

## 6 PUBLIC FACILITIES AND SERVICES ELEMENT

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### 6.1 Purpose

Public facilities and services provide the framework that supports and sustains the community. They are essential to maintaining the current quality of life and accommodating economic growth and development in the community. The availability and capacity of public infrastructure determines the ability to use land.

The Public Facilities and Services Element is focused on ensuring that the community infrastructure is in place to accommodate the growth and development identified in other elements of this General Plan. This element addresses both hard infrastructure (such as water and sewer) and public services (recreation and parks) that are provided by the City.

The infrastructure facilities and public services addressed in this element are:

- Domestic Water
- Sewer
- Major Drainage
- Electricity Services
- Solid Waste
- Education
- Health Care
- Police
- Fire
- Parks and Recreation

## 6.2 Relationship to Other General Plan Elements

The location and capacity of basic infrastructure is closely related to the Land Use Element, Housing Element, Circulation Element, and Economic Development Element. The goals and policies of these other elements cannot be fully achieved where the basic public infrastructure is lacking.

The Public Facilities and Services Element addresses a broad range of activities by the City and the other service agencies in the community. Each of these services and activities may have specific goals that relate only to the character of that service. These principles establish the fundamental direction for expanding and refining the public services in the community.

## 6.3 Projected Growth Relative to Public Facilities and Services

Population growth and economic development affect all public services and facilities. The City promotes orderly development and accommodates projected growth by providing general engineering services to regulate the construction of municipal structures, city streets, sewage disposal, water supply, and storm drainage facilities. Through regulation, the City provides a high standard of construction for public services in order to preserve and protect public health, safety, and convenience.

## 6.4 General Services

**Goal PF-1.** The City will be innovative in new techniques and technologies to provide the best available level of public services in a cost-effective manner.

**Goal PF-2.** Public infrastructure and services will be affordable to the residents and business interests in the City.

**Goal PF-3.** Facilities improvements and services required to serve development will not place an economic burden on existing residents of the City. Development will pay a fair share of all costs of required public infrastructure and services.

**Goal PF-4.** Public improvements and facilities will be designed to enhance, rather than degrade, the natural environment in the City and surrounding area.

**Goal PF-5.** The City's public services and facilities will support economic development and residential growth in the City.

**Goal PF-6.** Public facilities and services agencies will cooperate on a regional basis.

#### **Guiding Policies: General**

PF-P-1. Facilitate development in the in-fill areas by extending infrastructure.

PF-P-2. Encourage comprehensive development rather than incremental, single project development.

PF-P-3. Make use of the public right-of-way as a tool for facilitating quality design and development.

#### **Implementation Policies: General**

PF-I-1. The City shall periodically review its fee schedules for water and sewer connections and for city facilities and major equipment and revise them as necessary.

## **6.5 Domestic Water**

### **Supply**

Water facilities in the City of Manteca consist primarily of water wells and transmission mains. Past development has generally occurred concentrically out from the center of the community. Water distribution facilities in the portion of the City that is generally developed (i.e., from Airport Way to SR 99 and from Lathrop Road to SR 120) have been near fully constructed and have the capacity to serve the

existing development plus the future infill development. The outlying areas will need to have water transmission pipelines extended from the existing grid before development can occur. Additionally, these areas will need to develop new sources of supply, in the form of well, to provide for the water demands.

The City of Manteca's target Level of Service (LOS) for water is to supply an average of 200 gallons per day per person at pressures no less than 40 pounds per square inch (average conditions) and 20 pounds per square inch (emergency and peak demand conditions) (PFIP). Additional flow is needed for fire suppression of 1,250 gallons per minute (gpm) for residential uses, 2,500 gpm for commercial land uses, and 3,500 gpm for industrial land uses.

### **Future Water Demand**

The LOS targets identified should be maintained through all future development. The PFIP is intended to identify the location, timing, and financing of future water demand. Generally, water facilities to serve the demand created by new growth can be expanded relatively easily and in a cost-effective manner by constructing transmission pipelines and wells.

Future demand for water facilities is generated by new development, in accordance with the Land Use Plan, based on the relative average demand for water by the various land use types. The PFIP addresses the specific calculation and provides for infrastructure improvements to meet future water demand.

The City of Manteca currently relies entirely on groundwater to meet the water demand of its residents. The current demand overdrafts the existing groundwater supply, which if continued, will result in degradation of our groundwater resources. While the City's water supply continues to comply with all Federal and State drinking water standards, measures must be taken to ensure future water quality. The City of Manteca has planned to supplement the groundwater with treated surface water from the South County Surface Water Project to eliminate over-drafting thus preserving groundwater quality for Manteca's future.

This project includes the construction of a state-of-the-art water treatment plant at Woodward Reservoir and 40 miles of pipeline to deliver treated water to each of the

participating cities, including Manteca. When complete, the South County Surface Water Supply Project will enable each of the cities to meet their present and future water needs. The project will help preserve groundwater quality and promote regional water management planning, keeping water historically used in San Joaquin County within the County.

**Goal PF-7.** Maintain an adequate level of service in the City's water system to meet the needs of existing and projected development.

**Policies: Domestic Water**

PF-P-4. Secure sufficient sources of water to meet the needs of the existing community and planned residential and commercial growth.

PF-P-5. City will continue to rely principally on groundwater resources for its municipal water in the near term, 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 facilities and major distribution lines as necessary to serve new development.

PF-P-8. The City will provide water for future development to maintain a balance of jobs and housing.

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-10. Development of private water wells within the City limits shall be allowed only where the City makes a finding that it cannot feasibly provide water service. Such systems shall only be allowed to be used until such time as City water service becomes available.

- PF-P-11. The City will develop and implement water conservation measures as necessary elements of the water system.
- PF-P-12. The City shall continue to assess a water development fee on all new commercial, industrial, and residential development sufficient to fund systemwide capacity improvements. The water development fee schedule shall be periodically reviewed and revised as necessary.
- PF-P-13. Ensure that all new development provides for and funds a fair share of the costs for adequate water distribution, including line extensions, easements, and plant expansions.
- PF-P-14. The City shall continuously monitor water flows through the City's water system to identify areas of potential water loss and cases of under billing for water service and shall make improvements in the systems as necessary.
- PF-P-15. The City shall monitor water quality regularly and take necessary measures to prevent contamination.
- 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.
- PF-P-17. The City of Manteca shall consider incremental increases in the demands on groundwater supply and water quality when reviewing development applications.

**Implementation: Water Supply and Distribution**

- PF-I-2. The City shall update the Public Facilities Implementation Plan, 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-4. The City shall retain a water conservation ordinance requiring the installation of low-flush toilets, low-flow showerheads, and similar features in all new development.
- PF-I-5. The City shall institute a remote monitoring program for the city's water system and replace faulty meters in the system as necessary. The City will continue the practice of identifying and replacing faulty meters at service connections on an ongoing basis.
- PF-I-6. The City shall regularly monitor water quality in City wells and take remedial action as necessary.
- 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 Codes and standards.

## 6.6 Sewer

Generally, the land within the existing developed City has trunk sewer constructed to fully serve the expected development. Undeveloped areas will require new municipal sewer collection facilities in order to develop.

Manteca's target level of service for sewer is to collect and treat an average of 325 gallons per day per dwelling unit equivalent (due). This standard is applicable both in the areas of Manteca that have already developed and in the geographic areas where development is expected. Maintaining this same standard as development occurs will require innovative solutions to extending the reach of the standard over greater distances than in the past.

### **Average Household Demand for Sewer Service**

Demand for sewer facilities is generated by the land uses established in the Land Use Plan and by the residents, employees, and visitors of those land uses that are being served. Future expansion of sewer collection facilities is required to maintain the existing LOS and timing standards.

Sewer collection dwelling unit equivalent (due) factors are calculated in the PFIP based on the relative average generation of wastewater for the various land use types. Sewer generation factors are based upon the expected building intensities and population densities. For example, the average daily generation per unit for Low Density Residential (LDR) is calculated as the product of the population per unit (3.25) times the average daily per capita generation (100 gallons). As a result, the LDR generation is 325 gallons per unit per day. Sewer flow generation factors are based upon industry standards applicable to conceptual level facilities planning and professional judgement.

### **Sewer**

**Goal PF-8.** Maintain an adequate level of service in the City's sewage collection and disposal system to meet the needs of existing and projected development.

### **Policies: Wastewater Collection and Treatment**

- PF-P-18. Ensure wastewater collection and treatment for all development in the City and the safe disposal of wastes.
- 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 commitments for sewer service outside the city limits shall continue to be honored.

- PF-P-22. Development of individual septic systems may be allowed only where the City makes a finding that it cannot feasibly provide public sewer service, and such systems shall only be used until such time as City sewer service becomes available. Such systems shall meet the minimum standards of the San Joaquin County Health Department.
- PF-P-23. The City shall establish and maintain a growth management plan to ensure the development of a balanced mix of residential, commercial, industrial, and public land uses.
- PF-P-24. Ensure that all new development provides for and funds a fair share of the costs for adequate sewer distribution, including line extensions, easements, and plant expansions.
- 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.

**Implementation: Wastewater Collection and Treatment**

- PF-I-8. The City shall update the Public Facilities Implementation Plan regarding wastewater collection and treatment every five years. The update shall be reviewed annually for adequacy and consistency with the General Plan.
- PF-I-9. The City will require all sewage generators within its service area to connect to the City's system, except those areas where on-site treatment and disposal facilities are deemed appropriate.
- 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-11. The City will investigate methods of improving the quality of the effluent from the City plant and will investigate options for reuse of treated wastewater. The recycled wastewater will be used for

irrigation of public recreation lands, restoration of wetland areas, and irrigation of landscaped areas.

PF-I-12. The City will promote reduced wastewater system demand through efficient water use by:

- requiring water conserving design and equipment in new construction,
- encouraging retrofitting with water conserving devices,
- designing wastewater systems to minimize inflow and infiltration to the extent economically feasible; and
- maintaining a Citywide map of all sewer collection system components and monitoring the condition of the system on a regular basis.

## 6.7 Major Drainage

The capacity of the French Camp Outlet Channel and its tributary drains is the limiting factor that sets the flow rates for drainage systems in the city. Location of the discharge along the outlet conduits and channels is not a factor affecting the hydraulic capacity requirements of the system. Therefore, regardless of position along the channel, each tributary subarea along the system is provided the same level of service.

The City of Manteca's target level of service is to provide 10-year storm drainage protection for all development and to provide 100-year storm drainage protection for all structures.

All storm water is to flow to detention basins in order to help control both the quality and quantity of storm runoff discharge to the main drainage system, and ultimately the San Joaquin River. Detention basins are designed to temporarily hold and gradually release water for short periods not to exceed 72 hours. Retention basins do not provide for release but will allow water to percolate or evaporate within a 72-hour period.

**Major Drainage**

**Goal PF-9.** Maintain an adequate level of service in the City's drainage system to accommodate runoff from existing and projected development and to prevent property damage due to flooding.

**Policies: Major Drainage**

PF-P-26. The City shall continue to complete gaps in the drainage system in areas of existing development.

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.

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 storm water detention, storm water conveyance for storm waters exceeding a 10-year event, storm water quality treatment, bike and pedestrian paths, and visual open space within neighborhoods. The width and length of the corridors would be determined by the stormwater management requirements. The drainage systems would provide a pedestrian connection between parks and access to open space from residential neighborhoods. The neighborhoods would be designed with homes oriented to, rather than backing on the open space corridor.

**Implementation: Major Drainage**

PF-I-13. The City shall update the Storm Drainage Master Plan and Public Facilities Implementation Plan, regarding water supply and

distribution, every five years. The update shall be reviewed annually for adequacy and consistency with the General Plan.

## 6.8 Electricity

The availability of relatively cost-effective power is essential for many types of businesses and residents of Manteca. In order to expand economic development opportunities and enhance the quality of life, the City must seek and support expansion of the available power supply. Recent events in California's electric industry have further demonstrated the need for available power to new development.

Over the past twenty years, California has transformed its electric system from one that was integrated and highly regulated to one that is unbundled and increasingly subject to competitive markets and federal oversight. In 1996, the State of California passed deregulation legislation to allow for wholesale trading of electricity and implement competition at the retail level. During the ensuing years, demand for electricity has increased and electric generating capacity has decreased (U.S. Department of Energy, June 2001).

During the summer of 2001, California experienced rotating electrical outages. These outages have reduced the reliability of electricity; that is, the assurance of adequate supply and the security of operations. Electricity reliability is based on the following factors:

- Higher summer temperatures will increase customer electrical demand.
- Hydroelectric generation will be limited by low water levels and reduced snowpack.
- Planned new generating powerplants may not come online when expected.
- Forced outages of generating capacity may be more than expected.

**Electricity**

**Goal PF-10.** The City shall ensure adequate, reliable electric service is available to all users in the City.

**Policies: Electric Service**

PF-P-29. Ensure that reliable, adequate electric service is available to all users in the City.

PF-P-30. Cooperate with and encourage efforts to expand the opportunities for electric power service in the City.

**Implementation: Electric Service**

PF-I-14. The City will consider participating in 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.

PF-I-17. The City will require undergrounding of utility lines in new development, and as areas are redeveloped, except where infeasible for operational reasons.

**6.9 Solid Waste**

The Solid Waste Department helps to ensure that the City's residential and commercial demands are met effectively and that landfill use remains available for future generations by helping residents and businesses to recycle, compost and reduce the overall solid waste load. Manteca provides the following solid waste services:

- Residential recycling picked up on a bi-weekly schedule
- Residential bi-weekly curbside pickup of compost materials
- Leaf and Christmas tree pick up
- Oil collection containers picked up on a weekly basis
- Commercial recycling
- Household Hazardous Waste collection

The City of Manteca utilizes the Lovelace Transfer Station to process and ship its solid waste and materials. The Lovelace Transfer Station is of regional significance in that it provides services to the majority of south San Joaquin County.

### **Solid Waste**

**Goal PF-11.** Provide for the implementation and enforcement of the provisions for the Source Reduction and Recycling Element, as mandated by the State.

**Goal PF-12.** Maintain efficient, effective and economical solid waste services for the residents, businesses and visitors to Manteca.

### **Policies: Solid Waste Management**

PF-P-31. The City will implement and enforce the provisions of its Source Reduction and Recycling Element.

PF-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.

## 6.10 Education

Education opportunities are important for the quality of life of residents and the overall sense of community that a good school system provides. The education programs and facilities are an integral part of the community. Good local education opportunity is also an important factor in economic development. The local public school system is essential because future employees will prefer to locate where their children have access to quality education.

Advanced education and training is important for residents to expand their interests and increase their job skills. Technological advances in many fields require that workers have access to on-going training. Therefore, adult education and life-long learning opportunities will become increasingly important.

### Education

**Goal PF-13.** Maintain sufficient land inventory so that the Manteca Unified School District can provide for the educational needs of Manteca residents.

### Policies: Education

PF-P-33. 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.

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.

- 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 with the school district. When feasible, a joint-use agreement will be pursued to maximize public use of facilities, minimize 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.

**Implementation: Education**

- PF-I-18. The City will maintain an inventory of public lands to identify opportunities for joint-use facilities and neighborhood schools.
- 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 and to select suitable locations within new residential development for neighborhood K-8 schools.
- 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.
- PF-I-21. The City will encourage the expansion of higher education program offerings and opportunities in Manteca.

## 6.11 Police

The Manteca Police Department is a full service municipal law enforcement agency with specialized assignments and recognized specialties. In addition, the Department has an active and valuable volunteer staff consisting of Police Explorers, Reserve Officers, and senior citizens who render invaluable assistance to the Department and the community. The Department provides aggressive crime prevention through neighborhood watch, proactive enforcement, community policing, and citizen involvement.

### **Policies: Police Protection**

- PF-P-39. The City shall endeavor through adequate staffing and patrol arrangements to maintain the minimum feasible police response times for police calls.
- PF-P-40. The City shall provide police services to serve the existing and projected population.
- PF-P-41. The City will establish the criteria for determining the circumstances under which police service will be enhanced.

### **Implementation: Police Protection**

- 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.

## 6.12 Fire Protection

Fire protection and emergency response is essential for the well being of Manteca residents and is fundamental to attract many types of businesses to the community. The Manteca Fire Department provides fire service in the City of Manteca.

**Policies: Fire Protection**

- PF-P-42. The City shall endeavor to maintain an overall fire insurance (ISO) rating of 4 or better.
- PF-P-43. The City shall endeavor through adequate staffing and station locations to maintain the minimum feasible response time for fire and emergency calls.
- PF-P-44. The City shall provide fire services to serve the existing and projected population.
- PF-P-45. The City will establish the criteria for determining the circumstances under which fire service will be enhanced.

**Implementation: Fire Protection**

- 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 street patterns to evaluate the accessibility for fire engines and emergency response.

**6.13 Recreation and Parks**

Parks are an important part of the overall vision for the City of Manteca. The primary intent of park improvements in the City is to provide recreation amenities for the residents. A secondary objective is to provide space for public gatherings that may attract visitors to the community. In addition to the typical purposes of providing for open space and recreation for City residents, the parks are envisioned as space for music, craft fairs, and other public events. Consequently, the parks need to be designed to serve a variety of roles.

In order to meet the primary objective of resident recreation, the park facilities need to be designed with the local neighborhoods in mind. Parks should be distributed

throughout the City so that there is a park within reasonable walking distance of all residents.

### **Parks and Recreation**

**Goal PF-14.** Establish and maintain a park system and recreation facilities that support economic development and residential growth in the City.

**Goal PF-15.** Establish and maintain a park system and recreation facilities that are suited to the needs of Manteca residents and visitors.

**Goal PF-16.** Promote the provision of private recreational facilities and opportunities.

**Goal PF-17.** Establish a recreation program that is suited to the needs and interests of all Manteca residents.

**Goal PF-18.** Provide a network of pedestrian and bicycle routes connecting Manteca's major open space areas and destination points.

### **Policies: Parks and Recreation**

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.

PF-P-48. The City shall cooperate with the Manteca Unified School District in opportunities for joint-use of school and park and recreational facilities.

PF-P-49. City park acquisition and development efforts shall be based on a goal of 5 acres of developed neighborhood and community parkland per 1,000 residents within the city limits. The distribution of land

between neighborhood and community parks shall be determined within the Parks and Recreation Master Plan.

- PF-P-50. Neighborhood parks shall conform to the following general guidelines (specific details and standards to be determined within the Parks and Recreation Master Plan):
- The typical minimum size shall be set to support active and passive recreation activities.
  - The typical service area for a neighborhood park is approximately ¼ mile walking distance.
  - 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.
- PF-P-51. The City shall aggressively pursue State and County funding to supplement City revenues to the extent such funding is available.
- 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.
- 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.
- 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.

- PF-P-57. The City shall adopt a Bicycle Route Master Plan and develop a bicycle route system linking areas, schools, public facilities, the downtown core, and neighborhoods.

**Implementation: Parks and Recreation**

- 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.
- 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.
- PF-I-28. The City shall review the Bicycle Route Master Plan that identifies locations of and standards for appropriate bicycle routes throughout the City.

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