in noise levels due to roadway improvement projects will be considered significant; and
- Where existing traffic noise levels range between 60 and 65 dB Ldn at the outdoor activity areas of noise-sensitive uses, a +3 dB Ldn increase in noise levels due to roadway improvement projects will be considered significant; and

- Where existing traffic noise levels are greater than 65 dB Ldn at the outdoor activity areas of noise-sensitive uses, a + 1.5 dB Ldn increase in noise levels due to roadway improvement projects will be considered significant.

S-5.16 Work with the Federal Railroad Administration and passenger and freight rail operators to reduce exposure to rail and train noise, including establishing train horn "quiet zones" consistent with the federal regulations.

Implementation

S-5a Require an acoustical analysis that complies with the requirements of S-5.7 where:

- *Noise sensitive land uses are proposed in areas exposed to existing or projected noise levels exceeding the levels specified in Table S-1 or S-2.*
- *Proposed transportation projects are likely to produce noise levels exceeding the levels specified in Table S-1 or S-2 at existing or planned noise sensitive uses.*

S-5b Assist in enforcing compliance with noise emissions standards for all types of vehicles, established by the California Vehicle Code and by federal regulations, through coordination with the Manteca Police Department and the California Highway Patrol.

S-5c Update the City's Noise Ordinance (Chapter 9.52) to reflect the noise standards established in this Noise Element and proactively enforce the City's Noise Ordinance, including requiring the following measures for construction:

- *Restrict construction activities to the hours of 7:00 a.m. to 7:00 p.m. on Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturdays. No construction shall be permitted outside of these hours or on Sundays or federal holidays, without a specific exemption issued by the City.*
- *A Construction Noise Management Plan shall be submitted by the applicant for construction projects, when determined necessary by the City. The Construction Noise Management Plan shall include proper posting of construction schedules, appointment of a noise disturbance coordinator, and methods for assisting in noise reduction measures.*
- *Noise reduction measures may include, but are not limited to, the following:*
    a. *Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and*

acoustically attenuating shields or shrouds) wherever feasible.

b. *Except as provided herein, impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used. This muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used, if such jackets are commercially available. this could achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever such procedures are available and consistent with construction procedures.*

c. *Temporary power poles shall be used instead of generators where feasible.*

d. *Stationary noise sources shall be located as far from adjacent properties as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or use other measures as determined by the City of provide equivalent noise reduction.*

e. *The noisiest phases of construction shall be limited to less than 10 days at a time. Exceptions may be allowed if the City determines an extension is necessary and all available noise reduction controls are implemented.*

f. *Delivery of materials shall observe the hours of operation described above.*

g. *Truck traffic should avoid residential areas to the extent possible.*

S-5d *In making a determination of impact under the California Environmental Quality Act (CEQA), a substantial increase will occur if ambient noise levels are have a substantial increase. Generally, a 3 dB increase in noise levels is barely perceptible, and a 5 dB increase in noise levels is clearly perceptible. Therefore, increases in noise levels shall be considered to be substantial when the following occurs:*

- *When existing noise levels are less than 60 dB, a 5 dB increase in noise will be considered substantial;*

- *When existing noise levels are between 60 dB and 65 dB, a 3 dB increase in noise will be considered substantial;*
- *When existing noise levels exceed 65 dB, a 1.5 dB increase in noise will be considered substantial.*

Additional or alternative criteria can be used for determining a substantial increase in noise levels. For instance, if the overall increase in noise levels occurs where no noise-sensitive uses are located, then the City may use their discretion in determining if there is any impact at all. In such a case, the following alternative factors may be used for determining a substantial increase in noise levels:

- *the resulting noise levels;*
- *the duration and frequency of the noise;*
- *the number of people affected;*
- *conforming or non-conforming land uses;*
- *the land use designation of the affected receptor sites;*
- *public reactions or controversy as demonstrated at workshops or hearings, or by correspondence; and*
- *prior CEQA determinations by other agencies specific to the project.*

S-5e *Control noise at the source through use of insulation, berms, building design and orientation, buffer space, staggered operating hours, and similar techniques. Where such techniques would not meet acceptable levels, use noise barriers to attenuate noise associated with new noise sources to acceptable levels.*

S-5f *Require that all noise-attenuating features are designed to be attractive and to minimize maintenance.*

S-5g *Evaluate new transportation projects, such as truck routes, rail or public transit routes, and transit stations, using the standards contained in Table S-1. However, noise from these projects may be allowed to exceed the standards contained in Table S-1, if the City Council finds that there are special overriding circumstances.*

S-5h *Work with the Federal Rail Authority and passenger and freight rail service providers to establish a Quiet Zone at at-grade crossings in the City. Where new development would be affected by the train and rail noise, require project applicants to fund a fair-share of: a) studies associated with the application for a Quiet Zone, and b) alternative safety measures associated with the Quiet Zone (including, but not limited to signage, gates, lights, etc.).*

S-5i *Work in cooperation with Caltrans, the Union Pacific Railroad, San*

Joaquin Regional Rail Commission, and other agencies where appropriate to maintain noise level standards for both new and existing projects in compliance with Table S-1.

TABLE S-1: MAXIMUM ALLOWABLE NOISE EXPOSURE FROM MOBILE NOISE SOURCES

Land Use[1]	Outdoor Activity Areas[2,3]	Interior Spaces	
		Ldn/ CNEL, dB	Leq, dB[4]
Residential	60	45	-
Motels/Hotels	65	45	-
Mixed-Use	65	45	
Hospitals, Nursing Homes	60	45	-
Theaters, Auditoriums	-	-	35
Churches	60	-	40
Office Buildings	65	-	45
Schools, Libraries, Museums	70	-	45
Playgrounds, Neighborhood Parks	70	-	-
Industrial	75	-	45
Golf Courses, Water Recreation	70	-	-

[1]*Where a proposed use is not specifically listed, the use shall comply with the standards for the most similar use as determined by the City.*

[2]*Outdoor activity areas for residential development are considered to be the back yard patios or decks of single family units and the common areas where people generally congregate for multi-family developments. Where common outdoor activity areas for multi-family developments comply with the outdoor noise level standard, the standard will not be applied at patios or decks of individual units provided noise-reducing measures are incorporated (e.g., orientation of patio/deck, screening of patio with masonry or other noise-attenuating material). Outdoor activity areas for non-residential developments are the common areas where people generally congregate, including pedestrian plazas, seating areas, and outside lunch facilities; not all residential developments include outdoor activity areas.*

[3]*In areas where it is not possible to reduce exterior noise levels to achieve the outdoor activity area standard w using a practical application of the best noise-reduction technology, an increase of up to 5 Ldn over the standard will be allowed provided that available exterior noise reduction measures have been implemented and interior noise levels are in compliance with this table*

[4]*Determined for a typical worst-case hour during periods of use.*

TABLE S-2: PERFORMANCE STANDARDS FOR STATIONARY NOISE SOURCES, INCLUDING AFFECTED PROJECTS[1,2,3,4]

Noise Level Descriptor	Daytime	Nighttime
	7 am to 10 pm	10 pm to 7 am
Hourly Leq, dB	55	45

[1]*Each of the noise levels specified above should be lowered by 5 dB for simple noise*

tones, noises consisting primarily of speech or music, or recurring impulsive noises. Such noises are generally considered to be particularly annoying and are a primary source of noise complaints.

[2]No standards have been included for interior noise levels. Standard construction practices should, with the exterior noise levels identified, result in acceptable interior noise levels.

[3]Stationary noise sources which are typically of concern include, but are not limited to, the following:

HVAC Systems	*Cooling Towers/Evaporative Condensers*
Pump Stations	*Lift Stations*
Emergency Generators	*Boilers*
Steam Valves	*Steam Turbines*
Generators	*Fans*
Air Compressors	*Heavy Equipment*
Conveyor Systems	*Transformers*
Pile Drivers	*Grinders*
Drill Rigs	*Gas or Diesel Motors*
Welders	*Cutting Equipment*
Outdoor Speakers	*Blowers*

[4]The types of uses which may typically produce the noise sources described above include but are not limited to: industrial facilities, pump stations, trucking operations, tire shops, auto maintenance shops, metal fabricating shops, shopping centers, drive-up windows, car washes, loading docks, public works projects, batch plants, bottling and canning plants, recycling centers, electric generating stations, race tracks, landfills, sand and gravel operations, and athletic fields.

This page left blank intentionally.

11. Implementation

For the General Plan to serve as an effective guide to achieving the City's vision for its future, it must be implemented and administered. The General Plan includes a number of "Action" items that provide direction for how the City will implement the goals and policies within the body of the General Plan. In general, actions are spread throughout each of the elements, appearing immediately after the corresponding goals and policies.

Government Code Section 65400(a)(1) requires the City's planning agency (Community Development Department, Planning Division) to make recommendations to the City Council that identify reasonable and practical means for implementation of the General Plan. The Community Development Department, Planning Division is also required to provide an annual report to the City Council, the State Office of Planning and Research (State Clearinghouse), and the State Department of Housing and Community Development that includes the status of the General Plan, the City's progress in the implementation of the General Plan, and the City's progress in meeting its allocation of regional housing needs and removing governmental constraints to the maintenance, improvement, and development of housing. Table 11-1, General Plan Implementation, is intended to serve as a tool for tracking implementation of the General Plan and preparing the annual report.

Goal I-1.

To provide for the ongoing administration and implementation of the General Plan.

Policies

I-1.1 Regularly review the General Plan and revise it as necessary to comply with State law and reflect emerging trends and conditions.

I-1.2 Require the City's Zoning Ordinance, planning documents, master plans for facilities and services, infrastructure projects, and development projects to be consistent with the General Plan and State law.

Implementation

I-1a *On an annual basis review implementation of the General Plan as required by State law, review implementation and timing of measures based on this implementation plan, and identify revisions to the General Plan that should be made to address the requirements of State law and emerging trends and conditions.*

I-1b3 *Review and update the Municipal Code, including the Zoning*

Ordinance and Subdivision Ordinance, as well as master plans for services and infrastructure as necessary to ensure consistency with the General Plan.

Implementation Plan

Table 11-1 identifies the general timing for the implementation of each action, the Department responsible for the action's implementation, and the status of the action. The Planning division of the Community Development Department is responsible for coordinating with other departments regarding implementation of the individual measures.

For each of the actions listed below, the numbers "1", "2", "3", "4", "5" and the terms "Ongoing" and "Annual" refer to a relative priority for implementation. More specifically:

- Ongoing means that the measure is ongoing and should be implemented for every applicable action. All ongoing measures will be reviewed and addressed in the Annual Report, which will be prepared annually in compliance with State law.
- Annual means that the measure is an annual measure and should be addressed every year. Implementation of annual measures will be reviewed and addressed in the Annual Report.
- 1 means that the measure should be implemented in the relatively short-term (most likely, 1 to 2 years). Implementation of short-term measures will be reviewed and addressed in the Annual Report, with identification of the anticipated timing for implementation of the measure.
- 2 means that the measure should be implemented in the mid-term (most likely, 1 to 5 years). Implementation of mid-term measures will be reviewed and addressed in the Annual Report beginning in 2023, with identification of the anticipated timing for implementation of the measure.
- 3 means that the measure should be implemented in the mid- to long-term (most likely, 6 to 10 years). Implementation of long-term measures will be reviewed and addressed in the Annual Report beginning in 2025, with identification of the anticipated timing for implementation of the measure.
- 4 means that the measure should be considered and implemented as funding permits; these measures shall be reviewed and addressed in the Annual Report.

In other cases, the reader may notice the use of the term "ongoing" which refers to actions already being undertaken by the City or those that are expected to continue on either a periodic or perpetual basis. The party or parties that are primarily responsible for implementing each action, whether a specific City department or, in some cases, an outside agency, are also indicated where applicable.

The reader should keep some caveats in mind regarding the implementation schedule. One is that many of these actions will require both staff and financial resources to implement, thus making them difficult to definitively schedule, given the annual nature of the budgetary process and changing priorities and resources over the years. A second caveat to keep in mind is that it is often difficult to clearly state the duration of tasks; therefore, estimated starting dates (priority levels) are presented for actions rather than completion dates. A third caveat is that, in some instances, the selection of priority level (1,2,3, or 4) reflects the level of complexity and the level of effort required to implement a measure rather than the importance of the measure itself.

Measure	Responsible Department	Priority/ Timing	Status
Land Use			
LU-1a *As part of the annual report on the implementation of the General Plan to the Planning Commission and City Council, provide an evaluation of the year's development trends, current land supply, and the ability of infrastructure and public services to meet future needs.*	Community Development: Planning	Annual	☐ Complete ☐ In progress *Comments:*
LU-1b *Regularly review and revise, as necessary, the Zoning Ordinance to accomplish the following purposes:* • *Ensure consistency with the General Plan in terms of zoning districts and development standards;* • *Provide for a Downtown zone that permits the vibrant mixing of residential, commercial, office, business-professional, and institutional uses within the Central Business District;* • *Ensure adequate buffers and transitions are required between intensive uses, such as industrial and agricultural industrial, and sensitive receptors, including residential uses and schools; and* • *Provide for an Agricultural Industrial zone that accommodates the processing of crops and livestock.* • *Ensure that land use requirements meet actual demand and needs over time as technology, social expectations, and business practices change.*	Community Development: Planning	Annual	☐ Complete ☐ In progress *Comments:*
LU-1c *Conduct a General Plan review in conjunction with adoption of policy and regulatory documents to ensure consistency with the Land Use Map.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
LU-2a *Monitor the issuance of building permits and development entitlement in order to determine and forecast the rate of future development.*	Community Development: Planning	Annual	☐ Complete ☐ In progress *Comments:*

Measure	Responsible Department	Priority/ Timing	Status
LU-2b Educate the community regarding the benefits of infill development.	Community Development: Planning	1	☐ Complete ☐ In progress *Comments:*
LU-2c Maintain a computerized land use database system that includes current parcel-specific information regarding General Plan, Zoning, parcel size, pending and approved development, and other relevant factors.	Community Development: Planning	1, maintained on an ongoing basis once City's database is updated	☐ Complete ☐ In progress *Comments:*
LU-2d Prior to the consideration of any General Plan amendment to modify the land use allocation or expand the City's boundaries or sphere of influence, the City shall complete or cause to be completed the following City-wide studies/plans: *a. Recreational needs assessment and consistency with the Open Space and Conservation Element and Parks and Recreation Master Plan.* *b. Economic Development Studies and consistency with Economic Development and Fiscal Element goals and policies.* *c. Public Facilities and Services Capacity Study consistent with the Public Facilities and Services Element.* *d. Transportation System Capacity Study, including Long Range Transit Plan consistent with the Circulation Element.* *The studies shall define overall holding capacities and identify additional performance standards that will need to be met to ensure the achievement of the goals and policies of the General Plan.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
LU-2e Continue to participate with planning efforts among local jurisdictions, such as the Valley Blueprint, to minimize the impacts of regional growth to Manteca and in the south San Joaquin County area.	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*

Measure	Responsible Department	Priority/ Timing	Status
LU-2f *Formally request that the County provide the City with notice of development applications and related actions within and adjacent to the Planning Area and provide the City with the opportunity to comment on land use changes and development proposals under review. The City's review of projects within the referral area shall emphasize the importance of:* • *Consistency with the Land Use Map;* • *The protection of agricultural lands and open space;* • *The protection of biological resources, including riparian habitat and corridors;* • *The protection of groundwater recharge areas and watersheds;* • *Reducing sprawl; and* • *Ensuring quality development that meets the City's standards and is consistent with the City's character and values.*	Community Development: Planning	Provide notice: 1; Review projects: ongoing	☐ Complete ☐ In progress *Comments:*
LU-2g *Review and comment on development proposals in adjacent communities to minimize potential environmental and economic impacts to Manteca.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
LU-2h *Coordinate with City of Ripon in implementing the Cities' Memorandum of Understanding regarding future land use and public services and facilities in the area between the two cities.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
LU-2i *Refer all applications for development within the Stockton Metro Airport Area of Influence to the Airport Land Use Commission and the Stockton Metro Airport for comment.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*

Measure	Responsible Department	Priority/ Timing	Status
LU-3a *Through the development review and permit process, screen development proposals for land use compatibility, including conformance with existing development or neighborhoods.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
LU-3b *Through the development review and permit process, ensure that residential developments meet the minimum density requirement stipulated on the Land Use Map in order to ensure that Manteca has an ample number of housing units to meet all of its housing needs.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
LU-3c *Utilize density transitions and buffers in order to protect the integrity of existing land use patterns and minimize the impacts on existing uses and residents. Development projects shall be designed to:* • *Locate lower residential densities adjacent to open space, areas of agricultural use, and existing lower density residential areas;* • *Locate higher residential densities in proximity to services, transit, and/or employment activity centers;* • *Where new residential uses are proposed adjacent existing industrial uses, the residential development shall incorporate a buffer, such as a roadway, landscaped open space, parking area, detention basin, or similar feature, to separate the residential uses from industrial uses.* • *Where new residential uses are proposed adjacent Highway 99 or Highway 120, the residential development shall incorporate a buffer, such as a roadway with landscape-separated sidewalk, landscaped open space, parking area, detention basin, or similar feature, to separate the residential uses from freeway uses.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
LU-3d *Implement the policies and actions in the Housing Element in order to enhance opportunities to provide affordable housing within the community and to accommodate a range of household types, special need populations, and income levels.*	Community Development: Planning	As identified in the Housing Element	☐ Complete ☐ In progress *Comments:*

	Measure	Responsible Department	Priority/ Timing	Status
LU-3e	*Explore and encourage creative approaches to providing affordable housing, including market rate housing affordable to moderate income households, within the community. Such approaches may include public/private partnerships, land trusts, housing cooperatives, co-housing, and/or inclusionary housing.*	Community Development: Planning	1	☐ Complete ☐ In progress *Comments:*
LU-3f	*Continue to fund existing and provide assistance to additional neighborhood improvement programs designed to stabilize and enhance the quality of existing neighborhoods. Such improvements may include, but are not limited to sidewalk upgrade and repair, street tree programs, street lighting, signage, trash collectors, bus stop shelters and benches and similar improvements to the public areas.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
LU-3g	*Facilitate and encourage the participation of neighborhood groups and associations in the planning process, and identify neighborhood priorities for future public improvements and capital projects.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
LU-3h	*Continue the City's Code Enforcement efforts to preserve existing neighborhoods through the elimination of blight and improvement of substandard housing.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
LU-3i	*Upgrade and provide infrastructure in existing neighborhoods as funding is available.*	Community Development: Engineering and Planning Public Works: Engineering, Water, Wastewater, Solid Waste	Ongoing	☐ Complete ☐ In progress *Comments:*
LU-3j	*Support efforts by the League of California Cities, American Planning Association, American Public Works Association, and other mutual interest organization to*	City Manager Community	Ongoing	☐ Complete ☐ In progress

	Measure	Responsible Department	Priority/ Timing	Status
	establish and/or re-establish stable funding mechanisms, like property tax backed revenue sources, at the State level.	Development: Planning		*Comments:*
LU-3k	*Within new subdivisions, accessory dwelling units that are integrated into the overall primary home design shall be encouraged so long as from the street view the primary and accessory dwelling units give the exterior appearance of a single family home.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
LU-3l	*Within new subdivisions, duplexes on corner lots shall be encouraged so long as the front doors and garages for each dwelling unit face the differing intersecting streets.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
LU-3m	*Within new subdivisions, developers shall be encouraged to develop up to 30% of the total number of dwelling units in the subdivision as attached houses, cottage homes, garden apartments, and other types of higher density product types so long as the overall density of the called for in the respective General Plan land use designation is not exceeded; the pattern of the neighborhood is maintained; such units are distributed evenly throughout the subdivision; and, limited to no more than 6 dwelling units per lot.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
LU-3n	*Evaluate, in cooperation with the Building Industry Association, fiscal alternatives that will encourage development at the highest levels permitted by general plan land use designations such as Public Facilities Implementation Plan fees collected at the per acre basis compared to the per dwelling unit basis.*	Community Development: Planning	1	☐ Complete ☐ In progress *Comments:*
LU-4a	*Concentrate new neighborhood-serving commercial centers within neighborhoods, community-serving commercial centers along arterial streets, and regional-serving commercial centers around freeway interchanges.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
LU-4b	*As part of the City's development review process, ensure that commercial projects are designed to minimize conflicts with residential uses. Review of commercial*	Community Development:	Ongoing	☐ Complete

	Measure	Responsible Department	Priority/ Timing	Status
	projects should ensure that the following design concepts are avoided in projects that abut residential areas: • *Inappropriate building scale and/or siting on the lot.* • *Excessive glare or excessive impacts from light sources onto adjacent properties.* • *Excessive noise generated from freight and waste management activities during night hours.* • *Excessive air pollutant emissions from freight trucks and large expanses of parking lot areas.*	Planning		☐ In progress *Comments:*
LU-4c	*Monitor commercial development to ensure balanced residential, commercial, and industrial growth.*	Community Development: Planning	Annual	☐ Complete ☐ In progress *Comments:*
LU-4d	*Monitor revenues relative to new growth to ensure that projected cumulative revenue of all land uses in the City is sufficient to support public service costs. The resulting fiscal trends will be incorporated into the annual General Plan implementation report as outlined in LU-1a.*	Finance	Annual	☐ Complete ☐ In progress *Comments:*
LU-5a	*Review and revise the Zoning Code as appropriate to accommodate research, technology, and similar emerging uses as permitted and to accommodate a mix of complementary uses in all zones.*	Community Development: Planning	1	☐ Complete ☐ In progress *Comments:*
LU-5b	*Concentrate new employment centers along the Planning Area's western and northern boundaries. Employment centers should provide a focal point and/or theme feature and shall provide prominent entryways at entrances from the City's major roadway system. Where possible, the entryways shall take advantage of and incorporate existing natural resources into the entry treatment. Plans for employment centers should identify the location and treatment of the entryways, and shall consider the use of open space, signage and/or special landscaping to*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*

	Measure	Responsible Department	Priority/ Timing	Status
	create a visual edge or buffer for the employment center.			
LU-5c	*Concentrate new professional office uses around the civic center, Downtown, and near State Route 99 and State Route 120 interchanges.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
LU-5d	*As part of the City's development review process, continue to ensure that employment-generating projects are designed to minimize conflicts with residential uses. Review of employment-generating projects should ensure that the following design concepts are addressed in projects that abut residential areas:* • *Appropriate building scale and/or siting;* • *Site design and noise-attenuating features to avoid exposure to excessive noise due to long hours of operation or inappropriate location of accessory structures;* • *Site and structure design to avoid excessive glare or excessive impacts from light sources onto adjacent properties; and* • *Site design to avoid unnecessary loss of community and environmental resources (archaeological, historical, ecological, recreational, etc.).*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
LU-5e	*Require proposed major industrial development to provide the City with an engineering report of the anticipated potable water and wastewater demand. Additional review will be required for proposed industrial uses with a high potable water and wastewater demand.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
LU-5f	*Ensure that applications for new development contain sufficient information for staff to analyze its contribution to the city's jobs-to-housing ratio.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
LU-6a	*Consider implementing incentives to support developers who construct vertical mixed-use projects and/or who build housing above non-residential ground-floor*	Community Development:	1	☐ Complete

	Measure	Responsible Department	Priority/ Timing	Status
	uses within Downtown.	Planning		☐ In progress *Comments:*
LU-6b	*Support Downtown business and property owners by helping to develop and fund public/private partnerships, such as business improvement districts, to provide for increased maintenance, cleanliness, security, marketing, business retention and recruitment.*	Economic Development	1	☐ Complete ☐ In progress *Comments:*
LU-6c	*Maintain the Zoning Ordinance to allow frequently visited, resident-serving uses by right in Downtown.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
LU-6d	*Promote the intensified use and reuse of existing suites above ground floors.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
LU-7a	*Maintain a sufficient supply of land in the Public/Quasi-Public designations to meet anticipated needs.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
LU-7b	*Collaborate and coordinate with the local school districts to assist in the identification of suitable future school sites, and provide assistance through land use and zoning actions to aid the school districts in the procurement and entitlement of future school sites.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
LU-7c	*Update the Zoning Code to accommodate community-oriented recreation and commercial uses that provide public benefits, including high-quality amenities*	Community Development:	Annual	☐ Complete ☐ In progress

	Measure	Responsible Department	Priority/ Timing	Status
	and multi-modal connectivity.	Planning		*Comments:*
LU-8a	*Encourage development of a conceptual plan, specific plan, or similar comprehensive strategy for each policy area in order to:* • *Facilitate high quality development;* • *Allow for coordination of planning efforts between more than one property owner;* • *Allow for infrastructure cost sharing arrangements;* • *Provide developments which are more sensitive to the environment; and* • *Where public or quasi-public uses are involved, provide special amenities such as park areas, civic facilities, high-quality transit, etc.* *Preparation of multiple plans within a Policy Area may be allowed when necessary due to ownership patterns, timing of development, etc.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
LU-9a	*Review all development proposals, planning projects, and infrastructure projects to ensure that potential adverse impacts to disadvantaged communities, such as exposure to pollutants, including toxic air contaminants, and unacceptable levels of noise and vibration are reduced to the extent feasible and that measures to improve quality of life, such as connections to bicycle and pedestrian paths, community services, schools, and recreation facilities, access to healthy foods, and improvement of air quality are included in the project. The review shall address both the construction and operation phases of the project.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
LU-9b	*Review the City's community outreach programs and public notice requirements to encourage broad-based and meaningful community participation in decisions. The review should address providing measures to promote capacity-building, encourage participation from populations that may have language, health, or other barriers that may reduce their involvement in the decision-making process, and maximize use of technology broaden opportunities for participation.*	City Manager, Community Development: Planning	Annual	☐ Complete ☐ In progress *Comments:*
LU-9c	*Encourage and support local transit service providers to increase and expand services for people who are transit-dependent, including seniors, persons with mobility disabilities, and persons without regular access to automobiles by*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*

	Measure	Responsible Department	Priority/ Timing	Status
	improving connections to regional medical facilities, senior centers, and other support systems that serve residents and businesses.	Public Works: Transit		
LU-9d	*Encourage community gardens near high-density housing and encourage the incorporation of community gardens into new and existing high-density housing projects.*	Community Development: Planning	Address as part of Zoning Update: 1, Implement ongoing	☐ Complete ☐ In progress *Comments:*
LU-9e	*Encourage schools that serve the City to develop school gardens and to develop protocols to facilitate the streamlined development of school gardens from year to year.*	Community Development: Planning	1	☐ Complete ☐ In progress *Comments:*
LU-9f	*Support local government and non-profit efforts and programs aimed at teen drug, alcohol, and tobacco use prevention.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
LU-10a	*Preserve, enhance, and restore selected existing natural habitat areas.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
LU-10b	*Create new wildlife habitat areas in appropriate locations, which serve multiple purposes.*	Community Development: Planning Parks and Recreation	2	☐ Complete ☐ In progress *Comments:*
LU-10c	*Explore with the State Department of Parks and Recreation innovative ways to link visitor destinations in Manteca and Caswell State Park so that annual visitors*	Community Development:	1	☐ Complete ☐ In progress

Measure	Responsible Department	Priority/ Timing	Status
increase to both and are aware of the amenities at both.	Planning		*Comments:*
LU-10d Explore with the San Joaquin County, State Department of Parks and Recreation and Army Corps of Engineers ways to create synergy between Dos Reis, Mossdale County Parks, Caswell State Park and Army Corps of Engineer McHenry Recreation Areas with Manteca serving as the initial visitor center for the regional Stanislaus River park system. Support public outreach campaigns that link the regional Stanislaus River park system as a natural stay over for visitors to Yosemite National Park.	Community Development: Planning	2	☐ Complete ☐ In progress *Comments:*
LU-11a Continue to designate agricultural lands to the north, east, and south of the city limits as Agriculture on the Land Use Map.	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
LU-11b Consider prioritizing use of the Agricultural Mitigation Fee to ensure long-term conservation and protection of agricultural lands to the west and south of Manteca.	Community Development: Planning	Annual	☐ Complete ☐ In progress *Comments:*
LU-11c Consider requiring buffering features between new urban uses and commercial agricultural uses, including but not limited to, landscaping, trails, gardens, solar arrays, and open spaces.	Community Development: Planning	Annual	☐ Complete ☐ In progress *Comments:*
LU-11d Encourage local wineries, Delicato, Barrel Ten, Wine Group, Gnekow, McManis, and Lucca, to locate independent tasting rooms in a centralized Manteca location convenient to local visitors.	Economic Development	1	☐ Complete ☐ In progress *Comments:*
LU-11e Encourage and cooperate in the formation of a Stanislaus River Appellation.	Economic	2	☐ Complete

Measure	Responsible Department	Priority/ Timing	Status
	Development		☐ In progress *Comments:*
Growth Management			
GM-1a Update Municipal Code Chapter 18.04 (Growth Management Program) to implement the General Plan. Consider revisions to: 1) incorporate levels of service standards, where appropriate, as a tool to assess the relative impact of public facilities, services, and utilities demands created by new growth, 2) reflect current conditions as well as applicable goals and policies of this General Plan, 3) address the desired rate of development, and 4) to provide for incentives for desired types of development, including mixed use or intensified uses in the Downtown that contribute to the area's vitality, revitalization of vacant or underutilized buildings, and priority residential uses such as executive, senior, workforce, and/or special needs housing.	Community Development: Planning	1	☐ Complete ☐ In progress *Comments:*
GM-1b Consider appointment of a Growth Management Commission, which would review growth management applications, when necessary, and provide an annual report to the City Council on the program, including levels of service and approved and forecasted development.	City Manager, Community Development: Planning	1	☐ Complete ☐ In progress *Comments:*
GM-1c Periodically review and revise Chapter 18.04 (Growth Management Program) to assure that: • *the program's specified annual growth rate and points systems for assigning project allocations reflects sustainable growth within the context of the City's infrastructure and public services capacity;* • *the program reflects current service delivery and measurement techniques;* • *the program is contributing to a high quality of life in the City;* • *the program does not impede accommodation of the City's fair-share of regional housing needs; and* • *the program generally meets the City's needs.*	Community Development: Planning	Annual	☐ Complete ☐ In progress *Comments:*

Measure	Responsible Department	Priority/ Timing	Status
GM-1d *Continue to actively solicit annual input from the applicable service-providing agencies and City departments in order to judge current service levels compliance, growth impacts, facility improvements, maintenance issues, and funding opportunities.*	Community Development: Planning	Project basis: ongoing; Citywide: annual	☐ Complete ☐ In progress *Comments:*
GM-1e *Participate in regional and sub-regional planning forums that may address matters affecting the quality of life in Manteca and the region.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
Community Design			
C-1a *Maintain an up-to-date master list of multimodal conditions, including volume data for key intersections and roadway segments. This master list shall be updated regularly with traffic counts (for autos, transit, bicycles, and pedestrians) taken in conjunction with project traffic studies and by special counts conducted by the City as necessary and shall include periodic evaluation of the mobility and access on major streets, including access and mobility issues faced by transit riders, bicyclists, and pedestrians.*	Community Development: Engineering Public Works: Engineering	Ongoing; Bi-annual evaluation	☐ Complete ☐ In progress *Comments:*
C-1b *Develop a program to implement California Environmental Quality Act (CEQA) requirements regarding the impacts of vehicle miles traveled (i.e., SB 743) for both land development and infrastructure projects.*	Community Development: Planning Public Works: Engineering	1	☐ Complete ☐ In progress *Comments:*
C-1c *Develop Transportation Impact Study (TIS) Guidelines to provide guidance on identifying deficiencies and impacts on all modes of transportation caused by new development. The TIS guidelines will also provide guidance on the types of mitigation measures that would be appropriate to mitigate project-related impacts to transportation facilities in the City. The TIS guidelines will address impact thresholds for vehicular, transit, bicycle, and pedestrian facilities. The TIS guidelines should include guidance on addressing CEQA required impacts of vehicle miles traveled as developed by implementation measure C-1b.*	Community Development: Engineering Public Works: Engineering	1	☐ Complete ☐ In progress *Comments:*

	Measure	Responsible Department	Priority/ Timing	Status
C-1d	*Develop a pedestrian, bicycle, and transit improvement plan for the Downtown area to facilitate implementation of level of service policy C-1.4. This plan will develop a list of multi-modal improvements in the Downtown area to increase the viability and encourage the use of non-auto modes.*	Community Development: Engineering and Planning Public Works: Engineering and Transit	2	☐ Complete ☐ In progress *Comments:*
C-1e	*Work with the San Joaquin Council of Governments to remove the downtown segment of Yosemite Avenue, as shown in Figure CI-1 (Note: roadway figure to be developed following selection of preferred alternative by the City Council) from the Regional Congestion Management Program (RCMP) roadway network. In the Downtown area the City cannot maintain the RCMP vehicular LOS D standard as discussed in policy C-1.2 and C-1.4.*	Public Works: Engineering	1	☐ Complete ☐ In progress *Comments:*
C-1f	*Periodically review local adoption of new transportation technologies and develop plans based on best practices to ensure these policies benefit the public and the multimodal transportation system, including the following:* • *Call for and support mobility innovation in California through the League of Cities and other national and statewide organizations.* • *Advocate for new approaches to financing infrastructure projects.* • *Invest in lane markings that enhance effectiveness of lane departure warning and prevention systems.* • *Implement an autonomous vehicle road network along major roadways* • *Introduce polices that can influence how autonomous vehicles can affect vehicle miles travelled, urban sprawl, and/or parking requirements.* • *By 2029, planning documents such as the Capital Improvement Program and Short Range Transit Plan shall address the conversion the public transit vehicle fleet to fully automated.*	Community Development: Engineering and Planning Public Works: Engineering	Annual	☐ Complete ☐ In progress *Comments:*
C-1g	*Encourage open data sharing. While it is important to preserve people's privacy, open, anonymized data can improve the City's decision-making and help to develop more informed policies and plans. Measures may include:*	Public Works: Engineering	2	☐ Complete ☐ In progress *Comments:*

	Measure	Responsible Department	Priority/ Timing	Status
	• *Develop an automated traffic surveillance and control system and provide to the data to enhance transparency of network prioritization for planning.* • *Launch a Data as a Service program to provide real-time infrastructure data to connected vehicles.* • *Collaborate with the San Joaquin Council of Governments and Caltrans to promote interoperability.*			
C-1h	*Review updates to transportation planning documents and any automated vehicle plans to ensure the benefits of automated mobility are equitably distributed across all segments of the community and that the negative impacts of automated mobility are not disproportionately borne on traditionally marginalized neighborhoods.*	Community Development: Engineering and Planning Public Works: Engineering	Ongoing	☐ Complete ☐ In progress *Comments:*
C-1i	*As part of the development of or participation in any ridesharing program, including for shared automated vehicle fleets, ensure that the program considers the safety needs of vulnerable populations and loading needs of seniors, families with children, and individuals with mobility impairments.*	Community Development: Planning Public Works: Transit	Ongoing	☐ Complete ☐ In progress *Comments:*
C-2a	*Maintain the Major Street Master Plan (Figure CI-1) showing the existing and proposed ultimate right-of-way and street width for each road segment within the City's Sphere of Influence and Area of Interest. The Major Street Master Plan shall also indicate the necessary right-of-way to be acquired or dedicated and the expected method of financing roadway improvements (i.e., City-funded or property owner/developer- funded). The Major Street Master Plan shall be regularly updated.*	Community Development: Planning Public Works: Engineering	Ongoing	☐ Complete ☐ In progress *Comments:*
C-2b	*When planning roadway facilities, incorporate the concept of complete streets. Complete streets include design elements for all modes that use streets, including autos, transit, pedestrians, and bicycles. Complete streets shall be developed in a context-sensitive manner. For example, it may be more appropriate to provide a Class I bike path instead of bike lanes along a major arterial. Pedestrian districts like Downtown Manteca or areas near school entrances should have an enhanced streetscape (e.g., narrower travel lanes, landscape buffers with street trees, etc.)*	Community Development: Planning Public Works: Engineering	Ongoing	☐ Complete ☐ In progress *Comments:*

	Measure	Responsible Department	Priority/ Timing	Status
	to better accommodate and encourage pedestrian travel.			
C-2c	*Review and update the City's standard plans to ensure that the plans reflect the City's goals and policies for the circulation system, including cross-sections that provide for landscape-separated sidewalks along arterials and non-residential streets, best practices for traffic safety, and accommodate all users.*	Public Works: Engineering	2	☐ Complete ☐ In progress *Comments:*
C-2d	*Require new development to participate in the implementation of transportation improvements identified in the Major Street Master Plan. Participation could include the construction of roadways, improvements to roadways, payment into the PFIP program, payment into other fee programs, or fair-share payments. In general, the infrastructure needs and methods of participation will be determined through an environmental impact report or transportation impact analysis.*	Community Development: Planning Public Works: Engineering	Ongoing	☐ Complete ☐ In progress *Comments:*
C-2e	*Work with SJCOG to include projects in the City's Circulation Element and Major Street Master Plan into long range planning documents, including the SJCOG Regional Transportation Plan and the San Joaquin County Congestion Management Program.*	Public Works: Engineering	Ongoing	☐ Complete ☐ In progress *Comments:*
C-2f	*Ensure that bicycle and pedestrian access is provided through walls and berms to minimize travel distances and increase the viability walking and bicycling.*	Community Development: Planning Public Works: Engineering	Ongoing	☐ Complete ☐ In progress *Comments:*
C-2g	*To support the City's goals of minimizing maintenance costs and encouraging active transportation, any new or substantially modified roadway shall be as narrow as feasible while being consistent with LOS standards, goods movement policies, and safety best practices. In general, this implementation measure can be achieved by constructing narrower traffic lanes, although wider lanes may be necessary on certain truck routes.*	Community Development: Planning Public Works: Engineering	Ongoing	☐ Complete ☐ In progress *Comments:*
C-2h	*Regularly update the PFIP program to ensure that the fees are consistent with construction costs and the project list reflects changes in the transportation system that may occur as land use development projects progress and more*	Finance	Annual	☐ Complete ☐ In progress

	Measure	Responsible Department	Priority/ Timing	Status
	details about specific transportation needs and design are known.	Public Works		*Comments:*
C-2i	*Pursue funding to improve and address areas of traffic, bicycle, and pedestrian hazards and conflicts with vehicular traffic movements.*	Public Works: Engineering	Ongoing	☐ Complete ☐ In progress *Comments:*
C-2j	*Identify and remove, as feasible, obstacles limiting corner-sight distances at existing street corners.*	Community Development: Engineering Public Works: Engineering and Streets	Ongoing	☐ Complete ☐ In progress *Comments:*
C-2k	*Maintain a program of identification and surveillance of high vehicle, bicycle, and pedestrian collision locations, with emphasis on early detection and correction of conditions that could potentially violate user expectations.*	Community Development: Engineering Public Works: Engineering	Ongoing	☐ Complete ☐ In progress *Comments:*
C-2l	*Require all new signs, roadway striping, and traffic signals to be consistent with the latest edition of the California Manual on Uniform Traffic Control Devices (MUTCD).*	Community Development: Engineering Public Works: Engineering and Streets	Ongoing	☐ Complete ☐ In progress *Comments:*
C-2m	*Through the development review process, require joint use access, cross access easements, and access prohibitions wherever traffic patterns and physical features make it possible and ensure that proposed street networks maximize access and connectivity.*	Community Development: Engineering Public Works: Engineering	Ongoing	☐ Complete ☐ In progress *Comments:*

	Measure	Responsible Department	Priority/ Timing	Status
C-3a	*Review and revise, as necessary, off-street parking standards of the Zoning Ordinance. Such revision shall be based on parking best practices, multimodal transportation needs, infill considerations, construction and maintenance costs, the requirements of the Housing Element to achieve specified residential density levels, and an assessment of the adequacy of the City's current standards.*	Community Development: Engineering and Planning	2	☐ Complete ☐ In progress *Comments:*
C-3b	*Work with local merchants to improve on-street and off-street parking conditions.*	Economic Development Public Works: Engineering	1	☐ Complete ☐ In progress *Comments:*
C-3c	*Require a shared parking analysis for all proposed mixed- use developments and new projects in the Downtown area to ensure that an appropriate supply of parking is provided.*	Community Development: Engineering and Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
C-3d	*To maintain adequate parking supply for businesses, the City may restrict parking on public streets through permit programs, time limits, or parking meters, where appropriate. Parking meter, on-street parking time limits, and off-street lot rates should be periodically evaluated to ensure an appropriate level of vehicle turnover and available spaces to reduce unnecessary travel caused by vehicles hunting for vacant spaces.*	Public Works: Engineering	Ongoing	☐ Complete ☐ In progress *Comments:*
C-3e	*If roadway widening requires the removal of on-street parking, a parking supply study should be conducted to determine if the loss of on-street parking spaces would create a parking shortage. If so, the parking supply study should address the feasibility of replacing the lost parking spaces and methods to reduce parking demand, such as transit improvements and/or transportation demand management measures.*	Community Development: Engineering and Planning Public Works: Engineering	Ongoing	☐ Complete ☐ In progress *Comments:*
C-3f	*Develop standards for the maximum number of parking spaces that will be allowed for any particular use to encourage walking, bicycling, ridesharing, transit use, shared parking, and to facilitate the transition to autonomous vehicle parking demand.*	Community Development: Engineering Public Works:	2	☐ Complete ☐ In progress *Comments:*

	Measure	Responsible Department	Priority/ Timing	Status
		Engineering		
C-4a	*Develop an Active Transportation Plan to include all areas envisioned for development by this General Plan and to address pedestrian and bicycle facilities needed to provide a complete circulation system that adequately meets the needs of pedestrians and bicyclists. The Plan will establish future bicycle routes and provide standards for bicycle facilities, including bicycle paths and bicycle lanes. The Plan will identify existing deficiencies and establish standards for future pedestrian facilities, including sidewalks, crosswalks, and pedestrian pathways. The Plan will incorporate the Bicycle Master Plan.*	Community Development: Engineering and Planning Public Works: Engineering	1	☐ Complete ☐ In progress *Comments:*
C-4b	*Utilize the standards set forth in the latest editions of the California MUTCD and American Association of State Highway and Transportation Officials (AASHTO) Green Book for improvement and re-striping of appropriate major collector and arterial streets to accommodate Class II bike lanes or Class IV protected bikeways in both directions, where sufficient roadway width is available. This may include narrowing of travel lanes.*	Public Works: Engineering and Streets	Ongoing	☐ Complete ☐ In progress *Comments:*
C-4c	*Increase bicycle safety by:* • *Providing bicycle paths and lanes that promote bicycle travel.* • *Sweeping, repairing, and maintaining vegetation along bicycle lanes and paths on a continuing, regular basis.* • *Ensuring that bikeways are delineated and signed in accordance with the latest editions of the California MUTCD and AASHTO standards and lighting is provided, where feasible.* • *Ensuring that all new and improved streets have bicycle-safe drainage grates and eliminate uneven pavement, gravel, encroaching vegetation, and other conditions that may impede user safety, expectations, and convenience.*	Community Development: Engineering and Planning Public Works: Engineering	Ongoing	☐ Complete ☐ In progress *Comments:*
C-4d	*Add bicycle facilities whenever possible in conjunction with road rehabilitation, reconstruction, or re-striping projects.*	Public Works: Engineering	Ongoing	☐ Complete ☐ In progress *Comments:*

	Measure	Responsible Department	Priority/ Timing	Status
C-4e	*Update the City's standard plans to accommodate pedestrians and bicyclists, including landscape-separated sidewalks where appropriate, and to include bike lanes on collector and arterial streets, as defined by the Bicycle Master Plan or Active Transportation Plan.*	Community Development: Engineering; Public Works: Engineering	2	☐ Complete ☐ In progress *Comments:*
C-4f	*Encourage and facilitate resident and visitor use of the bike trail system by preparing a map of the pedestrian and bike paths and implementing wayfinding signage.*	Community Development: Engineering and Planning; Public Works: Engineering	2	☐ Complete ☐ In progress *Comments:*
C-4g	*Update the standard plans to specify a set of roadways with narrower lanes (less than 12 feet) and pedestrian bulb-outs to calm traffic and increase pedestrian and bicycle comfort. These narrow lane standards shall be applied to appropriate streets (e.g., they shall not be applied to outside lanes on major truck routes).*	Public Works: Engineering	2	☐ Complete ☐ In progress *Comments:*
C-4h	*Develop an ADA Transition Plan that identifies deficiencies related to ADA access and identify an implementation strategy to bring the deficient facilities up to the applicable standards.*	Public Works: Engineering	1	☐ Complete ☐ In progress *Comments:*
C-4i	*Provide for pedestrian access in the Downtown area, along Yosemite Avenue, Main Street, and in other high-use areas by:* • *Constructing wide sidewalks where feasible to accommodate increased pedestrian use.* • *Providing improved crosswalks, landscaping, buffers between sidewalks and vehicle travel lanes, enhanced pedestrian lighting.* • *Improving the walking environment by providing benches, allowing for café seating, and constructing monument elements and other public art.* • *Providing improvements that enhance pedestrian safety and convenience,*	Community Development: Engineering and Planning; Public Works: Engineering	Ongoing	☐ Complete ☐ In progress *Comments:*

	Measure	Responsible Department	Priority/ Timing	Status
	such as bulb-outs extending into intersections and at crosswalks to reduce walking distances and provide a safe peninsula for pedestrians. • *Providing marked (and signalized, if appropriate) mid-block crossings near schools, parks, or other neighborhood attractions. A landscaped median refuge island, raised/textured sidewalk, or other design features may also be provided.* • *Providing landscape buffer separated sidewalks.*			
C-4j	*By 2021, consider adoption of a Vision Zero Action Plan (or strategy) that prioritizes systems-based approach to preventing traffic fatalities, focusing on the built environment, systems, and policies that influence behavior as well as messaging that emphasizes that these traffic losses are preventable.*	Public Works: Engineering	1	☐ Complete ☐ In progress *Comments:*
C-5a	*Periodically review transit needs in the city and adjust bus routes to accommodate changing land use and transit demand patterns. The City shall also periodically coordinate with the San Joaquin Regional Transit District to assess the demand for regional transit services.*	Public Works: Transit	Annual	☐ Complete ☐ In progress *Comments:*
C-5b	*Explore a transit connections study that would identify improvements to connections and access to the existing ACE station, the Manteca Transit Center, and future planned transit stations.*	Community Development: Planning Public Works: Transit	1	☐ Complete ☐ In progress *Comments:*
C-5c	*Update the City's standard plans to include the option for bus turnouts at intersections of major streets.*	Public Works: Engineering	2	☐ Complete ☐ In progress *Comments:*
C-5d	*Review and consider alternatives to conventional bus systems, such as smaller shuttle buses (i.e. micro-transit), on-demand transit services, or transportation networking company services that connect neighborhood centers to local activity centers with greater cost efficiency.*	Public Works: Transit	2	☐ Complete ☐ In progress *Comments:*

	Measure	Responsible Department	Priority/ Timing	Status
C-5e	*Work with the school districts to identify and implement opportunities for joint-use public transit that would provide both student transportation and local transit service.*	Public Works: Transit	1; Ongoing	☐ Complete ☐ In progress *Comments:*
C-5f	*Through the development review process, ensure that projects provide increased land use densities and mixed uses, consistent with the Land Use Element to enhance the feasibility of transit and promote alternative transportation modes.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
C-5g	*Along fixed route corridors, require that new development to be compatible with and further the achievement of the Circulation Element. Requirements for compatibility may include but are not limited to:* • *Orienting pedestrian access to transit centers and existing and planned transit routes.* • *Orienting buildings, walkways, and other features to provide pedestrian access from the street and locating parking to the side or behind the development, rather than separating the development from the street and pedestrian with parking.* • *Providing clearly delineated routes through parking lots to safely accommodate pedestrian and bicycle circulation.*	Community Development: Engineering and Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
C-6a	*Maintain an up-to-date truck route map that identifies key goods movement corridors in Manteca and ensures goods movement needs are adequately served.*	Public Works: Engineering	1	☐ Complete ☐ In progress *Comments:*
C-6b	*Prominently sign all truck routes in accordance with the California MUTCD.*	Public Works: Engineering and	1; Ongoing	☐ Complete ☐ In progress *Comments:*

	Measure	Responsible Department	Priority/ Timing	Status
		Streets		
C-6c	*Develop an enforcement program through the Police Department to enforce compliance with truck routes.*	Public Works: Engineering/ Police	1	☐ Complete ☐ In progress *Comments:*
C-7a	*Provide information about transit services, ridesharing, vanpools, and other transportation alternatives to single occupancy vehicles at City Hall, the library, and on the City website.*	Planning/ Public Works: Transit	1; Ongoing	☐ Complete ☐ In progress *Comments:*
C-7b	*Develop TDM program requirements with consideration of addressing CEQA vehicle miles traveled impact analysis requirements (i.e., SB 743) in accordance with implementation measure C-1c. TDM programs shall include measures to reduce total vehicle miles travelled and peak hour vehicle trips. A simplified version of the Air District's Rule 9410 could be used to implement this measure.*	Community Development: Engineering and Planning	2	☐ Complete ☐ In progress *Comments:*
C-7c	*Coordinate with the San Joaquin Council of Governments on a Congestion/Mobility Management Program to identify TDM strategies to mitigate peak-hour congestion impacts, focusing on the roadway segments identified in C-1.3. Strategies may include: growth management and activity center strategies, telecommuting, transit information systems, alternative work hours, carpooling, vanpooling, guaranteed ride home program, parking management, addition of general purpose lanes, channelization, computerized signal systems, intersection or midblock widenings, and Intelligent Transportation Systems.*	Community Development: Engineering and Planning	2	☐ Complete ☐ In progress *Comments:*
Community Design				
CD-1a	*Consider implementing a program of local improvements, including, but not limited to, street tree planting, annual clean-up days, sidewalk installation and repair, and similar local activities, to enhance the visual quality of the city.*	Community Development: Planning Economic Development	1-2	☐ Complete ☐ In progress *Comments:*

	Measure	Responsible Department	Priority/ Timing	Status
CD-1b	*Consider establishing an inventory of dilapidated properties as candidates for restoration or removal and an on-going program of community participation in fix-up and clean-up of dilapidated properties.*	Community Development: Planning Economic Development	1	☐ Complete ☐ In progress *Comments:*
CD-1c	*Update the Zoning Code as necessary to maintain consistency with the General Plan current design solutions.*	Community Development: Planning	Annual	☐ Complete ☐ In progress *Comments:*
CD-2a	*Adopt and maintain, in consistency with the General Plan, the City's Zoning regulations, and current best practice design solutions, Citywide Design Guidelines for the architectural review of discretionary projects.*	Community Development: Planning	2	☐ Complete ☐ In progress *Comments:*
CD-2b	*Require development projects to incorporate Crime Prevention through Environmental Design (CPTED) techniques and defensible space design concepts.*	Community Development: Planning Police	Ongoing	☐ Complete ☐ In progress *Comments:*
CD-3a	*Incorporate visual buffers, including landscaping, equipment and storage area screening, and roof treatments, on properties abutting residentially designated property.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
CD-3b	*Require buffers, such as open space and recreation areas, increased setbacks/step-backs, landscape screening, sensitive site planning, and/or other buffer techniques, to the extent possible, between rural land uses and dissimilar uses.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
CD-4a	*As part of the design review of development and capital projects, encourage the integration of civic, cultural, natural, art, and other themes that create a sense of place for each neighborhood, district, and center, and contribute to the overall*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*

	Measure	Responsible Department	Priority/ Timing	Status
	character of the community.			
CD-4b	*Periodically review the Downtown Design Improvement Plan and Streetscape Improvement Program and update as necessary to maintain consistency with the General Plan, the City's Zoning regulations, and current best practice design solutions.*	Community Development: Planning	1	☐ Complete ☐ In progress *Comments:*
CD-4c	*Approve development projects within new growth areas that support Downtown's identity as the city's central business district.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
CD-4d	*Continue to explore opportunities to strengthen Downtown's connections to Civic Center, adjacent parks and open spaces, and surrounding neighborhoods and districts through the use of street trees, groundcover in landscaping and parking strips, sidewalk treatments, street lights, and pedestrian amenities.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
CD-5a	*Establish a street tree program for residential neighborhoods.*	Community Development: Planning	2	☐ Complete ☐ In progress *Comments:*
CD-5b	*Periodically review the Design Standards for Yosemite Avenue and Main Street and update as necessary to maintain consistency with the General Plan, the City's Municipal Code, and current best practice design solutions.*	Community Development: Planning and Engineering	2	☐ Complete ☐ In progress *Comments:*
CD-5c	*Continue to work with Caltrans on implementing a freeway and interchange landscaping planting and maintenance program to improve the appearance of the community from SR 99 and SR 120.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*

Measure	Responsible Department	Priority/ Timing	Status
CD-5d Establish design guidelines for non-residential uses within 200 feet of SR 99 and SR 120. The guidelines should address the following concepts. • *New office and commercial land use shall provide attractive landscaping, lighting, and signage adjacent to all buildings oriented to SR 99 or SR 120.* • *Encourage buildings that include attractive focal elements, such as a tower or articulated roofline in each non-residential development adjacent to SR 99 or SR 120 to serve as visual landmarks.* • *New non-residential buildings oriented to SR 99 or SR 120 shall provide an attractive facade similar in articulation, and using the same materials and colors, as the primary facade of the building.* • *Truck loading and refuse collection areas adjacent to SR 99 and SR 120 shall be screened from view.* • *The landscape along SR 120 and SR 99 will reflect the natural character of the region in the selection of trees and groundcover.*	Community Development: Planning	2	☐ Complete ☐ In progress *Comments:*
CD-I-5e Attempt to negotiate an easement along a section of the Union Pacific railroad right-of-way- between South Main Street and North Street and upgrade the area by planting into lawn.	Community Development: Planning and Engineering; Public Works: Engineering	2	☐ Complete ☐ In progress *Comments:*
CD-6a Establish City gateway features at intersections where gateway features can be established, including, but not limited to Lathrop Road/SR 99, Austin Road/SR 99, Main Street/SR 120, Union Road/SR 120, McKinley Road/SR 120, Airport Way/SR 120, and Yosemite Avenue/SR 99.	Community Development: Planning	2	☐ Complete ☐ In progress *Comments:*
CD-6b Work with Caltrans to include gateway features in the future design of the	Community Development:	Ongoing	☐ Complete

	Measure	Responsible Department	Priority/ Timing	Status
	designated arterial street and highway interchanges.	Planning and Engineering; Public Works: Engineering		☐ In progress *Comments:*
CD-6c	*Construct landmarks to support wayfinding at key locations throughout the city, such as entries to Downtown and other districts, historic neighborhoods, points of interest, significant buildings, and natural features.*	Community Development: Planning and Engineering; Public Works: Engineering	2	☐ Complete ☐ In progress *Comments:*
CD-7a	*As part of the development review process, ensure that projects incorporate sustainable elements, such as passive solar design, energy-efficient features, water conservation measures, street trees, electric vehicle charging stations, and low impact development features to the extent feasible.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
CD-8a	*Require projects developing on the fringe of the City or adjacent to agricultural or rural residential uses to be compatible with the character of the area, including implementing the City's light and glare standards, use of appropriate materials and design, and siting of more intense uses away from rural and agricultural uses, where feasible.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
CD-9.1	*Consider creating a public arts program and public arts commission to oversee the program's implementation.*	Community Development: Planning Economic Development	Ongoing	☐ Complete ☐ In progress *Comments:*
CD-9.2	*Explore grant funding opportunities to increase public art.*	Community Development: Planning Economic	Ongoing	☐ Complete ☐ In progress *Comments:*

Measure	Responsible Department	Priority/ Timing	Status
	Development		
Economic Development			
ED-1a Monitor land availability through the regular review of the General Plan Land Use Map and the Zoning Map to ensure a sufficient supply of commercial and industrial-designated land and maintain an up-to-date property inventory that lists available office, commercial, and industrial space as well as available undeveloped and underutilized sites. See also LU-1a.	Community Development: Planning Economic Development	Annual	☐ Complete ☐ In progress *Comments:*
ED-1b As part of the monitoring effort associated with ED-1, ensure that adequate sites are available in appropriate locations to attract research and development, industrial uses associated with advanced and emerging technologies, Class A office uses, and warehousing and manufacturing facilities.	Community Development: Planning Economic Development	Annual	☐ Complete ☐ In progress *Comments:*
ED-1c Regularly review the Zoning Code to identify updates when needed that: • *ensure that existing business and industrial parks can intensify uses, where appropriate, when the development reach build-out conditions; and* • *the appropriate zoning districts have appropriate allowed uses and development standards to accommodate the building and site needs associated with new and emerging industries.*	Community Development: Planning	Annual	☐ Complete ☐ In progress *Comments:*
ED-1d In appropriate locations, designate land for industrial uses in a manner that can accommodate warehousing and manufacturing facilities.	Community Development: Planning	Annual	☐ Complete ☐ In progress *Comments:*
ED-1e Annex lands designated for commercial, office, and industrial uses as needed to provide sufficient inventory for several years' growth.	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
ED-1f Enhance the commercial environment in the Downtown Area, recognizing the	Community Development:	1	☐ Complete

	Measure	Responsible Department	Priority/ Timing	Status
	specialized and evolving market niche for downtown commercial properties.	Planning Economic Development		☐ In progress *Comments:*
ED-1g	*In the Downtown, promote mixed use development by preserving a significant concentration of ground floor commercial development and encouraging additional professional office and high-quality residential uses, particularly on upper floors.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
ED-2a	*Implement and update, as necessary, a comprehensive economic development strategy to ensure that an overall approach to branding and marketing is identified and carried out, that trends in industry, local and regional gaps in business sectors, and retail capture/leakage are identified and reviewed regularly, and that targeted industries are regularly evaluated for relevance and attraction opportunities. The comprehensive economic development strategy should include:* • *An economic report that identifies trends in industry, gaps in the Manteca and to identify those industries which are well positioned in the local, regional, state, national, or international markets to experience and sustain economic growth and provide viable job opportunities.* • *A retail capture analysis shall be conducted to determine market segments and types of goods and services that are poorly represented in the community. Retail recruitment efforts shall be tailored towards under-represented market segments.* • *Identification and active solicitation of selected targeted industries that are consistent with the City's objective of enhancing and diversifying employment opportunities to all residents, and especially those individuals who are seeking skilled, high-paying jobs and ensure that these targeted industries are addressed in the City's comprehensive economic development strategy. Potential target industries include health care; medical device manufacturing; solar, energy-based, green, clean, and tech industries; agricultural enterprises; retail; professional and business services; educational services;*	Economic Development	1	☐ Complete ☐ In progress *Comments:*

	Measure	Responsible Department	Priority/ Timing	Status
	and machinery and short-run manufacturing.			
ED-2b	*Establish a business retention program that annually inventories existing industries and businesses, identifies businesses that may be at risk of closure or relocation outside of the community, includes periodic meetings with existing companies in the identified growth industries to identify service needs and assess the City's ability to address those needs, and actively seeks to retain existing businesses that are at risk of leaving the City.*	Economic Development	1	☐ Complete ☐ In progress *Comments:*
ED-2c	*Maintain and improve promotional efforts, including direct marketing, informational brochures, and provision of comprehensive information, including unique characteristics of Manteca and its labor force, local and regional demographics, market trend and high-demand sector research, business sites available for lease or sale, business lands available for development, and information on working with the City (i.e., permitting process and City programs to assist business).*	Economic Development	Ongoing	☐ Complete ☐ In progress *Comments:*
ED-2d	*Work with the business and development community to attract private investment to priority development sites, utilizing incentives such as land write-downs, site preparation, low interest loans, and public improvements.*	Economic Development	Ongoing	☐ Complete ☐ In progress *Comments:*
ED-2e	*Encourage efforts of the Chamber of Commerce and local business organizations to enhance the business environment in Manteca, including retention of existing businesses and attraction of new businesses and industries.*	Economic Development	Ongoing	☐ Complete ☐ In progress *Comments:*
ED-2f	*Work with the the Manteca Chamber of Commerce to increase tourism in Manteca. Maximize opportunities of locations adjacent to the City's numerous world-class tourist designations and to market the potential of agricultural tourism.*	Economic Development	Ongoing	☐ Complete ☐ In progress *Comments:*
ED-2g	*Prioritize adequate City staff in the Economic Development Division to better support existing businesses and help attract new businesses and industries.*	City Manager	Ongoing	☐ Complete ☐ In progress

Measure	Responsible Department	Priority/ Timing	Status
			Comments:
ED-2h Maintain City liaison with existing industries to provide direct communications on issues of concern to industry, so as to enhance opportunities to retain existing businesses by effectively responding to concerns, increasing opportunities to fill employment vacancies with local job-seekers, and expanding local employment opportunities for Manteca residents.	Economic Development	Annual	
ED-2i Periodically review the Zoning Ordinance to ensure that there are no unnecessary impediments to improvements of existing businesses, establishment of home-based and start-up businesses, or development of co-working spaces and small business incubators.	Community Development: Planning	Annual	☐ Complete ☐ In progress *Comments:*
ED-2j Evaluate the City's business license procedure to streamline or minimize the process for businesses, including revised applications and instructions if applicable.	Economic Development/ Finance	Ongoing	☐ Complete ☐ In progress *Comments:*
ED-2k Identify tax incentives, bonds, assistance programs, and other benefits to attract a desirable, diverse range of companies to Manteca.	Economic Development	Ongoing	☐ Complete ☐ In progress *Comments:*
ED-2l Regularly review the need and availability of funding for various loan and assistance programs to help merchants fix stores and facades and for businesses to improve public frontages and apply for available Federal, State, and other grant and loan programs, where appropriate and feasible, that would assist Manteca businesses with improvements and expansion.	Community Development: Planning Economic Development	Ongoing	☐ Complete ☐ In progress *Comments:*
ED-2m Support local programs that offer technical assistance to local business owners, including seminars, marketing, consulting, and other key services, and make this information readily available to the business community.	Economic Development	Ongoing	☐ Complete ☐ In progress *Comments:*

Measure	Responsible Department	Priority/ Timing	Status
ED-2n *Develop an information system on significant potential vacancies in office, commercial, and industrial space to facilitate the movement of business from one facility to another. The information system should include data that characterizes the type and source of utilities available at each vacancy.*	Economic Development	2	☐ Complete ☐ In progress *Comments:*
ED-2o *Convene periodic broad-based community forums to discuss Manteca's economic issues and concerns in conjunction with business, educational, agricultural, environmental, and other interested organizations.*	Community Development: Planning Economic Development	Annual	☐ Complete ☐ In progress *Comments:*
ED-2p *Provide information on small business assistance programs, the agencies regulating small businesses, and distribute small business resources directories.*	Economic Development	Ongoing	☐ Complete ☐ In progress *Comments:*
ED-2q *Enhance the appearance of declining retail space by providing incentives to property owners and businesses wishing to upgrade their appearance.*	Economic Development	1	☐ Complete ☐ In progress *Comments:*
ED-2r *Continue to enhance the commercial environment in the Downtown Area, recognizing the specialized and evolving market niche for downtown commercial properties.*	Economic Development	Ongoing	☐ Complete ☐ In progress *Comments:*
ED-3a *Identify and attract selected targeted industries that are consistent with the City's goal of enhancing employment opportunities to skilled, high-income positions and associated with high sales-tax producers.*	Economic Development	Ongoing	☐ Complete ☐ In progress *Comments:*

Measure	Responsible Department	Priority/ Timing	Status
ED-3b *Cooperatively work with local school districts and private educational institutions to prepare Manteca's students for employment.*	Economic Development	Ongoing	☐ Complete ☐ In progress *Comments:*
ED-3c *Cooperatively work with Delta College and/or other post-secondary educational providers to implement a satellite campus in Manteca.*	Economic Development	Ongoing	☐ Complete ☐ In progress *Comments:*
ED-3d *Cooperatively work with Delta College to preserve and enhance the agricultural laboratory "the Farm" by expanding high-technology agricultural programs and supporting bio-technology studies and research.*	Economic Development	Ongoing	☐ Complete ☐ In progress *Comments:*
ED-3e *Identify employment training needs of Manteca residents, and identify compatible job training programs, with an emphasis on programs that focus on opportunities to place local residents in workforce positions located within Manteca.*	Economic Development	2	☐ Complete ☐ In progress *Comments:*
ED-3f *Work with regional transit providers to improve public transportation access to surrounding educational institutions.*	Economic Development/ Public Works: Transit	Ongoing	☐ Complete ☐ In progress *Comments:*
ED-3g *Promote communication with existing and potential new employers to match skill needs with skill training programs.*	Economic Development	Ongoing	☐ Complete ☐ In progress *Comments:*

	Measure	Responsible Department	Priority/ Timing	Status
ED-3h	*Encourage the provision of childcare services in the community, particularly in proximity to workforce housing and job centers.*	Planning/ Economic Development	Ongoing	☐ Complete ☐ In progress *Comments:*
ED-3i	*Partner with "WorkNet" to enhance employment development programs and job retaining resources.*	Economic Development	Ongoing	☐ Complete ☐ In progress *Comments:*
ED-3j	*Encourage efforts to provide learning opportunities for all residents by working with San Joaquin County to provide modern library resources and programs.*	Economic Development	Ongoing	☐ Complete ☐ In progress *Comments:*
ED-4a	*Use the Policies and Implementation Measures outlined in the Housing Element to assure provision of housing affordable to the existing and future workforce.*	Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
ED-4b	*Use appropriate land use, zoning, and permit streamlining strategies, and financial incentives to provide for and encourage housing types that are compatible with wage structures associated with existing and forecast employment.*	Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
ED-4c	*Encourage specific plans and large planned developments throughout the City to include a mix of housing types and density ranges (consistent with the Zoning Ordinance) related to local wage structures to achieve a jobs/housing balance.*	Planning	Ongoing	☐ Complete ☐ In progress *Comments:*

Measure	Responsible Department	Priority/ Timing	Status
ED-4d Encourage creative approaches to encourage integration of housing production with commercial development.	Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
ED-5a Work with regional organizations to market the community's strengths to prospective employers.	Economic Development	Ongoing	☐ Complete ☐ In progress *Comments:*
ED-5b In continued coordination with the Chamber of Commerce and Conventions and Visitors Bureau, continue to operate a program that raises awareness of city's high quality of life.	Economic Development	Ongoing	☐ Complete ☐ In progress *Comments:*
ED-5c In partnership with local non-profits and artists, encourage the development of performance spaces and locations for the display of artistic works, including City and public facilities, such as City Hall and the Transit Center.	Economic Development	Ongoing	☐ Complete ☐ In progress *Comments:*
ED-5d Consider a public art requirement and/or fee for new businesses and the expansion of existing businesses.	Economic Development	2	☐ Complete ☐ In progress *Comments:*
ED-5e Implement the policies and measures in the Land Use and Community Design Elements that maximize the aesthetic quality of the city's gateways and the City's primary travel corridors to ensure that there is a strong first impression of Manteca.	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
ED-5f Implement the policies and measures in the Conservation and Public Facilities and	Community Development:	Ongoing	☐ Complete

	Measure	Responsible Department	Priority/ Timing	Status
	Services Elements addressing excellence in public safety, schools, parks, recreation, and community services, and ensuring high-quality infrastructure, clean air, and clean water to continually maintain and improve Manteca's high quality of life.	Planning Parks and Recreation/ Public Works		☐ In progress *Comments:*
ED-6a	*Utilize the General Plan and PFIP program to plan for adequate public infrastructure focused on priority economic development opportunities and needs. The PFIP should identify infrastructure needs or gaps that need to be addressed in order to address the City's economic development priorities, prioritize infrastructure improvements that support the City's economic development goals, and identify the timing, cost, and potential financing mechanisms to provide needed infrastructure.*	Economic Development/ Public Works: Engineering	Annual	☐ Complete ☐ In progress *Comments:*
ED-6b	*Minimize infrastructure fees charged to economic development projects by applying local, regional, State, and Federal funding where appropriate.*	Economic Development/ Public Works: Engineering	Ongoing	☐ Complete ☐ In progress *Comments:*
ED-6c	*Coordinate with private infrastructure providers to assure that affordable power, high quality/high capacity telecommunications, and other private infrastructure is available in the appropriate locations and at the right time.*	Economic Development/ Public Works	Ongoing	☐ Complete ☐ In progress *Comments:*
ED-6d	*Explore relationships with potential alternate power providers, such as the Modesto Irrigation District and South San Joaquin Irrigation District, and potential co-generation opportunities to expand providers offering service in Manteca and to encourage a competitive power market.*	City Manager/ Public Works: Utilities	1	☐ Complete ☐ In progress *Comments:*
ED-6e	*Implement policies and measures in the Public Facilities and Services Element that address providing high-quality, high-speed telecommunications services throughout the city.*	Community Development: Planning Public Works:	Ongoing	☐ Complete ☐ In progress *Comments:*

Measure	Responsible Department	Priority/ Timing	Status
	Utilities		
ED-6f Implement policies and measures in the Circulation Element that address improved traffic flow, increased parking supply, and improved pedestrian and bicycle connections to the Downtown.	Community Development: Engineering and Planning Public Works: Engineering	Ongoing	☐ Complete ☐ In progress *Comments:*
ED-7a Prepare an Annual Fiscal Assessment of the City that considers the soundness of major infrastructure financing programs (e.g., development impact fees, Public Facilities Implementation Plan, Capital Improvement Program, etc.) and the future prospects for overall fiscal balance of the City.	Finance	Annual	☐ Complete ☐ In progress *Comments:*
ED-7b Consider fiscal effects of Growth Management Program components (see Growth Management Element), including a balance of fiscal objectives with other community values.	Planning/ Finance	Annual	☐ Complete ☐ In progress *Comments:*
ED-7c Investigate programs which will diversify and stabilize the City's revenue sources as well as potential new revenue sources that result in minimal or reduced impacts to the City's infrastructure.	Finance	Ongoing	☐ Complete ☐ In progress *Comments:*
Community Facilities and Services			
CF-1a Periodically review the fee schedules for water and sewer connections, city facilities and major equipment, and development impact fees and revise fees as necessary.	Planning/ Finance/ Public Works: Engineering, Water, Sewer, and Utilities	Annual	☐ Complete ☐ In progress *Comments:*
CF-1b Cooperate with other jurisdictions, agencies, and utility providers where appropriate to achieve timely and cost-effective provision of public facilities and	Planning/ Finance/ Public	Ongoing	☐ Complete

	Measure	Responsible Department	Priority/ Timing	Status
	services.	Works: Engineering, Water, Sewer, and Utilities		☐ In progress *Comments:*
CF-2a	*Continue to require preparation of an annual Police Department Performance Report, as amended periodically.*	Police	Annual	☐ Complete ☐ In progress *Comments:*
CF-2b	*In conjunction with the annual Police Department Performance Report, further develop and refine best practices to assess, monitor, and maintain the Police Department's organizational performance goals and monitor police staffing levels. The assessment categories related to adequate police staffing could include but are not limited to:* • *Crime rates;* • *Response times;* • *Clearance rates;* • *Police department workload;* • *Financial resources; and* • *Performance standards.*	Police	Ongoing	☐ Complete ☐ In progress *Comments:*
CF-2c	*As part of the development review process, consult with the Police Department in order to ensure that the project design facilitates adequate police services and that the project addresses its impacts on police services.*	Planning/ Police	Ongoing	☐ Complete ☐ In progress *Comments:*
CF-2d	*Continue to implement community-based police outreach services and programs, including but not limited to, neighborhood watch, volunteers in police service (VIPS), and crime and safety needs of seniors (TRIAD).*	Police	Ongoing	☐ Complete ☐ In progress *Comments:*

	Measure	Responsible Department	Priority/ Timing	Status
CF-3a	*Continuously monitor response times and provide the City Council with an annual report on the results of the monitoring.*	Fire	Ongoing	☐ Complete ☐ In progress *Comments:*
CF-3b	*Continue to enforce the California Building Code and the California Fire Code to ensure that all construction implements fire-safe techniques, including fire resistant materials, where required.*	Fire	Annual	☐ Complete ☐ In progress *Comments:*
CF-3c	*As part of the City's existing development review process for new projects, the Fire Department will continue to make determinations on projects' potential impacts on fire protection services. Requirements will be added as conditions of project approval, if appropriate.*	Fire	Annual	☐ Complete ☐ In progress *Comments:*
CF-3d	*The Planning Commission and City Engineer will review proposed residential street patterns to evaluate the accessibility for fire engines and emergency response.*	Public Works: Engineering	Ongoing	☐ Complete ☐ In progress *Comments:*
CF-4a	*Continuously monitor the condition of parks, trails, and recreation facilities throughout the community and prioritize the rehabilitation of existing facilities that serve the greatest number of residents.*	Parks and Recreation	Ongoing	☐ Complete ☐ In progress *Comments:*
CF-4b	*Periodically review the City's Parks and Recreation Master Plan to ensure that parks and recreation needs are adequately identified and prioritized, to update cost estimates for park acquisition and development and remaining development potential based on the General Plan and to ensure that the City maintains a minimum overall ratio of 5 acres of parkland for every 1,000 residents.*	Parks and Recreation	Annual	☐ Complete ☐ In progress *Comments:*
CF-4c	*As part of the next Parks and Recreation Master Plan Update, consider the*	Parks and	1	☐ Complete

	Measure	Responsible Department	Priority/ Timing	Status
	community needs identified during the General Plan process, including a community park and a combined or separate facility to accommodate community-wide events, a nature-based park, bicycle and pedestrian improvements necessary to improve access to park and recreation facilities, methods to increase physical activity opportunities in the community, and increased joint use of facilities with the school districts.	Recreation		☐ In progress *Comments:*
CF-4d	*Investigate and pursue a diverse range of funding opportunities for parks, trails, and recreation facilities, including but not limited to, grants, joint use/management strategies, user fees, private sector funding, assessment districts, homeowners' associations, non-profit organizations, funding mechanisms for the maintenance of older parks, and management assistance through Federal, State, and regional partnerships.*	Parks and Recreation	Ongoing	☐ Complete ☐ In progress *Comments:*
CF-4e	*Periodically review, and if necessary update, the Parks and Recreation development impact fees in order to ensure that the City's parks and recreation needs are adequately identified and prioritized and that new development continues to provide a fair-share contribution towards parks, trails, and recreation facilities.*	Parks and Recreation/ Finance	Annual	☐ Complete ☐ In progress *Comments:*
CF-4f	*Implement a wide range of public outreach programs, including the City's website, newsletters, and other emerging communications technologies to keep the public informed about available parks, trails, and recreation facilities, programs, and services.*	Parks and Recreation	Ongoing	☐ Complete ☐ In progress *Comments:*
CF-4g	*Continue to pursue joint-use of schools and detention facilities to supplement the parks, trails, and recreation needs of the community.*	Community Development: Planning Parks and Recreation	Ongoing	☐ Complete ☐ In progress *Comments:*
CF-4h	*Through conditions of approval and/or development agreements, ensure that new development provides for its fair-share of park and recreation facilities, including connections to adjacent facilities, and that the development of new parks, trails, and recreation facilities occurs during the infrastructure construction*	Planning/ Parks and Recreation	Ongoing	☐ Complete ☐ In progress *Comments:*

	Measure	Responsible Department	Priority/ Timing	Status
	phase of new development projects so that they are open and available to the public prior to completion of the project.			
CF-5a	*Maintain a close, collaborative relationship with the local school districts to ensure the adequate provision of school and related facilities to serve existing and future development. The City will work with the local school districts to develop criteria for the designation of school sites, identify locations for new school sites, and consider a range of opportunities available to the City reduce the cost of land for school facilities. Such opportunities may include, but are not limited to, designating lands as School (SCH) on the General Plan Land Use map when future school sites are identified.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
CF-5b	*Maintain an inventory of public lands to provide opportunities for neighborhood schools that also serve as joint-use facilities and encourage the school districts to site new schools in areas located close to residential neighborhoods and away from significant generators of noise, air pollution, traffic, and hazardous conditions.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
CF-5c	*Require new development to pay applicable school facility impact fees and work with developers and the school districts to ensure that adequate school and related facilities will be available.*	Planning/ Finance	Ongoing	☐ Complete ☐ In progress *Comments:*
CF-5d	*Continue to include the local school districts in the development review process, encouraging input from the school districts prior to approval of new development projects in order to explore opportunities to provide new school facility sites in appropriate locations, and ensure that adequate school facilities are available to meet the demands of new development projects.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
CF-5e	*Request an annual meeting with the Administrator and the Board of Trustees of each local school district to review development issues and opportunities for cooperation between the school district and the City.*	Community Development: Planning	Annual	☐ Complete ☐ In progress *Comments:*
CF-5f	*Partner with organizations that provide educational opportunities for all ages and*	Community Development:	Ongoing	☐ Complete

	Measure	Responsible Department	Priority/ Timing	Status
	interests.	Planning		☐ In progress *Comments:*
CF-6a	*Update the Public Facilities Implementation Plan, regarding water supply and distribution, every five years. The update shall reflect the most recent adopted groundwater studies that establish a safe yield for the groundwater basin and/or establish maximum extraction from the basin. The update shall be reviewed annually for adequacy and consistency with the General Plan.*	Public Works: Water	Every 5 years	☐ Complete ☐ In progress *Comments:*
CF-6b	*Continue to rely principally on groundwater resources in the near term, while participating in the regional improvements to deliver surface water to augment the City's groundwater supply in the mid and long term.*	Public Works: Water	Ongoing	☐ Complete ☐ In progress *Comments:*
CF-6c	*Develop new water sources, storage facilities, and major distribution lines as necessary to serve new development.*	Public Works: Water	Ongoing	☐ Complete ☐ In progress *Comments:*
CF-6d	*Regularly review and update the City's water conservation measures to be consistent with current best management practices for water conservation, considering measures recommended by the State Department of Water Resources, the California Urban Water Conservation Council, and the San Joaquin County Flood Control and Water Conservation District.*	Public Works: Water	Ongoing	☐ Complete ☐ In progress *Comments:*
CF-6e	*Continue to assess a water development fee on all new commercial, industrial, and residential development sufficient to fund system-wide capacity improvements. The water development fee schedule shall be periodically reviewed and revised as necessary.*	Public Works: Water/ Finance	Ongoing	☐ Complete ☐ In progress *Comments:*
CF-6f	*Continuously monitor water flows through the City's water system to identify areas of potential water loss and instances of under billing for water service and make*	Public Works:	Ongoing	☐ Complete ☐ In progress

	Measure	Responsible Department	Priority/ Timing	Status
	improvements to the system and billing assessments as necessary.	Water		*Comments:*
CF-6g	*Require, as a condition of project approval, dedication of land and easements, or payment of appropriate fees and exactions, to help offset municipal costs of expansion of water treatment facilities and delivery systems.*	Planning/ Public Works: Water	Ongoing	☐ Complete ☐ In progress *Comments:*
CF-6h	*Retain a water conservation ordinance requiring the installation of low-flush toilets, low-flow showerheads, and similar features in all new development.*	Planning/ Public Works: Water	Ongoing	☐ Complete ☐ In progress *Comments:*
CF-6i	*Institute a remote monitoring program for the city's water system and replace faulty meters in the system as necessary. The City will continue the practice of identifying and replacing faulty meters at service connections on an ongoing basis.*	Public Works: Water	Ongoing	☐ Complete ☐ In progress *Comments:*
CF-6j	*Regularly monitor water quality in the water system and wells and take necessary measures to prevent contamination and reduce known contaminants to acceptable levels.*	Public Works: Water	Ongoing	☐ Complete ☐ In progress *Comments:*
CF-7a	*Update the Public Facilities Implementation Plan regarding wastewater collection and treatment every five years. The update shall be reviewed annually for adequacy and consistency with the General Plan.*	Public Works: Wastewater	Every 5 years	☐ Complete ☐ In progress *Comments:*
CF-7b	*Require new development to provide for and fund a fair share of the costs for adequate sewer distribution, including line extensions, easements, and plant expansions.*	Public Works: Wastewater	Ongoing	☐ Complete ☐ In progress *Comments:*

Measure	Responsible Department	Priority/ Timing	Status
CF-7c *Require all sewage generators within the City's service area to connect to the City's system, except those areas where on-site treatment and disposal facilities are deemed appropriate.*	Public Works: Wastewater	Ongoing	☐ Complete ☐ In progress *Comments:*
CF-7d *Encourage an industrial pretreatment program for business parks and other industrial uses in accordance with state and federal requirements.*	Public Works: Wastewater	Ongoing	☐ Complete ☐ In progress *Comments:*
CF-7e *Investigate methods of improving the quality of the effluent from the City wastewater treatment plant and options for reuse of treated wastewater. The recycled wastewater will be used for irrigation of public recreation lands, restoration of wetland areas, irrigation of landscaped areas, dust control, fire protection, and soil compaction.*	Public Works: Wastewater	2	☐ Complete ☐ In progress *Comments:*
CF-7f *Promote reduced wastewater system demand through efficient water use by:* • *Requiring water conserving design and equipment in new construction,* • *Encouraging retrofitting with water conserving devices,* • *Designing wastewater systems to minimize inflow and infiltration to the extent economically feasible; and* • *Maintaining a Citywide map of all sewer collection system components and monitoring the condition of the system on a regular basis.*	Public Works: Wastewater	Ongoing	☐ Complete ☐ In progress *Comments:*
CF-8a *Update the Storm Drainage Master Plan and Public Facilities Implementation Plan every five years. The update shall be reviewed annually for adequacy and consistency with the General Plan.*	Public Works: Storm Drainage	Every 5 years	☐ Complete ☐ In progress *Comments:*
CF-8b *Continue to complete gaps in the drainage system in areas of existing*	Public Works:	Ongoing	☐ Complete

	Measure	Responsible Department	Priority/ Timing	Status
	development.	Storm Drainage		☐ In progress *Comments:*
CF-8c	*Identify which storm water and drainage facilities are in need of repair and address these needs through the City's Capital Improvement Program.*	Public Works: Storm Drainage	Annual	☐ Complete ☐ In progress *Comments:*
CF-8d	*Continue to review development projects to identify potential stormwater and drainage impacts and require development to include measures to ensure that off-site runoff is not increased as a during rain and flood events.*	Public Works: Storm Drainage	Ongoing	☐ Complete ☐ In progress *Comments:*
CF-9a	*Develop a citywide telecommunications strategy that ensures access to high-quality telecommunications technology throughout the City and ensures new development provides the appropriate infrastructure to connect to existing and desired telecommunications networks.*	Planning/ Economic Development	1	☐ Complete ☐ In progress *Comments:*
CF-9b	*Consider participating in the supply of wireless broadband service within the City.*	Planning/ Economic Development	1	☐ Complete ☐ In progress *Comments:*
CF-9c	*Require development to: install state-of-the-art telecommunication infrastructure, including fiber optic systems or the most current technologies as determined by the city, to support connection to a citywide network, provide for undergrounding of telecommunication lines except where infeasible for operational reasons, and, where feasible, provide for undergrounding of existing overhead facilities.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
CF-10a	*Consider participating in the generation and/or distribution of electric service within the City.*	City Manager/ Community Development:	2	☐ Complete ☐ In progress

Measure	Responsible Department	Priority/ Timing	Status
	Planning		*Comments:*
CF-10b Support energy conservation measures and the innovative uses of solar energy, heat recovery, and co-generation in development and infrastructure projects and in structural and industrial processes.	Community Development: Engineering and Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
CF-10c Confer with utility providers regarding major development plans and participate in the planning of the extension of utilities.	Community Development: Engineering and Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
CF-10d Require the undergrounding of utility lines in new development, and as areas are redeveloped, except where infeasible for operational reasons.	Community Development: Engineering and Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
CF-11a Regularly monitory the level of service provided by garbage and recycling collection contractors to ensure that service levels are adequate.	Public Works: Solid Waste	Annual	☐ Complete ☐ In progress *Comments:*
CF-11b Implement recycling and waste reduction education programs for City employees. The education program will disseminate information on what and how much is recycled by the City.	Public Works: Solid Waste	1	☐ Complete ☐ In progress *Comments:*
CF-11c Expand the provision of recycling collection containers and services to all City facilities, including parks.	Public Works: Solid Waste	2	☐ Complete ☐ In progress *Comments:*

Measure	Responsible Department	Priority/ Timing	Status
CF-11d Include standard language in requests for services and in City agreements requiring contractors to use best management practices to maximize diversion of waste from the landfill.	City Manager/ Community Development/ Public Works	Ongoing	☐ Complete ☐ In progress *Comments:*
CF-11e Coordinate with San Joaquin County concerning the City's use of the Lovelace Landfill and its capacity projections.	Public Works: Solid Waste	Annual	☐ Complete ☐ In progress *Comments:*
CF-11f Encourage recycling, reuse, and appropriate disposal of hazardous materials, including the following: • *Increased participation in single family and multifamily residential curbside recycling programs;* • *Increased participation in commercial and industrial recycling programs for paper, cardboard, and plastics;* • *Reduce yard and landscaping waste through methods such as composting, grass recycling, and using resource efficient landscaping techniques; and* • *Encourage local businesses to provide electronic waste (e-waste) drop-off services and encourage residents and businesses to properly dispose of, or recycle, e-waste.*	Public Works: Solid Waste	Ongoing	☐ Complete ☐ In progress *Comments:*
Resource Conservation			
RC-1a Continue to implement standards for water conserving landscape practices, including the use of drought tolerant plants, for both public and private projects.	Community Development: Planning and Engineering	Ongoing	☐ Complete ☐ In progress *Comments:*
RC-1b Encourage volunteer-based programs that organize community creek restoration and/or clean-up events and provide public education regarding the benefits of	Parks and Recreation/	Ongoing	☐ Complete ☐ In progress

	Measure	Responsible Department	Priority/ Timing	Status
	city and regional water resources.	Public Works		*Comments:*
RC-1c	*Require large commercial and industrial water users to submit a use and conservation plan as part of the project entitlement review and approval process, and develop a program to monitor compliance with and effectiveness of that plan.*	Community Development: Engineering and Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
RC-1d	*Cooperate with other agencies and jurisdictions to expand water conservation programs, and to develop methods of water reuse.*	Public Works: Water	Ongoing	☐ Complete ☐ In progress *Comments:*
RC-1e	*Pursue the use of treated wastewater in irrigation, industrial, construction, and fire suppression applications, including development of appropriate infrastructure and investigating new technologies.*	Public Works: Wastewater	Ongoing	☐ Complete ☐ In progress *Comments:*
RC-1f	*Coordinate with the California Department of Fish and Wildlife, San Joaquin County, and local watershed protection groups to identify potentially impacted aquatic habitat within Manteca's Planning Area and to develop riparian management guidelines to be implemented by development, recreation, and other projects adjacent to creeks, streams, and other waterways.*	Community Development: Planning	2	☐ Complete ☐ In progress *Comments:*
RC-1g	*Explore revising Title 17 (Zoning) of the Municipal Code to include standards for the protection of riparian habitat. The standards should include minimum setback requirements, site design standards, and requirements for the ongoing maintenance of creek and riparian habitat on public and private lands.*	Community Development: Planning	2	☐ Complete ☐ In progress *Comments:*
RC-1h	*Conserve, and where feasible, create or restore areas that provide important water quality benefits such as riparian corridors, buffer zones, wetlands, undeveloped open space areas, levees, and drainage canals. Restoration efforts*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*

	Measure	Responsible Department	Priority/ Timing	Status
	should provide for naturalized hydraulic functioning. Restoration should also promote the growth of riparian vegetation to effectively stabilize banks, screen pollutants from runoff entering the channel, enhance fisheries, and provide other opportunities for natural habitat restoration.			
RC-1i	*Do not approve new industrial or commercial development that would have a significant, adverse effect, determined pursuant to CEQA criteria, on water quality in the San Joaquin River or in the area's groundwater basin.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
RC-1j	*Monitor water quality in City wells for evidence of toxics, saltwater intrusion, and other contaminants.*	Public Works: Water	Ongoing	☐ Complete ☐ In progress *Comments:*
RC-1k	*Maintain a buffer area between waterways and urban development to protect water quality and riparian areas.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
RC-1l	*Utilize cost-effective urban runoff controls, including Best Management Practices (BMPs), to limit urban pollutants from entering the water courses.*	Community Development: Engineering	Ongoing	☐ Complete ☐ In progress *Comments:*
RC-1m	*Comply with the Regional Water Quality Control Board's regulations and standards to maintain and improve groundwater quality in Manteca.*	Public Works: Water and Storm Water	Ongoing	☐ Complete ☐ In progress *Comments:*
RC-2a	*Participate in regional groundwater management efforts with the Eastern San Joaquin County Groundwater Basin Authority and other local agencies to*	Public Works: Water	Ongoing	☐ Complete ☐ In progress

	Measure	Responsible Department	Priority/ Timing	Status
	implement the Integrated Regional Water Management Plan and to review and update the plan as necessary to meet the federal and state requirements.			*Comments:*
RC-2b	*Coordinate with water purveyors and water users to manage supplies to avoid long-term overdraft, water quality degradation, land subsidence, and other potential problems.*	Public Works: Water	Ongoing	☐ Complete ☐ In progress *Comments:*
RC-2c	*Continue to monitor City wells to track local groundwater levels and monitor water quality. Share data with state and regional agencies and the public to ensure that regional groundwater sustainability planning efforts include the most complete and comprehensive data available.*	Public Works: Water	Ongoing	☐ Complete ☐ In progress *Comments:*
RC-2d	*Investigate opportunities to utilize recycled water supplies to assist with groundwater recharge.*	Public Works: Water	2	☐ Complete ☐ In progress *Comments:*
RC-2e	*Monitor groundwater resources and consider locating required detention basins where recharge potential is determined to be high.*	Public Works: Water	Ongoing	☐ Complete ☐ In progress *Comments:*
RC-2f	*Initiate and support a range of educational and public outreach programs to inform residents, agriculture, businesses and other groundwater users of best management practices in the areas of efficient water use, water conservation, and increasing groundwater recharge. Make these resources available to the public through the City's website.*	Public Works: Water	Ongoing	☐ Complete ☐ In progress *Comments:*
RC-2g	*When considering public projects on City-owned land that may increase the volume of impervious surfaces on the site, seek opportunities to implement alternate approaches, such as the use of pervious paving materials, expanded*	Community Development: Engineering;	Ongoing	☐ Complete ☐ In progress *Comments:*

	Measure	Responsible Department	Priority/ Timing	Status
	areas of naturalized landscape, and other measures deemed feasible in order to increase the groundwater recharge potential of the project.	Public Works: Storm Water		
RC-2h	*Require development projects and infrastructure projects to implement low impact development practices, when appropriate, such as techniques that increase surface infiltration in landscaped, turf, and undeveloped areas.*	Community Development: Engineering; Public Works: Storm Water	Ongoing	☐ Complete ☐ In progress *Comments:*
RC-3a	*Require development projects to comply with the California Building Standards Code requirements for specific site development and construction standards for specific soil types.*	Community Development: Building and Engineering	Ongoing	☐ Complete ☐ In progress *Comments:*
RC-3b	*Require site-specific land management and development practices for proposed development projects, including appropriate measures for drainage control and avoiding or reducing erosion.*	Community Development: Engineering; Public Works: Storm Water	Ongoing	☐ Complete ☐ In progress *Comments:*
RC-3c	*Continue to implement, and periodically review/update as necessary, Municipal Code Section 17.48.070(G) (Grading Design Plan). The City shall review projects to ensure that best management practices are implemented during construction and site grading activities, as well as in project design to reduce pollutant runoff into water bodies.*	Community Development: Engineering; Public Works: Storm Water	Ongoing	☐ Complete ☐ In progress *Comments:*
RC-4a	*Continue to assess and monitor performance of greenhouse gas emissions reduction efforts, including progress toward meeting longer-term GHG emissions reduction goals for 2035 and 2050 by reporting on the City's progress annually, updating the Climate Action Plan and GHG inventory regularly, and updating the the GHG Strategy in the General Plan, as appropriate.*	Community Development: Planning	Annual	☐ Complete ☐ In progress *Comments:*
RC-4b	*When updating master plans for infrastructure, including water supply, flood control, and drainage, and critical facilities, review relevant climate change scenarios and ensure that the plans consider the potential effects of climate*	Community Development: Engineering and Planning/ Public	Ongoing	☐ Complete ☐ In progress *Comments:*

	Measure	Responsible Department	Priority/ Timing	Status
	change and include measures to provide resilience.	Works – Water, Wastewater, Storm Water		
RC-4c	*Incorporate the likelihood of climate change impacts into City emergency response planning and training.*	City Manager/ Planning/ Police	1	☐ Complete ☐ In progress *Comments:*
RC-5a	*Implement development standards and best practices that promote energy conservation and the reduction in greenhouse gases, including:* • *Require new development to be energy-efficient through passive design concepts (e.g., techniques for heating and cooling, building siting orientation, street and lot layout, landscape placement, and protection of solar access;* • *Require construction standards which promote energy conservation including window placement, building eaves, and roof overhangs;* • *Require all projects to meet minimum State and local energy conservation standards;* • *Require best practices in selecting construction methods, building materials, project appliances and equipment, and project design;* • *Encourage and accommodate projects that incorporate alternative energy;* • *Encourage projects to incorporate enhanced energy conservation measures and other voluntary methods of reducing energy usage and greenhouse gas emissions; and* • *Require large energy users to implement an energy conservation plan as part of the project review and approval process, and develop a program to monitor compliance with and effectiveness of that plan.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
RC-5b	*Continue to review development projects to ensure that all new public and private development complies with the California Code of Regulations, Title 24 standards as well as the energy efficiency standards established by the General Plan and the Municipal Code.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*

Measure	Responsible Department	Priority/ Timing	Status
RC-5c *Develop a public education program to increase public participation in energy conservation.*	Public Works: Utilities	2	☐ Complete ☐ In progress *Comments:*
RC-5d *Connect residents and businesses with programs that provide free or low-cost energy efficiency audits and retrofits to existing buildings.*	Public Works: Utilities	Ongoing	☐ Complete ☐ In progress *Comments:*
RC-5e *Update the Municipal Code to incentivize the use of small-scale renewable energy facilities and, where appropriate, to remove impediments to such uses.*	Community Development: Planning	2	☐ Complete ☐ In progress *Comments:*
RC-5f *Cooperate with other agencies, jurisdictions, and organizations to expand energy conservation programs.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
RC-5g *Explore alternative energy sources, including co-generation, active solar energy, and wind generation, and identify opportunities for alternative energy to be used in public and private projects.*	City Manager/ Community Development: Planning Public Works: Utilities	2	☐ Complete ☐ In progress *Comments:*
RC-5h *Implement transportation measures, as outlined in the Circulation Element, which reduce the need for automobile use and petroleum products.*	Community Development: Planning Public Works:	Ongoing	☐ Complete ☐ In progress *Comments:*

Measure	Responsible Department	Priority/ Timing	Status
	Engineering		
RC-6a *Work with the Air District to implement the Air Quality Management Plan (AQMP).* • *Cooperate with the Air District to develop consistent and accurate procedures for evaluating project-specific and cumulative air quality impacts.* • *Cooperate with the Air District and the State Air Board in their efforts to develop a local airshed model.* • *Cooperate with the Air District in its efforts to develop a cost/benefit analysis of possible control strategies (mitigation measures to minimize short and long-term stationary and area source emissions as part of the development review process, and monitoring measures to ensure that mitigation measures are implemented.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
RC-6b *Review development, land use, transportation, and other projects that are subject to CEQA for potentially significant climate change and air quality impacts, including toxic and hazardous emissions and require that projects provide adequate, appropriate, and cost-effective mitigation measures reduce significant and potentially significant impacts. This includes, but is not limited to, the following:* • *Use of the Air District "Guide for Assessing and Mitigating Air Quality Impacts", as may be amended or replaced from time to time, in identifying thresholds, evaluating potential project and cumulative impacts, and determining appropriate mitigation measures;* • *Contact the Air District for comment regarding potential impacts and mitigation measures as part of the evaluation of air quality effects of discretionary projects that are subject to CEQA;* • *Require projects to participate in regional air quality mitigation strategies, including Air District-required regulations, as well as recommended best management practices when applicable and appropriate, including:* • *Promote the use of new and replacement fuel storage tanks at refueling stations that are clean fuel compatible, if technically and economically feasible;*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*

	Measure	Responsible Department	Priority/ Timing	Status
	• *The use of energy efficient lighting (including controls) and process systems beyond Title 24 requirements shall be encouraged where practicable (e.g., water heating, furnaces, boiler units, etc.);* • *The use of energy efficient automated controls for air conditioning beyond Title 24 requirements shall be encouraged where practicable; and* • *Promote solar access through building siting to maximize natural heating and cooling, and landscaping to aid passive cooling and to protect from winds;* • *The developer of a sensitive air pollution receptor shall submit documentation that the project design includes appropriate buffering (e.g., setbacks, landscaping) to separate the use from highways, arterial streets, hazardous material locations and other sources of air pollution or odor;* • *Identify sources of toxic air emissions and, if appropriate, require preparation of a health risk assessment in accordance with Air District-recommended procedures; and* • *Circulate the environmental documents for projects with significant air quality impacts to the Air District for review and comment.*			
RC-6c	*Review area and stationary source projects that could have a significant air quality impact, either individually or cumulatively, to identify the significance of potential impacts and ensure that adequate air quality mitigation is incorporated into the project, including:* • *The use of best available and economically feasible control technology for stationary industrial sources;* • *All applicable particulate matter control requirements of Air District Regulation VIII;* • *The use of new and replacement fuel storage tanks at refueling stations that are clean fuel compatible, if technically and economically feasible;* • *Provision of adequate electric or natural gas outlets to encourage use of natural gas or electric barbecues and electric gardening equipment; and* • *Use of alternative energy sources.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
RC-6d	*Maintain adequate data to analyze cumulative land use impacts on air quality and climate change. This includes tracking proposed, planned, and approved General*	Community Development:	Ongoing	☐ Complete

	Measure	Responsible Department	Priority/ Timing	Status
	Plan amendments, development, and land use decisions so that projects can be evaluated for cumulative air quality impacts, including impacts associated with transportation and land use decisions.	Planning		☐ In progress *Comments:*
RC-6e	*Prior to entitlement of a project that may be an air pollution point source, such as a manufacturing and extracting facility, the developer shall provide documentation that the use is located and appropriately separated from residential areas and sensitive receptors (e.g., homes, schools, and hospitals).*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
RC-6f	*Construction activity plans shall include and/or provide for a dust management plan to prevent fugitive dust from leaving the property boundaries and causing a public nuisance or a violation of an ambient air standard.* • *Project development applicants shall be responsible for ensuring that all adequate dust control measures are implemented in a timely manner during all phases of project development and construction.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
RC-7a	*Provide an interconnecting system of open space corridors that incorporate bicycle and pedestrian paths within the urbanized area that connect to regional open space corridors, such as the San Joaquin River.*	Community Development: Planning; Parks and Recreation; Public Works: Engineering	Ongoing	☐ Complete ☐ In progress *Comments:*
RC-7b	*Utilize a system of open space corridors to provide pedestrian and bicycle connections between schools, parks and other recreation areas, commercial uses, and employment centers.*	Community Development: Planning; Parks and Recreation; Public Works: Engineering	Ongoing	☐ Complete ☐ In progress *Comments:*
RC-7c	*Require all new development to provide linkages to existing and planned open space that would logically be connected through the project.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*

Measure	Responsible Department	Priority/ Timing	Status
RC-7d *Provide opportunities for public education through the City's open space system and natural resource areas.*	Parks and Recreation	Ongoing	☐ Complete ☐ In progress *Comments:*
RC-7e *Review all development proposals within or adjacent to the Sphere of Influence, to ensure adequate preservation of community separators and open space resources.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
RC-7f *Implement a coordinated and cost-effective plan for City management and maintenance of publicly-owned open space within the city limits.*	Community Development: Planning; Parks and Recreation	Ongoing	☐ Complete ☐ In progress *Comments:*
RC-7g *Coordinate with interested public and private entities to create new and expanded public access trails along waterways that connect to open space areas, parks, and schools serving the City.*	Community Development: Planning; Parks and Recreation	Ongoing	☐ Complete ☐ In progress *Comments:*
RC-8a *Continue to implement Chapter 8.24 (Right to Farm) of the Municipal Code in order to protect farming uses from encroaching urban uses and to notify potential homebuyers of nearby agricultural operations.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
RC-8b *Consider impacts to agricultural lands and agricultural productivity when reviewing new development projects, amendments to the General Plan, and rezoning applications.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*

	Measure	Responsible Department	Priority/ Timing	Status
RC-8c	*Amend Title 17 (Zoning) of the Municipal Code to include specific agricultural buffer requirements for residential and sensitive land uses (i.e., schools, day care facilities, and medical facilities) that are proposed near existing agricultural lands in order to protect the associated agricultural operations from encroachment by incompatible uses. Buffers shall generally be defined as a physical separation, depending on the land use, and may consist of topographic features, roadways, bike/pedestrian paths, greenbelts, water courses, or similar features. The buffer shall occur on the parcel for which a permit is sought and shall favor protection of the maximum amount of agricultural land.*	Community Development: Planning	1	☐ Complete ☐ In progress *Comments:*
RC-8d	*Collaborate with water suppliers and wastewater treatment plant operators to increase the availability of treated or recycled water for agricultural purposes.*	Public Works: Water and Wastewater	Ongoing	☐ Complete ☐ In progress *Comments:*
RC-8e	*Apply the following conditions of approval where urban development occurs next to farmland.* • *Require notifications in urban property deeds that agricultural operations are in the vicinity, in keeping with the City's right-to- farm ordinance.* • *Require adequate and secure fencing at the interface of urban and agricultural use.* • *Require phasing of new residential subdivisions; so as to include an interim buffer between residential and agricultural use.* • *Require a buffer between urban uses and lands designated Agriculture on the Land Use Map.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
RC-8f	*Work with San Joaquin County on the following issues:* • *The establishment and implementation of consistent policies for agricultural lands in the Planning Area that prioritize the preservation of agricultural lands and support ongoing agricultural activities.* • *Pesticide application and types of agricultural operations adjacent to urban uses.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*

	Measure	Responsible Department	Priority/ Timing	Status
	• *Support the continuation of County agricultural zoning in areas designated for agricultural land use in the Area Plan.*			
RC-8g	*Develop a program to support for agricultural tourism, u-pick orchards and farms, and other agricultural activities that serve as a regional draw to Manteca and enhance its agricultural heritage.*	Economic Development	Ongoing	☐ Complete ☐ In progress *Comments:*
RC-9a	*Continue to require projects to comply with the requirements of the County Habitat Plan when reviewing proposed public and private land use changes.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
RC-9b	*Require project proponents who opt not to participate in the SJMSCP to:* • *Satisfy applicable U.S. Endangered Species Act (ESA), California Endangered Species Act (CESA), National Environmental Policy Act (NEPA), California Environmental Quality Act (CEQA), and other applicable local, state, and federal laws and regulation provisions through consultations with the Permitting Agencies and local planning agencies.* • *Provide site-specific research and ground surveys for proposed development projects. This research must include a detailed inventory of all biological resources onsite, and appropriate mitigation measures for avoiding or reducing impact to these biological resources. This requirement may be waived if determined by the City that the proposed project area is already sufficiently surveyed.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
RC-9c	*Until such time that a Clean Water Act regional general permit or its equivalent is issued for coverage under the SJMSCP, acquisition of a Section 404 permit by project proponents will continue to occur as required by existing regulations. Project proponents shall comply with all requirements for protecting federally protected wetlands.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
RC-9d	*Continue to enforce the City's heritage tree ordinance which defines and identifies mature trees to be protected, and establishes regulations for their protection and*	Community Development:	Ongoing	☐ Complete ☐ In progress

	Measure	Responsible Department	Priority/ Timing	Status
	removal.	Planning		*Comments:*
RC-9e	*Limit the access of pedestrians and bicyclists to wetland areas so that access is compatible with long-term protection of these natural resources.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
RC-9f	*Implement the multiple use of resource areas, where feasible, that includes passive recreational and educational opportunities with the protection of wildlife and vegetation habitat areas.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
RC-9g	*Where sensitive biological habitats have been identified on or immediately adjacent to a project site, the project shall include appropriate mitigation measures identified by a qualified biologist.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
RC-9h	*Utilize existing regulations and procedures, including but not limited to, the Zoning Ordinance and the environmental review process, in order to address impacts to special-status species and conserve sensitive habitats, including wetlands and riparian habitat.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
RC-9i	*Consult with State and Federal agencies during the development review process to help identify wetland and riparian habitat that has candidacy for restoration, conservation, and/or mitigation. Focus restoration and/or conservation efforts on areas that would maximize multiple beneficial uses for such habitat.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
RC-9j	*Apply CEQA Thresholds of Significance to assist staff, project applicants, and decision-makers in determining whether a project may have a significant effect on the environment under Section 21082.2 of CEQA.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*

Measure	Responsible Department	Priority/ Timing	Status
RC-10a Work with property owners to develop reclamation plans for areas with mineral resources.	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
RC-10b Consider whether it is appropriate to update the Municipal Code to address production of mineral resources, including oil and gas wells.	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
RC-10c Identify and evaluate areas within Manteca's Planning Area with potential resource value, including oil, gas, sand, and gravel.	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
RC-11a Require a records search for any proposed development project, to determine whether the site contains known archaeological, historic, or cultural resources and/or to determine the potential for discovery of additional cultural resources. This requirement may be waived if determined by the City that the proposed project area is already sufficiently surveyed.	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
RC-11b Require a cultural and archaeological survey prior to approval of any project which would require excavation in an area that is sensitive for cultural or archaeological resources. If significant cultural or archaeological resources, including historic and prehistoric resources, are identified, appropriate measures shall be implemented, such as documentation and conservation, to reduce adverse impacts to the resource.	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
RC-11c Require all City permits for reconstruction or modification of existing buildings to include the submittal of a photograph of the existing structure or site. The intent is to create a record of the buildings in the City over time. A photograph will also be required for vacant sites that will be modified with new construction of new	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*

Measure	Responsible Department	Priority/ Timing	Status
buildings or other above ground improvements.			
RC-11d Incorporate significant archaeological sites, where feasible, into open space areas.	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
RC-11e Continue to inventory historic sites throughout the City. The inventory should contain a narrative of the significant facts regarding the historic events or persons associated with the site, and pictures of the site.	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
RC-11f Continue to support the local historical society in their efforts to: • *Archive historic information, including photographs, publications, oral histories and other materials, and* • *make the information available to the public for viewing and research.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
RC-11g Encourage the placement of monuments or plaques that recognize and celebrate historic sites, structures, and events.	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
RC-11h Adopt and implement a historical preservation ordinance.	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
RC-11i Adopt and implement a historic building code, as authorized by state law.	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*

Measure	Responsible Department	Priority/ Timing	Status
RC-11j Require all new development, infrastructure, and other ground-disturbing projects to comply with the following conditions in the event of an inadvertent discovery of cultural resources or human remains: • *If construction or grading activities result in the discovery of significant historic or prehistoric archaeological artifacts or unique paleontological resources, all work within 100 feet of the discovery shall cease, the Community Development Director shall be notified, the resources shall be examined by a qualified archaeologist, paleontologist, or historian for appropriate protection and preservation measures; and work may only resume when appropriate protections are in place and have been approved by the Community Development Director; and* • *If human remains are discovered during any ground disturbing activity, work shall stop until the Community Development Director and the San Joaquin County Coroner have been contacted; if the human remains are determined to be of Native American origin, the Native American Heritage Commission and the most likely descendants have been consulted; and work may only resume when appropriate measures have been taken and approved by the Community Development Director.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
RC-11l Collaborate with the Chamber of Commerce and other interested community groups to support and promote community festivals and events.	Economic Development	Ongoing	☐ Complete ☐ In progress *Comments:*
Safety			
S-1a Regularly conduct periodic emergency response exercises to test the effectiveness of City emergency response procedures.	City Manager Police Fire	Annual	☐ Complete ☐ In progress *Comments:*

	Measure	Responsible Department	Priority/ Timing	Status
S-1b	*Regularly review County and State emergency response procedures that must be coordinated with City procedures.*	City Manager Police Fire	Annual	☐ Complete ☐ In progress *Comments:*
S-1c	*Cooperate with San Joaquin County OES, Manteca Fire Department, Lathrop Manteca Fire District, Manteca Police Services, the reclamation districts, and other agencies with responsibility for emergency management in emergency response planning, training and provision of logistical support.*	City Manager Police Fire	Ongoing	☐ Complete ☐ In progress *Comments:*
S-1d	*Support participation by City staff, the Police Services, Manteca Fire Department, and Lathrop Manteca Fire District in emergency response demonstrations and training where feasible.*	City Manager Police Fire	Ongoing	☐ Complete ☐ In progress *Comments:*
S-1e	*Periodically coordinate with local flood protection agencies, including the reclamation districts, to discuss the status of flood protection facilities and improvements, strategize future improvements, consider potential climate change effects, financing for improvements, emergency response plans, and worker training for emergency response situations.*	Community Development: Planning Public Works: Engineering	Annual	☐ Complete ☐ In progress *Comments:*
S-1f	*Review and maintain critical City facilities to ensure the accessibility and structural and operational integrity of essential facilities during an emergency.*	City Manager Police Fire	Ongoing	☐ Complete ☐ In progress *Comments:*
S-2a	*Continue to require preparation of geotechnical reports for proposed development projects, public projects, and all critical structures. The reports should include, but not be limited to: evaluation of and recommendations to mitigate the effects of fault displacement, ground shaking, uncompacted fill, expansive soils, liquefaction, subsidence, and settlement. Recommendations from the report shall be incorporated into the development project to address seismic*	Community Development: Building, Planning, and Engineering	Ongoing	☐ Complete ☐ In progress *Comments:*

	Measure	Responsible Department	Priority/ Timing	Status
	and geologic risks identified in the report.			
S-2b	*Review development proposals to ensure compliance with the current State building standards.*	Community Development: Building	Ongoing	☐ Complete ☐ In progress *Comments:*
S-2c	*Review development proposals to ensure compliance with California Health and Safety Code Section 19100 et seq. (Earthquake Protection Law), which requires that buildings be designed to resist stresses produced by natural forces such as earthquakes and wind.*	Community Development: Building	Ongoing	☐ Complete ☐ In progress *Comments:*
S-2d	*Review and update the City's inventory of potentially hazardous buildings and require any development or change in occupancy proposals to address hazards, through measures such as strengthening buildings, changing the use of the buildings to an acceptable occupancy level, or demolishing or rehabilitating the building.*	Community Development: Building	Ongoing	☐ Complete ☐ In progress *Comments:*
S-3a	*Monitor changes in Federal and State laws and regulations related to local flood protection, including the National Flood Insurance Program and incorporate necessary changes into the Municipal Code, including but not limited to Chapter 8.30, Chapter 15.56, and Title 17, the City's Emergency Operations Plan, and building codes as required and ensure that the City's regulations continue to require that new development within flood hazard zones is consistent with this Safety Element and is required to meet the flood protection requirements of State law, including but not limited to Government Code Sections 65007, 65865.5, 65962 and 66474.5.*	Community Development: Planning Public Works: Engineering	Ongoing	☐ Complete ☐ In progress *Comments:*
S-3b	*Evaluate the consistency of the Safety Element with applicable laws, regulations and plans in conjunction with its annual review of the General Plan. The City shall determine whether and when an amendment of the Safety Element is required.*	Community Development: Planning	Annual	☐ Complete ☐ In progress *Comments:*
S-3c	*Continue to participate in the FEMA CRS program, including dissemination of information to the public and annual reviews of its participation in the program*	Public Works:	Ongoing	☐ Complete

	Measure	Responsible Department	Priority/ Timing	Status
	and improve the program as feasible to maintain or improve effects on flood insurance costs.	Engineering		☐ In progress *Comments:*
S-3d	*Consider, in the review of plans for new development, the need for levee setbacks, dam failure risks, and the views of the local flood protection and emergency response agencies.*	Community Development: Planning Public Works: Engineering	Ongoing	☐ Complete ☐ In progress *Comments:*
S-3e	*Require applications for development in areas subject to 200-year flooding to indicate the depth of predicted 200-year flooding on the basis of official maps approved by the City of Manteca or Floodplain Administrator.*	Community Development: Planning Public Works: Engineering	Ongoing	☐ Complete ☐ In progress *Comments:*
S-3f	*Maintain an official 200-year Floodplain Map, including predicted flood depths, for reference when making land use determinations.*	Community Development: Planning Public Works: Engineering	Ongoing	☐ Complete ☐ In progress *Comments:*
S-3g	*Amend Chapter 8.30 (Floodplain Management) of the Municipal Code to reflect flood protection requirements specified in the Safety Element as well as any relevant updates to Federal or State requirements.*	Community Development: Planning Public Works: Engineering	Ongoing	☐ Complete ☐ In progress *Comments:*
S-3h	*Consider potential effects of climate change in planning, design, and maintenance of levee improvements and other flood control facilities.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
S-3i	*Coordinate with RD 17 and RD 2094 as required for the purpose of ensuring that*	Community	Ongoing	☐ Complete

	Measure	Responsible Department	Priority/ Timing	Status
	ULOP is available as soon as possible and that "adequate progress" findings can be made.	Development: Planning Public Works: Engineering		☐ In progress *Comments:*
S-3j	*Encourage the reclamation districts to incorporate riparian habitat protection and/or enhancement in levee improvement plans where feasible.*	Community Development: Planning Public Works: Engineering	Ongoing	☐ Complete ☐ In progress *Comments:*
S-3k	*Circulate development proposals to reclamation districts, Manteca Police Services, and the applicable fire department (Manteca Fire Department, Lathrop Manteca Fire District, or Ripon Consolidated Fire District) for comment as part of the project review process.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
S-4a	*As part of the development review process, require projects that result in significant risks associated with hazardous materials to include measures to address the risks and reduce the risks to an acceptable level.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
S-4b	*Review development proposals to address proximity of users and transporters of significant amounts of hazardous materials relative to sensitive uses, such as schools and residential neighborhoods.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
S-4c	*Continue to require the submittal of information regarding hazardous materials manufacturing, storage, use, transport, and/or disposal by existing and proposed businesses and developments to the Manteca Fire Department.*	Community Development: Planning Fire	Ongoing	☐ Complete ☐ In progress *Comments:*
S-4d	*Annually coordinate with the Manteca Fire Department and 911 dispatch center to ensure that the City maintains a current database of hazardous materials.*	Community Development:	Annual	☐ Complete ☐ In progress

	Measure	Responsible Department	Priority/ Timing	Status
		Planning Fire		*Comments:*
S-4e	*Coordinate with the Manteca Fire Department, other local agencies, and Union Pacific Railroad to strictly regulate and enforce the use, storage, transport, and/or disposal of hazardous materials under California Administrative Code Title 19 requirements.*	Community Development: Planning Public Works: Engineering Fire	Annual	☐ Complete ☐ In progress *Comments:*
S-4f	*Continue to work with San Joaquin County and other public agencies to inform consumers about household use and disposal of hazardous materials.*	Public Works: Solid Waste	Ongoing	☐ Complete ☐ In progress *Comments:*
S-4g	*Cooperate fully with Union Pacific Railroad and other agencies, such as the California Highway Patrol, in the event of a hazardous material emergency.*	City Manager Police Fire	Ongoing	☐ Complete ☐ In progress *Comments:*
S-4h	*Continue the City hazardous waste pick-up program for household hazardous materials.*	Public Works: Solid Waste	Ongoing	☐ Complete ☐ In progress *Comments:*
S-5a	*Require an acoustical analysis that complies with the requirements of S-5.7 where:* • *Noise sensitive land uses are proposed in areas exposed to existing or projected noise levels exceeding the levels specified in Table S-1 or S-2.* • *Proposed transportation projects are likely to produce noise levels exceeding the levels specified in Table S-1 or S-2 at existing or planned noise sensitive uses.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*

	Measure	Responsible Department	Priority/ Timing	Status
S-5b	*Assist in enforcing compliance with noise emissions standards for all types of vehicles, established by the California Vehicle Code and by federal regulations, through coordination with the Manteca Police Department and the California Highway Patrol.*	Police	Ongoing	☐ Complete ☐ In progress *Comments:*
S-5c	*Update the City's Noise Ordinance (Chapter 9.52) to reflect the noise standards established in this Noise Element and proactively enforce the City's Noise Ordinance, including requiring the following measures for construction:* • *Restrict construction activities to the hours of 7:00 a.m. to 7:00 p.m. on Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturdays. No construction shall be permitted outside of these hours or on Sundays or federal holidays, without a specific exemption issued by the City.* • *A Construction Noise Management Plan shall be submitted by the applicant for construction projects, when determined necessary by the City. The Construction Noise Management Plan shall include proper posting of construction schedules, appointment of a noise disturbance coordinator, and methods for assisting in noise reduction measures.* • *Noise reduction measures may include, but are not limited to, the following:* a. *Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically attenuating shields or shrouds) wherever feasible.* b. *Except as provided herein, impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used. This muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used, if such jackets are commercially*	Community Development: Planning	1	☐ Complete ☐ In progress *Comments:*

	Measure	Responsible Department	Priority/ Timing	Status
	available. this could achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever such procedures are available and consistent with construction procedures. *c. Temporary power poles shall be used instead of generators where feasible.* *d. Stationary noise sources shall be located as far from adjacent properties as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or use other measures as determined by the City of provide equivalent noise reduction.* *e. The noisiest phases of construction shall be limited to less than 10 days at a time. Exceptions may be allowed if the City determines an extension is necessary and all available noise reduction controls are implemented.* *f. Delivery of materials shall observe the hours of operation described above.* g. *Truck traffic should avoid residential areas to the extent possible.*			
S-5d	*In making a determination of impact under the California Environmental Quality Act (CEQA), a substantial increase will occur if ambient noise levels have a substantial increase. Generally, a 3 dB increase in noise levels is barely perceptible, and a 5 dB increase in noise levels is clearly perceptible. Therefore, increases in noise levels shall be considered to be substantial when the following occurs:* • *When existing noise levels are less than 60 dB, a 5 dB increase in noise will be considered substantial;* • *When existing noise levels are between 60 dB and 65 dB, a 3 dB increase in noise will be considered substantial;* • *When existing noise levels exceed 65 dB, a 1.5 dB increase in noise will be considered substantial.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*

	Measure	Responsible Department	Priority/ Timing	Status
	Additional or alternative criteria can be used for determining a substantial increase in noise levels. For instance, if the overall increase in noise levels occurs where no noise-sensitive uses are located, then the City may use their discretion in determining if there is any impact at all. In such a case, the following alternative factors may be used for determining a substantial increase in noise levels: • *the resulting noise levels;* • *the duration and frequency of the noise;* • *the number of people affected;* • *conforming or non-conforming land uses;* • *the land use designation of the affected receptor sites;* • *public reactions or controversy as demonstrated at workshops or hearings, or by correspondence; and* • *prior CEQA determinations by other agencies specific to the project.*			
S-5e	*Control noise at the source through use of insulation, berms, building design and orientation, buffer space, staggered operating hours, and similar techniques. Where such techniques would not meet acceptable levels, use noise barriers to attenuate noise associated with new noise sources to acceptable levels.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
S-5f	*Require that all noise-attenuating features are designed to be attractive and to minimize maintenance.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
S-5g	*Evaluate new transportation projects, such as truck routes, rail or public transit routes, and transit stations, using the standards contained in Table S-1. However, noise from these projects may be allowed to exceed the standards contained in Table S-1, if the City Council finds that there are special overriding circumstances.*	Public Works: Engineering	Ongoing	☐ Complete ☐ In progress *Comments:*
S-5h	*Work with the Federal Rail Authority and passenger and freight rail service providers to establish a Quiet Zone at at-grade crossings in the City. Where new development would be affected by the train and rail noise, require project*	Community Development: Planning	2	☐ Complete ☐ In progress

	Measure	Responsible Department	Priority/ Timing	Status
	applicants to fund a fair-share of: a) studies associated with the application for a Quiet Zone, and b) alternative safety measures associated with the Quiet Zone (including, but not limited to signage, gates, lights, etc.).	Public Works: Engineering		*Comments:*
S-5i	*Work in cooperation with Caltrans, the Union Pacific Railroad, San Joaquin Regional Rail Commission, and other agencies where appropriate to maintain noise level standards for both new and existing projects in compliance with Table S-1.*	Community Development: Planning Public Works: Engineering	Ongoing	☐ Complete ☐ In progress *Comments:*
Housing: See Housing Element for detailed implementation plan for all housing measures				
Implementation				
I-1a	*On an annual basis review implementation of the General Plan as required by State law, review implementation and timing of measures based on this implementation plan, and identify revisions to the General Plan that should be made to address the requirements of State law and emerging trends and conditions.*	Community Development: Planning	Annual	☐ Complete ☐ In progress *Comments:*
I-1b	*Review and update the Municipal Code, including the Zoning Ordinance and Subdivision Ordinance, as well as master plans for services and infrastructure as necessary to ensure consistency with the General Plan.*	Community Development: Planning	Ongoing	☐ Complete ☐ In progress *Comments:*

ATTACHMENT 2

SUMMARY MINUTES - GPAC MEETING #13, FEBRUARY 4, 2019

Summary Minutes

General Plan Advisory Committee Meeting 13 – February 4, 2019

These meeting notes provide an overview and summary of the input received during the February 4, 2019 General Plan Advisory Committee (GPAC) meeting which focused on the finalization of the GPAC's Preferred Alternative for recommendation to the Planning Commission and City Council and the GPAC's review of the Draft Land Use, Growth Management, and Circulation Policy Sets.

Attendance

GPAC Members Present: Daryll Quaresma (Chair), Bill Barnhart, Joann Beattie, Ronald Cheek, James DuClair, Demetri Filios, Ronald Light, Parminder Singh Sahi, Richard Paz, Jack Snyder

GPAC Member Absent: Wendy Benavides, Victoria Brunn, Jose Nuno, David Tenney, Stephen Tompkin

GPAC Alternates Present: Jason Laughlin, John Reilla

GPAC Alternates Absent: Benjamin Cantu, David Cushman, Marco Galeazzi

Public Comment

- Mary Meninga, resident 915 W. Lathrop Road
  - Noted that she previously won a lawsuit against the City related to traffic issues
  - The General Plan must ensure that existing homes have same protections as new homes, particularly in regards to safety, air quality, and traffic
  - Identified that she has safety concerns with the General Plan and that it must require soundwalls to protect long-term residents and include mitigation measures to address impacts prior to new development
  - Stated that Circulation Policy 16 has been ignored for years
  - Requested that all properties against arterial streets be considered disadvantaged communities
- Kirk DeClark, speaking on behalf of Leandro, Cardoza, and Oliveira families
  - Requested that General Commercial be redesignated to Commercial Mixed Use for APNs 241-310-38, -39, -42, and -43
- Don Moyer
  - Representing Nunes Family Trust requested that southeast parcel at Union and Lathrop Roads be designated Commercial (as shown on the GPAC preferred land use map)

- Indicated that the owners of the industrial parcel (gray) located west of Austin Road between Yosemite Ave and Highway 99 wanted to continue operating a trucking company and requested the parcel be designated Industrial (as shown on the GPAC preferred land use map)

o Michael Clauser, property owner

- Requested that two parcels (located between Airport Way and the Family Entertainment Zone) be designated Commercial Mixed Use (parcels shown as Commercial and the smaller parcel connecting to Airport Road currently shown as Business Professional)

o Lou Tallerico, property owner

- Requested changing the Business Industrial Park designation between Airport Way and Union Road to yellow (Low Density Residential)
- Requested extending purple (Commercial Mixed Use) to the east
- Noted that it made a lot of sense to expand in the area located west of Airport Way and north of Roth Road

GPAC Discussion: Preferred Land Use Map Recommendation to Planning Commission and City Council

o The GPAC discussed the requests from the public, noting that the comments from Kirk DeClark and Don Moyer were addressed on the current version of the map.

- The GPAC agreed to revise the map to reflect Michael Clauser's request for CMU.
- The GPAC discussed Lou Tallerico's request, as well as the location of a High Density Residential site in the northern area located east of Union Road. The GPAC agreed to expand the Commercial Mixed Use area located south of Roth Road to incorporate the High Density Residential site. The GPAC also determined that the Commercial Mixed Use site shown southeast of Lovelace Road and Airport Way was in error and should be Low Density Residential.

o Parminder Singh Sahi requested information regarding the percent of land that has been changed. (This information is provided as an attachment to the March 4, 2019 GPAC memo packet).

o Bill Barnhartt stated that two parcels south of Del Webb, west of the Fire Station were not worth much as Commercial Mixed Use. The majority of the GPAC did not agree with changes to the referenced parcels and the change was not made to the map.

GPAC Discussion: Land Use, Growth Management, and Circulation Policy Sets

o Bill Barnhartt recommended including language to consider transfers of development rights, allowing property owners to swap development and zoning rights between parcels.

- Ron Cheek indicated that this can be done with a General Plan Amendment, noting the effort that has gone into developing the land use map.
- Parminder Singh Sahi indicated that is such an approach were included, there would need to be policy guidance that clearly identifies what designations could be changed and to what uses.

  - City staff JD Hightower indicated that City staff could bring a Smart Growth Toolkit to the Planning Commission for consideration and that this could be one of the tools discussed.
  - The GPAC discussed the approach and the majority did not support including consideration of transfer of development rights in the General Plan.

- Bill Barnhartt recommended that the minimum residential density for Commercial Mixed Use be reduced to 8.1.
  - Consultant Beth Thompson recommended that the 15.1 dwelling units per acre minimum be maintained in order to provide the potential for the Commercial Mixed Use sites to be used in the City's Housing Element to accommodate its fair share of regional housing needs.
- Richard Paz indicated that the General Plan should provide for infrastructure in advance of development and that roads need to be in place as development occurs.
- Parminder Singh Sahi identified that land use compatibility should be promoted. Consultant Beth Thompson indicated that a table identifying zoning districts compatible with land use designations would be provided to the GPAC.
- Jack Snyder indicated that the General Plan should be clear cut and as easy as possible to implement – do not add more red tape.
- Ron Cheek indicated he would like additional time to review the policy sets, noting concerns with C-P-2.11.
- Wendy Benavides had no additional comments on the policy sets.
- Joann Beattie had no additional comments on the policy sets.
- Jason Laughlin had no additional comments on the policy sets.
- James DuClair had no additional comments on the policy sets.
- Demitri Filios noted that the Commercial Mixed Use designation must remain flexible.
- Darryl Quaresma acknowledged Mary Meninga's comments, noting that the GPAC had discussed many of the issues early on.
- Richard Paz requested that language be provided to allow opportunities to comment on General Plan implementation.

ATTACHMENT 3

AMENDED SUMMARY MINUTES – GPAC MEETING #11

Summary Minutes (amended)

General Plan Advisory Committee Meeting 11 – December 3, 2018

These meeting notes provide an overview and summary of the input received during the December 3, 2018 General Plan Advisory Committee (GPAC) meeting which focused on the review of the Land Use Alternatives and selection of the GPAC's Preferred Alternative for recommendation to the Planning Commission and City Council.

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, Parminder Singh Sahi, Jack Snyder, David Tenney, Stephen Tompkin

GPAC Member Absent: Jose Nuno, Richard Paz

GPAC Alternates Present: Jason Laughlin, John Reilla

GPAC Alternates Absent: Benjamin Cantu, David Cushman, Marco Galeazzi

Item 5 – Public Comment

- Steve Herum, attorney representing the Delicato Winery Conditional Use Permit Application
  - Mr. Herum shared a map that showed the location of the winery and surrounding uses. He indicated that:
    - The map provided for buffering between residential and other uses that generate noise and nuisances, noting that current General Plan policies require a buffer.
    - The winery has been in its location for 100 years, so there is little sense in locating residential uses next to the business at this time.
    - He did not have a recommended distance for a buffer between agricultural uses and residential homes, but noted that he would bring forward policies that recommend agricultural buffers for residential uses.
    - He would be meeting with the affected property owners on Wednesday, December 5.
  - Bill Barnhart asked for clarification on what was the primary concern associated with the winery's operation – discharge water or smell.
    - Mr. Herum confirmed that the primary concern, based upon his experience working on behalf of wineries and canneries, is discharge water.

- Bill Barnhart observed that the map's buffering approach takes up considerable land, and suggested that another approach to could limit the extent of such buffering.

- Lou Tallerico, property owner and proponent of developing Manteca Village in the Planning Area's northwestern quadrant
  - Has a contract with Frank and Tony Indelicato to grow grapes.
  - Mentioned his recollection of previous General Plan updates.
    - The Indelicatos did not pursue growth to the north.
    - Wrote widely distributed paper about land use issues in northwestern Manteca. The Delicato Winery was not included.
  - Mentioned his request that two memos, dated November 9 and 25, be included in the packet. Because they were omitted, he requested that they be provided to the GPAC.
  - Discussed the Manteca Village project.
    - He previously helped develop the Del Webb and Carter Point, and wants to give the city Manteca Village.
    - He is near the beginning of the development process, visioning, and asked for the GPAC's feedback. The land use configuration associated with the vision varies in location from the Land Use Alternatives.

- Martin Harris, Terra Land Group
  - Shared letter that he sent to the San Joaquin County Board of Supervisors. The letter refers to the County's approach to obtaining Federal support for flooding/natural disasters.
  - Mentioned that he written a number of letters to different public entities during the past 4 years. This began with his response to State Bill 5.
    - He opinioned that Manteca has not addressed flooding issues.
    - He requested that the City not approve anything before the State of California makes a decision on flooding on December 12, and not certify anything until 2019.

- Joanne Edward, owner of Zotorelli Ranch
  - Her property is located adjacent to Delicato Winery. They are good neighbors and their operations have not impacted her property.
  - She has been attempting to sell the property for years and finally has an offer. She is hoping to develop the ranch into some residential use, and is concerned that Delicato is suggesting her property be used for industrial development. She indicated that Delicato had the opportunity to purchase the property in the past, but did not and it is now too late.

- Robert Garcin, farmer

- Owns land north of Delicato Winery. Does not consider Indelicatos enemies, but hopes to develop land, possibly with senior housing, resulting in agricultural uses being relocated further to the north.

- Gurpreet Singh, owner of former Kmart site
  - Just acquired the site. Understands that vandalism, homelessness, and similar issues affect the community's perception of the property. Requested that the property be redesignated from Neighborhood Commercial (NC) to General Commercial (GC) or Commercial Mixed Use (CMU).

- Toni Raymus, developer
  - Requested the following land use designation changes:
    - Villa Ticino – currently designated and entitled for residential development. Requested that the site be change to Business Industrial Park (BIP), Industrial (I), and Park (P).
    - Yosemite Avenue – change from I to Medium Density Residential (MDR)
    - Jacob's Fruit Stand Property – change to GC.

- Bill Filios, developer
  - Northwestern corner of Union and Woodward – planned development and park of shopping center – change to CMU.

- Zotorelli Ranch owner and occupant
  - Has known the Indelicato family for years. Has never experienced Delicato Winery creating smell or water discharge issues.
  - Sent numerous letters to developers and Indelicatos, expressing interest in selling the property, 20 years ago.

Item 6 – GPAC Discussion

- GPAC selected Alternative A (8 votes) as the basis for the Preferred Alternative over Alternatives B (5 votes) and C (0 votes).

- Changes to Land Use Designations
  - Commercial designations consolidated into the single Commercial (C) designation.
  - The GPAC discussed combining all of the residential designations into a single designation, but decided against doing so.

- Review of Land Use Designations in the area located south of French Camp Road, west of the City/SOI boundary, east of Highway 99, and north of Lathrop Road

  (Note: Designation changes to parcels are shown on the Designation Change Map. This section documents the conversation associated with key issues relating to the topic.)

- Northwestern Quadrant/Manteca Village – the GPAC expressed support for accommodating Mr. Tellerico's vision for the Manteca Village project, along with the extension of Roth Road to the east towards the Highway 99 frontage road, on the Preferred Alternative.
- The GPAC expressed support for removing the designation of Public/Quasi-Public (PQP) from proposed school sites.
    - Victoria Brunn requested that the Manteca and Ripon Unified School Districts be consulted in the selection of future school sites.
    - The consultant indicated this approach can be accommodated by permitting-by-right schools in the residential designations and including policies that require the City and the school districts to collaborate on the identification of sites.
- Demitrio Filios suggested caution in addressing the Delicato Winery land use situation. He recommended that the winery needs to purchase it owns buffers and the City should monitor the operation for environmental issues and review the project's Conditions of Approval to determine the winery's requirements for its operation.
    - Jose Nuno questioned the regulation of the winery's discharge.
    - It was noted that the winery has been present for 100 years, that the operation has right to farm, is a good neighbor, and is beneficial to the community (provides jobs and open space).
    - Ron Cheek suggested that it is unfair to expect the City to condemn surrounding properties
- Stephen Tompkin suggested that there are already enough parks and not enough kids to justify creating more.
    - Ronald Light indicated that the General Plan informs how much parkland must be provided. This requirement can be changed.
    - Parminder Singh Sahi indicated that there is a lack of special use parks, such as those that include soccer fields.

- Review of Land Use Designations in the area located south of Lathrop Road, west of the City/SOI boundary, east of Union Road, and north of Highway 120
    - To accommodate showing industrial uses on the Villa Ticino project site, the GPAC created a policy area for the site. This will allow jobs-generating or the original, entitled uses to be developed.
- Review of Land Use Designations in the area located south of Lathrop Road, west of Union Road, east of Highway 99, and north of Highway 120
    - To accommodate the request made by the property owner, the site of the former KMart was changed from CMU to Commercial.
- Review of Land Use Designations in the area extending south of 120 to the Planning Area boundary to the west and south and Airport Way to the West

- The GPAC requested that this area be updated to reflect approved projects and school sites, correct the uses located in the vicinity of Oakwood Lake to reflect current conditions where appropriate, change the Industrial use located along Bronzan Road to Commercial and to change the Commercial use located along Bronzan Road to LDR.

ATTACHMENT 4

GENERAL PLAN LAND USE DESIGNATIONS AND IMPLEMENTING ZONING DISTRICTS

Attachment 4: General Plan Land Use Designations and Implementing Zoning Districts

General Plan Designation	General Plan Standards	Implementing Zoning District(s)
Very Low Density Residential (VLDR)	Up to 2 dwelling units per acre	Residential Estate (R-E)
Low Density Residential (LDR)	2.1 to 8 dwelling units per acre	One-Family Dwelling (R-1)
Medium Density Residential (MDR)	8.1 to 15 dwelling units per acre	Limited Multiple-Family Dwelling (R-2)
High Density Residential (HDR)	15.1 to 25 dwelling units per acre	Multiple-Family Dwelling (R-3)
Commercial Mixed Use (CMU)	Non-residential: Up to 1.0 FAR Residential: 15.1 to 25 units per acre Site coverage: 50%	Mixed Use Commercial (CMU)
Downtown (DW)	Non-residential: Up to 1.5 FAR Residential: 15.1 to 25 units per acre Site coverage: 75%	Central Business District (CBD)
Business Industrial Park (BIP)	Non-residential: Up to 1.FAR Site coverage: 50%	Business Industrial Park (BIP)
Business Professional (BP)	Non-residential: Up to 1.5 FAR Site coverage: 50%	Central Business Overlay (CBD) New district to be developed
Commercial (C)	Central Business District Non-residential: Up to 2.0 FAR Other non-residential: Up to 0.6 FAR Site coverage: 50%	Neighborhood Commercial (CN) General Commercial (CG) Commercial Manufacturing (CM)
Industrial (I)	Non-residential: Up to 0.7 FAR Site coverage: 60%	Commercial Manufacturing (CM) Light Industrial (M1) Heavy Industrial (M2)
Agricultural Industrial (AI)	Non-residential: Up to 0.4 FAR Site coverage: 50%	

Attachment 4: General Plan Land Use Designations and Implementing Zoning Districts

General Plan Designation	General Plan Standards	Implementing Zoning District(s)
Public/Quasi-Public (PQP)	Non-residential: Up to 0.5 FAR Site coverage: 50%	Public/Quasi Public (PQP)
Park (P)	Non-residential: Up to 0.2 FAR Site coverage: 20%	Park (P)
Open Space (OS)	Non-residential: Up to 0.05 FAR Site coverage: 5%	Open Space (OS)
Agriculture (AG)	Residential and non-residential: Up to 0.2 FAR Site coverage: 20%	Agricultural (A)
Urban Reserve Overlay	Based on underlying land use designation	Any of the districts consistent with the underlying land use designation
Policy Area	Based on General Plan policies associated with the specific policy area.	Any of the districts compatible with the Policy Area description in the General Plan
Any General Plan Designation	-	Specific Plan (SP) Master Planned (MP) Planned Development (PD)

ATTACHMENT 5

COMPARISON OF LAND USE ACREAGES – PREFERRED GPAC LAND USE MAP VS. EXISTING GENERAL PLAN LAND USE MAP

Attachment 5: Comparison of Land Use Acreages – Preferred GPAC Land Use Map vs. Existing General Plan Land Use Map

Land Use Designation	Preferred GPAC Map	Existing General Plan	Difference
Very Low Density Residential	1,440	1,570	-130
Low Density Residential	9,719	8,592	1,127
Medium Density Residential	533	376	157
High Density Residential	433	429	4
Subtotal Residential	***12,125***	***10,967***	***1,158***
Commercial Mixed-Use	606	784	-178
Downtown	160	0	160
Subtotal Mixed-Use	***766***	***784***	***-18***
General Commercial	0	912	-912
Neighborhood Commercial	0	179	-179
Commercial	1,008	0	1,008
Subtotal Commercial	***1,008***	***1,091***	***-83***
Business Professional	82	14	68
Business Industrial Park	639	681	-42
Light Industrial	0	1,087	-1,087
Heavy Industrial	0	690	-690
Industrial	2,426	0	2,426
Agricultural Industrial	232	0	232
Subtotal Industrial and Employment	***3,379***	***2,472***	***907***
Public/Quasi-public	1,410	1,171	239
Park	715	663	52
Subtotal Public/Quasi-Public and Park	***2,125***	***1,834***	***291***
Open Space	447	477	-30
Agriculture	4,671	5,677	-1,006
Water	180	0	180
Subtotal Open Space and Agriculture	***5,298***	***6,154***	***-856***
TOTAL ACREAGE*	**24,701**	**23,302**	**304**
Urban Reserve Overlay	1,838	5,408	-3,570

[1]Individual designations may add up to slightly less or more than the total due to rounding. The GPAC Preferred Land Use Map includes an expansion of the City's Planning Area in the northwest, increasing the total size of the Planning Area.