

2. LAND USE ELEMENT

The Land Use Element establishes the goals that define the characteristics of land uses throughout the city. Policies based on these goals will guide the overall development of Manteca including in-fill development, and addition of new land use areas.

The General Plan Diagram (Land Use Map, Exhibit 2-1, included in the attached pocket) defines the location and relationships between land uses.

The Land Use Element is a cornerstone of the General Plan. All other elements of the General Plan relate to the land uses and the physical form of the city. The type, intensity and location of land uses described in the General Plan are influenced by many diverse factors. These include economic development potential, housing, traffic generation and circulation patterns, requirements for public services and utilities, safety from hazards, and environmental conditions.

2.1 Summary of Proposed Land Use

Table 2-1 summarizes the proposed land use. The land use mix includes a diverse mix of dwelling types and densities, as well as major new employment centers.

The General Plan land use is designed to achieve an adequate supply of land to accommodate the projected population through the General Plan horizon, within the City's Growth Management ordinance.

The total land use proposed in the Plan will accommodate a population of 94,000 to 144,000. The projected population is derived from the General Plan land use through assumptions relating to residential density, the average density, the efficiency of the land use, vacancy factors, and a market reserve for each residential land use type. The General Plan Steering Committee reviewed and affirmed these assumptions for use in the General Plan process.

TABLE 2-1**SUMMARY OF 2023 GENERAL PLAN LAND USE**

LAND USE		Proposed Developable Land Use	Existing Urbanized Land Use	Total 2023 Land Use
		Acres	Acres	Acres
AG	Agriculture	3956.4		3956.4
GC	General Commercial	800.6	154.0	954.6
NC	Neighborhood Commercial	-101.2	380.0	278.8
CMU	Commercial Mixed Use	233.0		233.0
HI	Heavy Industrial	758.4	194.9	953.3
LI	Light Industrial	822.3	226.0	1048.3
BIP	Business Industrial Park	233.0		233.0
BP	Business Professional	88.3		88.3
HDR	High Density Residential (15.1 to 25 du/ac)	229.8	191.0	420.8
MDR	Medium Density Residential (8.1 to 15 du/ac)	319.8	187.6	507.4
LDR	Low Density Residential (2.1 to 8 du/ac)	4021.7	2741.7	6763.4
VLDR	Very Low Density Residential (0.5 to 2 du/ac)	1189.5	109.8	1299.3
P/QP	Public/Quasi-public	336.0	788.3	1124.3
OS	Open Space	389.6	27.0	416.6
P	Park	193.9	342.4	536.3
Subtotal		12517.4	5342.7	17860.1
Urban Uses		7394.0	4973.3	12950.8

The Plan also identifies substantial Urban Reserve land uses. These reserved categories are intended to accommodate growth beyond the twenty year horizon of this General Plan, but may be needed in the nearer term.

Table 2-2 summarizes the Urban Reserve lands identified on the Land Use Diagram.

TABLE 2-2

SUMMARY OF URBAN RESERVE LAND USE

RESERVE LAND USE		Total 2023 Land Use
		Acres
UR	Urban Reserve	1758.0
AG-UR	Agriculture - Urban Reserve	1726.0
UR-MDR	Medium Density Residential – Urban Reserve	20.0
UR-LDR	Low Density Residential – Urban Reserve	1432.0
UR-VLDR	Very Low Density Residential – Urban Reserve	722.9
UR-BIP	Business Industrial Park – Urban Reserve	425.2
UR-CMU	Commercial Mixed Use - Urban Reserve	43.3
UR-GC	General Commercial – Urban Reserve	44.0
UR-LI	Light Industrial – Urban Reserve	115.0
UR-P	Park – Urban Reserve	80.0
UR-P/QP	Public/Quasi-Public – Urban Reserve	12.0
County Approved LDR	(included only for environmental analysis)	304.0
County Approved GC	(included only for environmental analysis)	59.0
Subtotal		6741.4
Urban Uses		2814.4

2.2 Land Use Categories

The Land Use Element establishes land use categories tailored to meet the specific needs of the city. Economic development opportunities, housing needs and environmental characteristics are among the factors that determine the appropriate land use categories. The land use categories established in this General Plan shall be implemented through the Manteca Municipal Code, Zoning Ordinance.

Very Low Density Residential (VLDR) (less than 2 dwelling units per gross acre)

The Very Low Density Residential land use category will provide for residences on larger lots and small, quasi-agricultural activities, including raising and boarding livestock. Residential units shall be permitted to deviate from standard lot dimensions within agricultural areas in order to cluster dwellings together and thereby allow for

continued agricultural use. The agricultural use areas that remain on the residential parcel shall be subject to an easement dedicated to the City that allow continued agricultural use, but prohibits any further non-agricultural related development.

Low Density Residential (LDR) (2.1 to 8.0 dwelling units per gross acre)

The Low Density Residential land use will establish a mix of dwelling unit types and character determined by the individual site and market conditions. The density range allows substantial flexibility in selecting dwelling unit types and parcel configurations to suit particular site conditions and housing needs. The type of dwelling units anticipated in this density range include small lots and clustered lots as well as conventional large lot detached residences.

Medium Density Residential (MDR) (8.1 to 15 dwelling units per gross acre)

The medium density residential use includes single family homes, smaller scale multi-family developments, including garden apartments, townhouses, and cluster housing. The density range will accommodate small-lot single family homes that will typically be smaller in size and more affordable to residents.

High Density Residential (HDR) (15.1 to 25 dwelling units per acre)

The high density residential use includes multi-family apartment style housing.

The multi-family dwelling sites are typically located with direct access to arterial streets. The sites have access to the pedestrian and bikeway network along the street corridor and are located along the conceptual route of a public transportation shuttle route. Most sites are near a neighborhood park and a neighborhood commercial center or larger commercial facility.

2.2.1 Commercial Mixed Use (CMU) (15.1 to 25 dwelling units per acre)

Floor Area Ratio: 1.0

Maximum Site Coverage: 50%

The Commercial Mixed Use designation will accommodate a variety of purposes including high density residential, employment centers, retail commercial, and professional offices.

The mixed use concept would integrate a mix of compatible uses on a single site that include sales, services and activities which residents may need on a daily basis. With pedestrian access, these sites will enable residents to walk or bike for many local trips, instead of driving for convenience trips.

The sites may be integrated vertically with mixed uses above one another, such as residential or office uses over a commercial use. Sites may also be mixed horizontally with the uses side-by-side, but linked together through common walkways, plazas and parking areas. In-fill sites in the existing urban area, particularly along the Main Street, Airport Way and Yosemite Avenue corridors may be developed entirely as multi-family residential projects. Sites developed primarily as residential may also include office and retail components. The Commercial Mixed-Use designation may also be applied to smaller parcels within neighborhoods. These small parcels accommodate a variety of uses, but on a smaller, less intense scale that is compatible with the adjacent residential uses.

The residential component of any Commercial Mixed-Use development shall provide dwellings at densities of 15.1 to 25 units per acre. The residential component shall be considered to be that portion of a site or plan area allocated exclusively to residential use, net of any commercial or office use.

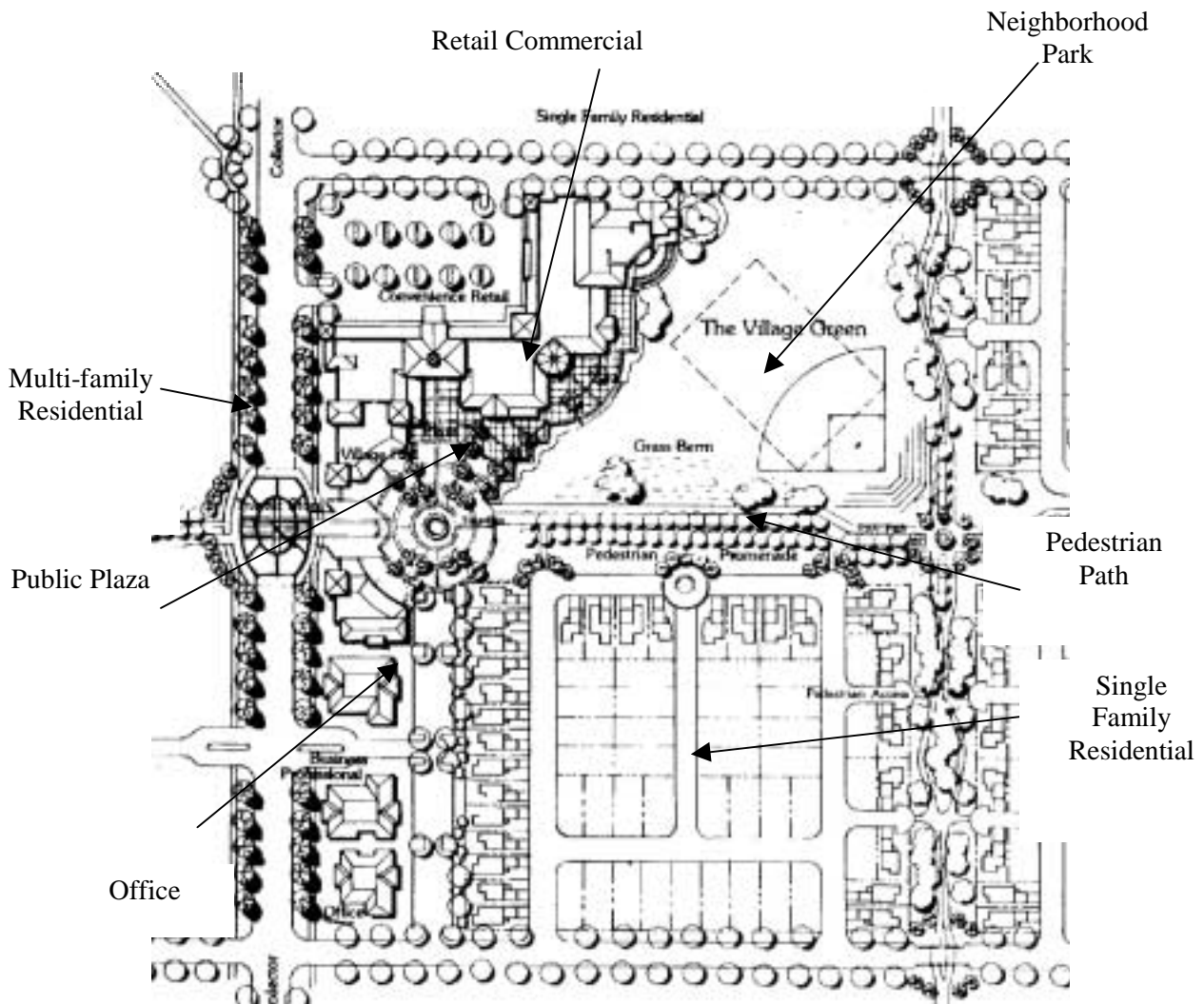
Commercial Mixed Use developments in the new urbanizing areas of the city may also develop primarily as multi-family residential, but are also intended to provide a commercial and office component designed to serve the surrounding neighborhood. In new urbanizing areas it the mixed-use concept would accommodate approximately

35% of the land area allocated to High-Density Residential use, however, individual sites may be permitted to have significantly higher percentages of residential.

The characteristics of the CMU developments will distinguish them from conventional neighborhood commercial or office development. Figure 2-1 illustrates the plan of a conceptual, neighborhood-scale, commercial mixed use development.

FIGURE 2-2

CONCEPTUAL NEIGHBORHOOD SCALE COMMERCIAL MIXED USE DEVELOPMENT



- The CMU developments will be truly mixed use. There will be a strong relationship between the different land uses so that pedestrian access is convenient and there is a clear common design theme.
- The CMU developments will include space for community activities within the center or on an adjacent park. It is intended that the park and neighborhood commercial center together form a neighborhood gathering place for recreation and socializing much as does a small town square.
- Where required, detention facilities will be designed as an amenity within the CMU site landscaping, and may also provide recreation opportunities.
- CMU developments will include public facilities where feasible, such as a post office, library, fire station, or satellite government office.
- CMU developments may also include neighborhood work centers that provide space for private offices that use telecommunications services such that telecommuters and other residents in the neighborhood may work near their homes.
- CMU developments will have a shared parking program with the objective of reducing the parking required for each individual use.

Business Industrial Park (BIP)

Floor Area Ratio: 1.0

Maximum Site Coverage: 50%

The Business Industrial Park designation is intended to provide sites for large uses in an office park environment that would include multi-tenant buildings. Business parks of this nature are well suited for research and development facilities and also provide an attractive business environment for unrelated businesses. Typical uses permitted within the Business Industrial Park land use include:

- administrative and general office

- corporate or regional headquarters
- research and development facilities
- medical offices
- professional services such as attorneys, accountants and insurance
- light industrial, including manufacturing and assembly

Warehouse, storage and distribution shall be for the purpose of supporting the industrial uses and shall be limited to not more than 20% of the total land area in any Business-Industrial Park use. Commercial storage facilities (mini-storage) that are compatible with the landscape and building design standards for the business park will be permitted. All outdoor storage shall be screened so to not be visible from any public street or highway.

The business industrial park land use will also permit a limited amount of service commercial and retail activities provided for the convenience of the employees within the area. The goal is to provide a mix of basic services in close proximity to employees to reduce daily convenience trips. Typical service uses include restaurants, banks, day care, and personal services, such as hair care and shoe repair, specialty retail, and similar uses. Such uses may not account for more than ten percent (10%) of the total gross floor area allowed for the individual parcels. Convenience services within the business-professional land use should be distributed within the area to be easily accessible by employees. These uses should generally be located within the building complexes and not as freestanding structures.

The Business Industrial Park uses shall incorporate the following characteristics.

- Common recreation/open space, landscaping, dining and meeting areas are amenity features that are desirable within all business-park developments.
- Required detention facilities shall be incorporated in the site landscaping as a visual amenity.

- A common area lighting, landscaping and signage theme shall be adopted and applied throughout the business park.
- Pedestrian paths shall be provided on site and connecting between sites within the business park.

Business-Professional-(BP)

Floor Area Ratio: 1.5

Maximum Site Coverage: 50%

The Business Professional land use is intended primarily for office and related uses in a landscaped site. The use category is specifically intended for the frontage along SR 120, and along other major roads and in the Central Business District to provide an attractive, landscaped setting for one, two and three story office buildings.

This designation provides for professional and administrative offices, medical and dental clinics, laboratories, financial institutions, public and quasi-public uses, and similar and compatible uses.

Neighborhood Commercial (NC)

Floor Area Ratio: 2.0 in the CBD and .6 outside the CBD

This designation provides for locally oriented retail and service uses, offices, restaurants, and service stations, public and quasi-public uses and similar and compatible uses. The mix of uses anticipated in these centers includes supermarket/drug store configuration including associated smaller retail stores and services. Pad sites will provide restaurant and service station opportunities.

General Commercial (GC)

Floor Area Ratio: .6

Maximum Site Coverage: 40%

The General Commercial category provides for wholesale, warehousing, and heavy commercial uses, highway oriented commercial retail, public and quasi-public uses,

and similar and compatible uses. The designation is also intended to accommodate visitor commercial, lodging, commercial recreation and public gathering facilities, such as amphitheaters, or public gardens.

Light Industrial (LI)

Floor Area Ratio: .7

Maximum Site Coverage: 60%

The Light Industrial designation provides for industrial parks, warehouses, distribution centers, light manufacturing, public and quasi-public uses and similar and compatible uses.

Heavy Industrial (HI)

Floor Area Ratio: .5

Maximum Site Coverage: 40%

This designation provides for manufacturing, processing, assembling, research, wholesale, and storage uses, trucking terminals, railroad and freight stations, and similar activities that require separation from residential uses due to noise, vibration or other characteristics incompatible with residential use.

Agriculture (AG)

This designation provides for agricultural uses (such as vineyards, orchards, and row crops), single family homes directly related to the agricultural use of the property, limited industrial uses directly related to agriculture, and similar and compatible uses.

Open Space (OS)

The Open Space category encompasses habitat, open space, natural areas, lands of special status species, wetlands and riparian areas. These areas are set aside as permanent open space preserves to protect environmentally sensitive areas.

Park (P)

This designation provides for neighborhood, community and regional parks, golf courses, and other outdoor recreational facilities within urban development. Specific uses include public recreation sites, including ball fields, tot lots and play apparatus, adult softball and soccer playing fields, swimming pools, community center buildings, meeting facilities, libraries, art centers, after school care facilities, art in public places, facilities for night-time recreation, trails benches, interpretive markers, picnic areas, barbecue facilities, landscaping, irrigation, city wells, trees and natural habitat areas.

Public/Quasi-Public (P/QP)

This designation provides for government owned facilities, public and private schools, institutions, civic uses and public utilities, and quasi-public uses such as hospitals and churches.

Urban Reserve

Urban Reserve is applied to many properties around the perimeter of the City. In most instances the Urban Reserve category overlies another land use category. In these instances the underlying land use is the intended use when the land is ultimately annexed to the City. Urban Reserve with no underlying land use indicates that the City intends to expand in the time horizon beyond the current General Plan and that it is premature to indicate a specific future land use in this area. Urban Reserve is shown on the Land Use Map to the north and east of the proposed growth areas.

2.3 Land Use Goals and Policies

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.

FIGURE 2-3

PRIMARY AND SECONDARY URBAN SERVICE BOUNDARIES

- 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 avigation easement recorded in favor of the airport. The Deed of Avigation 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.

2.3.9 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.

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