

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.

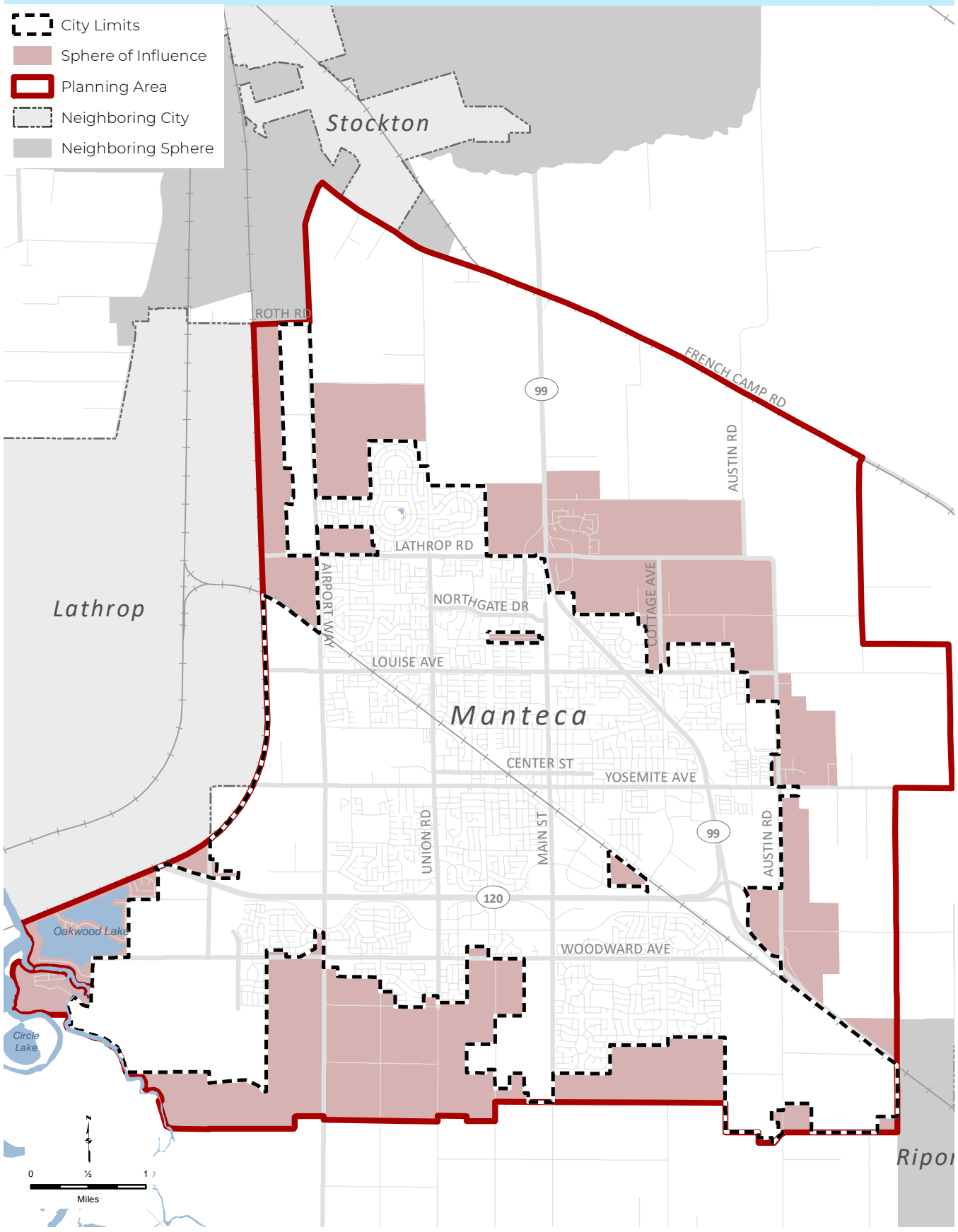
Topics identified by State law that are not relevant to Manteca include military land use compatibility and timberland preserve zone lands.

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~~13,746 acres), the City's Sphere of Influence (approximately ~~6,664~~7,022 acres), and approximately ~~7,099~~6,593 acres of land outside the City limits and SOI, as shown in Figure LU-1. At buildout, the General Plan will accommodate approximately ~~64,900~~66,353 total dwelling units, with a population of ~~211,003~~206,381 people, and ~~35.4~~net increase of 28.7 million square feet of non-residential development, yielding ~~54,530~~43,829 total jobs, as described in the General Plan Environmental Impact Report [\(see Chapter 3, Project Description\)](#).

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.



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 [and compatibility](#) 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).
- LU-1.5 For contiguous properties that are included in a single development application, flexibility may be allowed in the location of the designated uses within the subject site. The acreage of each land use designation shall be maintained, but the designated uses may be relocated within the site provided the relocation would not result in incompatibilities with adjacent or nearby land uses or designations. This policy also applies to a single property with multiple land use designations.

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 Code 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.*



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- Ensure that land use requirements meet actual demand and community 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.

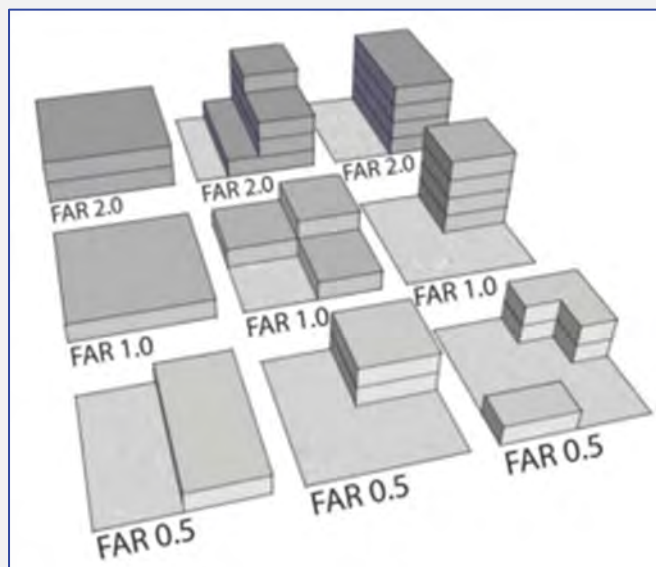
Land Use Concepts

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
	<p>Very Low Density Residential (VLDR)</p> <p>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.</p>	Up to 2 dwelling units per acre
	<p>Low Density Residential (LDR)</p> <p>This designation provides for a mix of single family housing, including small lots, clustered lots, attached homes, and conventional large lot detached residences.</p>	2.1 to 8 dwelling units per acre
	<p>Medium Density Residential (MDR)</p> <p>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.</p>	8.1 to 15 <u>20</u> dwelling units per acre
	<p>High Density Residential (HDR)</p> <p>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.</p>	15 <u>20</u> .1 to 25 <u>30</u> 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.



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Mixed Use Designations	Standards ²
<p>Commercial Mixed Use (CMU)</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Developments shall have a shared parking program with the objective of reducing the parking required for each individual use.</p>	<p>Non-residential: Up to 1.0 FAR</p> <p>Residential: 1520.1 to 2530 units per acre</p> <p>Site coverage: 50%</p> <p>Minimum commercial uses: 25% of project unless Community Development Director determines site has no commercial viability</p>
<p>Downtown (DW)</p> <p>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.</p>	<p>Standards to be determined by Downtown Specific Plan or Zoning Code Update.</p> <p>Interim standards to be determined by Site Plan Review.</p> <p>Non-residential: Up to 1.5 FAR</p> <p>Residential: 15.1 to 25 units per acre</p> <p>Site coverage: 75%</p>

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
	<p>Business Industrial Park (BIP)</p> <p>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.</p> <p>Warehouse, storage, and distribution that support the industrial uses shall <u>typically do</u> not comprise more than 20% of a business industrial park. <u>An increase of such uses may be permitted with appropriate transition area between logistical service uses and residential uses. The transition area of a site is to be provided at 20 feet for each 10% increase beyond 20% of building use for logistical services. Transition areas are intended to increase the distance between logistical emission sources and sensitive residential receptors and protect vulnerable people (e.g., children, the elderly, and medically compromised individuals) from exposure to air pollution from logistic facilities. Transition zones may contain green space and/or revenue-producing uses like commercial office buildings or retail land uses.</u> Service commercial and retail activities provided for the convenience of the employees shall not comprise more than 10% of a business industrial park.</p>	<p>Non-residential: Up to 1.FAR</p> <p>Site coverage: 50%</p>
	<p>Business Professional (BP)</p> <p>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.</p>	<p>Non-residential: Up to 1.5 FAR</p> <p>Site coverage: 50%</p>
	<p>Commercial (C)</p> <p>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.</p>	<p>Central Business District Non-residential: Up to 2.0 FAR</p> <p>Other non-residential: Up to 0.6 FAR</p> <p><u>Residential: 20.1 to 30 units per acre (see Policy LU-4.6)</u></p> <p>Site coverage: 50%</p>
	<p>Industrial (I)</p> <p>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</p>	<p>Non-residential: Up to 0.7 FAR</p> <p>Site coverage: 60%</p>



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	with residential uses due to noise, vibration, or other characteristics are not permitted in locations that may impact existing or future residential development.	
	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%

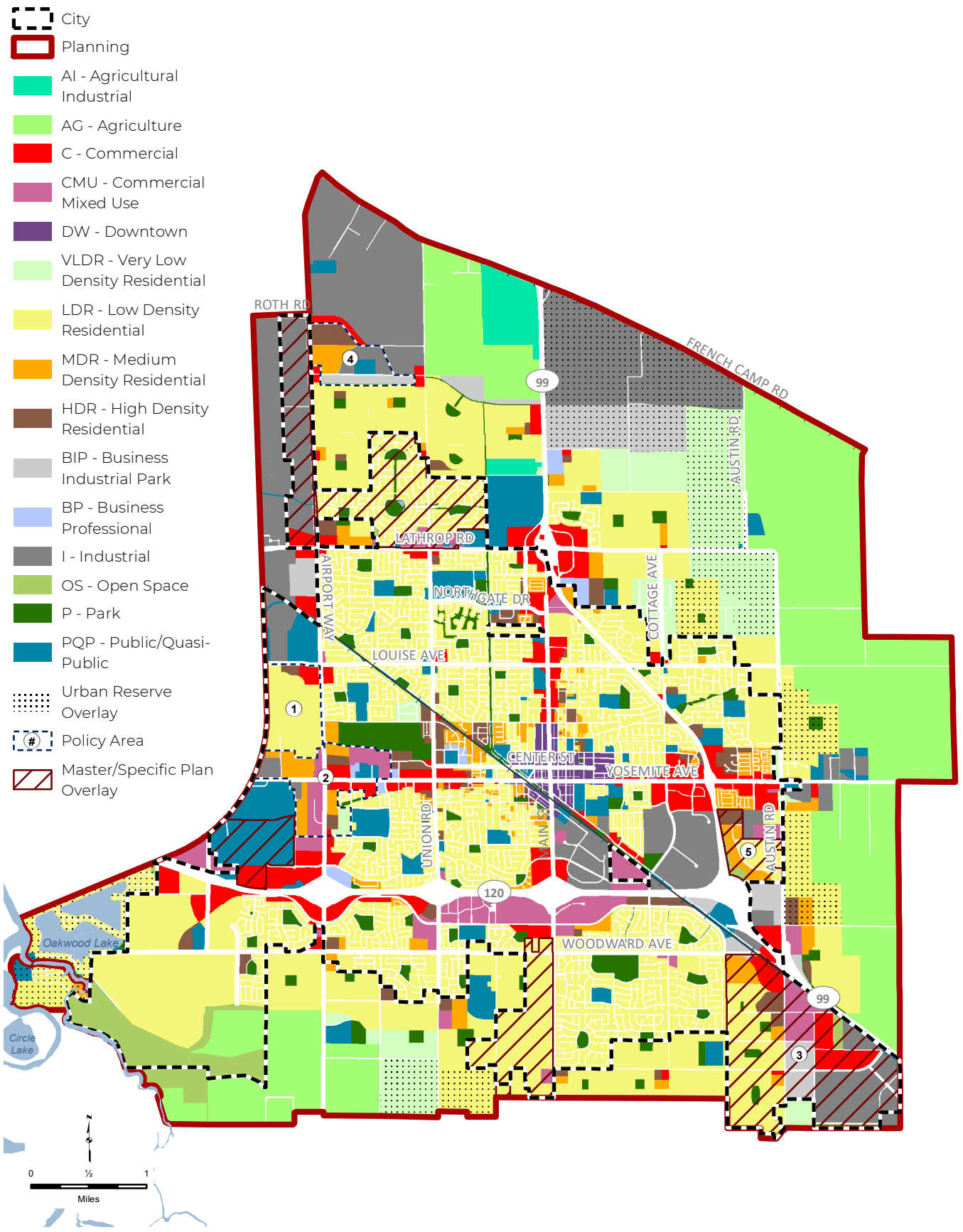
Public Designations		Standards
	<p>Public/Quasi-Public (PQP)</p> <p>This designation provides for government owned facilities, public and private schools, institutions, civic uses, assembly uses, and public utilities, and quasi-public uses such as hospitals and churches. Multifamily and congregate residential 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.</p>	<p>Non-residential: Up to 0.5 FAR</p> <p>Site coverage: 50%</p>
	<p>Park (P)</p> <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.</p>	<p>Non-residential: Up to 0.2 FAR</p> <p>Site coverage: 20%</p>
	<p>Open Space (OS)</p> <p>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.</p>	<p>Non-residential: Up to 0.05 FAR</p> <p>Site coverage: 5%</p>



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Other Designations		Standards
	<p>Agriculture (AG)</p> <p>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.</p>	<p>Residential and non-residential: Up to 0.2 FAR</p> <p>Site coverage: 20%</p>
	<p>Urban Reserve Overlay</p> <p>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.</p>	<p>Based on underlying land use designation</p>
	<p>Policy Area</p> <p>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 8 and implementing policies for guidance for individual policy areas.</p>	<p>Based on General Plan policies associated with the specific policy area.</p>

Figure LU-2: Land Use Map





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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, [prioritizing investments in underserved neighborhoods](#), 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.
 - The annexation area will be adequately served by schools.
 - The annexation, when reviewed cumulatively with other

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.

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:

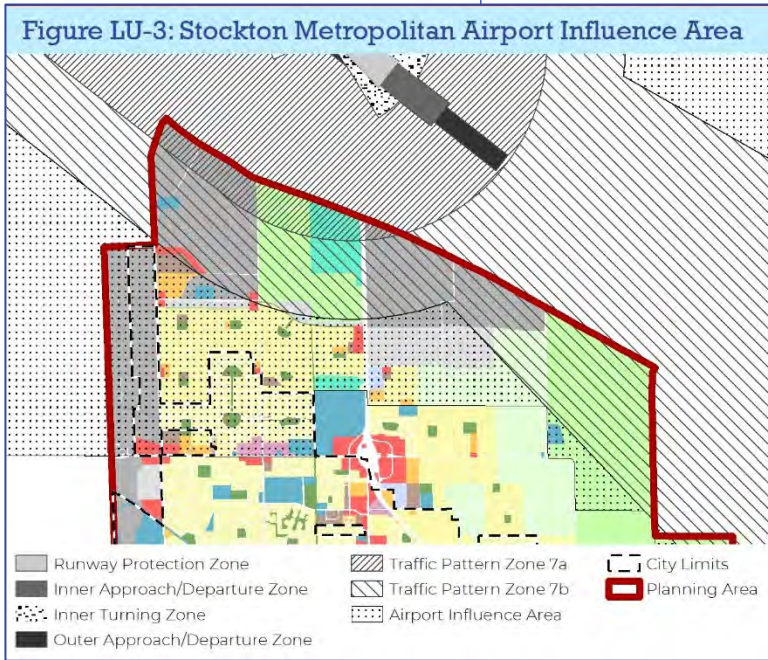
- Present and planned land uses in the area;
- Present and probable need for public facilities and services in the area;
- Present capacity of public facilities and adequacy of public services; ~~and~~
- Existence of any social or economic communities of interest in the area; ~~and~~
- Environmental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

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



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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).

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~~ As part of the review of any General Plan amendment to modify the land use ~~allocation-designation~~ or expand the City's boundaries or sphere of influence, the City shall complete or ~~cause-require~~ to be completed the following ~~City-wide~~-studies/plans that identify the impacts of the proposed change:

- Recreational needs assessment and consistency with the Open Space and Conservation Element and Parks and Recreation Master Plan.*
- Economic Development Studies and consistency with Economic Development and Fiscal Element goals and policies.*
- Public Facilities and Services Capacity Study consistent with the Public Facilities and Services Element.*
- Transportation System Capacity Study, including Long Range Transit Plan consistent with the Circulation Element.*

The studies shall define overall ~~holding-service~~ 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, [greenways](#), 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 the cities of Lathrop and Ripon in implementing the respective Memorandums of Understanding regarding future land use and public services and facilities in mutually agreed upon areas of common interest.*
- 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.*



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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

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, [including complete streets standards](#), to ensure harmony with Manteca's unique character and compatibility with existing surrounding land uses.
- LU-3.3 Encourage residential development to occur in a balanced and efficient pattern that [provides residential, employment-generating, and community services, ensures contiguous community-serving and urban development](#), reduces sprawl, preserves open space, and creates convenient connections to other land uses.
- LU-3.4 Prioritize the location of higher density [and affordable](#) 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~~ [Ensure](#) new neighborhoods ~~to~~ include a mix and distribution of land uses, ~~including such as~~ 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, [particularly in disadvantaged communities](#), that incorporate commercial, employment, cultural or entertainment uses and are within walking distance of surrounding residents.
- LU-3.8 Where planned residential areas and expansions of existing residential neighborhoods interface with commercial, industrial, agricultural industrial, and other non-residential development, require that the proposed development be designed to maximize the compatibility between the uses and reduce any potentially significant or significant impacts associated with aesthetics, land use and planning, [air quality](#).

noise, safety, odor, and lighting that are identified through the California Environmental Quality Act (CEQA) review to less than significant.

- LU-3.9 Locate residences and sensitive receptors away from areas of excessive noise, smoke, dust, odor, and lighting, and ensure that adequate provisions, including buffers or transitional uses, such as less intensive renewable energy production, light industrial, office, or commercial uses, separate the proposed residential uses from more intensive uses, including industrial, agricultural, or agricultural industrial uses and designated truck routes, 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 in a manner that does not negatively impact existing communities.
- LU-3.11 Encourage property maintenance and the revitalization of economically disadvantaged, ~~and~~ poorly maintained, and older 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 required for land use designations, where applicable, ~~ment 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, less intense non-residential land use designations, and buffers, including open space, drainage features, landscaping, and multi-use paths, 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 non-industrial and non-processing 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 to existing industrial uses or designated truck routes, the residential*

Sensitive Receptors are considered:

- Residential communities
- Schools
- Parks
- Playgrounds
- Day care centers
- Nursing homes
- Hospitals
- Similar uses



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development shall incorporate an adequate buffer, such as a ~~roadway~~throughfare, landscaped open space, parking area, detention basin, multi-use path, or similar feature, to separate the residential uses from the more intensive use.

- Where new residential uses are proposed adjacent Highway 99 or Highway 120, the residential development shall incorporate a adequate buffer, such as a ~~roadway~~throughfare with landscape-separated sidewalk, landscaped open space, parking area, detention basin, or similar feature, to separate the residential uses from freeway uses and the project proponent shall demonstrate any land use conflict identified through the CEQA process will be reduced to less than significant.

LU-3d Require proposed residential subdivisions of 10 or more units with an average lot size less than one acre that are within 500 feet of an existing industrial, commercial, agricultural industrial, or agricultural processing use or a designated truck route to submit a Site Analysis Plan to ensure compliance with standards of ~~Chapter 17.58 of the~~ Zoning Code, as amended.

The Site Analysis Plan will quantify existing conditions of the site relative to compliance with ~~Chapter 17.58 of the~~ Zoning Code as amended, and how new development will meet these standards. The Site Analysis Plan shall incorporate a written narrative explaining how the project design has responded to the existing conditions and how new development will ensure that new residents will have an environment that is in compliance with the Zoning Code standards of ~~Chapter 17.58~~, as amended. Such a statement, to form part of the material required for an application, is intended to assist the City's design and evaluation processes, and result in residential projects that meet quantifiable performance standards.

LU-3e Develop and periodically update design and performance standards that update and complement ~~Chapter 17.58 of the~~ Zoning Code to provide recommended design solutions available to proposed development projects to reduce impacts associated with aesthetics, noise, safety, odor, glare, and lighting, including land use conflicts between residential uses and nearby industrial and agricultural uses, in compliance with ~~Chapter 17.58~~ of the Zoning Ordinance Code, as amended.

LU-3f 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-3g Explore, ~~and encourage~~ promote, and refer to creative approaches to providing affordable housing, including market rate housing affordable to moderate income households, within the community. Such

2. Land Use

approaches may include public/private partnerships, land trusts, housing cooperatives, co-housing, and/or inclusionary housing.

- LU-3h 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-3i 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-3j ~~Use proactive~~~~Continue the City's~~ Police Department/Code Enforcement efforts to preserve existing neighborhoods through the elimination of blight and improvement of substandard housing.
- LU-3k Upgrade and provide infrastructure in existing neighborhoods, with priority given to underserved areas and disadvantaged communities, as funding is available.
- LU-3l 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-3m 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-3n 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-3o Evaluate, ~~in cooperation~~with input from~~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.~~
- LU—3p Require new residential development that includes 50 or more units to submit calculations identifying the anticipated potable water and wastewater demand.



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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.

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.

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 [and prioritize](#) the rehabilitation and redevelopment of existing shopping centers where a dominant retail use is still likely to be viable. At locations with obsolete retail space and limited opportunity for future viable retail uses, encourage conversion to mixed use and other non-retail uses [and redevelopment through methods that reduce the potential to displace disadvantaged community members](#).
- 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.
- [LU-4.5 Encourage and prioritize the development of neighborhood-serving commercial uses in areas where frequently needed goods and services are not widely available.](#)
- [LU-4.6 Allow residential development in the Commercial land use designation only when it is demonstrated that the use would not have an adverse fiscal impact on the City.](#)

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 that balances housing opportunities and the associated increase in population with employment opportunities, retail, entertainment, and community services to serve the new 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.
- LU-4e Residential uses proposed in the Commercial land use designation shall submit a fiscal impact analysis that addresses the fiscal impacts of the development on the City, including increased costs to the City to provide services and the revenues projected from the development.

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



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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, such as industrial, warehouse, distribution, logistics, and fulfillment projects, is compatible with adjacent land uses ~~is compatible with adjacent land uses~~ does not result in adverse impacts (including health risks and nuisances), particularly to residential uses and other sensitive receptors, ~~based upon~~ including impacts related to the location and scale of buildings, lighting, noise, and smell, and other environmental and environmental justice considerations. 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.

LU-5.9 Prohibit the establishment or encroachment of incompatible uses into industrial- and agricultural industrial-designated lands. Examples include, but are not limited to, new residential uses in areas designated for industrial development, which may be subject to existing and future nuisance impacts associated with industrial operations and associated activities.

LU-5.9¹⁰ Encourage the continuation of existing area industrial, commercial, and agricultural industrial uses that provide employment and other benefits to the Manteca community and ensure that the potential

adverse impacts of new or expanded residential use on existing industrial, commercial, and agricultural processing uses is considered as part of the project application review process for residential uses.

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 features to protect residential uses and other sensitive receptors, developed or undeveloped, from impacts of non-residential development activities that may cause unwanted nuisances and health risks;*
- *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 When industrial projects and projects, including warehouse projects, fulfillment centers, and other projects that may generate high volumes of truck trips and/or air quality emissions are proposed within 1,000 feet of existing or planned residential uses or other sensitive receptors, the City shall require:



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- 1) The preparation of a Health Risk Assessment (HRA) that meets the standards established by the Office of Environmental Health Hazard Assessment (OEHHA), and the San Joaquin Valley Air Pollution Control District (SJVAPCD). Projects shall not be approved until it can be demonstrated that the project would not result in an exceedance of the established thresholds of significance for public health risks at nearby sensitive receptors; and
- 2) The implementation of best management practices (BMPs) to reduce pollution exposure to sensitive receptors, particularly diesel particulate matter (DPM). The appropriate BMPs shall be established on a case-by-case basis, and should consider the following tools, methods, and approaches:
 - Creating physical, structural, and/or vegetative buffers that adequately prevent or substantially reduce pollutant dispersal between warehouses and any areas where sensitive receptors are likely to be present, such as homes, schools, daycare centers, hospitals, community centers, and parks.
 - Providing adequate areas for on-site parking, on-site queuing, and truck check-in that prevent trucks and other vehicles from parking or idling on public streets.
 - Placing facility entry and exit points from the public street away from sensitive receptors, e.g., placing these points on the north side of the facility if sensitive receptors are adjacent to the south side of the facility. Exceptions can be made for emergency vehicle access (EVA) points.
 - Locating warehouse dock doors and other onsite areas with significant truck traffic and noise away from sensitive receptors, e.g., placing these dock doors on the north side of the facility if sensitive receptors are adjacent to the south side of the facility.
 - Screening dock doors and onsite areas with significant truck traffic with physical, structural, and/or vegetative barriers that adequately prevent or substantially reduce pollutant dispersal from the facility towards sensitive receptors.
 - Posting signs clearly showing the designated entry and exit points from the public street for trucks and service vehicles.
 - Posting signs indicating that all parking and maintenance of trucks must be conducted within designated on-site areas and not within the surrounding community or public streets.

LU-5f Update the Municipal Code to include Good Neighbor Guidelines for Warehouse Distribution Facilities, including:

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- A definition of the type and size of facility that is subject to the Guidelines;
- Standards to minimize exposure to diesel emissions to sensitive receptors that are situated in close proximity to the proposed facility;
- Standards and practices that eliminate diesel trucks from unnecessarily traversing through residential neighborhoods;
- Standards and practices that eliminate trucks from using residential areas and repairing vehicles on the streets;
- Strategies to reduce and/or eliminate diesel idling within the facility's site;

LU-5e5g *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-5hf *Ensure that applications for new development contain sufficient information for staff to analyze its contribution to the city's jobs: ~~to~~ housing ratio.*

LU-5ig *For the purposes of evaluating the potential for a project to result in conflicts with existing zoning for agricultural uses through the CEQA process, the Agricultural/Industrial land use classification shall be considered an agricultural use.*

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.



Jobs:Housing Ratio
The jobs:housing ratio identifies the number of jobs in the City for each housing unit. In 2020, the City's jobs:housing ratio was estimated to be 0.58. At buildout of the Land Use Map, the jobs:housing ratio is projected to be 0.66.



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- 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 [infrastructure and](#) 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~~ [Prioritize](#) 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 *[Encourage mixed use development within the downtown area by adopting a Specific Plan that covers the area designated Downtown that recognizes the downtown area as the Heart of the City. The Heart of the City Downtown Plan should provide the fine-grain details needed to reinvigorate Downtown as a safe, welcoming, comfortable, and convenient destination for people to meet, live, work, recreate, and exchange ideas. The plan should include programs to build on Downtown's historic charm, pedestrian-scaled Main Street, and its potential to accommodate a range of residential uses and businesses. The Heart of the City Downtown Plan should include, but is not limited to, design standards, infrastructure, market conditions, and implementing tools necessary to maintain and improve downtown as a mixed use, high quality transit, and small business incubator that is vibrant and thriving.](#)*

LU-6**a** ~~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-6**cb** 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-6**dε** Maintain the Zoning Code to allow frequently visited, resident-serving uses, such as restaurants, retail, banks, community services, and entertainment, by right in Downtown.

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

LU-6f Implement incentives to promote reuse of distressed areas through permit streamlining, rezoning, and other appropriate tools.

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.





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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)., and if no such routes exist or are planned, partner with the school districts and stakeholders to develop and implement safe routes to the school site.

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 and mitigates adverse environmental impacts.

Implementation

LU-7a *Maintain a sufficient supply of land in the Public/Quasi-Public designations to ~~meet anticipated~~ serve growth accommodated by the Land Use Map needs.*

LU-7b *Collaborate ~~and coordinate~~ with all applicable City departments, outside service providers, ~~and developers~~, and stakeholders 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.*

LU-7d *Regularly contact the school districts to request identification of planned school sites and update the Land Use Map as necessary.*

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

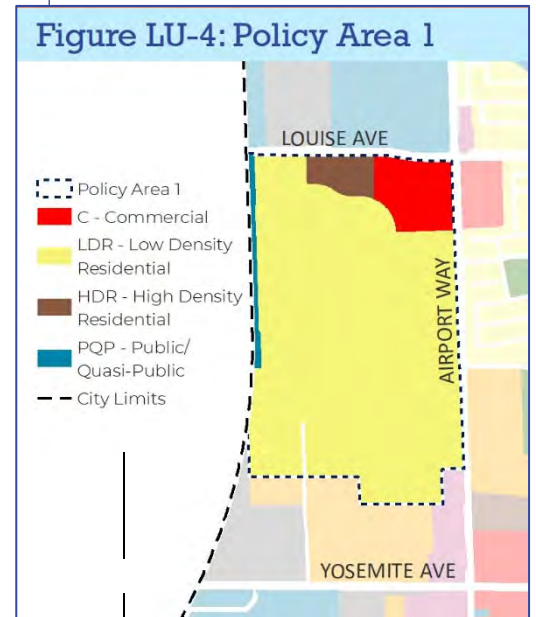
2. Land Use

have been designated as Policy Areas for one or more of the following reasons:

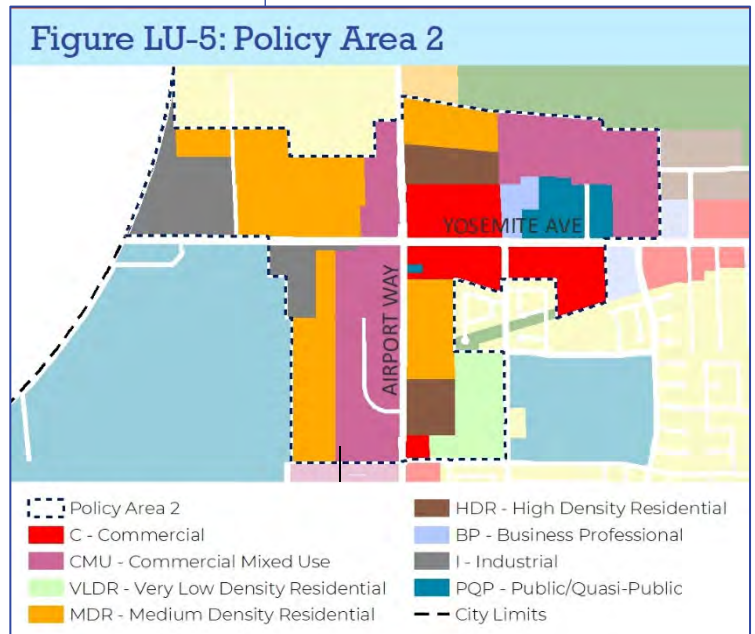
1. To facilitate comprehensive planning of large strategic areas utilizing progressive planning techniques to ensure high quality development and integrate development with the provision of infrastructure; or
2. A mix of land uses in the area is desirable and the City desires to maintain the flexibility 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 [residential, employment-generating uses with neighborhood-serving commercial and park uses](#). Future development within PA-1 should include adequate buffers to avoid land use conflicts with adjacent ~~residences~~ [railroad and industrial uses](#).



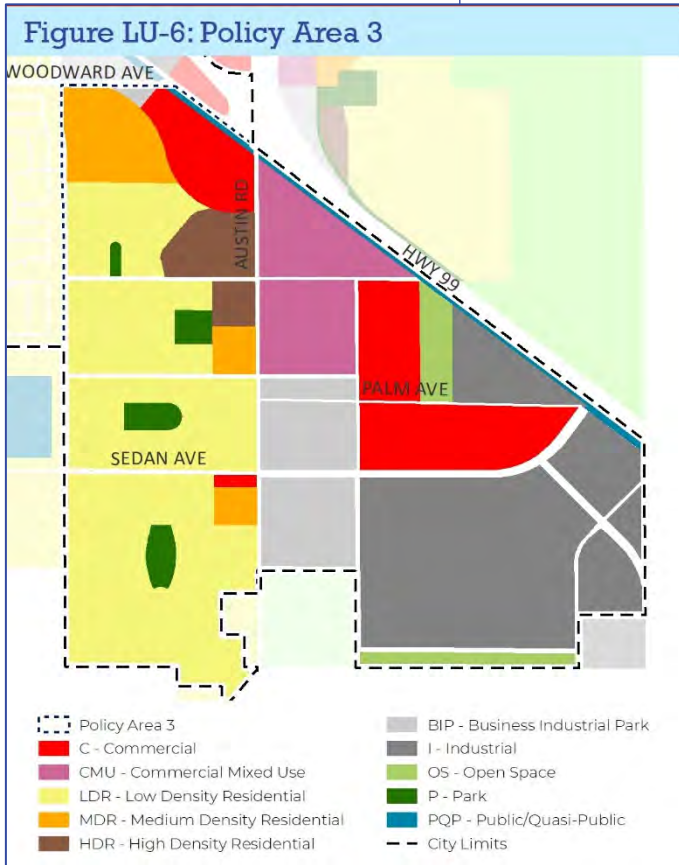
LU-8.4 Policy Area 2 is located along West Yosemite Avenue and Airport Way as shown in Figure LU-5. The primary land uses within Policy Area 2 are envisioned to be uses that support the expansion and retention of the Kaiser Permanente facility, creation of a high-transit use corridor and linkages to 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 [and medium](#) density 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~~ [go above the 2025% minimum](#) of the developed area as commercial or office uses.



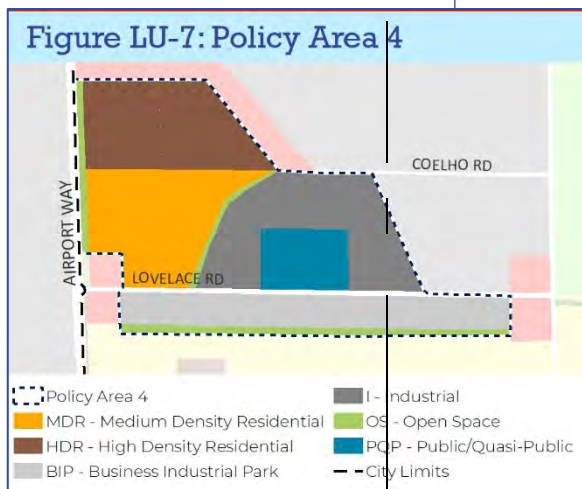


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LU-8.5 Policy Area 3 is the Austin Road Business Park and Residential Community Master Plan area, with boundaries as shown in Figure LU-6. The primary land uses within Policy Area 3 are envisioned to be a master planned residential community with high-quality 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.



LU-8.6 Policy Area 4 is the Lovelace Materials Recovery Facility and Transfer Station area, with boundaries as shown in Figure LU-7. This policy area is intended to buffer nearby planned residential uses from the more intensive uses and traffic associated with the facility, ~~provide for the long-term relocation of the facility and subsequent transition of the facility to a residential use.~~ Residential, parks, and similar uses located near Policy Area 4 should include appropriate transitions and buffers within 100-500 feet of the policy area to reduce potential conflicts between uses while the facility is active.



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LU-8.7 Policy Area 5 is the Yosemite Square Master Plan area, with boundaries as shown in Figure LU-8. The primary land uses within Policy Area 5 are envisioned to be a mix of low, medium, and high density residential providing a variety of housing types, transitioning from the Highway 99 and Highway 120 interchange with an Open Space buffer.

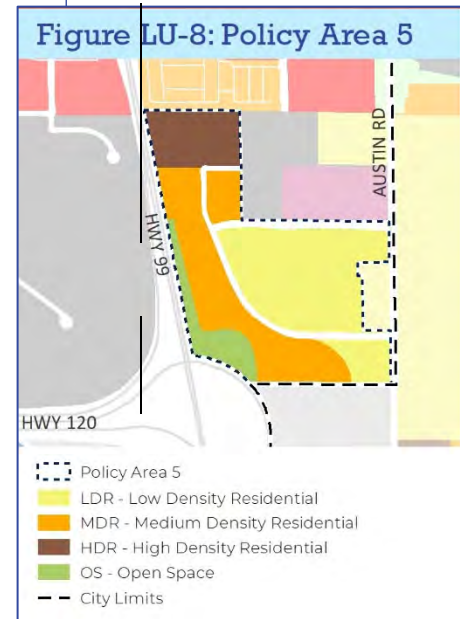
Implementation

LU-8a Encourage development of a conceptual plan, specific plan, or similar comprehensive strategy for Policy Areas 1 through 3 and Policy Area 5 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.

LU-8b Reduce conflicts between Policy Area 4 (Lovelace Materials Recovery Facility and Transfer Station) through requiring residential parcels, parks, and other sensitive uses to be set back at least ~~100~~500 feet from the policy area while the facility is in operation. The ~~100~~500-foot setback shall not be required following closure of the facility.





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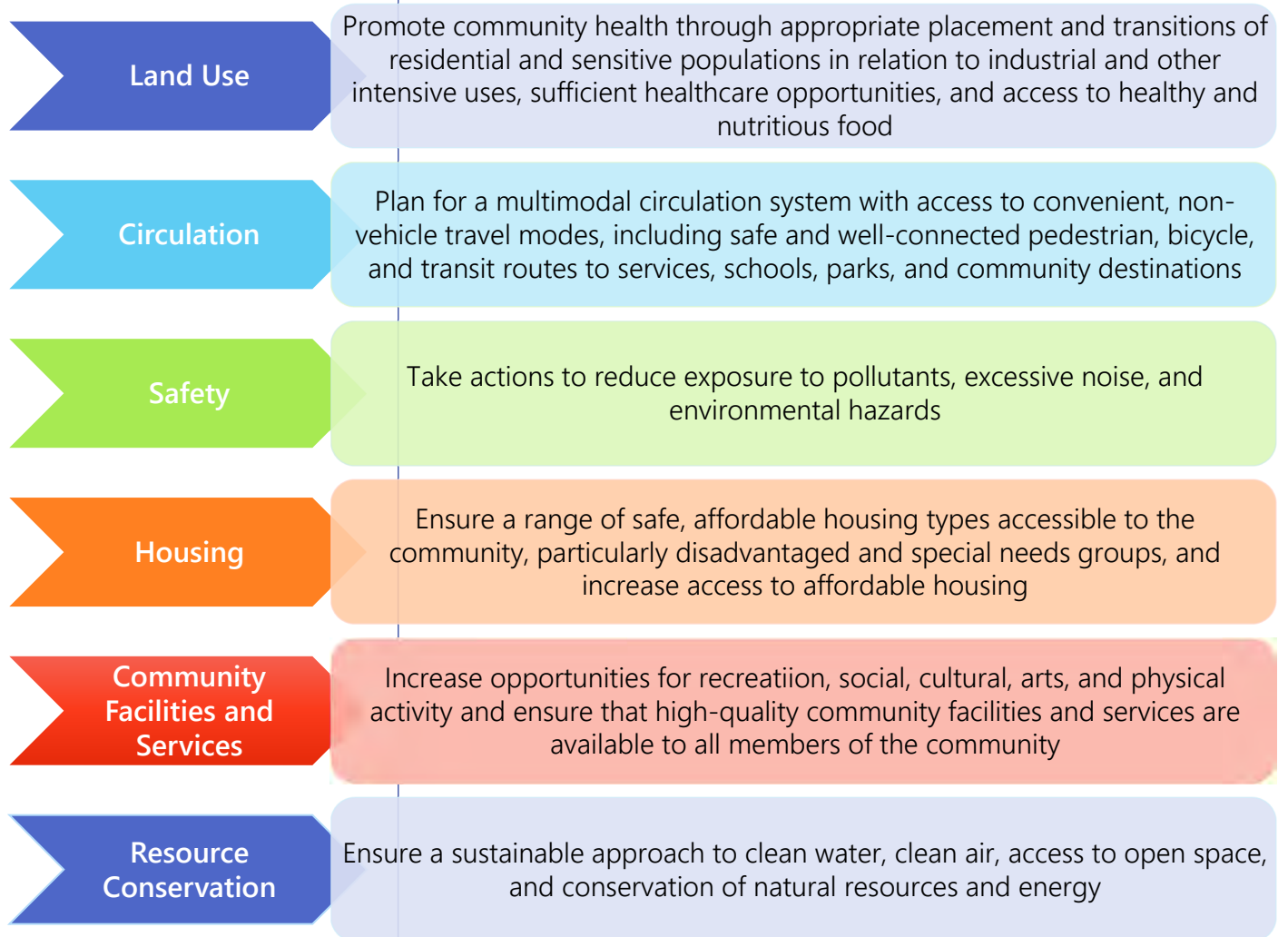
Environmental Justice

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 that provide fair treatment and opportunities for meaningful involvement for all people, including disadvantaged and underrepresented populations.

Environmental Justice Addressed throughout the General Plan Elements

Environmental justice is addressed throughout the General Plan. The graphic below identifies environmental justice components that are addressed in the elements of the General Plan.



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 addressing impacts to disadvantaged populations and communities and ensuring disadvantaged communities have equitable access to services and amenities [and to be conducted through an open and engaging process inclusive of community residents.](#)
- 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, schools, 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-for equal access 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, [to support a healthy environment in which to live, learn, recreate, and work.](#)
- [LU-9.5 Work with community-based organizations to development and implement comprehensive and accountable long-term strategies to engage the community in planning decisions.](#)
- 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, [older neighborhoods](#), 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.

Disadvantaged Community
An area identified by the California Environmental Protection Agency pursuant to Section 39711 of the Health and Safety Code or an area that is a low income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation.



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- 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 [and encourage farmers markets to be located in areas serving low income households](#).
- 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 [throughout the community](#).
- [LU-9.11 Incentivize the rehabilitation or redevelopment of distressed properties, taking into consideration anti-gentrification strategies and addressing the potential for displacement of members of a disadvantaged community.](#)

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 [to](#) broaden opportunities for participation.*
- LU-9c Encourage and support local transit service providers, [through input from residents and stakeholders](#), 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 When updating plans for parks, recreation, and community services and amenities, identify and prioritize programs and actions that would*

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provide for equitable access to and distribution of such facilities and amenities.

LU-9e Encourage community gardens ~~near high-density housing~~ and encourage the incorporation of community gardens into new and existing high-density housing projects through streamlining permitting and implementation for community garden and urban agriculture projects.

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

LU-9h Build strong ties, especially with disadvantaged communities, to ensure local residents can make impactful contributions to planning decisions through:

- Use of culturally appropriate approaches.
- Consideration of timing and location of meetings as convenient to community members.
- Use of social media and other communication methods, especially for those without time to attend public meetings.
- Provision of translation services and translated materials when needed, and
- Partnering with nonprofits who are active within the community.

LU-9i Coordinate with state, regional, and local agencies, community members, and community organizations to address environmental justice issues, including ensuring access to healthy foods, recreation opportunities, safe and affordable housing, health and social services, and community amenities, reducing exposure to environmental hazards, including air pollution, excessive noise, and hazardous materials, and ensuring access to a complete multi-modal transportation systems.



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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**.

Recreation and Open Space

Goal LU-10

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

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.*



Manteca General Plan

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