

1. GENERAL PLAN CONTEXT AND VISION

1.1 General Plan Purpose

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

The general plan is the constitution for the City's development, and governs all land use regulations, including zoning.

The General Plan has the following purposes:

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

1.2 Manteca General Plan Context

This revision of the Manteca General Plan updates the plan adopted in 1988, the last time the City comprehensively revised its General Plan.

The City of Manteca, incorporated May 28, 1918, is located in the “heartland” of California, with historical roots as an important agricultural center. For much of the early 20th century, the Manteca area has been predominantly an agricultural area due to the excellent soil, mild climate, and access to clean water. While agriculture still

plays an important role in Manteca's economy, the City's economic base has become more diversified with the development of industries and the influx of Bay Area workers seeking affordable housing.

The preparation of this General Plan coincides with new circumstances that promise a bright future for Manteca. The City is truly at a crossroads created by circumstances beyond its borders. If properly prepared, the City can ensure sustained economic growth, and maintain the existing quality of life for current and future residents. This General Plan defines a future based on these new circumstances.

The new circumstances that will drive economic development in Manteca reflect broad changes in technology and demographic trends far beyond this community. Technology will change the way in which people will work, shop, and communicate with others socially and in business, and engage in leisure activities. These changes will make it more likely that individuals will choose a place to live based on quality of life issues, rather than traditional economic considerations.

Regional, national and international trends present opportunities and challenges that can lead to the achievement of the long standing goal of a balanced economy with a wide range of employment opportunities and retail services. Manteca is located in the center of an emerging interregional metropolitan area that is undergoing an economic transformation. The traditional economic engine of agriculture and food processing, although still important, is being supplanted by warehousing and distribution industries that take advantage of the central location, relatively affordable land, and transportation network. Manteca is also characterized by the high percentage of interregional commuters who are attracted by the community's quality of life and relatively affordable housing. This skilled workforce, presently commuting long distances, is a resource for economic development. Due in part to the skills of the commuter workforce, Manteca will become increasingly competitive for the location of manufacturing and office uses.

1.2.1 Vision 2020

The General Plan builds upon the work of a community visioning process concluded in 1998. Vision 2020, crafted by a task force of community volunteers, is a comprehensive statement of community goals and objectives. The Vision 2020

document addresses the downtown area, economic development, and residential development and community amenities.

1.3 Time Horizon

This Plan guides the City to the year 2023. The "build-out," or full development, allowed by the General Plan is based on current projections of population and employment growth over the next twenty years. It is possible, however, that the total amount of development allowed by the Plan will not be constructed over this 20-year period, due to changes in economic conditions and other factors.


1.4 General Plan Study Area

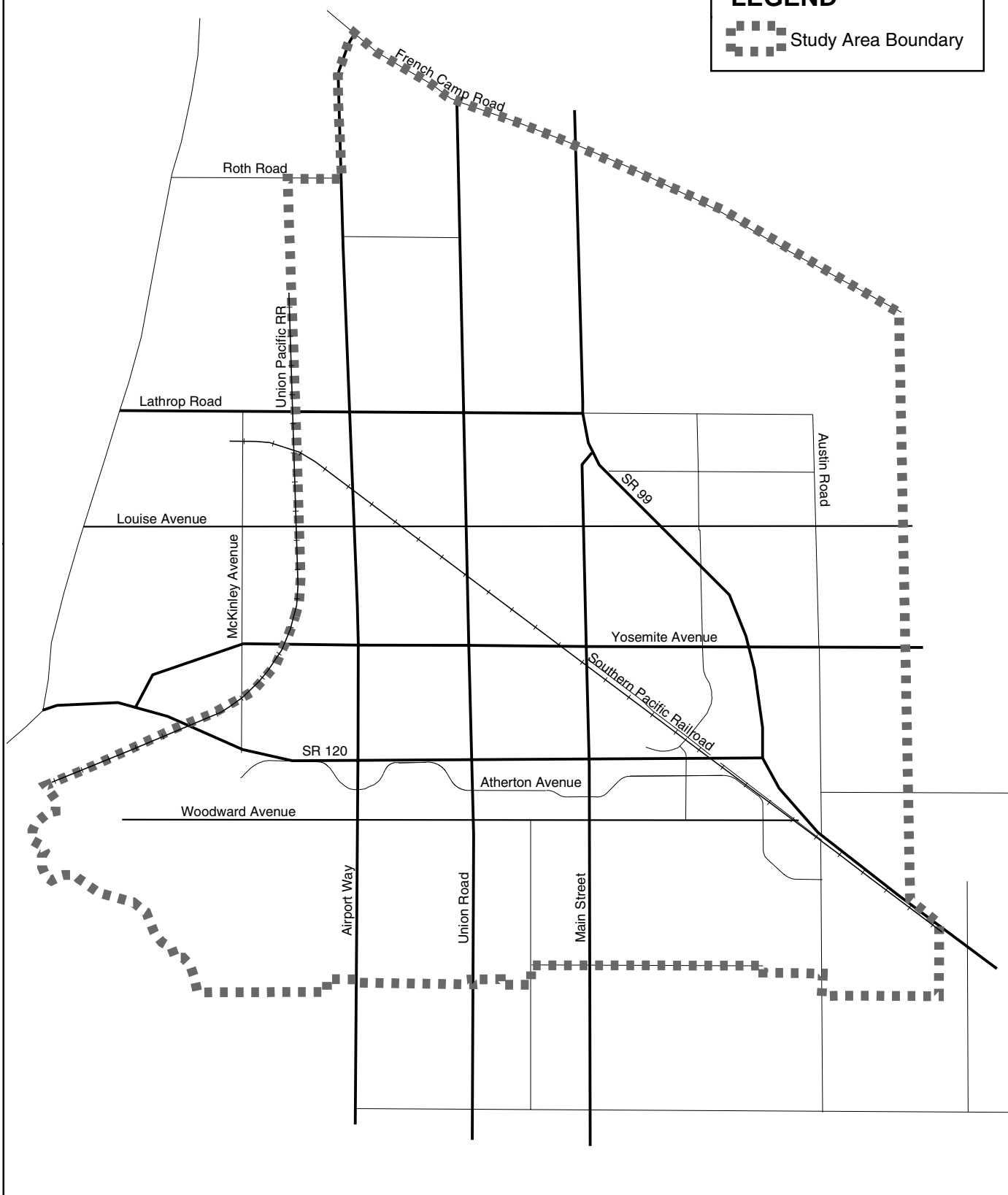
The city may include in its general plan any land outside its boundaries which relates to its planning. The General Plan Study Area encompasses approximately 25,975 acres within and outside of the existing City limits. The purpose in establishing the Study Area boundary larger than the existing City is to identify and evaluate the areas surrounding the City that may affect the future economic viability, traffic, services, and aesthetic quality of the City.

In addition, since many issues such as air quality, traffic and economic development, extend beyond political boundaries, the law provides for planning outside of the jurisdiction's territory.

The General Plan must cover all territory within its boundaries as well as "any land outside its boundaries which in the planning agency's judgment bears relation to its planning," (Government Code Section 65300). A local government can formally communicate its concerns for the future of lands under its neighbors' jurisdictions by this means. "Cooperative 'extraterritorial' planning can be used to guide the orderly and efficient extension of services and utilities, ensure the preservation of open space, agricultural, and resource conservation lands, and establish consistent standards for development in the plans of adjoining jurisdictions" (State of California General Plan Guidelines). It is for these purposes that the City of Manteca General Plan Study Area boundary extends beyond the existing Sphere of Influence. However, the City of Manteca will not necessarily seek to initiate annexation of land that is either in the Sphere of Influence or the General Plan Study Area.

LEGEND

 Study Area Boundary



Manteca General Plan



GENERAL PLAN STUDY AREA BOUNDARY
FIGURE 1-1

1.5 Organization of the General Plan

The General Plan includes a policy document, background information, technical data, and an environmental impact report that evaluates the impacts of the General Plan on the environment.

The Manteca General Plan includes the seven state-mandated elements and four optional elements. The eleven total elements that comprise this General Plan include:

- Land Use- establishes land use designations with types and intensities of use and sets policies and programs regarding future development of the City.
- Community Design- establishes urban design guidelines to ensure that new development is attractive and contributes to the sense of Manteca as a location.
- Circulation- contains policies for the City's roadway system, transit, pedestrian and bicycle circulation, and methods of managing transportation demand, accounting for the relationship between land use and circulation.
- Economic Development- addresses the need for Manteca to broaden its employment base to maintain the high quality of life currently enjoyed and implementing an economic development strategy.
- Housing- includes policies and programs to increase the variety and types of housing in the City, emphasizing infill sites, increased density, and mixed uses downtown, and also includes a discussion of housing needs and programs to provide additional housing for special needs populations.
- Public Facilities and Services- discusses public facilities including domestic water, sewer, storm drainage, electricity services, solid waste, education, police protection, fire protection, and parks and recreation.
- Safety- contains policies and programs to protect the community from injury, loss of life, and property damage resulting from natural disasters and hazardous conditions.

- Resource Conservation- emphasizes the accommodation of population growth while conserving and protecting the area’s natural resources and quality of life.
- Noise- identifies policies that will protect the community from noise hazards.
- Air Quality- addresses the community’s need to cooperate regionally so that increased development does not further degrade the air quality.
- Administration

Each General Plan element is organized in a similar format: 1) explanatory text to provide additional information about existing conditions or policies and programs; 2) the intent of the element; and 3) goals, policies, and implementation programs for that element.

The key section of each element is the statement of goals, policies, and implementation programs. The issues addressed and goals and policies identified are based on input received from the community and the Steering Committee.

The Housing Element differs slightly because State law specifies issues that must be addressed in housing elements. In addition to broad goals and policies, the Housing Element contains numeric goals for housing rehabilitation and new housing construction, as well as descriptions of programs the City will pursue toward those goals.

Planning Goals are statements of the community’s desires and are comprised of broad statements of purpose or direction. The policies serve as guides to the City Council, Planning Commission, and City staff in their review of development proposals and execution of decisions that affect development. Implementation actions and programs are directives that carry out General Plan policies and goals.

Goals, policies, and implementation measures are distributed among the various General Plan elements. Each goal, policy, and implementation measure is numbered, based on the specific element. For example, in the Land Use Element goals are numbered as “Goal LU-1”, policies are numbered “LU-P-1”, and implementation measures as “LU-I-1”.

Additional explanatory material is available in a Background Report that contains information and analysis for each of the topic areas covered by the General Plan. It is a reference document that provides the factual basis for General Plan policies.

The Environmental Impact Report (EIR) determines the type and extent of environmental impacts that would result from implementation of the General Plan. It is a program-level analysis and identifies requirements for more detailed environmental analysis that may be required for site-specific projects.

1.6 Participants and Process

The Manteca General Plan Update commenced on September 24, 2001 with a "kickoff" meeting at the Manteca Senior Center. From the beginning, the Manteca General Plan Update was aided by the leadership of an appointed Steering Committee. The Steering Committee had 10 regular members and 12 alternate members appointed by the City Council. The Steering Committee participated in regular meetings with staff and consultants, sponsored Public Workshops designed to afford members of the public opportunity to participate in General Plan development, and provided direction and review of the Draft General Plan.

1.7 Key Land Use Issues and Development Concepts

The General Plan is a reflection of community vision and values, and the conditions that influence development of the community. This section provides a summation of the principle issues and concepts incorporated in this Plan.

1.7.1 Logical Growth of the City

Manteca has generally grown in a compact pattern around the historic center of the city at the crossroads of Yosemite Avenue and Main Street. Residential neighborhoods have developed within boundaries established by the major streets spaced one mile apart. This General Plan directs land use to continue the historic pattern of compact urbanization. The developed portion of the city should retain its distinct, compact form with clear, well-defined edges.

The expansion of the urbanized area is enabled by the extension of basic public services, notably sewer, drainage and streets. The City plans the extension of these services through periodic preparation of various public facility master plans, such as water, sewer and drainage. These master plans are coordinated through a Public Facilities Implementation Plan (PFIP) that identifies and establishes the funding mechanism for specific capital improvements. The PFIP is a key to implementing the land use goals (Land Use Element) and public facilities goals (Public Services and Facilities Element) of the General Plan.

1.7.2 Community Form, Scale and Identity

The community identity is established by important visual characteristics that provide cues for travelers, as well as residents. Among these are:

- the scale or size of the city
- well-defined edges and gateways
- an identifiable pattern of streets and land uses
- attractive streetscapes and public places
- notable landmarks, both natural and man-made

Attractive new land uses along the major highways, new landmarks visible from several vantage points throughout the city, and new gateway features along the highways and other major roads at city boundaries can contribute significantly to establishing a strong positive identity for Manteca.

The existing commercial core area should be retained and reinforced as the functional and social center of the city for residents. Urbanization should generally extend outward from this center.

In the future, population increases and a growing regional role for Manteca may generate the need for a second commercial, office, residential, institutional and entertainment core area east of the existing downtown. The Land Use Map identifies such a site designated as Commercial Mixed Use along Austin Road between

Yosemite Avenue and the future extension of SR 120. This site would provide a new town center complex that would include employment, high density residential use, entertainment, and regional retail use under a comprehensive master plan.

1.7.3 Attractive, Sustainable Neighborhoods

Neighborhoods are the fundamental organizing concept for residential land use. The neighborhoods are typically not more than one mile in any dimension to provide a reasonable walking distance from any part of the neighborhood to the schools, parks, and commercial centers.

The land use in each neighborhood is predominantly residential, but will typically include a neighborhood school, parks, and a mixed-use commercial area that includes retail or commercial goods or service facilities.

Preservation of the existing housing and enhancement of existing neighborhoods is important to maintaining the quality of life in the city.

1.7.4 Support of Public Transit and Bicycle and Pedestrian Circulation

High activity areas should be located to facilitate the use of public transit.

The organization of land use and circulation networks should permit and encourage walking and bicycling to major activity centers such as shopping, recreation facilities, and schools. Commercial, employment, recreational and institutional land uses should be conveniently located near the residential neighborhoods.

1.7.5 Housing Opportunity

The General Plan responds to the need for diversity in housing opportunity and changes in market demand for housing types in two primary ways. First, the residential density (dwelling units per acre) categories are broadened to provide more flexibility and diversity in the types of dwelling units in each neighborhood.

The Land Use Map identifies more sites distributed throughout the community for specific residential categories in order to ensure more diversity in the housing supply.

1.7.6 Employment and Economic Development

During the twenty-year horizon of this General Plan, Manteca will experience economic development that will add to and diversify the local economy. This will consist of additional growth in warehousing and distribution, but should also include significant new components, such as office and service sectors, research and development, and manufacturing.

Increases in population have the potential to drive a demand for new retail establishments and local-serving professional office uses. The range of commercial and professional services will expand as Manteca reaches threshold populations.

The General Plan Land responds to the needs of economic development by designating locations for:

- warehouse, distribution and manufacturing;
- business park
- research and development and light manufacturing, and
- a major mixed-use regional retail and service center.

The General Plan also provides two new land use categories not previously used in the General Plan. The newly-established Commercial Mixed Use (CMU) and Business Industrial Park (BIP) categories are intended to expand the opportunities for economic development by providing opportunities to integrate high density residential, office and retail/service uses on a single site.

1.7.7 Live/Work Housing

It is anticipated that the percentage of individuals working at home will increase over the next twenty years. At home workers may include telecommuters, professional services, small service businesses, mail order, and any number of other entrepreneurial endeavors. It is the intent of this General Plan to support such activities. The residential design policies provide the flexibility to include most types of small business within the premises, and the mixed use commercial sites are

intended to include services and facilities that would support workers in the neighborhood. Such support services include technical services, such as copy and secretarial services, teleconferencing centers and day care. The commercial sites will also typically contain coffee shops and plazas that provide a social setting for people who work at home.

1.7.8 Public Services and Fiscal Stability

Growth will provide additional revenue sources, but will also place additional service burdens on the City of Manteca. The challenge is to balance growth with funds for required new services. The Land Use Element provides a mix of land use categories and implementation measures to ensure that the overall balance of land use is sustained over time.

The City will monitor the mix of land use to gauge future decisions on land use, public service levels and capital investments.

1.7.9 Access to Open Space

Existing open space is found in the neighborhood parks, a few agricultural areas within and on the perimeter of the urban area, and the utility corridors.

The city is surrounded by agricultural land that provides visual open space on the north, east and south. Agricultural activity has significantly altered most of the natural features that predated the urban development of the area. Consequently, there are no natural drainage ways, significant stands of trees, or other natural features that would guide or provide the core of an open space network within the city.

In the absence of natural features that could define an open space network, the General Plan encourages the creation of a network of open spaces in the storm drainage channels and naturalized landscaping along major thoroughfares and bike paths. The open 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.

1.7.10 Agricultural Productivity

Agricultural productivity will remain a significant element of the economy in San Joaquin County. This General Plan supports the existing level of agricultural production by directing development in a compact, concentric form in order to reduce the demand for new development areas. Existing agricultural activities will be retained within the city where practical.

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.

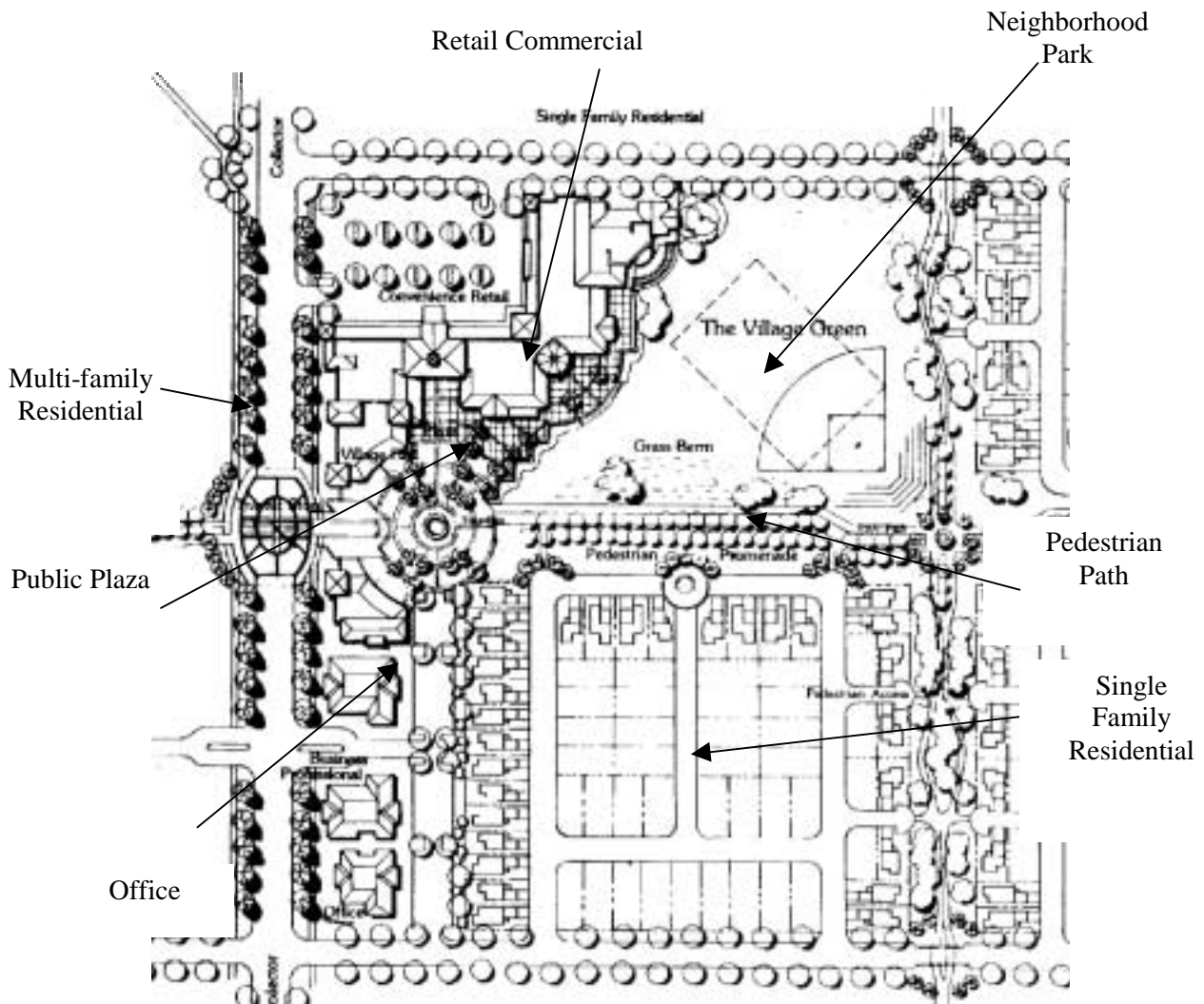
Commercial Mixed Use developments in the new urbanizing areas of the city may also develop primarily as multi-family residential, but are also intended to provide a commercial and office component designed to serve the surrounding neighborhood. In new urbanizing areas it the mixed-use concept would accommodate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

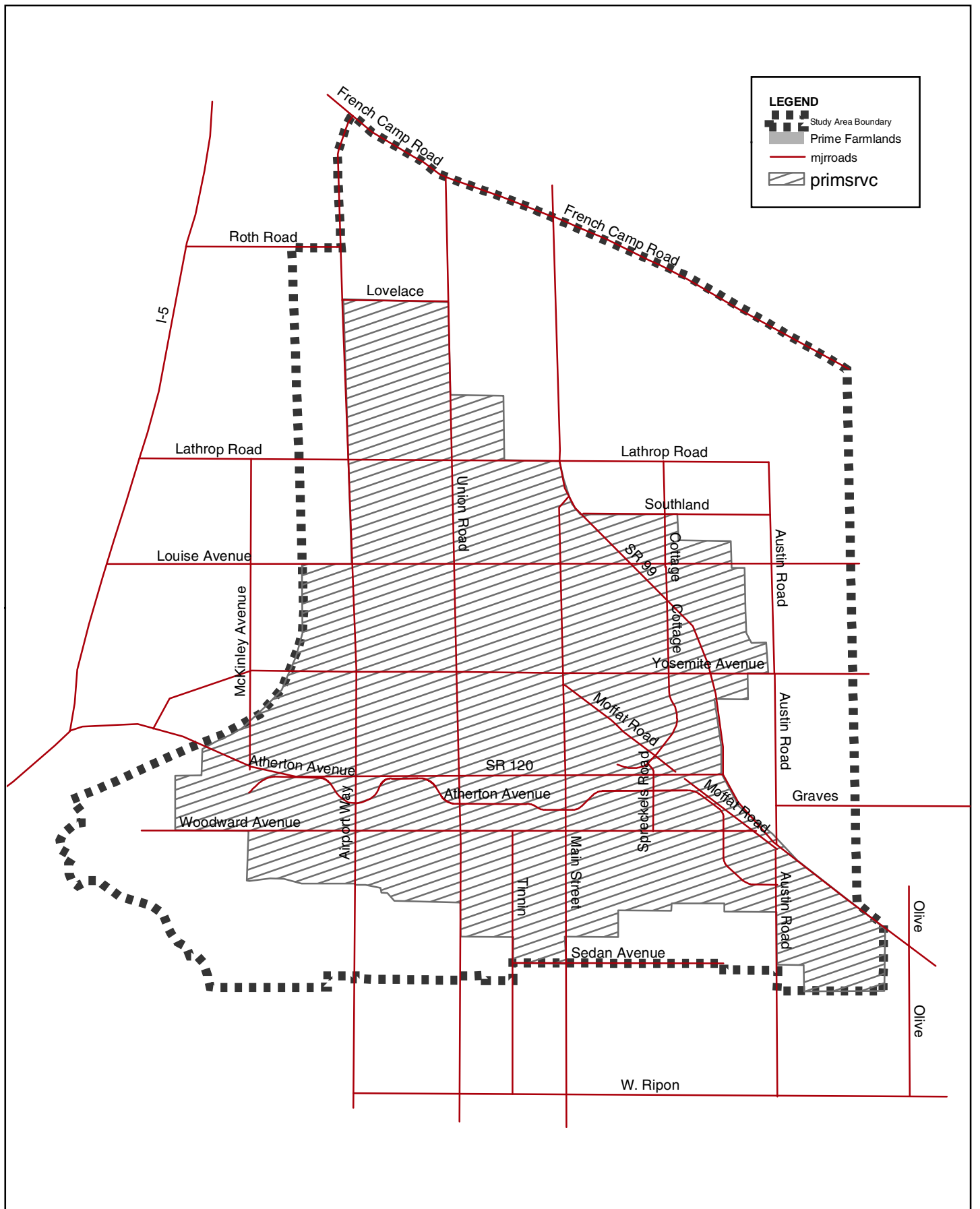
2.3.1 Policies:

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.



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- 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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3 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.

3.1 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.

3.2 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.

3.3 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.

3.4 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.

3.5 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.

4 CIRCULATION ELEMENT

4.1 Introduction

The Circulation Element is authorized in Government Code Section 65302(b) that states that the General Plan is required to include:

“A Circulation Element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities, all correlated with the Land Use Element of the plan.”

The statute specifically identifies public utilities and facilities as components of the Circulation Element, but permits jurisdictions to organize elements in a manner appropriate to the community. The Manteca General Plan addresses the public infrastructure, including sewer, water, energy and utilities, in the Public Facilities and Infrastructure Element.

The Circulation Element addresses all aspects of transportation including commuter and truck traffic, intra-city vehicle traffic, rail, buses, bicycles, and pedestrians. Circulation master planning typically focuses on automobiles and truck traffic by ensuring that the road system will be adequate to accommodate future traffic demands. Automobile and truck traffic will continue to be the dominant modes of transportation in the time horizon for this General Plan, but the future is not necessarily a simple continuation of past trends. Several factors suggest that the conventional use of automobiles will change in significant ways within the time frame of this plan. While these factors cannot be predicted with assurance, the General Plan should account for them and provide a circulation system that is flexible and can provide for a transition to alternative transportation demands.

4.2 Key Assumptions

The following assumptions guide the goals and policies of this Circulation Element.

- People will continue to demand the freedom of travel and mobility afforded by the private automobile. Therefore, any transportation system must match this autonomy.
- A significant percentage of the aging population will grow less capable of driving automobiles, but will demand the same level of independence in their daily lives.
- An aging population will result in a higher percentage of retired persons who have flexible schedules and will tend to travel more during off-peak hours.
- The actual cost of operating automobiles will continue to rise and become a significantly higher percentage of household expenditures. Higher costs for fuel, insurance, and maintenance may make it uneconomic to travel to jobs outside the area.
- An efficient circulation system will also help to reduce the expenditure of public funds for new construction through design that reduces the length and width of roads.
- The technology of individual vehicles will improve fuel mileage, safety, and durability of vehicles.
- Vehicular traffic is a primary source of air pollution precursors throughout the Central Valley. Measures designed to minimize reliance on internal combustion powered automobiles will reduce the potential for air pollution increases in the community.
- Home occupations and telecommuting will increase. The precise amount cannot be accurately projected; however, Manteca is an ideal location for such employment practices. A highly skilled work force commuting daily long distances provide a fertile setting for work sharing, telecommuting and home occupations.
- The Internet, satellite global positioning and other communication technologies could affect shopping and shipping of goods. This may significantly alter the physical character of retail centers in the community, and the traffic associated with them.

- A significant percentage of Manteca residents will continue to commute out of the community to work, but local employment opportunities will increase with a resulting increase in home-to-work commuting within the city and surrounding area.
- Personal safety, on the road and in public places, will become increasingly important to the general public. This will result in higher demands for safe street design for all kinds of vehicles including buses, trucks, and personal automobiles as well as pedestrians and cyclists. The railroad is an inherent safety concern because of the several at-grade street crossings and the potential for bicycle or pedestrian versus train accidents.

It is important to realize that there does not need to be a major shift in any of these factors to affect circulation needs. The circulation plan must be flexible enough to provide for a conventional circulation system but also accommodate new technologies or practices that do not exist now, but could be common within the time frame of this General Plan.

4.3 Relationship to Other General Plan Elements

Circulation and land use are closely linked elements that provide the framework for much of the General Plan. The policies and strategies should demonstrate a balance between land uses and the transportation facilities that serve them. The location and intensity of land uses determines the need for circulation system components and, in turn, the capacity of the circulation system often determines the location and feasibility of land use. Within the context of the General Plan, the circulation policies are also interwoven with economic, housing, open space, air quality, noise, and safety policies.

Coordination between the Land Use Element and the Circulation Element:

- encourages walking and bicycle trips by promoting a compact urban form with neighborhood destinations close to residents;
- makes public transit feasible through coordination of the intensity and location of land uses; and

- reduces the length and number of vehicle trips outside of the community by promoting mixed-use development and by providing employment centers, shopping, and services within the city.

4.4 Relationship to Regional Transportation

This Circulation Element is intended to be compatible with the Regional Transportation Plan, San Joaquin County, 2001 and to support local transportation linkages to the regional transportation network. These linkages include the Altamont Commuter Express (ACE) train and the regional bus systems as well as future opportunities for rail and bus transportation.

4.5 Time Horizon for the Circulation element

Perhaps more than other elements in the General Plan, the Circulation Element must take a very long-term view. Physical infrastructure, such as the road system, establishes a framework that is very difficult to alter. Land uses may change and buildings may be torn down and reconstructed, but the route of the public streets and utility corridors are typically fixed in place over time. Therefore, the circulation system components must be carefully considered for their long-term impacts on land use and community form. Moreover, many major infrastructure components, such as a major new road, are relatively expensive and must be planned long in advance in order to obtain sufficient funding. For these reasons, the Circulation Element, particularly that portion addressing major infrastructure improvements, must look beyond the twenty-year horizon typical of other elements in the General Plan.

4.6 Circulation Goals

The goals for the circulation system reflect the broader goals of this General Plan. These include improvement of the existing community, economic development, expanded tourism, aesthetic quality in the built environment, public and personal safety, and environmental protection.

Goal C-1. Provide for a circulation system that allows for the efficient movement of people, goods, and services within and through

Manteca, based on land use and current improvement standards in conformance with the Public Facilities Implementation Plan.

- Goal C-2.** Maintain a safe vehicular circulation system.
- Goal C-3.** Expand transportation alternatives within the City, including public transit, walking, and bicycling.
- Goal C-4.** Minimize traffic accidents and hazards.
- Goal C-5.** Ensure the adequate provision of both on-street and off-street parking.
- Goal C-6.** Provide a safe and secure bicycle route system.
- Goal C-7.** Maintain coordinated, efficient bus service that provides an effective alternative to private automobile use.
- Goal C-8.** Provide for safe and convenient pedestrian circulation.

4.7 Circulation System Components

The circulation system is composed of separate elements: the streets, bikeways, and pedestrian ways, the railroads and the public transit routes. Each of these operates independently, and serves a variety of needs. Typically, there is little overlap in the operation of these elements and little opportunity to link one or more elements together in a single trip. Underlying all other goals and policies expressed in this Circulation Element is the need to make efficient use of all circulation elements. The objective is to maximize the cost efficiency of public infrastructure and, by expanding the alternatives to use of single occupant vehicles, to reduce the volume of automobile trips.

4.8 Street Network and Classification

The street system in Manteca consists of three general classes of streets:

- larger collector and arterial streets;

- small collector streets that link the residential streets to the larger streets;
and
- local, small scale streets that serve the residential neighborhoods.

Each classification of city street is designed to standards appropriate to the conditions and intended use. In general, the standards use the minimum level of street cross-section needed for traffic safety and emergency access and evacuation.

Beyond fundamental traffic safety concerns, street design should emphasize ease of maintenance, simplicity of construction, visual character, and pedestrian access.

The Circulation Element does not establish street standards that specify the widths of overall pavement, travel lanes, medians or corridors. Such standards may be adjusted over time to accommodate different needs and new conditions, and are therefore adopted as separate improvement standards. The Circulation Element establishes the general parameters and intent for each street classification.

Arterial Streets

Manteca is built on a grid of arterial and collector streets typically spaced at intervals of 1 mile. This grid forms the backbone of the local street system and defines the boundaries of many residential neighborhoods. Arterial streets are designed to serve through traffic and major local traffic generators such as high intensity housing, commercial and institutional uses. Arterial streets shall not be routed through residential neighborhoods.

Arterial streets are typically six-lanes or four-lanes and are intended to interconnect with other arterials and distribute travel to smaller geographic areas. The streets shall have an aesthetic character expressed in curbside landscape corridors and median islands, where appropriate. The arterial streets shall provide pedestrian and bike corridors where space is available. All new arterial streets shall be designed to accommodate both bike and pedestrian facilities on both sides of the street while balancing concerns regarding traffic volumes, operations, and the safety of drivers, bicyclists, and pedestrians. Arterial streets shall also be designed to accommodate public transit routes by providing adequate lane widths and corner radii for safe operation of buses. The City of Manteca has existing cross-sections, developed

during the 1993 PFIP. Typical elements incorporated into the existing cross-sections include:

- 12 to 14 foot median
- 12 foot interior travel lane
- 14 foot outside travel lane
- 10 foot outside curb area (landscape buffer and sidewalk)

The 14 foot outside travel lane could be replaced with a 12 foot travel lane and a 5 foot bicycle lane where appropriate.

Collector Streets

Collector streets supplement and provide access to arterial streets and provide access to neighborhoods. Collector streets will typically provide two travel lanes, a Class II bike path and pedestrian path on both sides. Median islands and turn lanes may be appropriate in certain conditions.

Minor Collector Streets

Minor collector streets serve as the backbone circulation route within larger neighborhoods and as the link to larger collector streets. The minor collector street should be local, small scale streets that serve the residential neighborhoods but must be sufficiently wide to carry local traffic at relatively slow speeds (25 m.p.h. or less). The street should allow for on-street parking and a public sidewalk.

Residential Streets

Narrow streets will tend to slow traffic, and may indirectly discourage vehicle use. Where combined with a convenient and safe pedestrian route, narrow streets will encourage residents to walk rather than drive.

Neighborhood Vehicles on Public Streets

Light-weight, two or four-passenger vehicles designed for short range (6 miles) trips could provide a viable alternative to conventional automobiles for certain types of trips within the city. Such trips may include the in-town commute to catch the ACE train, or meet a carpool, trips to the park, or post office, or any other trips that involve short distances on local streets. Most major auto manufacturers now sell these “NEVs” (neighborhood electric vehicles) or “neighborhood vehicles” and State law recognizes them as a special class of vehicle that can legally travel on local streets.

The suitability of such vehicles for regular use depends on the local street system. The development of new residential areas in the City can provide access for these vehicles with the design of safe, direct routes to local destinations, such as schools, parks and neighborhood shopping centers.

4.9 Traffic Calming

Traffic speed is a concern where local and collector streets are relatively straight and there are few intersections. Within the developed portions of the city, in residential and school areas, and where there are pedestrian crossings or sidewalks along the street, it is desirable to slow traffic to safe speeds. This may be accomplished through “traffic calming” measures. These may include signalized or signed intersections, roundabouts and traffic circles, and other physical improvements that cause drivers to slow and be more aware of other vehicles and pedestrian or bicycle traffic.

4.10 Level of Service Standards

The effectiveness of the streets to carry traffic is measured by a standard evaluation criterion, the Level of Service (LOS), a quantitative measure to describe traffic conditions, and as a means of evaluating future traffic conditions. Level of Service is a measure of the existing or projected traffic compared to the theoretical capacity of the street or intersection to safely accommodate traffic. Factors taken into consideration include volume of traffic, street and intersection design, signal timing, and other variables. Each LOS is assigned a letter, ranging from “A” (less than a 5

second wait at intersections and no restrictions on speed along arterials) to “F” (delays of 60 seconds or more at a single intersection). LOS is normally applied to the morning or afternoon peak-hour conditions when traffic is the heaviest.

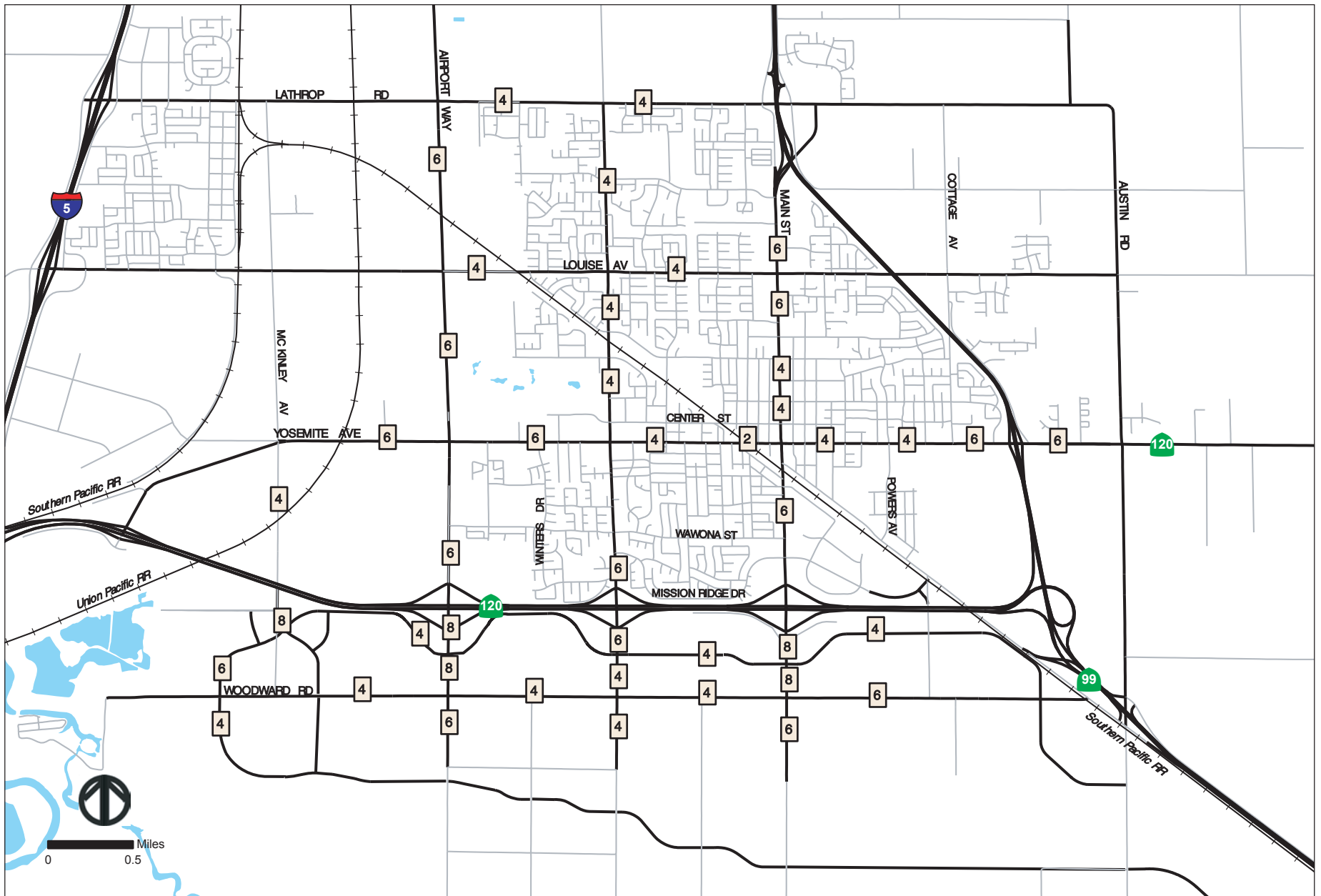
The Public Facilities Implementation Plan (PFIP) is one of the primary implementation programs under the General Plan. The 1993 PFIP established the Level of Service Standard that has guided street improvements in the City for a decade. The PFIP and the General Plan are to be consistent in the application of LOS standards.

4.11 Major Streets Master Plan

The Major Streets Master Plan defines the framework of major streets. It is intended that the City will retain the existing compact form, with development occurring in a concentric pattern. In-fill development is also encouraged in the Land Use Element as a means of accommodating new growth. Consequently, selected existing streets will continue to function as the major streets. Nonetheless, there are potential growth areas within and adjacent to the existing City boundary that will require new major roads and/or system improvements where development is permitted.

Figure 4-1 is a schematic diagram of the number of lanes required on the major streets to accommodate the anticipated traffic demand generated by growth through the year 2025. This street system is intended to comply with the Level of Service standard consistent with the Public Facilities Implementation Plan.

Figure 4-1 also illustrates the approximate alignment of a major new street south of and approximately parallel to SR 120. This street is intended to provide for east-west circulation connecting the major planned employment center located at the Tara Business Park near Woodward Avenue and McKinley Avenue, and the industrial park planned at Austin Road and SR 99. The Major Streets Master Plan indicates future interchange connections between this new road and SR 120 on the west and SR 99 on the east. The east interchange may involve the existing Austin Road interchange, or may involve a new interchange on SR 99 between Austin Road and Olive Avenue.



Manteca General Plan

Policies: Street System

- C-P-1: The City shall strive to attain the highest possible traffic levels of service (LOS) consistent with the financial resources available and the limits of technical feasibility. The impact of new development and land use proposals on LOS should be considered in the review process.
- C-P-2: Manteca's target for transportation LOS is to provide City-wide average LOS of C or better, and a minimum of LOS D at any individual location. LOS C, LOS D and the other Level of Service ratings as defined in current traffic engineering standards. This "C average, D minimum" shall be accomplished by attempting to provide LOS C at all locations, but accepting LOS D under the following circumstances:
- a. Where constructing facilities with enough capacity to provide LOS C 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 C than to provide LOS D.
 - b. Where it is difficult or impossible to maintain LOS C because surrounding facilities in other jurisdictions operate at LOS D or worse.
 - c. Where free-flowing roadways or interchange ramps would discourage use of alternate travel modes.
 - d. Where maintaining LOS C will be a disincentive to use of existing alternative modes or to the implementation of new transportation modes that would reduce vehicle travel.
- C-P-3: Streets shall be dedicated, widened, extended, and constructed according to the Street cross-section diagrams established in the City Improvement Standards. Dedication and improvement of full rights-of-way as shown in the Street Standards shall not be required in

existing developed areas where the City determines that such improvements are either infeasible or undesirable.

- C-P-4: Major circulation improvements shall be completed as abutting lands develop or re-develop, 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-5: Development which would necessitate roadway improvements prior to the development of lands abutting those roadway improvements shall be required to make such improvements, or participate in such improvements, as a condition of approval.
- C-P-6: New development will pay a fair share of the costs of street and other traffic and transportation improvements based on traffic generation and impacts on levels of service in conformance with the standards and policies established in the Public Facilities Implementation Plan.
- 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 traffic routes.
- 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 allow light electric vehicles (NEVs), bicyclists, and pedestrians to travel conveniently and safely from one neighborhood to another without using major streets.
- C-P-10: 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 light electric vehicles (NEVs), bicyclists, and pedestrians to travel conveniently and safely from one neighborhood to another.

- C-P-11: Major circulation improvements which are not tied to abutting development, such as new freeway interchanges or additional freeway ramps, should be implemented in advance of, or concurrent with, major new development within the City which would otherwise result in serious traffic impacts for some or all of the remaining circulation system.
- C-P-12: The City shall promote development of a perimeter road system along Lathrop Road, Austin Road, Woodward Avenue, and Airport Way.
- C-P-13: 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 and fund on-going maintenance to the satisfaction of the Community Development Director.
- C-P-14: The City shall promote in-fill development that completes gaps in the circulation system to facilitate north-south and east-west circulation.
- C-P-15: Residential subdivisions with lots fronting on an existing freeway or arterial street shall provide for a separate frontage road. Developers shall build frontage roads per City improvement standards.
- C-P-16: All single-family residential developments along the south side of the SR 120 shall be developed with a frontage road between the residential development and the freeway and provided with acceptable noise attenuation measures.
- C-P-17: Residential subdivisions backing onto a freeway are discouraged. Where subdivisions back on to an arterial street or collector street, the developer shall have the option to build a masonry wall or a combination wall and berm. The top of walls along freeways shall be at least eight-feet above the elevation of the freeway travel lanes. Walls and berms shall be attractive and developed for low

maintenance. All such berms and walls shall be approved by the City.

- C-P-18: In accord with the PFIP the City shall assess development fees for traffic signals and highway interchanges sufficient to fund system wide improvements. The development fee schedule for these traffic improvements shall be periodically reviewed, and revised as necessary.
- C-P-19: The City shall aggressively pursue state and federal funding to implement the City's Circulation Plan.
- C-P-20: The City shall promote the development of arterials parallel to the SR 120, a new McKinley Avenue and SR120 interchange, a new Austin Road and SR 99 interchange, and a Lathrop Road/ SR 99/ Main Street interchange.

Policies: Traffic Safety

- C-P-21: The creation or continuance of traffic hazards shall be discouraged in new development and other proposals requiring the City to exercise its discretionary authority.
- C-P-22: In the development of new projects, the City shall give special attention to maintaining adequate corner-sight distances at city street intersections and at intersections of city streets and private access drives and roadways.
- C-P-23: The City shall identify and remove, as feasible, obstacles limiting corner-sight distances at city street corners.
- C-P-24: The City shall maintain a program of identification and surveillance of high traffic accident locations, with emphasis on early detection and correction of conditions that could potentially constitute traffic hazards.

Implementation: Street System

- C-I-1. The City shall maintain a master list of the most recent available traffic counts. The master list shall be updated with traffic counts taken in connection with project traffic studies and by special counts conducted by the City as necessary.
- C-I-2. Perform periodic evaluation of the LOS on major streets to identify deterioration in LOS conditions.
- C-I-3. The City shall maintain a Street Master Plan showing the existing and proposed ultimate right-of-way and street width for each road segment within the Primary Urban Service Boundary. The 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 Street Master Plan shall be regularly updated.
- C-I-4. The City shall require new development to participate in the funding and construction of collector and arterial street improvements identified in the Street Master Plan.

Implementation: Traffic Safety

- C-I-5. Maintain a program of identification and surveillance of high traffic accident locations, with emphasis on early detection and correction of conditions which could potentially constitute traffic hazards.

4.12 Parking

Parking demand is generated by the existing businesses, new business, and residents, and is periodically increased significantly by the patrons of special events and activities. 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-25: If future growth in traffic volumes necessitates removal of on-street parking spaces to provide additional traffic lanes, the lost on-street spaces should be replaced with an equal number of off-street spaces within the same vicinity, where feasible.
- C-P-26: The City shall require all new development to provide an adequate number of off-street parking spaces to accommodate the typical parking demands of the type of development on the site. In the downtown area, the City is responsible for development of parking facilities and new development is not required to provide parking.
- C-P-27: The City shall allow parking variances only under the most unusual circumstances, and only after all other possible actions and conditions have been identified and studied. In such cases, the City may require provision of off-site parking, participation in a parking district or other compensation method sufficient to cover the current costs of land acquisition and construction of parking spaces.
- C-P-28: In the downtown area, the Redevelopment Agency shall assist in the provision of off-street parking.
- C-P-29: Ensure that there is adequate parking for normal commercial activities.
- C-P-30: Ensure that there is adequate parking for special events.
- C-P-31: Coordinate the parking area locations with the roadway, transit, pedestrian, and bikeway systems.
- C-P-32: Parking lots will be provided in the downtown area to provide small parking areas within easy walking distance of the businesses, rather than a single large parking lot.

Implementation: Parking

- C-I-6. 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 and an assessment of the adequacy of the City's current standards.
- C-I-7. Work with the local merchants to improve on-street parking conditions.

4.13 Bikeway and Pedestrian Systems

The relatively direct routes afforded by the existing street pattern throughout residential and commercial neighborhoods facilitate bicycle travel in Manteca. The Bicycle Route Master Plan shall define continuous bicycle routes through the residential neighborhoods.

Improving the facilities for bicycling is important for the convenience and enjoyment of Manteca residents and enhancing 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 Paths

- C-P-33: 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.
- C-P-34: Provide spur or branch walkways connecting to the residential neighborhoods and primary public destinations.

- C-P-35: Route sidewalks so that they connect to major public parking areas, transit stops, and intersections with the bikeway system.
- C-P-36: Provide adequate bicycle parking facilities at commercial, business/professional and light industrial uses.
- C-P-37: Improve safety conditions, efficiency, and comfort for bicyclists and pedestrians. Provide shade and/or protection from wind and other weather conditions when possible.
- C-P-38: Wherever possible, bicycle facilities should be separate from roadways and walkways.
- C-P-39: The City shall limit on-street bicycle routes to those streets where the available roadway width and traffic volumes permit safe coexistence of bicycle and motor vehicle traffic.
- C-P-40: The City shall develop a “city-loop” Class I bike path that links Austin Road, Atherton Drive, (the proposed new road south of SR 120), Airport Way and a route along or near Lathrop Road to the Tidewater bike path and its extensions.
- C-P-41: The City shall extend the bicycle route north along the former Tidewater Southern Railway right-of-way, and any branch or connecting link.

Implementation: Bikeways and Pedestrian Paths

- C-I-8. The City shall maintain a Bicycle Route Master Plan and appropriate bicycle lane and street standards.
- C-I-9. Install prominent signs at the major entries to the City warning motorists of the presence of pedestrians and bicyclists.
- C-I-10. Utilize the standards set forth in the California Traffic Manual for improvement and re-striping of collector streets to accommodate, at a minimum, a Class II bike path in both directions.

- C-I-11. 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 Caltrans standards and lighting is provided, where needed.
 - Ensuring that all new and improved streets have bicycle-safe drainage grates and are free of hazards such as uneven pavement and gravel.
- C-I-12. Add bike lanes whenever possible in conjunction with road reconstruction or re-striping projects and subdivision development and related off-site improvements.
- C-I-13. Encourage resident and visitor use of the bike trail system by preparing a map of the pedestrian and bike paths.
- C-I-14. Provide for pedestrian access in the downtown area, along Yosemite Avenue, and in other high-use areas by:
- Constructing wide sidewalks where feasible to accommodate increased pedestrian use.
 - Providing improvements that enhance pedestrian safety and convenience, such as pedestrian bulbs extending into intersections and at crosswalks to reduce walking distances and provide a safe peninsula for pedestrians.

4.14 Public Transit

Manteca is located at a major ground transportation hub in the state and has the opportunity to expand both rail service and bus service. The opportunities will grow with increasing population, and perhaps due to relatively higher costs of travel by automobile. The City can enhance these opportunities by encouraging the use of

public transit by Manteca residents and by implementing additional transit routes and services. But the most significant means of enhancing public transit opportunities is in planning land use and circulation networks.

By locating higher density housing, commercial, employment, recreational, education and institutional facilities along major thoroughfares, and by providing safe, convenient pedestrian routes to these facilities the City can make public transit more effective and viable. Sound land planning can produce benefits equal to a substantial investment in the labor and capital expenditures of a bus system.

In addition to locating major development along the existing major thoroughfares, the land plan anticipates the development of small concentrations of commercial, high-density housing and public uses in the new growth areas. These concentrations are located at logical intervals along potential public transit routes. At full development of the land uses in the new growth areas new transit routes would be within a one-quarter mile walk of a substantial percentage of the new households.

The City can further enhance the use of existing and future transit facilities by providing a local shuttle or small bus network linking residents to activity centers at or near the transit facility. Such transit facilities can provide connections to more than one form of transportation (a multi-modal center) or to a single transportation node.

Policies: Public Transportation

- C-P-42: The City shall work with San Joaquin Regional Transit District to determine the needs for additional bus service within the Manteca City limits.
- C-P-43: The City shall encourage the maintenance and expansion of interstate bus service in the Manteca area.
- C-P-44: The City shall consider alternatives to conventional bus systems, such as small, shuttle buses that connect neighborhood centers to local activity centers.

- C-P-45: The City should explore with the Manteca School District opportunities for joint-use public transit that would provide student transportation and local transit service.
- C-P-46: The City shall encourage Amtrak/ACE operations and commuter and passenger rail service that will benefit the businesses and residents of Manteca.
- C-P-47: 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-48: The City shall encourage the provision of rail service into industrial development.
- C-P-49: The City shall encourage the use of local transportation services, such as jitneys, local shuttles and commuter buses.
- C-P-50: Establish a plan of primary locations where the transit systems will connect to the major bikeways and pedestrian ways and the primary public parking areas.
- C-P-51: Encourage programs that provide ridesharing and vanpool opportunities and other alternative modes of transportation for Manteca residents.
- C-P-52: The City shall promote the development of park-and-ride facilities near 1-5, SR 120, and SR 99.
- C-P-53: 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-P-54: 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.

4.15 Transportation Demand Management

The increase in traffic congestion within Manteca and throughout the region has intensified the need to promote alternative transportation modes. Transportation Demand Management (TDM) refers to measures designed to reduce the number and length of automobile trips, particularly during peak commute hours. TDM measures typically include ridesharing, vanpools, and a variety of management techniques applied by larger employers in metropolitan areas. Typical TDM measures are most effective where they can be implemented by large employers.

In communities where there is a significant number of workers commuting out to a larger metropolitan area the TDM measures focus on ridesharing and vanpooling to reduce the number of single occupant vehicle trips. Reduced vehicle travel can help reduce peak hour traffic congestion, reduce future air pollution concentrations, and reduce consumption of energy for transportation uses. Moreover, it can help reduce individual transportation costs for Manteca residents, yielding potentially significant savings as the cost of fuel rises.

Policies: Transportation Demand Management

- C-I-15. The City shall establish a requirement for a transportation demand management program in any business park, industrial or commercial land use that employs more than 50 full time equivalent employees.
- C-I-16. The City shall make information available at City Hall and the library regarding public transit, ridesharing, van-pools, and other transportation alternatives to single occupant vehicles.
- C-I-17. The City shall provide information about transit services at the City Hall and library.

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5 ECONOMIC DEVELOPMENT ELEMENT

5.1 Context and Potential for Growth

Manteca is poised to see a transformation of its economy. Regional, national and international trends present opportunities and challenges that can lead to the achievement of the long standing goal of a balanced economy with a wide range of employment opportunities and retail services. Manteca is located in the center of an emerging interregional metropolitan area and its economy is in the process of transformation. The traditional economic engine of agriculture and food processing, although still important, are being supplanted by warehousing and distribution industries that take advantage of the central location, relatively affordable land, and transportation network. Manteca is also characterized by the high percentage of interregional commuters who are attracted by the community's quality of life and relatively affordable housing. This skilled workforce, presently commuting long distances, is a resource for economic development. Due in part to the skills of the commuter workforce, Manteca is increasingly competitive for the location of manufacturing and office uses.

Job creation is of primary importance in creating a stable economy. New employers and existing employers expanding business in Manteca (addressed in "Business Sector") are ways that job creation can occur. It is critical that Manteca residents are able to find jobs in the community if desired, at an income level needed to sustain their existing lifestyle.

The future of Manteca's economic development will hinge on:

- **Land Use:** Availability of land designated for commercial development- appropriately located and with the correct mix of industrial, office and retail land uses.
- **Labor Force:** The skills and training of the Manteca workforce.
- **Business Sector:** Attraction of private sector business investment in the community.

- **Housing:** The provision of housing that is affordable to the Manteca workforce.
- **Quality of Life:** The quality of life in the community to draw commercial development and residents.
- **Infrastructure:** The provision of adequate infrastructure- roads, transit, water, sewer, power, telecommunications- to serve planned development.

The strategies underlying this Economic Development Element are to address each of these factors and to guide the community towards the achievement of the goal of economic growth, sustainability, balance, fiscal strength as well as social and physical health. This can be accomplished by establishing effective goals, policies, and standards in the General Plan and Manteca Municipal Code that will anticipate and accommodate new growth and protect and enhance Manteca's quality of life.

The General Plan delineates Manteca's role in a growing regional economy by providing opportunities for local employment, a more diversified local economy, and increased retail sales. Land use guidelines create an opportunity to further economic self-sufficiency and foster sound economic bases that will afford quality service levels while maintaining economic competitiveness and encourage retention of Manteca's quality of life. The land use guidelines established will permit and encourage economic activities that create employment opportunities that are commensurate with local housing costs, generate a positive sustained revenue flow into the City, maximize economic multiplier effects, and minimize reliance on City services and expenditures.

5.2 Local Government's Role in Economic Development

Economic development is generally described as an activity intended to foster, create, or enhance economic opportunities, including jobs, industries, and sales tax base. These activities are often regional in scope and organized by local government. Private and public development organizations, local businesses, business groups, and residents all have a stake in a prosperous economy. Economic development programs commonly include activities related to job creation and retention,

employment training programs, and opportunities for the creation of public and private capital investments.

Local planning, through the inclusion of an Economic Development Element in a General Plan, is a key tool to strengthen community development activities, enhance economic growth, and reinforce the planning process as a positive part of economic development. An improved local business climate that recognizes regional constraints and opportunities, expansion of the local tax base, and enhanced employment opportunities are benefits of a planning effort that has an emphasis on economic development. Reinforcement of the planning process through the adoption of an Economic Development Element is an effective method of managing growth in order to achieve a broad range of community goals and objectives, including a prosperous economy.

A prosperous economy is the result of a dynamic interaction of the labor market, housing market, business sector, and quality of life. A successful union of these factors will help Manteca to capture high value, commercial projects that bolster municipal revenue, provide interesting and diverse jobs that pay well, and foster a balance of jobs and housing in the community.

5.3 Land Use

The availability of land, properly located, in appropriate lot configuration, with a range of uses is critical to the development of the Community. Land should be designated for commercial development that allows for a response to market pressure and which is guided to the correct locations to enhance and preserve the community.

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.

5.4 Labor Force

Education and training form a critical component of the economic fabric of the community. The skills and training of the workforce are among the most important factors influencing business relocation and expansion. High quality educational opportunities at all levels, including re-training, are essential to maintain and improve the economic environment and to enhance the quality of life.

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.

5.5 Business Sector

Manteca's business community, including retail, service, and industrial activities, is at the heart of the economic engine. Businesses provide job opportunities, a healthy sales tax base, and goods and services to the community. The expansion and retention of existing businesses as well as the creation of new businesses will serve to improve Manteca's economy. New jobs will be created, decreasing the average commute time for Mantecans and enhancing residents' quality of life.

- 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.

5.6 Housing

The availability of quality housing, affordable to the existing and prospective workforce, is a critical factor in the attraction of employers to Manteca. Housing that is affordable to Manteca's workforce is critical to reduce out-commuting. If the housing being developed were not affordable to the Manteca workforce, substantial out-commuting would still occur with the jobs filled by commuters from other lower-cost areas. Such a "leapfrog" commute increases traffic, strains infrastructure, fractures the community, and undermines environmental quality. It is also important that a full range of housing be provided for each segment of the workforce, from laborers to executives.

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

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.

5.7 Quality of Life

Maintaining a high standard of living and quality of life is critical to Manteca's future success. Amenities, such as easy circulation, culture, good air quality, low housing costs, and availability of jobs, help to ensure a more stable population and attract residents and visitors to the community.

- 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.

5.8 Infrastructure

The availability of public and private infrastructure to support commercial development will dictate whether it will be possible to attract desired commercial development to Manteca. Infrastructure investment must be timed to encourage economic development activities so as to allow quick responses to market opportunities.

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 mechanisms.

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6 PUBLIC FACILITIES AND SERVICES ELEMENT

6.1 Purpose

Public facilities and services provide the framework that supports and sustains the community. They are essential to maintaining the current quality of life and accommodating economic growth and development in the community. The availability and capacity of public infrastructure determines the ability to use land.

The Public Facilities and Services Element is focused on ensuring that the community infrastructure is in place to accommodate the growth and development identified in other elements of this General Plan. This element addresses both hard infrastructure (such as water and sewer) and public services (recreation and parks) that are provided by the City.

The infrastructure facilities and public services addressed in this element are:

- Domestic Water
- Sewer
- Major Drainage
- Electricity Services
- Solid Waste
- Education
- Health Care
- Police
- Fire
- Parks and Recreation

6.2 Relationship to Other General Plan Elements

The location and capacity of basic infrastructure is closely related to the Land Use Element, Housing Element, Circulation Element, and Economic Development Element. The goals and policies of these other elements cannot be fully achieved where the basic public infrastructure is lacking.

The Public Facilities and Services Element addresses a broad range of activities by the City and the other service agencies in the community. Each of these services and activities may have specific goals that relate only to the character of that service. These principles establish the fundamental direction for expanding and refining the public services in the community.

6.3 Projected Growth Relative to Public Facilities and Services

Population growth and economic development affect all public services and facilities. The City promotes orderly development and accommodates projected growth by providing general engineering services to regulate the construction of municipal structures, city streets, sewage disposal, water supply, and storm drainage facilities. Through regulation, the City provides a high standard of construction for public services in order to preserve and protect public health, safety, and convenience.

6.4 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.

6.5 Domestic Water

Supply

Water facilities in the City of Manteca consist primarily of water wells and transmission mains. Past development has generally occurred concentrically out from the center of the community. Water distribution facilities in the portion of the City that is generally developed (i.e., from Airport Way to SR 99 and from Lathrop Road to SR 120) have been near fully constructed and have the capacity to serve the

existing development plus the future infill development. The outlying areas will need to have water transmission pipelines extended from the existing grid before development can occur. Additionally, these areas will need to develop new sources of supply, in the form of well, to provide for the water demands.

The City of Manteca's target Level of Service (LOS) for water is to supply an average of 200 gallons per day per person at pressures no less than 40 pounds per square inch (average conditions) and 20 pounds per square inch (emergency and peak demand conditions) (PFIP). Additional flow is needed for fire suppression of 1,250 gallons per minute (gpm) for residential uses, 2,500 gpm for commercial land uses, and 3,500 gpm for industrial land uses.

Future Water Demand

The LOS targets identified should be maintained through all future development. The PFIP is intended to identify the location, timing, and financing of future water demand. Generally, water facilities to serve the demand created by new growth can be expanded relatively easily and in a cost-effective manner by constructing transmission pipelines and wells.

Future demand for water facilities is generated by new development, in accordance with the Land Use Plan, based on the relative average demand for water by the various land use types. The PFIP addresses the specific calculation and provides for infrastructure improvements to meet future water demand.

The City of Manteca currently relies entirely on groundwater to meet the water demand of its residents. The current demand overdrafts the existing groundwater supply, which if continued, will result in degradation of our groundwater resources. While the City's water supply continues to comply with all Federal and State drinking water standards, measures must be taken to ensure future water quality. The City of Manteca has planned to supplement the groundwater with treated surface water from the South County Surface Water Project to eliminate over-drafting thus preserving groundwater quality for Manteca's future.

This project includes the construction of a state-of-the-art water treatment plant at Woodward Reservoir and 40 miles of pipeline to deliver treated water to each of the

participating cities, including Manteca. When complete, the South County Surface Water Supply Project will enable each of the cities to meet their present and future water needs. The project will help preserve groundwater quality and promote regional water management planning, keeping water historically used in San Joaquin County within the County.

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.

6.6 Sewer

Generally, the land within the existing developed City has trunk sewer constructed to fully serve the expected development. Undeveloped areas will require new municipal sewer collection facilities in order to develop.

Manteca's target level of service for sewer is to collect and treat an average of 325 gallons per day per dwelling unit equivalent (due). This standard is applicable both in the areas of Manteca that have already developed and in the geographic areas where development is expected. Maintaining this same standard as development occurs will require innovative solutions to extending the reach of the standard over greater distances than in the past.

Average Household Demand for Sewer Service

Demand for sewer facilities is generated by the land uses established in the Land Use Plan and by the residents, employees, and visitors of those land uses that are being served. Future expansion of sewer collection facilities is required to maintain the existing LOS and timing standards.

Sewer collection dwelling unit equivalent (due) factors are calculated in the PFIP based on the relative average generation of wastewater for the various land use types. Sewer generation factors are based upon the expected building intensities and population densities. For example, the average daily generation per unit for Low Density Residential (LDR) is calculated as the product of the population per unit (3.25) times the average daily per capita generation (100 gallons). As a result, the LDR generation is 325 gallons per unit per day. Sewer flow generation factors are based upon industry standards applicable to conceptual level facilities planning and professional judgement.

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.

6.7 Major Drainage

The capacity of the French Camp Outlet Channel and its tributary drains is the limiting factor that sets the flow rates for drainage systems in the city. Location of the discharge along the outlet conduits and channels is not a factor affecting the hydraulic capacity requirements of the system. Therefore, regardless of position along the channel, each tributary subarea along the system is provided the same level of service.

The City of Manteca's target level of service is to provide 10-year storm drainage protection for all development and to provide 100-year storm drainage protection for all structures.

All storm water is to flow to detention basins in order to help control both the quality and quantity of storm runoff discharge to the main drainage system, and ultimately the San Joaquin River. Detention basins are designed to temporarily hold and gradually release water for short periods not to exceed 72 hours. Retention basins do not provide for release but will allow water to percolate or evaporate within a 72-hour period.

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.

6.8 Electricity

The availability of relatively cost-effective power is essential for many types of businesses and residents of Manteca. In order to expand economic development opportunities and enhance the quality of life, the City must seek and support expansion of the available power supply. Recent events in California's electric industry have further demonstrated the need for available power to new development.

Over the past twenty years, California has transformed its electric system from one that was integrated and highly regulated to one that is unbundled and increasingly subject to competitive markets and federal oversight. In 1996, the State of California passed deregulation legislation to allow for wholesale trading of electricity and implement competition at the retail level. During the ensuing years, demand for electricity has increased and electric generating capacity has decreased (U.S. Department of Energy, June 2001).

During the summer of 2001, California experienced rotating electrical outages. These outages have reduced the reliability of electricity; that is, the assurance of adequate supply and the security of operations. Electricity reliability is based on the following factors:

- Higher summer temperatures will increase customer electrical demand.
- Hydroelectric generation will be limited by low water levels and reduced snowpack.
- Planned new generating powerplants may not come online when expected.
- Forced outages of generating capacity may be more than expected.

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.

6.9 Solid Waste

The Solid Waste Department helps to ensure that the City's residential and commercial demands are met effectively and that landfill use remains available for future generations by helping residents and businesses to recycle, compost and reduce the overall solid waste load. Manteca provides the following solid waste services:

- Residential recycling picked up on a bi-weekly schedule
- Residential bi-weekly curbside pickup of compost materials
- Leaf and Christmas tree pick up
- Oil collection containers picked up on a weekly basis
- Commercial recycling
- Household Hazardous Waste collection

The City of Manteca utilizes the Lovelace Transfer Station to process and ship its solid waste and materials. The Lovelace Transfer Station is of regional significance in that it provides services to the majority of south San Joaquin County.

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.

6.10 Education

Education opportunities are important for the quality of life of residents and the overall sense of community that a good school system provides. The education programs and facilities are an integral part of the community. Good local education opportunity is also an important factor in economic development. The local public school system is essential because future employees will prefer to locate where their children have access to quality education.

Advanced education and training is important for residents to expand their interests and increase their job skills. Technological advances in many fields require that workers have access to on-going training. Therefore, adult education and life-long learning opportunities will become increasingly important.

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.

6.11 Police

The Manteca Police Department is a full service municipal law enforcement agency with specialized assignments and recognized specialties. In addition, the Department has an active and valuable volunteer staff consisting of Police Explorers, Reserve Officers, and senior citizens who render invaluable assistance to the Department and the community. The Department provides aggressive crime prevention through neighborhood watch, proactive enforcement, community policing, and citizen involvement.

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.

6.12 Fire Protection

Fire protection and emergency response is essential for the well being of Manteca residents and is fundamental to attract many types of businesses to the community. The Manteca Fire Department provides fire service in the City of Manteca.

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.

6.13 Recreation and Parks

Parks are an important part of the overall vision for the City of Manteca. The primary intent of park improvements in the City is to provide recreation amenities for the residents. A secondary objective is to provide space for public gatherings that may attract visitors to the community. In addition to the typical purposes of providing for open space and recreation for City residents, the parks are envisioned as space for music, craft fairs, and other public events. Consequently, the parks need to be designed to serve a variety of roles.

In order to meet the primary objective of resident recreation, the park facilities need to be designed with the local neighborhoods in mind. Parks should be distributed

throughout the City so that there is a park within reasonable walking distance of all residents.

Parks and Recreation

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.

- PF-P-57. The City shall adopt a Bicycle Route Master Plan and develop a bicycle route system linking areas, schools, public facilities, the downtown core, and neighborhoods.

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.

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7 SAFETY ELEMENT

The Safety Element identifies the potential hazards in the community that must be considered when planning the location, type, and intensity of development. The primary objective of the Safety Element is to reduce the potential for loss of life, injuries, and property damage that could result from a natural or a man-made disaster.

Specific topics addressed in this Element include:

- Geologic and Seismic Hazards
- Flood Hazards
- Hazardous Materials
- Emergency Response Planning

7.1 Geologic and Seismic Hazards

Subsidence Potential

Subsidence is the settlement of soils due to either desiccation (dehydration) and shrinkage or oxidation of organic material, or both, following drainage. Subsidence is not a characteristic of the nineteen soil series found within the Study Area. (Soil Survey of San Joaquin County, California, Soil Conservation Service, U.S. Department of Agriculture, 1988)

Seismic Hazards

A seismic hazard is due to existence of active or potentially active earthquake faults. The term “earthquake” is used to describe both sudden slip on a fault, and the resulting ground shaking and radiated seismic energy caused by the slip, or by volcanic or magmatic activity, or other sudden stress changes in the earth.

The Alquist-Priolo Special Studies Zone Act of 1972 is directed at areas identified by the California State Geologist as having active surface fault ruptures. It is a regulatory prohibition to build across a surface fault rupture of active faults. It addresses earthquake safety in building permits and subdivision procedures by requiring project applicants to submit a registered geologist's report describing the potential for on-site surface rupture.

Manteca is not located within an Alquist-Priolo Fault-Rupture Hazard Zone. There are faults located in the region, but there are no known faults located within or adjacent to the study area.

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 strengthening buildings, changing the use of the buildings to an acceptable occupancy level, or demolishing the buildings.

7.2 Flood Hazards

Flood hazards in the Planning Area are the result of the 100-year flood, localized drainage problems, and dam failure. The primary effects of flooding are caused by

the initial force of floodwaters that can shatter structures and uplift vehicles. Floodwaters can carry large objects downstream which have the force to remove stationary structures. Saturation of materials and earth can cause instability, collapse, and damage. Objects can be buried through sediment deposition. Floods can cause drowning or isolation of persons and animals. Floodwaters can break utility lines, interrupting services and potentially affecting health and safety, particularly in the case of broken sewer or gas lines. The secondary effects of flooding are due to standing water. Standing water can result in loss of crops, septic tank failure, and water well contamination. Standing water can also damage road, foundations, and electrical circuits.

Impervious Surfaces and Stormwater Runoff

Those development and redevelopment activities authorized under the General Plan Update will result in the introduction of additional impervious surfaces in the planning area and diminish the amount of pervious areas where rain waters can permeate. Based on the higher urbanized nature of the planning area, the extent of additional site coverage and the additional storm flows resulting therefrom will be minimal.

Storm water pollution can result from the contamination of runoff from urban areas as it drains from streets or property through the municipal storm water drainage system and into waterways (rivers, sloughs, creeks etc.) The contaminated storm water may affect commercial fisheries, restrict swimming areas or affect the navigability of the regional waters.

100-Year Flood Areas

The primary flood hazard in the study area is the San Joaquin River and its tributaries. The hydrology of the region consists of this established river system and can be directly affected by several external factors. Meteorological events such as intense precipitation may adversely affect the natural drainage of the region. In addition, seasonal snowmelt will significantly contribute to the volume of water in the local hydrologic system. Urbanization contributes to an increased volume in the hydrologic system by maintaining a high percentage of impervious surface, which

does not allow for infiltration of water into the soil and thus results in increased velocities and volumes of runoff. All of these factors can lead to exceeding the natural carrying capacity of the existing hydrology, which results in flooding of low-lying areas.

Dam Failure Inundation

Portions of the 100-year floodplain would be subject to inundation in the event of dam failure. Although the likelihood is remote, the area subject to inundation within the study area is not specifically defined, but would generally coincide with the area delineated as the 100-year floodplain.

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.

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 100-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 100-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 100-year flood or, alternatively, elevated to at least one foot above the 100-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.

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.

7.3 Hazardous Materials

The handling of hazardous materials is a daily activity in truck and train traffic that pass near or through the City. The Federal Government, under Title 49 of the Code of Federal Regulations, lists thousands of hazardous materials, ranging from

radioactive waste and explosives to gasoline, insecticides, and household cleaning products.

Urban development in general introduces potential for pollution. Often, pollution found on the ground can be carried to water sources through stormwater runoff. The stormwater runoff can be expected to contain trace concentrations of nutrients, turbidity, oil and grease, and heavy metals. Some common sources of pollution include:

- leakage of petroleum products from automobiles onto roads and parking areas;
- fertilizers, herbicides and pesticides applied to lawns, golf course turf, gardens and other landscaping;
- excrement from pets and livestock;
- human waste and waste water generation;
- inappropriate disposal of house-hold and commercial chemicals;
- sediment introduced from bare ground and graded surfaces; and
- solid waste disposal.

Light industrial development is expected to involve storage and use of hazardous materials. Commercial development such as automotive repair shops will also utilize hazardous materials. Hazardous wastes are expected to be generated by some businesses.

Pollution and stormwater runoff can be hazardous to the general population as well as specific populations surrounding pollution sources.

Storage

Safe and proper storage of hazardous materials incorporates a variety of techniques, depending upon the type of material being stored. Underground storage tanks are commonly used for the storage of hazardous material, especially petroleum products.

These storage devices are found most often at gas stations and business operating vehicle fleets. Leaking underground storage tanks contaminate the surrounding soil and possibly the water table. There are several gas stations operating within the City of Manteca, especially near SR 99 and SR 120. The Union Pacific Railroad facilities are another potential location of hazardous materials storage.

Transportation

Hazardous materials are routinely transported by truck over state and federal highways as well as local roads (e.g., gasoline tankers). The California Vehicle Code Section 31303 requires that hazardous materials be transported via routes with the least overall travel time and prohibits the transportation of hazardous materials through residential neighborhoods.

The Union Pacific Railroad through the City must be considered a possible source of hazardous material spills. In the event of a derailing or other railroad accident, the residents could be exposed to any hazardous materials being transported by the railroad.

Disposal

Hazardous material, used in many household products (e.g., drain cleaners, waste oil, cleaning fluids, insecticides, and car batteries) are often improperly disposed of as a part of normal household trash. Furthermore, there is risk to the community from exposure or explosion caused by adding hazardous waste to landfills that are not equipped to handle those materials.

Emergency Response

Response to a hazardous waste spill varies according to the circumstances under which it is released. Union Pacific Railroad has primary responsibility for hazardous materials spill on its premises. Hazardous materials spills on the state and federal highways are the responsibility of Caltrans and the California Highway Patrol (CHP), providing on-scene management of the spill site and coordinating with the Environmental Health Department, Office of Emergency Services, and the local fire

department. Primary responsibility for handling of hazardous materials spills within the City is the Manteca Fire Department.

Goal S-5. 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-15. The City shall maintain an awareness of hazardous materials throughout the Manteca region.

S-P-16. 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-17. 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-9. 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-10. 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-11. 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-12. Cooperate fully with Union Pacific Railroad and other agencies, such as the CHP, in the event of a hazardous material emergency.

- S-I-13. Continue the City hazardous waste pick-up program for household hazardous materials.

7.4 Emergency Procedures

This section refers to emergency procedures required for rescue operations, medical assistance, fire fighting, and evacuation of residents, visitors, and personnel during a natural or man-made disaster within the City.

- Goal S-6.** Ensure that City emergency procedures are adequate in the event of potential natural or man-made disasters.

Policies: Emergency Procedures

- S-P-18. The City shall maintain and periodically update the City's Emergency Plan.

Implementation Policies: Emergency Procedures

- S-I-14. The City shall conduct periodic emergency response exercises to test the effectiveness of City emergency response procedures.
- S-I-15. The City shall review County and State emergency response procedures that must be coordinated with City procedures.

8. RESOURCE CONSERVATION ELEMENT

*(This element was titled Natural Resources in the 1988 General Plan).

Clean air and water, healthy agricultural land and soil, and open space opportunities make Manteca an attractive place to live and work. These assets must be conserved and protected as the community grows and the population increases.

This General Plan seeks to accommodate population growth while conserving and protecting the area's natural resources and quality of life. Economic development (i.e. growth) and maintaining quality of life are not inconsistent and contradictory goals. Indeed, economic development for the City of Manteca depends on protecting the natural resources that are essential to the quality of life in Manteca.

8.1 Authority

The Conservation Element and the Open Space Element are both mandated by the Government Code (Sections 65302(d) and 65302(e)). The Conservation Element is required to:

“...provide direction regarding the conservation, development, and utilization of natural resources.”

The Open Space Element is required to:

“...guide the comprehensive and long-range preservation and conservation of ‘open-space land’ (Section 65563). Open-space land is defined in the code as any parcel or area of land or water that is essentially unimproved and devoted to open-space use (Section 65560(b)).”

The discussion of these topics are organized under the following headings:

- Water Conservation
- Energy Conservation
- Soils and Erosion Control
- Water Quality
- Open Space

- Agricultural Resources
- Biological Resources
- Mineral Resources
- Historic and Cultural Resources

8.2 Relationship to Other General Plan Elements

The required topics for the Resource Conservation Element indicate substantial overlap with other Elements of this General Plan. For example, water supply and energy sources are also addressed in the Public Services and Facilities Element. Open space is addressed in the Land Use Element. Energy efficiency is discussed in the Community Design Element and the Circulation Element.

8.3 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.

8.3.1 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.

8.3.2 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.

8.4 Energy Conservation

Successful growth in Manteca is dependent in part on conservation and planning for the future allocation of energy resources. The primary goals are not only to conserve and protect current energy resources, but also to seek new sources of energy for current and future land use.

Energy supply and conservation are also addressed in the Public Facilities and Services Element and the Housing Element.

- 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.

8.4.1 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.

8.4.2 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.

8.5 Soils and Erosion Control

The primary concerns regarding soil erosion are soil loss, and water quality loss due to erosion and sedimentation. The effect on water quality is discussed below. Soil loss is due primarily to development and land management practices that leave disturbed soil exposed to weather.

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

8.5.1 Policies: Soils and Erosion Control

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

8.5.2 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.

8.6 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.

8.6.1 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.

8.6.2 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.

8.7 Open Space

Manteca is a relatively compact, urbanized community with an established civic center, surrounded by agricultural land. The City is physically divided by the

Tidewater Bikeway, which was a former railroad right-of-way. Protection of open space is fundamental to maintain the quality of life enjoyed by current and future residents. New development will inherently change some aspects of the open space resource through conversion of agricultural land. However, through planning for the location and character of new development, open space areas can be preserved.

Open space is also addressed in the Biological Resources discussion below.

Manteca's open space areas are intended to serve the following purposes:

- **Open space for the preservation of natural and biological resources.** Such areas are required for the preservation of plant and animal life, including habitat for plant and wildlife species (particularly rare, endangered, or threatened plant and wildlife species), areas required for ecological and other scientific study purposes, tributaries of the San Joaquin River, and wetlands.
- **Open space for the recreation opportunities.** Many open space areas can be used for passive recreation, such as walking and hiking.
- **Public health and safety.** This refers to areas requiring special management or regulation due to hazardous or special conditions, such as earthquake fault zones, unstable soil areas, and areas required for the protection and enhancement of air quality.

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.

8.7.1 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.

8.7.2 Implementation: Open Space

- 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.

8.8 Agricultural Resources

Manteca is located in an area of rich agricultural resources, including orchards, dairies, vineyards, row crops, and pasture land. A wide variety of agricultural production takes place in Manteca. Manteca desires to recognize the value of local agricultural resources. The City of Manteca has adopted a right-to-farm ordinance that requires developers of new subdivisions adjacent to agricultural land to notify new homebuyers that agricultural uses may present problems such as dust, noise, and odors.

Some of the farmland in Manteca has agricultural preserve status, under Williamson Act contracts (see Land Use Element).

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.

8.8.1 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.

8.8.2 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.

8.9 Biological Resources

The land area surrounding the urbanized portion of Manteca is predominantly farmland, including alfalfa, orchards, row crops, and pasture. Agricultural lands have become important foraging resources for a number of species, including Swainson's Hawk which is a California State and federally protected species. Riparian woodland is found along the San Joaquin River to the west of the Study Area, and along its tributary, Walthall Slough. This riparian woodland is of special interest as the last remnant of natural vegetation that was once more extensive. Riparian woodland provides food and cover for a large number of wildlife species. Wetlands have also been identified along Highway 120 in the eastern portion of the Study Area.

8.10 San Joaquin County Multi-Species Habitat Conservation and Open Space Plan

The San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) is a multi-species, multi-habitat, multi-purpose open space management program for all of San Joaquin County. The Manteca City Council adopted the SJMSCP (Resolution #R2001-46) on February 5, 2001, signing a Joint Powers Agreement with other City, County, State, and Federal agencies.

The SJMSCP is a 50-year Plan (2001 – 2051) that provides compensation for the conversion of open space to non-open space uses which affect the plant, fish, and wildlife species covered by the Plan. The Plan also includes some compensation to offset the impacts of open space conversions on non-wildlife related resources such as recreation, agriculture, scenic values, and other beneficial open space.

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

8.10.1 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.

8.10.2 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.

8.11 Mineral Resources

The State of California has identified lands in the General Plan Study Area, near the San Joaquin River, as areas of significant mineral resources. In particular, sand deposits in these areas are considered to be of regional significance. However, Brown Sand and Gravel, Incorporated, the only operator within the Study Area (Oakwood Lake Pit), has completed mining operations. Oakwood Lake Resort has been created from reclaimed mined lands.

8.12 Cultural Resources

The prehistory of the Manteca area is based on the archaeology of the greater Sacramento Delta region. Modern Manteca began as a railroad flag stop, Powell's Station, at the present location of downtown. Community life within Manteca's present city limits focused on the corner of Louise Avenue and Union Road.

Residential neighborhoods were beginning to fill in by 1918. The City of Manteca was incorporated on May 28, 1918. During the 1950's, the City grew even faster, as Manteca's inexpensive housing and small-town atmosphere drew workers from the Sharpe Army Depot in Lathrop and industrial plants in outlying areas.

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.

8.12.1 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.

8.12.2 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.

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9 NOISE ELEMENT

9.1 Introduction

Noise is generally defined as unwanted sound. A sound that may be disturbing to one person may go unnoticed by another. Noise levels have been quantified into units called “decibels” (dB) to remove the subjective reaction to noise by persons of differing sensitivities to noise. All sound levels referred to in this document are in A-weighted decibels (often abbreviated dBA). A-weighting de-emphasizes the very low and very high frequencies of sound in a manner that is similar to how the human ear perceives sound.

The contents of the Noise Element and the methods used in its preparation have been determined by the requirements of Section 65302 (f) of the California Government Code and by the *Guidelines for the Preparation and Content of the Noise Element of the General Plan* prepared by the California Department of Health Services and included in the 1990 State of California *General Plan Guidelines*, published by the State Office of Planning and Research. The *Guidelines* require that major noise sources and areas containing noise-sensitive land uses be identified and quantified by preparing generalized noise exposure contours for current and projected conditions. Contours may be prepared in terms of either the Community Noise Equivalent Level (CNEL) or the Day-Night Average Level (L_{dn}), which are descriptors of total noise exposure at a given location for an annual average day. The CNEL and L_{dn} are generally considered to be equivalent descriptors of the community noise environment within plus or minus 1.0 dB.

Sources of noise can be divided into two categories: stationary and mobile sources. Within the City of Manteca, the primary source of noise is vehicular traffic along SR 99, SR 120, and other arterial routes (e.g. Yosemite Avenue). Additional noise impacts are produced from rail traffic along the rail lines that cross through the City.

The purpose of the Noise Element is to define goals and policies for managing the effect of sound in the community. It is the overall goal of the Noise Element to protect the health and welfare of the community by promoting community development and activities that are compatible with noise level criteria.

9.2 Sensitive Land Uses

Noise sensitive land uses refer to specific uses where a person would be adversely impacted by noise and where the person would have the expectation of a relatively quiet environment. Uses generally include residences of all types, nursing homes, day care centers, medical facilities, schools, parks, and open space (see Table 9-1 for complete list of sensitive land uses).

9.3 Noise Goals

The existing city is a relatively quiet residential community with the notable exceptions of the railroad operations, traffic noise from SR 99 and SR 120, and commercial/industrial uses. These sources are endemic to the community and cannot be easily avoided. The fundamental objective is to avoid creating new noise generating conditions that would degrade the existing community environment, or to place a sensitive land use where it would be adversely affected by an existing noise source.

- 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.

9.4 Policies and Implementation Measures

9.4.1 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.

- Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions and the predominant noise sources.
- Estimate existing and projected (20 years) noise levels in terms of the standards of Table 9-1 or Table 9-2, and compare those levels to the adopted policies of the Noise Element.
- Recommend appropriate mitigation measures to achieve compliance with the adopted policies and standards of the Noise Element.
- Estimate noise exposure after the prescribed mitigation measures have been implemented.
- 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	60 ²	45	
Transient Lodging	60 ²	45	
Hospitals, Nursing Homes	60 ²	45	
Theaters, Auditoriums, Music Halls			35
Churches, Music Halls	60 ²		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 L_{dn} or below using a practical application of the best noise-reduction technology, an exterior noise level of up to 65 L_{dn} 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.

9.4.2 Implementation:

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

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10 AIR QUALITY ELEMENT

10.1 Introduction

Clean air is a critical environmental resource that affects the daily life of residents and can be a significant factor in sustaining the economic viability of the City. The Air Quality Element promotes air quality standards in all aspects of development, transportation, and activity affected by this General Plan to protect the health and welfare of the community.

The Air Quality Element addresses the primary air quality concerns in the region. These include ozone precursors from internal combustion engines (smog), dust and other man-made airborne particles, objectionable odors and hazardous or toxic fumes.

Air pollution is typically a regional concern, but the City has influence over factors that contribute to local air pollution. Cities and counties are responsible for implementing air friendly community planning that promotes pedestrian traffic, commute alternatives, and cleaner transit fleets, and can cooperate in policies and implementation to redress existing jobs housing imbalances that result in significant commuting trips. Local government policies and implementation measures can have a strong beneficial effect on limiting air pollution.

The methods by which the City can address these air quality concerns generally fall into the following action categories.

- Reduce the number of vehicle miles traveled by automobiles, particularly short range, cold-start trips that have the highest emissions.
- Reduce the use of two stroke internal combustion engines, such as lawn mowers and leaf blowers.
- Control activities that generate particulate materials, such as woodburning fireplaces and stoves, leaf and trash burning, and dust from construction activities.

- Control activities that could generate toxic or obnoxious fumes and separate these activities from residences, schools, hospitals and other sensitive land uses.

10.2 Existing Conditions in Manteca

Air pollution in Manteca and the San Joaquin Valley is attributable to several factors.

- Vehicles, both from local traffic and from the presence of two major thoroughfares (Interstate 5 and State Route 99) transecting the Valley.
- Long, warm summer days and surrounding mountains that trap air within the San Joaquin Valley.
- Pollution from other areas transported to the San Joaquin Valley by prevailing winds.

The City of Manteca is within the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). SJVAPCD was created to improve the health and quality of life for all San Joaquin Valley residents through cooperative and effective air quality programs. The District develops plans and implements control measures in program areas. These controls primarily affect stationary sources such as factories and plants.

10.3 Air Quality Goals

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.

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.

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11 ADMINISTRATION AND IMPLEMENTATION ELEMENT

11.1 Introduction

The Administration and Implementation Element provides a tool to City staff and elected officials to administer and implement the General Plan. This Element is the framework for review of individual actions and programs (implementation measures) and review of the comprehensive General Plan.

Although the General Plan covers a long-range period, it is not intended to be an inflexible document. This General Plan is based on estimates of future growth and development. As time passes, certain assumptions made in the General Plan may no longer be valid, due to changing circumstances or new information.

To ensure that the General Plan is true to the original vision and principles it should be reviewed at regular intervals of approximately five years. Periodic adjustments to the General Plan may occur from time to time, as development opportunities emerge.

11.2 Administration and Implementation Goals

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.

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12. HOUSING ELEMENT

12.1 Introduction and Overview

The Housing Element is an update of the City of Manteca Housing Element that was included in the comprehensive Manteca General Plan adopted in 1988. The City did not prepare a subsequent Housing Element. Therefore, the implementation measures and quantified objectives relate to conditions and community growth that have changed significantly in the intervening 15 years.

The Housing Element was prepared concurrent with preparation of the Manteca General Plan 2023, an update of the 1988 General Plan. The procedural integration of the Housing Element update and the General Plan update was necessary to link the General Plan Land Use and Housing Elements. The 2023 General Plan update embodies a departure from the land use policies in 1988 General Plan in three distinct ways that directly affect the housing opportunities in the city.

- Providing substantially greater land area for higher density housing.
- Creating a new land use zone that provides for multi-family housing in a mixed commercial setting.
- General Plan Land Use designations and planned subsequent zoning ordinance amendments will increase the housing density allowed in each zone designation.

The Housing Element identifies strategies and programs that focus on:

- Encouraging new development and rehabilitation of multi-family, small single family dwellings, cluster and other diverse types of housing;
- Removing barriers to affordable housing development;
- Maintaining and preserving existing housing;
- Promoting fair housing practices;
- Providing housing for special needs populations; and

- Reducing housing costs by providing cost efficient public services and infrastructure, and minimizing ongoing household expenditures for transportation and energy.

The Housing Element consists of five sections:

- **Introduction and Overview**, describing the purpose, scope, legislative requirements, and content of the Housing Element.
- **Evaluation of Previous Housing Element**, reviewing Manteca’s housing programs and policies.
- **Community Housing Market Analysis**, providing a demographic profile of the City and existing housing conditions.
- **Housing Needs and Resources**.
- **Housing Constraints**, detailing governmental and non-governmental constraints affecting housing development.
- **Housing Goals and Policies**, setting forth Manteca’s goals, policies and implementation programs to meet identified housing needs.

12.1.1 Authority

The Housing Element is mandated by the California Government Code Section 65583. The statute requires:

“The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community.”

12.1.2 Community Context

The City of Manteca is located in the “heartland” of California with excellent agricultural soil, a mild climate, and access to clean water. For much of the early 20th century, the Manteca has been primarily an agricultural center. The City was incorporated on May 28, 1918.

In the last three decades population and housing growth in Manteca has been driven primarily by job growth and other factors outside of the community. Job growth coupled with significant increases in the cost of housing in the greater San Francisco

Bay Area has caused an influx of families to Manteca and other communities in the Central Valley. These families are looking for relatively affordable housing and the suburban lifestyle.

Many residents attracted by Manteca's location, climate, and housing opportunities have relocated from Bay Area locations. This has encouraged a "bedroom community" in Manteca as many households commute to areas west of the Altamont Pass, into the Bay Area.

Home developers have capitalized on this trend, constructing relatively large single-family homes at a much lower cost than markets that are closer to the Bay Area. The typical residential development is single-family, with relatively large family homes and yards.

Each morning approximately 35,000 west-bound commuters cross the Altamont Pass for employment destinations in the Bay Area, (Altamont Pass Commuter Survey, October, 2000). Approximately one-half of commute activity originates in Manteca and Tracy. These commuters correspond to roughly 21 percent of the employed residents in Manteca. In addition, the data suggests that more than 30 percent of Altamont Pass commuters are traveling to destinations in the Tri-Valley area. With many of the major employment centers located outside of the County, the average commute for San Joaquin County residents is 60 miles.

The result of these regional market forces in Manteca include higher than state average population growth, an increase in average household income, rising housing costs, and decreasing housing unit diversity.

12.1.3 General Plan Strategy for Jobs and Housing Balance

This Housing Element is a major component of the fundamental strategy embodied in the 2023 General Plan. The Housing Element will guide the City to balance housing need and job growth through policies that encourage affordable housing, increase housing diversity and provide opportunities for additional residential development in anticipation of future growth. This combines with the underlying strategy of the General Plan to increase economic development and employment opportunities in the community. The combination of diverse housing opportunities and local employment will reduce the current jobs/housing imbalance and reduce the

percentage of Manteca residents who must commute outside the region for suitable employment.

12.1.4 Consistency with Other General Plan Elements

The Housing Element is part of a comprehensive update to the Manteca General Plan and is consistent with the goals and policies of the General Plan 2023. The Housing Element is specifically related to the Land Use Element through land use designations. The Land Use element includes new and amended residential land use designations specifically intended to increase the potential density and provide opportunities for more diverse residential types. The objective of these amendments is to increase the range of affordable housing opportunities. Other elements, including economic development, circulation, public facilities, safety, and noise relate to the Housing Element by providing a community setting amenable to residential development.

The programs discussed in this Housing Element reflect the land use designations developed in the General Plan and the Land Use Element. The City has adequate sites designated for residential uses to accommodate the City's share of regional housing growth. The Housing Element and General Plan identify and support the City's ability to fulfill the adequate sites requirement under state law.

12.1.5 Time Period Covered by the Housing Element

The Housing Element covers a period extending from adoption of the General Plan Update through December 31, 2007 and must be updated every five years, consistent with State Housing Element laws.

12.1.6 Data Sources

To compile this Housing Element and review the existing Housing Element, a variety of data sources were carefully reviewed. Specific sources are listed throughout the document. The following is a list of materials and sources reviewed and agencies contacted:

City of Manteca Community Development Department
Manteca Redevelopment Agency

City of Manteca 1988 General Plan
City of Manteca General Plan 2023 (Draft)
City of Manteca Housing Element
City of Manteca Zoning Ordinance
United States Department of Housing and Urban Development (HUD)
United States Census for 2000 and 1990, City of Manteca, Manteca Urbanized Area, Manteca CCD, San Joaquin County
United States Census, 1997 Economic Profile, Manteca
State of California Department of Housing and Community Development
California Redevelopment Association
Manteca Chamber of Commerce
San Joaquin County
San Joaquin Housing Authority
Central Valley Association of Realtors
Manteca Bulletin

12.1.7 Essential Definitions

Several housing-related terms are used throughout the Housing Element. The following definitions are provided here to assist the reader. These and additional terms are also found in the Glossary at the end of this element.

Affordable Housing: Under State and federal statutes, housing which costs no more than 30 percent of gross household income is referred to as "affordable" housing. Housing costs factored into this definition include rent or mortgage payments, utilities, taxes, insurance, homeowner association fees, and other related costs.

California Department of Housing and Community Development (HCD): HCD is responsible for administering State-sponsored housing programs and for reviewing housing elements to determine compliance with State housing law.

Dwelling, Multi-family: A building containing two or more dwelling units for the use of individual households is referred to as multi-family. Duplexes, apartments, and condominium buildings are examples of this dwelling unit type.

Dwelling, Single-family: A dwelling unit designed for occupancy by not more than one household is referred to as a single-family housing unit. Single-family detached units do not share a wall with other single-family units. Single-family attached units are attached to one or more other one-family dwellings by a common vertical wall.

Household: The U.S. Bureau of the Census defines a household as all persons living in a housing unit whether or not they are related. A single person living in an apartment as well as a family living in a house is considered a household. Household does not include individuals living in dormitories, prisons, convalescent homes, or other group quarters.

Income Categories: For planning purposes, HCD has established income definitions based on the Median Family Income (MFI) within California counties. Table 12-1 presents HCD 2003 income categories applicable to Manteca.

TABLE 12-1
CATEGORIES OF HOUSEHOLD INCOME

Income Group	% of San Joaquin County Median Family Income	Income Limit for a Family of 4 (2002)
Area Median	N/A	\$47,500
Very Low	0-50%	\$23,750
Low	51-80%	\$38,000
Moderate	81-120%	\$57,000
Upper	> 120%	> \$57,000

Source: Department of Housing and Community Development, 2002.

12.2 Evaluation and Revision of Existing Housing Goals and Policies

The existing housing goals and policies were established in the 1988 General Plan and were never updated.

This section of the Housing Element reviews those goals, policies and implementation measures established in 1988 with regard to the effect of those policies. This section also provides quantifiable results of the current and more recent implementation measures and programs, within the limits of information available on activities that may date back 15 years.

12.2.1 Effectiveness of the 1988 Housing Element

The 1988 General Plan and the Housing Element in that plan reflect the conditions of the community that are significantly different than today. The community was in an early phase of substantial residential growth and the emphasis of the time was on creating a community of single family homes. In the intervening years the community has experienced substantial growth. The goals and policies of the 1988 Housing Element were effective in creating neighborhoods of single family dwellings.

The housing development since 1988 almost exactly matches a fundamental policy in that plan to achieve a housing mix that was 80 percent single family homes and 20 percent multi-family. Very few new multi-family dwellings were constructed under the 1988 plan. The plan was effective in establishing high quality housing in neighborhoods that are well served by parks, schools and municipal services. The plan also was effective in maintaining the quality of existing housing. In general, the housing stock that predated the 1988 plan is in sound condition. This is due, in part, to the policies that emphasized the maintenance of homes. The city has consistently maintained code enforcement, and has provided housing rehabilitation programs to implement the plan policies.

The plan was effective in achieving fair housing opportunities. No evidence of discriminatory practices in housing were identified in the preparation of this Housing Element.

The plan was not effective in influencing the use of energy conserving techniques, other than those mandated by the building codes and state law.

The 1988 Housing Element was not effective in achieving any significant diversity of housing opportunity. This reflects the policy emphasis on single family housing and the development and zoning standards that applied.

The 2023 General Plan update and this Housing Element directly address the need for more diverse housing opportunities as described in Section 12.1. The 2023 General Plan embodies a shift in the community development vision for Manteca. Where the 1988 plan focused on single family neighborhoods as the community grew as a bedroom community serving employment growth in the Bay Area, the 2023 General

Plan emphasizes a balance between job growth and housing growth. Implementation of this vision requires substantially greater housing diversity to accommodate a diverse work force, and diverse households. The availability of quality, affordable housing is essential to the diversification and growth of the local economy.

Much of the 1988 Housing Element is included in the 2023 General Plan update, but the emphasis is changed. Those policies that would not be effective in achieving the community vision of balanced economic growth have been deleted or amended as described in Section 12.2.3.

12.2.2 Progress in Implementation of the 1988 Housing Element

The City of Manteca has undertaken various housing programs to implement the goals and policies established in 1988. The Manteca Redevelopment Agency has been the primary agent for implementing housing programs and has shown a good faith effort towards meeting affordable housing needs in the community.

The housing programs implemented by the City of Manteca and the Manteca Redevelopment Agency include the following.

First-Time Homebuyer Program

Since the inception of redevelopment activities in 1987, approximately 1,721 housing units have been built in Manteca's Redevelopment Project Area. Seventy-one of these units have been restricted for low- and moderate-income households through the Agency's First-Time Homebuyer program (which ended in 1995 and was reestablished in 2001). The balance of the units (1,650) have been in market-rate development without affordability covenants.

The City has recently approved this program to:

- assist low- and moderate-income households purchase single-family homes.
- provide housing assistance to area residents.
- allow low- and moderate-income households to enter the ownership housing market.
- support owner-occupancy of housing, especially in Manteca's older neighborhoods.

To be eligible for the program, recipients and/or households must live and/or work within the city limits of Manteca, must be at or below moderate-income levels (Table 12-1), and must either be a first-time homebuyer or not have owned a home for a period of five years. No person can receive assistance through this program more than once. New or resale homes anywhere in the City of Manteca are eligible for the program with a sales price at or below the median housing price (\$203,304, effective through December 2002, City of Manteca). Recipients must agree to repay the down payment assistance if the home is sold, if the home is refinanced and equity is removed, if the owner does not live in the home, or 40 years from the purchase of the home whichever occurs first.

Senior Housing Rehabilitation Program

The Senior Housing Rehabilitation Program is designed to assist those eligible seniors who have minor home repair needs. The goals are to assist qualifying seniors with minor health and safety repairs, and improve and preserve housing for low to very low income senior households. Health and Safety Code Section 33670 requires that 20% of all tax increment allocated to the Manteca Redevelopment Agency be used for the purpose of increasing, improving and preserving the City's supply of housing for individuals and families of low to very low incomes. Seniors assisted will be those who fall at or below 80% of the median income for San Joaquin County.

This grant program is designed to allow seniors living within the city limits of Manteca to correct *minor* defects in their homes and enhance the physical quality of their living environments.

Applicants must be 60 years or older, or be 50 years or older and meet the Social Security Administration definition of disabled. Applicants must live within the city limits of the City of Manteca and be the owner occupant of the home. Applicants must agree to repay the grant money received if the home is sold to an ineligible person within 12 months of receiving the grant. Total household income must be at or less than the "lower" income level, defined as 80% of San Joaquin County "median" income level. Repairs must be authorized by Agency staff before the start of work and must be done by a licensed contractor.

The amount of each individual grant can not exceed \$2,500. Only one grant is allowed per house in any 12-month period, with a total limit of \$5,000 per house and person.

Cedar Glen Affordable Housing Project

The affordable housing development includes 66 single-family affordable units. Redevelopment Agency funds were used for the acquisition of land. Also, the Redevelopment Agency's Down Payment Assistance Program (described below) offers assistance to low-moderate income households.

Project Hope Family Shelter

The Redevelopment Agency approved a deferred \$75,000 loan to assist a private non-profit organization with the purchase of a site for an 18-unit family shelter.

Housing Choice Voucher Program (HCVP) (Section 8)

The San Joaquin County Housing Authority is authorized to lease privately-owned dwellings and sublease them to low-income citizens at reduced rates. The Section 8 program originally allocated 945 units in 1967. At the end of 1998, the Section 8 program had allocated over 2,800 certificates and vouchers throughout San Joaquin County. In 1999, a new program was introduced to the Housing Authority called the Housing Choice Voucher Program (HCVP). This program eliminated certificates and offered tenants a voucher with more flexibility in renting a unit, as long as their portion didn't exceed 40 percent of their income during the initial term. The HCVP also allowed owners more flexibility with their initial rent as well as market based rent adjustments. In addition to the HCVP, the Housing Authority received 700 Welfare-to-Work vouchers to assist families in becoming self-sufficient.)

Union Courts Apartments

The City of Manteca Redevelopment Agency provided more than \$2.5 million for rehabilitation of the Union Courts Apartments in Manteca. San Joaquin County provided \$295,164 of HOME Program funds. The HOME Program provides federal funds, with a 25 percent match required from a non-federal matching source.

The funds were used to rehabilitate 68 units of affordable housing located in the Union Courts Apartments on South Union Road and Wawona Street in the City of Manteca. The property is a six building apartment complex with a total of 68 two-bedroom units. The units were generally in a dilapidated condition, with some in substantially more serious states of disrepair. The total cost for the rehabilitation project, with funds coming from a variety of sources, was \$8,759,621.

The majority of the units will be income restricted for fifteen years to low-income (80% or below of County median income) households. This project is not located in a redevelopment project area.

Housing Rehabilitation Matching Grant Program

This newly established program is an initiative of the Manteca Redevelopment Agency to eliminate blight, support home ownership, enhance the quality of affordable housing, and encourage private investment in Manteca's residential areas. The program provides a matching grant to lower income Manteca homeowners for home rehabilitation. The level of assistance can be up to \$10,000 and covers 50 percent of the cost of eligible improvements. Assistance is provided in the form of a loan that is forgiven after 5 years, subject to certain restrictions. Loans can be used to fund Health and Safety improvements (as defined by the California Health and Safety Code) and exterior improvements.

To be eligible for the program, homes must be located in the City, be single-family detached units, and must be owner occupied. Households must be low-income.

Almond Terrace Senior Apartments

The Almond Terrace Senior Apartments, located on a 2.4-acre parcel on North Union Road, near Lathrop Road, is a 50-unit rental complex for seniors. Almond Terrace will provide 49 one-bedroom units for low-income seniors that average about 550 square feet in size. One 780-square-foot unit will be set aside for the apartment manager. Seniors earning up to 50 percent of the area's median income will be eligible to live at Almond Terrace.

The City of Manteca Redevelopment Agency provided \$1.6 million and San Joaquin County provided \$300,000. As part of its financing deal, Eden Housing has deeded

over to the city the other 2.2 acres of land it purchased at the location. This will be used for a second phase of apartments similar to those already completed at Almond Terrace.

Table 12-2 summarizes the housing programs implemented by the City of Manteca and the Redevelopment Agency. Generally, these programs reflect the effort in the period since 2001. The First Time Homebuyers Program was the primary housing program offered subsequent to adoption of the 1988 General Plan. This program was dormant from 1987 to 1995, but represents the most significant housing program in the early years following adoption of the 1988 Housing Element. Quantified objectives were adopted only for the period 1988 through 1992.

TABLE 12-2
SUMMARY OF HOUSING PROGRAM ACTIVITY

Project or Program	# of Units	Income Category	Project Type
First Time Buyer Program	71	L,M	Buyer assistance
Cedar Glen Affordable Housing Project	66	L,M	
Project Hope Family Shelter	18	VL,L	Shelter only, not permanent
Union Court Apartments	68	L	Rehabilitation
Almond Terrace Senior Apartments	49	VL	Seniors only
Total Dwelling Units	272		

Source: Wade Associates September 2003

12.2.3 Appropriateness of Goals and Policies

The 1988 Housing Element established five goals identified in this section. The goals were reviewed by the General Plan Steering Committee and deemed to be valid for the current General Plan. Therefore, the goals are included in the current Housing Element. Additional goals were adopted in the current Housing Element. The complete set of goals and policies for the current Housing Element is included in Section 12.9.

Each of the 1988 Housing Element goals also included several policy statements that are also included in the current Housing Element. However, several policies were amended in the current Housing Element to provide more emphasis on expanding the range of housing opportunities and to make the policies more affirmative regarding city action.

The following section identifies the 1988 policies that are amended in the current Housing Element. The 1988 policies that are not specifically addressed here are included in the current goals and policies set forth in Section 12.9.

All of the amended policies and the new policies were thoroughly reviewed and approved by the General Plan Steering Committee in a series of noticed public meetings.

Goal A:

To provide a range of housing types, densities, designs, and meet existing and projected housing needs for all economic of the community. (1988 GP)

A-2. 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. Multi-family housing and housing affordable to low- and very low-income households shall be counted in the City allocation for sewer permits.

Policy A-2 is amended to so that allocation for multi-family housing and housing affordable to low- and very low-income households is separated from all other housing allocations in the city Growth Management program. This provides an advantage for affordable housing because it then does not compete for limited sewer permit allocations with all other housing types. An update to the Growth Management ordinance that would implement this policy is currently in consideration by the City Council.

A-4. The City shall ~~strive to achieve an overall ratio of 80 percent~~ establish residential zoning to achieve a mix of single family ~~to 20 percent~~ and multi-family development that will provide adequate housing opportunities for households of all income levels.

Policy A-4 is amended to remove the ratio established in the 1988 General Plan. The 1988 policy was adopted to emphasize production of detached, single family

dwellings and limited the production of multi-family development. This resulted in very limited production of multi-family housing for many years. The amended policy is intended to eliminate that restriction on multi-family housing and increase the opportunity for housing diversity.

A-5. The Redevelopment Agency ~~may~~ shall be encouraged to use its powers as appropriate to acquire and assemble sites for residential development, while minimizing displacement of existing residents.

Policy A-5 is amended to make the role of the Redevelopment Agency more affirmative in creating housing opportunities.

A-7. 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.

A-9. The City shall support the continued use of rental assistance opportunities, including Section 8 rent certificates by Manteca residents.

Policies A-8 and A-9 were amended to ensure that range of housing assistance and rental assistance programs are not limited to just the traditional programs.

A-13. ~~The City shall allow mobilehome and factory built housing that is installed on permanent foundations and that meets all zoning requirements on any residentially zoned parcel.~~

Policy A-13 was deleted because the City Zoning Ordinance now implements this policy.

Goal B: To encourage the maintenance and continued improvement of the existing housing stock and residential neighborhoods.

Policies:

B-4. The City shall give priority in City housing rehabilitation programs to ~~the~~ ~~downtown~~ infill areas.

Policy B-4 was amended to expand the effort to other in-fill areas beyond the downtown. The downtown area is specifically defined in city documents and opportunities to apply the funding may occur outside this limited area.

B-5. 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.

Policy B-5 was amended to indicate the specific improvements that would be applied to help sustain older neighborhoods. This policy is associated with the City's residential design guidelines, and is intended to influence the use of CDBG and other improvement funds.

Goal C: To ensure the provision of adequate services to support existing and future residential development.

Policies:

C-2. The City shall support the use of Community Development Block Grant and redevelopment funds for the upgrading of streets, sidewalks, and other public improvements in ~~the downtown~~ infill areas.

C-4. The City shall ~~attempt to~~ ensure that housing developments pay their own way in terms of financing public facilities and services.

Policy C-2 was amended to expand the effort to other in-fill areas beyond the downtown. The downtown area is specifically defined in city documents and opportunities to apply the funding may occur outside this limited area.

Policy C-4 was amended to state the policy in a more affirmative manner.

Goal D: To promote equal opportunity to secure safe, sanitary, and affordable housing for everyone in the community regardless of race, sex, and other arbitrary factors.

Goal E: To encourage energy efficiency in all new and existing housing.

The policies associated with Goals D and E are included in their original form in Section 12.9.

12.3 Community Participation

The Housing Element update was concurrent with the comprehensive General Plan update. The community outreach occurred as part of the comprehensive planning process, and included:

- Public workshops on the Housing Element with the General Plan Steering Committee.
- Public notices and articles in the local newspaper regarding the update of the Housing Element.
- Telephone interviews with housing service providers.
- Telephone interviews with realtors, developers and other private sector housing providers.
- Fliers and notices posted in the Manteca Senior Center regarding the Housing Element workshops at the Steering Committee.
- Maintenance of a website for the preparation of the General Plan update that included the drafts of the Housing Element.

The primary forum for citizen participation was the General Plan Steering Committee. All elements of the General Plan, including the Housing Element, reflect the values and preferences of the residents in the community. The Steering Committee held a total of 24 meetings over a period of nearly 18 months. During those meetings issues relating to housing availability, housing type and size, housing affordability, and jobs housing balance were discussed extensively in the context of the Land Use Element, Economic Development Element, and Housing Element. Specific workshops were held to discuss housing needs and the draft Housing Element in Summer and Fall of 2002.

The City Council selected the committee to represent various segments of the community, including residents, businesses, and housing developers. The meetings were announced by newspaper announcements and postings in public facilities in an effort to encourage attendance of the meetings. Approximately 30 to 50 residents attended the various meetings on a regular basis.

A website (www.mantecagp.org) was established to assist in the dissemination of information. Meeting minutes and agendas, draft policy statements, progress reports, and contact information were readily accessible to all Manteca residents on the website.

The Planning Commission and City Council conducted public hearings on the General Plan and Housing Element in which the public was invited to provide input on priority community development and housing needs and the City's strategy in addressing these needs.

Residents of Manteca were given several opportunities to recommend strategies, and to review and comment on the City's Housing Element. These included:

- Meetings of the General Plan Steering Committee to discuss Manteca's Vision, prioritize General Plan issues, and develop goals and policies for the General Plan, including the Housing Element. All meetings were open to the public.
- Four public workshops to further discuss priority issues and plan goals and policies and review the progress of the General Plan and Housing Element.
- A 45-day public review period of the Draft Housing Element and Environmental Impact Report (EIR) as part of California Environmental Quality Act (CEQA) clearance for the Housing Element.
- Public hearings before the Planning Commission and City Council.
- Notification of all workshops and hearings was published in advance of each hearing, and copies of the draft Element and General Plan were made available for review at City Hall and the public library.

12.4 Current Condition of the Housing Stock

Manteca housing information from the 2000 Census demonstrates a community with growing housing values, low vacancy, and relatively small households. Table 12-3 summarizes a variety of 2000 Census Manteca housing characteristics, compared with the 1990 Census. These factors are described in the following section.

TABLE 12-3**MANTECA HOUSING CHARACTERISTICS**

Housing Characteristic	1990 Census	2000 Census <i>(other source noted if Census information not available)</i>
Total Housing Units	13,981	16,937
Median Value	\$139,400	\$213,658 <i>(Central Valley Association of Realtors)</i>
Average Value	\$145,828	\$223,925 <i>(Central Valley Association of Realtors)</i>
Owner Occupied Units	59.69%	63%
Vacancy Rate	N/A	3.4%
Owner-Occupied Vacancy Rate	N/A	1.1%
Rental Vacancy Rate	N/A	3.1%
Average Persons per Household	3.05	2.98

TABLE 12-4**MANTECA BUILDING PERMIT HISTORY**

Building Permits Issued			
Year	<i>Single-family</i>	<i>Multi-Family</i>	Total
1991	N/A	N/A	73
1992	N/A	N/A	193
1993	N/A	N/A	212
1994	N/A	N/A	162
1995	N/A	N/A	244
1996	298	0	298
1997	249	0	249
1998	322	0	322
1999	627	2	629
2000	1,147	0	1147
2001	619	0	619
TOTAL			4,148

Source: U.S. Census Bureau, City of Manteca Building Department

Nearly all building permits issued (3,262 of 3,264, Table 12-4) since 1996 have been for the construction of single-family units.

12.4.1 Housing Unit Types

Single family detached dwellings are the predominant housing type in Manteca. Of the 17,509 total housing units in Manteca, 71.5 percent are single-family, detached

homes. An additional 10.7 percent are attached units with 1, 2, 3, or 4 units in the structure. The combination of these single family and duplex dwellings equals 78 percent of the total housing stock. This is consistent with the policies in the 1988 General Plan that emphasize single family homes.

TABLE 12-5**PHYSICAL HOUSING CHARACTERISTICS**

SUBJECT	PERCENT
Units in the Structure	
1, detached	71.5
1, attached	4.3
2	2.2
3 or 4	4.3
5 to 9	3.4
10 to 19	1.9
20 to 49	2.7
50 or more	5.4
Mobile Home	4.2
Boat, RV, Van, etc.	0.2
Rooms	
1 room	1.1
2 rooms	5.0
3 rooms	9.3
4 rooms	16.1
5 rooms	25.5
6 rooms	22.7
7 or more rooms	20.3
Median	5.2 rooms
Bedrooms	
No bedroom	2.6
1 bedroom	10.6
2 bedrooms	25.9
3 bedrooms	43.9
4 bedrooms	14.8
5 bedrooms	1.9

Source: 2000 Census, Manteca Urbanized Area

Apartment buildings include several small projects in the older areas of the city. Apartments with 5 to 49 units in the structure account for 5.4 percent of the housing stock. This is the same percentage as housing in larger apartment complexes of that include 50 units or more per structure.

12.4.2 Housing Tenure

The owner versus renter distribution of a community's housing stock influences several aspects of the local housing market. Residential stability is influenced by tenure, with ownership housing evidencing a much lower turnover rate than rental housing. Housing overpayment, while faced by many households regardless of tenure, is far more prevalent among renters. Tenure preferences are primarily related to household income, composition, and age of the householder. Manteca is a predominantly owner-occupied community, with nearly 66 percent of the housing units in the City occupied by owners. Table 12-6 illustrates the City's 2000 housing inventory by tenure and household size.

TABLE 12-6
TENURE OF HOUSING UNITS

	PERCENT
TENURE	
Owner-occupied housing units	65.8
Renter-occupied housing units	34.2
OWNER-OCCUPIED HOUSING UNITS BY HOUSEHOLD SIZE	
1-person household	14.1
2-person household	30.5
3-person household	17.5
4-person household	19.6
5-person household	10.9
6-person household	4.4
7-or-more-person household	3.1
RENTER-OCCUPIED HOUSING UNITS BY HOUSEHOLD SIZE	
1-person household	23.1
2-person household	22.4
3-person household	18.8
4-person household	17.9
5-person household	9.8
6-person household	4.5
7-or-more-person household	3.5

Source: 2000 Census, CCD

12.4.3 Housing Sale Prices and Rents

Table 12-7 summarizes the average sales price for homes in Manteca in 1999 and 2001. Median prices have significantly increased for single-family homes in recent years .

TABLE 12-7

MEDIAN HOME VALUE

	1999	2001
Average Sales Price	N/A	223,712
Median Sales Price for a 3 bedroom home	146,477	208,000
Median Sales Price for a 4 bedroom home	192,914	267,000

Sources: Manteca Chamber of Commerce, Central Valley Association of Realtors, and the City of Manteca website.

The majority of large size units (those with three or more bedrooms) available for sale are single-family homes that are priced substantially higher than condominium or townhouse units. Increasing sales prices reflect an increase in the demand for housing in the City of Manteca. However, housing prices are significantly less than comparable dwellings in the Bay Area. The Central Valley ranks as the fourth most affordable region in the State (City of Manteca).

Fair market rents for San Joaquin County in Fiscal Year 2002-03 range from \$475 for studio to \$1,132 for a 4-bedroom unit (Table 12-8, Comparison of Rental Costs). Based on a sample survey conducted in March 2002, rental housing in Manteca is approximately 25 percent above fair market rent. It is also important to note that there is a low vacancy rate for rental units, indicating a high demand for and high cost of rental housing.

TABLE 12-8
COMPARISON OF RENTAL COSTS

	Number of Bedrooms				
	0	1	2	3	4
Fair Market Rents: Stockton and San Joaquin County	\$475	\$537	\$690	\$960	\$1,132
Sample Survey of Manteca Rents: March 2002	\$450	\$605	\$746	\$1,228	\$1,404
Range of Rents	\$300- \$600	\$425- \$725	\$525- \$900	\$950- \$1,475	\$1,150- \$1,600
% above FMR	-5.33%	12.66%	8.12%	27.92%	24.03%

Notes: Sample survey was conducted on units advertised in the Manteca Bulletin in March 2002. This survey is not intended to be a scientific study of rental costs, but to provide a snapshot of current rental costs. Units surveyed include rooms for rents, apartments, duplexes, triplexes, quadplexes, and single-family homes. Source: Manteca Bulletin (Sample Survey of Manteca Rents) and U.S. Department of Housing and Urban Development (Fair Market Rents)

12.4.4 Housing Unit Condition

The age of housing is commonly used as a measure of housing unit condition. By this gauge, housing units over 30 years old are likely to have rehabilitation needs. Approximately 25 percent of the housing stock in Manteca is over 30 years old (built before 1970); 23 percent built between 1970 and 1979; 29 percent built between 1980 and 1989; and 23 percent built between 1991 and 2001. These statistics reflect the tremendous growth in the area during the 1980s and 1990s and the growth that continues today. This index suggests that a significant portion (approximately 48 percent) of the existing housing stock will be likely to need some form of rehabilitation in the next 7-10 years. These needs can include new roofing, foundation work, and new plumbing, though often rehabilitation needs are limited to minor repairs and clean-up of the site. Currently, only 0.5 percent of the total housing units lack complete plumbing facilities and 0.7 percent lack complete kitchen facilities (2000 Census, Manteca Urbanized Area).

A windshield survey of housing units was completed from July through December 2001 and focused on the older neighborhoods in and around the downtown core. Neighborhoods south of Lathrop Avenue, west of Austin Road, north of Woodward Avenue, and east of Airport Way. The housing condition is generally considered

“good to excellent” indicating that the exterior of the housing unit was well maintained and that the visible yard was maintained. Trash or debris was negligible. There were small pockets of “poor” condition housing, typically less than 10 dwellings in any given neighborhood. The poor condition housing is typically a reflection of poor cosmetic condition regarding exterior maintenance of the unit (i.e., the home needs paint or a new roof) rather than seriously dilapidated.

Many of the current issues are related to property maintenance. Debris on the ground, deteriorated fencing and roofs, damaged exterior building material, and inoperable vehicles are common visual clues indicating poor maintenance. Only a few homes in the survey area were considered “dilapidated” or in need of serious repair.

An important indicator of the existing condition of the housing supply is the number of structurally substandard units needing structural rehabilitation or complete replacement. The Chief Building Inspector for the City of Manteca, Joe Meath, indicates that structurally poor buildings are a rare condition in the City and then only in individual spot locations. The City Building Inspector responds to calls made to his department indicating the need for municipal assistance in the repair of damaged or dilapidated housing. Typically this occurs on an average of only once or twice a month. This equates to fewer than 20 houses in any given year. The Union Courts Apartments had been one of the more notable deteriorating buildings in the city, but has recently been rehabilitated through the use of a combination of government funding, including assistance from the Redevelopment Agency.

There are no housing units currently identified as dilapidated or deteriorated to condition that would require direct intervention in rehabilitation as was done in the Union Court Apartments. Structures are generally sound and require standard maintenance throughout the city.

Based on the telephone reports received by the Chief Building Inspector and the visual inspection of housing by the Chief Building Inspector in conducting his duties throughout the city, the estimated need for rehabilitation is approximately 20 dwelling units per year, or a total of 100 units through 2007.

12.4.5 Vacancy Rates

The 2002 Census describes the Manteca rental vacancy rate as 3.3 percent, including those units in transition from one occupant to another. The 2023 General Plan used a community development projection model that takes into consideration the availability of housing, among several diverse factors. The model assumed that the vacancy rate for all housing types would be not less than 5 percent on average through the twenty year horizon of the General Plan. Several policies relating to public services, economic development, land use, and housing are predicated on the assumption that vacancy rates would be in that range. Therefore, maintaining an adequate supply of housing to achieve a 5 percent vacancy rate is fundamental to the growth strategy in the plan.

Housing supply sufficient to achieve a 5 percent vacancy rate is dependent on an adequate supply of residential zoned land ready to develop. As described in Section 12.7.2 the General Plan Land Use Element and the General Plan map provide sufficient land area to meet this need.

12.4.6 Assisted Housing At Risk of Conversion

There are two Federally Assisted Multi-family Housing projects in the City of Manteca. These projects provide housing for low and very low income households and receive subsidies through the U.S. Department of Housing and Urban Development Section 8 program.

Manteca Manor provides 83 Section 8 dwelling units for senior and handicapped residents. The expiration date of the Section 8 contract is May, 2004, however, the project is owned by a non-profit organization. Due to the non-profit ownership, HUD considers this project to be at low risk of conversion to market rate housing.

Vernal Apartments provides 41 Section 8 dwelling units for lower income families. Households using Section 8 certificates occupy two additional dwelling units in the project. This project filed the notice to opt out of the Section 8 program in May, 2001, but continues to provide Section 8 units on a year to year basis. This project is at risk of conversion to market rate housing. (California Housing Partnership Corporation, October 2003)

Conversion of the Vernal Apartments to market rate housing would result in the loss of 41 dwellings specifically targeted to lower income families.

12.5 Housing Needs

12.5.1 Demographic Characteristics of the Current Manteca Residents

This section serves to identify the nature and extent of existing and future housing needs in the City. Major components of the assessment include population and employment trends, household characteristics, and an analysis of housing conditions. This analysis establishes a baseline from which housing recommendations can be made for the Housing Element.

The following demographic characteristics provide a snapshot of the City of Manteca’s population and housing stock. The demographics are typically represented through 2000 United States Census information for the Manteca Urbanized Area or CCD, unless otherwise noted.

**TABLE 12-9
GENERAL DEMOGRAPHIC CHARACTERISTICS**

	1990 Census	2000 Census
Total Population	40,773	49,258 <i>(20.8% increase)</i>
Total Households	13,466	16,368 <i>(21.6% increase)</i>
Total Housing Units	13,981	16,937 <i>(21.1% increase)</i>
Owner Occupied Units	N/A	10,305
Renter-Occupied Units	N/A	6,063
Average Household Size	3.05	2.98 <i>(2.3% decrease)</i>
Median Age	31.7	32.5
% Population Under 18	32.36%	31.6%
% Population Over 65	8.35%	9.3%

Source: 1990 and 2000 U.S. Census.

12.5.2 Household Characteristics

Household characteristics are an important indicator of housing need in a community. Income and affordability are best measured at the household level, as are the special needs of certain groups, such as large-family households or female-headed households.

The Census defines a "household" as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons sharing living quarters. Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households. Nearly 67 percent of Manteca residents live in owner-occupied housing, with an average household size of 3.11 persons per unit. The remaining population (approximately 33 percent) lives in rented housing, with an average density of 2.99 persons per unit. (2000 Census, Manteca CCD)

TABLE 12-10

HOUSEHOLD TYPE

HOUSEHOLD TYPE	NUMBER	PERCENT
TOTAL HOUSEHOLDS	22,047	100.0
Family Households	17,184	77.9
Male Householder	12,863	58.3
Female Householder	4,321	19.6
Non Family Households	4,863	22.1
Male Householder	2,306	10.5
Living Alone	1,652	7.5
Female Householder	2,557	11.6
Living Alone	2,134	9.7

Source: 2000 Census, Manteca CCD

TABLE 12-11

HOUSEHOLD TYPE BY TYPE OF HOUSING UNIT

HOUSEHOLD TYPE	PERCENT
Owner-Occupied (14,508 households)	100
Family Households	82.4
Non Family Households	17.6
Renter-Occupied (7,539 households)	100
Family Households	69.3
Non Family Households	30.7

Source: 2000 Census, Manteca CCD

12.5.3 Household Size

Household characteristics are important indicators of the type and size of housing needed in a city. Household size is defined as the number of persons living in a housing unit. A noticeable change in the average household size over time reflects a change in the household character and composition of a city. For example, a city's average household size will increase over time if there is a trend towards larger families or extended families living together.

The average household size in the City of Manteca is 3.11 for owner-occupied units and 2.99 for renter-occupied units. The average size of a household is 3.07 and the average family size is 3.45. (2000 Census, Manteca CCD) Table 12-12 shows the percentage of households ranked by number of occupants.

TABLE 12-12

HOUSEHOLD SIZE

NUMBER OF OCCUPANTS	PERCENT
One	17.2
Two	27.7
Three	17.9
Four	19.0
Five	10.5
Six	4.5
Seven or more	3.2

Source: 2000 Census, Manteca CCD

12.5.4 Age of Population

Age distribution in the population is an important factor in determining housing demand. The median age of Manteca's population is 31.7 years of age (2000 Census), reflecting a slight decrease in age from the median 32.5 years in the 1990 Census. Sixty-three percent of the total population is age 21 or over.

12.5.5 Income and Poverty

Household income is an important consideration when evaluating housing and community development needs because low income typically constrains a household's ability to procure adequate housing or services.

TABLE 12-13**HOUSEHOLD EARNINGS**

HOUSEHOLDS EARNINGS	PERCENT
Less than \$10,000	6.1%
\$10,000 to 14999	3.9%
\$15,000 to \$24,999	11.2%
\$25,000 to \$34,999	12.5%
\$35,000 to \$49,999	19.5%
\$50,000 to \$74,999	24.8%
\$75,000 to \$99,999	11.4%
\$100,000 to \$149,999	8.4%
\$150,000 to \$199,999	1.3%
\$200,000 or more	1.0%
MEDIAN HOUSEHOLD INCOME (dollars)	\$47,359
MEDIAN FAMILY INCOME (dollars)	\$51,963
PER CAPITA INCOME (dollars)	\$18,399

Source: 2000 Census, Manteca CCD

TABLE 12-14**MANTECA POVERTY STATUS IN 1999 (BELOW POVERTY LEVEL)**

POVERTY STATUS	PERCENT (below poverty level)
Families	7.2
Families with related children under 18 years	9.3
Families with related children under 5 years	13.6
Families with Female Householder	19.3
Families with Female Householder with related children under 18 years	22.7
Families with Female Householder with related children under 5 years	35.2
Individuals 65 years and over	6.1

Source: 2000 Census, Manteca CCD

**TABLE 12-15
CHARACTERISTICS OF MANTECA HOUSEHOLDS BELOW POVERTY LEVEL**

TYPE OF HOUSING UNIT	PERCENT
OWNER-OCCUPIED HOUSING UNITS	
Lacking complete plumbing facilities	1.5
1.01 or more occupants per room	6.7
Built 1939 or earlier	7.4
Householder 65 years and over	21.7
With public assistance income	6.2
With Social Security income	31.6
No telephone service	3.0
RENTER-OCCUPIED HOUSING UNITS	
Lacking complete plumbing facilities	1.5
1.01 or more occupants per room	29.9
Built 1939 or earlier	6.3
Householder 65 years and over	9.5
With public assistance income	23.5
With Social Security income	20.1
No telephone service	6.7

Source: 2000 Census, Manteca CCD

12.5.6 Housing Overpayment

According to the HUD income guidelines for 2002, the Median Family Income (MFI) in San Joaquin County for a family of 4 is \$47,500. A very low-income household (0-50 percent MFI) earns up to \$23,750, and a low-income household (51-80 percent MFI) earns up to \$38,000. (Table 12-1)

Approximately 39.5 percent of Manteca households overpay for housing (pay over 30 percent of their income for housing). The median gross rent as a percentage of household income (1999) is 25.9 percent (2000 Census, Manteca Urbanized Area).

TABLE 12-16**PERCENTAGE OF RENT, BY INCOME LEVEL**

INCOME LEVEL	PERCENT
Less than \$10,000	11.0
Less than 20 percent	2.8
20 to 24 percent	0.0
25 to 29 percent	2.2
30 to 34 percent	3.7
35 percent or more	77.0
Not computed	14.2
\$10,000 to \$19,999	15.4
Less than 20 percent	0.6
20 to 24 percent	2.2
25 to 29 percent	6.5
30 to 34 percent	5.6
35 percent or more	83.7
Not computed	1.4
\$20,000 to \$34,999	25.4
Less than 20 percent	7.0
20 to 24 percent	17.6
25 to 29 percent	19.8
30 to 34 percent	17.8
35 percent or more	36.9
Not computed	0.9
\$35,000 or more	48.2
Less than 20 percent	58.6
20 to 24 percent	23.6
25 to 29 percent	9.6
30 to 34 percent	3.2
35 percent or more	3.2
Not computed	1.8

Sources: Manteca Chamber of Commerce, Central Valley Association of Realtors, and the City of Manteca website.

12.5.7 Employment and Unemployment

The employment status (Table 12-17) and commuting patterns (Table 12-18) of the existing Manteca population are shown below.

TABLE 12-17

EMPLOYMENT STATUS (OVER 16 YEARS OF AGE)

EMPLOYMENT STATUS	NUMBER	PERCENT
Population in Civilian labor Force	23,256	63.1
Employed	21,386	58.0
Unemployed	1,870	5.1
Armed Forces	29	0.1
Not in Labor Force	13,583	36.8

Source: 2000 Census, Manteca CCD

TABLE 12-18

COMMUTING PATTERNS OF MANTECA WORKERS (OVER AGE 16)

COMMUTING TO WORK	PERCENT
Car, truck, or van- drove alone	77.0
Car, truck, or van- carpoled	15.9
Public Transportation (including taxicab)	1.5
Walked	1.8
Other Means	1.3
Worked at Home	2.6
Mean Travel Time to Work (in minutes)	34.2 minutes

Source: 2000 Census, Manteca CCD

12.5.8 Households with Special Needs

Certain segments of the population may have more difficulty finding decent, affordable housing due to their special needs. In Manteca, these special needs groups include the elderly, disabled persons, large households, female-headed households, and low-income households.

Manteca's special needs population includes elderly persons (9.2 percent), persons with disabilities (20.2 percent), large families (18.2 percent), families with female heads of households (13 percent), and low-income households (7.2 percent). In addition, there is an unknown number of homeless individuals and farm laborers that periodically reside in the City. The municipal boundary of Manteca is substantially developed and there is little active farmland within the city.

A shortage of affordable rental units persists for special needs persons throughout the City, and the waiting list for the Section 8 rental assistance program is substantial. Special needs households typically require special accommodations; such as disabled access, larger and more affordable units, additional supportive services, or access to rental housing subsidies.

Elderly Households

Approximately 4,580 persons, 9.2 percent of Manteca residents, are 65 years of age or older (2000 Census, Manteca CCD). In 1990 elderly persons accounted for 8.3 percent of all households. This suggests that the resident population is aging in place despite the lack of smaller housing units. Over 75 percent of elderly households are in owner occupied dwellings. Nearly all live in dwellings with less than 1 occupant per room, suggesting that the majority are "empty nesters". As this population continues to age in place there will be an increasing need for smaller dwellings with lower costs and lower maintenance responsibilities. Many residents will eventually require some level of health care in their residences.

TABLE 12-19

HOUSING CHARACTERISTICS OF MANTECA SENIORS (OVER AGE 65)

	Percent of Senior Households
Owner-Occupied	75.9
Less than 1.01 occupants per room	99.3
No telephone service	1.1
No vehicle available	17.5
Below poverty level	6.6
Meals included in rent	3.4

Source: 2000 Census, Manteca CCD

The mean retirement income in 1999 was \$15,977. Families with a householder age 65 or over experience a poverty rate of 4.2 percent. (2000 Census, Manteca Urbanized Area) These characteristics indicate a need for smaller, lower-cost housing units with easy access to transit and health care facilities.

As the elderly residents transition from larger family style housing to smaller, perhaps assisted living, dwellings the demand for such housing will increase significantly compared to the limited supply available today. This demand will be

met in part through new zoning designations that allow for mixed use developments and higher density detached dwellings that will be better suited to the needs of independent elderly.

Developmentally Disabled Persons

A developmental disability is one that:

- occurs before age 18;
- is expected to continue indefinitely;
- constitutes a substantial handicap;
- includes mental retardation, cerebral palsy, epilepsy, and autism;
- other disabilities requiring treatment similar to mental retardation.

The California State Department of Developmental Services (DDS) is responsible for administering the Lanterman Developmental Disabilities Services Act and the Early Intervention Services Act. These laws ensure the coordination and provision of services and supports to enable persons with developmental disabilities to lead more independent, productive and integrated lives. DDS carries out its responsibilities through 21 community-based, non-profit corporations known as Regional Centers, and State-operated facilities, including State Developmental Centers. (www.dds.ca.gov)

The Valley Mountain Regional Center (VMRC), located in the City of Stockton, is one of the private, non-profit corporations that contracts annually with the California State Department of Developmental Services to provide diagnostic, evaluation, case management, and prevention services to people with developmental disabilities in the counties of Calaveras, San Joaquin, Stanislaus and Tuolumne. The developmentally disabled persons living in Manteca are served by the VMRC.

As of February 2003, there were approximately 8,000 developmentally disabled persons living within the VMRC population area. Living arrangements for this population include:

- 68% live in their own homes;

- 17% live in Board-and-Care homes;
- 10% live in Independent/Supported arrangements (i.e., rental units, apartments);
- 1% live in Developmental Centers;
- 4% Other.

Fifty-five percent (55%), or 4,400, of the 8,000 developmentally disabled persons living within the VMRC population area live within San Joaquin County. Approximately one-half of those 4,400 persons are under 18 years of age. There are no specific population numbers available for the percentage of those 4,400 County residents who live within the City of Manteca. (Judy Beacham, VMRC, telephone conversation)

Many of the developmentally disabled adults are dependent upon SSI (Social Security) funds, and require affordable housing. Housing needs also include those required under the Americans with Disabilities Act (ADA), including exterior and interior wheel-chair access, lowered kitchen and bathroom counters and fixtures, and wider exterior and interior doorways. Given the low income status and/or physical disabilities of many of these persons, the developmentally disabled population also needs housing located near public transportation facilities. (Jan Bush, VMRC Resource Development Department, telephone conversation)

Large Households

Large households (with five or more members) are identified as a group with special housing needs based on the limited availability of adequately sized, affordable housing units. When large households are also lower income, the result is often overcrowding of smaller dwelling units and in turn, accelerating unit deterioration.

According to the 2000 Census, 18.18 percent of all Manteca households have five or more members and are considered large households. There is no distinct difference between owner-occupied and renter-occupied units. Owner-occupied units have a rate of 18.37% of large households, while renter-occupied units have a 17.81% of large households.

Families with Female Head of Household

Single-parent households require special consideration and assistance because of their greater need for day care, health care, and other facilities. Female-headed households with children in particular tend to have lower incomes, thus limiting housing availability for this group.

Approximately 13 percent have a female head of household (2000 Census). The 1999 median income for families with a female head of household was \$26,431 (with children under 18) and \$31,714 (with no children under 18). Of the total families with a female head of household (2,773 families), 72.4 percent are living with children under the age of 18. (2000 Census, Manteca CCD)

TABLE 12-20
FEMALE HEAD OF HOUSEHOLD

Families with Female Householder with related children under 18 years	22.7
Families with Female Householder with related children under 5 years	35.2
Individuals 65 years and over	6.1

Overcrowding

The State Department of Housing and Community Development (HCD) defines overcrowding as more than one person per room, excluding bathrooms, kitchens, hallways, and porches. Severe overcrowding is defined as more than 1.5 persons per room. Overcrowding occurs primarily because households "double-up" to afford high housing costs and because of a lack of available housing units of adequate size to accommodate a growing number of large families. However, cultural differences may also account for some overcrowding based on household size variations among ethnic groups.

Overcrowding is more common among households whose incomes are below the line of poverty. Of owner-occupied housing units, 6.7 percent of households below poverty have more than 1.01 persons per room. Renter-occupied housing has a much higher rate of 29.9 percent of households below poverty with more than 1.01 persons per room. (2000 Census, Manteca CCD)

Homeless Needs

Homelessness continues as a regional and national issue. Services and facilities available for the homeless are coordinated in Manteca and San Joaquin County as a continuum of care. The continuum of care begins with a point of entry in which the needs of a homeless individual or family are assessed. Once a needs assessment is completed, the person/family may be referred to permanent housing or to transitional housing where supportive services are provided to prepare them for independent living. The goal of a comprehensive homeless service system is to ensure that homeless individuals and families move from homelessness to self-sufficiency, permanent housing, and independent living.

Factors contributing to the rise in homelessness include the general lack of housing affordable to lower income persons, increases in the number of persons whose incomes fall below the poverty level, reductions in public subsidies to the poor, alcohol and substance abuses, and the de-institutionalization of the mentally ill.

The 2000 Census reported that 223 people (0.3 percent) lived in non-institutionalized group quarters in Manteca CCD. "Group quarters" are defined as a place where people live or stay other than the usual house, apartment, or mobile home. Two general types of group quarters are recognized: institutional (for example, nursing homes, mental hospitals or wards, hospitals or wards for chronically ill patients, hospices, and prison wards) and non-institutional (for example, college or university dormitories, military barracks, group homes, shelters, missions, and flophouses). Since Manteca does not have any college or university dormitories or military barracks, the 223 people listed in the subcategory, "Other Non-institutionalized Group Quarters", are assumed to represent the homeless.

In San Joaquin County, the approach to housing the homeless and maximizing delivery of services involves regional coordination and cooperation. The delivery of services is organized by County agencies and is supported by the City of Manteca. By sharing resources regionally, the cost of operation and the delivery of services is more effective.

Farm workers

The San Joaquin County Housing Authority operates three migrant centers under contract to the State. Two of these centers, Joseph J. Artesi Migrant Center II and Joseph J. Artesi Migrant Center III are located on French Camp Road approximately 3 miles from the Manteca General Plan Study Area boundary, and approximately 5 miles from the current Manteca city boundary.

The migrant centers serve 285 farm worker families each year from May 1 to October 31. Currently, the season has been extended from March 1 to December 15. Each unit provides 2, 3, or 4 bedrooms, a kitchen and dining area. In recent years the facilities have been full and approximately 90 to 120 families are turned away each year. (tel. Toni Quintera, Manager).

12.6 Projected Housing Needs

12.6.1 Population Projection

Population growth is projected to continue for the near future, primarily driven by continued demand for relatively affordable housing and quality of life in Manteca. Table 12-21 indicates the San Joaquin Council of Governments projection that Manteca will grow to 86,370 by 2025, approximately the horizon of the General Plan. It is notable that the population projection for 2005 is exceeded by the Department of Finance population estimate for 2003.

TABLE 12-21

POPULATION PROJECTIONS

	City of Manteca	San Joaquin County
2000	49,500	566,600
2005	56,874	633,348
2010	64,248	700,095
2015	71,622	766,843
2020	77,699	821,851
2025	86,370	900,338

Source: SJCOG, Research and Forecasting Center.

TABLE 12-22
POPULATION PROJECTION AT 3.9% ANNUAL GROWTH

Year	Population
2003	57,200
2005	61,749
2010	74,766
2015	90,528
2020	109,613
2022	118,329
2025	132,721

Source: Wade Associates, May 2003

Table 12-22 provides a calculation of the annual population growth that would occur at the maximum rate allowed under the Growth Management Ordinance. Under this growth rate, the population of Manteca could reach approximately 120,000 in twenty years, approximately double the current population. However, such a sustained rate of growth would be unusual for any California city and is substantially higher than the state average rate.

A total of 94,378 people would be accommodated in the Primary Urban Service boundary under the assumptions established by the General Plan Steering Committee. This would equate to a population growth rate of approximately 2.7% annually, and is comparable to the SJCOG projection.

The assumptions include a Market Reserve of 20 percent. The Market Reserve is land that would be available to accommodate population growth, but is not projected to be required. It is intended to provide flexibility and choice in the residential land market in order to maintain reasonable land prices that contribute to affordable housing. Development of the Market Reserve would accommodate a population of approximately 113,254 residents in twenty years. This would be slightly less than would occur if the population grew consistently at the maximum rate allowed under the Growth Management Ordinance. Moreover, the residential designations provide a range of housing types and densities that can accommodate additional population without increasing the land area allocated to urban use.

Currently the City of Manteca has an estimated population of 53,924 people. That figure is estimated to grow by 7374 people in the next five years to bring the total to 61,298. Assuming a household density of 2.98 persons per household, the City will need 2,474 new housing units by the year 2008.

A vacancy rate of 5 percent would increase the total housing need increase to 2,598 dwellings.

12.6.2 Regional Housing Need Allocation Plan

The San Joaquin Council of Governments (SJCOG) prepares the Regional Housing Needs Assessment (RHNA) to allocate regional housing growth among the San Joaquin County communities. The RHNA indicates that Manteca is expected to accommodate 3,823 new housing units within the four HCD income levels between 2004 and 2008. This is significantly higher than the housing demand based on simple population projection. The RHNA calculates the formula for housing needs on the basis of several factors, not just population growth.

Table 12-23 summarizes the Regional Housing Needs Allocation by income category. It indicates that approximately 40 percent of the housing need will be very low and low income households.

TABLE 12-23

REGIONAL HOUSING NEEDS ALLOCATION

Income Level	RHNA	Percent of New Units Required
Very Low	785	20.5%
Low	651	17%
Moderate	745	19.5%
Upper/Market Rate	1,643	43%
Total	3,823	100%

Sources: San Joaquin Council of Governments

12.7 Housing Resources

12.7.1 Land Inventory

A required component of the Housing Element is the identification of sites for future housing development, and evaluation of the adequacy of those sites to fulfill the City's share of regional housing needs as determined by SJCOG.

The Housing Element uses the GIS database developed by the City to isolate parcels within the city that are currently un-built and are within the planned infrastructure expansion plan. The PFIP boundary was adopted by the City in 1993 to make additional land along the previously developed boundary suitable for expansion by providing urban service infrastructure. A funding plan and the necessary entitlements are already in effect. Therefore any land within the PFIP area is available to help meet the needs of the projected population expansion. The land that falls within this area is tabulated below by land use category.

The inventory is sufficiently diverse to accommodate the additional economic pressures inherent in residential expansion by providing land for commercial and associated business within the expansion area. By assuming that each household will require its own dwelling unit, it is reasonably certain that the plan is adequate to absorb normal contingencies and cover the margin of error inherent in projected figures.

Table 12-24 summarizes the available residential land that is within the Primary Urban Services Boundary and not yet developed.

TABLE 12-24

LAND AREA AVAILABLE FOR HOUSING DEVELOPMENT IN 5 YEARS

	LAND USE	ACRES	POTENTIAL DWELLING UNITS	POTENTIAL TARGET INCOME LEVEL
CMU	Commercial Mixed Use	159.6	798	Very Low Low
HDR	High Density Residential	98.9	1,978	Very Low Low
MDR	Medium Density Residential	178.4	1,428	Low
LDR	Low Density Residential	1249.8	6,249	Moderate
VLDR	Very Low Density Residential	0		
BIP	Business Industrial Park	146.6		
BP	Business Professional	73.7		
GC	General Commercial	393.2		
NC	Neighborhood Commercial	1.4		
LI	Light Industrial	55.8		
P	Park	58.0		
PQP	Public Quasi-public	30.2		

Source: Wade Associates October 2003

Table 12-24 indicates that there is substantial land area available to accommodate housing needs in the 5 year horizon of this Housing Element. Much of the land area is presently served by public infrastructure.

The land area already zoned and planned for annexation and zoning in the area already planned for development in the PFIP is sufficient to allow more than ten thousand units to be built with adequate infrastructure and services in the next five years. Clearly, this capacity is more than adequate to allow for any reasonable deviation from projected growth figures.

In order to correlate the inventory’s land use category to income categories used by the RHNA, the Housing Element policies are based on assumptions with regard to where each income category is likely to fall in the land use structure. Very low income and low income households are expected to gravitate toward high density housing, the moderate income group is likely to be attracted to medium density housing (various attached housing projects, ie duplexes, triplexes, etc.) and the upper

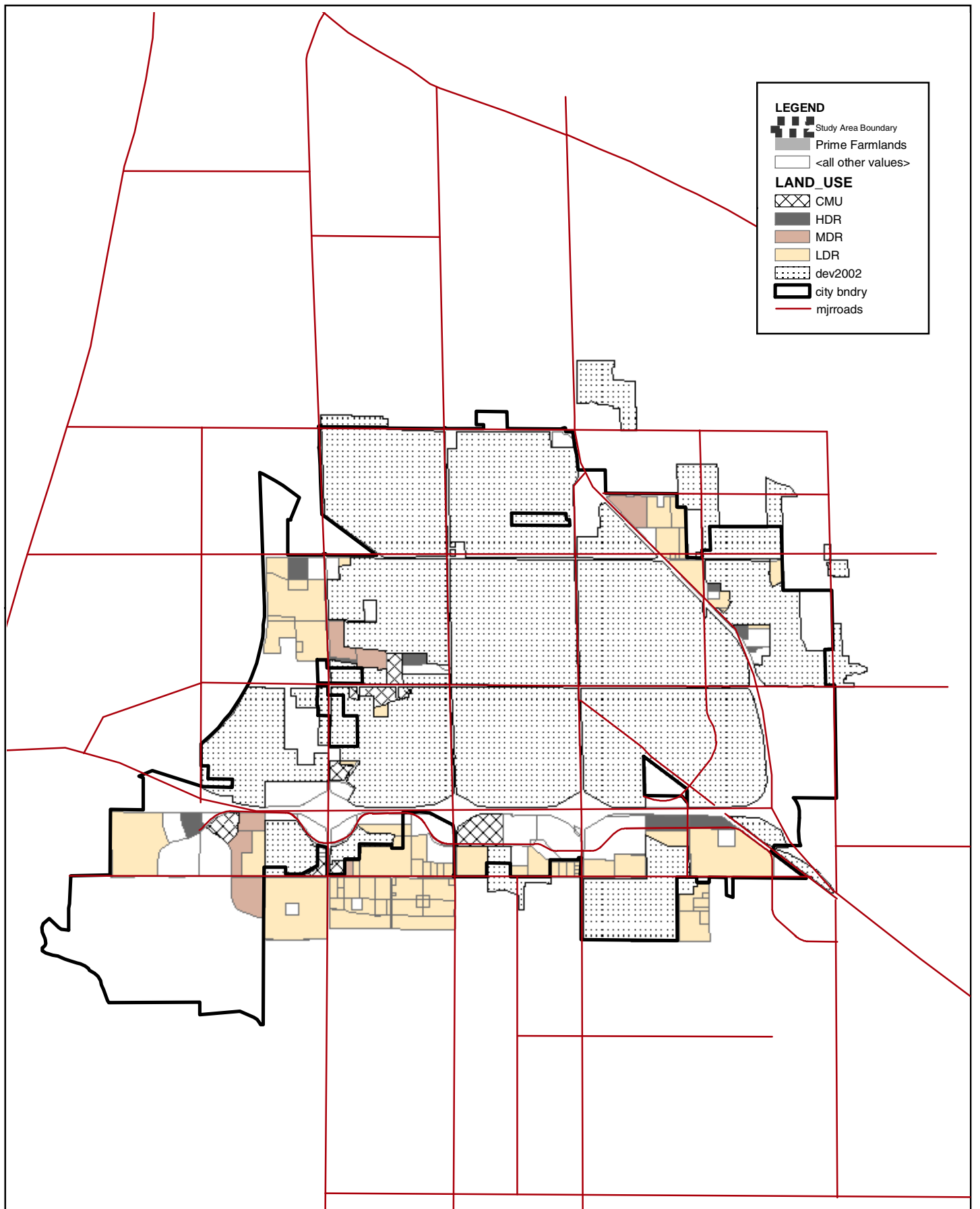
income/market value group is prone to seek single family, detached units in a low density residential setting. By equating the two structures on a one to one basis, the goal is to fulfill the needs of each income level by providing for sufficient units in their corollary land use category. Thus the need for a combined total of 1369 low and very low income units outlined by the RHNA is satisfied by the 1977 high density residential units represented in the land use inventory. It should also be noted that the commercial mixed use (CMU) classification provides additional multifamily capacity.

Figure 12-1 illustrates the location of the land designated for residential use that is located within the current PFIP boundary, and is therefore available for residential development within the 5 year horizon of this housing element.

The General Plan Land Use Element strives for a balance between protecting agricultural land and providing housing. The General Plan 2023 identifies approximately 5,476.9 acres of developable residential land within the residential land use categories set forth in the Land Use Element that can be used for new residential development. In addition to the residential land use designations the General Plan includes a new land use designation, Commercial Mixed Use (CMU). This designation allows for a mix of commercial, office, and High Density Residential uses. In in-fill locations the entire CMU designated site can be used for High Density Residential. For long range planning purposes it is assumed that 25 percent of all CMU designated land will be used for High Density Residential uses at an average density of 20 units per acre. The 265 acres designated for Commercial Mixed Use would yield an additional 1,325 dwelling units.

The addition of Commercial Mixed Use development and an increase in land allocated to Medium Density and High Density residential designations will increase higher density housing to 32 percent of the total housing stock.

Table 12-25 summarizes the total potential of vacant residential sites identified in the General Plan Land Use Map to accommodate an additional 27,498 residential units.



LEGEND

- Study Area Boundary
- Prime Farlands
- <all other values>

LAND_USE

- CMU
- HDR
- MDR
- LDR
- dev2002
- city bndry
- mjroads

Manteca General Plan

TABLE 12-25**RESIDENTIAL DEVELOPMENT POTENTIAL OF VACANT SITES**

Residential Land Use Category	Typical Affordability Level	Maximum Density	Average Density	Vacant Land	Net Units
Very Low Density Residential (VLDR)	Upper	Less than 2 units per acre	1 unit per acre	1,181	1,181
Low Density Residential (LDR)	Upper	2.1 to 8 units per acre	5 units per acre	3,685	18,425
Medium Density Residential (MDR)	Moderate	8.1 to 15 units per acre	8 units per acre	359	2,872
High Density Residential (HDR)	Lower	16 to 25 units per acre	20 units per acre	251	5,020
Total					27,498

Source: General Plan Update, 2003

12.7.2 Housing Resources

12.7.3 Manteca Redevelopment Agency

The Manteca Redevelopment Agency is the primary body responsible for affordable housing activity in the City of Manteca. The Agency was established in 1973 for the primary purpose of providing a vehicle to be used for the elimination of blighting conditions and thus ensure that the City's economic base would prosper. Growth would occur primarily through the development of new public improvements, commercial and industrial projects, and affordable housing. In December 1986, the Redevelopment Plan for Project Area No. 1 was adopted. At this time, the Agency was able to begin redevelopment activities.

In December of 1993, the Agency adopted the Redevelopment Plan for Project Area No. 2. The Agency combined both project areas into one "Merged Project Area" in 1999. The total merged project area is 3,212 acres.

The Agency has participated in significant public infrastructure, residential, commercial, and affordable housing projects. Projects have included participation in the Union Courts Apartments rehabilitation, the First Time Homebuyer Assistance Program, and the Manteca Senior Housing Development.

12.7.4 Low and Moderate Income Housing Fund

The City of Manteca Redevelopment Agency completed a “Midterm Update of the Five-Year Implementation Plan: 1999-2004” in January 2003. The Update contains a review of the Agency’s Affordable Housing Fund.

Since 1976, redevelopment agencies have been required to set aside and then spend no less than 20 percent of all tax increment received from within a redevelopment project area to increase, improve, or preserve the community’s supply of housing available at affordable housing costs to persons and families of very low-, low-, and moderate-income households. Pursuant to State law, these funds are held in a separate Low and Moderate Income Housing Fund (LMI Fund). The intent of the LMI Fund is to defray the costs of production, improvement, and preservation of low- and moderate-income housing and that the amount of money spent for planning and general administrative activities with the development, improvement, and preservation of that housing not be disproportionate to the amount actually spent for the costs of production, improvement, or preservation of that housing.

The Agency’s LMI Fund balance on June 30, 1999 was \$3,645,704 and is projected to be \$59,439 in June 2004 (Midterm Update) based on expenditures through the Agency’s LMI programs and related expenditures.

In FY 1999-00 and FY 2000-01, actual expenditures of \$3,776,662 for housing programs were 36 percent greater than anticipated for the same period in the Implementation Plan. Approximately 12 percent of the total expenditures for the same period were monies allocated to Bond Debt Service (\$461,605). The remaining funds were allocated to Administration and Services.

For FY 2001-02, actual expenditures for housing programs were 50 percent less than projected expenditures in the Implementation Plan for the same period. This decrease resulted from an Agency loan of \$781,000 to Eden Housing the previous year, to assist in providing gap financing for completion of a 50-unit senior affordable housing project.

For FY 2002-03 and FY 2003-04, the remaining two years of the planning period for the Agency’s Implementation Plan, the Agency is anticipating expenditures of \$3,502,092 for housing programs. These funds will be allocated on an annual basis

for the remaining two years for continuation of the Senior Rehabilitation Program (\$300,000), the Housing Rehabilitation Matching Grant Program (\$200,000), and the First-Time Homebuyer Down-Payment Assistance Program (\$500,000). The remaining monies will be allocated for the development of an anticipated affordable housing project on Agency-owned property, renovation of Downtown residential hotels into efficiency units, and other housing opportunity efforts.

It is anticipated that \$8,709,153 (73 percent) of the total LMI Fund will have expenditures allocated housing program efforts, to provide for affordable housing opportunities in the Project Area for the 1999-2004 Implementation Plan period.

12.7.5 Projection of Agency Projected Housing Funding

The Agency has budgeted 1.66 million for Housing Programs in fiscal year (FY 2003-04), after expending 4.28 million in FY2002-03 (2 major projects).

Much of the \$1.66 million dollar program this fiscal year is ongoing programs that will be funded at similar or higher levels over the next 5 years.

Table 12-26 summarizes the expected expenditure of Agency funds on affordable housing in the next five year.

TABLE 12-26

PROJECTED EXPENDITURE OF AGENCY FUNDS ON AFFORDABLE HOUSING

FY	04 05	05 06	06 07	08 09	09 10
Millions	\$ 1.83	\$ 2.09	\$ 2.35	\$ 2.53	\$ 2.61

This will include the ongoing programs as well as local shares of major affordable housing projects.

Furthermore, the Agency will be implementing the General Plan by marketing mixed use and high density infill opportunities through an RFP or RFQ process to connect property owners with high density housing developers. Through this process projects will apply for State and federal funding and be augmented with Agency investment where appropriate. The Agency's Goal in assisted projects is to secure the inclusion of at least 33% affordable rental units. (You may want to include this goal in the Housing Element)

To this end the Agency has created an additional staff position to assist with housing programs and particularly to take advantage of new programs, policies and land use designations that are included in the new General Plan.

RDA expects to assist approximately 90 units in 2004-5 Rising to 130 units in 2010.

12.7.6 San Joaquin Housing Authority

The Housing Authority provides Public Housing opportunities through rental assistance to low-income residents of the San Joaquin County area. However, none of the five public housing sites eligible for the program (Conway Homes, Stockton, Sierra Vista Homes, Stockton, Tracy Housing Development, Tracy, Thornton Housing Development, Thornton, and Franco Center, Stockton) are located in Manteca. Therefore, although Manteca residents are eligible for this program, any program participant would not be a resident of Manteca, as the participant would live in a public housing unit outside of Manteca. However, it is important to note that Manteca supports alternative housing opportunities in San Joaquin County, through the Housing Authority.

The Housing Authority manages three migrant family farm labor housing sites. This housing is available annually from the first week of May through the end of October. Day care centers are provided for farm workers as well as services from the Employment Development Department, the Social Security Administration, and education and health care services. During the off-season, one of the French Camp Facilities is made available to the homeless. The facilities were also used as evacuation sites during the January 1997 floods and as "emergency" housing for families displaced by city or county action. Much like the public housing program described above, there is no migrant center located in Manteca. Therefore, although Manteca farm workers are eligible for this program, any program participant would not be a resident of Manteca, as the participant would live in a migrant center outside of Manteca.

Manteca's Section 8 program is administered by the Housing Authority of San Joaquin County. The Housing Authority is authorized to lease privately owned dwellings and sublease them to low-income citizens at reduced rates.

12.7.7 Fair Housing Service Agencies

Table 12-27 lists organizations that provide fair housing services either within the City of Manteca or to Manteca residents. This list is not intended to be exhaustive, although every effort has been made to locate pertinent organizations. Rather, it depicts the types of organizations available.

TABLE 12-27

FAIR HOUSING SERVICE AGENCIES

ORGANIZATION/PROGRAM
Council for the Spanish Speaking
Family Law Service Center
Family Resource Center
Manteca Fair Housing, Inc.
Mediation Center of San Joaquin County
San Joaquin Housing Authority

12.7.8 Services Provided for Special Needs Populations

Table 12-28 lists organizations that provide specialized programs either within the City of Manteca or to Manteca residents. This list is not intended to be exhaustive, although every effort has been made to locate pertinent organizations and it depicts the types of services available.

TABLE 12-28

SERVICES PROVIDED FOR SPECIAL NEEDS POPULATIONS

American Red Cross	Health Insurance Counseling and Advocacy Program	San Joaquin County Department of Aging
Big Brothers and Big Sisters of San Joaquin County	Home Energy Assistance Program	San Joaquin County Food Bank
Boys and Girls Club of San Joaquin	Hope Family Shelter	San Joaquin County Office of Emergency Services
Catholic Charities	Hospice of San Joaquin County	San Joaquin Housing Authority
Child Abuse Prevention Council	Human Services Agency of San Joaquin County	Second Harvest Food Bank
Children's Home of Stockton	Jene Wah, Inc. (nutrition services)	Senior Services Agency of San Joaquin County
Community Bind Center	Manteca Fair Housing, Inc.	St. Mary's Interfaith Dining
Community Works	Manteca Senior Service Agency	Stockton Shelter for the Homeless
Council for the Spanish Speaking	Mary Graham Children's Shelter	United Cerebral Palsy
Emergency Food Bank	Meals on Wheels	United Way of San Joaquin
Family Law Service Center	Mediation Center of San Joaquin County	Volunteer Connection
Family Resource Center	Red Cross, San Joaquin Chapter	Weatherization Services
Give Every Child a Chance	Salvation Army, Del Oro Division	Women's Center of San Joaquin County
Goodwill Industries, San Joaquin Valley	San Joaquin AIDS Foundation	
Habitat for Humanity		
Haven of Peace		
Head Start		

12.8 Analysis of Potential Constraints

12.8.1 Constraints to Housing Delivery

The ability of the private and public sectors to provide adequate housing and meet the needs of all economic segments of the community can be constrained by various interrelated factors. It may be impractical for a housing developer to construct either single-family, multi-family, market rate, or affordable housing if significant governmental or non-governmental constraints exist on development.

Generally, these factors have been divided into two categories: non-governmental constraints and governmental constraints. Governmental constraints consist of the City's agricultural preservation policies, growth program, building codes, zoning regulations, development standards, local permit processing fees and timeframes, and on-site and off-site improvement requirements. Non-governmental constraints consist of development costs, the cost of construction, utility constraints, and the availability of financing. Table 12-30 identifies constraints that exist and how the City intends to minimize these constraints as legally appropriate.

12.8.2 Governmental Constraints

According to Government Code Section 65583 a housing element shall contain "An analysis of potential and actual governmental constraints...including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures." Each of these actual or potential constraints are discussed below in addition to local fair share efforts.

12.8.3 Agricultural Preservation Policy

Manteca is located in an area of rich agricultural resources, including orchards, vineyards, row crops, and pasture land. A wide variety of agricultural production takes place around Manteca but only two small parcels totaling approximately 100 acres remains in agricultural production within the urbanized area of the city. Manteca desires to recognize the value of local agricultural resources. The City of Manteca has adopted a right-to-farm ordinance that requires developers of new subdivisions adjacent to

agricultural land to notify new homebuyers that agricultural uses may present problems such as dust, noise, and odors.

The General Plan Land Use Map identifies agricultural land use around the city on the north, east and south. The “Agricultural” land use designation in this General Plan is intended to establish a separation between the City of Manteca and the City of Stockton on the north, and the City of Manteca and the City of Ripon to the southeast. The Agricultural designation is intended to establish an urban limit boundary for the City.

The General Plan provides for expansion of the urban area, but minimizes the impact on existing agricultural uses. The plan directs urbanization toward the non-prime agricultural soils in a pattern of compact development around the historic geographic center of the city. The plan provides adequate land for residential development.

12.8.4 Growth Management Program

The Community Growth Management Program (Growth Program) was adopted in 1988 in an effort to alleviate development pressures by not allowing the residential growth rate to exceed 3.9 percent. The Manteca City Council determined that it was necessary to coordinate sewer treatment capacities with the number of building permits issued for residential, commercial, industrial, and other development to ensure that new development does not exceed the amount of available sewer capacity.

When the Growth Program was adopted, the City’s population had been growing at a faster rate than both San Joaquin County and the State of California. Between 1980 and 1987, the City’s population increased by approximately 49 percent. By comparison, during the same period, San Joaquin County’s population increased by approximately 25 percent and the State’s population increased by approximately 15 percent (City of Manteca, Ordinance No. 800). This population surge increased development pressures on the City’s sewer capacity and other public services and facilities.

The city is amending the Growth Management Ordinance in the Fall, 2003. One significant change in the growth management ordinance is to install a preference for affordable housing in the residential permit allocation process. Under the policies set forth in this Housing Element and the amendment to the Growth Management Ordinance, the City will 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. Multi-family housing and housing affordable to low- and very low-income households shall be counted in the City allocation for sewer permits. Moreover, the point rating system of the City's growth management program will include special incentives for the inclusion of housing affordable to low-and moderate-income households and qualifying seniors in residential projects. The City Council will establish an annual goal for affordable housing as a percentage of the dwelling units allocated under the City's growth management ordinance.

Consequently, the Growth Management Ordinance will serve to induce more affordable housing units rather than constrain housing.

The number of dwelling permits that is allocated under the Growth Management Ordinance is sufficient to meet the projected housing needs in the city as identified in the Regional Housing Needs Allocation. Table 12-22 indicates that the Growth Management Ordinance could allow the population to increase by as much as 12, 917 in the 5 year horizon of this Housing Element. Table 12-23 indicates that full development of all dwellings in the Regional Housing Needs Allocation would result in a population increase of approximately 11, 469 in the same time frame. Therefore, the Growth Management Ordinance is not a constraint in meeting the housing needs.

12.8.5 Building Code and Code Enforcement

The City of Manteca, in accordance with State Housing Law, has established certain minimum requirements for residential construction. The Manteca Building Department currently administers codes and code enforcement under the 1997 edition of the Uniform Building Code (UBC), or as amended.

The building code does not impose any unusual standards on new home construction or rehabilitation. The City's code enforcement program serves to maintain the quality of the existing housing stock. Enforcement is primarily in response to specific complaints from tenants and neighbors regarding specific conditions.

12.8.6 Zoning Regulations

Updating the City Zoning Ordinance to provide greater housing density and diversity of opportunities is one of the primary implementation measures in the 2023 General Plan

Land Use Element. The General Plan established the framework for the zoning update in the following manner.

1. All residential designations were redefined to allow a higher residential density than allowed in the 1988 General Plan. This increase in density is designed to encourage home builders to develop more diverse housing types, including smaller dwellings that would be more affordable.

In addition to potentially reducing housing costs through smaller dwelling units the increase in density has indirect benefits on housing affordability by making infrastructure improvements more efficient and less costly per dwelling unit. The higher densities also enhance the opportunities for public transit and thereby reduce the individual households expenses for transportation.

2. Land zoned for multi-family housing is substantially increased in the city. The 1988 General Plan had provided few locations for multi-family housing, and many of these had been developed. Consequently, very few apartments had been built since 1988. The 2023 General Plan provides new locations for multi-family housing located along major arterial streets near potential public transit routes and near existing or planned commercial centers.
3. The 2023 General Plan created a new land use zone (Commercial Mixed Use, CMU) that provides for multi-family housing in a mixed commercial setting. The CMU zone will allow one hundred percent of a CMU site to be used for multi-family housing that must be developed at not less than 15 dwelling units per acre. The CMU designation is applied to new areas to provide small mixed use centers for new neighborhoods areas. The CMU designation is intended to provide local services in pedestrian friendly locations that will reduce the need for automobile traffic.

The CMU designation is also applied in in-fill areas, notably along Yosemite Avenue, along Main Street and in the downtown core area. The intent is to provide a variety of in-fill, high density housing opportunities in the older major corridors.

The Zoning Ordinance currently allow multi-family housing to be constructed in the major commercial designations. The ordinance provides for apartments above the ground floor. This will remain in the revised Zoning Ordinance.

The City has contracted for a revision to the Zoning Ordinance to implement the land use changes initiated in the 2023 General Plan. The amended ordinance is scheduled for adoption in Spring, 2004.

12.8.7 Development Standards

The Zoning Ordinance sets forth land use controls for setbacks, lot area, lot width, frontage, height, private open space, parking, separation between buildings, landscaping, and recreational facilities that limit the density of development. Certain deviations are allowed, in accordance with the Manteca Municipal Code, for specific developments.

The existing ordinance includes side yard setback requirements designed to ensure access to the rear yard for large recreation vehicles. Relatively small and affordable dwelling units have been constructed in the city under this zoning ordinance, but the typical application of the ordinance results in unusually wide lots and larger single family housing. This housing type has been compatible with the market demand for large, single family homes.

The Low Density Residential (LDR) and Medium Density Residential (MDR) land use designation approved in the 2023 General Plan are not compatible with these setback requirements in all instances. In order to meet the densities indicated in the General Plan it will be necessary to adopt new standards for side yard setbacks, front yard setbacks, and building site coverages.

The amended zoning ordinance will address the need for setback requirements compatible with the new housing densities established in the 2023 General Plan. In addition, the 2023 General Plan strongly encourages the use of Specific Plans as a means of providing development design flexibility. Specific Plans can establish specialized development standards that facilitate new housing types.

12.8.8 On-site and Off-site Improvement Standards

The City improvement standards do not require any unusual conditions or improvements that unnecessarily increase housing costs. On-site standards are typical of most cities. The current standards are provided in Appendix A. Off-site improvements are funded through the payment of fees established in the Public Facilities Implementation Plan (PFIP). The PFIP establishes the cost of new off-site improvements through a process of comprehensive planning and design. Development costs for major roads, sewer, water

and drainage improvements are equitably distributed among all development that uses the improvements.

12.8.9 Local Permit Processing Fees

The City collects various fees from developers to cover the costs of processing permits and providing necessary services and infrastructure. Additional fees and/or time may be necessary for required environmental reviews, depending on the location and nature of a project.

Building permit and planning fees are the method the City uses to defray the cost of the Planning and Building Departments. Obviously, these fees impact the cost of constructing affordable housing. Basic planning and building fees for the City of Manteca are listed below. Building permit fees are based on the total valuation of the property. Because of this, the exact building and planning fee rate for a “typical” multifamily and single-family is difficult to define.

TABLE 12-29

SCHEDULE OF MANTECA DEVELOPMENT FEES (EFFECTIVE AS OF JANUARY, 2003)

▪ Building Permit Fee	Based on Total Valuation
▪ Plan Check Fee	\$0.65 x Building Permit Fee
▪ Plumbing/Mech./Elec. Fee	\$0.4 x Building Permit Fee
▪ SMIP (State Fee)	\$0.00021 x building valuation
▪ Fire Facility Fee	\$0.30 per square foot
▪ Surface Water	\$1,656 (5/8" x 3/4" meter, zones 11 and 12)
▪ Water Meter Fee	varies between \$604 and \$2,222 based on zone
▪ PFIP- Water	varies between \$650 and \$1,410 based on land use designation and zone
▪ PFIP- Sewer	varies between \$1,250 and \$1,810 based on land use designation and zone
▪ PFIP- Drainage	varies between \$230 and \$2,230 based on land use designation and zone
▪ PFIP- Transportation	varies between \$580 and \$1,910 based on land use designation and zone
▪ Sewer Fac. Dev. Fee	varies between \$576.56 and \$835.23 based on land use designation

12.8.10 Project Process and Permit Procedures

Project review and approval processes are comparable to most small municipalities and do not create additional costs for most housing development. The City Community Development Department and Public Works Department provide the primary review of development applications. The entitlement process for residential development is relatively direct and involves only subdivision design and improvement plan check. There is no design review requirement for single family residential projects. Certain development projects require approval of a conditional use permit by the Planning Commission. Processing time takes six to eight weeks. If a negative declaration is required under the California Environmental Quality Act, there is a mandatory review period. Following Planning Commission approval, there is a 10-day appeal period. Finally, the developer must submit detailed plans to the City’s Building and Safety Division to ensure compliance with the building code. Combined, these items can easily add up to several months. In order to avoid project delays, Planning Division staff works with developers throughout the process, presenting options such as reducing plan check time by working with building officials early on to ensure that plans meet code requirements when they are submitted.

TABLE 12-30

GOVERNMENTAL AND NON-GOVERNMENTAL HOUSING DEVELOPMENT CONSTRAINTS

Constraint	Method for the City to Address Constraint
Existing Zoning Ordinance does not accommodate residential zoning designations as described in this General Plan	Amend Zoning Ordinance to be consistent with the General Plan and facilitate the provision of affordable housing sites
Fees and exactions required of all developers	City staff will review fees to determine appropriateness
Growth Management Ordinance	Exempt units restricted to very low-, low-, and moderate-income households from the Growth Management Ordinance.
Local Processing and Permit Procedures	Reduce permit requirements for projects providing very low-, low-, and moderate-income housing.
The availability of financing for home maintenance and construction	Identify a primary City staff member as a contact for private financing sources.
Price of vacant land for housing development	N/A
Construction cost of residential development and rehabilitation	N/A

12.8.11 Constraints on Housing for Persons with Disabilities

The Zoning Ordinance permits community care facilities (small) in all residential zones. There are no constraints on development of housing that would meet specific requirements, such as handicap access.

12.8.12 Non-Governmental Constraints

According to the California Government Code, a housing element shall contain “An analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the cost of land, and the cost of construction.” These and other non-governmental constraints are discussed below.

12.8.13 Development Costs

The cost of raw, developable land has a direct impact on the cost of a new home and is, therefore, a potential non-governmental constraint. The higher the raw land costs, the higher the price of a new home. Normally, developers will seek to obtain city approvals for the largest number of lots obtainable on a given parcel of raw land. This allows the developer to spread the costs for off-site improvements (i.e., streets, water lines, etc.) over the maximum number of lots.

As the demand for housing in Manteca increases and the population grows, the cost of vacant land is rising. The City of Manteca is approximately 58 percent built out. Available vacant residential land will become scarcer over time, and will become dependent on annexation opportunities.

The 2023 General Plan provides ample land for future annexation and development. The General Plan Land Use map was prepared using a model of future land use. This model includes a factor that increases the amount of land available for development at any time specifically to ensure that there will always be a surplus. The surplus would reduce the potential for increases in land cost due to competition for a limited supply.

12.8.14 Cost of Construction

The costs of labor and materials have a direct impact on the cost of housing and are the main component of housing cost. The cost of residential construction varies greatly depending upon the quality and size of the home being constructed and materials used.

Construction costs appear to be affordable and reasonable for builders in Manteca. However, if labor or material costs were to increase substantially, the cost of construction could rise to a level which would impact the price of new construction and rehabilitation. Increased construction and material costs, therefore, have the potential to constrain new housing and rehabilitation.

TABLE 12-31
CONSTRUCTION COSTS PER SQUARE FOOT

HOUSE TYPE	YEAR			
	1990	1994	1996	1998
Average-Wood Frame	\$47.66	\$51.04	\$55.17	\$61.10
Good Quality-Wood Frame	\$67.49	\$73.23	\$75.76	\$83.90
Average-Masonry	\$55.46	\$57.15	\$62.04	\$68.70
Good Quality-Masonry	\$71.16	\$73.32	\$79.33	\$88.00

Source: Building Standards

12.8.15 Availability of Financing

One of the significant components to overall housing cost is the financing. After decades of slight fluctuations in the prime rate, the 1980s saw a rise in interest rates which peaked at approximately 18.8 percent in 1982. The decade of the 1990s saw interest rates drop dramatically, fluctuating between six and eight percent. The early 2000s has seen similar low interest rates, with the rates on a 30-year fixed rate mortgage varying between six and eight percent, roughly. The substantial drop in the cost of fixed rate mortgages and the widespread use of adjustable rate mortgages have substantially decreased the effects of financing on the purchase of a home.

12.9 Housing Element Goals and Policies

Goal H-1. Encouraging New Development

The City seeks to encourage the development of housing units affordable to all segments of the population through financial and regulatory incentives and aggressive land use planning.

To provide a range of housing types, densities, designs, and meet existing and projected housing needs for all economic segments of the community.

Policies:

H-P-1: The City shall maintain an adequate supply of land in appropriate land use designations and zoning categories to accommodate projected household growth and to encourage residential vacancy rates that allow turnover with relative ease.

H-P-2: The City shall provide appropriate land use zoning and incentives for in-fill development.

H-P-3: The City shall establish adequate residential zoning to accommodate the housing needs established in the Regional Housing Needs Assessment (RHNA).

H-P-4: The City shall seek the annexation of lands within the Primary Urban Service Boundary line at a rate that ensures an adequate supply of appropriately zoned residential land.

H-P-5: 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. Multi-family housing and housing affordable to low- and very low-income households shall be counted in the City allocation for sewer permits.

H-P-6: The City may establish an annual goal for affordable housing in the allocation process established under the Growth Management Ordinance.

- H-P-7: The City shall establish residential zoning to achieve a mix of single family and multi-family development that will provide adequate housing opportunities for households of all income levels.
- H-P-8: The Redevelopment Agency shall be encouraged to use its powers as appropriate to acquire and assemble sites for residential development, while minimizing displacement of existing residents.
- H-P-9: The City will encourage the use of appropriately located surplus public property for the construction of housing affordable to low and very low-income households.
- H-P-10: The City shall encourage mixed use development opportunities, residential development in mixed-use neighborhoods, development that combines residential with service commercial and office uses, and the construction of second units (granny flats, carriage houses and similar small dwelling intended for one or two residents) in appropriate zoning designations.
- H-P-11: The Commercial Mixed Use (CMU) zone designation shall allow residential use. Commercial Mixed Use (CMU) zones within infill areas may develop completely with High Density Residential (HDR) land use.
- H-P-12: The City shall strive to ensure that affordable units are distributed in suitable locations throughout the city that are proximate to retail services, parks, schools, public facilities and public transit.
- H-P-13: Below market rate affordable residential units in development areas shall be similar to the market rate units in exterior style and materials.
- H-P-14: The City shall seek to improve the efficiency of the 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-15: The City shall identify sites that are suitable for multi-family and self-help single family housing.

- H-P-16: 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-17: 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-18: The City may consider incentives to home-builders that are appropriate for the provision of housing affordable to very low-, low-, and moderate-income households. Such incentives shall be secured in an affordable housing restriction structured to achieve the maximum number of housing units affordable to very low and low income households, and to maintain affordability over time.
- H-P-19: The City shall support the continued use of rental assistance opportunities, including Section 8 rent certificates by Manteca residents.
- H-P-20: The City shall grant residential density bonuses for projects that reserve units for low- and/or moderate-income households.
- H-P-21: The City shall explore cooperative efforts with the California Department of Housing and Community Development, the San Joaquin County Housing Authority, and other agencies and organizations to establish low-income housing for special groups such as farmworkers, seniors, the disabled, and the homeless, as needed within the community.
- H-P-22: The City shall encourage homeownership in new housing constructed for low- and moderate-income households.

Implementation:

H-I-1. The City shall implement the General Plan 2023 Land Use Element in which density ranges were amended to accommodate more flexible development of higher-density housing.

Responsibility: City Council, City Manager, Community Development Department, Redevelopment Agency

Time Frame: The City began updating the Zoning Ordinance to comply with the 2023 General Plan in August, 2003. Adoption of the revised Zoning Ordinance is anticipated in Spring 2004. The Zoning Map will be amended to comply with the 2023 General Plan in 2003. Review of the existing residential zoning map and Zoning Ordinance will occur periodically as required.

H-I-2. The City shall amend the Zoning Ordinance and Zoning Map to ensure adequate sites to accommodate the Regional Housing Needs Assessment (RHNA).

Responsibility: City Council, City Manager, Community Development Department, Redevelopment Agency

Time Frame: The City began updating the Zoning Ordinance to comply with the 2023 General Plan in August, 2003. Adoption of the revised Zoning Ordinance is anticipated in Spring 2004. The Zoning Map will be amended to comply with the 2023 General Plan in 2003. Review of the existing residential zoning map and Zoning Ordinance will occur periodically as required.

H-I-3. The City shall continue to provide density bonuses as provided in the Manteca Zoning Ordinance.

Responsibility: City Council, Community Development Department

Time Frame: Ongoing

- H-I-4. The City shall maintain and make available to the public an inventory list of vacant residentially-zoned parcels and a list of approved residential projects. The City shall update the inventory and list at least annually.
- Responsibility: Community Development Department
- Time Frame: FY 2003-04, annually thereafter
- H-I-5. The City and Redevelopment Agency shall pursue appropriate state and federal funding sources to support the efforts of the public and developers to meet new construction and rehabilitation needs of low- and moderate-income households. The City will periodically update and review available housing programs to identify appropriate funding sources to meet Manteca's needs.
- Responsibility: Redevelopment Agency, Community Development Department
- Time Frame: The RDA staff shall annually prepare a summary of funding programs available to the RDA and provide the RDA Board of Directors with a recommendation for application for funding opportunities. The RDA Board shall direct the staff to apply for such grants, loans and other funding opportunities that may be applicable in the City.
- H-I-6. The City and Redevelopment Agency should use Community Development Block Grant (CDBG) funds and tax increment revenues to subsidize on- and off-site infrastructure improvements for lower-income housing projects.
- Responsibility: Community Development Department, Redevelopment Agency
- Time Frame: Annually
- H-I-7. The Redevelopment Agency shall use its powers and revenues to assemble land that can be used as an incentive to facilitate development of lower-income housing projects at reduced costs.

Responsibility: Redevelopment Agency

Time Frame: Ongoing

H-I-8. The point rating system of the City's growth management program shall include special incentives for the inclusion of housing affordable to low- and moderate-income households and qualifying seniors in residential projects. The City Council shall establish an annual goal for affordable housing as a percentage of the dwelling units allocated under the City's growth management ordinance.

H-I-9. The City's Community Growth Management Program (GMP) was originally adopted by the City Council in 1988. That program addressed the use of the Waste Water Quality Control Facility's (WQCF) Phase 1 capacity. The GMP was later revised to also apply to Phase 2 capacity. With the completion of at least a portion of the Phase 3 expansion comes the need for either an amended GMP or a new one. Rather than amend the existing plan to simply pertain in its entirety to the new capacity, staff is recommending a new GMP be established. On September 15, 2003, the Manteca City Council. The key components of the original GMP are not proposed to be changed. Specifically, staff is recommending the Council retain the annual residential growth cap at 3.9% of existing housing stock, though some minor modifications are proposed. These include excluding infill development (a concept approved by Council in 2000) and affordable housing from the 3.9% cap. A point rating system would also be retained, though modified to represent current development goals.

The GMO defines In-fill as follows:

- Infill projects shall mean the following:
- Residential lots which are legal lots of record, or are part of a major subdivision with no more than 4 remaining undeveloped lots that meet the criteria of item (3) below; or
- Residential lots which are created by a minor subdivision and which minor subdivision as a whole meet all of the criteria of item (3) below: and

- Residential development projects that have no more than 4 units and are surrounded on at least three sides by developed property, one of which may be a street, except in the case of “through lots,” as defined in Title 16 of the Manteca Municipal Code, which shall be surrounded on at least two sides by developed property, one of which may be a city street.

Responsibility: City Council

Time Frame: FY 2003-2004, annually thereafter

In special circumstances, the City may waive City development fees or provide other incentives for housing projects affordable to very low-, low- and moderate-income households. Where the City provides a funding program, waives fees, or other financial incentives the City and developer shall enter into a supplemental development agreement defining the incentive and the obligation of the developer to provide housing affordable to low and/or very low income households. The supplemental 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, (including large households, elderly, and/or handicapped individuals, and the level of income for the prospective tenants or owners of the unit. The priority for granting fees or other inducements shall be given to family housing that accommodates four or more residents, senior housing, and very low income households. Priority will also be given to housing development that is co-sponsored with, or otherwise receives matching funding from another agency or non-profit organization. The decision to waive or modify fees will be made on a case-by-case basis.

Responsibility: City Council, Redevelopment Agency

Time Frame: Ongoing as opportunities are available.

H-I-10. The City shall periodically review and revise, as necessary, the Zoning Ordinance to ensure the availability of an adequate supply of residentially-zoned land with appropriate development standards consistent with land uses and policies of the General Plan. The City shall endeavor to eliminate or modify any development standards that add unnecessarily to the cost of housing.

Responsibility: City Council and Community Development Department

Time Frame: FY 2003-2004 and biannually thereafter

- H-I-11. 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% of the projected five-year housing need.

Responsibility: City Council, Community Development Department

Time Frame: FY 2003-2004 and biannually thereafter

- H-I-12. The City shall not rezone land from High Density Residential (HDR) or Medium Density Residential (MDR) unless it is replaced concurrently by a comparable zoned land area elsewhere in the City.

Responsibility: City Council, Community Development Department

Time Frame: The City began updating the Zoning Ordinance to comply with the 2023 General Plan in August, 2003. Adoption of the revised Zoning Ordinance is anticipated in Spring 2004. The Zoning Map will be amended to comply with the 2023 General Plan in 2003. Review of the existing residential zoning map and Zoning Ordinance will occur periodically as required.

Goal H-2. Removing Barriers to Affordable Housing Development

The City will seek to remove, where legally possible, governmental constraints that constrain the maintenance, improvement, and development of housing.

To promote the development of affordable housing in the City of Manteca.

Policies:

- H-P-23: The City shall promote the expeditious processing and approval of residential projects that meet General Plan policies and City regulatory requirements.

- H-P-24: The City shall avoid, when practical, policies, regulations, and procedure that add unnecessarily to the costs of producing housing while assuring the attainment of other City objectives.
- H-P-25: In accordance with residential development standards of the State Government Code Sections 65583(c)(1) for factory built housing, the City shall allow mobilehome and factory-built housing on a permanent foundation that meets all zoning requirements on any residentially-zoned parcel.
- H-P-26: The City will consider new housing construction methods and dwelling unit types that meet the safety and design standards established in the City Zoning Ordinance.

Implementation:

- H-I-13. The Redevelopment Agency shall continue to support and fund its First-Time Homebuyer Assistance Program to help make housing affordable for low- and moderate-income area residents. The program provides an interest free loan of up to \$30,000 to provide down payment assistance for eligible households in the purchase of a home.

Responsibility: Redevelopment Agency

Time Frame: Ongoing

- H-I-14. The City shall continue to support that use of Section 8 rent certificates of comparable rent support programs by Manteca residents. Manteca's Section 8 program is administered by the Housing Authority of San Joaquin County.

Responsibility: City Council, Redevelopment Agency

Time Frame: Ongoing

- H-I-15. The City shall establish suitability criteria for sites for affordable housing. Such criteria shall include, but is not limited to proximity to schools, parks, retail and service commercial zoned land, public transportation, and adjacent land use. The City shall use the Geographic

Information System database to identify the location of such sites. The suitability criteria shall be used by the Redevelopment Agency to identify candidate sites for prioritizing the expenditure of RDA funds for construction of affordable housing. The City Planning Department shall make a map of the sites that meet the criteria available to prospective developers upon request in order to assist them in the process of developing affordable housing.

Responsibility: City Council, Redevelopment Agency, Community Development Department

Time Frame: FY 2003-2004

- H-I-16. The City shall allow mixed residential-commercial projects in commercial designations and zoning districts and shall amend the Zoning Ordinance to include a Commercial Mixed Use Zone (CMU) that permits multi-family residential use. The Redevelopment Agency shall apply 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 in the Zoning Ordinance to facilitate and encourage the use of in-fill sites for residential and commercial mixed use, or multi-family residential use. Infill parcels in the Main Street, Airport Way and Yosemite Avenue corridors that are zoned Commercial Mixed Use Zone may be used entirely for multi-family residential use.

Responsibility: City Council, Community Development Department

Time Frame: The City began updating the Zoning Ordinance to comply with the 2023 General Plan in August, 2003. Adoption of the revised Zoning Ordinance is anticipated in Spring 2004. The Zoning Map will be amended to comply with the 2023 General Plan in 2003. Review of the existing residential zoning map and Zoning Ordinance will occur periodically as required.

H-I-17. 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: FY 2002-2003 and biannually thereafter

Goal H-3. Maintaining and Preserving Existing Housing

Conserving and improving the housing stock is an important component of Manteca's housing plan. The City focuses its efforts on rehabilitation, preserving existing affordable units, and promoting homeownership opportunities in order to take a proactive approach to conserving the current housing stock. The following programs illustrate Manteca's commitment to maintaining and preserving existing housing.

To encourage the maintenance and continued improvement of the existing housing stock and residential neighborhoods.

To ensure the provision of adequate services to support existing and future residential development.

Policies:

H-P-27: The City shall encourage private reinvestment in older residential neighborhoods and private rehabilitation of housing.

H-P-28: The City shall use state and federal funding assistance to its fullest, if these subsidies exist, to rehabilitate housing. Housing rehabilitation efforts should be given high priority in the use of Community Development Block Grant (CDBG) funds.

H-P-29: The City shall give high priority to housing rehabilitation in the use of redevelopment funds and resources to the extent such efforts are needed and are balanced with other redevelopment priorities.

- H-P-30: The City shall give priority in City housing rehabilitation programs to infill areas.
- H-P-31: 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-32: The City shall promote the continued upkeep of existing mobilehome parks.
- H-P-33: The City shall require the abatement of unsafe structures, giving property owners ample opportunities to correct deficiencies.
- H-P-34: The City may allow reconstruction of existing housing in commercial land use designations and zoning districts in the event such housing is destroyed or damaged by man-made or natural disaster.
- H-P-35: The City shall adapt public services, such as neighborhood policing services to enhance the stability and value of existing neighborhoods.
- H-P-36: The City shall work with the Manteca Unified School District to ensure the availability of adequate school facilities to meet the needs of projected households in Manteca.
- H-P-37: The City shall support the use of Community Development Block Grant and redevelopment funds for the upgrading of streets, sidewalks, and other public improvements in infill areas.
- H-P-38: The City will maintain an adequate level of public services and infrastructure to meet the needs of existing and projected development, within the fiscal capacity of the City.
- H-P-39: The City shall ensure within fiscal limitations that park and recreation facility acquisitions and improvements keep pace with residential development.

- H-P-40: The City shall ensure that housing developments pay their own way in terms of financing public facilities and services.
- H-P-41: The City shall assess the special needs of young families and the elderly for improved and conveniently located public and private services.
- H-P-42: The City shall encourage the development of new housing units designed for the elderly and disabled persons to be in close proximity to public transportation and community services.

Implementation :

- H-I-18. The Redevelopment Agency shall continue to administer the Housing Rehabilitation Matching Grant Program.

Responsibility: Redevelopment Agency

Time Frame: Ongoing

- H-I-19. The City will cooperate with the San Joaquin County Housing Authority in conjunction with the City's municipal powers and with Redevelopment Agency powers to promote the development and maintenance of housing affordable to low- and moderate-income households. The City of Manteca will encourage and promote the development of low-income housing by providing an exception for low-income housing in the City's Growth Management Ordinance under review.

Responsibility: City Council, Redevelopment Agency

Time Frame: The revised Growth Management Ordinance was approved on November 7, 2003.

- H-I-20. 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. 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 and Redevelopment Agency

Time Frame: Annually

Goal H-4. Promoting Fair Housing Practices

The City desires to promote and encourage fair housing practices. The following goals, policies, and implementation programs are intended to enhance existing fair housing practices.

To promote equal opportunity to secure safe, sanitary, and affordable housing for everyone in the community regardless of race, sex, and other arbitrary factors.

Policies:

H-P-43: The City shall make information available to the public on the enforcement activities of the State Fair Employment and Housing Commission.

H-P-44: 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 services provided.

H-P-45: The City shall prohibit discrimination in the sale or rental of housing with regard to race, ethnic background, religion, handicap, income, sex, age, and household composition.

H-P-46: The City shall support and participate in the fair housing program of the Stockton / San Joaquin Community Housing Resource Board or initiate a fair housing program of its own.

Implementation:

H-I-21. The City shall post and distribute information on the enforcement program of the State Fair Employment and Housing Commission and the services of the Stockton/San Joaquin Community Housing Resource Board.

Responsibility: Community Development Department

Time Frame: Ongoing

- H-I-22. The City shall contract with the Stockton/San Joaquin Community Housing Resource Board (SSJCHRB) for administration of a fair housing program. The City shall annually review the activities of the SSJCHRB to ensure that it is meeting the City fair housing objectives and to evaluate its cost effectiveness. The City may establish and administer its own fair housing program. The City will provide information provided by the SSJCHRB (including brochures, flyers, posters and similar publications) in public locations throughout the City, including the Community Development Department Office, the Administration Office, the libraries and the senior center. In addition, the Community Development Department will have such information available to distribute 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

Goal H-5. Providing Housing for Special Needs Populations

The City seeks to provide for increased housing opportunities for special needs households. Establishing and preserving housing opportunities for special needs populations are important components of the City's housing plan. Elderly households and large-family households are both substantial components of the population requiring specialized housing and supportive programs. The following programs support Manteca's commitment to encourage new development and information dissemination.

Provide adequate housing opportunities for persons with special needs.

Policies:

- H-P-47: The City shall give special attention in housing programs to the needs of special groups, including the disabled, large families, the elderly, and families with lower incomes.

H-P-48: The City shall encourage housing construction or alteration to meet the needs of residents with special needs.

Implementation:

H-I-23. The City and Redevelopment Agency shall pursue development of additional phases of the Almond Terrace Senior Housing project.

Responsibility: City Council, Redevelopment Agency

Time Frame: Ongoing

H-I-24. The Redevelopment Agency shall continue to support and fund the Senior Housing Rehabilitation Program, designed to assist those eligible seniors who have minor home repair needs.

Responsibility: Redevelopment Agency

Time Frame: Ongoing

H-I-25. The City and Redevelopment Agency shall continue to support public housing opportunities provided through the San Joaquin County Housing Authority via rental assistance to low-income residents of the San Joaquin County area.

Responsibility: City Council, Redevelopment Agency

Time Frame: Ongoing

H-I-26. The City and Redevelopment Agency shall continue to support the Supportive Services Centers (SSC) managed by the San Joaquin County.

Responsibility: City Council, Redevelopment Agency

Time Frame: Ongoing

H-I-27. The City and Redevelopment Agency shall continue to support the Family Self-Sufficiency Program operated by the San Joaquin County Housing Authority.

Responsibility: City Council

Time Frame: Ongoing

Goal H-6. Reducing Ongoing Housing Expenditures

The following goals, policies, and implementation programs are provided in an attempt to reduce total housing costs by reducing ongoing operation and maintenance costs of housing.

To encourage energy efficient residential and neighborhood designs that make reduce total housing costs by reducing ongoing operation and maintenance costs.

Policies:

H-P-49: The City shall promote the use of energy conservation features in the design of all new residential structures.

H-P-50: The City shall encourage residential construction of durable materials and designs suited to the local conditions that will contribute to reduction of the life-cycle cost of the dwelling.

H-P-51: The City shall encourage innovative building construction techniques and materials to reduce initial and ongoing housing costs and provide superior housing.

H-P-52: The City shall support the use of weatherization programs for existing residential units.

H-P-53: The City shall encourage land use and circulation development patterns that facilitate the use of lower cost alternative vehicles.

Implementation:

H-I-28. The City shall post and distribute information on currently available weatherization programs.

Responsibility: Building Department

Time Frame: Ongoing

H-I-29. 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

Responsibility: City Council, Community Development Department, and Building Department

Time Frame: Ongoing

Goal H-7. Energy Conservation

Residential energy costs can impact the affordability of housing in that increasing utility costs decrease the amount of income available for rents or mortgage payments. Manteca has many opportunities to directly affect energy use within its jurisdiction. Title 24 of the California Administrative Code sets forth mandatory energy standards for new housing development, and requires adoption of an "energy budget".

Some of the alternative ways to meet the State energy standards include:

Alternative 1: The passive solar approach, which requires proper solar orientation, appropriate levels of thermal mass, south facing windows, and moderate insulation levels.

Alternative 2: Generally requires higher levels of insulation than Alternative 1, but has no thermal mass or window orientation requirements.

Alternative 3: Also is without passive solar design, but requires active solar water heating in exchange for less stringent insulation and/or glazing requirements.

In turn, the home building industry must comply with these standards while localities are responsible for enforcing the energy conservation regulations. Some additional opportunities for energy conservation include various passive design techniques. Among

the range of techniques that could be used to reduce energy consumption are the following:

Locating the structure on the northern portion or the sunniest portion of the site;

Designing the structure to admit the maximum amount of sunlight into the building during the winter and to reduce exposure to extreme weather conditions;

Locating indoor areas of maximum usage along the south face of the building and placing corridors, closets, laundry rooms, power core, and garages along the north face; and

Making the main entrance a small enclosed space that creates an air lock between the building and its exterior; orienting the entrance away from prevailing winds; or using a windbreak to reduce wind velocity against the entrance.

12.10 Housing Plan Programs and Quantified Objectives

Table 12-32 summarizes the programs, program objectives, quantified objectives, implementation dates, responsible agencies, and funding sources for Manteca's housing plan and associated plans described in this Housing Element. Each quantifiable program lists the number of housing units that can be constructed, preserved, assisted, or rehabilitated, by income category. Income categories are designated by V (Very Low), L (Low), M (Moderate), and U (Upper or Market Rate). Non-quantifiable programs that would enhance affordable housing and housing development in Manteca are also listed. The quantified objective numbers do not required that the City of Manteca will be the primary agency in the program. Rather, depending on the program, the City may play a coordinating, or secondary, supporting role.

TABLE 12-32

HOUSING PLAN PROGRAM SUMMARY

Housing Program	Program Objectives	Quantified Objectives	Funding Sources	Responsible Agency	Time Frame
Encouraging New Development					
	<ul style="list-style-type: none"> Provide residential development opportunities 			City of Manteca	
Adopt the Land Use Element	<ul style="list-style-type: none"> Alter density ranges to accommodate more flexible development of higher-density housing 	NA		City of Manteca Redevelopment Agency	Ongoing

Housing Program	Program Objectives	Quantified Objectives	Funding Sources	Responsible Agency	Time Frame
Accommodate the RHNA	<ul style="list-style-type: none"> Provide adequate sites to accommodate the City’s Regional Housing Needs Assessment (RHNA) (minimum number of units based on the required RHNA noted) 	718 VL	NA	City of Manteca City of Manteca Redevelopment Agency	Ongoing
		651 L			
		745 M			
		990 U			
Provide density bonuses	<ul style="list-style-type: none"> Encourage developers to increase the density in their project, thereby enhancing the development of housing 	125 VL	NA	City of Manteca	Ongoing
		125 L			
		75 M			
		75 U			
Inventory of Residential Property	<ul style="list-style-type: none"> Provide current information to developers to assist with land development 	NA	NA	City of Manteca	Annually
Pursue state and federal funding sources	<ul style="list-style-type: none"> Support the effort of developers to construct and rehabilitate low- and moderate-income housing units 	50 VL	NA	City of Manteca City of Manteca Redevelopment Agency	Ongoing
		50 L			
Use CDBG funds and tax increment revenues for infrastructure improvements on lower-income housing projects	<ul style="list-style-type: none"> Encourage the development of lower-income housing projects 	50 VL	NA	City of Manteca City of Manteca Redevelopment Agency	Annually
		50 L			
Assemble parcels and sell land for lower-income housing projects	<ul style="list-style-type: none"> Encourage the development of lower-income housing projects 	50 VL 50 L	NA	City of Manteca Redevelopment Agency	Ongoing
Provide incentives in the growth management program for affordable housing	<ul style="list-style-type: none"> Encourage the development of affordable housing 	10 VL 10 L	NA	City Council	Annually

Housing Program	Program Objectives	Quantified Objectives	Funding Sources	Responsible Agency	Time Frame
Waive development fees and provide other financial incentives for affordable housing projects	<ul style="list-style-type: none"> Encourage the development of affordable housing projects for very low-, low-, and moderate-income households. 	20 VL 20 L 20 M	NA	City of Manteca City of Manteca Redevelopment Agency	Ongoing
Review and revise the Zoning Ordinance	<ul style="list-style-type: none"> Ensure the availability of an adequate supply of residentially-zoned land Ensure consistency with the General Plan 	NA	NA	City of Manteca	Biannually
Removing Barriers to Affordable Housing					
First-Time Homebuyer Assistance Program	<ul style="list-style-type: none"> Ensure affordable housing for low- and moderate-income area residents 	7 L 7 M	\$500,000	City of Manteca Redevelopment Agency	Ongoing
Support Section 8 program	<ul style="list-style-type: none"> Allow property owners and renters flexibility with rent payment Assist families to become self-sufficient 	NA	NA	City of Manteca City of Manteca Redevelopment Agency	Ongoing
Establish criteria for affordable housing sites	<ul style="list-style-type: none"> Accommodate additional affordable housing locations throughout the City 	NA	NA	City of Manteca City of Manteca Redevelopment Agency	FY 2003-04
Develop affordable ownership and rental housing	<ul style="list-style-type: none"> Provide for additional affordable housing opportunities throughout the City 	5 L 5 M	NA	City of Manteca City of Manteca Redevelopment Agency	FY 2003-2008
Allow mixed residential-commercial projects in CMU zone	<ul style="list-style-type: none"> Encourage the development of multi-family units 	10 VL 10 L 10 M	NA	City of Manteca	FY 2003-04

Housing Program	Program Objectives	Quantified Objectives	Funding Sources	Responsible Agency	Time Frame
Revise the City's permit processing and development fee structure	<ul style="list-style-type: none"> Remove financial barriers to affordable housing 	NA	NA	City of Manteca	FY 2002-03, biannually
Maintaining and Preserving Existing Housing					
Union Courts Apartments	<ul style="list-style-type: none"> Provide funding for the rehabilitation of 68 affordable housing units 	68 L	NA	City of Manteca City of Manteca Redevelopment Agency San Joaquin County	FY 2003-04
Housing Rehabilitation Matching Grant Program	<ul style="list-style-type: none"> Eliminate blight, support home ownership, enhance the quality of affordable housing, and encourage private investment 	40 L	\$200,000	OF MANTECA DEVELOPMENT AGENCY	Ongoing
Cooperate with the San Joaquin County Housing Authority	<ul style="list-style-type: none"> Promote the development and maintenance of affordable housing 	40 VL 40 L 20 M	NA	City of Manteca and City of Manteca Redevelopment Agency San Joaquin County Housing Authority	Ongoing
CDBG Program	<ul style="list-style-type: none"> Fund affordable housing programs and objectives 	10 VL 10 L	NA	City of Manteca City of Manteca Redevelopment Agency San Joaquin County	Annually

Housing Program	Program Objectives	Quantified Objectives	Funding Sources	Responsible Agency	Time Frame
Promoting Fair Housing Practices					
Post and distribute fair housing information	<ul style="list-style-type: none"> Promote fair housing practices 	NA	NA	City of Manteca State of California Stockton/San Joaquin Community Housing Resource Board	Ongoing
Contract for administration of a fair housing program	<ul style="list-style-type: none"> Promote fair housing practices 	NA	NA	City of Manteca Stockton/San Joaquin Community Housing Resource Board	Annually
Providing Housing for Special Needs Populations					
Manteca Senior Housing development	<ul style="list-style-type: none"> Promote housing opportunities for the elderly 	50 L	NA	City of Manteca City of Manteca Redevelopment Agency	Ongoing
Senior Housing Rehabilitation Program	<ul style="list-style-type: none"> Promote housing opportunities for the elderly 	60 VL 60 L	\$300,000	City of Manteca City of Manteca Redevelopment Agency	Ongoing
Support public housing opportunities	<ul style="list-style-type: none"> Promote housing opportunities to low-income families 	NA	NA	City of Manteca City of Manteca Redevelopment Agency San Joaquin County Housing Authority	Ongoing
Support "Supportive Service Centers"	<ul style="list-style-type: none"> Provide for supportive services at public housing developments 	NA	NA	City of Manteca City of Manteca Redevelopment Agency San Joaquin County	Ongoing

Housing Program	Program Objectives	Quantified Objectives	Funding Sources	Responsible Agency	Time Frame
Support the Family Self-Sufficiency Program	<ul style="list-style-type: none"> Assist families become independent of public assistance 	NA	NA	City of Manteca San Joaquin County Housing Authority	Ongoing
Support Migrant Center	<ul style="list-style-type: none"> Provide opportunities for farm labor housing in San Joaquin County 	NA	NA	City of Manteca San Joaquin County Housing Authority	Ongoing
Reducing Ongoing Housing Expenditures					
Provide information on weatherization programs	<ul style="list-style-type: none"> Encourage households to reduce expenditures on housing costs 	NA	NA	City of Manteca	Ongoing
Enforce energy conservation requirements	<ul style="list-style-type: none"> Encourage homeowners and developers to use energy conservation measures 	NA		City of Manteca	Ongoing

The number of units identified in the Summary of Quantified Objectives (Table 12-2) is a target for each program or action item. In reality, production or rehabilitation of housing affordable to Low and Very Low Income households is likely to require the combination of as many funding sources and programs as may be appropriate and available at the time a project is being funded. Therefore, the quantification of objectives for individual programs is a contribution to a cumulative effort.

Achieving the target established the Regional Housing Needs Assessment established by SJCOG for the City of Manteca will depend on providing an adequate supply of residentially-zoned land available for housing development at the various income levels (Table 12-33).

TABLE 12-33**SUMMARY OF QUANTIFIED OBJECTIVES: 2004-2007**

	Very Low Income	Low Income	Moderate Income	Upper Income	Total Units
Units to be Constructed	195	245	105	75	620
Units to be Preserved	50	50	20	0	120
Units to be Assisted	0	12	12	0	24
Units to be Rehabilitated	60	108	0	0	168
Total Units	305	415	137	75	932

12.11 Glossary of Terms

Key housing-related terms and concepts, as well as agencies involved in housing in Manteca are defined below:

Affordable Housing: Under State and federal statutes, housing which costs no more than 30 percent of gross household income is referred to as "affordable" housing. Housing costs factored into this definition include rent or mortgage payments, utilities, taxes, insurance, homeowner association fees, and other related costs.

Assisted Housing: Assisted housing refers to units that are subsidized by federal, state, or local housing programs.

At-Risk Housing: Multi-family rental housing that may lose its status as housing affordable for low and moderate income tenants due to the expiration of federal, state or local agreements is referred to as "at-risk" housing.

California Department of Housing and Community Development (HCD): HCD is responsible for administering State-sponsored housing programs and for reviewing housing elements to determine compliance with State housing law.

Community Development Block Grant (CDBG): The CDBG program is administered by the U.S. Department of Housing and Urban Development (HUD). The program allots money to cities and counties for housing and community development activities.

Density Bonus: Under State density bonus laws, a developer is commonly allowed additional residential units within a project beyond the maximum for which the parcel is

otherwise permitted. Usually, a density bonus is permitted in exchange for the provision or preservation of affordable housing units at the same site or at another location.

Dwelling, Multi-family: A building containing two or more dwelling units for the use of individual households is referred to as multi-family. Duplexes, apartments, and condominium buildings are examples of this dwelling unit type.

Dwelling, Single-family: A dwelling unit designed for occupancy by not more than one household is referred to as a single-family housing unit. Single-family detached units do not share a wall with other single-family units. Single-family attached units are attached to one or more other one-family dwellings by a common vertical wall.

HOME Program: The HOME Investment Partnership Act, Title II of the National Affordable Housing Act of 1990 authorized a funding program for housing. The HOME program is administered by HUD and provides formula grants to states and localities to build, buy, and/or rehabilitate affordable rental or ownership housing or to provide direct rental assistance to low-income people.

Household: The U.S. Bureau of the Census defines a household as all persons living in a housing unit whether or not they are related. A single person living in an apartment as well as a family living in a house is considered a household. Household does not include individuals living in dormitories, prisons, convalescent homes, or other group quarters.

Income Categories: For planning purposes, HCD has established income definitions based on the Median Family Income (MFI) within California counties. Table 12-34 presents HCD 2002 income categories applicable to Manteca.

Table 12-34. HCD INCOME DEFINITIONS

Income Group	% of San Joaquin County Median Family Income	Income Limit for a Family of 4 (2002)
Area Median	N/A	\$47,500
Very Low	0-50%	\$23,750
Low	51-80%	\$38,000
Moderate	81-120%	\$57,000
Upper	> 120%	> \$57,000

Source: Department of Housing and Community Development, 2002.

Redevelopment Agency: California Community Redevelopment Law provides authority for cities to establish Redevelopment Agencies with the scope and financing mechanisms necessary to remedy blight and provide stimulus to eliminate deteriorated conditions. The law provides for the planning, development, redesign, clearance, reconstruction, or rehabilitation, or any combination of these, and the provision of public and private improvements as may be appropriate or necessary in the interest of the general welfare by the Agency. Redevelopment law requires an Agency to set aside 20 percent of all tax increment dollars generated from each redevelopment project area for the purpose of increasing and improving the community's supply of housing for low and moderate income households.

Redevelopment Implementation Plan: The Manteca Redevelopment Agency uses housing set-aside funds (20 percent of tax increment revenues within all Redevelopment Project Areas) to support new housing construction, housing rehabilitation, and a variety of housing programs throughout the City. The Agency is required to complete a Redevelopment Implementation Plan every five years (with subsequent review periods) describing redevelopment projects the Agency intends to fund, and projecting revenues that can be made available for affordable housing. Where applicable, these projects have been included in the Housing Element.

Regional Housing Needs Assessment (RHNA): State Housing Element law requires SJCOG to create a plan every five years that summarizes regional housing needs for both existing conditions, as well as for a five-year planning period. This plan, known as the Regional Housing Needs Assessment (RHNA), allocates regional housing needs by income level among its members.

Section 8 Rental Voucher/Certificate Program: The tenant-based Section 8 program subsidizes a family's rent in a privately owned house or apartment. Local public housing authorities typically administer the program. The Section 8 program pays the difference between 30 percent of the household annual income and fair market rent charged by the landlord. Households with incomes of 50 percent or below the area median income are eligible to participate in the program.

San Joaquin Council of Governments (SJCOG): SJCOG brings together mayors, city council members and county supervisors throughout San Joaquin County to work on regional issues. While regional transportation planning is its primary role, SJCOG also participates in housing, population statistics, airport land use, habitat and open space

planning, and other regional issues. SJCOG is responsible for preparation of the Regional Housing Needs Assessment (RHNA), which determines a jurisdiction's share of regional housing growth.

Special Needs Populations: Special needs populations tend to have more difficulty in finding decent affordable housing due to their special circumstances. Under California Housing Element statutes, these special needs groups consist of the elderly, disabled, large families, female-headed households, farmworkers, and the homeless. A jurisdiction may also choose to consider additional special needs groups in the Housing Element, such as students, military households, or other groups present in their community.

U.S. Department of Housing and Urban Development (HUD): HUD is a cabinet-level department of the federal government responsible for housing, housing assistance, and urban development. Housing programs administered through HUD include Community Development Block Grant (CDBG), HOME, and Section 8 Rental Assistance.

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