

RESOLUTION R20XX-XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
MANTECA, STATE OF CALIFORNIA, APPROVING THE
EXTENSION OF THE "INFILL OPPORTUNITY ZONE"
THROUGH JUNE 30, 2026

WHEREAS, the City of Manteca has adopted development impact fees and charges to mitigate impacts on public facilities which are necessary to protect the health, safety, and welfare of the public; and

WHEREAS, those development impact fees are monetary exactions established and imposed according to various sections of the Manteca Municipal Code and collected as fees at rates established by resolution, to finance the design, construction, installation, and acquisition of public infrastructure or to recover the costs of adding capacity in existing public infrastructure; and

WHEREAS, significant expenses exist in development in areas like those in the proposed Infill Opportunity Zone; and

WHEREAS, the payment of development impact fees constitutes a barrier to infill development and revitalization in existing areas; and

WHEREAS, supplemental funding opportunities to assist infill development have fallen dramatically since the dissolution of redevelopment agencies in 2012, thereby hindering development in infill areas; and

WHEREAS, a reduction in fees in the Infill Opportunity Zone is consistent with the City's general plan and housing element, and the City Council has considered the effect of the reduction of the fees; and

WHEREAS, development or revitalization in infill areas has significant environmental benefits by reducing pressure on outlying areas, improving air quality, reducing greenhouse gas emissions and preserving natural resources; and

WHEREAS, development or revitalization in infill areas has significant social benefits by enhancing levels of community, vibrancy, and social connections; and

WHEREAS, development or revitalization in infill areas has significant economic benefits by reducing costs of development due to integration into existing infrastructure, increasing property values once developed, collecting higher amounts of property tax, receiving greater sales tax, and the creating additional local jobs; and

WHEREAS, at its May 17, 2022, meeting, the Manteca City Council approved the Manteca Infill Zone; and

ATTACHMENT 1

WHEREAS, at its June 7, 2022 meeting, the Manteca City Council approved an amendment to the Manteca Infill Zone map; and

WHEREAS, the City Council has considered all information related to this matter, as presented at the public meetings of the City Council identified herein, including any supporting reports by City Staff, and any information provided during public meetings.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manteca, as follows:

1. The City Council hereby finds that the facts set forth in the recitals to this Resolution are true and correct, and establish the factual basis for the City Council's adoption of this Resolution.
2. The "Infill Zone" and the temporary reduction in development impact fees for eligible projects within the "Infill Zone" are extended through June 30, 2026 as follows:
 - a. A fifty-percent reduction in the Government Building Facilities Fee is hereby adopted for all parcels located within the Infill Zone.
 - b. A seventy-five percent reduction in the PFIP Transportation Fee, Park Acquisition Fee, and Park In Lieu Fee, is hereby adopted to all parcels located within the Infill Zone.
 - c. A one-hundred-percent reduction in the Long-Range Planning Fee is hereby adopted for all parcels within the Infill Zone.
 - d. The total eligible reduction in the fees referenced above is \$50,000.
3. Pending projects that have not had a building permit issued shall be eligible for the reduction in fees as listed. Refunds will not be provided for fees already paid. The Infill Fee Reduction shall be eligible to all eligible projects that have submitted a complete building permit application on or before June 30, 2026.
2. This Resolution shall take effect immediately upon adoption.

ATTACHMENT 1

I HEREBY CERTIFY that the foregoing Resolution was duly adopted by the City Council of the City of Manteca at a public meeting of said City Council held on the 3rd day of June, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

MAYOR: _____
GARY SINGH
Mayor

ATTEST: _____
CASSANDRA CANDINI-TILTON
City Clerk