

3. Growth Management

The Growth Management Element is an optional element of the General Plan. This element provides a framework for pacing growth in the context of ensuring a high quality life for the community's residents and on-going provision of community services and infrastructure that meet the community's existing needs as well as increasing capacity necessary to accommodate growth. This element provides for an annual report of planned growth and development and associated service levels, serving to inform decision-makers and the community regarding the implementation of the City's growth management program and to provide an opportunity for community input.



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Goal GM-1

Maintain appropriate growth management measures that ensure a high quality of life, appropriate levels of service, and address anticipated development patterns and timing of public services, facilities, and infrastructure to serve new growth.

Policies

- GM-1.1 Maintain a Growth Management Program that requires new development to meet and address level of service standards for water, sewer, circulation, schools, parks, public safety, and other necessary services and facilities and demonstrate consistency with the General Plan.
- GM-1.2 Base the approval of development projects in growth areas on the Growth Management Program’s annual allotment of allocations and construction of infrastructure and facilities and availability of public services prior to the project’s construction.
- GM-1.3 Continue to exempt infill development projects from complying with the Growth Management Program.
- GM-1.4 Coordinate with City departments, outside agencies, and service providers to assure that any level of service standards used to measure effective services and facilities reflect current service delivery and measurement techniques.
- GM-1.5 Periodically review and revise levels of service thresholds and any growth caps to assure that they reflect current service delivery and measurement techniques and to assure their effectiveness at achieving quality of life goals.
- GM-1.6 Ensure that the City's building, development, and growth management regulations continue to support sustainable development.
- GM-1.7 Limit the number of project allocations per residential project when the annual requests for growth allocations exceed the specified growth cap.
- GM-1.8 Withhold discretionary approvals and subsequent building permits from projects demonstrated to be out of compliance with the Growth Management Program.

Implementation

GM-1a Update Municipal Code Chapter 18.04 (Growth Management Program) to implement the General Plan. Consider revisions to: 1) incorporate levels of service standards, where appropriate, as a tool to assess the relative impact of public facilities, services, and utilities demands,

Planning of Community Facilities, Services and Infrastructure
See the Community Facilities and Services Element for additional goals, policies, and implementation measures regarding the provision and timing of public facilities and services.

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including fire, police, parks and recreation, schools, water, wastewater, storm drainage, telecommunications, and energy, created by new growth, 2) reflect current conditions as well as applicable goals and policies of this General Plan, 3) address the desired rate of development, and 4) to provide for incentives for desired types of development, including mixed use or intensified uses in the Downtown that contribute to the area's vitality, revitalization of vacant or underutilized buildings, and priority residential uses such as executive, senior, workforce, and/or special needs housing.

- GM-1b *Consider appointment of a Growth Management Commission, which would review growth management applications, when necessary, and provide an annual report to the City Council on the program, including levels of service and approved and forecasted development.*
- GM-1c *Periodically review and revise Chapter 18.04 (Growth Management Program) to assure that:*
- the program's specified annual growth rate and points systems for assigning project allocations reflects sustainable growth within the context of the City's infrastructure and public services capacity;*
 - the program reflects current service delivery and measurement techniques;*
 - the program is contributing to a high quality of life in the City;*
 - the program does not impede accommodation of the City's fair-share of regional housing needs; and*
 - the program generally meets the City's needs.*
- GM-1d *Continue to actively solicit annual input from the applicable service-providing agencies and City departments in order to judge current service levels compliance, growth impacts, facility improvements, maintenance issues, and funding opportunities.*
- GM-1e *Participate in regional and sub-regional planning efforts and forums, including coordination with neighboring jurisdictions and San Joaquin Council of Governments, to address matters affecting the quality of life in Manteca and the region, including regional transportation facilities; water supply; energy supply; air quality; sewage disposal; and environmental justice.*



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