

**MITIGATION MONITORING PROGRAM**  
**CITY OF MANTECA**  
**GENERAL PLAN 2023**

Mitigation Measure		Implementing Responsibility	Monitoring Responsibility	Timing
<b>3.4 Aesthetics and Visual Resources</b>				
<b>AV-1 Impacts to Existing Scenic Vistas</b>				
RC-P-18	New development shall maximize the potential for open space and visual experiences	Manteca Planning	Manteca Planning	Prior to discretionary approval of development applications.
<b>AV-2 Impacts to Visual Character or Quality</b>				
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.	Manteca Planning	Manteca Planning	Adoption of General Plan
CD-P-47	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-48	Allow use of small under-utilized or undeveloped portions of parcels for temporary, seasonal agricultural activity, such as truck farms, strawberries, and small orchards.			
CD-P-49	In order to establish a visual character that retains the agricultural heritage, the city will permit the use of orchard trees (or similar non-fruiting species) in landscape corridors along major streets adjacent to residential neighborhoods, in-lieu of formalized landscape. In such landscapes, the groundcover may be limited to bare earth and weed control and/or groundcovers compatible with the orchard characteristics.			
CD-I-14	Establish design guidelines for non-residential uses within 200 feet of SR 99 and SR 120. The guidelines should address the following concepts...The landscape along SR 120 and SR 99 will reflect the natural character of the region in the selection of trees and groundcover.			
<b>AV-3 Increased Light and Glare Impacts</b>				
CD-P-44	Provide minimal levels of street, parking, building, site, and public area lighting to meet safety standards and provide direction.	Manteca Planning	Manteca Planning	Adoption of General Plan
CD-P-45	Provide directional shielding for all exterior lighting to minimize the annoyance of direct or indirect glare.			

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CD-P-46	Provide automatic shutoff or motion sensors for lighting features in newly developed areas.			
	The City shall adopt light and glare standards that minimize the creation of new light source and the annoyance of direct and indirect glare.			
<b>4.4 Agricultural Resources</b>				
<b>AG-1 Farmland Conversion Impacts</b>				
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.	Manteca Planning	Manteca Planning	Adoption of General Plan
LU-I-1	The City shall maintain a growth management system that provides a mechanism for the annual allocation of the amount of occur. The growth management system shall have the following objectives: Conserveviable agricultural and open space lands.			
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.			
<b>AG-2 Conflicting Zoning or Williamson Act Contracts Impacts</b>				
RC-P-23	Protect designated agricultural lands, without placing an undue burden on agricultural landowners.	Manteca Planning	Manteca Planning	Adoption of General Plan
RC-P-27	The City shall discourage the cancellation of Williamson Act contracts outside the Primary Services Boundary line. The City will not accept for processing any application for annexation of land under Williamson Act contract when there is more than two years remaining on the contract term.			
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.			

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	<b>AG-3 Impacts From Location or Nature of GP Changes That Could Result in Farmland Conversion</b>			
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.	Manteca Planning	Manteca Planning	Adoption of General Plan
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-28	The City shall not extend water and sewer lines to premature urban development that would adversely affect agricultural operations.	Manteca Public Works	Manteca Public Works	
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.	Manteca Planning	Manteca Planning	
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.			

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<b>5.4 Air Quality</b>				
<b>AQ-1 Impacts From Conflicts or Obstruction of Applicable Air Quality Plan.</b>				
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.	Manteca Planning	Manteca Planning	Adoption of General Plan
AQ-I-1	Work with the San Joaquin Valley Air Pollution Control District (SJVAPCD) 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 to develop a local airshed model; • Cooperate with the APCD in their efforts to develop a cost/benefits 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.			
<b>AQ-2 Impacts From Violation of Air Quality Standards or Contribution to Current Nonattainment Status for Ozone and PM10,</b>				
AQ-P-8	Woodburning devices shall meet current standards for controlling particulate air pollution.	Manteca Building Inspection	Manteca Building Inspection	Adoption of General Plan
AQ-P-9	Burning of any combustible material within the City will be controlled to minimize particulate air pollution.			
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.			

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AQ-P-7	New construction will be managed to minimize fugitive dust and construction vehicle emissions.	Manteca Public Works	Manteca Public Works	Adoption of General Plan
AQ-I-4	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.			
<b>AQ-3 Impacts From Cumulatively Considerable Net Increase in Ozone and PM10 Air Pollutants.</b>				
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.	Manteca Planning	Manteca Planning	Adoption of General Plan
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 density 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-P-4	Develop and maintain street systems that provide for efficient traffic flow and thereby minimize air pollution from automobile emissions.	Manteca Public Works and Manteca Planning	Manteca Public Works and Manteca Planning	
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.			

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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.			
<b>AQ-4 Impacts From Exposing Sensitive Receptors to Substantial Pollutant Concentrations.</b>				
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).	Project Proponent	Manteca Public Works and Manteca Planning	Prior to discretionary approval of development applications.
AQ-I-15	Design review criteria shall include the following considerations, at a minimum: The developer of a sensitive air pollution point receptor shall submit documentation that the project design includes appropriate buffering (e.g., distance, setbacks, landscaping) to separate the use from highways, arterial streets, hazardous material locations and other sources of air pollution or odor.			
<b>AQ-5 Impacts From Objectionable Odors Affecting a Substantial Number of People.</b>				
AQ-P-3	Segregate and provide buffers between land uses that typically generate hazardous or obnoxious fumes and residential or other sensitive land uses.	Manteca Planning	Manteca Planning	Adoption of General Plan
<b>6.4 Biological Resources</b>				
<b>B-1 Impacts From Loss of Identified Special Status Species</b>				
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.	Manteca Planning	Manteca Planning	Adoption of General Plan

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RC-I-33 Project proponents who opt not to participate in the SJMSCP shall: <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> </ul>	Project Proponent		Prior to discretionary approval of development applications.
RC-P-31 Minimize impact of new development on native vegetation and wildlife.	Manteca Planning		Adoption of General Plan
RC-P-34 Protect special status species and other species that are sensitive to human activities.			
<b>B-2 Impacts From Loss of Riparian Habitat or Other Sensitive Natural Communities.</b>			
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 community.	Manteca Planning	Manteca Planning	Adoption of General Plan
RC-P-36 Consider the development of new drainage channels planted with native vegetation, which would provide habitat as well as drainage.			
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.			

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RC-I-33	Project proponents who opt not to participate in the SJMSCP shall: <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> </ul>	Project Proponent		Prior to discretionary approval of development applications.
RC-P-31	Minimize impact of new development on native vegetation and wildlife.	Manteca Planning		Adoption of General Plan
RC-P-34	Protect special status species and other species that are sensitive to human activities.			
RC-I-36	Limit the access of pedestrians and cyclists to wetland areas so that access is compatible with long-term protection of these natural resources.	Manteca Planning		Adoption of General Plan
<b>B-3 Impacts on Federally Protected Wetlands</b>				
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.	Project Proponent	Manteca Planning	Prior to discretionary approval of development applications.
<b>B-4 Impacts Interfering with Movement of Wildlife</b>				
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).	Manteca Planning	Manteca Planning	Adoption of General Plan

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RC-I-33	Project proponents who opt not to participate in the SJMSCP shall: <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> </ul>	Project Proponent		Prior to discretionary approval of development applications.
<b>B-5 Cumulative Impacts on Biological Resources</b>				
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.	Manteca Planning	Manteca Planning	Adoption of General Plan
RC-I-33	Project proponents who opt not to participate in the SJMSCP shall: <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> </ul>	Project Proponent		Prior to discretionary approval of development applications.

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<b>7.4 Cultural Resources</b>			
<p><b>C-1 Impacts From Substantial Change in Cultural Resources</b></p> <p>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).</p>	Project Proponent	Manteca Planning	Prior to discretionary approval of development applications.
<p>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 Archeological Inventory, Stanislaus State University to determines 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.</p>			
<p>RC-P-39 The City shall set as a priority the protections and enhancement of Manteca’s historically and architecturally significant buildings.</p>	Manteca Planning		

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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-40	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.			
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.	Project Proponent		Prior to discretionary approval of development applications.

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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.	Manteca Planning		

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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. Make the information available to the public for viewing and research.			
RC-I-43 All City permits for reconstruction, 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.	Project Proponent		Prior to discretionary approval of development applications.
RC-I-44 Encourage the placement of monuments or plaques that recognize and celebrate historic sites, structures, and events.	Manteca Planning		Adoption of General Plan
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 origin and disposition pursuant to Public Resources 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 descendant. The descendant will then recommend to the landowner appropriate disposition of the remains and any grave goods.	Project Proponent	Manteca Planning	Prior to discretionary approval of development applications.
<b>8.4 Geology, Soils and Seismicity</b>			
<b>GGG-2 Impacts from Exposure to Ground Shaking, Ground Failure and Landslides</b>			
S-P-1 The City shall require preparation of geological reports and/or geological engineering reports for proposed new development located in areas of suspected significant geological hazards, including potential subsidence (collapsible surface soils) due to groundwater extraction.	Project Proponent	Manteca Planning	Prior to discretionary approval of development applications.

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S-P-2	The City shall require new development to mitigate the potential impacts of geologic hazards through Building Plan review.		Manteca Building Department	Prior to building permit.
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 listing 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.	Manteca Public Works	Manteca Public Works and Manteca Planning	Prior to discretionary approval of development applications.
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.	Manteca Public Works	Manteca Public Works	Adoption of General Plan
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.	Manteca Building Department	Manteca Building Department	
SG-I-1	All new development shall comply with the current Uniform Building Code (UBC) requirements for Seismic Zone 3, which stipulates building structural material and reinforcement.	Project Proponent		Prior to building permit.
SG-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 caused earthquakes and wind.			
SG-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.	Manteca Building Department	Manteca Building Department and Manteca Planning	Adoption of General Plan
<b>GSS-3 Impacts From Substantial Soil Erosion</b>				

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RC-P-9	The City shall adopt and enforce land management standards that minimize soil erosion and loss of topsoil from land development activities, wind, and water flow.	Manteca Planning	Manteca Planning	Adoption of General Plan
RC-I-16	All new development shall comply with the Uniform Building Code (UBC) requirements for specific site development and construction standards for specific soils types.	Project Proponent	Manteca Building Department	Prior to building permit.
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.		Manteca Planning	

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	<b>GSS-4 Impact From Exposure to Expansive Soils</b>			
S-P-1	The City shall require preparation of geological reports and/or geological engineering reports for proposed new development located in areas of suspected significant geological hazards, including potential subsidence (collapsible surface soils) due to groundwater extraction.	Project Proponent	Manteca Building Department	Prior to building permit.
S-P-2	The City shall require new development to mitigate the potential impacts of geologic hazards through Building Plan review.			
RC-I-16	All new development shall comply with the Uniform Building Code (UBC) requirements for specific site development and construction standards for specific soils types.			
<b>9.4 Hazardous Materials</b>				
	<b>HM-1 Impacts From Exposure to Hazardous Materials</b>			
S-P-15	The City shall maintain an awareness of hazardous materials throughout the Manteca region.	Manteca Fire Department	Manteca Fire Department	Adoption of General Plan
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.			
	<b>HM-2 Impacts From Exposure to Accidental Release of Hazardous Materials</b>			
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.	Manteca Fire Department	Manteca Fire Department	Adoption of General Plan
S-I-11	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 public agencies, such as the CHP, in the event of a hazardous material emergency.			

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AQ-I-3	Cooperate with San Joaquin County Environmental Health Department in identifying hazardous material users and in developing a hazardous materials management plan.			
	<b>HM-3 Impacts From Emissions Within 1/4 Mile of a School</b>			
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	Project Proponent	Manteca Fire Department	Adoption of General Plan
	<b>HM-5 Impacts From Interference with Emergency Response of Evacuation</b>			
S-P-18	The City shall maintain and periodically update the City Emergency Plan.	Manteca Fire Department	Manteca Fire Department	Adoption of General Plan
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.			
<b>10.4 Hydrology and Water Quality</b>				
	<b>HWQ-1 Impacts from Violation of Water Quality Standards or Waste Discharge Requirements</b>			
RC-I-24	Comply with the Regional Water Control Board's regulations and standards to maintain and improve groundwater and surface water quality in Manteca.	Manteca Public Works	Manteca Public Works	Adoption of General Plan
	<b>HWQ-2 Impacts from Depletion of Groundwater Supplies Recharge.</b>			
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.	Manteca Public Works	Manteca Public Works	Adoption of General Plan
RC-P-2	The City shall explore potential uses of treated wastewater when such opportunities become available.			

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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.	Project Proponent	Manteca Public Works	Prior to discretionary approval of development applications.
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.		Manteca Planning and Public Works	Prior to building permit.
RC-I-2	Continue efforts to increase public participation in water conservation.	Manteca Public Works	Manteca Public Works	Adoption of General Plan
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.			Prior to building permit.
RC-I-4	Cooperate with other agencies and jurisdictions to expand water conservation programs, and to develop methods of water reuse.			Adoption of General Plan
RC-I-5	Actively pursue the use of treated wastewater in irrigation and industrial applications, including development of appropriate infrastructure.			
RC-P-13	Protect the quality of Manteca's groundwater.			
RC-P-14	Encourage participation of the County and surrounding communities in a basin-wide groundwater management study.			
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.			
	<b>HWQ-3 Impacts from Altering Existing Drainage Pattern, or Increasing Rate of Runoff.</b>			
S-I-6	Discourage large continuous paved areas unless provided with engineered drainage facilities.	Project Proponent	Manteca Planning and Public Works	Prior to Building Permit

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Mitigation Measure		Implementing Responsibility	Monitoring Responsibility	Timing
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.			
<b>HWQ-4 Impacts from Impervious Services that would Contain Urban Contaminants.</b>				
RC-P-12	Minimize pollution of waterways and other surface water bodies from urban runoff.	Project Proponent	Manteca Planning and Public Works	Prior to Building Permit
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.			
<b>HWQ-5 Impacts from Exposure to Flood Hazards of San Joaquin River 100-Year Floodplain.</b>				
S-P-7	Regulate all uses and development in areas subject to potential flooding through zoning and other land use regulations.	Manteca Planning	Manteca Planning	Adoption of General Plan
S-P-8	Cooperate with other agencies in the pursuit of a regional approach to flood issues.	Manteca Public Works	Manteca Planning and Public Works	
S-P-9	Combine flood control, recreation, water quality, and open space functions where feasible.	Manteca Planning	Manteca Planning	Prior to discretionary approval of development applications.
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 mobile homes, shall be constructed so that the lowest floor is at least one foot above the 100-year flood level.	Project Proponent	Manteca Building Department and Manteca Planning	Prior to Building Permit

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S-P-13	Non-residential development shall be anchored and flood-proofed in accord with the 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. When improvements to existing development are made costing at least 50 percent of the current market value of the structure before improvements, the structure shall be brought into compliance with FEMA standards.			
S-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).	Manteca Public Works	Manteca Public Works	Adoption of General Plan
S-I-5	Provide flood warning and forecasting information to City residents. The City shall adopt and implement local flood management development standards.		Manteca Public Works and Manteca Planning	
<b>12.4 Noise</b>				
	<b>N-1 Impacts From Exposure From Noise Exceeding Established Standards</b>			
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.	Manteca Planning	Manteca Planning	Prior to Building Permit
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.			Prior to discretionary approval of development applications.
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.			Project Proponent
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:			

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Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Timing
<ul style="list-style-type: none"> <li>• The cost of the study shall be the responsibility of the applicant.</li> <li>• Be prepared by a qualified acoustical consultant experienced in the fields of environmental noise assessment and architectural acoustics.</li> <li>• Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions and the predominant noise sources.</li> <li>• 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.</li> <li>• Recommend appropriate mitigation measures to achieve compliance with the adopted policies and standards of the Noise Element.</li> <li>• Estimate noise exposure after the prescribed mitigation measures have been implemented.</li> <li>• Describe a post-project assessment program that could be used to monitor the effectiveness of the proposed mitigation measures.</li> </ul>			
<p>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.</p>		Manteca Planning and Building Department	Prior to Building Permit
<p>N-P-10 The Manteca Police Department shall actively enforce requirements of the California Vehicle Code relating to vehicle mufflers and modified exhaust systems.</p>	Manteca Police	Manteca Police	Adoption of General Plan
<p><b>N-2 Impacts From Construction Noise</b></p>			
<p>N-P-5 In accord with Table 9-2 standards the City shall regulate construction-related noise impacts on adjacent uses.</p>	Project Proponent	Manteca Planning and Public Works	Adoption of General Plan
<p><b>N-3 Impacts From Future Roadway Traffic Noise</b></p>			

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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.	Project Proponent	Manteca Planning	Prior to discretionary approval of development applications.
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.			
<b>N-4 Impacts From Railroad Noise</b>				
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.	Manteca Planning	Manteca Planning	Adoption of General Plan
<b>N-5 Impacts From Future Industrial, Commercial, Emergency and Outdoor Activity Noise</b>				
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.	Project Proponent	Manteca Planning	Prior to Building Permit
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.			Prior to discretionary approval of development applications.
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.			Adoption of General Plan
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.			
N-I-1	New development in residential areas with an actual or projected exterior noise level of greater than 60 dB Ldn will be conditioned to use mitigation measures to reduce exterior noise levels to less than or equal to 60 dB Ldn	Project Proponent		Prior to discretionary approval of development applications.

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Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Timing	
N-I-14 Control noise at the source through use of insulation, berms, building design and orientation, buffer space, staggered operating hours and other techniques. Use insulation, berms, building design and orientation, buffer space, noise barriers, and other techniques to attenuate noise to acceptable levels.				
<b>13.4 Population and Housing</b>				
<b>H-2 Impacts From Existing Jobs/Housing Imbalance</b>				
LU-P-1	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.	Manteca Planning	Manteca Planning	Adoption of General Plan
LU-P-2	New employment centers 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-3	The City shall continue to support full development of its existing industrial park.			
LU-P-4	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-5	Redevelopment incentives shall be used judiciously to promote industrial employment development in approved Project Areas and for projects benefiting approved Project Areas.			
LU-P-6	The City shall monitor employment development to maintain the balance of residential, commercial, and industrial development.			

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<b>Mitigation Measure</b>		<b>Implementing Responsibility</b>	<b>Monitoring Responsibility</b>	<b>Timing</b>
LU-P-7	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.			
	<b>LU-5 Impacts From Proximity to the Stockton Airport</b>			
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.	Manteca Planning	Manteca Planning	Adoption of General Plan
	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.			
	<b>LU-6 Impacts From Future Urbanization Adjacent to Ripon</b>			
LU-P-54	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.	Manteca Planning	Manteca Planning	Adoption of General Plan
<b>14.13 Public Facilities and Services</b>				

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Mitigation Measure		Implementing Responsibility	Monitoring Responsibility	Timing
	<b>PFS-1 Impacts From Domestic Water Demand</b>			
PF-P-4	Secure sufficient sources of water to meet the needs of the existing community and planned residential and commercial growth.	Manteca Public Works	Manteca Public Works	Adoption of General Plan
PF-P-5	The City will continue to rely principally on groundwater resources for its municipal water in the near term, but 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 and major distribution lines as necessary to serve new development.			
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-11	The City will develop and implement water conservation measures as necessary elements of the water system.			
PF-I-2	The City shall update the Public Facilities Implementation Plan (PFIP) 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-7	The City will encourage the use of recycled water for landscape irrigation where feasible, within the parameters of State and County Health Code and standards.	Manteca Public Works		
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.			

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Mitigation Measure		Implementing Responsibility	Monitoring Responsibility	Timing
PF-P-17	The City of Manteca shall consider incremental increases in the demands on a groundwater supply and water quality when reviewing development applications.			
	<b>PFS-2 Impacts From Wastewater or Sewer Treatment Increase</b>			
PF-P-18	Ensure wastewater collection and treatment for all development in the City and the safe disposal of wastes.	Manteca Public Works	Manteca Public Works	Adoption of General Plan
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 City commitments for sewer service outside the City limits shall continue to be honored.			
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.			
PF-I-8	The City shall update the Public Facilities Implementation Plan (PFIP) regarding wastewater collection and treatment, every five years. The update shall be reviewed annually for adequacy and consistency with the General Plan.			
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-12	The City will promote reduced wastewater system demand through efficient water use by:			
	<ul style="list-style-type: none"> <li>• requiring water conserving design and equipment in new construction;</li> </ul>			
	<ul style="list-style-type: none"> <li>• encouraging retrofitting with water conserving devices;</li> </ul>			
	<ul style="list-style-type: none"> <li>• designing wastewater systems to minimize inflow and infiltration to the extent economically feasible; and</li> </ul>			
	<ul style="list-style-type: none"> <li>• maintaining a Citywide map of all sewer collection system components and monitoring the condition of the system on a regular basis</li> </ul>			
	<b>PFS-3 Impacts From Demands for Increased Stormwater Drainage</b>			

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<b>Mitigation Measure</b>		<b>Implementing Responsibility</b>	<b>Monitoring Responsibility</b>	<b>Timing</b>
PF-P-26	The City shall continue to complete gaps in the drainage system in areas of existing development.	Manteca Public Works	Manteca Public Works	Adoption of General Plan
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.	Project Proponent		Prior to discretionary approval of development applications.
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 stormwater detention, stormwater conveyance for stormwaters exceeding a 10-year event, stormwater quality treatment, bike and pedestrian paths, and visual open space within neighborhoods.			
PF-I-13	The City shall update the Storm Drainage Master Plan and Public Facilities Implementation Plan (PFIP), regarding storm water drainage, every five years. The update shall be reviewed annually for adequacy and consistency with the General Plan.	Manteca Public Works		Adoption of General Plan
<b>PFS-4 Impacts From Increased Demand for Solid Waste Services</b>				
P-F-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.	Manteca Planning	Manteca Planning	Adoption of General Plan
<b>PFS-5 Impacts From Non-compliance with Regulations Regarding Solid Waste</b>				
PF-P-31	The City will implement and enforce the provisions of its Source Reduction and Recycling Element.	Manteca Public Works	Manteca Public Works	Adoption of General Plan
<b>PFS-6 Impacts From Increased City Services</b>				
PF-P-37	The City shall endeavor through adequate staffing and patrol arrangements to maintain the minimum feasible police response times for police calls.	Manteca Police	Manteca Police	Adoption of General Plan
PF-P-38	The City shall provide police services to serve the existing and projected population.			
PF-P-39	The City will establish the criteria for determining the circumstances under which police service will be enhanced.			

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<b>Mitigation Measure</b>		<b>Implementing Responsibility</b>	<b>Monitoring Responsibility</b>	<b>Timing</b>
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.	Project Proponent	Manteca Planning	Prior to discretionary approval of development applications.
PF-P-40	The City shall endeavor to maintain an overall fire insurance (ISO) rating of 4 or better.	Manteca Fire	Manteca Fire	Adoption of General Plan
PF-P-41	The City shall endeavor through adequate staffing and station locations to maintain the minimum feasible response time for fire and emergency calls.			
PF-P-45	The City shall establish the criteria for determining the circumstances under which fire service will be enhanced.			
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 developments to evaluate the accessibility for fire engines and emergency response.	Manteca Planning, Manteca Public Works, and Manteca Fire	Manteca Planning and Manteca Public Words	
PF-P-32	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.	Manteca Planning	Manteca Planning	
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.			

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<b>Mitigation Measure</b>		<b>Implementing Responsibility</b>	<b>Monitoring Responsibility</b>	<b>Timing</b>
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 the school district. When feasible, a joint-use agreement will be pursued to maximize public use of facilities, minimizing 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.			
PF-I-18	The City will maintain an inventory of all public lands to identify opportunities for joint-use facilities.			
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.			
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.	Manteca Administrator	Manteca Administrator	
PF-I-21	The City will encourage the expansion of higher education program offerings and opportunities in Manteca.	Manteca Planning	Manteca Planning	
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.	Project Proponent	Manteca Parks and Manteca Planning	Prior to discretionary approval of development applications.

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<b>Mitigation Measure</b>		<b>Implementing Responsibility</b>	<b>Monitoring Responsibility</b>	<b>Timing</b>		
PF-P-48	The City shall cooperate with the Manteca Unified School District in opportunities for joint-use of school and park and recreation facilities.	Manteca Parks and Manteca Planning		Adoption of General Plan		
PF-P-49	City park acquisition efforts shall be based on a goal of 5 acres of developed neighborhood and community parkland per 1,000 residents within the City limits.			Prior to discretionary approval of development applications.		
PF-P-50	Neighborhood parks shall conform to the following general guidelines (specific detail and standards to be determined within the Parks and Recreation Master Plan):					
	<ul style="list-style-type: none"> <li>• The typical minimum size shall be set to support active and passive recreation activities.</li> </ul>					
	<ul style="list-style-type: none"> <li>• The typical service areas for a neighborhood park is approximately ¼ mile walking distance.</li> </ul>					
	<ul style="list-style-type: none"> <li>• 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.</li> </ul>					
PF-P-51	The City shall aggressively pursue State and County funding to supplement City revenues to the extent such funding is available.			Adoption of General Plan		
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.	Project Proponent		Prior to discretionary approval of development applications.		
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.	Manteca Parks and Manteca Planning				
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.	Project Proponent	Manteca Planning			

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<b>Mitigation Measure</b>		<b>Implementing Responsibility</b>	<b>Monitoring Responsibility</b>	<b>Timing</b>
PF-P-579	The City shall adopt a Bicycle Route Master Plan and develop a bicycle route system linking open space areas, schools, public facilities, the downtown core, and neighborhoods.	Manteca Public Works	Manteca Public Works	Adoption of General Plan
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.	Manteca Parks	Manteca Parks	
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.			
<b>PFS-7 Impacts From Expanded Energy Sources and Infrastructure</b>				
PF-P-30	Cooperate with and encourage efforts to expand the opportunities for electric power service in the City.	Manteca Public Works	Manteca Public Works	Adoption of General Plan
PF-I-14	The City will consider participating on 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.			
RC-I-6	The City shall implement development standards which 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.	Project Proponent	Manteca Planning	Prior to Building Permit
RC-I-8	The City shall enforce Title 24 energy requirements (Building Code) which define construction standards that promote energy conservation.		Manteca Building Department	
RC-P-9	The City shall support use of alternative energy sources in new commercial, industrial and residential development.		Manteca Planning	

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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.			Prior to discretionary approval of development applications.
RC-I-11	Cooperate with other agencies and jurisdictions to expand energy conservation programs.	Manteca Planning		Adoption of General Plan
<b>15.8 Traffic and Circulation</b>				
<b>TC-1 Impacts From Exceeding LOS Standards For Roadways</b>				
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.	Project Proponent	Manteca Planning/ Manteca Public Works	Prior to discretionary approval of development applications.
C-P-2	Manteca’s target for transportation LOS is to provide ( <b>“citywide average” removed</b> ) 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 “LOS C average, LOS D minimum” shall be accomplished by attempting to provide LOS C at all locations, but accepting LOS D under the following circumstances:	Manteca Planning/ Manteca Public Works		Adoption of General Plan
	<ul style="list-style-type: none"> <li>▪ 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.</li> <li>▪ Where it is difficult or impossible to maintain LOS C because surrounding facilities in other jurisdictions operate at LOS D or worse.</li> <li>▪ Where free-flowing roadways or interchange ramps would discourage use of alternate travel modes.</li> <li>▪ 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.</li> </ul>			
<b>TC-2 Impacts From Exceeding LOS Standards For Intersections</b>				
TC-2.1	The General Plan 2023 Circulation Element policies (P) listed above in Potential Impact TC-1 address LOS standards, which also apply to local intersections	Manteca Public Works	Manteca Public Works	Adoption of General Plan

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Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Timing
TC-2.2 Improvements to the impacted intersections can allow LOS D operations or better. These specific improvements include: <ul style="list-style-type: none"> <li>▪ Adding dual-left turn lanes on Lathrop Road at Airport Way / Lathrop Road</li> <li>▪ Adding dual-left turn lanes on Louise Avenue at Main Street / Louise Avenue</li> <li>▪ Adding dual-left turn lanes on Union Road and Yosemite Avenue at Union Road / Yosemite Avenue</li> <li>▪ Adding dual-left turn lanes and dual right-turn lanes on Louise Avenue at Airport Way / Louise Avenue</li> <li>▪ Adding dual-left turn lanes on Atherton at Airport Way / Atherton Road</li> <li>▪ Adding dual-left turn lanes on Union Road and Atherton Road at Union Road / Atherton</li> <li>▪ Adding dual-left turn lanes on Atherton at Main Street / Atherton Road</li> <li>▪ Adding dual-left turn lanes on Woodward Avenue at Airport Way / Woodward Avenue</li> <li>▪ Adding dual-left turn lanes on Woodward Avenue at Main Street / Woodward Avenue</li> </ul>			
<b>TC-3 Impacts From Exceeding SJCOG Standards for Regional Roadways.</b>			
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.	Project Proponent	Manteca Public Works	Prior to discretionary approval of development applications.
C-P-49 The City shall encourage the use of local transportation services, such as jitneys, local shuttles and commuter buses.	Manteca Public Works		Adoption of General Plan
C-P-52 The City shall promote the development of park-and-ride facilities near I-5, SR 120, and SR 99.			

**MITIGATION MONITORING PROGRAM**  
**CITY OF MANTECA**  
**GENERAL PLAN 2023**

<b>Mitigation Measure</b>		<b>Implementing Responsibility</b>	<b>Monitoring Responsibility</b>	<b>Timing</b>
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. By establishing this network, the City of Manteca is encouraging bicycle use in the City. This policy is currently being implemented through -the City's Bicycle Master Plan.	Project Proponent		Prior to discretionary approval of development applications.
C-P-55	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.	Manteca Public Works		Adoption of General Plan