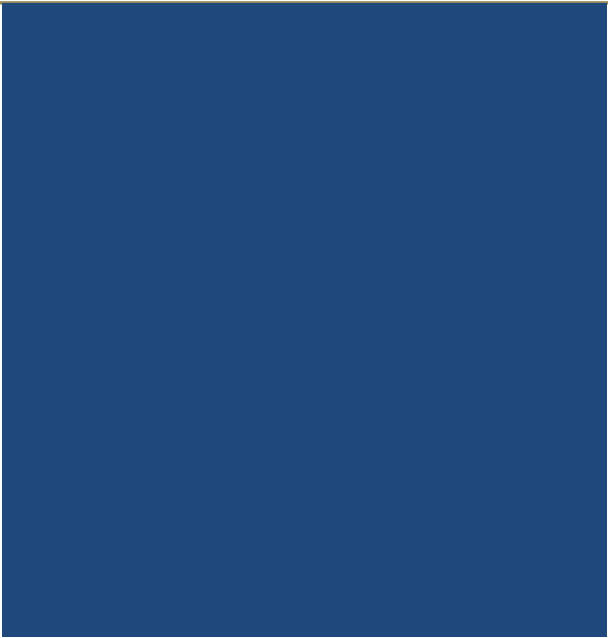




Manteca General Plan 2023

Consolidated list of Goals,
Policies, and Implementation
Programs

Updated May 19, 2016



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LAND USE ELEMENT

Goal LU-1. To provide for orderly, well-planned, and balanced growth consistent with the limits imposed by the city's infrastructure and the city's ability to assimilate new development.

2.3.1 Policies:

LU-P-1: Growth shall mitigate its own impacts and shall provide a positive benefit to the City of Manteca.

LU-P-2: Growth must contribute to a strong diversified economic base and an effective balance between employment and housing opportunities for all income levels.

LU-P-3: The City shall encourage a pattern of development that promotes the efficient and timely development of public services and facilities.

LU-P-4: The City shall encourage a development pattern that is contiguous with the boundary of the City.

LU-P-5: The City shall establish and maintain a Primary Urban Service Boundary line designating lands eligible for annexation and urban development prior to the year 2013 (see Figure 2-3).

LU-P-6: The City shall establish and maintain a Secondary Urban Service Boundary line designating lands eligible for annexation and urban development beyond the year 2013 (see Figure 2-3). Lands outside the Primary Urban Service Boundary line, but within the Secondary Urban Service Boundary line, shall not be annexed to the City of Manteca prior to their inclusion within the Primary Urban Service Boundary line. Prior to 2013, the Primary Urban Service Boundary line may be amended through adoption of a specific plan, an area plan, or comparable planning process, or an amendment to the General Plan.

LU-P-7: All lands within the Primary and Secondary Urban Service Boundary lines to be ultimately developed to urban standards should be developed under the jurisdiction of the City of Manteca. Pending annexation to the City, all such lands should remain in agricultural, open space, or other low intensity uses. The City shall work cooperatively with the County to ensure that development approved by the County on unincorporated lands within the Primary and Secondary Urban Service Boundary lines is developed according to standards consistent with those of the City of Manteca. The City shall request all proposals for development on unincorporated lands within the Primary and Secondary Urban Service boundary lines be referred to the City for review and comment prior to formal consideration by the County.

LU-P-8: The City will review proposals for residential, commercial or industrial development in unincorporated areas within the General Plan Study Area. Urban development should occur within the City boundary.

LU-P-9: The City will consider applications for annexations that:

- are contiguous with city boundaries and provide for a logical expansion of the city;
- create clear and reasonable boundaries;
- ensure the provision of adequate municipal services;
- reflect a long-term fiscal balance to the city and its residents, when reviewed cumulatively with other annexations;
- are consistent with State law and San Joaquin County Local Agency Formation Commission standards; and
- are consistent with the General Plan.

LU-P-10: The City will consider expanding its sphere of influence 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-P-11: The City shall manage the rate and type of growth in Manteca according to a growth management program that provides for an annual allocation of residential, commercial and industrial development. The growth management program shall consider the capacities of City facilities and services, and the ability of the community to assimilate new development, and fluctuations in the balance of market demand for new housing and new job development.

LU-P-12: The City will encourage the use of specific plans as needed to ensure orderly, well-planned growth.

LU-P-13: The City may designate areas on the Land Use Map as Urban Reserve. Such areas are not planned for development prior to 2023, but are recognized by the City as areas of future growth that may be annexed to the City at the appropriate time.

Goal LU-2. To provide adequate land in a range of densities to meet the housing needs of all income groups expected to reside in Manteca, and to regulate residential growth consistent with the capacities of City facilities and services and the ability of the community to assimilate new development.

2.3.2 Policies:

LU-P-14: The City shall promote the development of a variety of housing types and prices to meet the needs of all households, including very low-, low-, and moderate-income households.

LU-P-15: Higher density housing shall be located in areas served by the full range of urban services, preferably along collector and arterial streets, and within walking distance of shopping areas.

LU-P-16: The City shall promote the preservation and integrity of existing stable residential neighborhoods.

LU-P-17: The City shall encourage neighborhood revitalization and improvement including replacement, renovation or conversion to alternative use of buildings in serious disrepair.

LU-P-18: The City shall seek funding to undertake 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.

Goal LU-3. Provide adequate land for the development of commercial uses that provide goods and services to Manteca residents and Manteca's market area.

2.3.3 Policies:

LU-P-19: The City shall promote and assist the maintenance and expansion of Manteca's commercial sector to meet the needs of both Manteca residents and those living within Manteca's market area.

LU-P-20: The City shall promote the establishment, maintenance and expansion of businesses in Manteca that generate high retail sales taxes as important contributors to the local economy.

LU-P-21: The City shall promote the downtown as a significant pedestrian- oriented, commercial and financial center of Manteca and as the primary civic and cultural center.

LU-P-22: New commercial development serving citywide and regional shopping needs shall be located along major arterial streets.

LU-P-23: New visitor-serving commercial development shall be located in areas with easy access to freeway interchanges.

LU-P-24: New commercial development shall be designed to avoid the appearance of strip development.

LU-P-25: The City and Redevelopment Agency will continue to support the downtown merchants in the improvement of facades, promotion of downtown and the solution of problems specific to downtown.

LU-P-26: Redevelopment incentives shall be used judiciously to promote and assist commercial development and revitalization in approved Project Areas and in areas benefiting the approved Project Areas.

LU-P-27: The City shall monitor commercial development to balance growth in residential, commercial and industrial development.

LU-P-28: The City shall monitor revenues relative to new growth to ensure that projected cumulative revenue of all land uses in the City would be sufficient to support public service costs.

LU-P-29: The City shall support and encourage small business development and retention through providing appropriately zoned land and through such programs to reduce development and operations costs as may be available to the City.

Goal LU-4. Provide for land uses that expand employment, education, recreation and cultural opportunities for residents and enhance Manteca as the commercial and service center for southern San Joaquin County.

2.3.4 Policies:

LU-P-30: The City shall promote, cooperate in, and assist in the maintenance and expansion of Manteca's industrial sector employment development within the City of Manteca and in the south San Joaquin County area that will help reduce the home-to-work commute distance for Manteca residents.

LU-P-31: New employment centers that may include office, business- professional, research and development, and light industrial or industrial development and shall be located in areas served by full City services or served by suitable facilities approved by the City. Employment centers should be located along major arterials with easy freeway access and with access from public transit, and accessible to bicyclists and pedestrians.

LU-P-32: The City shall continue to support full development of its existing industrial park.

LU-P-33: The City shall promote the development of "clean" industries that do not create problems or pose health risks associated with water and air pollution or potential leaks or spills. However, the City will designate appropriate locations that accommodate light industrial and heavy industrial uses.

LU-P-34: Redevelopment incentives shall be used judiciously to promote industrial employment development in approved Project Areas and for projects benefiting approved Project Areas.

LU-P-35: The City shall monitor employment development to maintain the balance of residential, commercial, and industrial development.

LU-P-36: The City shall promote and plan for at least one Primary Employment Center to accommodate a variety of employment opportunities compatible with the employment skills of the Manteca resident labor force.

Goal LU-5. To provide adequate land for development of public and quasi-public uses to support existing and new residential, commercial, and industrial land uses.

2.3.5 Policies:

LU-P-37: The City shall designate adequate land, appropriately located for City, County, and School District facilities.

LU-P-38: The City shall designate adequate land, appropriately located for quasi-public uses such as hospitals, churches, private school facilities and utility uses.

LU-P-39: In determining appropriate locations for public and quasi-public uses, the City shall consider, among other things, proximity to major streets, the cost to develop access to public facilities, and the safety of pedestrians and motorists.

LU-P-40: Development shall be managed to ensure that adequate public facilities and services, as defined in the Public Services and Facilities Element, are planned and provided.

Goal LU-6. Provide open space as a framework for the city, and meet the active and passive recreational needs of the community.

2.3.6 Policies:

LU-P-41: The City shall encourage the continuation of agricultural uses on lands within the Primary and Secondary Urban Services Boundary lines pending their development as urban uses consistent with the General Plan.

LU-P-42: The City will encourage the continuation of small, specialty agricultural operations and demonstration or educational agricultural operations that are compatible with the adjacent urban uses.

LU-P-43: The City shall promote the provision of both public and private open space within urbanized Manteca to provide visual contrast with the built-environment and to provide for the recreational needs of 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-P-44: The City shall develop an Open Space Master Plan that is consistent with the General Plan, the Bicycle Master Plan and Recreation Master Plan. The Open Space Master Plan should address the potential linkages between public plazas, promenades, parks, utility easements suitable for public access, landscape areas, nature preserves, open drainages, parks and similar public lands and right-of-ways that provide open space. The Open Space Master Plan may also identify future extensions of pedestrian and bikeway corridors, natural features, and nature preserve areas that may be suitable for acquisition by the City as public land or other agency to be held as public land in or in a public trust.

LU-P-45: The City shall encourage commercial recreation uses at the Oakwood Lake Resort, and on other appropriate lands within the City.

Goal LU-7. Reinforce land use and development patterns that encourage walking and the use of public transit within the community.

2.3.7 Policies:

LU-P-46: The City shall allow for higher density housing opportunities along major streets so as to provide residents with access to the public transit system.

LU-P-47: The City shall develop and apply standards for pedestrian circulation that enable residents to select a reasonably direct and safe pedestrian route to schools, parks, transit stops and commercial services.

LU-P-48: Storm drainage systems within new development areas should include open drainage corridors, where feasible, that would provide bike and pedestrian paths, and visual open space within neighborhoods. The pedestrian connection should link parks and open space to residential neighborhoods.

Goal LU-8. To reinforce strong urban design, quality development and a compact city form.

2.3.8 Policies:

LU-P-49: The City shall give priority to in-fill development and new development contiguous to existing developed areas, whenever practical.

LU-P-50: The City shall encourage and direct growth that supports the downtown as the geographic, civic, cultural, and economic center of Manteca.

LU-P-51: New residential land uses (developments with no less than 5 units) within the Stockton Metro Airport Area of Influence must have an aviation easement recorded in favor of the airport. The Deed of Aviation and Hazard Easement must be filed with the County Recorder prior to development construction.

- Occupied structures must be soundproofed to reduce interior noise to 45 dB.

- Reflective materials are not permitted to be used in structures or signs to avoid distracting pilots.
- All proposed acquisitions of property within a 2 mile radius of an airport runway for the purpose of constructing a school requires a review and approval by the State Department of Transportation, Division of Aeronautics.
- No transmission which would interfere with aircraft communications or navigation are permitted. Power lines must be under grounded if necessary to prevent hazard to aircraft.

LU-P-52: The City of Manteca shall refer all applications for development within the Stockton Metro Airport Area of Influence to the Airport Land Use Commission, and the Stockton Metro Airport.

LU-P-53: The City of Manteca shall cooperate with City of Ripon in implementing the principle points of the Memorandum of Understanding regarding future land use and public services and facilities in the area between the two cities.

LU-P-54: The City of Manteca shall cooperate with City of Ripon in identifying a suitable location for an interchange at Highway 99 connecting to major roads in Ripon and Manteca.

Implementation :

LU-I-1. The City shall maintain a growth management system that provides a mechanism for the annual allocation of the amount of residential, commercial, and industrial development that may occur. The growth management system shall have the following objectives:

- Maintain, and where necessary enhance, the community's current public services and facilities;
- Protect against the construction of development projects which will require sewage treatment capacity in excess of that determined available by the City Council;
- Preserve and protect the environment;
- Preserve and protect the quality of life and character of the community.
- Provide for the orderly and adequate expansion of the City's housing stock in order to advance housing opportunities and to accommodate a reasonable share of expected regional growth.
- Provide for the adequate and orderly expansion of the City's commercial and employment development base in balance with the city's housing stock;
- Provide for a balance between multi-family and single family residential development;
- Conserve viable agricultural and open space lands; and
- Encourage and facilitate development proposals that accomplish the goals, policies, and programs of the General Plan through development innovations that cannot be accomplished by conventional zoning.

LU-I-2. The growth management system shall consist of the following features:

- Establishment of the maximum number and types of residential dwelling units and the acres or square feet of commercial, industrial, and public facility projects that may be approved for a subsequent period, as determined by the City Council based on the following considerations:
 - I. The goals, policies, and programs of the General Plan including the Housing Element goals, objectives, and programs for affordable housing, housing mix, and jobs/housing balance.
 - II. The number of projects previously approved but not developed, including exempt projects.
 - III. The general availability of existing and projected public utilities, facilities, and services. The City shall establish and maintain a geographic information system (GIS) that is common to all departments to provide a base for data collection and

management relative to city growth and provision of public services and infrastructure maintenance and expansion.

- IV. The specific availability of sewage capacity.
- V. The development review report to be drafted by the Staff and/or Growth Management Committee in order to assist the City Council in their growth management determinations.

The City Manager shall address the status of public services in the annual budget report. This report should document growth trends the capacity and level of service for public services and facility planning efforts.

The City Manager shall address land use in the annual budget report. This report will document the growth in residential and commercial development and estimate the increase in employment in the City over the previous year.

The land use summary shall include a reference to the range of land use projected for future needs in the Land Use Element and determine the then current and five-year projection of land use in the City.

- VI. Comments received at public hearings held in conjunction with the annual growth determinations. In a public hearing process, the City shall establish guidelines and procedures for periodic monitoring and evaluation of the growth in the City budget, the number of dwelling units, growth in sales tax revenue and other factors that affect the fiscal stability and health of the City. The intent is to maintain balance over time, rather than on a project-by-project basis.
- Exemptions of certain small residential projects and specific plans, vested subdivision maps, income-restricted residential developments, and other projects subject to a development agreement that are exempt from the annual allocations.
- A competitive rating system for evaluating and approving developments. Such rating system shall at a minimum include the following general categories of criteria:
 - I. Availability of or contribution toward public utilities, facilities, and services.
 - II. Location factors (in-fill/redevelopment area).
 - III. Response to housing needs specified in the Housing Element.
 - IV. Environmental impacts.
 - V. Traffic impacts.
 - VI. Employment impacts.
 - VII. Contribution to tax base.
 - VIII. Other community benefits.

LU-I-3. The City shall monitor implementation of the growth management system and new commercial and industrial development so that General Plan objectives for a balanced community are achieved.

LU-I-4. The City shall request the San Joaquin County LAFCo to adopt a sphere of influence for Manteca based on the long-term growth plans of the City as reflected in the General Plan goals and policies and proposed land use.

LU-I-5. The City shall 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;

- Ensure consistency with the General Plan in terms of the distribution and boundaries of zoning districts;
- Establish a Central Business District Zoning District;
- Provide for density bonuses for projects that reserve units for low- and/or moderate-income households.
- Provide for a mixed-use zone that permits residential, commercial, office, business-professional and commercial recreation subject to a use permit.
- Provide for an accelerated project review and entitlement process for commercial, office, business-professional, research and development, industrial and light industrial uses.

LU-I-6. The City shall maintain a Main Street program to promote economic development in the downtown area.

LU-I-7. The City will continue to cooperate with planning efforts among local jurisdictions to minimize the impacts of growth to Manteca and in the south San Joaquin County area.

COMMUNITY DESIGN ELEMENT

The Community Design Element addresses the community form and quality of the built environment.

The City of Manteca has developed in a compact urban form around the historic downtown centered on the intersection of Yosemite Avenue and Main Street. Residential development in the past few decades has occurred in relatively compact neighborhoods defined by the established grid of major streets at one-mile intervals. Growth has occurred in a predominately northwest direction away from downtown and has diminished the downtown as the geographical center.

Compact Community Form

Goal CD-1. Retain the compact and cohesive community form of the City.

Policies:

- CD-P-1: Retain the existing central city core as the geographical center of the City.
- CD-P-2: Provide institutional and leisure activity uses in the downtown core to attract residents and visitors.
- CD-P-3: Retain a diversity of small businesses in the downtown core.
- CD-P-4: Provide adequate parking and circulation within the downtown core area.
- CD-P-5: Provide a public transportation hub in the central area.
- CD-P-6: Provide public spaces such as small parks and plazas, including a single plaza or City park that is recognized as the City center.
- CD-P-7: The City shall implement neighborhood design standards in the Residential districts that contribute to the overall character of the neighborhood by emphasizing traditional residential features that enhance the sense of community, ensure a safe pedestrian orientation, and minimize the visual prominence of garages.

Implementation:

CD-I-1. The City shall implement an urban design plan for the Central Business District (CBD). The plan should be designed to achieve the following objectives:

- Assess the urban design implications of each use of the vacant parcels in the CBD and establish an overall urban design strategy;

- Establish an overall parking strategy for the CBD in order to provide a more unified and aesthetically desirable complex of parking lots, including an overall strategy for landscaping and screening such areas;
- Establish design standards and design review procedures for controlling height, bulk, and design of buildings, and for signs in the CBD;
- Establish a coordinated and unified street tree program for the CBD;
- Establish guidelines for street furniture in the CBD, such as benches, trash containers, street lights, and street signs. Determine strategies for enhancing the recently installed trellis/street/sign/bench structures;
- Assess the potential for developing public and private open spaces in the CBD, particularly with an eye toward tempering the hot summer microclimate with aesthetically pleasing, shaded exterior spaces;
- Explore the potential for creating a landmark (e.g., sculpture, town clock, and fountain) at the intersection of Main Street and Yosemite Avenue.

CD-I-2. Approve development projects within new growth areas that support the downtown area as the geographical center of the city.

CD-I-3. Approve and apply neighborhood design standards.

City Identity

Goal CD-2. Maintain a memorable City identity characterized by distinctive, high quality buildings and streetscapes.

Goal CD-3. Establish distinct, attractive identities for neighborhoods, gateways and commercial areas.

Goal CD-4. Promote the upgrading and aesthetic improvement of the downtown.

Goal CD-5. Strengthen the aesthetic and functional links between the Central Business District (CBD) and the Civic Center.

Goal CD-6. Promote the aesthetic development of Main Street and Yosemite Avenue.

Goal CD-7. Develop attractive and memorable entries to Manteca.

Goal CD-8. Upgrade and enhance the visual quality of Manteca's arterial and collector streets.

Policies:

CD-P-8: The CBD should be visually linked to adjacent parks and open spaces through the use of street trees, groundcover in parking strips, and sidewalk treatment. The CBD should be visually linked to the Civic Center area through street trees, groundcover in parking strips, sidewalk treatment, and street lights along both Yosemite Avenue and Center Street. The City shall develop design standards for the area bounded by Yosemite, Center, Union, and Main to strengthening the relationship between the CBD and the Civic Center. The emphasis in these design standards should be on providing/maintaining unifying elements and preserving the built landscape character of the area.

CD-P-9: The City shall develop a set of design standards for Yosemite Avenue and Main Street as a means of visually upgrading the commercial development along these streets. Such standards shall include provisions for setbacks, signs, landscaping, and parking.

CD-P-10: Establish City gateway features at intersections where gateway features can be established, such as 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-P-11: Establish a landscape program and design standards that will provide an attractive view of Manteca along SR 99 and SR 120. This would include trees, shrubs, wildflowers, and other landscape appropriate to the Manteca climate along the highway right-of-way and within the interchanges.

CD-P-12: Limit uses that require soundwalls adjacent to the highways.

CD-P-13: Allow recreation uses adjacent to the highways, where practical, that are attractive and provide a high level of day and evening activity.

CD-P-14: 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-P-15: Major arterial streets shall include a common landscape theme that includes primary street trees, groundcover, sidewalks, bus shelters where required, and lighting applied throughout the City.

CD-P-16: The City shall 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-P-17: Opportunities for public art should be incorporated in the public walkways and parking areas.

CD-P-18: The City shall encourage the use of murals and similar public art on buildings.

CD-P-19: The City will identify a program of local improvements such as street tree planting, annual clean-up days, sidewalk installation and repair, and similar local activities to enhance the visual quality of the city.

CD-P-20: The City will establish an inventory of dilapidated properties as candidates for restoration or removal and establish an on-going program of community participation in fix-up and clean-up of dilapidated properties.

CD-P-21: Provide parks and schools as distinct centers for neighborhoods.

CD-P-22: Provide features that distinguish one neighborhood from another, such as natural features, entry gateways, street lighting, or signage.

CD-P-23: Provide pedestrian systems that connect the center of adjacent neighborhoods.

CD-P-24: The City shall ensure through design guidelines that the walls surrounding residential area neighborhoods are attractive and well designed.

CD-P-25: The City shall encourage mixed land uses but provide physical separation or design buffers between incompatible land uses.

CD-P-26: Residential neighborhoods shall be designed to provide access from the neighborhood streets to these open space corridors.

CD-P-27: The City shall encourage designs for new construction and renovation in in-fill neighborhoods that are compatible with the adjacent buildings and the existing residential scale and character of the neighborhood.

CD-P-28: The City shall establish residential design guidelines and standards.

CD-P-29: The City shall establish a street tree program for residential neighborhoods.

CD-P-30: Neighborhoods in new growth areas shall 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-P-31: The pedestrian and bikeway system shall be linked to other pedestrian and bikeways in adjacent neighborhoods and, ultimately, to the City- wide Pedestrian and Bikeway Trail System to provide a continuous interconnected system.

Implementation:

CD-I-4. Work with Caltrans to include gateway features in the future design of the designated arterial street and highway interchanges.

CD-I-5. Work with Caltrans to include landscape improvements and maintenance utilizing recycled wastewater within the highway right- of-way and highway interchanges.

CD-I-6. Adopt design guidelines for non-residential uses.

CD-I-7. Amend the zoning ordinance as appropriate to allow for murals and similar public art on buildings.

CD-I-8. The City should attempt to negotiate an easement along a section of the railroad right-of-way- between South Main Street and North Street and upgrade the area by planting into lawn.

CD-I-9. The City should provide landscaping to screen views of the electrical substation (located at the intersection of North Street and Elm Avenue) from Center Street.

Resource Efficient Buildings

Goal CD-9. Establish a durable sustainable community that utilizes resources efficiently.

Policies:

CD-P-32: New buildings shall be designed to be responsive to the local climate in a manner that provides shelter from sun and rain for pedestrians.

CD-P-33: Passive solar design features are encouraged whenever possible.

Design of buildings should consider energy-efficient concepts such as natural heating and/or cooling, sun and wind exposure and orientation, and other solar energy opportunities.

CD-P-34: Solar collectors, if used, shall be oriented away from public view or designed as an integral element of the roof structure.

CD-P-35: Architectural elements that contribute to a building's character, aid in climate control, and enhance pedestrian scale are encouraged. Examples include canopies, roof overhangs, projections or recessions of stories, balconies, reveals, and awnings.

CD-P-36: Encourage the creation of an urban forest comprised of street trees, residential lot trees, and trees in non-residential parking lots and other public open space.

Pedestrians and Bicycles

Goal CD-10. Establish a pedestrian and bicycle friendly environment in neighborhoods and commercial and office land use areas.

Policies:

CD-P-37: Commercial centers should provide for convenient, attractive pedestrian access from street fronts and from adjacent commercial, office, and residential land uses.

CD-P-38: Commercial centers should provide for convenient, attractive pedestrian access within the center with dedicated pedestrian ways between all buildings and pedestrian spaces such as plazas, courtyards, and terraces at natural gathering areas within the site.

CD-P-39: Integrating the pedestrian elements (walkways, plazas, and terraces) with the buildings will enhance the pedestrian experience. The pedestrian relationship to buildings should be comfortable, convenient, and protected from extremes of sun and wind.

CD-P-40: Outdoor plazas or other common areas that provide space for special landscaping, public art, food service, outdoor retail sales, or seating areas for patrons are encouraged 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-P-41: Buildings adjoining public spaces, including pedestrian ways shall be designed to allow the sun to reach sidewalks and plazas in the winter.

CD-P-42: Building configurations that provide “outdoor rooms,” courtyards, paseos, and promenades are encouraged.

CD-P-43: Where practical, and in compliance with ADA standards, common areas that provide seating should be separated from the primary walkway by informal barriers, such as planters, bollards, fountains, low fences and/or changes in elevation.

Agricultural Heritage

Goal CD-11. To the extent possible, new development shall retain or incorporate visual reminders of the agricultural heritage of the community.

Policies:

CD-P-44: Provide minimal levels of street, parking, building, site and public area lighting to meet safety standards and provide direction.

CD-P-45: Provide directional shielding for all exterior lighting to minimize the annoyance of direct or indirect glare.

CD-P-46: Provide automatic shutoff or motion sensors for lighting features in newly developed areas.

CD-P-47: The City shall adopt light and glare standards that minimize the creation of new light source and the annoyance of direct and indirect glare.

CD-P-48: Allow pockets of agricultural activity to remain within the urban areas of the city where such uses are compatible with the surrounding urban use.

CD-P-49: Allow use of small under-utilized parcels or undeveloped portions of parcels for temporary, seasonal agricultural activity, such as truck farms, strawberries, and small orchards.

CD-P-50: In order to retain a visual reminder of the agricultural heritage, the City will permit the use of non-fruiting species, such as flowering pear and plum, as secondary accent trees in landscape corridors along major streets. The primary street tree shall provide a shade canopy over the street and sidewalk.

CIRCULATION ELEMENT

Goal C-1. Provide for a circulation system that allows for the efficient movement of people, goods, and services within and through Manteca while minimizing public costs to build and maintain the system.

Goal C-2. Provide complete streets designed to serve a broad spectrum of travel modes, including automobiles, public transit, walking, and bicycling.

Goal C-3. Develop attractive streetscapes that include landscaping, street trees, planted berms, and landscaped medians.

Goal C-4. Support the development of a Downtown area that is highly accessible to all modes of travel, focusing primarily on pedestrians, bicyclists, and transit riders.

Goal C-5. Balance the level of service for all modes so that residents and visitors have a variety of transportation choices.

Goal C-6. Maintain a safe transportation system for all modes.

Goal C-7. 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 C-8. Establish reasonable parking requirements (minimum and maximum rates for uses) that limit parking encroachment while minimizing the amount of land consumed by parking lots.

Goal C-9. Provide a safe, secure, and convenient bicycle route system that connects to retail, employment centers, public facilities, and parks.

Goal C-10. Provide for safe and convenient pedestrian circulation.

Goal C-11. Maintain a coordinated, efficient bus service that provides both an effective alternative to automobile use and serves members of the community that cannot drive.

Goal C-12. Support and encourage regional transit connections that link Manteca to other cities.

Policies: Level of Service

C-P-1: The City shall 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 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-P-2: To the extent feasible, the City shall strive for a vehicular LOS of D or better at all streets and intersections, except in the Downtown area where right-of-way is limited, pedestrian, bicycle, and transit mobility are most important and vehicular LOS is not a consideration. See Figure 4.1 for a map defining the Downtown area. While vehicular LOS is not a consideration in the Downtown area, traffic studies shall disclose whether any proposed transportation or land use action will substantially increase traffic at intersections and roadways within this area of the City.

C-P-3: At the discretion of City staff, certain locations may be allowed to fall below the City's LOS standard under the following circumstances:

- a) Where constructing facilities with enough capacity to provide LOS D is found to be unreasonably expensive. This applies to facilities, for example, on which it would cost significantly more per dwelling unit equivalent (DUE) to provide LOS D than is deemed reasonable by City staff.
- b) Where it is difficult or impossible to maintain LOS D because surrounding facilities in other jurisdictions operate at LOS E or worse.
- c) Where maintaining LOS D will be a disincentive to use of existing alternative modes 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.

- d) In the Downtown area the City cannot maintain the vehicular LOS D standard because of the historic nature of development and limited street right-of-way. However, it is the City's goal to maintain high quality access and mobility in the area with a priority toward non- auto modes. Therefore, the City shall require that new discretionary land use action within the Downtown area, which generate net new PM peak hour auto trips, to 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, 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 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.

The Public Works Department shall maintain a list of all City intersections and roadway facilities that are exempt from the LOS D standard. This list shall note any alternate LOS standard that is applicable at the exempted locations.

Implementation: Level of Service

C-I-1. The City shall maintain a master list of multimodal 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.

C-I-2. Perform periodic evaluation of the mobility and access on major streets, which could include evaluation of vehicular LOS conditions, as well as access and mobility issues faced by transit riders, bicyclists, and pedestrians. The use of multimodal LOS analysis techniques could also be included.

C-I-3. The City shall develop Transportation Impact Analysis (TIA) 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.

C-I-4. The City shall develop a pedestrian, bicycle, and transit improvement plan for the Downtown area to facilitate implementation of level of service policy C-P-3 d. 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.

Policies: Street System

C-P-4: Streets shall be dedicated, widened, extended, and constructed according to street cross-section diagrams established in the City Standard Plans.

C-P-5: Major circulation improvements shall be completed as 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-P-6: New development shall 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 PFF program.

C-P-7: The street system shall be expanded in a contiguous and concentric manner to serve new development areas and to provide improved circulation for existing residents.

C-P-8: Street improvements will be designed to provide multiple, direct and convenient routes for all modes.

C-P-9: Residential and collector street intersections with collector and arterial streets shall be aligned 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-P-10: Access for bicycles and pedestrians shall be provided 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-P-11: Signals, roundabouts, traffic circles and other traffic management techniques shall be applied 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-P-12: 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. In general, a roundabout should be installed at these locations unless right of way, cost, design limitations, or other issues preclude the installation of a roundabout.

C-P-13: The City shall promote development of a future roadway system as shown in the Major Streets Master Plan.

C-P-14: The City may allow development of private streets 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-P-15: The City shall promote infill development that completes gaps in the circulation system.

C-P-16: Residential subdivisions with lots fronting on an existing arterial street should provide for separate roadway access. Ideally, access to residential lots should be 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-P-17: Residential subdivisions along arterials and freeways shall be buffered by a noise attenuation measure (sound wall, berm, greenbelt, etc.) as determined by a noise study. Any noise attenuation measure should be designed in a way that it does not discourage pedestrian or bicycle travel by creating barriers between neighborhoods.

C-P-18: The City shall aggressively pursue state and federal funding to augment the PFF and implement the City's Circulation Element.

C-P-19: The City shall 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 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; and
- Regional bicycle lanes and bicycle paths.

Implementation: Street System

C-I-5. The City shall maintain a Major Street Master Plan 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-I-6. 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, as opposed to 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-I-7. The City shall 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 PFF 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-I-8. The City will coordinate with Caltrans and SJCOG to make sure that projects in the City's Circulation Element and Major Street Master Plan are included in long range planning documents, including the Caltrans Long Range Plan, the SJCOG Regional Transportation Plan, and the San Joaquin County Congestion Management Program.

C-I-9. Appropriate sound attenuation measures shall be determined by a noise study. Walls and berms shall be attractive and developed to minimize maintenance. Bicycle and pedestrian access shall be provided through walls and berms to minimize travel distances and increase the viability walking and bicycling.

C-I-10. 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 and goods movement policies. In general, this implementation measure can be achieved by constructing narrower traffic lanes, although wider lanes may be necessary on certain truck routes.

C-I-11. The City shall regularly update the PFF 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 detail about their transportation needs are known.

Policies: Transportation Safety

C-P-20: The creation or continuance of traffic, bicycle, and pedestrian hazards shall be discouraged in new development, infill development, and redevelopment areas.

C-P-21: In the development of new projects, the City shall 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-P-22: The City shall 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.

C-I-12. Maintain a program of identification and surveillance of high traffic, bicycle, and pedestrian collision locations, with emphasis on early detection and correction of conditions which could potentially constitute safety hazards.

C-I-13. The City shall identify and remove, as feasible, obstacles limiting corner-sight distances at existing street corners.

C-I-14. The City shall 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 constitute safety hazards.

C-I-15. All new signs, roadway striping, and traffic signals shall be consistent with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).

Parking

Parking demand is generated by existing businesses, new business, and residents, and is varies by the time of day, time of year, and presence of special events. Guiding new business and residential development is a fundamental purpose in this General Plan. The success of the Economic Development Element will rely, in part, on the ability to accommodate the traffic and parking associated with new businesses and special events.

Policies: Parking

C-P-23: Future growth in traffic volumes may necessitate removal of on-street parking spaces to provide additional traffic lanes.

C-P-24: New development shall provide an adequate 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; the use of shared parking is encouraged to reduce overall land consumed by parking areas. In the Downtown area, parking supply and demand will be managed through a coordinated approach led by the City.

C-P-25: The City may 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 or payment of an in-lieu fee to cover the costs of land acquisition and construction of parking spaces.

C-P-26: In the Downtown area, the Redevelopment Agency should assist in the provision of off-street parking. Parking facilities in the Downtown area should be within easy walking distance of the businesses

C-P-27: Ensure that there is adequate parking for normal commercial activities.

C-P-28: Ensure that there is adequate parking for special events where deemed appropriate.

Implementation: Parking

C-I-16. The City shall review and revise, as necessary, off-street parking standards of the Zoning Ordinance. Such revision shall be based on a survey of the parking requirements of other Northern California communities, 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-I-17. Work with local merchants to improve on-street and off-street parking conditions.

C-I-18. The City will consider preparing a Parking Management Plan for the Downtown area to ensure that parking facilities are provided in a coordinated manner, which maximizes access to local businesses and connectivity with non-auto modes, including transit, bicycles, and pedestrian facilities.

C-I-19. The City shall require a shared parking analysis for all proposed mixed-use developments and new projects in the Downtown area to ensure that parking is not oversupplied.

C-I-20. 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.

C-I-21. 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 will create a parking shortage. If so, the parking supply study should also discuss the feasibility of replacing the lost parking spaces.

Bikeway and Pedestrian Systems

The bikeway and pedestrian systems in Manteca are critical elements in the transportation network. After driving, walking and biking are the second most common means of travel in Manteca, particularly for

recreational purposes. Encouraging these modes of transportation is important for the convenience and enjoyment of Manteca residents and enhancing public health and the quality of life.

The existing bikeway and pedestrian network should be enhanced to further encourage bicycling and walking in the City. This is accomplished in part by encouraging the continuity of the existing compact land use pattern in the Land Use Element, and by the creation of new bike routes and sidewalks wherever new streets are installed or existing streets are upgraded.

Policies: Bikeways and Pedestrian Facilities

C-P-29: Through regular updates to the City's Bicycle Master Plan, the City shall establish a safe and convenient network of identified bicycle routes connecting residential areas with recreation, shopping, and employment areas within the city. The City shall also strive to develop connections with existing and planned regional routes shown in the San Joaquin County Bicycle Master Plan.

C-P-30: Provide adequate bicycle parking facilities at commercial, business/professional and light industrial uses.

C-P-31: The City shall strive to 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 a "city-loop" Class I bike path that links Austin Road, Atherton Drive, Airport Way and a route along or near Lathrop Road to the Tidewater bike path and its extensions. The City shall also strive to develop 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-P-32: The City shall strive to provide on-street Class II bike lanes along major collector and arterial streets whenever feasible.

C-P-33: Bicycle travel through residential streets shall be facilitated as much as possible without the use of Class II bike lanes. In general, residential streets have sufficiently low volumes as to not require bike lanes and the narrower street cross section will assist in calming traffic.

C-P-34: The City shall extend the existing Class I bicycle route north of Lathrop Road along the former Tidewater Southern Railway right-of-way, and any branch or connecting link where right-of-way is available.

C-P-35: Improve safety conditions, efficiency, and comfort for bicyclists and pedestrians by providing shade trees and controlling traffic speeds by implementing narrow lanes on appropriate streets.

C-P-36: City shall strive to provide a sidewalk system that serves all members of the community and meets the latest guidelines related to the Americans with Disabilities Act (ADA).

C-P-37: All new sidewalks, walkways, and intersection crosswalks shall be consistent with the requirements of the ADA

C-P-38: Provide walkways connecting to the residential neighborhoods and primary public destinations.

C-P-39: Route sidewalks so that they connect to major public parking areas, transit stops, and intersections with the bikeway system.

C-P-40: Provide sidewalks along all new streets in the City.

Implementation: Bikeways and Pedestrian Facilities

C-I-22. The City shall update its Bicycle Master Plan to include all areas envisioned for development by this General Plan. The Bicycle Master Plan will establish future bicycle routes and provide standards for bicycle facilities, including bicycle paths and bicycle lanes.

C-I-23. Utilize the standards set forth in the MUTCD and AASHTO Green Book for improvement and re-striping of appropriate major collector and arterial streets to accommodate Class II bike lanes in both directions, where sufficient roadway width is available. This may include narrowing of travel lanes.

C-I-24. Increase bicycle safety by:

- Providing bicycle paths and lanes that promote bicycle travel.
- Sweeping and repairing bicycle lanes and paths on a continuing, regular basis.
- Ensuring that bikeways are delineated and signed in accordance with AASHTO standards and lighting is provided, where feasible.
- Ensuring that all new and improved streets have bicycle-safe drainage grates and are free of hazards such as uneven pavement or gravel.

C-I-25. Add bike lanes whenever possible in conjunction with road rehabilitation, reconstruction, or re-striping projects.

C-I-26. Update the City Standard Plans to include bike lanes on collector and arterial streets, as defined by the Bicycle Master Plan.

C-I-27. Encourage resident and visitor use of the bike trail system by preparing a map of the pedestrian and bike paths.

C-I-28. Update the standard plans to specify a set of roadways with narrower lanes (less than 12 feet) 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-I-29. The City shall develop a Pedestrian Master Plan, which encompasses all areas envisioned for development by this General Plan. The Pedestrian Master Plan will identify existing deficiencies and establish standards for future pedestrian facilities, including sidewalks, crosswalks, and pedestrian pathways.

C-I-30. The City shall develop an ADA Transition Plan. This plan shall identify deficiencies related to ADA access and identify an implementation strategy to bring the deficient facilities up to the applicable standards

C-I-31. Update the standard plans to include landscape separated sidewalks where appropriate and feasible.

C-I-32. 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.

C-I-33. Provide for enhanced pedestrian environments in new subdivisions by:

- Providing bulb-outs at intersections (to be identified by the City) to reduce crossing distances and calm traffic.
- 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.

Public Transit

Policies: Public Transportation

C-P-41: The City shall encourage the expansion of interstate bus service in the Manteca area.

C-P-42: The City shall encourage 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-P-43: The City shall 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-P-44: Establish a plan of primary locations where the transit systems will connect to the major bikeways and pedestrian ways and primary public parking areas.

C-P-45: Encourage programs that provide ridesharing and vanpool opportunities and other alternative modes of transportation for Manteca residents.

C-P-46: The City shall promote the development of park-and-ride facilities near I-5, SR 120, and SR 99.

C-P-47: The City shall establish and 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-P-48: The City shall design future roadways to accommodate transit facilities, as appropriate. These design elements would include installation of transit stops adjacent to intersections and provision of bus bays and sheltered stops.

Implementation: Public Transportation

C-I-34. The City shall 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-I-35. The City shall explore the opportunities for, and encourage the development of, a multi-modal bus/train/bike/auto facility in the downtown area.

C-I-36. The City shall explore a transit connections study that would identify improvements to connections and access to the existing ACE station and the planned multi-modal downtown transit facility.

C-I-37. The City's standard plans shall be updated to include the option for bus bays at intersections of major streets.

C-I-38. The City shall consider alternatives to conventional bus systems, such as smaller shuttle buses that connect neighborhood centers to local activity centers.

C-I-39. The City should explore with the Manteca School District opportunities for joint-use public transit that would provide both student transportation and local transit service.

Goods Movement

Manteca's central location and accessibility from major highways and rail lines has made the city a major center for goods movement. The transportation system needs to facilitate the goods movement industries in the City to ensure safety for all modes of travel and to support this important sector of the City's economy.

Policies: Goods Movement

C-P-49: The city shall require that new industrial development pay a fair share toward improvements required to accommodate heavy vehicles, including increased pavement wear.

C-P-50: All roads identified as truck routes shall be designed to accommodate STAA trucks.

C-P-51: The City shall encourage the provision of freight rail service into industrial developments through the use and development of rail spurs.

C-P-52: The City should consider vehicle weight limit restrictions on roadways near sensitive uses like schools and residential neighborhoods to discourage cut-through truck traffic.

Implementation: Goods Movement

C-I-40. The City shall develop a truck route map identifying key goods movement corridors in Manteca.

C-I-41. The truck route map shall be periodically reviewed and updated by the City engineer to ensure that goods movement needs are adequately served.

Transportation Demand Management

Policies: Transportation Demand Management

C-P-53: The City shall establish a requirement for a TDM program in any business park, industrial or commercial land use that employs more than 50 full time equivalent employees.

C-P-54: The City shall provide information about transit services, ridesharing, van-pools, and other transportation alternatives to single occupant vehicles at City Hall, the library, and on the City website.

C-P-55: The City shall 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-P-56: Partner with SJCOG on the Commute Connection program, which is the regional rideshare program operated by SJCOG. The City shall work with SJCOG to ensure that appropriate businesses and land use development projects participate in the program.

ECONOMIC DEVELOPMENT ELEMENT

Land Use

Goal ED-1. Provide for adequate land for a wide range of commercial activities. Industrial, office and retail land should be designated in an appropriate mix to provide a full range of employment and opportunities that match the skills of Manteca residents as well as shopping to meet the needs of residents.

Goal ED-2. Locate commercially designated land in the appropriate places to maximize job creation, local capture of commercial sales, regional and interregional competitiveness and to minimize residential/ commercial conflicts.

Policies: Land Use

ED-P-1: Designate land to facilitate expansion and retention of existing businesses.

ED-P-2: Designate land in sufficient quantities to provide for a community with adequate jobs for its residents. The goal of a ratio of jobs to employed residents should be 1 job for each employed resident.

ED-P-3: Provide land use designations that anticipate and address the type, location and infrastructure needs of future development.

ED-P-4: Recognize the special opportunities at the areas around undeveloped Route 120 bypass locations.

ED-P-5: Provide appropriate buffers between commercial and residential uses to preserve both the commercial feasibility and residential quality.

Implementation: Land Use

ED-I-1. Provide for high-end research and development and office uses in the community, specifically in the southwest portion of the City. This area would include Class A office buildings and will include site and street landscaping, architectural design standards and performance standards for the intended use.

ED-I-2. Provide for expansion potential for the Manteca Industrial Park and Speckels Park.

ED-I-3. Prepare a study of the Moffat Blvd. area to determine the best development strategy for the area and use the tools of the Redevelopment agency in partnership with property owners to implement the strategy.

ED-I-4. Designate land for a heavy industrial area in the south east portion of the city aimed at accommodating warehousing and manufacturing facilities

ED-I-5. Enhance the commercial environment in the Downtown Area, recognizing the specialized and evolving market niche for downtown commercial properties.

ED-I-6. Promote professional office development and residential development in the downtown area while preserving the ground floor commercial dominance in the downtown.

ED-I-7. Provide retail opportunities at major transportation intersections along SR 120, and SR 99.

ED-I-8. Recognize the special opportunities for regional serving retail development at the Main Street/120 interchange and Airport/ 120 interchange. A coherent design theme is essential. Require master planning to assure that the potential of these opportunities is realized and a comprehensive development strategy is implemented.

ED-I-9. Provide a business park use designation along the SR 120 frontage that provides for well landscaped, attractive, "flex office" developments.

ED-I-10. Designate adequate land for industrial growth along Airport Way and West Yosemite Ave.

ED-I-11. Mixed-use land designations should be used along the North Main Street and Yosemite Avenue Commercial areas allowing flexibility to react to changing market conditions.

ED-I-12. Promote the development of an auto mall in Manteca to enhance the viability of existing dealers and attract new auto dealers.

ED-I-13. Monitor land availability through regular reviews of the General Plan to assure a sufficient supply of commercial and industrial designated lands.

Labor Force

Goal ED-3. Expand, retain, and attract stable employment opportunities available to broad income levels.

Goal ED-4. Expand education and training opportunities for City residents at all levels.

Policies: Labor Force

ED-P-6: Expand job opportunities available in Manteca so that residents may choose to work locally instead of commuting.

ED-P-7: Attract and retain a broad base of businesses and industries to provide a variety of jobs allowing career growth potential.

ED-P-8: Maintain and improve public and private education in the Manteca area.

ED-P-9: Reduce barriers to employment by increasing mass transit and child care accessibility.

Implementation: Labor Force

ED-I-14. Utilize the tools of the Manteca Redevelopment Agency to promote downtown revitalization projects.

ED-I-15. Identify and attract selected targeted industries that are consistent with the City's goal of enhancing employment opportunities to broad income levels.

ED-I-16. Establish a system for annually inventorying existing industries and businesses in order to provide early warning of businesses that are at risk and are considering moving or expanding out of the City.

ED-I-17. Prepare an economic base study to identify trends in industry 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.

ED-I-18. Cooperatively work with the Manteca Unified School District to further enhance elementary and secondary educational opportunities.

ED-I-19. Cooperatively work with Delta College to preserve and enhance the agricultural laboratory "the Farm"- expand high technology agricultural programs, and support of bio-technology studies.

ED-I-20. Cooperatively work with Delta College to implement a satellite campus in Manteca.

ED-I-21. Cooperatively work with private and public educational institutions to interface with Manteca students and improve information and access.

ED-I-22. Work with regional transit providers to improve public transportation access to surrounding educational institutions.

ED-I-23. Study implementation of public transportation/shuttle service in Manteca with connections to regional services.

ED-I-24. Promote communication with existing and potential new employers to match skill needs with skill training programs.

ED-I-25. Encourage provision of childcare services in the community.

ED-I-26. Partner with "WorkNet" to enhance employment development programs and job retaining resources.

ED-I-27. Encourage efforts to provide learning opportunities for all residents by providing modern library resources and programs.

Business Sector

Goal ED-5. Attract new industries that are compatible with the character of the City.

Goal ED-6. Protect and promote the overall commercial service and retail business sectors of the local economy.

Goal ED-7. Promote the establishment and expansion of small businesses and work place alternatives including home occupations, telecommuting businesses, and technology transfer based industries.

Goal ED-8. Reform and improve regulatory processes relating to businesses to foster the spirit of cooperation, understanding, and consensus between government and business.

Policies: Business Sector

ED-P-10: Encourage new employment base industries that provide for additional employment opportunities for existing residents to locate within Manteca.

ED-P-11: Assist industries to remain, expand, or to locate in Manteca.

ED-P-12: Support the continued implementation of the 1998 Vision 2020.

ED-P-13: Support the continued implementation of the Manteca Downtown Improvement Plan, adopted 2001.

ED-P-14: Support business formation in Manteca.

ED-P-15: Provide for sufficient parking areas to serve commercial and industrial uses.

Implementation: Business Sector

ED-I-28. 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-I-29. Identify and attract selected targeted industries that are consistent with the City's goal of enhancing employment opportunities to broad income levels.

ED-I-30. Establish a system for annually inventorying existing industries and businesses in order to provide early warning of businesses that are at risk and are considering moving or expanding out of the City.

ED-I-31. Provide adequate Public parking in the downtown that will improve circulation and improve property values, recognizing that development contributes to the demand for downtown parking.

ED-I-32. Conduct meetings and interviews periodically with existing companies in each of the identified growth industries focusing on service needs and the City's ability to address those needs.

ED-I-33. Monitor land availability through regular reviews of the General Plan to assure a sufficient supply of commercial and industrial designated lands. Maintain and improve awareness of the property inventory information system that lists available office, commercial, and industrial space as well as available raw land.

ED-I-34. Evaluate the City's business license procedure to streamline or minimize the process for businesses, including revised applications and instructions if applicable.

ED-I-35. Establish and maintain an effective liaison with local businesses and business organizations to improve coordination of efforts relating to business issues.

ED-I-36. Convene periodic broadly based community forums to discuss Manteca's economic issues and concerns in conjunction with business, educational, agricultural, environmental, and other interested organizations.

ED-I-37. Encourage the creation of small business incubators in Manteca.

ED-I-38. Encourage and support entrepreneurial efforts and technological innovation.

ED-I-39. Encourage efforts of the Chamber of Commerce to enhance the business environment in Manteca.

ED-I-40. Work with the Convention and Visitors Bureau to increase tourism in Manteca. Maximize opportunities of location adjacent to numerous world class tourist designations and to market the potential of agricultural tourism.

ED-I-41. Provide information on small business assistance programs, the agencies regulating small businesses, and distribute small business resources directories.

ED-I-42. Continue Redevelopment Agency programs and partnerships to facilitate expansion and development of new businesses.

ED-I-43. 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.

Housing

Goal ED-9. Promote the development of affordable and market rate housing that matches with the needs of the present and future Manteca work force.

Goal ED-10. Provide a variety of housing types to house all segments of the Manteca community in accordance with the Housing Element.

Policies: Housing

ED-P-16: The City shall use appropriate land use, zoning, and permit streamlining strategies, and other financial incentives to provide for and encourage housing types that are compatible with wage structures associated with existing and forecasted employment.

ED-P-17: Plan for a broad range of housing types and densities to accommodate all income levels and job classifications.

ED-P-18: Plan for a balanced community where the Manteca workforce will be able to afford housing within the city of Manteca.

Implementation: Housing

ED-I-44. Use the Policies and Implementation Measures outlined in the Housing Element to assure provision of housing affordable to the existing and future workforce.

ED-I-45. The City shall use appropriate land use, zoning, and permit streamlining strategies, and Redevelopment Agency financial incentives to provide for and encourage housing types that are compatible with wage structures associated with existing and forecast employment.

ED-I-46. 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-I-47. Encourage creative approaches to encourage integration of housing production with commercial development.

Quality of Life

Goal ED-11. Maintain and enhance the real and perceived safety in the community.

Goal ED-12. Enhance recreational and educational opportunities in the community.

Goal ED-13. Preserve and strengthen the city neighborhoods.

Goal ED-14. Enhance cultural opportunities both public and private.

Goal ED-15. Promote and protect the qualities and resources that make the Manteca area special, identifiable, unique and attractive.

Goal ED-16. Maintain and enhance the physical beauty of the Community and surrounding landscape.

Policies: Quality of Life

ED-P-19: Promote Manteca as a desirable location to live and visit, promoting the "Family City" image.

ED-P-20: Promote the history and culture of the area.

ED-P-21: Enhance community identity and beauty.

ED-P-22: Promote artistic expression and facilities for celebrating and participating in the arts.

ED-P-23: Infrastructure needed to serve new development shall be the responsibility of new development and not existing residents.

Implementation: Quality of Life

ED-I-48. Work with Regional Organizations to market the community's strengths to prospective employers.

ED-I-49. In coordination with the Chamber of Commerce and Conventions and Visitors Bureau develop a program to market increase awareness of the quality of life in the community.

ED-I-50. Encourage, in partnership with local non-profits and artists, the development of performance spaces and locations for the display of artistic works.

ED-I-51. The aesthetic qualities of the City's gateways should be maximized. Appropriate land use with high quality design and maintenance should be used in key gateways.

ED-I-52. The community's historic structures shall be preserved where feasible.

ED-I-53. Work with the State to insure that major freeways are attractively landscaped and maintained. Major freeways are the community's "front yard" they create a strong first impression of the community's character.

Infrastructure

Goal ED-17. Assure adequate public infrastructure is available at the right place and the right time to serve economic development opportunities.

Goal ED-18. Work with private utilities and private firms to assure that private infrastructure needed to support modern commercial development is available at a reasonable cost.

Goal ED-19. Assure that new development provides funding for necessary infrastructure.

Goal ED-20. Provide for affordable private infrastructure cost by pursuing alternative sources of energy and other utilities.

Policies: Infrastructure

ED-P-24: Public infrastructure adequate to serve planned economic growth should be available and properly phased.

ED-P-25: Private infrastructure particularly low cost power, and high capacity telecommunications should be available at the right place and the right time.

ED-P-26: Freight rail access should be provided to industrial areas where possible and appropriate.

ED-P-27: A competitive power market should be pursued through alternate providers and potential co-generation.

Implementation: Infrastructure

ED-I-54. The City shall use the General Plan elements and PFIP program to plan for adequate public infrastructure focused on planned economic development opportunities.

ED-I-55. Collect appropriate fees from new development to provide necessary infrastructure.

ED-I-56. Minimize infrastructure fees charged to economic development projects by applying Redevelopment Agency, regional, and State and Federal resources towards infrastructure to accommodate economic development.

ED-I-57. Prioritize infrastructure funding to assure that public infrastructure to support economic development is available when it is needed.

ED-I-58. 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-I-59. Relationships with potential alternate power providers such as the Modesto Irrigation District and South San Joaquin Irrigation District shall be explored to investigate the potential of providing power service in Manteca.

ED-I-60. Freight Rail access shall be provided to industrial areas where feasible and appropriate.

ED-I-61. A plan shall be produced to assess the infrastructure needs for key development opportunities, particularly the high-end office park in the Southwest area. The infrastructure plan will inventory infrastructure needs, timing, cost and potential financing.

PUBLIC FACILITIES AND SERVICES ELEMENT

General Services

Goal PF-1. The City will be innovative in new techniques and technologies to provide the best available level of public services in a cost-effective manner.

Goal PF-2. Public infrastructure and services will be affordable to the residents and business interests in the City.

Goal PF-3. Facilities improvements and services required to serve development will not place an economic burden on existing residents of the City. Development will pay a fair share of all costs of required public infrastructure and services.

Goal PF-4. Public improvements and facilities will be designed to enhance, rather than degrade, the natural environment in the City and surrounding area.

Goal PF-5. The City's public services and facilities will support economic development and residential growth in the City.

Goal PF-6. Public facilities and services agencies will cooperate on a regional basis.

Guiding Policies: General

PF-P-1. Facilitate development in the in-fill areas by extending infrastructure.

PF-P-2. Encourage comprehensive development rather than incremental, single project development.

PF-P-3. Make use of the public right-of-way as a tool for facilitating quality design and development.

Implementation Policies: General

PF-I-1. The City shall periodically review its fee schedules for water and sewer connections and for city facilities and major equipment and revise them as necessary.

Domestic Water

Goal PF-7. Maintain an adequate level of service in the City's water system to meet the needs of existing and projected development.

Policies: Domestic Water

PF-P-4. Secure sufficient sources of water to meet the needs of the existing community and planned residential and commercial growth.

PF-P-5. City will continue to rely principally on groundwater resources for its municipal water in the near term, will participate in the regional improvements to deliver surface water to augment the City's groundwater supply.

PF-P-6. The City shall develop new water sources as necessary to serve new development.

PF-P-7. The City shall develop new water storage facilities and major distribution lines as necessary to serve new development.

PF-P-8. The City will provide water for future development to maintain a balance of jobs and housing.

PF-P-9. City water services shall not be extended to unincorporated areas except in extraordinary circumstances. Existing commitments for City water service outside the City limits shall continue to be honored.

PF-P-10. Development of private water wells within the City limits shall be allowed only where 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.

PF-P-11. The City will develop and implement water conservation measures as necessary elements of the water system.

PF-P-12. The City shall continue to assess a water development fee on all new commercial, industrial, and residential development sufficient to fund systemwide capacity improvements. The water development fee schedule shall be periodically reviewed and revised as necessary.

PF-P-13. 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.

PF-P-14. The City shall continuously monitor water flows through the City's water system to identify areas of potential water loss and cases of under billing for water service and shall make improvements in the systems as necessary.

PF-P-15. The City shall monitor water quality regularly and take necessary measures to prevent contamination.

PF-P-16. The City of Manteca shall include a groundwater analysis as a technical analysis of water system capacity in the update of the Public Facilities Implementation Plan (PFIP), and shall prepare an environmental analysis in the PFIP that addresses the quality and availability of groundwater.

PF-P-17. The City of Manteca shall consider incremental increases in the demands on groundwater supply and water quality when reviewing development applications.

Implementation: Water Supply and Distribution

PF-I-2. The City shall update the Public Facilities Implementation Plan, regarding water supply and distribution, every five years. The update shall be reviewed annually for adequacy and consistency with the General Plan.

PF-I-3. The City shall 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.

PF-I-4. The City shall retain a water conservation ordinance requiring the installation of low-flush toilets, low-flow showerheads, and similar features in all new development.

PF-I-5. The City shall 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.

PF-I-6. The City shall regularly monitor water quality in City wells and take remedial action as necessary.

PF-I-7. The City will encourage the use of recycled water for landscape irrigation where feasible, within the parameters of State and County Health Codes and standards.

Sewer

Goal PF-8. Maintain an adequate level of service in the City's sewage collection and disposal system to meet the needs of existing and projected development.

Policies: Wastewater Collection and Treatment

PF-P-18. Ensure wastewater collection and treatment for all development in the City and the safe disposal of wastes.

PF-P-19. The City will maintain capacity to process combined residential, commercial, and industrial flow.

PF-P-20. The City shall develop new sewage treatment and trunk line capacity as necessary to serve new development.

PF-P-21. City sewer services will not be extended to unincorporated areas, except in extraordinary circumstances. Existing commitments for sewer service outside the city limits shall continue to be honored.

PF-P-22. Development of individual septic systems may be allowed only where the City makes a finding that it cannot feasibly provide public sewer service, and such systems shall only be used until

such time as City sewer service becomes available. Such systems shall meet the minimum standards of the San Joaquin County Health Department.

PF-P-23. The City shall establish and maintain a growth management plan to ensure the development of a balanced mix of residential, commercial, industrial, and public land uses.

PF-P-24. Ensure that all new development provides for and funds a fair share of the costs for adequate sewer distribution, including line extensions, easements, and plant expansions.

PF-P-25. The City will maintain the ability to handle peak discharge flow while meeting State Regional Water Quality Control Board Standards as established in the current NPDES Permit.

Implementation: Wastewater Collection and Treatment

PF-I-8. The City shall 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.

PF-I-9. The City will require all sewage generators within its service area to connect to the City's system, except those areas where on-site treatment and disposal facilities are deemed appropriate.

PF-I-10. The City will encourage and permit an industrial pretreatment program for business parks and other industrial uses in accordance with state and federal requirements.

PF-I-11. The City will investigate methods of improving the quality of the effluent from the City plant and will investigate options for reuse of treated wastewater. The recycled wastewater will be used for irrigation of public recreation lands, restoration of wetland areas, and irrigation of landscaped areas.

PF-I-12. The City will 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 PF-9. Maintain 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: Major Drainage

PF-P-26. The City shall continue to complete gaps in the drainage system in areas of existing development.

PF-P-27. The City shall require the dedication and improvement of drainage detention basins as a condition of development approval according to the standards of the Drainage Master Plan. The responsibility for the dedication and improvement of detention basins shall be based on the prorated share of stormwater runoff resulting from each development.

PF-P-28. Storm drainage systems within new development areas shall include open drainage corridors where feasible to supplement or replace an underground piped drainage system. The drainage systems would provide for short-term storm water detention, storm water conveyance for storm waters exceeding a 10-year event, storm water quality treatment, bike and pedestrian paths, and visual open space within neighborhoods. The width and length of the corridors would be determined by the stormwater management requirements. The drainage systems would provide a pedestrian connection between parks and access to open space from residential neighborhoods. The neighborhoods would be designed with homes oriented to, rather than backing on the open space corridor.

Implementation: Major Drainage

PF-I-13. The City shall update the Storm Drainage Master Plan and Public Facilities Implementation Plan, regarding water supply and distribution, every five years. The update shall be reviewed annually for adequacy and consistency with the General Plan.

Electricity

Goal PF-10. The City shall ensure adequate, reliable electric service is available to all users in the City.

Policies: Electric Service

PF-P-29. Ensure that reliable, adequate electric service is available to all users in the City.

PF-P-30. Cooperate with and encourage efforts to expand the opportunities for electric power service in the City.

Implementation: Electric Service

PF-I-14. The City will consider participating in generating and/or distributing electric service within the City.

PF-I-15. The City will support energy conservation measures and innovative uses of solar energy, heat recovery, and co-generation in all structural and industrial processes.

PF-I-16. The City will confer with utility companies regarding major development plans and cooperate with planning extension of utilities.

PF-I-17. The City will require undergrounding of utility lines in new development, and as areas are redeveloped, except where infeasible for operational reasons.

Solid Waste

Goal PF-11. Provide for the implementation and enforcement of the provisions for the Source Reduction and Recycling Element, as mandated by the State.

Goal PF-12. Maintain efficient, effective and economical solid waste services for the residents, businesses and visitors to Manteca.

Policies: Solid Waste Management

PF-P-31. The City will implement and enforce the provisions of its Source Reduction and Recycling Element.

PF-P-32. The City shall 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.

Education

Goal PF-13. Maintain sufficient land inventory so that the Manteca Unified School District can provide for the educational needs of Manteca residents.

Policies: Education

PF-P-33. The City shall cooperate with the Manteca Unified School District and others in locating and reserving appropriate sites for new neighborhood walking distance schools. Adequate facilities shall be planned to accommodate new residential development and endeavor to create neighborhood schools.

PF-P-34. The City shall cooperate with the Manteca Unified School District in their collection of school facility development fees from new development.

PF-P-35. Financing of new school facilities will be planned concurrent with new development.

PF-P-36. The City and Manteca Unified School District will work together to develop criteria for the designation of school sites and consider opportunities for reducing the cost of land for school facilities.

The City will encourage the school district to comply with City standards in the design and landscaping of school facilities.

PF-P-37. The City will consider opportunities for joint-use of facilities with the school district. When feasible, a joint-use agreement will be pursued to maximize public use of facilities, minimize duplication of services provided, and facilitate shared financial and operational responsibilities.

PF-P-38. Schools must be located away from hazards of sensitive resource conservation areas, except where the proximity of resources may be of educational value and the protection of resources is reasonably assured.

Implementation: Education

PF-I-18. The City will maintain an inventory of public lands to identify opportunities for joint-use facilities and neighborhood schools.

PF-I-19. The City shall cooperate with the Manteca Unified School District to select a suitable location for a high school south of SR 120 and to select suitable locations within new residential development for neighborhood K-8 schools.

PF-I-20. The City will request an annual meeting with the Administrator and the Board of Trustees of the Manteca Unified School District to review development issues and opportunities for cooperation between the school district and the City.

PF-I-21. The City will encourage the expansion of higher education program offerings and opportunities in Manteca.

Police

Policies: Police Protection

PF-P-39. The City shall endeavor through adequate staffing and patrol arrangements to maintain the minimum feasible police response times for police calls.

PF-P-40. The City shall provide police services to serve the existing and projected population.

PF-P-41. The City will establish the criteria for determining the circumstances under which police service will be enhanced.

Implementation: Police Protection

PF-I-22. The Police Department shall continuously monitor response times and report annually on the results of the monitoring.

PF-I-23. The Planning Commission and City Engineer will review proposed residential developments to evaluate the accessibility for police patrols and emergency response.

Fire Protection

Policies: Fire Protection

PF-P-42. The City shall endeavor to maintain an overall fire insurance (ISO) rating of 4 or better.

PF-P-43. The City shall endeavor through adequate staffing and station locations to maintain the minimum feasible response time for fire and emergency calls.

PF-P-44. The City shall provide fire services to serve the existing and projected population.

PF-P-45. The City will establish the criteria for determining the circumstances under which fire service will be enhanced.

Implementation: Fire Protection

PF-I-24. The Fire Department shall continuously monitor response times and report annually on the results of the monitoring.

PF-I-25. The Planning Commission and City Engineer will review proposed residential street patterns to evaluate the accessibility for fire engines and emergency response.

Recreation and Parks

Goal PF-14. Establish and maintain a park system and recreation facilities that support economic development and residential growth in the City.

Goal PF-15. Establish and maintain a park system and recreation facilities that are suited to the needs of Manteca residents and visitors.

Goal PF-16. Promote the provision of private recreational facilities and opportunities.

Goal PF-17. Establish a recreation program that is suited to the needs and interests of all Manteca residents.

Goal PF-18. Provide a network of pedestrian and bicycle routes connecting Manteca's major open space areas and destination points.

Policies: Parks and Recreation

PF-P-46. The City shall expand the community and neighborhood park system with the goal of providing neighborhood park facilities within reasonable walking distance of all city residential areas.

PF-P-47. The City shall use joint development of park and drainage detention basins in the development of neighborhood parks.

PF-P-48. The City shall cooperate with the Manteca Unified School District in opportunities for joint-use of school and park and recreational facilities.

PF-P-49. City park acquisition and development efforts shall be based on a goal of 5 acres of developed neighborhood and community parkland per 1,000 residents within the city limits. The distribution of land between neighborhood and community parks shall be determined within the Parks and Recreation Master Plan.

PF-P-50. Neighborhood parks shall conform to the following general guidelines (specific details and standards to be determined within the Parks and Recreation Master Plan):

- The typical minimum size shall be set to support active and passive recreation activities.
- The typical service area for a neighborhood park is approximately ¼ mile walking distance.
- Neighborhood parks shall include a turf area above the basin flood line of sufficient area to be used for playgrounds, sports, picnic areas, and other recreational facilities.

PF-P-51. The City shall aggressively pursue State and County funding to supplement City revenues to the extent such funding is available.

PF-P-52. The City shall endeavor to identify, acquire, and develop one or more community parks as defined in the Parks and Recreation Master Plan.

PF-P-53. All new residential development will be required to pay a park acquisition and improvement fee, based on providing 5 acres per 1,000 residents, to fund system-wide improvements.

PF-P-54. The City shall require the provision of private open space and recreational facilities as part of new residential developments.

PF-P-55. The City shall not discourage the expansion of private commercial recreational facilities.

PF-P-56. The City shall develop a convenient system of pedestrian sidewalks and pathways linking City parks, major open space areas, and the downtown core.

Implementation: Parks and Recreation

PF-I-26. The City shall adopt a Parks and Recreation Master Plan, setting out goals, policies, and standards for the location, size, and level of development of all existing and proposed parks. The Plan will

establish specific development criteria for the use of neighborhood and community parks. The master plan shall cover at least the succeeding 10-year period, with greater detail devoted to improvements planned for the first five-year period.

PF-I-27. The City shall periodically review projected park development needs and plans, update cost estimates for park acquisition and development, and remaining development potential based on the General Plan.

PF-I-28. The City shall review the Bicycle Route Master Plan that identifies locations of and standards for appropriate bicycle routes throughout the City.

SAFETY ELEMENT

Geologic and Seismic Hazards

Goal S-1. Prevent loss of lives, injury, and property damage due to geological hazards and seismic activity.

Goal S-2. Prevent loss of lives, injury, and property damage due to the collapse of buildings and critical facilities, and to prevent disruption of essential services in the event of an earthquake.

Policies: Geologic and Seismic Safety

S-P-1. The City shall require preparation of geological reports and/or geological engineering reports for proposed new development located in areas of potentially significant geological hazards, including potential subsidence (collapsible surface soils) due to groundwater extraction.

S-P-2. The City shall require new development to mitigate the potential impacts of geologic hazards through Building Plan review.

S-P-3. The City shall require new development to mitigate the potential impacts of seismic induced settlement of uncompacted fill and liquefaction (water-saturated soil) due to the presence of a high water table.

S-P-4. The City shall maintain an inventory of pre-1940 unreinforced masonry buildings within the city. 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. The Redevelopment Agency shall be encouraged to assist property owners in reinforcing buildings.

S-P-5. The City shall ensure that all public facilities, such as buildings, water tanks, and reservoirs, are structurally sound and able to withstand seismic shaking and the effects of seismically induced ground failure.

S-P-6. The City shall comply with the California State seismic and 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: Geologic and Seismic Safety

S-I-1. All new development shall comply with the current Uniform Building Code (UBC) requirements that stipulate building structural material and reinforcement.

S-I-2. All new development shall comply 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-I-3. The City shall inventory potentially hazardous buildings within the city and adopt a mitigation program, including requirements for

Flood Hazards

Goal S-3. Prevent loss of lives, injury, and property damage due to flooding.

Goal S-4. Pursue flood control solutions that minimize environmental impacts.

Goal S-5. Participate in a Regional Flood Management Plan.

Policies: Flood Safety

S-P-7. Regulate all uses and development in areas subject to potential flooding through zoning and other land use regulations.

S-P-8. Cooperate with other agencies in the pursuit of a regional approach to flood issues.

S-P-9. Combine flood control, recreation, water quality, and open space functions where feasible.

S-P-10. Ensure that any existing structures subject to the 200-year flood provide adequate protection from flood hazards.

S-P-11. Ensure that the impacts of potential flooding are adequately analyzed when considering areas for future urban expansion.

S-P-12. New residential development, including mobilehomes, shall be constructed so that the lowest floor is at least one foot above the 200-year flood level.

S-P-13. Non-residential development shall be anchored and flood- proofed in accord with Federal Emergency Management Agency (FEMA) standards to prevent damage or causing damage due to a 200-year flood or, alternatively, elevated to at least one foot above the 200-year flood level.

S-P-14. When improvements to existing developments are made costing at least 50 percent of the current market value of the structure before improvements, the structure shall be brought into compliance with FEMA standards.

S-P-15. Ensure the city is in compliance with the Central Valley Flood Protect Plan.

Implementation: Flood Safety

S-I-4. The City shall continue to participate in the National Flood Insurance Program. To this end, the City shall ensure that local regulations are in full compliance with standards adopted by the Federal Emergency Management Agency (FEMA). The City shall adopt and implement local flood management development standards.

S-I-5. Provide flood warning and forecasting information to City residents.

S-I-6. Discourage large continuous paved areas unless provided with engineered drainage facilities.

S-I-7. Where feasible, require the use of pervious paving materials, such as brick or stepping stones with sand joints.

S-I-8. New development shall be required to maintain natural stream courses and adjacent habitat and combine flood control, recreation, water quality, and open space functions.

S-I-9. Participate in the development of a collaborative local flood plan for San Joaquin County.

Hazardous Materials

Goal S-6. The City shall protect the health, safety, natural resources, and property through regulation of use, storage, transport, and disposal of hazardous materials.

Policies: Hazardous Materials Safety

S-P-16. The City shall maintain an awareness of hazardous materials throughout the Manteca region.

S-P-17. City approvals of all new development shall consider the potential for the production, use, storage, and transport of hazardous materials and provide for reasonable controls on such hazardous materials.

S-P-18. Within its authority, the City shall regulate the production, use, storage, and transport of hazardous materials to protect the health of Manteca residents.

Implementation : Hazardous Materials Safety

S-I-10. The City shall require businesses that manufacture, store, use, or transport significant quantities of hazardous materials to identify annually such materials and their quantities.

S-I-11. The City shall require the submittal of lists of hazardous materials used in existing and proposed industrial and commercial businesses within the City of Manteca. The list shall be maintained through the Manteca Fire Department and updated through periodic review.

S-I-12. The City shall work with San Joaquin County and other public agencies to inform consumers about household use and disposal of hazardous materials.

S-I-13. Cooperate fully with Union Pacific Railroad and other agencies, such as the CHP, in the event of a hazardous material emergency.

S-I-14. Continue the City hazardous waste pick-up program for household hazardous materials.

Emergency Procedures

Goal S-7. Ensure that City emergency procedures are adequate in the event of potential natural or man-made disasters.

Policies: Emergency Procedures

S-P-19. The City shall maintain and periodically update the City's Emergency Plan.

Implementation Policies: Emergency Procedures

S-I-15. The City shall conduct periodic emergency response exercises to test the effectiveness of City emergency response procedures.

S-I-16. The City shall review County and State emergency response procedures that must be coordinated with City procedures.

RESOURCE CONSERVATION ELEMENT

Water Conservation

Goal RC-1. Minimize the consumption of water to reasonable levels consistent with a high level of amenities and quality of life for City residents and visitors.

Goal RC-2. Maximize the beneficial uses of water by recycling water for irrigation and other non-potable uses.

Policies: Water Conservation

RC-P-1. The City shall continue to implement water conservation standards for all commercial and industrial development, and for all existing and new residential development.

RC-P-2. The City shall explore potential uses of treated wastewater when such opportunities become available.

RC-P-3. The City shall protect the quantity of Manteca's groundwater.

RC-P-4. The City shall require water conservation in both City operations and private development to minimize the need for the development of new water sources.

RC-P-5. Development of private water wells within the city limits shall be allowed 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.

Implementation: Water Conservation

RC-I-1. Continue to implement standards for water conserving landscape practices, including the use of drought tolerant plants, for both public and private projects.

RC-I-2. Continue efforts to increase public participation in water conservation.

RC-I-3. 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-I-4. Cooperate with other agencies and jurisdictions to expand water conservation programs, and to develop methods of water reuse.

RC-I-5. Actively pursue the use of treated wastewater in irrigation and industrial applications, including development of appropriate infrastructure.

Energy Conservation

Goal RC-3. The City shall ensure that land use and circulation improvements are coordinated to reduce the number and length of vehicle trips and thereby help conserve scarce or nonrenewable energy resources.

Goal RC-4. 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.

Goal RC-5. Promote energy efficiency in new development and in building design.

Policies: Energy Conservation

RC-P-6. Comply with construction and design standards that promote energy conservation.

RC-P-7. Conserve public utilities.

RC-P-8. Conserve petroleum products.

RC-P-9. The City shall support use of alternative energy sources in new commercial, industrial and residential development.

Implementation: Energy Conservation

RC-I-6. The City shall implement development standards that promote energy conservation and the use of solar energy techniques for heating and cooling, including building orientation, street and lot layout, landscape placement, and protection of solar access.

RC-I-7. Implement construction standards which promote energy conservation including window placement, building eaves, and roof overhangs.

RC-I-8. The City shall enforce Title 24 energy requirements (Building Code, California Code of Regulations (CCR)) which define construction standards that promote energy conservation.

RC-I-9. Develop a public education program to increase public participation in energy conservation.

RC-I-10. Encourage large energy users to use 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-I-11. Cooperate with other agencies and jurisdictions to expand energy conservation programs.

RC-I-12. Investigate alternative energy sources including co-generation, active solar energy, and wind generation.

RC-I-13. Implement Transportation System Management (TSM) measures, as outlined in the Circulation Element, which reduce the need for automobile use and petroleum products through an efficient roadway and intersection system. The circulation pattern is designed to minimize trips required for shopping and daily errands.

RC-I-14. Develop alternative transportation systems, such as public transportation and bikeways, which reduce the need for automobile use and petroleum products.

RC-I-15. Comply with state requirements for regulation of new fireplaces and wood stoves.

Soils and Erosion Control

Goal RC-6. Preserve and maintain Manteca's soils to avoid pollution of surface waters, decreased air quality, and loss of soil.

Policies: Soils and Erosion Control

RC-P-10. Minimize soil erosion and loss of topsoil from land development activities, wind, and water flow.

Implementation: Soil and Erosion Control

RC-I-16. All new development shall comply with the Uniform Building Code (UBC) requirements for specific site development and construction standards for specific soil types.

RC-I-17. All new development shall comply with the Uniform Building Code (UBC), Chapter 70, regulating grading activities including drainage and erosion control.

RC-I-18. Require site-specific land management and development practices for proposed development projects, including appropriate mitigation measures for avoiding or reducing erosion.

Water Quality

Water quality refers to protection of both surface and groundwater resources from contamination. Protecting surface water quality involves minimizing sedimentation from soil erosion, and minimizing pollution of waterways and other water bodies from urban runoff. Protecting groundwater quality requires maintaining high water quality within the water systems. The policies in this Element address the management of land development and use of potential contaminants.

Goal RC-7. To protect water quality in the San Joaquin River and in the area's groundwater basin.

Policies: Water Quality

RC-P-11. Minimize sedimentation and loss of topsoil from soil erosion.

RC-P-12. Minimize pollution of waterways and other surface water bodies from urban runoff.

RC-P-13. Protect the quality of Manteca's groundwater.

RC-P-14. Encourage participation by the County and surrounding communities in a basin-wide groundwater management study.

RC-P-15. Once sewer service has been extended to incorporated areas, new septic tanks shall not be permitted.

Implementation: Water Quality

RC-I-19. The City shall work with the County and surrounding communities to develop an action plan and/or to create an agency to manage and protect local and regional groundwater resources.

RC-I-20. The City shall not approve new industrial or commercial development that has a significant potential for adversely affecting water quality in the San Joaquin River or in the area's groundwater basin.

RC-I-21. The City shall regularly monitor water quality in City wells for evidence of toxics, saltwater intrusion, and other contaminants.

RC-I-22. Maintain a buffer area between waterways and urban development to protect water quality and riparian areas.

RC-I-23. Utilize cost-effective urban runoff controls, including Best Management Practices (BMPs), to limit urban pollutants from entering the water courses.

RC-I-24. Comply with the Regional Water Quality Control Board's regulations and standards to maintain and improve groundwater quality in Manteca.

Open Space

Goal RC-8. To provide adequate land for open space as a framework for urban development, to meet the passive recreation needs of the community, and to set aside wildlife habitat.

Policies: Open Space

RC-P-16. Provide public and private open space within urbanized parts of Manteca, in order to provide visual contrast with the built environment and to provide for the recreational needs of residents

RC-P-17. Provide access to public open space areas.

RC-P-18. New development shall maximize the potential for open space and visual experiences.

RC-I-25. 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-I-26. Use a system of open space corridors to provide pedestrian and bicycle connections between schools, parks and other recreation areas, commercial uses, and employment centers. This system of open space corridors should be connected to the Tidewater Bikeway where feasible, and to a citywide bike and pedestrian trail system as defined in the Circulation Element.

RC-I-27. Require all new development to provide linkages to existing and planned open space that would logically be connected through the project.

RC-I-28. Monitor groundwater resources and consider locating required detention basins where recharge potential is determined to be high.

RC-I-29. Provide opportunities for public education through the City's open space system and natural resource areas.

Goal RC-9. To promote the continuation of agricultural uses in the Manteca area and to discourage the premature conversion of agricultural land to nonagricultural uses, while providing for the urban development needs of Manteca.

Policies: Agricultural Resources

RC-P-19. The City shall support the continuation of agricultural uses on lands designated for urban use, until urban development is imminent.

RC-P-20. The City shall provide an orderly and phased development pattern so that farmland is not subjected to premature development pressure.

RC-P-21. In approving urban development near existing agricultural lands, the City shall take actions so that such development will not unnecessarily constrain agricultural practices or adversely affect the viability of nearby agricultural operations.

RC-P-22. Nonagricultural uses in areas designated for agriculture should be redirected to urban areas.

RC-P-23. Protect designated agricultural lands, without placing an undue burden on agricultural landowners.

RC-P-24. Provide buffers at the interface of urban development and farmland; in order to minimize conflicts between these uses.

RC-P-25. The City shall ensure, in approving urban development near existing agricultural lands, that such development will not unnecessarily constrain agricultural practices or adversely affect the economic viability of nearby agricultural operations.

RC-P-26. The City shall restrict the fragmentation of agricultural land parcels into small rural residential parcels except in areas designated for estate type development in the General Plan Land Use Diagram.

RC-P-27. The City shall discourage the cancellation of Williamson Act contracts outside the Primary Urban Service Boundary line.

RC-P-28. The City shall not extend water and sewer lines to premature urban development that would adversely affect agricultural operations.

RC-P-29. The City shall encourage Manteca Unified School District and the Delta Community College District to maintain the school farm facilities and associated education programs in the City.

RC-P-30. The City of Manteca will participate in a county-wide program to mitigate the conversion of Prime Farmland and Farmlands of Statewide Importance to urban uses.

Implementation: Agricultural Resources

RC-I-30. 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.

RC-I-31. Work with San Joaquin County on the following issues:

- 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.

Biological Resources

Goal RC-10. Protect sensitive native vegetation and wildlife communities and habitat in Manteca.

Policies: Biological Resources

RC-P-31. Minimize impact of new development on native vegetation and wildlife.

RC-P-32. 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-P-33. Discourage the premature removal of orchard trees in advance of development, and discourage the removal of other existing healthy mature trees, both native and introduced.

RC-P-34. Protect special status species and other species that are sensitive to human activities.

RC-P-35. Allow contiguous habitat areas.

RC-P-36. Consider the development of new drainage channels planted with native vegetation, which would provide habitat as well as drainage.

Implementation: Biological Resources

RC-I-32. Continue to support and comply with the requirements of the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) when reviewing proposed public and private land use changes.

RC-I-33. Project proponents who opt not to participate in the SJMSCP shall:

- 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-I-34. 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-I-35. 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-I-36. Limit the access of pedestrians and bicyclists to wetland areas so that access is compatible with long-term protection of these natural resources.

RC-I-37. The City shall implement multiple use of resource areas, where feasible, that includes passive recreational and educational opportunities with the protection of wildlife and vegetation habitat areas.

Cultural Resources

Goal RC-11. Preserve and enhance Manteca's archaeological and historic resources for their aesthetic, educational and cultural values.

Goal RC-12. Protect Manteca's Native American heritage.

Policies: Cultural Resources

RC-P-37. The City shall not knowingly 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 the California Environmental Quality Act (CEQA) and the National Historic Preservation Act (NHPA).

RC-P-38. The City shall 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-P-39. The City shall set as a priority the protection and enhancement of Manteca's historically and architecturally significant buildings.

RC-P-40. The City shall work with property owners seeking registration of historical structures as Historic Landmarks or listing on the Register of Historic Sites.

RC-P-41. The City shall prepare and adopt a Historical Preservation Ordinance.

RC-P-42. The City and Redevelopment Agency shall support the efforts of property owners to preserve and renovate historic and architecturally significant structures. Where such buildings cannot be preserved in tact, the City shall seek to preserve the building facades.

Implementation: Cultural Resources

RC-I-38. 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-I-39. Require that sponsors of proposed development projects on sites where probable cause for discovery of archaeological resources (as indicated by records search and where resources have been discovered in the vicinity of the project) retain a consulting archaeologist to survey the project site. If unique resources, as defined by California State law, are found, a qualified archaeologist or historian shall be called to evaluate the find and to recommend proper action. Require a monitoring plan for the project to ensure that mitigation measures are implemented.

RC-I-40. When feasible, incorporate significant archaeological sites into open space areas.

RC-I-41. The City should continue its inventory of all 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-I-42. The City shall 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-I-43. All City permits for reconstruction or modification of existing buildings will require 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-I-44. Encourage the placement of monuments or plaques that recognize and celebrate historic sites, structures, and events.

RC-I-45. The City shall adopt and implement a historic building code, as authorized by state law.

RC-I-46. If human remains are discovered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to their origin and disposition pursuant to Public Resource code Section 5097.98. If the Coroner determines that no investigation of the cause of death is required, and if the remains are of Native American origin, the Coroner will notify the Native American Heritage Commission, which in turn will inform a most likely descendent. The descendent will then recommend to the landowner appropriate disposition of the remains and any grave goods.

NOISE ELEMENT

Noise Goals

Goal N-1. Protect the residents of Manteca from the harmful and annoying effects of exposure to excessive noise.

Goal N-2. Protect the quality of life in the community and the tourism economy from noise generated by incompatible land uses.

Goal N-3. Ensure that the downtown core noise levels remain acceptable and compatible with commercial and higher density residential land uses.

Goal N-4. Protect public health and welfare by eliminating existing noise problems where feasible, by establishing standards for acceptable indoor and outdoor noise, and by preventing significant increases in noise levels.

Goal N-5. Incorporate noise considerations into land use planning decisions, and guide the location and design of transportation facilities to minimize the effects of noise on adjacent land uses.

Policies:

N-P-1: Areas within Manteca exposed to existing or projected exterior noise levels from mobile noise sources exceeding the performance standards in Table 9-1 shall be designated as noise-impacted areas.

N-P-2: New development of residential or other noise-sensitive land uses will not be permitted in noise-impacted areas unless effective mitigation measures are incorporated into the project design to satisfy the performance standards in Table 9-1.

N-P-3: The City may permit the development of new noise-sensitive uses only where the noise level due to fixed (non-transportation) noise sources satisfies the noise level standards of Table 9-2. Noise mitigation may be required to meet Table 9-2 performance standards.

N-P-4: The City shall require stationary noise sources proposed adjacent to noise sensitive uses to be mitigated so as to not exceed the noise level performance standards in Table 9-2.

N-P-5: In accord with the Table 9-2 standards, the City shall regulate construction-related noise impacts on adjacent uses.

N-P-6: Where the development of residential or other noise-sensitive land use is proposed for a noise-impacted area, 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.
- i. Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions and the predominant noise sources.
 - ii. Estimate existing and projected (20 years) noise levels in terms of the standards of Table 9-1 or Table 9-2, and compare those levels to the adopted policies of the Noise Element.
 - iii. Recommend appropriate mitigation measures to achieve compliance with the adopted policies and standards of the Noise Element.
 - iv. Estimate noise exposure after the prescribed mitigation measures have been implemented.
 - v. Describe a post-project assessment program that could be used to monitor the effectiveness of the proposed mitigation measures.

N-P-7: Noise level criteria applied to land uses other than residential or other noise-sensitive uses shall be consistent with noise performance levels of Table 9-1 and Table 9-2.

N-P-8: The City shall 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.

N-P-9: New equipment and vehicles purchased by the City shall comply with noise level performance standards consistent with the best available noise reduction technology.

N-P-10: The Manteca Police Department shall actively enforce requirements of the California Vehicle Code relating to vehicle mufflers and modified exhaust systems.

N-P-11: For residential development backing on to a freeway or railroad right-of-way, the developer shall be required to build a sound barrier wall, and provide for other appropriate mitigation measures, to satisfy the performance standards in Table 9-1.

N-P-12: The City shall require new roadways to be mitigated so as to not exceed the noise levels specified in Table 9-1. Widening or other improvement projects of existing roadways shall be mitigated to the most practical extent.

N-P-13: The City shall carefully review and shall give potentially affected residents an opportunity to fully review any proposals for the establishment of helipads or heliports.

TABLE 9-1 MAXIMUM ALLOWABLE NOISE EXPOSURE MOBILE NOISE SOURCES			
Land Use ⁴	Outdoor Activity Areas ¹	Interior Spaces	
		Ldn/CNEL, dB	Leq, dB ³
Residential	602	45	
Transient Lodging	602	45	
Hospitals, Nursing Homes	602	45	
Theaters, Auditoriums, Music Halls			35
Churches, Music Halls	602		40
Office Buildings	65		45
Schools, Libraries, Museums			45
Playgrounds, Neighborhood Parks	70		

¹Outdoor activity areas for residential development are considered to be backyard patios or decks of single family dwellings, and the common areas where people generally congregate for multi-family developments. Outdoor activity areas for non-residential developments are considered to be those common areas where people generally congregate, including pedestrian plazas, seating areas, and outside lunch facilities. Where the location of outdoor activity areas is unknown, the exterior noise level standard shall be applied to the property line of the receiving land use.

²In areas where it is not possible to reduce exterior noise levels to 60 dB Ldn or below using a practical application of the best noise-reduction technology, an exterior noise level of up to 65 Ldn will be allowed.

³Determined for a typical worst-case hour during periods of use.

⁴Where a proposed use is not specifically listed on the table, the use shall comply with the noise exposure standards for the nearest similar use as determined by the City.

TABLE 9-2 PERFORMANCE STANDARDS FOR STATIONARY NOISE SOURCES OR PROJECTS AFFECTED BY STATIONARY NOISE SOURCES ^{1,2}		
Noise Level Descriptor	Daytime	Nighttime
	7 a.m. to 10 p.m.	10 p.m. to 7 a.m.
Hourly Leq, dB	50	45
Maximum Level, dB	70	65

¹Each of the noise levels specified above should be lowered by five (5) dB for simple noise tones, noises consisting primarily of speech or music, or recurring impulsive noises. Such noises are generally considered by residents to be particularly annoying and are a primary source of noise complaints.

²No standards have been included for interior noise levels. Standard construction practices should, with the exterior noise levels identified, result in acceptable interior noise levels.

Implementation:

N-I-1. New development in residential areas with an actual or projected exterior noise level of greater than 60 dB Ldn will be conditioned to use mitigation measures to reduce exterior noise levels to less than or equal to 60 dB Ldn.

N-I-2. 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.

N-I-3. In making a determination of impact under the California Environmental Quality Act (CEQA), a substantial increase will occur if ambient noise levels are increased by 10 dB or more. An increase from 5-10 dB may be substantial. Factors to be considered in determining the significance of increases from 5-10 dB include:

- the resulting noise levels
- the duration and frequency of the noise
- the number of people affected
- the land use designation of the affected receptor sites
- public reactions or controversy as demonstrated at workshops or hearings, or by correspondence
- prior CEQA determinations by other agencies specific to the project

N-I-4. Control noise at the source through use of insulation, berms, building design and orientation, buffer space, staggered operating hours and other techniques. Use noise barriers to attenuate noise to acceptable levels.

N-I-5. Evaluate new transportation projects, such as rail or public transit routes, using the standards contained in Table 9-1. However, noise from these projects may be allowed to exceed the standards contained in Table 9-1, if the City Council finds that there are special overriding circumstances.

N-I-6. Require an acoustical analysis where:

- Noise sensitive land uses are proposed in areas exposed to existing or projected noise levels exceeding the levels specified in Table 9.1 or 9.2.
- Proposed transportation projects are likely to produce noise levels exceeding the levels specified in Table 9.1 or 9.2 at existing or planned noise sensitive uses.

N-I-7. Require that all acoustical analyses utilize a consistent format and be prepared in accordance with Policy N-P-6.

N-I-8. Work in cooperation with Caltrans and the Union Pacific Railroad to maintain noise level standards for both new and existing projects in compliance with Table 9-1.

AIR QUALITY ELEMENT

Goal AQ-1. Improve air quality by:

- Achieving and maintaining ambient air quality standards established by the U.S. Environmental Protection Agency, the California Air Resources Board, and the San Joaquin Air Pollution Control District;
- Minimizing public exposure to toxic or hazardous air pollutants; and
- Minimizing public exposure to pollutants that create a public nuisance, such as unpleasant odors.

Goal AQ-2. Integrate air quality planning with land use and transportation planning processes in order to reduce vehicle miles traveled in the City and by commuters.

Goal AQ-3. Increase opportunities for alternatives to internal combustion automobiles including, but not limited to, public transportation, bicycles, walking and alternative fuel vehicles including hybrid gas-electric, electric and compressed natural gas.

Goal AQ-4. Reduce air emissions through energy conservation.

Goal AQ-5. Reduce greenhouse gases from activities within the City by amounts needed to demonstrate consistency with State of California greenhouse gas reduction targets.

Policies: Air Quality- Regional Coordination

AQ-P-1: Cooperate with other agencies to develop a consistent and coordinated approach to reduction of air pollution and management of hazardous air pollutants.

Implementation: Air Quality- Regional Coordination

AQ-I-1. Work with the San Joaquin Valley Air Pollution Control District (APCD) to implement the Air Quality Management Plan (AQMP).

- Cooperate with the APCD to develop consistent and accurate procedures for evaluating project-specific and cumulative air quality impacts.
- Cooperate with the APCD and the California Air Resources Board in their efforts to develop a local airshed model.
- Cooperate with the APCD in their 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).

AQ-I-2. In accordance with CEQA, submit development proposals to the APCD for review and comment prior to decision.

AQ-I-3. Cooperate with the San Joaquin County Environmental Health Department in identifying hazardous material users and in developing a hazardous materials management plan.

Policies: Air Quality- Land Use

AQ-P-2: Develop a land use plan that will help to reduce the need for trips and will facilitate the common use of public transportation, walking, bicycles, and alternative fuel vehicles.

AQ-P-3: Segregate and provide buffers between land uses that typically generate hazardous or obnoxious fumes and residential or other sensitive land uses.

Implementation: Air Quality- Land Use

AQ-I-4. Encourage mixed-use development that is conveniently accessible by pedestrians and public transit.

AQ-I-5. Locate employment, school, and daily shopping destinations near residential areas.

AQ-I-6. Locate higher intensity development such as multi-family housing, institutional uses, services, employment centers and retail along existing and proposed transit corridors.

AQ-I-7. Locate public facilities in areas easily served by current and planned public transportation.

AQ-I-8. 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).

Policies: Air Quality- Transportation

AQ-P-4: Develop and maintain street systems that provide for efficient traffic flow and thereby minimize air pollution from automobile emissions.

AQ-P-5: Develop and maintain circulation systems that provide alternatives to the automobile for transportation, including bicycles routes, pedestrian paths, bus transit, and carpooling.

AQ-P-6: Coordinate public transportation networks, including trains, local bus service, regional bus service and rideshare facilities to provide efficient public transit service.

Implementation: Air Quality- Transportation

AQ-I-9. Maintain acceptable traffic levels of service (LOS) as specified in the Circulation Element.

AQ-I-10. In new subdivisions, require the internal street system to include the installation of dedicated pedestrian/bicycle pathways connecting to adjacent residential and commercial areas as well as schools, parks and recreational areas.

AQ-I-11. Provide adequate pedestrian and bikeway facilities for present and future transportation needs throughout the City.

Policies: Air Quality- Dust and Other Airborne Particulate Materials

AQ-P-7: New construction will be managed to minimize fugitive dust and construction vehicle emissions.

AQ-P-8: Woodburning devices shall meet current standards for controlling particulate air pollution.

AQ-P-9: Burning of any combustible material within the City will be controlled to minimize particulate air pollution.

Implementation: Air Quality- Dust and Other Airborne Particulate Materials

AQ-I-12. 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.

AQ-I-13. All residences built in a new subdivision or housing development shall be equipped with conventional heating devices with sufficient capacity to heat all areas of the building without reliance on woodburning heating devices.

AQ-I-14. All woodburning-heating devices installed shall meet EPA standards applicable at the time of project approval.

Policies: Air Quality- Reduce Emissions From Energy Generating Facilities

AQ-P-10: Encourage energy efficient building designs.

Implementation: Air Quality- Reduce Emissions From Energy Generating Facilities

AQ-I-15. Design review criteria shall include the following considerations, at a minimum:

- 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.
- 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.
- Promote solar access through building siting to maximize natural heating and cooling, and landscaping to aid passive cooling and to protect from winds.

Policies: Air Quality – Greenhouse Gas Emissions

AQ-P-11: Prepare and maintain a Climate Action Plan and community greenhouse gas emission inventory for sectors with the potential for control or influence by the City that demonstrates consistency with State of California targets.

AQ-P-12: Development projects shall incorporate the applicable strategies of the City of Manteca Climate Action Plan as needed to demonstrate consistency with CAP reduction targets and AB 32.

Implementation: Air Quality – Greenhouse Gases

AQ-I-16. Track and monitor aspects of development related to CAP strategies on an ongoing basis to measure progress in achieving CAP reduction targets.

AQ-I-17. Track implementation of municipal and community projects and programs related to energy efficiency, transit service improvements, transportation facilities such as bicycle paths and lanes, pedestrian infrastructure, and other projects that reduce greenhouse gas emissions throughout the community.

AQ-I-18. Update CAP emission inventories, targets, and strategies to reflect new State of California greenhouse gas reduction targets when adopted for later years and to reflect the benefits of any new State and federal regulatory actions that reduce greenhouse gas emissions to demonstrate continued consistency with State targets.

ADMINISTRATION ELEMENT

Goal AD-1. To provide for the ongoing administration and implementation of the General Plan.

Policies:

AD-P-1: The City shall annually update key data in the General Plan Background Report to assist City officials in their regular decision-making responsibilities and to assist the development community in its decision-making and in its preparation of plans and applications for development projects.

AD-P-2: The City shall bi-annually review the General Plan Policy Document and revise it as necessary.

AD-P-3: The General Plan may be amended no more than four times per year. Each amendment, however, may include multiple changes to the General Plan.

AD-P-4: The City's Zoning Ordinance and Subdivision Ordinance shall be reviewed and amended as necessary to ensure consistency with the General Plan.

AD-P-5: The City shall prepare and adopt, as deemed necessary, specific plans for new development areas.

Implementation:

AD-I-1. The City shall prepare and adopt a five-year Capital Improvement Program. The CIP shall be reviewed for its consistency with the General Plan.

AD-I-2. The City shall annually update relevant data in the General Plan Background Report. The annual update shall be prepared by the Community Development Department with the cooperation of City department managers in draft form by May 15 each year in time for use by the City Council in making budget decisions. The draft of the update shall be submitted to the City Council, Planning Commission, City department heads, appropriate boards and commissions, and interested outside agencies. Following its review, the update shall be published in final form by August 1. The update shall be made available to City officials and the public. Information in the update may be referenced in Environmental Impact Reports for public and private projects.

AD-I-3. The City shall annually review the General Plan Policy Document, focusing principally on actions undertaken in the previous year to carry out the implementation programs of the Plan. The Planning Commission shall complete its review of the General Plan Policy Document and report its findings to the City Council by September 1 of every year. The Planning Commission's report shall include, as the Commission deems appropriate, recommendations for amendments to the General Plan.

AD-I-4. The City shall prepare and annually update a five-year Capital Improvements Program. The Planning Commission shall review the CIP for consistency with the General Plan and the Public Facilities Implementation Plan and report its findings to the City Council. The CIP shall be adopted in conjunction with the annual City budget.

AD-I-5. The City shall review and amend, as necessary, the City's Zoning Ordinance and Subdivision Ordinance to ensure consistency with the General Plan.

HOUSING ELEMENT

Affordable Housing

Goal H-1 To promote the development of affordable housing in the city of Manteca.

Policies

H-P-1 The City shall give highest priority for permit processing to affordable housing projects.

H-P-2 The City shall grant residential density bonuses consistent with State law for projects that reserve units for low- and/or moderate-income households.

H-P-3 The City shall establish an annual goal for affordable housing in the allocation process established under the Growth Management Ordinance.

H-P-4 The City shall encourage homeownership in new housing constructed for low- and moderate-income households.

H-P-5 The City shall continue to provide support and financial assistance to first-time homebuyers.

H-P-6 The City shall strive to ensure that affordable units are not concentrated in particular areas of the city and are distributed in suitable locations throughout the city that are close to retail services, parks, schools, public facilities, public transit, and other amenities

H-P-7 The City shall require below market rate affordable residential units in development areas to be similar to the market rate units in exterior style and materials.

H-P-8 The City shall encourage the use of appropriately located surplus public property for the construction of housing affordable to low- and very low-income households

H-P-9 The City shall use its powers as appropriate to acquire and assemble sites to facilitate development of lower- income housing projects at reduced costs, while minimizing displacement of existing residents.

H-P-10 The City shall support the continued use of rental assistance opportunities, including HUD Housing Choice Vouchers by Manteca residents.

H-P-11 The City shall use available State and Federal funding assistance that is appropriate to Manteca's needs, to develop affordable housing. Appropriate programs may include, but are not limited to, Community Development Block Grant Program (CDBG), Home Investment Partnership Program (HOME), Multi-family Housing Program (MHP), and other programs aimed at providing housing affordable to low- and very low-income households.

H-P-12 The City shall consider using Community Development Block Grant (CDBG) funds to subsidize on- and off-site infrastructure improvements for lower-income housing projects.

H-P-13 The City shall seek and apply appropriate financing techniques, such as mortgage revenue bonds or other mortgage-backed securities, to develop affordable housing

H-P-14 The City shall reduce fees as part of an incentive package to create additional affordable housing.

Implementation Programs

H-I-1 FEE WAIVERS FOR AFFORDABLE HOUSING In special circumstances the City may waive City development fees or provide other incentives for housing projects affordable to extremely low-, very low-, low- and moderate-income households. Where the City provides a funding program, waives fees, or provides other financial incentives, the City and developer shall enter into a development agreement defining the incentive and the obligation of the developer to provide housing affordable to low-, very low-,

or extremely low-income households. The agreement shall provide for maintaining the affordability of the benefiting dwellings over time.

The criteria for granting a fee waiver shall include, but is not limited to, availability of other funding contributions from charitable or non-profit organizations, the household size, special needs considerations (e.g., large households, elderly persons with disabilities), and the level of income for the prospective tenants or owners of the unit. Priority will be given to housing development that is co-sponsored with, or otherwise receives matching funding from another agency (State or Federal) or non-profit organization. The decision to waive or modify fees will be made on a case-by-case basis.

Responsibility: City Council, Community Development Department

Time Frame: Ongoing as opportunities are available

Funding: General Fund (Staff Time)

Quantified Objective: 50 moderate-, 50 low-, 50 very low-, and 25 extremely low-income units

H-I-2 GROWTH MANAGEMENT ORDINANCE POINT RATING SYSTEM The City shall modify the sewer allocation system (i.e., Growth Management Program) to clarify that all affordable units are exempt, not just affordable units in developments that include 75 percent of the units as affordable. The City shall also expand the definition of infill developments to exempt infill projects up to the maximum density allowed by zoning. Additionally, the City shall modify the point rating system to award points for affordable rental projects not only for very low-income households, but also low- and extremely low-income households.

Responsibility: Community Development Department, City Council

Time Frame: FY 2015/16

Funding: General Fund (Staff Time)

H-I-3 PURSUE STATE AND FEDERAL FUNDING The City shall pursue appropriate State and Federal funding sources to support the efforts of non-profit and for-profit developers to meet new construction and rehabilitation needs of lower- and moderate-income households. The City shall also specifically target funding to address the needs of extremely low-income households. The City shall periodically update and review available housing programs to identify appropriate funding sources to meet Manteca's housing needs.

Responsibility: Community Development

Time Frame: Review funding opportunities annually

Funding: General Fund (Staff Time)

Quantified Objective: 50 low-, 50 very low-, and 25 extremely low-income units

H-I-4 LAND ASSEMBLY The City shall continue to use its powers to assemble land that can be used as an incentive to facilitate development of lower-income housing projects at reduced costs. When assembling land, the City shall give preference to sites located close to amenities such as transit, schools, parks, grocery stores, and other services.

Responsibility: City Council, Community Development Department

Time Frame: Ongoing, as the opportunity arises

Funding: General Fund (Staff Time)

H-I-5 PRIORITY SEWER AND WATER FOR AFFORDABLE HOUSING The Growth Management Ordinance already provides an exemption for sewer allocations for affordable housing; however, the City shall adopt policies and procedures to provide priority water service for developments that include lower income housing units, consistent with State law (Government Code Section 65589.7).

Responsibility: City Council, Community Development Department

Time Frame: December 2016

Funding: General Fund (Staff Time)

Mixed Use, Infill, and Downtown Development

Goal H-2 To promote mixed-use, infill, and downtown development in the city of Manteca.

Policies

H-P-15 The City shall provide incentives and other inducements as may be available to encourage the development of infill parcels for residential use in mixed-use developments. The City shall consider the modification of setbacks, height limitations, coverage ratios, parking requirements, and other development regulations to facilitate and encourage the use of infill sites for residential and commercial mixed-use, or multi-family residential use.

H-P-16 The City shall encourage mixed use development opportunities within appropriate zoning designations in the downtown.

H-P-17 The City shall encourage the construction of second units.

Implementation Programs

H-I-6 SECOND UNITS The City shall promote the development of second unit dwellings by posting information on the City's website regarding permitting requirements, changes in State law, prototype plan sets, internet resources, "how to" manuals, and/or benefits of second unit dwellings to property owners and the community. The City shall review its development impact fee structure to assess whether fees for second units are appropriate and not a hindrance to the development of second units.

Responsibility: Community Development Department

Time Frame: FY 2015/2016; Ongoing

Funding: General Fund (Staff Time)

Quantified Objective: 75 second units (moderate-income)

New Development

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.

Policies

H-P-18 The City shall maintain an adequate supply of land in appropriate land use designations and zoning categories to achieve a mix of single-family and multi-family development that will provide adequate housing opportunities for households of all income levels and will accommodate the housing needs established in the Regional Housing Needs Assessment (RHNA).

H-P-19 The City shall regulate the number of housing units approved each year according to a growth management system that reflects the availability of infrastructure, the City's ability to provide public services, housing needs, and employment growth.

H-P-20 To ensure compliance with State housing law, the City shall not downzone land from High Density Residential (HDR) or Medium Density Residential (MDR) if it would result in the City not having sufficient available sites to meet the RHNA consistent with State law (i.e., no-net-loss).

H-P-21 The City shall seek the annexation of lands within the City's adopted Sphere of Influence and identified 10- and 20-year Planning Horizons at a rate that ensures an adequate supply of appropriately zoned residential land.

H-P-22 The City shall encourage higher densities near the ACE Train Station, Downtown Intermodal Station, and other existing and future public transportation opportunities.

H-P-23 The City shall seek to improve the efficiency of housing production and marketing for rental, new, and resale housing by providing information to the public and developers on approved residential projects and vacant land supply.

H-P-24 The City shall avoid policies, regulations, and procedures that add unnecessarily to the costs of producing housing while assuring the attainment of other City objectives.

H-P-25 The City will consider new housing construction methods and dwelling unit types that encourage affordability through innovative design such as small lot subdivisions and second units.

H-P-26 The City shall ensure that its current development impact fee structure does not unnecessarily constrain production of infill development, second units, and multi-family housing.

H-P-27 The City shall promote the expeditious processing and approval of residential projects that meet General Plan policies and City regulatory requirements.

H-P-28 The City shall ensure that housing developments pay their own way in terms of financing public facilities and services.

H-P-29 The City shall work with the Manteca Unified School District to ensure the availability of adequate school sites to provide for the construction of new schools for the children of projected households in Manteca.

H-P-30 The City shall ensure that amenities, transit, and other essential services are provided at appropriate distances from residential development to serve the surrounding neighborhoods without the use of automobiles.

H-P-31 The City shall ensure that street and subdivision layout encourages connectivity and livable neighborhoods.

Implementation Programs

H-I-7 VACANT AND UNDERUTILIZED RESIDENTIAL PARCEL INVENTORY The City shall continue to maintain and make available to the public an inventory of vacant and underutilized residentially-zoned parcels. The City shall make the system user-friendly and aim to update the list on a monthly basis. The system shall be used to facilitate the assembly of infill parcels.

Responsibility: Community Development

Time Frame: Monthly

Funding: General Fund (Staff Time)

H-I-8 APPROVED PROJECT INVENTORY The City shall continue to maintain and make available to the public a list of approved residential projects (i.e., Residential Activity Report) and a list of the housing built by type and affordability categories. The City shall make the system user-friendly and aim to update the lists on a monthly basis.

Responsibility: Community Development

Time Frame: Monthly

Funding: General Fund (Staff Time)

H-I-9 ANNEXATION While the City currently (2015) has an adequate supply of residentially-zoned land, the City shall periodically review the supply of land zoned for residential use and shall initiate an annexation program when the available supply of land is less than 120 percent of the projected eight-year housing need.

Responsibility: City Council, Community Development Department

Time Frame: Ongoing

Funding: General Fund (Staff Time)

H-I-10 PERMIT PROCESS AND DEVELOPMENT FEE SCHEDULE The City shall evaluate the effect of the existing and proposed rates on the cost of new housing when revising the City's permit processing and development fee structure.

Responsibility: Public Works Department, Community Development Department, and Finance Department

Time Frame: Every 5 years (2015, 2020)

Funding: General Fund (Staff Time)

H-I-16 REVIEW MULTIFAMILY PARKING STANDARDS The City shall review parking standards for multifamily uses and consider modifying the requirements to be based on the number of bedrooms to reduce parking requirements for smaller units (e.g., studio and one-bedroom units).

Responsibility: Community Development Department

Time Frame: 2017

Funding: General Fund (Staff Time)

Maintaining and Preserving Existing Housing

Goal H-4 To encourage the maintenance and continued improvement of the existing housing stock and residential neighborhoods

Policies

H-P-32 The City shall support the revitalization of older neighborhoods by keeping streets, sidewalks, and other municipal systems in good repair and providing neighborhood improvements, such as street lighting, landscaping, and recreation amenities that contribute to stable, quality neighborhoods.

H-P-33 The City shall strive to improve code enforcement efforts.

H-P-34 The City shall require the abatement of unsafe structures, giving property owners ample opportunities to correct deficiencies.

H-P-35 The City shall promote the continued upkeep of existing mobilehome parks.

H-P-36 The City shall cooperate with the San Joaquin County Housing Authority to promote the maintenance of housing affordable to low- and moderate-income households.

H-P-37 The City shall encourage private reinvestment in older residential neighborhoods and private rehabilitation of housing.

H-P-38 The City shall maintain an adequate level of public services, infrastructure, and park and recreational facilities to meet the needs of existing and projected development, within the fiscal capacity of the City.

H-P-39 The City shall adapt public services, such as neighborhood policing services to enhance the stability and value of existing neighborhoods.

H-P-40 The City shall give priority to housing located in infill areas in City housing rehabilitation programs.

H-P-41 The City shall use State and Federal funding assistance to rehabilitate housing. Housing rehabilitation efforts should be given high priority in the use of Community Development Block Grant (CDBG) funds.

H-P-42 The City shall support the use of Community Development Block Grant funds for the upgrading of streets, sidewalks, and other public improvements in infill areas.

Implementation Programs

H-I-12 CDBG FUNDS FOR AFFORDABLE HOUSING PRESERVATION The City shall continue to participate in the San Joaquin County Community Development Block Grant (CDBG) program and annually seek CDBG funding for City projects and programs that support the preservation and

maintenance of affordable housing. In the alternative the City may apply for direct allocation funds under the State CDBG program. Housing objectives shall be a high priority in the use of CDBG funds.

Responsibility: City Council, Community Development Department

Time Frame: Annually

Funding: General Fund (Staff Time)

Quantified Objective: 30 low- and 30 very low-income units

H-I-13 CODE ENFORCEMENT The City shall continue to encourage the rehabilitation of substandard residential properties by homeowners and landlords, using the Code Enforcement program when necessary, to improve overall housing quality and conditions in the city.

Responsibility: Community Development Department

Time Frame: Ongoing

Funding: General Fund

H-I-14 PRESERVE AT-RISK UNITS The City shall maintain contact with the operators of at-risk affordable housing (i.e., affordable projects that could convert to market rate within 10 years) to ensure the preservation of affordable units. The City shall provide technical assistance to potential purchasers of at-risk affordable housing, including non-profits, developers, and tenants to help preserve affordable housing in Manteca. Technical assistance could include connecting at-risk housing project owners with funding agencies or service providers to extend the affordability of the housing. In the event a project is determined to be at-risk of converting to market rate housing, the City shall ensure the owner has met the tenant noticing requirements as set forth in California Government Code Sections 65863.10 and 65863.11. The City shall ensure that tenants are informed of their eligibility to obtain special Housing Choice Vouchers for tenants of converted HUD properties.

Responsibility: Community Development Department

Funding: General Fund (Staff Time)

Time Frame: Ongoing

Quantified Objective: 120 lower-income units

Housing for Special Needs

Goal H-5 To provide adequate housing opportunities for persons with special needs, including seniors, persons with disabilities, single parents, large families, persons lacking permanent shelter, and residents with extremely low incomes.

Policies

H-P-43 The City shall seek to accommodate housing and emergency shelter for residents with special housing needs through appropriate zoning standards and permit processes.

H-P-44 The City shall give special attention in housing programs to the needs of special groups, including persons with disabilities, large families, the elderly, and families with lower incomes.

H-P-45 The City shall strive to address the shelter needs of its homeless residents by working with service providers..

H-P-46 The City shall assess the special needs of young families and the elderly for improved and conveniently located public and private services.

H-P-47 The City shall encourage the development of new housing units designed for the elderly persons and persons with disabilities to be in close proximity to public transportation and community services.

H-P-48 The City shall continue to support the Supportive Services Centers (SSC) managed by San Joaquin County and the Family Self-Sufficiency Program operated by the San Joaquin County Housing Authority.

H-P-49 The City shall consult with the California Department of Housing and Community Development, the San Joaquin County Housing Authority, and other agencies and organizations to develop housing for special needs groups such as farmworkers, seniors, persons with disabilities, and homeless persons, as needed within the community.

Implementation Programs

H-I-15 SUPPORT FOR HOMELESS SHELTERS AND TRANSITIONAL HOUSING The City shall pursue State and Federal funds to support existing emergency shelters and transitional housing with maintenance and operation costs.

Responsibility: Community Development Department

Time Frame: Pursue funding two times in planning period, based on available funding

Funding: General Fund (Staff Time)

H-I-16 PUBLICIZING REASONABLE ACCOMMODATION The City shall prepare and maintain an up-to-date public information brochure on reasonable accommodation for persons with disabilities and provide that information on the City's website.

Responsibility: Community Development Department

Time Frame: Post on website by 2017

Funding: General Fund (Staff Time)

H-I-17 HOUSING FOR PERSONS WITH DISABILITIES The City shall support funding applications for County, State, and Federal funding for the construction and rehabilitation of supportive housing for persons with disabilities, including developmental disabilities

Responsibility: Community Development Department

Time Frame: As opportunities become available

Funding: General Fund (Staff Time)

Promoting Fair Housing Practices

Goal H-6 To promote equal opportunity to secure safe, sanitary, and affordable housing for everyone in the community regardless of race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, familial status, source of income, or disability.

Policies

H-P-50 The City shall make information available to the public on the enforcement activities of the State Fair Employment and Housing Commission.

H-P-51 The City shall strive to maintain an effective relationship and communications with the San Joaquin Housing Authority and San Joaquin County to ensure access to fair housing services.

H-P-52 The City shall prohibit discrimination in the sale or rental of housing with regard to race, color, national origin, ancestry, religion, disability, source of income, sex, sexual orientation, marital status, or familial status.

H-P-53 The City shall support and participate in the fair housing program of the San Joaquin Fair Housing Association or initiate a fair housing program of its own.

Implementation Programs

H-I-18 SAN JOAQUIN FAIR HOUSING PROGRAM The City shall post and distribute information on the enforcement program of the State Fair Employment and Housing Commission and the services of the San Joaquin Fair Housing Association.

The City shall coordinate with the San Joaquin Fair Housing Association for administration of a fair housing program. The City shall annually review the activities of the San Joaquin Fair Housing

Association to ensure that it is meeting the City's fair housing objectives and to evaluate its cost effectiveness. The City may establish and administer its own fair housing program.

The City shall distribute information provided by the San Joaquin Fair Housing Association (including brochures, flyers, posters, and similar publications) in public locations throughout the city, including the Community Development Department Office, Administration Office, libraries, and the senior center. In addition, the Community Development Department shall have such information available on the City website and distribute it to churches, developers, non-profit agencies, and others who request it. Information shall be provided in languages other than English where appropriate.

Responsibility: City Council, City Manager

Time Frame: Annually

Funding: General Fund (Staff Time)

Energy Efficiency In Residential Development

Goal H-7 To encourage energy efficient residential and neighborhood designs that reduce total housing costs by lowering ongoing operation and maintenance costs.

Policies

H-P-54 The City shall promote the use of energy conservation features in the design of all new residential structures.

H-P-55 The City shall enforce State requirements, including Title 24 requirements, for energy conservation in new residential projects and encourage residential developers to employ additional energy conservation measures with respect to the following:

- Street and driveway design
- Lot pattern and configuration
- Siting of buildings
- Landscaping
- Solar access

H-P-56 The City shall encourage residential construction of durable materials and designs suited to local conditions that will contribute to reduction of the life-cycle cost of the dwelling.

H-P-57 The City shall encourage innovative building construction techniques and materials to reduce initial and ongoing housing costs and provide superior housing.

H-P-58 The City shall support the use of weatherization programs for existing residential units.

H-P-59 The City shall encourage land use and circulation development patterns that facilitate the use of lower-cost alternative vehicles.

Implementation Programs

H-I-19 ENERGY EFFICIENCY OPPORTUNITIES The City shall continue to post and distribute information on currently available weatherization programs. The City shall also produce and distribute information regarding Title 24, green building, durable materials and designs, innovative building construction techniques and materials, land use and circulation patterns, water conservation, and renewable energy opportunities.

Responsibility: Community Development

Time Frame: Ongoing

Funding: General Fund (Staff Time)

H-I-20 BUILDING CODES The City shall ensure that local building codes are consistent with state mandated or recommended green building standards..

Responsibility: Building and Safety Division of Community Development

Time Frame: Ongoing
Funding: General Fund (Staff Time)

Implementation and Monitoring

Goal H-8 To ensure that Housing Element programs are implemented on a timely basis and the progress of each program is monitored and evaluated annually.

Policies

H-P-60 The City shall continually work to improve the day-to-day tracking of housing-related information and implementation of Housing Element programs.

Implementation Programs

H-I-21 HOUSING ELEMENT IMPLEMENTATION REPORTING The City shall review and report on the implementation of Housing Element programs to the Department of Housing and Community Development (HCD) using a format provided by HCD.

Responsibility: Community Development Department
Time Frame: Ongoing
Funding: General Fund (Staff Time)