

8. Resource Conservation

The conservation element establishes Manteca's approach to the conservation and enhancement of Manteca's natural resources: water, land/soils, open space, and ecosystem, approach to addressing air quality, energy conservation, and adaptation to climate change, conservation of agricultural and mineral resources, and preservation of the City's cultural and historic heritage.

Existing conditions associated with hydrology and water quality, air quality, greenhouse gases and climate change, mineral and energy resources, agricultural resources, biological resources, cultural and historic resources, and scenic resources are addressed in Chapter 5, Conservation and Natural Resources, of the Existing Conditions Report.



Manteca General Plan

Water Resources

Goal RC-1

Conserve and enhance water resources in local waterways, wetlands, and aquatic habitat, protecting water quality and minimizing the consumption of water through use of careful and empirically-backed planning.

Policies

- RC-1.1 Where feasible, protect and enhance surface water resources in creeks, streams, channels, seasonal and permanent marshland, wetlands, sloughs, riparian habitat, and vernal pools through sound land use planning, community design, and site planning.
- RC-1.2 Require water conservation in both City operations and private development to minimize the need for the development of new water sources.
- RC-1.3 Require use of recycled water and treated wastewater to the extent allowable and feasible, including use for irrigation, agriculture, industrial, and groundwater recharge purposes, when such opportunities become available.
- RC-1.4 Encourage the rehabilitation of culverted or open existing channelized waterways to a more natural condition, as feasible, to remove concrete linings and allow for a connection between the stream channel and the natural water table. Avoid creating additional culverted or open channelized waterways, unless no other alternative is available to protect human health, safety, and welfare.
- RC-1.5 Where feasible, require development projects adjacent to creeks and streams to include opportunities for beneficial uses, such as flood control, ecological restoration, public access trails, and walkways.
- RC-1.6 Encourage the conservation of riparian habitat along local creeks and waterways in order to maintain water quality and provide suitable habitat for native fish and plant species.
- RC-1.7 Maximize stormwater filtration and/or infiltration in areas that are not subject to high groundwater by maximizing the natural drainage patterns and the retention of natural vegetation and other pervious surfaces.
- RC-1.8 Minimize pollution of water resources, including the San Joaquin River, other waterways, and the groundwater basin, from urban runoff, soil erosion, and sedimentation.
- RC-1.9 Require discretionary projects and flood control and storm water conveyance projects to consider effects on storm water quality and to integrate best management practices, including the integration of

8. Resource Conservation

natural features such as bioswales, vegetation, and retention ponds to remove surface water pollutants to the greatest extent feasible, while ensuring that these features adequately convey and control storm water to protect human health, safety, and welfare.

- RC-1.10 Where feasible, encourage and support multipurpose detention basins that provide water quality protection, storm water detention, open space amenities, and recreational amenities.
- RC-22 Prohibit new septic tanks where sewer service has been extended to incorporated areas.

Implementation

- RC-1a *Continue to implement standards for water conserving landscape practices, including the use of drought tolerant plants, for both public and private projects.*
- RC-1b *Encourage volunteer-based programs that organize community creek restoration and/or clean-up events and provide public education regarding the benefits of city and regional water resources.*
- RC-1c *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-1d *Cooperate with other agencies and jurisdictions to expand water conservation programs, and to develop methods of water reuse.*
- RC-1e *Pursue the use of treated wastewater in irrigation, industrial, construction, and fire suppression applications, including development of appropriate infrastructure and investigating new technologies.*
- RC-1f *Coordinate with the California Department of Fish and Wildlife, San Joaquin County, and local watershed protection groups to identify potentially impacted aquatic habitat within Manteca's Planning Area and to develop riparian management guidelines to be implemented by development, recreation, and other projects adjacent to creeks, streams, and other waterways.*
- RC-1g *Explore revising Title 17 (Zoning) of the Municipal Code to include standards for the protection of riparian habitat. The standards should include minimum setback requirements, site design standards, and requirements for the ongoing maintenance of creek and riparian habitat on public and private lands.*
- RC-1h *Conserve, and where feasible, create or restore areas that provide important water quality benefits such as riparian corridors, buffer zones, wetlands, undeveloped open space areas, levees, and drainage canals. Restoration efforts should provide for naturalized hydraulic functioning. Restoration should also promote the growth of riparian*



Manteca General Plan

vegetation to effectively stabilize banks, screen pollutants from runoff entering the channel, enhance fisheries, and provide other opportunities for natural habitat restoration.

- RC-1i Do not approve new industrial or commercial development that would have a significant, adverse effect, determined pursuant to CEQA criteria, on water quality in the San Joaquin River or in the area's groundwater basin.
- RC-1j Monitor water quality in City wells for evidence of toxics, saltwater intrusion, and other contaminants.
- RC-1k Maintain a buffer area between waterways and urban development to protect water quality and riparian areas.
- RC-1l Utilize cost-effective urban runoff controls, including Best Management Practices (BMPs), to limit urban pollutants from entering the water courses.
- RC-1m Comply with the Regional Water Quality Control Board's regulations and standards to maintain and improve groundwater quality in Manteca.

Groundwater

Goal RC-2

Manage and enhance groundwater as a valuable and limited shared resource on a sustainable yield basis that can provide water purveyors and individual users with reliable, high quality groundwater to serve existing and planned land uses during prolonged drought periods.

Policies

- RC-2.1 Protect the quantity and quality of Manteca's groundwater.
- RC-2.2 Manage groundwater as part of a broader integrated approach that includes surface water, conservation, water quality, reuse, environmental stewardship, and other water management strategies.
- RC-2.3 Operate the City's well system in such a manner as to not exceed the sustainable yield of the local groundwater aquifer.
- RC-2.4 Recognize the importance of open space lands, including agricultural lands, parks, greenways, lakes
- RC-2.5 Conserve groundwater recharge features, encourage new groundwater recharge opportunities, and protect aquifers from degradation of water quality and reduction of recharge.
- RC-2.6 Promote the use of permeable surface materials and provide for ample areas of open space, including agricultural land, parks and

8. Resource Conservation

greenways, and naturalized land, in order to decrease surface runoff and promote groundwater recharge.

- RC-2.7 Continue to encourage and support federal, state, and local research on and monitoring of local groundwater conditions, aquifer recharge, watersheds, and streams where needed to assess groundwater quantity and quality.
- RC-2.8 Allow development of private water wells 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.
- RC-2.9 Consider the effects of development on groundwater quality, and implement measures to reduce water contamination.

Implementation

- RC-2a *Participate in regional groundwater management efforts with the Eastern San Joaquin County Groundwater Basin Authority and other local agencies to implement the Integrated Regional Water Management Plan and to review and update the plan as necessary to meet the federal and state requirements.*
- RC-2b *Coordinate with water purveyors and water users to manage supplies to avoid long-term overdraft, water quality degradation, land subsidence, and other potential problems.*
- RC-2c *Continue to monitor City wells to track local groundwater levels and monitor water quality. Share data with state and regional agencies and the public to ensure that regional groundwater sustainability planning efforts include the most complete and comprehensive data available.*
- RC-2d *Investigate opportunities to utilize recycled water supplies to assist with groundwater recharge.*
- RC-2e *Monitor groundwater resources and consider locating required detention basins where recharge potential is determined to be high.*
- RC-2f *Initiate and support a range of educational and public outreach programs to inform residents, agriculture, businesses and other groundwater users of best management practices in the areas of efficient water use, water conservation, and increasing groundwater recharge. Make these resources available to the public through the City's website.*
- RC-2g *When considering public projects on City-owned land that may increase the volume of impervious surfaces on the site, seek opportunities to implement alternate approaches, such as the use of pervious paving materials, expanded areas of naturalized landscape, and other measures deemed feasible in order to increase the groundwater recharge potential of the project.*



Manteca General Plan

RC-2h Require development projects and infrastructure projects to implement low impact development practices, when appropriate, such as techniques that increase surface infiltration in landscaped, turf, and undeveloped areas.

Soils and Erosion Control

Goal RC-3

Preserve and maintain Manteca's soils to avoid the pollution of surface waters, decreased air quality, and erosion.

Policies

RC-3.1 Minimize soil erosion and loss of topsoil from land development activities, wind, and water flow.

Implementation

RC-3a Require development projects to comply with the California Building Standards Code requirements for specific site development and construction standards for specific soil types.

RC-3b Require site-specific land management and development practices for proposed development projects, including appropriate measures for drainage control and avoiding or reducing erosion.

RC-3c Continue to implement, and periodically review/update as necessary, Municipal Code Section 17.48.070(G) (Grading Design Plan). The City shall review projects to ensure that best management practices are implemented during construction and site grading activities, as well as in project design to reduce pollutant runoff into water bodies.

Climate Adaptation and Resilience

As Manteca looks to the future, State law requires the City to consider climate impacts facing California as well as methods to adapt and be resilient to climate change effects. Effects of climate change that may impact Manteca include:

- » More intense and frequent heat waves
- » More intense and frequent drought
- » More severe and frequent wildfires
- » More severe storms and extreme weather events
- » Greater riverine flows
- » Shrinking snowpack and less overall precipitation
- » Rising river levels

Emissions scenarios used in the General Plan and General Plan Environmental Impact Report are the same as those used by the Intergovernmental Panel on Climate Change's Fifth Assessment Report and are called Representative Concentration Pathways, or RCPs. There are four RCPs: 2.6, 4.5, 6.0, and 8.5. Each represents a set of possible underlying socioeconomic conditions, policy options, and technological considerations, spanning from a low-end scenario that requires significant emissions reductions resulting in zero global emissions by 2080 (RCP 2.5) to a high-end, "business-as-usual," fossil-fuel-intensive emissions scenario (RCP 8.5). The low-end scenario is most closely aligned with California's ambitious greenhouse gas reduction targets and the aspirational goals of the United Nations Framework Convention on Climate Change 2015 Paris Agreement. Thus far, global emissions continue to follow the business-as-usual trajectory.

This Resources Conservation Element includes policies and implementation actions to monitor and address the effects of a changing climate and to reduce greenhouse gas emissions through reduced energy consumption and addressing air quality, including greenhouse gases. The Safety Element includes policies and programs to address potential natural and man-made disasters, including flooding, and to ensure the City has adequate programs and procedures in place to respond to disasters, which would include heat waves, drought, and extreme weather events. The Community Facilities and Services Element includes policies and actions to ensure adequate public services and facilities, including water supply, are available and to update master plans regularly to address anticipated future conditions.



Manteca General Plan

Climate Change

Goal RC-4

Minimize risks to life, property, the economy, and the environment resulting from climate change, including extreme weather events.

Policies

- RC-4.1 Prepare for and respond to the expected impacts of climate change.
- RC-4.2 Assess and monitor the effects of climate change and the associated levels of risk in order to adapt to changing climate conditions and be resilient to negative changes and impacts associated with climate change.

Implementation

- RC-4a Continue to assess and monitor performance of greenhouse gas emissions reduction efforts, including progress toward meeting longer-term GHG emissions reduction goals for 2035 and 2050 by reporting on the City's progress annually, updating the Climate Action Plan and GHG inventory regularly to demonstrate consistency with State-adopted GHG reduction targets, including those targets established beyond 2020, and updating the GHG Strategy in the General Plan, as appropriate.*
- RC-4b When updating master plans for infrastructure, including water supply, flood control, and drainage, and critical facilities, review relevant climate change scenarios and ensure that the plans consider the potential effects of climate change and include measures to provide resilience.*
- RC-4c Incorporate the likelihood of climate change impacts into City emergency response planning and training.*

Energy Conservation

Goal RC-5

Promote the conservation of energy.

Policies

- RC-5.1 Ensure that land use and circulation improvements are coordinated to reduce the number and length of vehicle trips.
- RC-5.2 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.
- RC-5.3 Require all new public and privately constructed buildings to meet and comply with construction and design standards that promote energy conservation, including the most current "green" development standards in the California Green Building Standards Code.

8. Resource Conservation

RC-5.4 Support innovative and green building best practices including, but not limited to, LEED certification for all new development, and encourage public and private projects to exceed the most current “green” development standards in the California Green Building Standards Code.

RC-5.5 Encourage the conservation of public utilities.

RC-5.6 Encourage the conservation of petroleum products.

Implementation

RC-5a *Implement development standards and best practices that promote energy conservation and the reduction in greenhouse gases, including:*

- *Require new development to be energy-efficient through passive design concepts (e.g., techniques for heating and cooling, building siting orientation, street and lot layout, landscape placement, and protection of solar access;*
- *Require construction standards which promote energy conservation including window placement, building eaves, and roof overhangs;*
- *Require all projects to meet minimum State and local energy conservation standards;*
- *Require best practices in selecting construction methods, building materials, project appliances and equipment, and project design;*
- *Encourage and accommodate projects that incorporate alternative energy;*
- *Encourage projects to incorporate enhanced energy conservation measures and other voluntary methods of reducing energy usage and greenhouse gas emissions; and*
- *Require large energy users to implement 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-5b *Continue to review development projects to ensure that all new public and private development complies with the California Code of Regulations, Title 24 standards as well as the energy efficiency standards established by the General Plan and the Municipal Code.*

RC-5c *Develop a public education program to increase public participation in energy conservation.*

RC-5d *Connect residents and businesses with programs that provide free or low-cost energy efficiency audits and retrofits to existing buildings.*



Manteca General Plan

- RC-5e *Update the Municipal Code to incentivize the use of small-scale renewable energy facilities and, where appropriate, to remove impediments to such uses.*
- RC-5f *Cooperate with other agencies, jurisdictions, and organizations to expand energy conservation programs.*
- RC-5g *Explore alternative energy sources, including co-generation, active solar energy, and wind generation, and identify opportunities for alternative energy to be used in public and private projects.*
- RC-5h *Implement transportation measures, as outlined in the Circulation Element, which reduce the need for automobile use and petroleum products.*

Air Quality

Goal RC-6

Protect the health and welfare of city residents and visitors by promoting development and planning practices that are compatible with federal, state, and local air quality standards and regulations and implement regional efforts to improve air quality.

Policies

- RC-6.1 Coordinate with the San Joaquin Valley Air Pollution Control District (Air District), San Joaquin Council of Governments, and the California Air Resources Board (State Air Board), and other agencies to develop and implement regional and county plans, programs, and mitigation measures that address cross-jurisdictional and regional air quality impacts, including land use, transportation, and climate change impacts, and incorporate the relevant provisions of those plans into City planning and project review procedures. Also cooperate with the Air District, SJCOG, and State Air Board in:
 - Enforcing the provisions of the California and Federal Clean Air Acts, state and regional policies, and established standards for air quality.
 - Identifying baseline air pollutant and greenhouse gas emissions.
 - Encouraging economy clean fuel for city vehicle fleets, when feasible.
 - Developing consistent procedures for evaluating and mitigating project-specific and cumulative air quality impacts of projects.
- RC-6.2 Minimize exposure of the public to toxic or harmful air emissions and odors through requiring an adequate buffer or distance between residential and other sensitive land uses and land uses that typically generate air pollutants, toxic air contaminants, or obnoxious fumes or odors, including but not limited to industrial, manufacturing, and processing facilities, highways, and rail lines.
- RC-6.3 Ensure that new construction is managed to minimize fugitive dust

Air Quality Measures

Policies and implementation measures associated with land use (siting of uses to reduce trip length and to reduce potential exposure to air pollutants), safety (hazardous materials), circulation (trip reduction measures, alternatives to motor vehicles, and reduction of fossil fuel consumption), and resource conservation (energy) will be located in the respective elements rather than having redundant policies and implementation measures in the Air Quality policy set.

and construction vehicle emissions.

RC-6.4 Require appliances and equipment, including wood-burning devices, in development projects to meet current standards for controlling air pollution, including particulate matter and toxic air contaminants.

RC-6.5 Require and/or cooperate with the Air District to ensure that burning of any combustible material within the City is consistent with Air District regulations to minimize particulate air pollution.

Implementation Measures

RC-6a *Work with the Air District to implement the Air Quality Management Plan (AQMP).*

- *Cooperate with the Air District to develop consistent and accurate procedures for evaluating project-specific and cumulative air quality impacts.*
- *Cooperate with the Air District and the State Air Board in their efforts to develop a local airshed model.*
- *Cooperate with the Air District in its 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.*

RC-6b *Review development, land use, transportation, and other projects that are subject to CEQA for potentially significant climate change and air quality impacts, including toxic and hazardous emissions and require that projects provide adequate, appropriate, and cost-effective mitigation measures reduce significant and potentially significant impacts. This includes, but is not limited to, the following:*

- *Use of the Air District "Guide for Assessing and Mitigating Air Quality Impacts", as may be amended or replaced from time to time, in identifying thresholds, evaluating potential project and cumulative impacts, and determining appropriate mitigation measures;*
- *Contact the Air District for comment regarding potential impacts and mitigation measures as part of the evaluation of air quality effects of discretionary projects that are subject to CEQA;*
- *Require projects to participate in regional air quality mitigation strategies, including Air District-required regulations, as well as recommended best management practices when applicable and appropriate ;*
- *Promote the use of new and replacement fuel storage tanks at refueling stations that are clean fuel compatible, if technically and*



Manteca General Plan

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; and*
- *Promote solar access through building siting to maximize natural heating and cooling, and landscaping to aid passive cooling and to protect from winds;*
- *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;*
- *Identify sources of toxic air emissions and, if appropriate, require preparation of a health risk assessment in accordance with Air District-recommended procedures; and*
- *Circulate the environmental documents for projects with significant air quality impacts to the Air District for review and comment.*

RC-6c Review area and stationary source projects that could have a significant air quality impact, either individually or cumulatively, to identify the significance of potential impacts and ensure that adequate air quality mitigation is incorporated into the project, including:

- *The use of best available and economically feasible control technology for stationary industrial sources;*
- *All applicable particulate matter control requirements of Air District Regulation VIII;*
- *The use of new and replacement fuel storage tanks at refueling stations that are clean fuel compatible, if technically and economically feasible;*
- *Provision of adequate electric or natural gas outlets to encourage use of natural gas or electric barbecues and electric gardening equipment; and*
- *Use of alternative energy sources.*

RC-6d Maintain adequate data to analyze cumulative land use impacts on air quality and climate change. This includes tracking proposed, planned, and approved General Plan amendments, development, and land use decisions so that projects can be evaluated for cumulative air quality

8. Resource Conservation

impacts, including impacts associated with transportation and land use decisions.

RC-6e 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).

RC-6f 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.*



Manteca General Plan

Open Space

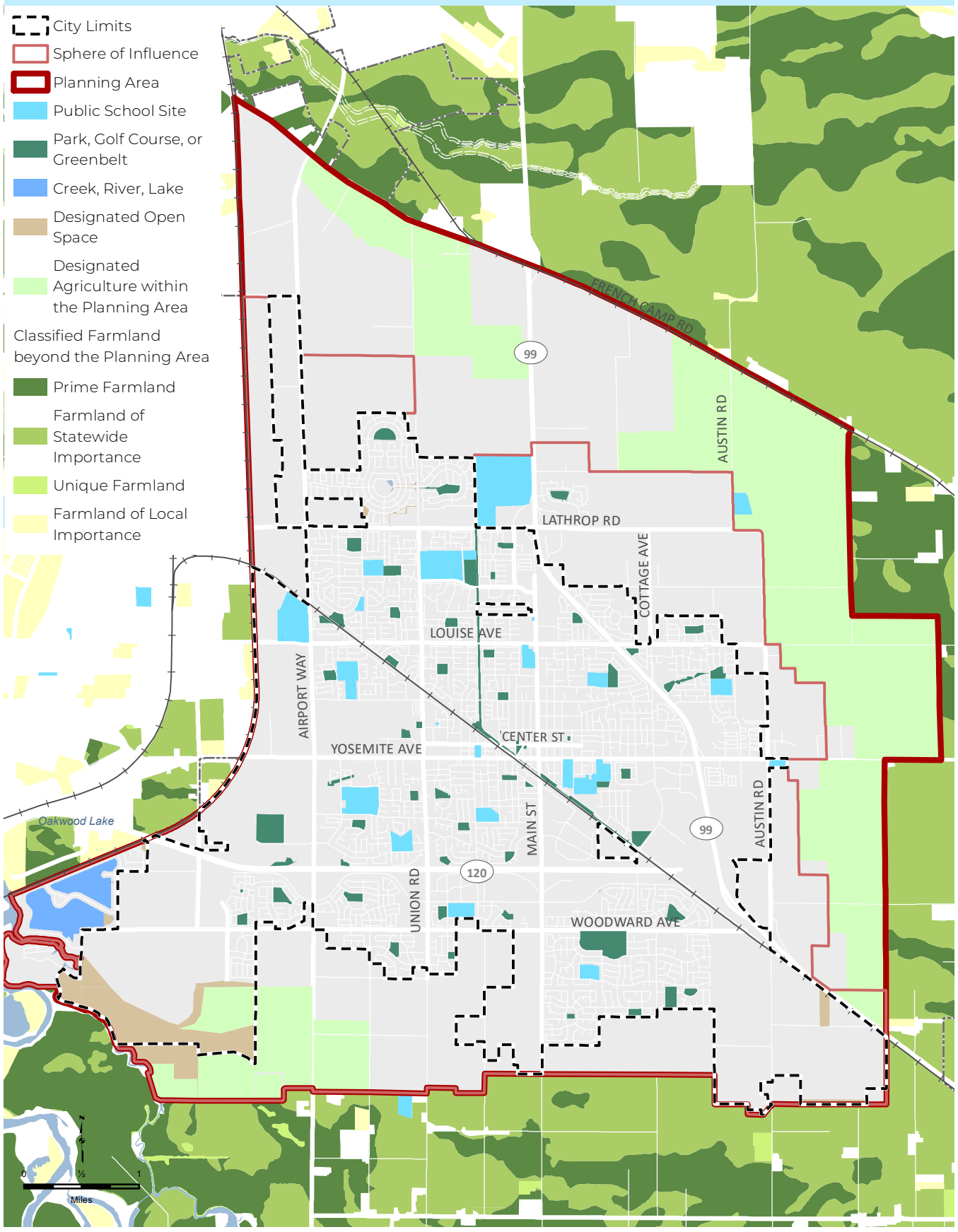
Goal RC-7

Provide and preserve a network of diverse and accessible open spaces.

Policies

- RC-7.1 Consider General Plan land use designations that include agriculture, permanent open space, parks and similar uses, as well as waterways (i.e., San Joaquin River, Lower Lone Tree Creek, Middle Lone Tree Creek, Oakwood Lake, Walker Slough, and Walthall Slough), as contributing to the City's open space.
- RC-7.2 Conserve open space for conservation, recreation, and agricultural uses. Conversion of open space, as described under Policy RC-7.1, to developed residential, commercial, industrial, or other similar types of uses, shall be strongly discouraged. Undeveloped land that is designated for urban uses may be developed if needed to support economic development, improve the City's housing stock and range of housing types, and if the proposed development is consistent with the General Plan Land Use Map.
- RC-7.3 Where possible, integrate open space and stream corridors with trails and other recreational open space in an environmentally sustainable manner.
- RC-7.4 Recognize urban open space as essential to maintaining a high quality of life within the city limits of Manteca.
- RC-7.5 Support regional and local natural resource preservation plans of public agencies that retain and protect open space within Planning Area.
- RC-7.6 Encourage public and private efforts to preserve open space.
- RC-7.7 Require common or private open space that is not City property to be privately maintained.
- RC-7.8 Provide public and private open space within urbanized parts of Manteca, in order to provide for the recreational needs of residents and provide visual contrast with the built environment.
- RC-7.9 Provide and encourage access to public open space areas.
- RC-7.10 Require development projects to maximize the potential for open space, visual experiences, and passive and active recreation.

Figure RC-1: Open Space Plan





Manteca General Plan

Implementation

- RC-7a *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-7b *Utilize a system of open space corridors to provide pedestrian and bicycle connections between schools, parks and other recreation areas, commercial uses, and employment centers.*
- RC-7c *Require all new development to provide linkages to existing and planned open space that would logically be connected through the project.*
- RC-7d *Provide opportunities for public education through the City's open space system and natural resource areas.*
- RC-7e *Review all development proposals within or adjacent to the Sphere of Influence, to ensure adequate preservation of community separators and open space resources.*
- RC-7f *Implement a coordinated and cost-effective plan for City management and maintenance of publicly-owned open space within the city limits.*
- RC-7g *Coordinate with interested public and private entities to create new and expanded public access trails along waterways that connect to open space areas, parks, and schools serving the City.*

Agricultural Resources

Goal RC-8

Encourage the continuation of agricultural uses and discourage the premature conversion of agricultural land to nonagricultural uses.

Policies

- RCP-8.1 Support the continuation of agricultural uses on lands designated for urban use, until urban development is imminent.
- RC-8.2 Provide an orderly and phased development pattern, encouraging the development of vacant lands within City boundaries prior to conversion of agricultural lands, so that farmland is not subjected to premature development pressure.
- RC-8.3 Encourage permanent agricultural lands surrounding the Planning Area to serve as community separators and continue the agricultural heritage of Manteca.
- RC-8.4 Support and encourage the preservation of designated Agriculture lands, without placing an undue burden on agricultural landowners.
- RC-8.5 Minimize conflicts between agricultural and urban land uses.

8. Resource Conservation

- RC-8.6 Ensure that urban development near existing agricultural lands will not unnecessarily constrain agricultural practices or adversely affect the economic viability of nearby agricultural operations.
- RC-8.7 Prohibit the fragmentation of agricultural parcels into small rural residential parcels except in areas designated for urban development in the Land Use Diagram.
- RC-8.8 Encourage agricultural landowners in Manteca's Planning Area to participate in Williamson Act contracts and other programs that provide long-term protection of agricultural lands. Discourage the cancellation of Williamson Act contracts outside the Primary Urban Service Boundary line.
- RC-8.9 Work with the Local Agency Formation Commission (LAFCO) on issues of mutual concern including the conservation of agricultural land through consistent use of LAFCO policies, particularly those related to conversion of agricultural lands and establishment of adequate buffers between agricultural and non-agricultural uses, and the designation of a reasonable and logical Sphere of Influence boundary for the City.
- RC-8.10 Prohibit re-designation of Agricultural lands to other land use designations unless all of the following findings can be made:
- a. There is a public need or net community benefit derived from the conversion of the land that outweighs the need to protect the land for long-term agricultural use.
 - b. There are no feasible alternative locations for the proposed project that are either designated for non-agricultural land uses or are less productive agricultural lands.
 - c. The use would not have a significant adverse effect on existing or potential agricultural activities on surrounding lands designated Agriculture.
- RC- P-8.11 Require the development projects to reduce impacts on agricultural lands through the use of buffers, such as greenbelts, drainage features, parks, or other improved and maintained features, in order to separate residential and other sensitive land uses, such as schools and hospitals, from agricultural operations and from lands designated Agriculture.
- RC-8.12 Work with agricultural landowners to improve practices that have resulted in adverse impacts to adjacent properties. Such practices include site drainage and flood control measures.
- RC-8.13 Encourage agricultural landowners in Manteca's Planning Area to participate in Williamson Act contracts and other programs that provide long-term protection of agricultural lands. Discourage the



Manteca General Plan

- cancellation of Williamson Act contracts outside the 20-Year Planning Horizon in the City's most recent Municipal Services Review.
- RC-8.14 Support the procurement of expanded and additional water rights which provide for contractual supply reliability for agricultural use.
- RC-8.15 Do not extend water and sewer lines to noncontiguous urban development that would adversely affect agricultural operations.
- RC-8.16 Encourage small-scale food production, such as community gardens and cooperative neighborhood growing efforts, on parcels within the City limits, provided that the operations do not conflict with existing adjacent urban uses.
- RC-8.17 Encourage Manteca Unified School District and the Delta Community College District to maintain school farm facilities and associated education programs.
- RC-8.18 Encourage and support the development of new agricultural related industries featuring alternative energy, utilization of agricultural waste, biofuels, and solar or wind farms.

Implementation

- RC-8a *Continue to implement Chapter 8.24 (Right to Farm) of the Municipal Code in order to protect farming uses from encroaching urban uses and to notify potential homebuyers of nearby agricultural operations.*
- RC-8b *Consider impacts to agricultural lands and agricultural productivity when reviewing new development projects, amendments to the General Plan, and rezoning applications.*
- RC-8c *Amend Title 17 (Zoning) of the Municipal Code to include specific agricultural buffer requirements for residential and sensitive land uses (i.e., schools, day care facilities, and medical facilities) that are proposed near existing agricultural lands in order to protect the associated agricultural operations from encroachment by incompatible uses. Buffers shall generally be defined as a physical separation, depending on the land use, and may consist of topographic features, roadways, bike/pedestrian paths, greenbelts, water courses, or similar features. The buffer shall occur on the parcel for which a permit is sought and shall favor protection of the maximum amount of agricultural land.*
- RC-8d *Collaborate with water suppliers and wastewater treatment plant operators to increase the availability of treated or recycled water for agricultural purposes.*
- RC-8e *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.*
- *Require a buffer, which may include a roadway and landscaped buffer, open space transition area, or low intensity uses, between urban uses and lands designated Agriculture on the Land Use Map.*

RC-8f Work with San Joaquin County on the following issues:

- *The establishment and implementation of consistent policies for agricultural lands in the Planning Area that prioritize the preservation of agricultural lands and support ongoing agricultural activities.*
- *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.*

RC-8g Develop a program to support for agricultural tourism, u-pick orchards and farms, and other agricultural activities that serve as a regional draw to Manteca and enhance its agricultural heritage.

Biological Resources

Goal RC-9

Protect sensitive native vegetation and wildlife communities and habitat in Manteca.

Policies

- RC-9.1 Protect sensitive habitats that include creek corridors, wetlands, vernal pools, riparian areas, wildlife and fish migration corridors, native plant nursery sites, waters of the United States, sensitive natural communities, and other habitats designated by State and Federal agencies.
- RC-9.2 Preserve and enhance those biological communities that contribute to Manteca and the region's biodiversity, including but not limited to, wetlands, riparian areas, aquatic habitat, and agricultural lands.
- RC-9.3 Focus conservation efforts on high priority conservation areas that contain suitable habitat for endangered, threatened, migratory, or special-status species and that can be managed with minimal interference with nearby urban land uses.
- RC-9.4 Conserve existing native vegetation, where possible, and integrate regionally native plant species into development and infrastructure



Manteca General Plan

projects where appropriate.

- RC-9.5 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-9.6 Discourage the premature removal of orchard trees in advance of development, and avoid the removal of other large, mature trees that provide wildlife habitat or contribute to the visual quality of the environment to the greatest extent feasible through appropriate project design and building siting. If full avoidance is not possible, prioritize planting of replacement trees on-site over off-site locations.
- RC-9.7 Protect special status species and other species that are sensitive to human activities.
- RC-9.8 Encourage contiguous habitat areas.
- RC-9.9 Encourage the planting of native vegetation on new drainage channels.
- RC-9.10 Continue to support regional efforts to address issues related to urban development, habitat conservation and agricultural protection through participating in the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP).

Implementation

- RC-9a *Continue to require projects to comply with the requirements of the County Habitat Plan when reviewing proposed public and private land use changes.*
- RC-9b *Require project proponents who opt not to participate in the SJMSCP to:*
- *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-9c *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*

8. Resource Conservation

required by existing regulations. Project proponents shall comply with all requirements for protecting federally protected wetlands.

- RC-9d *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-9e *Limit the access of pedestrians and bicyclists to wetland areas so that access is compatible with long-term protection of these natural resources.*
- RC-9f *Implement the multiple use of resource areas, where feasible, that includes passive recreational and educational opportunities with the protection of wildlife and vegetation habitat areas.*
- RC-9g *Where sensitive biological habitats have been identified on or immediately adjacent to a project site, the project shall include appropriate mitigation measures identified by a qualified biologist.*
- RC-9h *Utilize existing regulations and procedures, including but not limited to, the Zoning Ordinance and the environmental review process, in order to address impacts to special-status species and conserve sensitive habitats, including wetlands and riparian habitat.*
- RC-9i *Consult with State and Federal agencies during the development review process to help identify wetland and riparian habitat that has candidacy for restoration, conservation, and/or mitigation. Focus restoration and/or conservation efforts on areas that would maximize multiple beneficial uses for such habitat.*
- RC-9j *Apply CEQA Thresholds of Significance to assist staff, project applicants, and decision-makers in determining whether a project may have a significant effect on the environment under Section 21082.2 of CEQA.*

Mineral Resources

Goal RC-10

Manage Manteca's mineral resources while preserving development and conservation options for the future

Policies

- RC-10.1 *Ensure that areas of mineral resources can be mined while productive and are ultimately reused for urbanization or open space.*
- RC-10.2 *Allow resource extraction of gas, oil, and mineral resources as an interim use.*

Implementation

- RC-10a *Work with property owners to develop reclamation plans for areas with mineral resources.*



Manteca General Plan

RC-10b Consider whether it is appropriate to update the Municipal Code to address production of mineral resources, including oil and gas wells.

RC-10c Identify and evaluate areas within Manteca's Planning Area with potential resource value, including oil, gas, sand, and gravel.

Cultural Heritage

Goal RC-11

Preserve and enhance Manteca's archaeological and historic resources for their aesthetic, educational and cultural values; and respect Manteca's Native American heritage.

Policies

RC-11.1 Protect important historic resources and use these resources to promote a sense of place and history in Manteca.

RC-11.2 Encourage historic resources to remain in their original use whenever possible. The adaptive use of historic resources is preferred, particularly as museums, educational facilities, or visitor-serving uses, when the original use can no longer be sustained. Older residences may be converted to office/retail use in commercial areas and to tourist or business use, so long as their historical authenticity is maintained or enhanced.

RC-11.3 Do not 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 CEQA and the National Historic Preservation Act.

RC-11.4 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-11.5 Work with property owners seeking registration of historical structures as Historic Landmarks or listing on the Register of Historic Sites.

RC-11. Encourage the voluntary identification, conservation, and reuse of historical structures, properties, and sites with special and recognized historic, architectural, or aesthetic value.

State law requires all discretionary projects to address the potential to impact cultural resources, including archaeological and historic resources, and tribal cultural resources.

The California Environmental Quality Act (CEQA) Guidelines provide standards for mitigation measures related to impacts on historical resources, including preservation and data recovery.

Health and Safety Code Section 7050.5 provides for the treatment of human remains.

8. Resource Conservation

- RC-11.6 Support the efforts of property owners to preserve and renovate historic and architecturally significant structures. Where such buildings cannot be preserved intact, the City shall seek to preserve the building facades.
- RC-11.7 Support and promote annual festivals and community events that celebrate Manteca's cultural heritage.
- RC-11.8 Encourage and support community art projects, including murals, sculptures, educational programs, and events that highlight Manteca's cultural and historic heritage.
- RC-11.9 Review new development projects and work in conjunction with the California Historical Resources Information System to determine whether project areas contain known archaeological resources, either prehistoric and/or historic-era, or have the potential for such resources.
- RC-11.10 Ensure that human remains are treated with sensitivity and dignity, and ensure compliance with the provisions of California Health and Safety Code Section 7050.5 and California Public Resources Code Section 5097.98.
- RC-11.11 Consistent with State, local, and tribal intergovernmental consultation requirements such as SB 18, consult as necessary with Native American tribes that may be interested in proposed new development and land use policy changes.

Implementation

- RC-11a: *Require a records search for any proposed development project, to determine whether the site contains known archaeological, historic, cultural, or paleontological resources and/or to determine the potential for discovery of additional cultural or paleontological resources. This requirement may be waived if determined by the City that the proposed project area is already sufficiently surveyed.*
- RC-11b: *Require a cultural and archaeological survey prior to approval of any project which would require excavation in an area that is sensitive for cultural or archaeological resources and require a paleontological survey in an area that is sensitive for paleontological resources. If significant cultural, archaeological, or paleontological resources, including historic and prehistoric resources, are identified, appropriate measures shall be implemented, such as documentation and conservation, to reduce adverse impacts to the resource.*
- RC-11c: *Require all City permits for reconstruction or modification of existing buildings to include the 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*



Manteca General Plan

ground improvements.

- RC-11d Incorporate significant archaeological sites, where feasible, into open space areas.*
- RC-11e Continue to inventory 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-11f 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-11g Encourage the placement of monuments or plaques that recognize and celebrate historic sites, structures, and events.*
- RC-11h Adopt and implement a historical preservation ordinance.*
- RC-11i Adopt and implement a historic building code, as authorized by state law.*
- RC-11j Require all new development, infrastructure, and other ground-disturbing projects to comply with the following conditions in the event of an inadvertent discovery of cultural resources or human remains:*
- If construction or grading activities result in the discovery of significant historic or prehistoric archaeological artifacts or unique paleontological resources, all work within 100 feet of the discovery shall cease, the Community Development Director shall be notified, the resources shall be examined by a qualified archaeologist, paleontologist, or historian for appropriate protection and preservation measures; and work may only resume when appropriate protections are in place and have been approved by the Community Development Director; and*
 - If human remains are discovered during any ground disturbing activity, work shall stop until the Community Development Director and the San Joaquin County Coroner have been contacted; if the human remains are determined to be of Native American origin, the Native American Heritage Commission and the most likely descendants have been consulted; and work may only resume when appropriate measures have been taken and approved by the Community Development Director.*
- RC-11l Collaborate with the Chamber of Commerce and other interested community groups to support and promote community festivals and events.*

Delta Protection

Goal RC-12

Protect the health of the Bay Delta.

Policies

- RC-12.1 Support the long-term viability and success of the natural Delta ecosystems and the continuation of Delta heritage.
- RC-12.2 Support efforts to ensure the protection and restoration of the Delta ecosystem in perpetuity, including implementing local conservation efforts that improve adequate water supply and quality.
- RC-12.3 Support funding mechanisms that provide for the longer-term improvement and maintenance of Delta levees, and coordinate Delta emergency preparedness, response, and recovery with local agencies.
- RC-12.4 Promote protection of areas for habitat restoration, including remnants of riparian and aquatic habitat, particularly in the Delta.
- RC-12.5 Encourage compatibility between agricultural practices and wildlife habitat.
- RC-12.6 Preserve and protect the water availability and quality of the Delta for designated beneficial uses and habitat protection.
- RC-12.7 Encourage and promote the expansion of floodplains and riparian habitats in levee projects.
- RC-12.8 Recognize that climate change impacts may influence future guidance, and best available data, and continue to ensure that up-to-date information is consulted when reviewing projects for potential impacts to the Delta.

Implementation

- RC-12a *Review all projects affecting areas within the Delta Secondary Zone to ensure they are consistent with the criteria and policies set forth by the Delta Stewardship Council's "Delta Plan".*
- RC-12b *As applicable, provide opportunities for review of and comment by the Reclamation Districts, the Delta Stewardship Council, Delta Protection Commission, and SWRCB during project review.*
- RC-12c *Review all projects located within or adjacent to priority habitat restoration areas, and consult the California Department of Fish and Wildlife to ensure that any impacts do not have a significant effect on the opportunity to restore habitat as described in the Delta Plan.*
- RC-12d *Review and regulate new development to ensure consistency with Federal and State flood and floodway requirements, including BDCP and Delta Plan policies as applicable.*

The Delta Plan contains a set of regulatory policies with which State and local agencies are required to comply with.

The Delta Reform Act specifically established a certification process for compliance with the Delta Plan. This means that State and local agencies that propose to carry out, approve, or fund a qualifying action in whole or in part in the Delta, called a "covered action," must certify that this action is consistent with the Delta Plan and must file a certificate of consistency with the Council that includes detailed findings. Areas Subject to the Delta Plan are included within the Delta's Primary and Secondary zones.

Figure RC-2 shown lands within the Manteca Planning Area that are subject to the Delta Plan.

Figure RC-2: Delta Plan

