

RESOLUTION R2022-72

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
MANTECA, STATE OF CALIFORNIA, CREATING THE
"MANTECA INFILL ZONE" AND APPROVING THE
TEMPORARY FEE REDUCTIONS AS SPECIFIED
THROUGH JUNE 30, 2025

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 Manteca Infill Zone (Infill 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 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, 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. An "Infill Zone" is hereby created as shown in Exhibit "A" - Infill Zone Map.
3. Infill or revitalization projects located within the "Infill Zone" are eligible for a temporary reduction in development fees if they meet the following criteria:
 - a. The proposed project occurs on a project site of no more than five acres substantially surrounded by urban areas.
 - b. The project site has no endangered, rare, or threatened species.
 - c. The project approval will not result in any significant effects relating to traffic, noise, air quality or water quality.
 - d. The site is adequately served by all required utilities and public services.
 - e. The total square footage is less than or equal to 50,000 square feet for non-residential projects.
4. The City Council hereby creates a temporary reduction in development impact fees for eligible projects within the "Infill Zone" as follows:
 - a. A fifty-percent reduction in the Government Building Facilities Fee is hereby adopted for all parcels located within the Infill Opportunity Zone through June 30, 2025.
 - 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 Opportunity Zone through June 30, 2025.
 - c. A one-hundred-percent reduction in the Long Range Planning Fee is hereby adopted for all parcels within the Infill Opportunity Zone through June 30, 2025.
5. 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, 2025.
6. This Resolution shall take effect immediately upon its adoption.

ATTACHMENT 2

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 17th day of May, 2022, by the following vote:

AYES: Breitenbucher, Halford, Nuno, Singh, Cantu

NOES: None

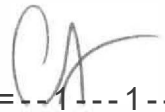
ABSENT: None

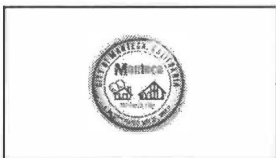
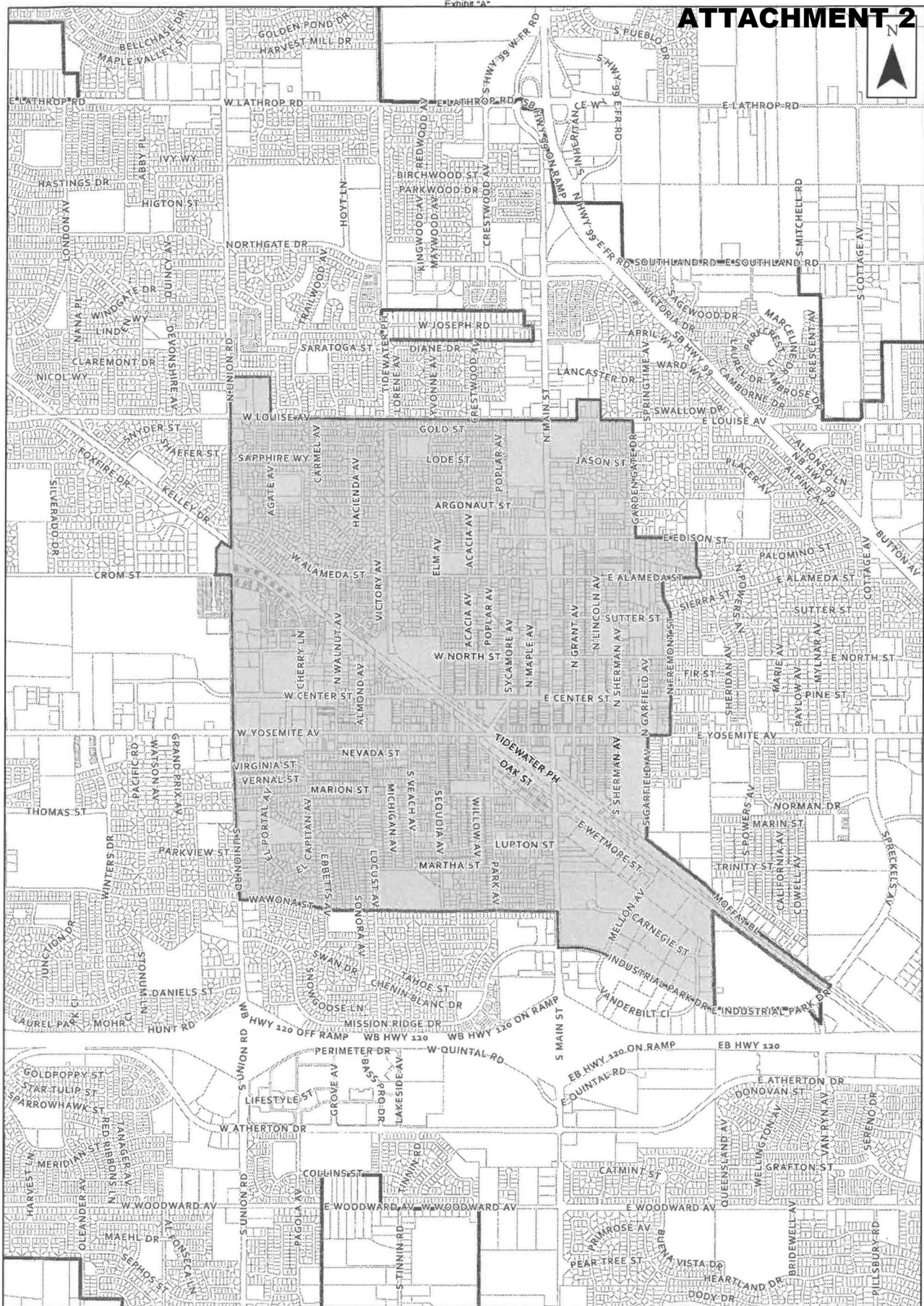
ABSTAIN: None

MAYOR:


BENJAMIN J. CANTU
Mayor

ATTEST: -----1-----


CASSANDRA CANDINI-TILTON
City Clerk



INFILL FEE REDUCTION AREA APRIL 2022

CITY OF MANTECA
1001 W CENTER ST
MANTECA CA 95337

Map on this map is intended for general use 19d
Informational purposes only. The City of Manteca does not
warrant the accuracy, quality, or completeness of the information
provided for any particular purpose. Information on this
map is not intended to replace a professional survey or
other professional methods.

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