



MANTECA MUNICIPAL SERVICES REVIEW

JULY 16, 2015

Prepared for:

City of Manteca
Community Development Department
1001 West Center Street
Manteca, CA 95337
(209) 456-8511

Prepared by:

De Novo Planning Group
1020 Suncast Lane, Suite 106
El Dorado Hills, CA 95762
(916) 580-9818



D e N o v o P l a n n i n g G r o u p

A Land Use Planning, Design, and Environmental Firm



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EXECUTIVE SUMMARY

This Municipal Services Review (MSR) and Sphere of Influence (SOI) Update are being prepared for the San Joaquin Local Agency Formation Commission (LAFCo) by the City of Manteca in compliance with the 2000 Cortese-Knox-Hertzberg Act, which requires that a MSR be prepared prior to or concurrent with an update of a Sphere of Influence (SOI). The MSR evaluates existing and future service conditions and reviews the advantages and disadvantages of various government service structure options in the form of written determinations. A MSR is a tool upon which LAFCo can base its action on a SOI. This MSR will be used by the San Joaquin LAFCo when reviewing annexations and amendments to the City of Manteca's SOI.

As part of the MSR the City of Manteca is modifying its existing SOI consistent with the requirements of the Cortese-Knox-Hertzberg Act and San Joaquin LAFCo policies and procedures through a Sphere of Influence Plan. The MSR reviews the City's ability to provide services to residents and businesses within its existing boundaries as well as the future residents and businesses within 10-Year and 20-Year growth boundaries, for "land eligible for annexation and urban development" prior to and beyond the year 2023 respectively. A SOI is a planning boundary defined by LAFCo within which a city or district is expected to grow over time. The MSR provides the basis for modifying the City's SOI.

The MSR is required by the Cortese-Knox-Hertzberg Act to have six categories, as defined by the San Joaquin LAFCo "Service Review Policies" December 14, 2012. Each of these categories requires a written determination. The six categories are as follows:

- Growth and Population Projections for the Affected Area
- The Location and Characteristics of any Disadvantage Unincorporated Communities within and Contiguous to the Sphere of Influence
- Present and Planned Capacity of Public Facilities and Adequacy of Public Services, Including Infrastructure Needs and Deficiencies
- Financial Ability of Agencies to Provide Services
- Status of and Opportunities for Shared Facilities
- Accountability for Community Service Needs, Including Governmental Structure and Operational Efficiencies

Written determinations are included for each of the areas addressed. The San Joaquin LAFCo "Service Review Policies" December 14, 2012 prepared by the San Joaquin LAFCo were used as a guide in the preparation of this MSR.

DETERMINATIONS

An explanation of the specific operational and management aspects of each service provider considered in each of these topic areas is provided below. Based on the information contained in the MSR, the determinations listed by general topic areas covered in this MSR are as follows:

Sphere of Influence Plan

The following factors affirm the City's ability to provide adequate services to existing and future populations within the existing and proposed sphere of influence.

A. PRESENT AND PLANNED LAND USES

The City is mostly built out with some large vacant parcels within the sphere of influence as well as a number of smaller vacant and underutilized parcels within the city limits. The majority of the parcels outside the city limits and within the sphere of influence are designated for urban development, with the exception of several large agricultural parcels in the southwest part of the sphere of influence that are designated Agriculture and are under a Williamson Act contract. There are several parcels within the South of Woodward Avenue project that are under a Williamson Act contract with a non-renewal status. There are also numerous agricultural parcels in the 20-year horizon (especially east and south of the City) that are in renewal and non-renewal status (see **Figure 1-2**). The City can be characterized as a low-density residential community (1-2 stories), with a relatively small commercial center and a sizeable industrial base. Emerging regional scale commercial development is occurring in areas of the City adjacent to State Route 120.

Present and planned land uses as specified in the General Plan are appropriate for serving existing and future residents of Manteca. The City of Manteca 2023 General Plan includes goals, policies, and implementing programs that address growth, development, and conservation of open space. Planned land uses in the Manteca 2023 General Plan include Very Low Density Residential, Low Density Residential, Medium Density Residential, High Density Residential, Neighborhood-Commercial, Commercial Mixed Use, General Commercial, Business Industrial Park, Business Professional, Light Industrial, Heavy Industrial, Open Space, Park, Public/Quasi-Public, Agriculture, and Urban Reserve.

B. PRESENT AND PROBABLE NEED FOR PUBLIC FACILITIES AND SERVICES

The ability of the City of Manteca to provide services has been explored in the Municipal Services Review and has been found to provide adequate services to meet the needs of the existing population. Services provided by the City include fire, police, water, wastewater, and stormwater drainage. The City also provides public facilities including transportation, libraries, and recreational facilities. New development within the SOI will lead to population growth and the need for additional service provision. The expanded tax base that results from new development, as well as the development of residential Community Facilities Districts, will provide funding for these services. Development and connection fees will address the capital costs and user charges will address the operating expenses of new development. Special capital projects such as additions to the Wastewater Quality Control Facility will require a public debt instrument in addition to the foregoing. All fees and charges are currently under review by the City. General Plan policies are in place to ensure adequate service provision for current and future populations.

C. PRESENT CAPACITY OF PUBLIC FACILITIES AND ADEQUACY OF PUBLIC SERVICES

Existing public facilities and services are adequate for serving the needs of Manteca's population. Manteca's Fire Department has staffed Station #4, which has significantly improved response times in the City. Station #5 is planned for the southeast area of the City, which would effectively serve the three areas proposed to be added to the SOI. Manteca's Police Department has adequate staff and facilities. The City's water supply, wastewater and storm drainage services meet the needs of current population, and are being updated and expanded to meet the needs of future populations.¹ The determinations included in Chapter 4 of this MSR show that public facilities and services are adequate to meet the needs of the current population, and are being improved over time and specific timeframes have been established to meet future population levels.

D. SOCIAL AND ECONOMIC COMMUNITIES OF INTEREST

The existing SOI includes the areas to the northeast of the City that is planned for low-density residential/urban reserve and very low-density residential/urban reserve in the future (see **Figure 1-1**). Development trends since the adoption of the General Plan, including interchange improvements to the State Route 99, may cause this area to develop within the 10 or 20 year planning horizons. North and east of this area, is an area designated as an "Area of Interest" by the City, accounting for this area's historic agricultural relationship to the City. The area has numerous agricultural properties under Williamson Act protection (see **Figure 1-2**).

MUNICIPAL SERVICE REVIEW DETERMINATIONS

Growth and Population Projections

The City of Manteca General Plan 2023, including the Growth Management Ordinance (GMO) discussed above, provides a framework for future growth within the City and its 10 and 20-Year Planning Horizons. The GMO limits the number of approved residential units to reflect a 3.9 percent yearly population growth. Between 1990 and 2000, the City experienced a 2.1 percent growth rate; however, the growth increased to 3.6 percent from 2000 to 2010. Over the last three years the growth rate has dropped back to 2 percent.

The City's 2014 population is estimated at 72,880 by the California Department of Finance. The latest population projections for Manteca are 117,010 people by 2035. The current SOI and the 10 and 20-Year Planning Horizons will provide for population growth of up to 153,982 people if all vacant and underutilized parcels were developed; however, it is not expected that actual population growth will approach this maximum based on the historical trends, population projections, and an unrealistic expectation of full development of vacant and underutilized parcels. Additionally, there are many factors that will ultimately influence the actual population (i.e. job availability, housing availability/affordability, etc.). Nevertheless, expansion of the existing SOI to include all those areas designated as within the 10 and 20-Year Planning Horizons will adequately

¹ Following adoption of the City's General Plan in 2003, master plans have been completed for the City's water, wastewater and storm drainage systems to be consistent with growth forecasts of the General Plan.

provide for the projected population growth through 2034. This level of population growth is consistent with the City's General Plan. The City's ability to provide adequate service to new developments will be ensured prior to approval of new developments, in accordance with existing City policies.

Disadvantage Unincorporated Communities

SB 244 requires the identification and description of all "disadvantaged unincorporated communities" located within or contiguous to the existing spheres of influence of cities and special districts that provide fire protection, sewer, and/or water services. Disadvantaged unincorporated communities are defined as inhabited unincorporated areas with an annual median household income that is 80% or less than the statewide annual median household income. The identified disadvantaged unincorporated communities are required to be addressed by LAFCO when:

- Considering a city annexation proposal involving 10 or more acres with an existing disadvantaged unincorporated community located contiguous to the proposal area; and
- Approving sphere of influence and municipal service review determinations associated with the update or establishment of spheres of influence for local agencies subject to SB 244 requirements.

SB 244 became effective on January 1, 2012, and included specific requirements for LAFCO that began on July 1, 2012.

The City of Manteca has reviewed all the census tract data for area within the SOI. There are no Disadvantaged Unincorporated Communities that are reflected within this data. Because there are no Disadvantaged Unincorporated Communities this topic is not discussed in more detail in the MSR.

Infrastructure Needs and Deficiencies

A. FIRE PROTECTION DETERMINATIONS

The City of Manteca General Plan 2023 includes policies and implementation measures that would allow for the Department to continue providing adequate facilities and staffing levels. The Manteca Fire Department averaged a 4:10 response time City wide and was on scene within (5) minutes 77% of the time, which did not meet their goal of a 5 minute response time 90% of the time. On September 11, 2013, Fire Station No. 4 opened in northwest Manteca and the data so far this year shows that the response time to this area has dropped by 42%. Based on the half-year data, the Fire Department expects that the addition of Fire Station No. 4 will improve both the average response time and the percent of response effectiveness.

Additionally, the construction of Fire Station No. 5, which is planned in southeast Manteca, will have a similar impact on response times and response effectiveness. The City has funded the design of this station in fiscal year 2014/15 with the intent of constructing and staffing this station by 2017. The construction and staffing of Fire Station No. 5 will allow the City the ability to achieve the full alarm standard outlined by NFPA 1710 for the first time in the City's History; this will

directly affect the ISO rating, enhance service to the citizens of Manteca and improve the department's ability to obtain grants.

The FY 2013-2014 budget for the Manteca Fire Department is \$8,007,790 (Administration \$750,825, Operations \$6,987,970, Prevention \$268,995). The need for additional firefighters in the future will be addressed as warranted.

B. LAW ENFORCEMENT DETERMINATIONS

The City of Manteca General Plan 2023 includes policies and implementation measures that would allow for the Department to continue providing adequate staffing levels. The department classifies calls for service as priority 1, priority 2, or priority 3. Priority 1 calls are calls where a threat is posed to life or a crime of violence. Priority 2 calls are calls for service where there is an urgency or suspicious behavior. Priority 3 calls are calls for service where no emergency or serious problem is involved. The averages for the department's response times for 2012 and 2013 for the 3 priorities as follows:

- Priority 1 calls: 2012, 4 minutes and 16 seconds. 2013, 4 minutes and 46 seconds.
- Priority 2 calls: 2012, 18 minutes and 39 seconds. 2013, 17 minutes and 54 seconds.
- Priority 3 calls: 2012, 37 minutes and 17 seconds. 2013, 37 minutes and 49 seconds

Staffing levels are assessed by the City on an annual basis, based on a variety of factors including response times for the three priorities listed above. The City currently has 63 sworn officers. With a population of 72,880, that equates to a staffing level of .86 officers per 1000 residents.

The FY 2013-2014 budget for the Police Department is \$15,251,818, which is sufficient to cover the current staffing levels. The need for additional personnel in the future will be addressed by the Chief of Police, the City Manager, and the City Council as response times are reassessed annually and as budget allows.

C. WATER SUPPLY AND TREATMENT DETERMINATIONS

The City of Manteca General Plan 2023 includes policies and implementation programs related to maintaining an adequate water supply for the City's population. The City currently has an existing groundwater supply capacity of 13,900 acre-feet of water per year. Additionally, the City has a surface water capacity allotment of 11,500 acre-feet of water per year from SSJID under Phase I, although they are not currently using their full allotment. The Phase II allotment would be 18,500 acre-feet of water per year, although the Phase II allotment is not projected to be needed through 2035 based on population projections. Project allotments are subject to the availability of surface water, which can be affected by drought conditions. An analysis of normal, single-dry years, and multi-dry years shows that there is sufficient capacity of groundwater and Phase I surface water to supply the projected demand in Manteca through 2035.

The City intends to upgrade and maintain the City water system via a program of improvements, including treatment of wells for arsenic, and infrastructure. The infrastructure improvements would include: replacement of deteriorating pipelines, relocation of meters from back lots to front

lots to allow abandonment of existing 4-inch and smaller water mains, installation of 12-inch and larger transmission mains for hydraulic improvements. Also planned are 12-inch main extensions, water storage facilities, booster pump stations, groundwater wells and groundwater treatment plants.

The Water Operations and Maintenance Fund and the Water Capital Improvement Fund pay for the water system upgrades and maintenance. Revenues for these two funds are generated from the City's water rates. Water rates are reviewed and updated as needed every five years to assure adequate funds are available for required water system upgrades and maintenance. Expansions to the system to serve new development are funded by developer impact fees through the Public Facilities Improvement Program (PFIP).

D. WASTEWATER COLLECTION AND TREATMENT DETERMINATIONS

The 2023 Manteca General Plan addresses wastewater treatment through various policies and implementation programs. Based on projected wastewater generation factors for various land use, the City estimates that wastewater flows will total 19.5 mgd as of the planning horizon with a buildout capacity of 23.0 mgd. The overall collection sewer strategy will consist of a combination trunk sewer gravity collection system with pump or lift stations located along the alignment to convey wastewater to an influent pump station located at the City Wastewater Quality Control Facility (WQCF). The North Manteca Collection Strategy (NMCS) and South Manteca Collection Strategy (SMCS) will collect flow from areas where future growth is expected, including the three areas that would be added to the SOI. The Central Manteca Collection Strategy (CMCS) will connect the existing collection system to the NMCS.

Cost for construction of the North Manteca Collection Strategy (NMCS), South Manteca Collection Strategy (SMCS), and Central Manteca Collection Strategy (CMCS) are presented in the Capital Improvement Program portion of the *City of Manteca 2012 Wastewater Collection System Master Plan Update* (2013) and are intended to provide the City with information in updating Public Facilities Improvement Program (PFIP) fees and capital improvement projects. The total project costs for the three strategies are identified in the PFIP at \$54,936,000. The City evaluates the Public Facilities Improvements Plan (PFIP) fee structure on a continuous basis to assure that sufficient funds are generated from developments to pay for the various public improvements needed to provide wastewater treatment and collection services for the existing and increased population and commercial activities.

E. STORMWATER DRAINAGE DETERMINATIONS

The General Plan 2023 addresses stormwater drainage through policies and implementation measures. The capital improvement program (CIP) contained in the City of Manteca Storm Drain Master Plan (2013) prioritizes the drainage improvements in order of greatest need (See Table 4-4). Group 1 improvements are needed immediately to either solve serious existing deficiencies or to support pending development projects. Groups 2 and 3 improvements follow in order of importance to remedy any remaining existing deficiencies or to serve demands that are 5 years or more in the future. The CIP also provides construction cost estimates for the various

improvements. The CIP improvements are part of the Public Facilities Improvements Plan (PFIP) of the City. The City is currently evaluating the Public Facilities Improvements Plan (PFIP) fee structure to assure that sufficient funds are generated from developments to pay for the various public improvements needed to serve the increased population and commercial activities.

The storm drainage improvements serving future growth are consistent with the City's Public Facilities Implementation Plan (PFIP). The Public Facilities Improvements Plan (PFIP) Program includes all water, wastewater, storm drainage, and transportation facilities required to meet the City's targets for Level of Service. The Public Facilities Improvements Plan (PFIP) ensures that infrastructure required for growth is constructed in a timely manner and financed in a way that equitably divides financial responsibility in proportion to the demands placed on new facilities. The full Public Facilities Improvements Plan (PFIP) resides in a document separate from the 2013 SDMP, and persons interested in learning more about the Public Facilities Improvements Plan (PFIP) should contact the City.

Financial Ability of Agencies to Provide Services

The City of Manteca expenses are covered through the revenues that they receive from development fees, property taxes, and connection and usage fees. As land is developed within the City and annexed into the City of Manteca from the SOI, these fees and charges apply. The City of Manteca manages their finances on a continual basis, which is reported on an annual basis through the Comprehensive Annual Financial Report and the City Budget. The City's management and reporting of their finances are in accordance with the legal requirements for such. An outside audit is performed to ensure that the legal requirements are met.

The General Plan includes policies and implementation measures that require new development to pay its fair share to offset capital costs for public facilities and services. Moreover, Goal PF-3 in the General Plan's Public Facilities Element states that 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. The City reviews their fees and user charges on an annual basis to determine the correct level of adjustment required to pay for adequate services and to reverse any deficits and assure funding for needed infrastructure going forward.

The City's has budgeted for current and future expenses, debts, and revenues. The City's financial statements shows that they are fiscally sound. The City will continue to manage and report their financial condition on an annual basis, which will include adjustments as necessary.

Opportunities for Shared Facilities

The City of Manteca in partnership with the cities of Tracy, Lathrop, Escalon, and the South San Joaquin Irrigation District (SSJID) has contributed to the construction of a surface water treatment plant and transmission pipeline to deliver water to each city. In addition, Manteca allocates to the City of Lathrop 14.7 percent of the total capacity of Manteca's wastewater treatment plant.

The City of Manteca has multiple planning processes in place to assess whether levels of service provided are adequate to accommodate new growth, including the City of Manteca General Plan

2023, its annual budgeting process, master planning processes for water supply and distribution, wastewater and sewer systems, as well as fire protection and law enforcement services. It is through these processes that the City will continue to monitor and assess whether future opportunities for shared facilities, such as additional park/detention basins, will improve levels of service in a cost effective manner.

Government Structure Options

Since the City of Manteca is an incorporated city, the City Council will make final decisions concerning fee structures and provisions of service. The City of Manteca reviews its fee structures for fire protection, law enforcement, water, sewer, and storm drainage on annual basis. The City of Manteca General Plan 2023 also has numerous goals, objectives, policies and actions to ensure that adequate services are provided in a cost effective manner to accommodate new growth.

The ability to serve the anticipated growth within the SOI is not expected to have a significant effect on governmental structure of the City of Manteca or its ability to provide services. Mechanisms are in place within City departments to effectively provide for public participation in the planning and development process to address growth within the SOI. The City will continue to work with service providers such as the SSJID to address government structure options to provide efficient and cost effective public facilities and services.

The City's use of its budget process and long range infrastructure planning processes ensure that it is able to provide directly, and through contract, adequate levels of service in a cost-effective manner within its service areas. The City has demonstrated the ability to work with other service providers and districts to ensure that adequate services are provided in a cost effective manner. Efforts to ensure effective government structure for the provision of fire and police protection, water supply, wastewater treatment, and storm drainage facilities demonstrate the City's foresight to plan for future service needs as City boundaries expand due to annexations and population increases. Assuming the City continues to evaluate existing government structure and seek opportunities for improvement, no significant barriers are expected in regards to government structure during the 10 and 20-Year Planning Horizons.

1. INTRODUCTION

A. SPHERE OF INFLUENCE

The SOI is a planning tool and the establishment of a SOI or the inclusion of property within a SOI of an existing governmental entity does not automatically mean that the area is being proposed for annexation and development at this time. LAFCo is responsible for determining that an agency is reasonably capable of providing needed resources and basic infrastructure to serve areas within the City and in the SOI. The information in this MSR supports the City of Manteca's SOI expansion beyond the current LAFCo sanctioned SOI to the limits of the City's 10 and 20-year growth boundary.

The City of Manteca adopted its City of Manteca General Plan 2023 in October of 2003. The General Plan designates land to provide for impending growth of residential and non-residential land uses for the subsequent 20 years and beyond. The Housing Element of the General Plan was amended in June 15, 2010, and the Circulation Element was amended April 5, 2011. As a part of the General Plan update process and in the years immediately following the General Plan update, the City found that there was the need to expand the SOI to appropriately plan for growth that could occur by 2013 (10-year horizon at the time) and ultimately to 2023 (20-year horizon at the time). The intent of the City was to establish the 10-year horizon as the Primary Urban Service Boundary in the General Plan. The General Plan, at the time it was written (2003), established policy LU-P-5 requiring that land proposed for annexation prior to 2013 (10-year horizon at the time) be within the Primary Urban Service Boundary. The City has not updated the General Plan and has not updated/modified this policy even though the year 2013 has passed. The City interprets this policy to mean that the Primary Urban Service Boundary is the same as the 10-year horizon even with the year 2013 policy reference. A companion policy LU-P-6 stated that lands proposed for annexation that resides in the Secondary Urban Service Boundary shall not be annexed prior to their inclusion in the Primary Urban Service Boundary. The policy went on to state that the Primary Urban Service Boundary may be amended through adoption of a specific plan, an area plan, an amendment to the General Plan or a similar planning process.¹

In the City of Manteca General Plan 2023 the Primary Urban Service Boundary (city limits and 10-year planning horizon) consists of 13,855.98 acres and the Secondary Urban Service Boundary (20-year planning horizon and Area of Interest) consisted of 10,397.17 acres. The Area of Interest (called Urban Reserve in the General Plan) is "...intended to accommodate growth beyond the twenty-year horizon of this General Plan, but may be needed in the nearer term."² Table 1-1 presents the acreages of each land use within the city limits, 10-year, and 20-year planning horizon. The Area of Interest is 6,459 acres.

¹ City of Manteca 2003 General Plan, p. 2-12.

² City of Manteca 2003 General Plan, p. 2-11.

1.0 INTRODUCTION

TABLE 1-1 LAND USES (CITY LIMITS, 10-YEAR, 20-YEAR)

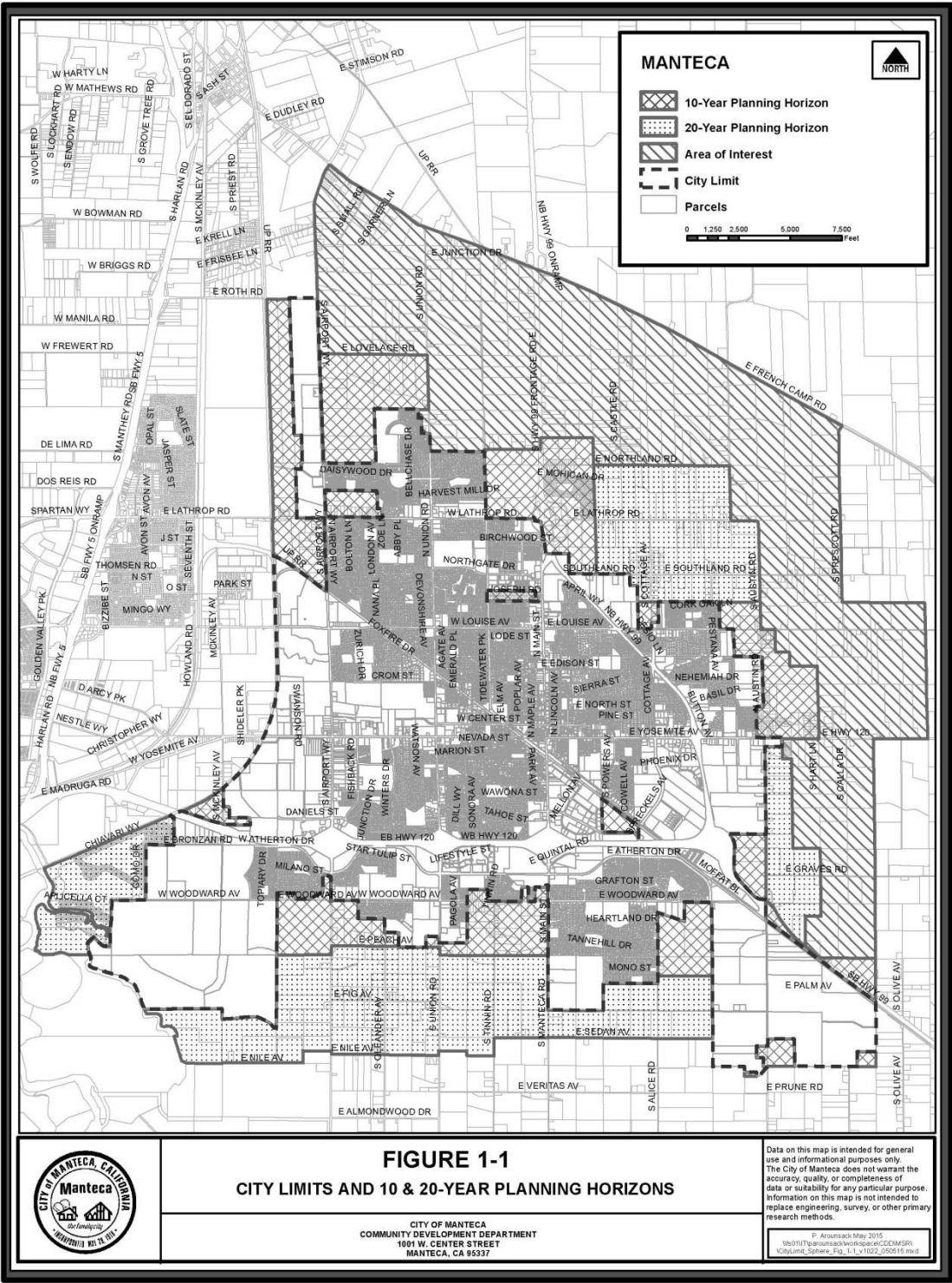
LAND USE	ACREAGE			
	CITY LIMITS	SOI-10YEAR	SOI-20YEAR	GRAND TOTAL
AG – Agriculture		64.53	302.91	367.44
BIP – Business Industrial Park	269.48			269.48
BP – Business Park	14.14			14.14
CMU – Commercial Mixed Use	559.77	13.44	7.10	580.32
GC – General Commercial	779.31	30.07	59.61	868.99
HDR – High Density Residential	434.52	15.19	4.07	453.78
HI – Heavy Industrial	536.58	152.48		689.06
LDR – Low Density Residential	4,978.65	1328.26	924.82	7231.73
LI – Light Industrial	668.25	383.28		1051.53
MDR – Medium Density Residential	326.19	30.86	4.57	361.62
NC – Neighborhood Commercial	173.55	12.66		186.21
OS – Open Space	395.87		84.23	480.10
P – Park	513.03	59.77	29.32	602.12
PQP – Public/Quasi-public	946.33	188.70	25.44	1160.47
UR – Urban Reserve		41.43		41.43
UR-AG – Urban Reserve Agriculture		12.87		12.87
UR-BIP – Urban Reserve Business Industrial Park	70.00	94.21	227.77	391.98
UR-CMU – Urban Reserve Commercial Mixed Use	51.06	43.06	74.26	168.38
UR-GC – Urban Reserve General Commercial		43.47		43.47
UR-LDR – Urban Reserve Low Density Residential		355.32	952.09	1,307.41
UR-LI – Urban Reserve Light Industrial	0.00	36.11		36.11
UR-MDR – Urban Reserve Medium Density Residential		19.74		19.74
UR-P – Urban Reserve Park		8.79	58.73	67.52
UR-PQP – Urban Reserve Public/Quasi-public			11.65	11.65
UR-VLDR – Urban Reserve Very Low Density Residential	148.27		477.94	626.21
VLDR – Very Low Density Residential	40.01	16.73	738.66	795.40
Total	10,905.01	2,950.97	3,938.17	17,839.15

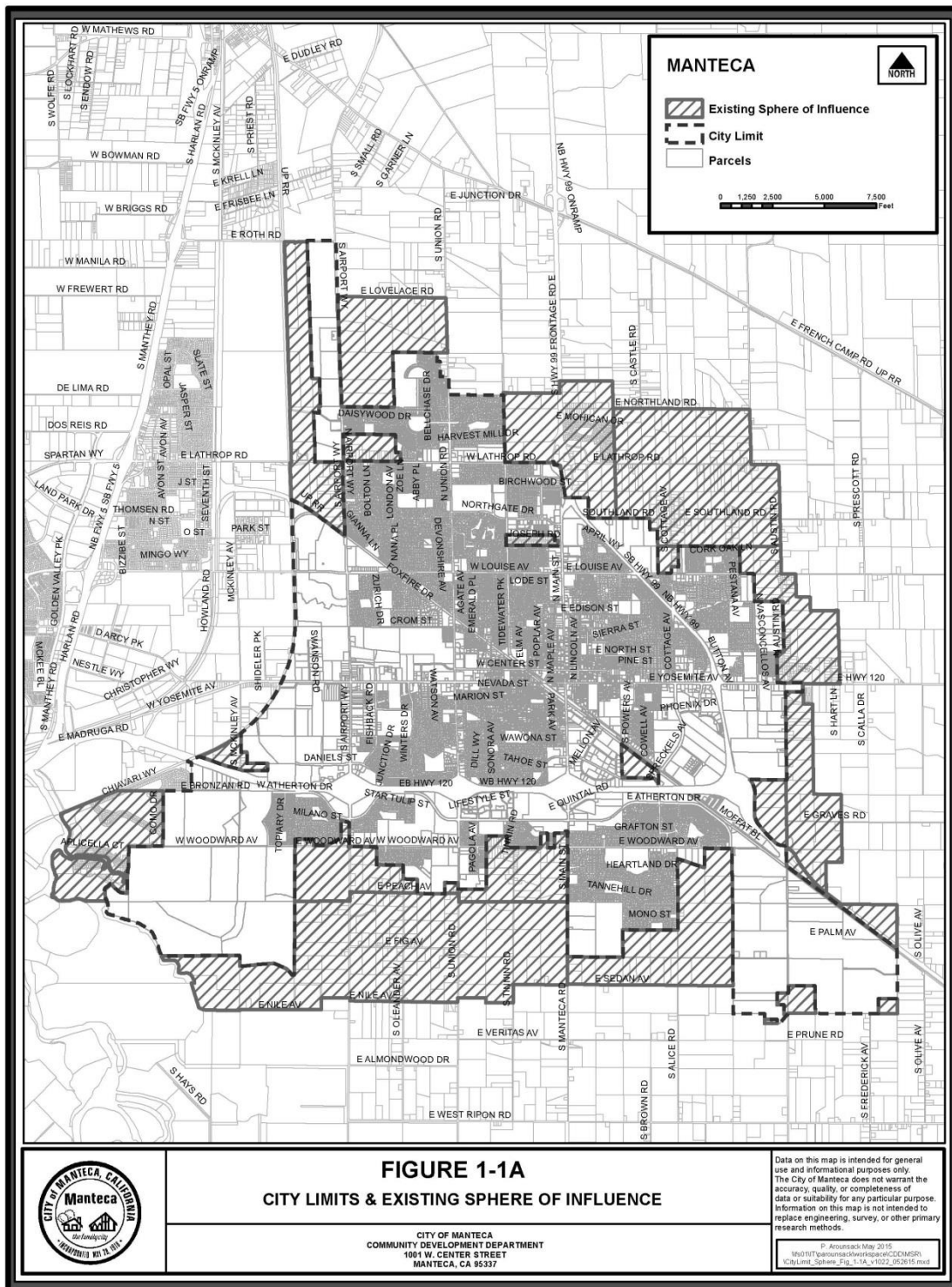
SOURCE: CITY OF MANTECA GIS 2015.

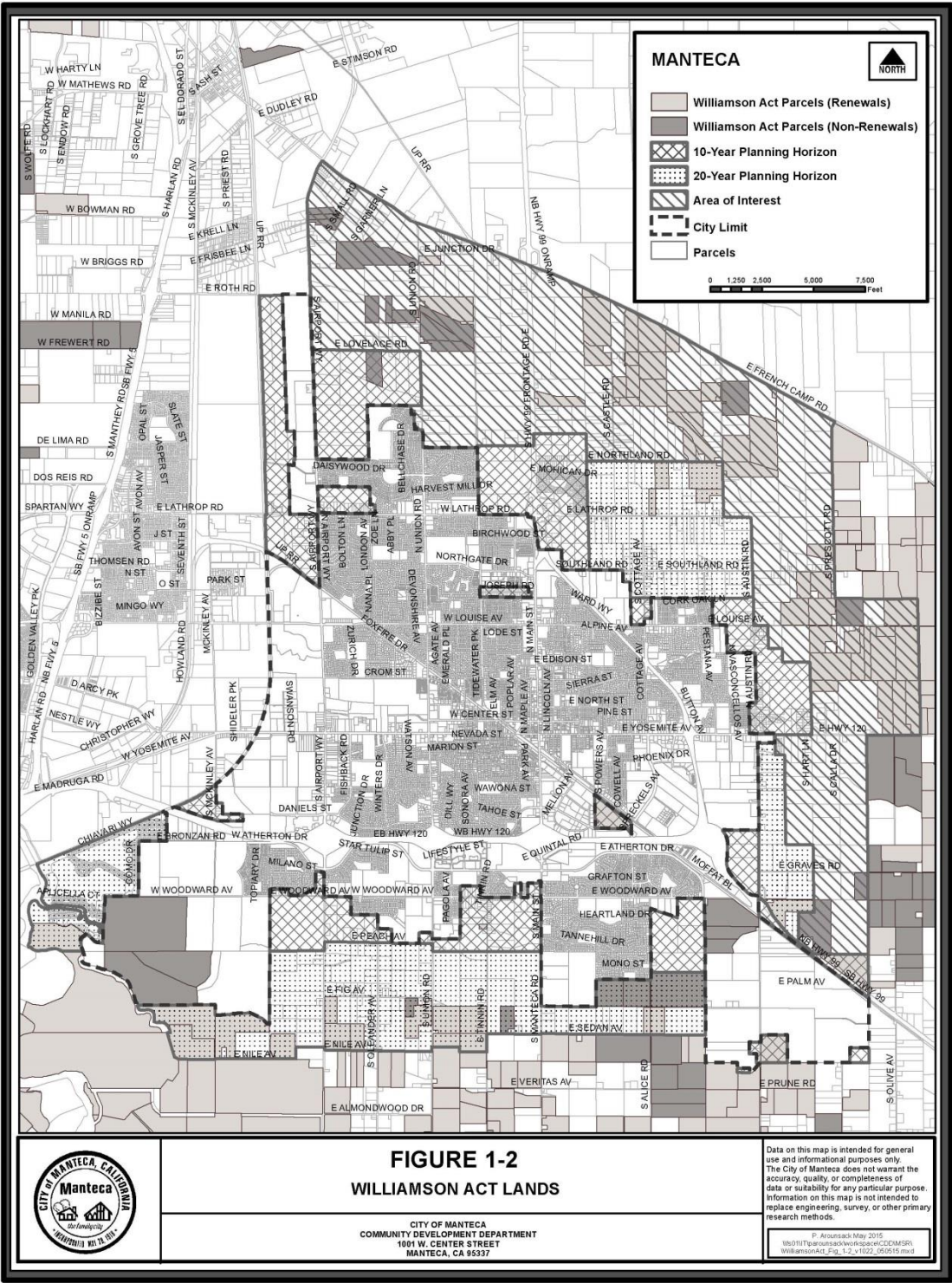
While the City of Manteca General Plan 2023 specifies 2013 as the ten-year planning horizon, the years 2015-2025 will be used for the 10-year planning horizon and 2025-2035 for the 20-year planning horizon in the Municipal Services Review given the time lapse between the present and 2003 when the General Plan was adopted.

Figure 1-1 illustrates the current city limits as well as the 10 and 20-year Planning Horizons and the Area of Interest.³ **Figure 1-1A** illustrates the current city limits and the existing LAFCo-sanctioned SOI. **Figure 1-2** illustrates the Williamson Act lands in Planning Area and **Figure 1-3** illustrates the City of Manteca General Plan 2023. Table 1-2 provides the existing acreages and population potential for the city limits as well as the 10 and 20-year Planning Horizons.

³ The Area of Interest is the agricultural area in the eastern part of the City and the Urban Reserve-Agriculture areas in the north and east that are not part of the SOI.







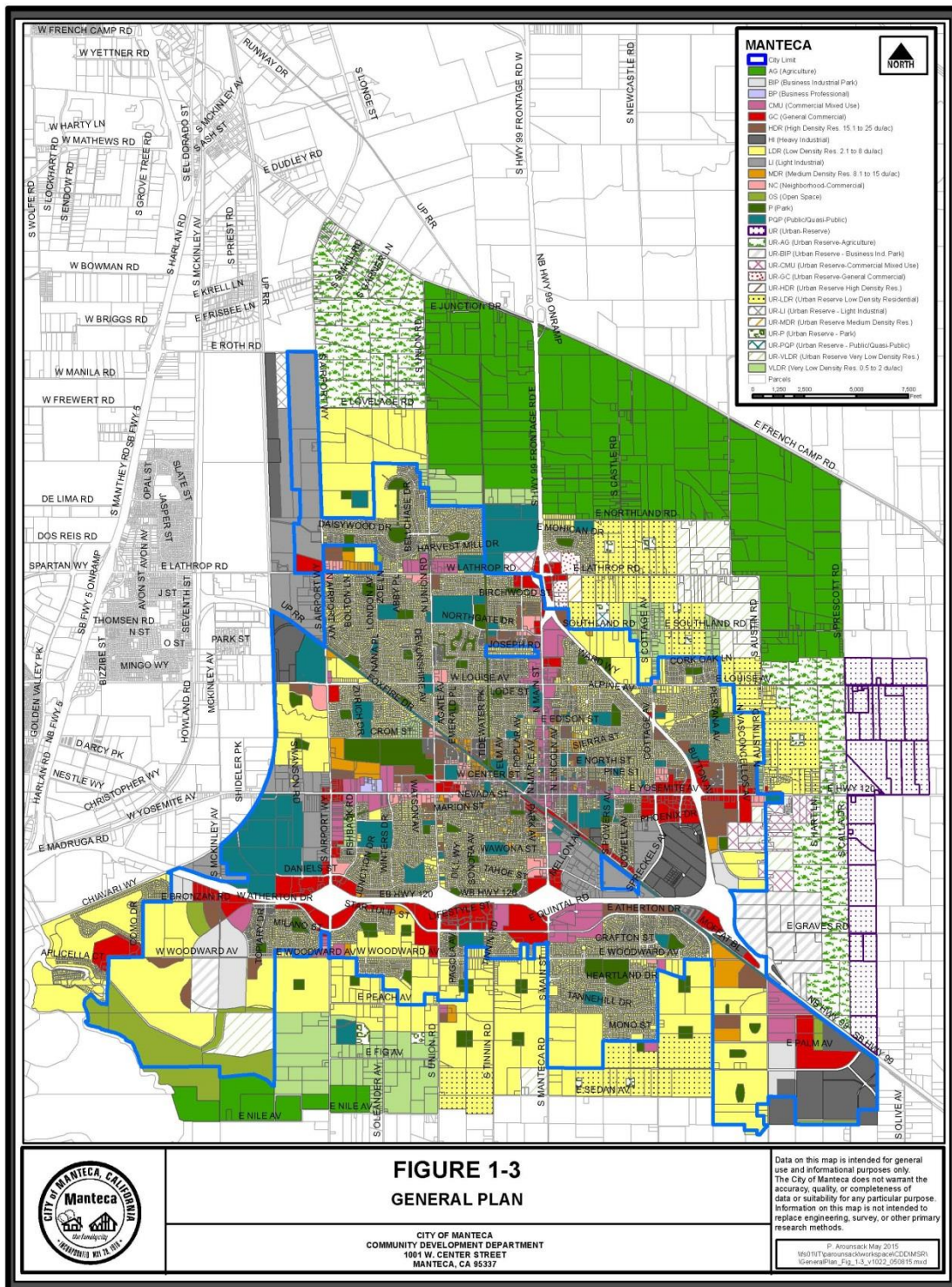


TABLE 1-2 EXISTING ACREAGES AND POPULATION POTENTIAL¹ (CITY LIMITS, 10-YEAR, 20-YEAR)

AREA	ACRES	EXISTING DWELLING UNITS AND POPULATION ¹		ESTIMATED FUTURE DWELLING UNITS AND POPULATION ¹	
		UNITS	POPULATION	UNITS	POPULATION
Within City Limits	10,905.01	24,553 ²	72,880 ²	31,773	94,378
10-Year Planning Horizon	2,950.97	N/A	N/A	8,512	25,536
20-Year Planning Horizon	3,983.17	N/A	N/A	11,356	34,068
Total	17,839.15	24,553	72,880	51,641	153,982

1. POPULATION CALCULATION IS BASED ON 3.15 PERSONS PER DWELLING UNIT.

2. CALIFORNIA DEPARTMENT OF FINANCE POPULATION ESTIMATES, TABLE 2: E-5 CITY/COUNTY POPULATION AND HOUSING ESTIMATES

SOURCE: CITY OF MANTECA GIS 2015.

The current proposal for defining the SOI is to designate 10,905.01 acres in the City limits 2,950.97 acres in the 10-year horizon, and 3,983.17 acres in the 20-year horizon. The total sphere of influence would be 17,839.15 acres.

1. 10-Year Growth Boundary (2015-2025 Planning Horizon)

The 10-Year Growth Boundary consists of areas closest to the existing city limits, targeted for development. **Figure 1-1** shows the boundary for the 10-Year Growth Boundary. See also **Table 1-2**. These areas were included within this boundary for the following reasons:

- They are contiguous with existing urban uses where urban services are already available, which will allow for the well planned expansion of services, consistent with good growth management practices.
- They allow for a range of housing, retail and employment opportunities to help provide a balance of housing and jobs within the City of Manteca. This is important since so many residents currently have to travel out of the community to find employment and shop, consequently there is a need for new employment and retail opportunities in Manteca. The additional homes will also help to support the new commercial uses, which along with additional local jobs, will provide needed sales-tax revenue for the City of Manteca.
- There are development applications that the City of Manteca is currently processing.
- They are areas that are generally less restricted by active Williamson Act contracts (see **Figure 1-2**)⁴ There are some Williamson Act contracts within the 10-Year Growth Boundary which are hard to avoid because of their location in urbanizing areas.

⁴ A Williamson Act contract can be terminated in 4 ways: 1) the contract fulfills its 10-year obligation after filing a Notice of Non-renewal; 2) landowner filing for termination with the County (subject to findings by the County; a cancellation fee of 12.5% of unrestricted current fair market value shall apply); 3) annexation to the City and termination. The latter option is allowed if: a) contract was executed prior to Jan 1, 1991; b) contracted area within one mile of City boundaries; c) City filed a protest identifying affected contract and parcel. Since Williamson Act contracts are automatically renewed annually, a filing for non-renewal status should take place before annexation and as soon as urban development looks very likely, or 4) Succeed to the contract and then cancel by the City with payment of fees.

2. 20-Year Growth Boundary (2025-2035 Planning Horizon)

The 20-Year Growth Boundary contains the rest of the land outside of the 10-Year Growth Boundary as shown in **Figure 1-1** and **Table 1-2**. The City of Manteca anticipates sizeable urban development at this time within the 20-Year growth Boundary ending in 2035 due in part to projects initiated in the 10-Year Horizon that will build out through 2025. Land within the 20-Year Growth Boundary is designated as low-density residential, low-density residential/urban reserve, and open space in the south and low density residential and urban reserve-agriculture in the north (see **Figure 1-1**). The City has included these areas within its 20-Year Growth Boundary to ensure that the City has control over future proposed development. The goal is to encourage orderly and controlled growth that does not result in sprawl in the County. This is especially important since much of this area both north and south of the City limits is either not in Williamson Act contracts or is in non-renewal of Williamson Act contracts, and therefore, has the potential to convert to urban uses.

B. LAFCO AND THE SPHERE OF INFLUENCE

Government Code Section 56076 defines a SOI as a “plan for probable physical boundaries and service area of a local agency, as determined by the commission.” It is in an area within which a city or district may expand, over a defined period of time, through the annexation process. In simple terms, a SOI is a planning boundary within which a city or district is expected to grow over time.

According to LAFCo policies, only territories that are in need of urban services can be included in a city’s SOI. This excludes the inclusion of open space, agricultural, recreational and rural lands within a city’s SOI. However, if governmental actions (such as land use decisions) related to such territories impact a city, LAFCo may designate specified territories as “Areas of Interest” to a city. LAFCo policy requires that any Area of Interest can be designated to only one city. The agricultural area referred to in the City of Manteca General Plan 2023 as “Urban Reserve” in the northeast part of the General Plan between the City limits and French Camp Road (see **Figures 1-2 and 1-3**) as well as the two areas designated Urban Reserve-Agriculture in the north and east are defined as an “Area of Interest” by the City (outside of the 20-Year Growth Boundary). This area accounts for the area’s historic orchard, vineyard, cropland, and dairy farming uses close to the City limits of Manteca. The SOI also contains land in the southwest portion of the SOI that is designated agricultural and/or open space land. This is land owned by the City of Manteca that is currently associated with their Water Quality Control Facility for spray fields. This land will remain under its agricultural or open space use designation and serve as a spray field for the foreseeable future. The City has also contemplated using this land for habitat mitigation, although no such proposal is currently being processed.

C. CALIFORNIA ENVIRONMENTAL QUALITY ACT

The SOI study area is within the City’s 10-Year and 20-Year Growth Boundaries (called “Primary and Secondary Urban Service Boundaries” in the General Plan). The City of Manteca has an adopted General Plan and certified General Plan EIR. Additionally, the City processed/certified

environmental documents for specific development applications within the 10-year growth boundary.

The City of Manteca is the lead agency for MSR/SOI and has determined that the General Plan EIR provides a sufficient level of environmental analysis for the MSR/SOI. The General Plan EIR provides a programmatic level of analysis covering the entire SOI study area. Site specific environmental documents provide a project-level analysis for specific sites in the 10-year that are contemplated for development in the reasonably foreseeable future. The City will require more detailed analysis for any specific sites in the 10-year before they can annex and build. The combination of the General Plan EIR and site specific environmental documents for individual projects within the SOI provides a sufficient level of environmental documentation for the MSR/SOI.

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2. SPHERE OF INFLUENCE PLAN

The Sphere of Influence (SOI) Plan for the City of Manteca described in this chapter analyzes the City's ability to serve existing and future residents within the proposed SOI. LAFCo is responsible for the sufficiency of the documentation and the Plan's consistency with State law and LAFCo policy. According to Government Code 56425 of the Cortese-Knox-Hertzberg Act, LAFCo must consider and prepare determinations for the following four factors:

- The present and planned land uses in the area, including agricultural open space lands.
- The present and probable need for public facilities and services in the area.
- The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.
- The existence of any social or economic communities of interest in the area if the Commission determines that they are relevant to the agency.

LAFCo guidelines for determining SOI requires that "sphere horizons," or planning increments, depict a city's logical boundaries at time periods of between five and ten years, and up to thirty years. SOI areas must be consistent with general plan land use elements, and with the municipal services review (MSR). LAFCo also encourages general plan policies for implementing ordinances and programs that address smart growth principles, infill and redevelopment strategies, mixed use and increased densities, community buffers, and conservation of habitat, open space, and agricultural land.

A. DETERMINATIONS

This section includes the four determinations required by State law for SOI's. The determinations discuss the City's ability to provide adequate services to existing and future populations within the existing sphere and proposed sphere.

1. Present and Planned Land Uses

The City is mostly built out with some large vacant parcels within the sphere of influence as well as a number of smaller vacant and underutilized parcels within the city limits. The majority of the parcels outside the city limits and within the sphere of influence are designated for urban development, with the exception of several large agricultural parcels in the southwest part of the sphere of influence that are designated Agriculture and are under a Williamson Act contract. The agricultural and open space parcels are on land owned by the City of Manteca and is currently associated with their Water Quality Control Facility for spray fields. This land will remain under its agricultural or open space use designation and serve as a spray field for the foreseeable future. The City has also contemplated using this land for habitat mitigation, although no such proposal is currently being processed.

There are several parcels within the South of Woodward Avenue project that are under a Williamson Act contract with a non-renewal status. There are also numerous agricultural parcels in the 20-year horizon (especially east and south of the City) that are in renewal and non-renewal

status (see **Figure 1-2**). The City can be characterized as a low-density residential community (1-2 stories), with a relatively small commercial center and a sizeable industrial base. Emerging regional scale commercial development is occurring in areas of the City adjacent to State Route 120.

Present and planned land uses as specified in the General Plan are appropriate for serving existing and future residents of Manteca. The City of Manteca 2023 General Plan includes goals, policies, and implementing programs that address growth, development, and conservation of open space. Planned land uses in the Manteca 2023 General Plan include Very Low Density Residential, Low Density Residential, Medium Density Residential, High Density Residential, Neighborhood-Commercial, Commercial Mixed Use, General Commercial, Business Industrial Park, Business Professional, Light Industrial, Heavy Industrial, Open Space, Park, Public/Quasi-Public, Agriculture, and Urban Reserve.

2. Present and Probable Need for Public Facilities and Services

The ability of the City of Manteca to provide services has been explored in the Municipal Services Review and has been found to provide adequate services to meet the needs of the existing population. Services provided by the City include fire, police, water, wastewater, and stormwater drainage. The City also provides public facilities including transportation, libraries, and recreational facilities. New development within the SOI will lead to population growth and the need for additional service provision. The expanded tax base that results from new development, as well as the development of residential Community Facilities Districts, will provide funding for these services. Development and connection fees will address the capital costs and user charges will address the operating expenses of new development. Special capital projects such as additions to the Wastewater Quality Control Facility will require a public debt instrument in addition to the foregoing. All fees and charges are currently under review by the City. General Plan policies are in place to ensure adequate service provision for current and future populations.

3. Present Capacity of Public Facilities and Adequacy of Public Services

Existing public facilities and services are adequate for serving the needs of Manteca's population. Manteca's Fire Department has staffed Station #4, which has significantly improved response times in the City. Station #5 is planned for the southeast area of the City, which would effectively serve the three areas proposed to be added to the SOI. Manteca's Police Department has adequate staff and facilities. The City's water supply, wastewater and storm drainage services meet the needs of current population, and are being updated and expanded to meet the needs of future populations.¹ The determinations included in Chapter 4 of this MSR show that public facilities and services are adequate to meet needs of current population, and are being improved over time and specific timeframes have been established to meet future population levels.

4. Social and Economic Communities of Interest

The existing SOI includes the areas to the northeast of the City that is planned for low-density residential/urban reserve and very low-density residential/urban reserve in the future (see **Figure**

¹ Following adoption of the City's General Plan in 2003, master plans have been completed for the City's water, wastewater and storm drainage systems to be consistent with growth forecasts of the General Plan.

1-1). Development trends since the adoption of the General Plan, including interchange improvements to the State Route 99, may cause this area to develop within the 10 or 20 year planning horizons. North and east of this area, is an area designated as an “Area of Interest” by the City, accounting for this area’s historic agricultural relationship to the City. The area has numerous agricultural properties under Williamson Act protection (see **Figure 1-2**).

B. SPHERE ANALYSIS

The following section conveys the City of Manteca’s projected development for 10 and 20-year planning horizons.

1. Existing and Projected Population

The population projections shown in **Table 2-1** are based on the growth projections developed by the Business Forecasting Center at University of the Pacific (UOP) under contract with San Joaquin Council of Governments². According to the data, compounded annual population growth rate is estimated to be 2.24%, which is below the maximum 3.9 percent growth rate specified in the Growth Management Ordinance. These projections were developed during preparation of the 2011 San Joaquin County Regional Transportation Plan.

TABLE 2-1 POPULATION PROJECTIONS

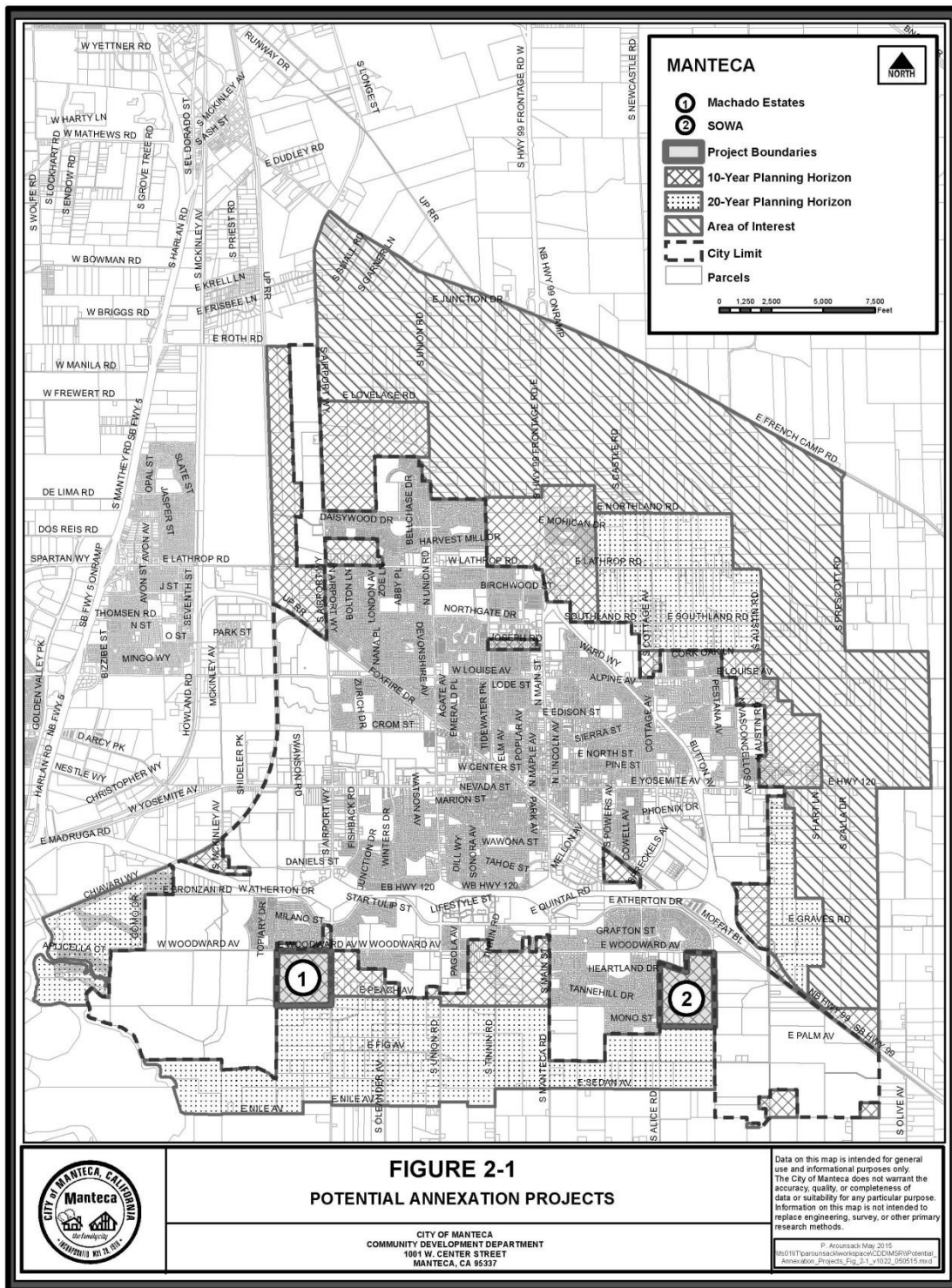
YEAR	ESTIMATED POPULATION
2014	72,880 ¹
2015	-
2020	87,471
2025	97,410
2030	107,766
2035	117,010

SOURCE: 2010 US CENSUS AND SJCOG GROWTH PROJECTIONS.

2. Sphere Capacity

Figure 2-1 reflects the anticipated annexation of two projects to the City: Machado Estates and South of Woodward area. These anticipated annexations all have applications on file at the City. It should be noted that the City currently has two applications for the South of Woodward Area (SOWA), SOWA-North in the 10-year and SOWA-South (aka Hat Ranch) in the 20-year. The SOWA-North is a potential annexation project, while the SOWA-South would require additional studies, including service and infrastructure planning in order to move the property into the 10-year horizon for annexation. The Machado Estates and SOWA-North annexations are expected to play a significant role in accommodating population growth in Manteca within the 10-Year Horizon, and the SOWA-South will have ongoing efforts and may prove to be a significant role in population growth in Manteca if service and infrastructure demands are solved.

² San Joaquin Council of Governments Staff Report: Countywide Population / Household / Employment 12/2009.



While the City of Manteca General Plan 2023 specifies 2013 as the ten-year planning horizon, the years 2015-2025 will be used for the 10-year planning horizon and 2025-2035 for the 20-year planning horizon in the Municipal Services Review given the time lapse between the present and 2003 when the General Plan was adopted. **Table 2-2** provides the maximum acreage, units, and population potential for the sphere of influence broken down by city limits, and 10 and 20-year Planning Horizons.

TABLE 2-2 EXISTING ACREAGES AND POPULATION POTENTIAL¹ (CITY LIMITS, 10-YEAR, 20-YEAR)

AREA	ACRES	EXISTING DWELLING UNITS AND POPULATION ¹		MAXIMUM FUTURE DWELLING UNITS AND POPULATION ¹	
		UNITS	POPULATION	UNITS	POPULATION
Within City Limits	10,905.01	23,553 ²	72,880	31,773	94,378
10-Year Planning Horizon	2,950.97	N/A	N/A	8,512	25,536
20-Year Planning Horizon	3,983.18	N/A	N/A	11,356	34,068
Total	17,839.16	23,449	72,880	51,641	153,982

1. POPULATION CALCULATION IS BASED ON 3.15 PERSONS PER DWELLING UNIT.

2. CALIFORNIA DEPARTMENT OF FINANCE POPULATION ESTIMATES, TABLE 2: E-5 CITY/COUNTY POPULATION AND HOUSING ESTIMATES

SOURCE: CITY OF MANTECA GIS 2015.

A. WITHIN THE CITY LIMITS

Residential Land: Future dwelling unit estimates within the City (**Table 2-2**) are based on the available residential land use planning designations (51,641 units). A sizeable amount of the future residential growth within the existing City limits reflects development opportunities created by under-utilized and blighted properties within the inner city. While vacant land in single or limited ownership outside the City limits is easier to develop than inner City underutilized properties in multi-ownership, residential development within the City limits (underutilized and vacant development) is expected to approach 8,324 units within the planning horizon. This includes an estimated 5,689 units associated with approved/pending development projects, and an estimated 2,635 units associated with underutilized and vacant land in the City. The approved/pending development projects include: Union Ranch project (2,263 units), the Oleander and Sundance projects (1,074 units), the Trails Project (1,500 units), Tara Park (583 units), and Terra Ranch (269 units). **Table 2-3** below provides a breakdown of the residential land uses within the City limits.

TABLE 2-3 RESIDENTIAL LAND USES – CITY LIMITS

LAND USE	ACREAGE
	CITY LIMITS
Residential	
HDR – High Density Residential	434.52
LDR – Low Density Residential	4,910.08
MDR – Medium Density Residential	335.41
UR-LDR – Urban Reserve Low Density Residential	
UR-MDR – Urban Reserve Medium Density Residential	
UR-VLDR – Urban Reserve Very Low Density Residential	148.27
VLDR – Very Low Density Residential	40.01

SOURCE: CITY OF MANTECA GIS 2015.

Non-residential land: There is also a variety of non-residential land uses within the city limits that would provide for various commercial, industrial, and public uses. **Table 2-4** below provides a breakdown of the land uses and acreages within the city limits.

TABLE 2-4 NON-RESIDENTIAL LAND USES – CITY LIMITS

LAND USE	ACREAGE
	CITY LIMITS
Industrial	
BIP – Business Industrial Park	270.74
BP – Business Park	14.14
HI – Heavy Industrial	556.52
LI – Light Industrial	522.80
UR-BIP – Urban Reserve Business Industrial Park	70.00
UR-LI – Urban Reserve Light Industrial	78.34
Commercial	
CMU – Commercial Mixed Use	556.52
GC – General Commercial	774.68
NC – Neighborhood Commercial	173.55
UR-CMU – Urban Reserve Commercial Mixed Use	51.06
UR-GC – Urban Reserve General Commercial	
Public	
OS – Open Space	365.75
P – Park	633.18
PQP – Public/Quasi-public	951.98
UR-P – Urban Reserve Park	
UR-PQP – Urban Reserve Public/Quasi-public	
Other	
AG – Agriculture	
UR – Urban Reserve	
UR-AG – Urban Reserve Agriculture	

SOURCE: CITY OF MANTECA GIS 2015.

B. WITHIN THE TEN-YEAR PLANNING HORIZON

Residential Land: Future dwelling unit estimates within the City (**Table 2-2**) are based on the available residential land use planning designations (8,512 units). **Table 2-5** below provides a breakdown of the residential land uses within the 10-year horizon.

TABLE 2-5 RESIDENTIAL LAND USES - 10-YEAR

LAND USE	ACREAGE
	SOI-10 YEAR
Residential	
HDR – High Density Residential	15.19
LDR – Low Density Residential	1,328.26
MDR – Medium Density Residential	30.86
UR-LDR – Urban Reserve Low Density Residential	355.32
UR-MDR – Urban Reserve Medium Density Residential	19.74
UR-VLDR – Urban Reserve Very Low Density Residential	
VLDR – Very Low Density Residential	16.73

SOURCE: CITY OF MANTECA GIS 2015.

The two annexation projects that will play a significant role in adding residential and commercial projects to the City are as follows: Machado Estates and South of Woodward Avenue. Together

they account for 1,281 residential units of the total 8,512 unit capacities within the 10-Year Planning Horizon.

TABLE 2-6 POTENTIAL ANNEXATION PROJECTS

PROJECT	RESIDENTIAL UNITS
Machado Estates	575
South of Woodward-North	706
Total	1,281

NOTE: THE CITY CURRENTLY HAS ANOTHER PROJECT PROPOSED IN THE SOUTH OF WOODWARD AREA (SOWA) THAT WOULD DEVELOP APPROXIMATELY 800 AGE-RESTRICTED UNITS WITH 30,000 SQUARE-FEET OF COMMERCIAL. THIS AREA IS WITHIN THE 20-YEAR PLANNING HORIZON AND WOULD REQUIRE ADDITIONAL STUDIES IN ORDER TO MOVE THE PROPERTY INTO THE 10-YEAR HORIZON FOR ANNEXATION AND DEVELOPMENT.

SOURCE: CITY OF MANTECA GIS 2015.

Machado Estates. The Machado Estates is a 575-unit proposed subdivision on approximately 150 acres of unincorporated land that resides in the southwest area of the City (see **Figure 2-1**). The site is currently within the 10-year planning horizon and is bordered by the City limits at Woodward Ave. on the north and the 20-Year Planning Horizon on the south. The site is currently a vacant parcel. The project would result in the development of 575 residential units built in 4 phases over a 4-5 year period. Assuming 3 persons per household, the project would accommodate a population of 1,725 persons at build-out.

South of Woodward Avenue (SOWA)-North: The SOWA North project is made up of three project sites referred to as Atherton Homes at Woodward Park I, Atherton Homes at Woodward Park II, and DeJong with a total single-family residential development of 706 units (171, 185, and 350 units, respectively). These sites are currently within the 10-year planning horizon and are bordered by the City limits at Woodward Ave. on the north and the SOWA-South project on the south. The project would allow for approximately 706-units. The project would be built in multiple phases over an extended period based on the economic market conditions. Assuming 3 persons per household, the project would accommodate a population of 2,118 persons at build-out.

Non-residential land: There is also a variety of non-residential land uses within the city limits that would provide for various commercial, industrial, and public uses. **Table 2-7** below provides a breakdown of the land uses and acreages.

TABLE 2-7 NON-RESIDENTIAL LAND USES - 10-YEAR

LAND USE	ACREAGE
	SOI-10 YEAR
Industrial	
BIP	
BP	
HI	152.48
LI	383.28
UR-BIP	94.21
UR-LI	36.11
Commercial	
CMU	13.44
GC	30.07
NC	12.66
UR-CMU	43.06
UR-GC	43.47
Public	
OS	
P	59.77
PQP	188.70
UR-P	8.79
UR-PQP	

SOURCE: CITY OF MANTECA GIS 2015.

C. WITHIN THE 20-YEAR PLANNING HORIZON

Residential Land: Future dwelling unit estimates within the City (**Table 2-2**) are based on the available residential land use planning designations (11,356 units)³. **Table 2-8** below provides a breakdown of the residential land uses within the 20-year horizon.

TABLE 2-8 RESIDENTIAL LAND USES - 20-YEAR

LAND USE	ACREAGE
	SOI-20 YEAR
Residential	
HDR	302.91
LDR	4.07
MDR	4.56
UR-LDR	952.09
UR-MDR	
UR-VLDR	477.94
VLDR	738.66

SOURCE: CITY OF MANTECA GIS 2015.

Non-residential land: There is also a variety of non-residential land uses within the city limits that would provide for various commercial, industrial, and public uses. **Table 2-9** below provides a breakdown of the land uses and acreages within the 20-year horizon.

³ 2012 American Community Survey (1-year estimates) US Census Bureau.

TABLE 2-9 NON-RESIDENTIAL LAND USES - 20-YEAR

LAND USE		ACREAGE
		SOI-20 YEAR
Industrial		
BIP		
BP		
HI		
LI		
UR-BIP		227.77
UR-LI		
Commercial		
CMU		7.10
GC		59.61
NC		
UR-CMU		74.26
UR-GC		
Public		
OS		84.23
P		29.32
PQP		25.44
UR-P		58.73
UR-PQP		11.65
Other		
AG		302.91
NA		
UR		

SOURCE: CITY OF MANTECA GIS 2015.

C. DEVELOPMENT PROJECTIONS

Manteca has generally grown in a concentric fashion, developing outward to areas from its historic center. In addition, planned land uses and vacant land along State Route 120 have created development opportunities along this corridor.

Figure 1-1 shows the existing City limits and the 10 and 20-year planning horizons. It is unlikely that all land uses within and outside the City limits will be developed by 2035. The San Joaquin Council of Governments (SJCOG) updates the population projections for the Cities of San Joaquin County every four years to facilitate their regional transportation planning efforts. SJCOG's latest population projections for Manteca are 117,010 people by 2035. The City of Manteca has a Growth Management Ordinance that caps growth in the City at a 3.9% maximum growth rate, which is a cap of approximately 165,000 people by 2035. Based on historical trends in Manteca it is not expected that population growth would come close to the cap within the planning horizon. The SJCOG's estimates are considered a more realistic projection of future growth in the City of Manteca based on historical trends.

The currently designated SOI and the 10 and 20-Year Planning Horizons will provide for population growth of up 153,982 people (see also **Table 2-2**); however, it is not expected that actual population growth will approach this maximum horizon based on the historical trends and SJCOG's population projections for Manteca. There are many factors that will ultimately influence the actual population (i.e. job availability, housing availability/affordability, etc.). It is realistic to rely

on the SJCOG future population for 117,010 by 2035. The land in the SOI, 10-year, and 20-year planning horizon would accommodate this population growth.

3. GROWTH AND POPULATION PROJECTIONS

This chapter identifies future growth projections for the City of Manteca and its 10 and 20-Year Planning Horizons that need to be taken into consideration when planning for the provision of services. A detailed discussion of existing and future municipal services to meet the future demand identified in this chapter is included in Chapter 4 of this MSR.

As discussed in Chapter 4, the City has plans and policies in place to ensure that if demand increases, as allowed by the General Plan, adequate public services will be provided while existing levels of service are maintained.

A. POPULATION AND DEMOGRAPHICS

Manteca is the third largest city in San Joaquin County, with a population of 72,880.¹ Between 1990 and 2000, the City of Manteca's population increased by 21 percent to 49,255, as shown in **Table 3-1**, reflecting a 1.87 percent annual compound growth rate during this time period. From 2000 to 2010 the population increased 36 percent to 67,096, reflecting a 3.04 percent annual compound growth rate during this time period. From 2010 to 2014 the population increased to 72,880, reflecting a 2.05 percent annual compound growth rate during this time period.

TABLE 3-1 POPULATION AND HOUSEHOLD TRENDS IN MANTECA

	1990	2000	2010	2014
Population	40,773	49,255	67,096	72,880
Housing Units	13,981	16,937	23,132	24,553
Average Household Size	3.02	2.98	3.08	3.15
Single Family Units	10,015	12,622	18,729	20,015
Multi-Family Units	3314	3445	3442	3,741
Mobile Homes	652	869	853	797

SOURCE: U.S. CENSUS BUREAU, 2007-2011 AMERICAN COMMUNITY SURVEY, CALIFORNIA DEPARTMENT OF FINANCE POPULATION ESTIMATES, TABLE 2: E-5 CITY/COUNTY POPULATION AND HOUSING ESTIMATES, 1/1/2014.

1. GROWTH MANAGEMENT ORDINANCE

The City of Manteca adopted a Growth Management Ordinance (GMO) in 1988 that was revised in 2004 (Ordinance 1251) in accordance with the General Plan Update. The intent of the GMO is to "implement the goals and policies of the General Plan." The Growth Management Ordinance provides a "mechanism to control the rate, quality, distribution and, where necessary, economic level of proposed residential, commercial, industrial and other development in the city." The

¹ California Department of Finance, Table 2: E-5 City/County Population and Housing Estimates, 1/1/2014

3.0 GROWTH AND POPULATION

ordinance regulates growth in order that General Plan policies can be achieved, to ensure the adequate provision of public services and facilities, especially sewer capacity, and to promote increased housing options for all segments of the population. Practically, the GMO was established to regulate sewer treatment capacity by limiting building permits for residential, commercial, and industrial projects. The GMO limits, with some exceptions, the number of approved residential units to reflect a 3.9 percent yearly residential growth rate.² This does not apply to certain infill projects, second units on the same lot, affordable housing, certain high-density residential projects, and senior housing. The GMO also seeks a balance between residential, commercial, industrial, and other development.

The amount of residential growth projected between the years 2013 and 2023, because of its correlation with 3.9% annual population growth, is not expected to exceed limitations of the Growth Management Ordinance.

2. Public Facilities Implementation Plan

The City plans the extension of services and utilities through periodic preparation of various public facility master plans, such as water, sewage and drainage. These master plans are coordinated through a Public Facilities Implementation Plan (PFIP) that identifies and establishes the funding mechanism for specific capital improvements. The PFIP is a key to implementing the land use goals and public facilities of the General Plan.

B. POPULATION PROJECTIONS

Table 3-2 shows population projections for the City of Manteca based on the San Joaquin Council of Government's (SJCOG) estimated growth rate. The sphere plan for the 10 and 20-Year Planning Horizons and related development projections in this MSR utilize this estimated growth rate, as it provides the most realistic growth rate expectation within the planning horizons.

TABLE 3-2 COMPARATIVE POPULATION PROJECTIONS

YEAR	ESTIMATED POPULATION
2014	72,880
2015	--
2020	87,471
2025	97,410
2030	107,766
2035	117,010

SOURCE: 2010 US CENSUS AND SJCOG GROWTH PROJECTIONS.

C. EMPLOYMENT TRENDS AND PROJECTIONS

Table 3-3 below presents employment data for Manteca over the period 2000-2012. Generally, while the labor force has increased steadily, the City desires to retain skilled resident workers who commute to jobs outside the City. In comparing the two tables below, it is clear that much of the Manteca labor force commutes to jobs outside the City.

² City of Manteca, Manteca Municipal Code, Title 18, Revised Community Growth Management Program.

TABLE 3-3 MANTECA EMPLOYMENT ESTIMATES

YEAR	LABOR FORCE	NO. EMPLOYED	UNEMPLOYMENT RATE
2000	24,100	22,700	6.0%
2010	34,904	29,660	10.9%
2012	36,222	30,816	10.1%

SOURCE: 2010 U.S. CENSUS BUREAU, 2010 AMERICAN COMMUNITY SURVEY, 2012 AMERICAN COMMUNITY SURVEY.

Projections of total jobs in Manteca are presented below in **Table 3-4**. Note that the jobs reflect the number of jobs, not the number of employed residents.

TABLE 3-4 MANTECA EMPLOYMENT PROJECTIONS (2010-2030)

	2010	2015	2020	2025	2030
Manteca	13,737	14,691	15,722	16,889	18,053

SOURCE: SAN JOAQUIN COUNTY COUNCIL OF GOVERNMENTS

D. DEVELOPMENT PROJECTIONS

This section provides an overview of projected development to accommodate growth in Manteca.

1. Within City Limits

The 11,008.83 acres of land within the City limits currently accommodates a population of 72,880 people and 24,424 residential units³. The build-out capacity within the City limits would allow for an additional population of up to 94,378 people and 31,773 residential units (see **Table 2-2**). The total acreage within the City limits represents 61.5 percent of the total land within the sphere of influence. Under the maximum unit calculation, land within the city limits could account for 55 percent of the total future population and 73.8 percent of the total future dwelling units in 2035.

2. 10-year Planning Horizon (2015-2025)

The 2,949.31 acres of land within the 10-year planning horizon could accommodate a population of 25,536 people. The build-out capacity within the 10-year horizon is 8,512 residential units (see **Table 2-2**). The total acreage within the 10-year horizon represents 16.5 percent of the total land within the sphere of influence. Under the maximum future unit calculation, land within the 10-year horizon could account for 19 percent of the future population and dwelling units.

3. 20-year Planning Horizon (2025-2035)

The 3,934.58 acres of land within the 20-year planning horizon could accommodate a population of 34,068 people. The build-out capacity within the 20-year horizon is 11,356 residential units (see **Table 2-2**). The total acreage within the 20-year horizon represents 22.0 percent of the total land within the sphere of influence. Under the maximum unit calculation, land within the 20-year horizon could account for 26 percent of the future population and dwelling units.

³ 2010 US Census Bureau.

E. DETERMINATION

The City of Manteca General Plan 2023, including the Growth Management Ordinance (GMO) discussed above, provides a framework for future growth within the City and its 10 and 20-Year Planning Horizons. The GMO limits the number of approved residential units to reflect a 3.9 percent yearly population growth. Between 1990 and 2000, the City experienced a 1.87 percent annual compound growth rate; however, the growth increased to 3.04 percent from 2000 to 2010. Over the last four years the growth rate has dropped back to 2.05 percent annual compound growth rate.

The City's 2014 population is estimated at 72,880 by the California Department of Finance. The latest population projections for Manteca are 117,010 people by 2035. The current SOI and the 10 and 20-Year Planning Horizons will provide for population growth of up 153,982 people if all vacant and underutilized parcels were developed; however, it is not expected that actual population growth will approach this maximum based on the historical trends, population projections, and an unrealistic expectation of full development of vacant and underutilized parcels. Additionally, there are many factors that will ultimately influence the actual population (i.e. job availability, housing availability/affordability, etc.). Nevertheless, expansion of the existing SOI to include all those areas designated as within the 10 and 20-Year Planning Horizons will adequately provide for the projected population growth through 2035. This level of population growth is consistent with the City's General Plan. The City's ability to provide adequate service to new developments will be ensured prior to approval of new developments, in accordance with existing City policies.

4. PRESENT AND PLANNED CAPACITY OF PUBLIC FACILITIES AND ADEQUACY OF PUBLIC SERVICES, INCLUDING INFRASTRUCTURE NEEDS AND DEFICIENCIES

The purpose of this section is to evaluate infrastructure needs and deficiencies of services provided by the City of Manteca, especially as they relate to current and future users. Infrastructure needs and deficiencies will be evaluated in terms of supply, capacity, condition of facilities, and service quality with correlations to operational, capital improvement, and finance plans.

This section of the MSR will address the provision of the following public services, some of which are directly provided by the City of Manteca and others which are provided through contract or by special district:

- Fire Protection
- Law Enforcement
- Water Supply and Treatment
- Wastewater Supply and Treatment
- Storm Water Drainage

In order to approve a change in the SOI and annexation of land into the City of Manteca, LAFCO must determine that the necessary infrastructure and public services exist to support the new uses at comparable service levels. The information put forward in this MSR supports the City of Manteca's requested 10-Year and 20-Year SOI boundaries.

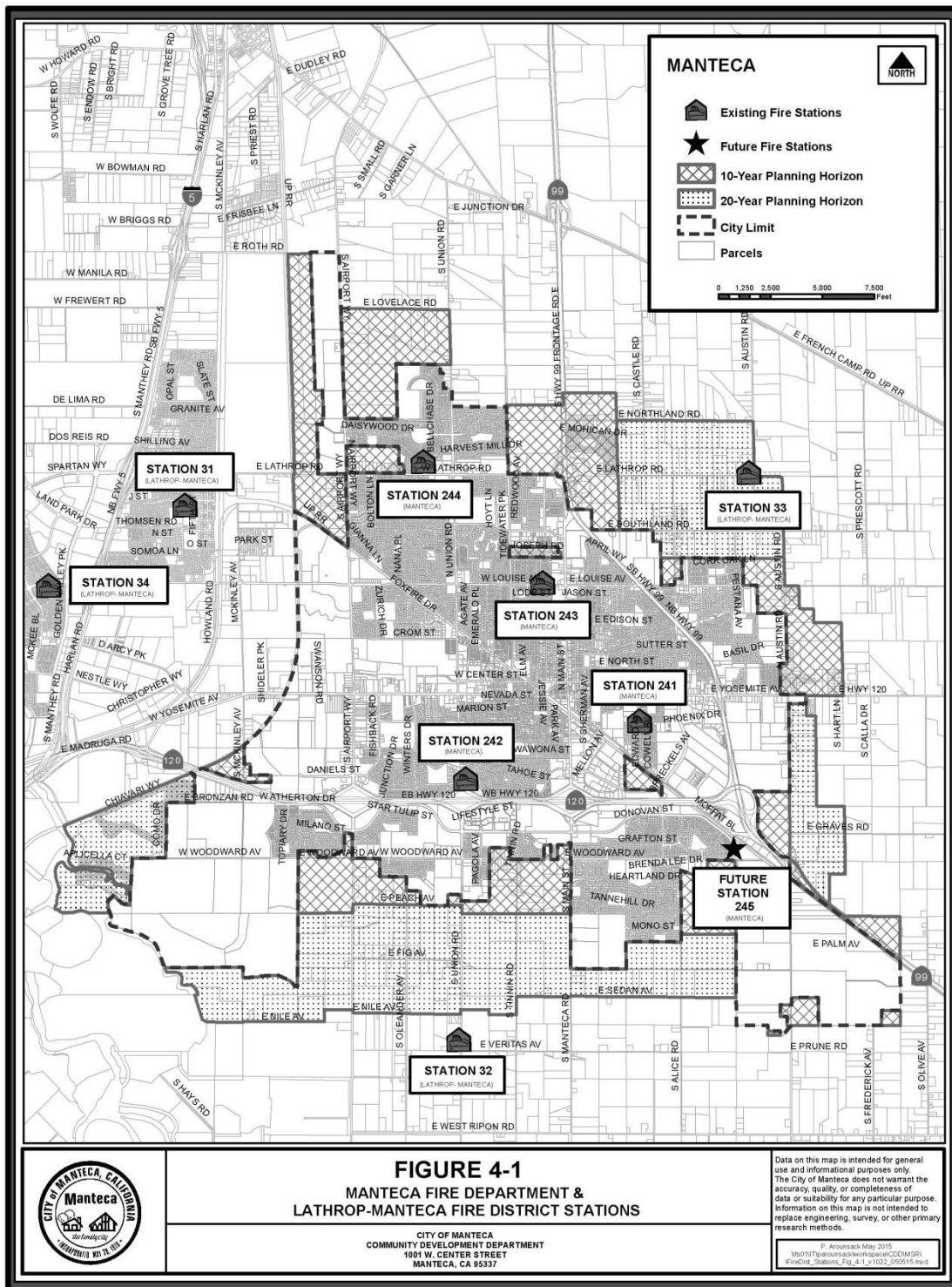
A. FIRE PROTECTION

Fire protection and emergency medical services are handled by a combination of service providers, with Manteca Fire Department and Manteca Ambulance providing the majority of emergency responses services, as outlined below.

1. Existing Facilities and Services

Manteca Fire Department

The Manteca Fire Department is responsible for the primary provision of fire service and emergency medical response for the City of Manteca and its residents. The Manteca Fire Department serves approximately 72,880 residents throughout approximately 17.0 square miles within the City limits (see **Figure 4-1**). The Manteca Fire Department operates out of four (4) facilities that are strategically located in the City of Manteca (see **Figure 4-1**). The Manteca Fire Department is headquartered in Station 242 located at 1154 S. Union Road. This building serves as the Fire Department headquarters and the Fire Prevention Bureau. Fire training and emergency medical services are managed out of Station 241.



ORGANIZATION

The Fire Department is organized into three divisions: Administration, Operations, and the Fire Prevention Bureau.

Administration Division

Fire Administration is responsible for the day-to-day administration of the activities and regulations of the Manteca Fire Department. The responsibilities include budget preparation and control, purchasing, personnel management, employee health and safety, record keeping, facilities management, information and press releases, and clerical management. Administration provides for and manages several important functions of the Department including department wide training, cost-recovery, grant writing, and maximizing the department's volunteer programs.

Office of the Fire Chief: The Fire Chief develops and facilitates implementation of the vision of the Department. The Chief uses a transformational leadership approach, which is a style of leadership that charges a leader with identifying needed changes, creating a vision to guide the changes, and executing the changes in tandem with committed members of the group. The Fire Chief involves members throughout the organization in establishing department processes, sets formal Department policies, facilitates planning, sets goals and objectives for the organization and cultivates dissemination of public information. The office of the Fire Chief fosters and maintains relationships and partnerships with other City departments, various community groups, professional organizations, surrounding jurisdictions and other governmental agencies in ways that contribute to the best possible service delivery to our customers.

Support Services: This element provides direct support to the emergency operations of the department. Elements of support services include but are not limited to maintenance of infrastructure, procurement, payroll, GIS mapping, disaster planning, records administration, and information technology support.

Volunteer Programs: The Department's volunteer programs include Seniors Assisting the Fire Effort (SAFE), Citizens Emergency Response Team (CERT) and Fire Explorer Post #24. These volunteers assist with various non-hazardous duties including public education, fire prevention inspections, clerical work, community events, and radio communication to name a few. The Department's volunteer programs continue to maximize fire department resources, encourage citizen participation in the community, and create a new breed of citizen advocates for fire safety

Professional Standards/Training: This component provides management and direction for the department's training program, personnel recruitment and retention, continuing education, and the disciplinary process.

Operations Division

The Fire Operations Division is responsible for the most traditional elements of the Department's mission by managing the emergency response component and associated resources of the Fire Department. This Division provides for a constant state of readiness and provides 24-hour emergency response to a variety of emergencies including but not limited to fires, medical, vehicle

accidents, hazardous materials, and public assistance. Personnel resources include 39 full-time firefighters as well as a cadre of Reserve Firefighters. Other vital resources essential to the emergency response component of the department include vehicles and equipment, communications and dispatch, and many other support functions. For example, the Operation Division's functions also include implementation of fire prevention practices such as hazard abatement, pre-fire planning, and public education. Similarly, when not engaged in emergency response, operational personnel provide logistical support in the areas of facility preservation, communication equipment maintenance, and apparatus upkeep and repair.

Fire Suppression Personnel: This element includes the personnel who respond to emergency incidents within the City of Manteca. Staffing includes 3 Shift Commanders, 12 Fire Captains, 12 Fire Engineers, and 12 Firefighters. These personnel also assist with Fire Prevention and logistical support when not engaged in emergency response. Currently there is one Firefighter vacant or frozen.

Dispatch and Communication: The department contracts with the City of Stockton and is dispatched by their Regional Fire Dispatch Center. Elements of this program include but are not limited to communications infrastructure such as radio towers, microwave systems, base stations, data lines, and comparators. Other essential communication equipment includes 26 mobile radios, 75 portable radios, maintenance and associated agreements.

Emergency Response Vehicles and Equipment: This aspect includes the department fleet as well as maintenance and repairs of all Fire Department vehicles and equipment. The department's vehicles and equipment include 8 Fire Engines, 1 Aerial Ladder Trucks, and 1 Rescue Unit, 12 Auto/Pickups, 2 volunteer vehicles and 4 Support Trailers. All equipment carried on the Fire Apparatus and Trailers are components of this element such as fire hose, nozzles, power tools, Jaws of Life, thermal imagers, and hand tools. Additionally, annual certification testing in this program is required for all department ladders (ground and aerial) as well as hydraulic tools such as the Jaws of Life.

Reserve Firefighters: This element consists of 20 Reserve Firefighters and has two main purposes. First, it serves the fire department and community during larger emergency incidents such as structure fires where the Reserve Firefighters are activated and respond to the scene. The Reserve Firefighters are extremely valuable and important to emergency operations and the Fire Department's ability to provide customer service to the citizens experiencing the emergency. For example, most structure fires require several hours of labor intensive work to assure complete extinguishment of the fire and to salvage the belongings of the residents. The Reserve Firefighters are instrumental in our salvage and overhaul efforts for our citizens in their time of need. Second, the Reserve Firefighter program gives members of the community the opportunity to prepare for and determine if the career of Firefighter is the one for them. Several of our career Firefighters have come up through the ranks of our Reserve program and are serving the department and community well.

Fire Investigation: Fire investigators are required to determine the cause and origin of every fire to affix damages and responsibility for the incident. Most fires are attributed to accidental causes; however, arson always has to be considered.

Fire Prevention

Fire Prevention actively reduces the likelihood of fire, burns, and environmental emergencies, and mitigates the potential severity of events that do occur. Safety and prevention is accomplished through plan review, inspection of buildings and premises, monitoring and regulating the storage handling and use of hazardous materials, preparing and revising laws and codes, public education, fire investigation, and the enforcement of all fire and life safety related regulations.

Plan Reviews: The Fire Department reviews plans, inspects and tests Automatic Fire Sprinkler Systems, Manual and Automatic Fire Alarm Systems, Commercial Cooking Fire Suppression Systems, Hazardous Material Storage, High Piled Combustible Storage to ensure the systems function as designed.

Inspections: Fire prevention inspections are a critical component of the Fire Department. These include:

- **Business Inspections:** A vital function the Fire Department performs for our community is the provision of fire inspections of commercial and industrial facilities, apartment buildings, schools and churches. There are approximately 1,500 properties within the City that must be inspected annually for unsafe conditions.
- **Weed Abatement:** The department conducts weed abatement inspections of all parcels within the city limits on an annual basis. The purpose of this program is to reduce the potential for the spread of fire from one property to another and to make the suppression of a fire on a particular lot achievable. In 2012, over 1,200 citations were issued to property owners, with 97% voluntarily clearing the hazards from their property.
- **Fireworks Inspections:** Each year Fire Prevention Officers inspect and approve the technical set-up for the City's annual aerial display as well as supervise the entire event. Additionally, the department conducts annual inspections of "safe and sane" fireworks stands staffed by local non-profit organizations throughout the City. There are a total of 15 fireworks stands each year that require initial approval of site plans, fireworks storage and containment, and other fire code requirements. Each booth is inspected daily for compliance.
- **Business License Inspections:** The Fire Department reviews and signs all applications before a business license is issued. The review may include an immediate inspection for California Fire Code compliance, or scheduling of a maintenance inspection at a future date.

Public Education: The Fire Department offers a comprehensive Public Education Program to the community which includes:

- Fire and life safety demos: for community groups and businesses.
- Station tours for a myriad of groups and citizens throughout the City.

- FAITS (Fire Awareness in the Schools): where fire and life safety is taught to 2nd and 4th grade students on a scheduled yearly curriculum to all public and private schools within the City.
- Fire Safety Trailer: which provides children a simulated environment to learn fire safety techniques? The trailer is taken to all schools within the City annually as well as to numerous community events.
- Neighborhood Watch Program: where firefighters meet with neighborhood groups throughout the City as requested for demos and life safety demonstrations. This includes participation in the annual National Night Out event.
- Child Firesetter Program: specially trained Firefighters provide counseling to children who have demonstrated a risk for setting fires.
- Sober Grad/E-15: each year the department, along with the Police Department and surrounding jurisdictions stage a scenario and conduct a comprehensive three-day program on the dangers of drinking and driving for high school seniors.

RESPONSE

A fire and/or emergency medical service (EMS) response is a process that involves a 911 operator, dispatcher, and the Fire/EMS responders communicating to ensure timely arrival at an incident. The process begins after a 911 dispatch center receives a 911 call and the operator is immediately shown the phone number and address (for landline telephones) on their computer screen. Fire and EMS calls immediately receive the highest priority and the operators and dispatchers gather information and immediately dispatch Fire/EMS to the address of the emergency so they can turnout and travel to the incident. The 911 operator continues gathering information from the caller during the turnout and travel, which is typed into a computer for the dispatcher to relay to the Fire/EMS responders over the radio until the responders arrive at the incident.

The Manteca Fire Department maintains a goal for the initial company of three (3) firefighters to arrive on scene for fire and emergency medical service (EMS) incidents within five (5) minutes 90% of the time (Response Effectiveness) from the time that the Fire Department receives the call from the dispatch center. In 2013 the department averaged a 4:35 response time City wide and was on scene within (5) minutes 71% of the time. The 2014 annual report shows improvement toward achieving the Department's goal. In 2014 the Department average a 4:10 response time City wide and was on scene within (5) minutes 77% of the time. On September 11, 2013, Fire Station No. 4 opened in northwest Manteca. The addition of Fire Station No. 4 has been part of the reason for the improved average response time and the percent of response effectiveness that was reflected in the 2014 annual report.

The construction of Fire Station No. 5, which is planned in southeast Manteca, will have a similar impact on response times and response effectiveness. The City has funded the design of this station in fiscal year 2014/15 with the intent of constructing and staffing this station by 2017. Funding for this station is dependent on additional annexations and development in the area. The construction and staffing of Fire Station No. 5 will allow the City the ability to achieve the full alarm standard outlined by NFPA 1710 for the first time in the City's History; this will directly affect the

ISO rating, enhance service to the citizens of Manteca and improve the department's ability to obtain grants.

NFPA 1710

The NFPA 1710 Standards are applicable to urban areas and where staffing is comprised of career Firefighters. According to these guidelines, a career fire department needs to respond within six minutes, 90 percent of the time with a response time measured from when the 911 call is received at the call center to the time of arrival of the first responder.

The standards are divided as follows:*

- Dispatch time of one (1) minute or less for at least 90 percent of the alarms
- Turnout time of one (1) minute or less for EMS calls (80 seconds for fire and special operations response)
- Fire response travel time of four (4) minutes or less for the arrival of the first arriving engine company at a fire incident and eight (8) minutes or less travel time for the deployment of an initial full alarm assignment at a fire incident
- Eight (8) minutes or less travel time for the arrival of an advanced life support (ALS) (4 minutes or less if provided by the fire department)

ISO RATING

The Insurance Services Office (ISO) Public Protection Classification Program currently rates the Fire Department as **THREE** on a scale of 1 to 10, with 1 being the highest possible protection rating and 10 being the lowest. The ISO rating measures individual fire protection agencies against a Fire Suppression Rating Schedule, which includes such criteria as facilities and support for handling and dispatching fire alarms, first-alarm response and initial attack, and adequacy of local water supply for fire-suppression purposes. The recent construction and staffing of Fire Station No. 4 as well as the imminent construction and staffing of Fire Station No. 5 will have a positive impact on the City's ISO rating. The ISO ratings are used to establish fire insurance premiums. The City plans to apply for ISO re-classification when Fire Station No. 5 is complete. In addition, upon completion the Fire Department will be in a position to; and plans to apply for Accreditation through the Commission of Fire Accreditation International (CFAI).

Manteca Ambulance Service

The Manteca District Ambulance Service covers a 100-square-mile area and has two stations: one in Manteca and the other in Lathrop. The ambulance service has 36 employees and has eight ambulances. Two 24-hour ambulances and one 12-hour ambulance respond out of the Manteca station 7 days per week. One 24-hour ambulance responds out of the Lathrop station 7 days per week. The ambulance service has mutual aid agreements with the cities of Ripon, Tracy, and Escalon. The Manteca District Ambulance Service has 20 paramedics and 16 emergency medical technicians.

2. Provisions for Future Growth and Systems Improvement

The City of Manteca General Plan 2023 includes policies and implementation measures that would allow for the Department to continue providing adequate facilities and staffing levels. Below is a list of relevant policies:

- The City shall endeavor to maintain an overall fire insurance (ISO) rating of 4 or better (Policy PF-P-42).
- The City shall endeavor through adequate staffing and station locations to maintain the minimum feasible response time for fire and emergency calls (PF-P-43).
- The City shall provide fire services to serve the existing and projected population (PF-P-44).
- The City will establish the criteria for determining the circumstances under which fire service will be enhanced (PF-P-45).
- The Fire Department shall continuously monitor response times and report annually on the results of the monitoring (PF-I-24).
- The General Plan also outlines land use policies to take full advantage of the use of existing public services and minimize the need for additional ones.
- The City shall encourage a pattern of development that promotes the efficient and timely development of public services and facilities (LU-P-4).
- The City shall continue the practice of annexation with detachment from the fire district in an effort to achieve compliance with NFPA 1710 for the citizens of Manteca.

As mentioned above, the Manteca Fire Department averaged a 4:10 response time City wide and was on scene within (5) minutes 77% of the time, which did not meet their goal of a 5 minute response time 90% of the time. On September 11, 2013, Fire Station No. 4 opened in northwest Manteca and the data so far this year shows that the response time to this area has dropped by 42%. Based on the half-year data, the Fire Department expects that the addition of Fire Station No. 4 will improve both the average response time and the percent of response effectiveness.

Additionally, the construction of Fire Station No. 5, which is planned in southeast Manteca, will have a similar impact on response times and response effectiveness. The City has funded the design of this station in fiscal year 2014/15 with the intent of constructing and staffing this station by 2017. The construction and staffing of Fire Station No. 5 will allow the City the ability to achieve the full alarm standard outlined by NFPA 1710 for the first time in the City's History; this will directly affect the ISO rating, enhance service to the citizens of Manteca and improve the department's ability to obtain grants. The City of Manteca will continue the practice of annexation with detachment from the Lathrop-Manteca Rural Fire District in an effort to provide consistent service to the citizens of Manteca. The Lathrop-Manteca Fire District has historically been one of the more fiscally constrained fire districts in the area.

The City recognizes expansion through annexations can create financial and service impacts on the Fire Districts. Consequently, the City will enter into agreements with the Districts prior to annexation to keep the same revenue (not increment) going to the districts. Preferably, a sum equal to the current tax revenue received by the fire district at time of annexation, multiplied by ten years, will be paid in a lump sum to the district. The lump sum payment shall be paid by the

developer prior to the issuance of the first building permit in the annexed area. The City will continue having a regular dialogue with the Fire Districts in an effort to create efficiencies and better serve the community. Alternatively, LAFCo may determine an appropriate temporary mitigation for the adverse effects of detachment upon other service providers and impose an appropriate temporary mitigation within its powers. Every five years LAFCo will conduct Service Reviews and evaluate the financial ability of the districts to provide service and shall evaluate the continued necessity of the temporary mitigation fee in light of other governmental alternatives including but not limited to contract for services and other reorganization/consolidation options.

The FY 2013-2014 budget for the Manteca Fire Department is \$8,007,790 (Administration \$750,825, Operations \$6,987,970, Prevention \$268,995). The need for additional firefighters in the future will be addressed as warranted.

B. LAW ENFORCEMENT

1. Manteca Police Department

EXISTING FACILITIES AND SERVICES

Police protection services in the City of Manteca are provided by the Manteca Police Department. The Police Department operates out of its headquarters located at 1001 W. Center Street (see **Figure 4-2**).

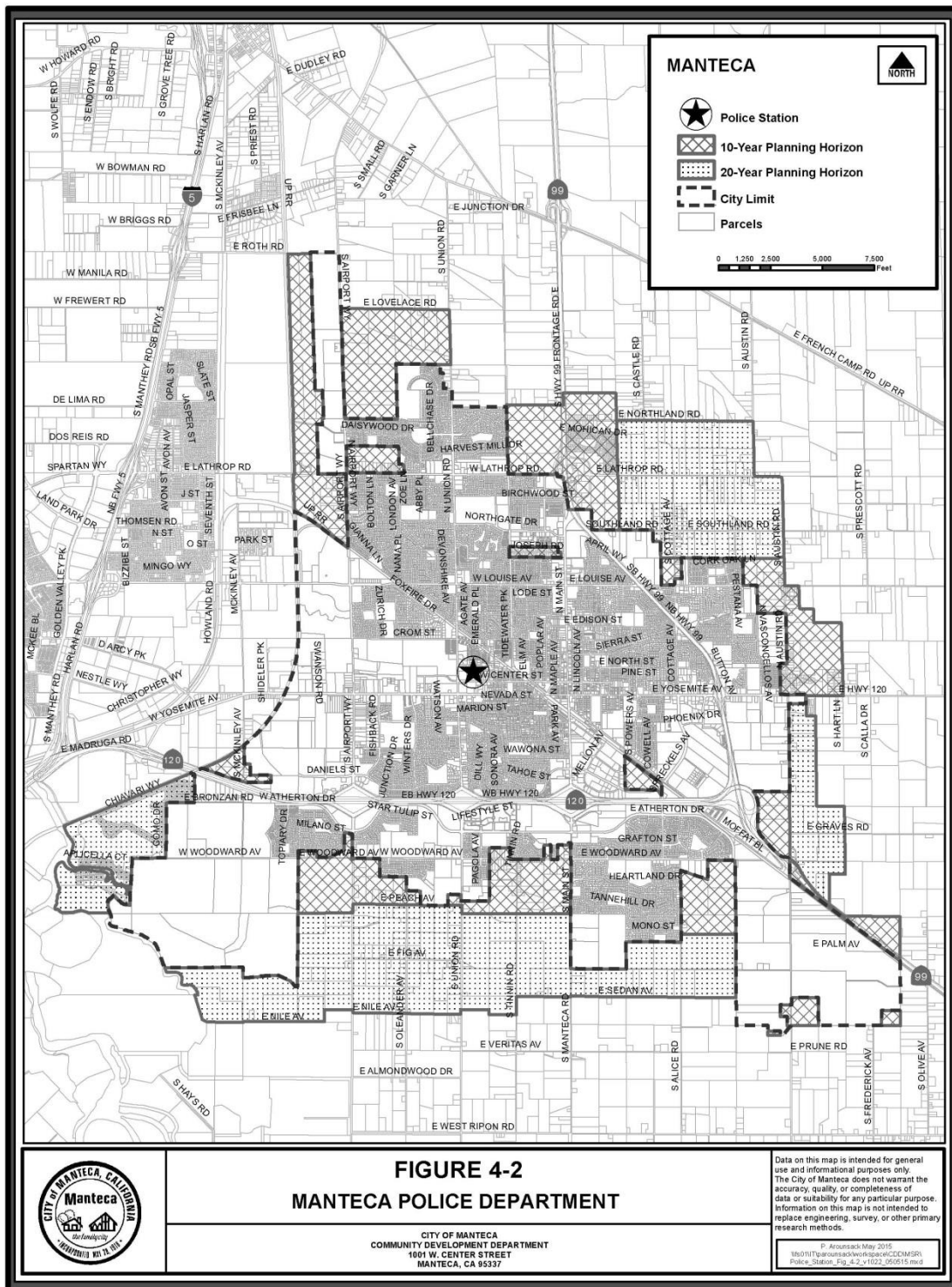
ORGANIZATION

The Police Department is organized into two divisions: Operations, and Services. Additionally, the Police Department operates a Public Affairs Unit. For budgeting purposes the Police Department is organized into the following programs: administration, patrol, investigations, support services, dispatch, code enforcement, jail services, and animal services.

Administration

Administration handles scheduling, grant writing, budget development oversight, confidential files, training, staff reports, police revisions, and many other functions. The Chief of Police has ultimate responsibility for developing and articulating the vision of the Department with the City of Manteca. Administration fosters a positive and open relationship with all segments of the community.

Office of the Chief: The Chief of Police is responsible for the overall management and direction of the Department's programs and activities and the dissemination of public information.



Operations Division: Provides management and direction to the following operations: Patrol, Traffic, School Resource Officers program, Special Police Services such as SWAT and canine, Public Affairs/Crime Prevention and manages the Department's vehicle fleet.

Services Division: Provides management and direction to the following operations: Detectives, Street Crimes Unit, Property and Evidence, Records, Dispatch, and information technology support.

Volunteer Programs: The Department's volunteer programs include Seniors Helping Area residents and Police (SHARPS), Volunteers in Police Service (VIPS), Police Explorer Post 24, and the Manteca Police Reserve Officer Corps. These volunteers assist with various records duties including delivering court papers, archiving police reports, entering information into the Criminal Justice Information System, fingerprinting, property and evidence storage and other light clerical duties, graffiti and abandoned vehicle abatement, shopping center and school zone patrol, traffic control, parking enforcement, and code enforcement.

Professional Standards: Provides management and direction to the following operations: Training and personnel, recruitment and retention, backgrounds, internal affairs, and discipline.

Public Affairs/Crime Prevention: Coordinates the dissemination of public information, community outreach, crime prevention programs, and Crime Prevention Through Environmental Design.

Patrol

Patrol personnel are responsible for providing most front-line law enforcement services for the department. These services include responding to all calls for service, taking criminal reports, conducting criminal investigations, traffic enforcement, suspect apprehension, providing court testimony and general community-based problem solving. The Patrol Division is operated 24 hours a day, every day of the year. Falling under the auspices of Patrol are the Traffic Unit, Special Weapons and Tactics Team, Equestrian Unit, School Resource Officers (SRO), Community Service Officers (CSO), Crisis Response Team, Bomb Squad and Canine Unit.

Patrol Supervision: Patrol Sergeants are responsible for the direct supervision and coordination of all patrol activities, including officer scheduling, directed patrol activities, ensuring minimum staffing levels, report review, and coordinating special events.

Patrol Operations: Patrol functions are accomplished primarily by patrol officers and CSOs operating marked police vehicles in specific geographic sections of the city. They may also utilize police bicycles, equestrian units, and foot patrol. Officers and CSOs not engaged in handling calls-for-service are responsible for proactively identifying criminal activity and taking appropriate action.

Canine Program: This element is comprised of two separate disciplines: narcotics and patrol. The patrol aspect consists of six officers and six police dogs that are specially trained for police deployment. These patrol canines are used primarily for searches of vehicles and buildings, criminal apprehension, officer safety, and community relations. The narcotics aspect consists of

two dogs trained to search for narcotics and when located alert their handler to the location. The patrol program currently has six officers and four dogs.

Bicycle Patrol Program: This element employs several police officers on mountain bikes to patrol selected areas of the city. The bikes are used for special events as well as general patrol during warm weather.

School Resource Officer Program: The SRO element consists of four officers, three of which are assigned to the high schools and one who is responsible for the elementary schools. SRO's also provide coverage to Calla High School, Manteca Day School and the Community School. Officers assigned to this element perform a variety of duties including law enforcement, counseling, mentoring and classroom education. In addition to regular school activities the SRO unit is involved in afterschool sports activities, school dances, field trips, graduation and Sober Grad.

SWAT and Crisis Response Teams: The Special Weapons and Tactics (SWAT) Team provides highly trained personnel to handle critical incidents involving barricaded subjects, hostages or service of high-risk search warrants. Individual members are trained in the use of automatic and high-powered weapons, search and rescue techniques, special tactics and innovative non-lethal weapons. The Crisis Response Team (CRT) always responds when the SWAT Team is deployed. CRT personnel attempt to negotiate the peaceful release of hostages or the surrender of barricaded subjects in order to avoid injury to hostages, suspects or SWAT members.

Bomb Squad: The bomb squad is comprised of two highly trained employees, a police officer and a police sergeant. They serve the City of Manteca as well as assist other agencies in San Joaquin County as members of the San Joaquin County Metropolitan Bomb Squad. The Bomb Squad is trained to recognize and handle improvised explosives, commercial explosives, unstable chemicals, and military ordnances.

Traffic Unit: This program investigates serious collisions occurring in the City including hit-and-runs and injury crashes, identify traffic hazards, provide traffic enforcement and traffic control, provide courtroom testimony, and conduct specialized DUI and seatbelt enforcement projects. Coordinate and create traffic plans for all parades and events that require street closure or detours. The traffic unit consists of one sergeant and two officers.

Investigations

The Investigations Section investigates felony and misdemeanor crimes, identifies and apprehends offenders, recovers contraband and stolen property and prepares cases for criminal prosecution. Included in this unit are investigations related to narcotics, gangs, CASA (child abuse and sexual assault), property crimes, violent crimes, auto theft and fraud.

Criminal Investigations: Detectives are assigned to investigate crimes against persons and property within the city. One detective is primarily assigned to investigate crimes against persons, which includes violent crime, domestic violence, aggravated assault, death investigations, robbery, elder abuse and arson. One detective is assigned to property crimes, which includes burglary, grand theft and vehicle theft. One detective is assigned to fraud and forgery crimes, which include

scams and other worthless document cases. One detective specializes in child abuse and sexual assault cases.

Street Crimes Unit (SCU): This program allows specially trained detectives to concentrate on narcotics and cases involving prolonged surveillance operations. Detectives work closely with the METRO Narcotics Task Force, State Parole, County Probation and other local, state and federal law enforcement agencies to investigate narcotics related crimes.

Gang Suppression Unit (GSU): This program allows specially trained detectives to concentrate primarily on gang offenses and weapons violations. These detectives work closely with the county gang task force and Stockton P.D. to coordinate gang investigations and to share gang related intelligence information.

Child Abuse/Sexual Assault: This Detective investigates child physical and sexual abuse cases and works in collaboration with the San Joaquin County Child Advocacy Center, Child Protective Services and San Joaquin County Hospital. The detective also investigates all sexual assault related cases and works closely with the Rape Crisis Center, Manteca Unified School District and other child and youth-serving organizations.

Delta Regional Auto Theft Task Force (RATT) / Community Corrections Partnership Task Force (CCPT): The Investigations Section has two detectives permanently assigned to regional task force operations. One detective is assigned to the Delta Regional Auto Theft Task Force (Delta RATT), which is a multi-agency auto theft investigation and prevention team headed by the California Highway Patrol. The other detective is assigned to the Community Corrections Partnership (CCP) which is assigned to monitor and investigate crimes involving those subjects who are out of custody due to AB109 and Post Release Community Supervision (PRCS).

Crime Analysis: In the past, the Crime Analyst was responsible for compiling and evaluating crime data gathered from Manteca Police contacts as well as State and Federal intelligence sources. The analyst used this information to predict crime trends, anticipate suspect actions and publish crime statistical information. The Crime Analyst position was eliminated via attrition and the statistical reporting functions have been transferred to the Records Unit. Crime trend analysis is now accomplished with the online program Raids Online, which is linked to the Manteca Police Department's website.

Detective CSO / Property CSO: The Detective/Property CSO is responsible for documenting, collecting, processing and transporting evidence at crime scenes. The Detective/Property CSO is also responsible for crime scene photography and the necessary documentation of such, latent print examination/comparison and report writing. The Detective/Property CSO is the department's liaison with San Joaquin County CAL ID, the California Department of Justice and IBIS. The Detective/Property CSO also handles the missing person caseload. The Detective/Property CSO is also responsible for handling the duties of the Property Officer. The Detective/Property CSO is responsible for managing all stolen, recovered, evidentiary and found property in the City of Manteca. The Detective/Property CSO also handles police payroll.

Support Services

The Support Services section is composed of two areas: Records Management and Property/Evidence. These sections provide technical and clerical support for all Police Department activities, including processing citizen and agency requests for documents, records management, front counter service, property and evidence activities, and purchasing support. Services are performed under the direction of the Services Division Captain.

Property/Evidence: Receives, stores, and releases property and evidence for all police cases, disposes of controlled substances and firearms in accordance with state law, and processes supply requests for all Police Department activities. The work is assigned to the Detective CSO.

Records Management: Processes police reports and citizen requests for service, answers calls from the public, retrieves and archives police reports, compiles statistics, seals and purges reports in response to state mandates, processes subpoenas and requests for records, and delivers documents to and from the District Attorney's Office. The Records Office also serves as the point of contact for the public at the Police Department's front counter.

Dispatch

The Manteca Police Department operates a full service Dispatch and Communications Center. The Communications Center is staffed by two Lead Dispatchers and eight Police Dispatchers who provide a minimum of two on-duty dispatchers 24 hours a day, 365 days a year. Services are performed under the direction of the Services Division Captain.

Communications/Dispatch: Answers 9-1-1 and emergency telephone lines, dispatches police officers to calls for service and emergencies, responds to officer requests for information and enters information into the CAD system. This element is also responsible for updating state and national automated databases. This unit is the Public Safety Answering Point (PSAP) for the Manteca area, receiving all 9-1-1 calls and rerouting requests for fire or medical response. The Manteca Police Communications Center is also the back-up location for the Escalon and Ripon Police Departments should their communications centers fail.

Code Enforcement

The Code Enforcement Division investigates violations of the Manteca Municipal Code and other State and Federal codes related to land use, building, business licensing and operation, health code, and various other non-criminal statutes. Code Enforcement Officers work with other divisions of the City, County and State officials to gain compliance with these codes. They abate public nuisances and properties deemed to be a public health or safety hazard. Services are performed under the direction of the Services Division Captain.

The Code Enforcement Unit is comprised of two Code Enforcement Officers who handle all complaints and all proactive enforcement related to the enforcement of non-criminal statutes.

Jail Services

The Manteca Police Department maintains a city jail. It is officially classified as a "temporary holding facility", allowing the Department to maintain prisoners in custody at the jail facility for up to 24 hours. The facility consists of one safety cell, two sleeping cells, a holding area, and a print and photo area. The jail is inspected annually by San Joaquin County Public Health Services and the

Juvenile Justice Commission to ensure compliance with all regulations for maintaining prisoners. Jail services are performed under the direction of the Services Division Captain.

Jail operations occur 24 hours a day, 365 days a year and include the transportation, booking, and maintenance of prisoners. Booking Officers or Patrol Officers perform these duties. These processes include fingerprinting, photographing, inventorying of prisoners' property, medical pre-screening, housing, feeding, and releasing of prisoners. Booking Officers also perform shuttle transportation between the city's temporary holding facility and the San Joaquin County jail, and they pick-up of prisoners held on Manteca warrants in other jurisdictions.

Animal Services

The Animal Services Division consists of two elements; Field Services and the Animal Shelter Facility. The Division also provides support for the cities of Lathrop, Escalon, and Ripon. The City of Lathrop contracts with Manteca for shelter service for animals impounded from their jurisdiction. Escalon contracts with Manteca for the disposal of their dead animals. Services in this division are performed under the direction of the Services Division Captain.

Field Services: The Animal Services Division responds to all reports of vicious, mistreated, or nuisance animals. They enforce Municipal Codes that pertain to the ownership, maintenance, and licensing of animals within the City. They impound animals adjudged to be vicious or a nuisance. Animal Service employees investigate all reported animal bites, animal cruelty and testify in court when appropriate.

Animal Shelter: The Manteca Police Department maintains a full service animal shelter. At this location seized, impounded, or surrendered animals are housed while attempts are made to locate their owners or find new families willing to adopt them. The shelter works in cooperation with local veterinary clinics to provide for the health of the impounded animals and ensure the animals are spayed or neutered prior to release. The Manteca Animal Shelter also works in cooperation with numerous animal rescue organizations to find homes for as many animals as possible.

2. Provisions for Future Growth and Systems Improvement

The City's General Plan includes policies and implementation measures that would allow for the Department to continue providing adequate staffing levels. Below is a list of relevant policies:

- The City shall endeavor through adequate staffing and patrol arrangements to maintain the minimum feasible police response times for police calls.
- The City shall provide police services to serve the existing and projected population. The Police Department will continuously monitor response times and report annually on the results of the monitoring.

The department classifies calls for service as priority 1, priority 2 or priority 3. Priority 1 calls are calls where a threat is posed to life or a crime of violence. Priority 2 calls are calls for service where there is an urgency or suspicious behavior. Priority 3 calls are calls for service where no emergency or serious problem is involved. The averages for the department's response times for 2012 and 2013 for the 3 priorities are listed below.

- Priority 1 calls: 2012, 4 minutes and 16 seconds. 2013, 4 minutes and 46 seconds.
- Priority 2 calls: 2012, 18 minutes and 39 seconds. 2013, 17 minutes and 54 seconds.
- Priority 3 calls: 2012, 37 minutes and 17 seconds. 2013, 37 minutes and 49 seconds

The Manteca Police Department defines offences for statistical purposes using the Uniform Crime Reporting Code of California. Crimes are classified as Part 1 or Part 2 offences, depending on the priority of the crime. In 2014, 1,745 Part 1 offences, which include homicide, rape, burglary, and larceny, were reported. Auto Burglary and Vehicle Theft were the most common crimes in Manteca, combined accounting for over 39% of offences in 2014. Between 2013 and 2014, Part 1 offences in Manteca decreased by about 18 percent. Part II offenses, which include offenses such as fraud, drug and alcohol abuse, and non-aggravated assault, constituted approximately 72% of all crimes in Manteca in 2014. Unclassified misdemeanors were the most common Part II offense, followed by misdemeanor theft. Total Part II offenses decreased from 7,165 incidents in 2013 to 6,271 incidents in 2014.

Staffing levels are assessed by the City on an annual basis, based on a variety of factors including response times for the three priorities listed above. The City currently has 63 sworn officers. With a population of 72,880, that equates to a staffing level of .86 officers per 1000 residents.

The FY 2013-2014 budget for the Police Department is \$15,251,818, which is sufficient to cover the current staffing levels. The need for additional personnel in the future will be addressed by the Chief of Police, the City Manager, and the City Council as response times are reassessed annually and as budget allows.

C. WATER SUPPLY, CONSERVATION AND TREATMENT

The City of Manteca provides water service to all of its 72,880 residents and non-residential customers. Approximately 15,000 connection customers are served, with an average daily usage of 11 million gallons¹, which is equivalent to 12,321 acre-feet per year. The pumping capacity is 31.5 million gallons per day, which is equivalent to 35,284 acre-feet per year. The municipal water supply comes from two sources: ground water wells and surface water.

1. Existing Supply and Demand

The City of Manteca currently has two water sources, surface water and ground water. Table 4-1 compares current and projected water supply and demand. It indicates that in average water years, the City has sufficient water to meet its customers' needs, through 2035. This is based on continued development of groundwater wells and Phase I surface water allocations by the South County Surface Water Project. The supply totals assume a groundwater withdrawal rate of 1.0 acre ft per acre per year, which is equivalent to 13,900 acre-feet. An increased surface water allocation of 7,000 acre-feet per year is available through Phase II of the South County Surface Water Supply Contract, which would require an expansion of the Nick C. DeGroot Water Treatment Plant. The City anticipates starting the funding and planning for Phase II expansion in the next few years and that Phase II would come online around 2025.

¹ City of Manteca website. <http://www.ci.manteca.ca.us/pwt/util/index.asp>

TABLE 4-1 PROJECTED SUPPLY AND DEMAND COMPARISON (ACRE-FEET)

	2015	2020	2025	2030	2035
Population	77,284	87,471	97,410	107,766	117,010
Normal Year Supply ^A	22,945	23,427	25,181	25,290	25,290
Single-Dry Year Supply ^A	22,844	23,234	25,181	25,290	25,290
Multi-Dry Year Supply ^A	21,727	21,962	23,780	24,313	24,313
Demand totals ^B	14,815	16,767	18,673	20,658	22,430
Difference	8,130	6,660	6,508	4,632	2,860

^A SCWSP DELIVERIES TO CITY OF MANTECA.^B BASED ON SSJID 2010 UWMP (171 GPCD),

SOURCE: WEST YOST ASSOCIATES 2014

A. GROUND WATER

The City operates a system of wells interconnected with a transmission/distribution pipe system. Manteca's groundwater supply is pumped from groundwater resources, which consist of 38 square miles of the Eastern San Joaquin County Groundwater Basin, a sub-basin of the San Joaquin Valley Groundwater Basin. There are 17 operating wells in the City with a peak pumping capacity of 25,010 gallons per minute. The maximum annual groundwater extraction capacity is 13,790 acre-feet. Well depths range from 155 feet to 400 feet, and individual capacities of the operating wells range from 380 gpm to 2500 gpm.² The City has abandoned nine wells over time due to age and water quality problems, but has added new wells to maintain the supply. This groundwater supply is indirectly affected by annual rainfall, and a multiple-year drought could decrease groundwater supplies. Despite this possibility, groundwater supplies have been available at a consistent level. The long-term objectives of the City are to reduce groundwater use to the safe aquifer yield of 1 acre-foot per acre per year or 13,790 acre-feet per year.

B. SURFACE WATER

Manteca has a long-term contract with the South San Joaquin Irrigation District for the South County Surface Water Supply Project. The contract, which commenced on October 1, 1995, continues to December 31, 2029. The existing allotment is 11,500 acre-feet per year under Phase I. SSJID has no immediate plans to implement Phase II, which would require the future expansion of the Nick C. DeGroot Water Treatment Plant. This expansion would require funding and new agreements with the Cities. The City anticipates starting the funding and planning for Phase II expansion in the next few years and that Phase II would come online around 2025. Phase II would provide the City of Manteca with an allotment of 18,500 acre-feet per year. Table 4-2 presents the City of Manteca's SSJID existing and future water demands and allotments.

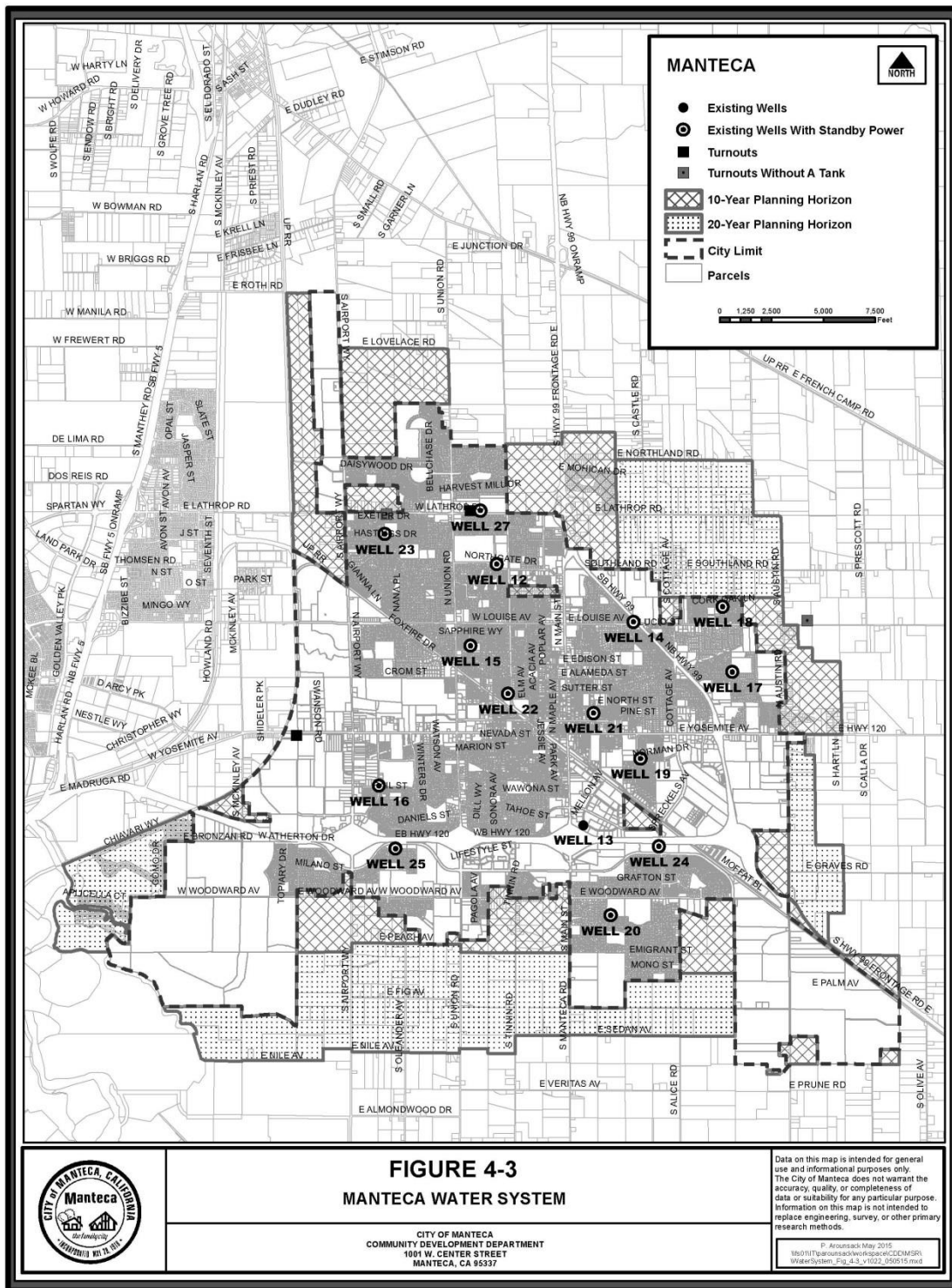
TABLE 4-2 MANTECA'S SSJID WATER SUPPLY (ACRE-FEET)

WATER SUPPLY	ALLOCATION	2015	2020	2025	2030	2035
South County Surface Water Supply Contract ¹	11,500/18,500 ²	9,155	9,637	18,500	18,500	18,500

¹ SOUTH SAN JOAQUIN IRRIGATION DISTRICT URBAN WATER MANAGEMENT PLAN WATER DEMAND PROJECTIONS² THE PHASE I SSJID ALLOTMENT TO MANTECA IS 11,500 AND PHASE II IS 18,500.

SOURCE: CITY OF MANTECA WATER MASTER PLAN (2005), SOUTH SAN JOAQUIN IRRIGATION DISTRICT URBAN WATER MANAGEMENT PLAN (2011)

2 City of Manteca General Plan EIR, Public Facilities and Services Section, p. 14-1.



The City has four turnouts (labeled M1-M4) where it receives water from the SCSWP into the City distribution system (see **Figure 4-3**). Three are located on Lathrop Road. Water delivered to M1 carried down Austin Road and serves the east and south side of Manteca. Water delivered at M2 and M4 serves the north part of the City and is used to blend with ground water to meet water quality requirements. Water delivered at M3 serves the southwest portion of Manteca.

In 2004, 100% of the water supply came from groundwater. The South County Surface Water Supply Project began delivery in 2005 and is planned to increase deliveries through 2030. At some point in the future, the Phase II expansion will be required and Manteca's allotment will be increased to 18,500. The City anticipates starting the funding and planning for Phase II expansion in the next few years and that Phase II would come online around 2025.

C. RECYCLED WATER

The Manteca-Lathrop Water Quality Control Facility is permitted to treat an average dry-weather flow of approximately 9.87 mgd and is approved for an expansion to 17.5 mgd. The City currently uses reclaimed (recycled) water to irrigate City-owned land near the WWTP, as well as privately-owned land, from about May through September of each year. In the remaining months, the WWTP effluent is generally discharged to the San Joaquin River.

2. Existing Transmission and Distribution System

The City's existing water distribution system consists of a buried network of pipelines ranging from 1 to 6-inch pipelines in the older parts of the City to 8 to 12-inch and 16-inch diameter pipes in the newer areas. The distribution system conveys water from the sources to customers and must provide capacity to meet all domestic, industrial, irrigation, and fire suppression demands. Due to the distributed nature of the groundwater wells, large transmissions were not needed to move large volumes of water around the City.

3. Water Quality

The single largest water treatment issue facing the City is the presence of arsenic in the groundwater. Treatment options include a combination of blending surface water with groundwater for a reduced arsenic concentration and treatment at the well head to remove arsenic prior to delivery to the system.

4. Water Conservation Measures

The City is a signatory member of the California Urban Water Conservation Council (CUWCC) and has active water conservation program that includes the following CUWCC Best Management Practices.

- BMP 1-Water Survey Program for Single-Family and Multi-Family Residential Customers
- BMP 2-Residential Plumbing Retrofit
- BMP 3-System Water Audits, Leak Detection and Repair
- BMP 4-Metering with Commodity Rates
- BMP 5-Large Landscape Conservation Programs

- BMP 6-High Efficiency Washing Machine Rebate Programs
- BMP 7-Public Information Programs
- BMP 8-School Education Programs
- BMP 11- Conservation Pricing
- BMP 12-Conservation Coordinator
- BMP 13-Water Waste Prohibition
- BMP 14-Residential ULFT Replacement

Total water use throughout the City service area was projected in the City's 2005 UWMP to increase to 35,735 AFY by 2030. The City has since adjusted their water demand estimates to account for the City's water conservation plan and compliance with the Water Conservation Act of 2009, known as SBx7-7. The City is currently in the process of preparing an update to the 2005 UWMP. As part of that update, the City will evaluate its per capita water demand as required by SBx7-7, the Water Conservation Act of 2009, and the anticipated lower future growth rate.

As documented in the South San Joaquin Irrigation District 2010 UWMP, the City of Manteca water use rate is 171 gallons per capita per day (gpcd). Although the City has not yet adopted a formal SBx7-7 per capita water use target, this estimated per capita water demand target and the water demand projection are reflective of increased conservation measures being implemented throughout the City. The City will continue to monitor water use/demand through their water meter reading program to ensure that conservation measures are being implemented. Adjustments will be made according to the data obtained through the water meter reading program.

5. Future Supply and Demand and Improvements to the System

The City's General Plan includes the following policies and implementation programs related to maintaining an adequate water supply for the City's population:

- Secure sufficient sources of water to meet the needs of the existing community and planned residential and commercial growth (PF-P-4).
- The City will continue to rely principally on groundwater resources for its municipal water in the near term, but will participate in the regional improvements to deliver surface water to augment the City's underground water supply (PF-P-5).
- The City shall develop new water sources as necessary to serve new development (PF-P-6).
- The City shall develop new water storage and major distribution lines as necessary to serve new development (PF-P-7).
- City water services shall not be extended to unincorporated areas except in extraordinary circumstances. (PF-P-9).
- The City will develop and implement water conservation measures as necessary elements of the water system (PF-P-11).
- The City shall implement 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-2).

- 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-3).
- 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 (PF-I-7).

The City currently has an existing groundwater supply capacity of 13,900 acre-feet of water per year. Additionally, the City has a surface water capacity allotment of 11,500 acre-feet of water per year from SSJID under Phase I, although they are not currently using their full allotment. The Phase II allotment would be 18,500 acre-feet of water per year. Project allotments are subject to the availability of surface water, which can be affected by drought conditions. An analysis of normal, single-dry years, and multi-dry years shows that there is sufficient capacity of groundwater and Phase I surface water to supply the projected demand. The City anticipates starting the funding and planning for Phase II expansion in the next few years and that Phase II would come online around 2025.

The City intends to upgrade and maintain the City water system via a program of improvements, including treatment of wells for arsenic, and infrastructure. The infrastructure improvements would include: replacement of deteriorating pipelines, relocation of meters from back lots to front lots to allow abandonment of existing 4-inch and smaller water mains, installation of 12-inch and larger transmission mains for hydraulic improvements. Also planned are 12-inch main extensions, water storage facilities, booster pump stations, groundwater wells and groundwater treatment plants.

The Water Operations and Maintenance Fund and the Water Capital Improvement Fund pay for the water system upgrades and maintenance. Revenues for these two funds are generated from the City's water rates. Water rates are reviewed and updated as needed every five years to assure adequate funds are available for required water system upgrades and maintenance. Expansions to the system to serve new development are funded by developer impact fees through the Public Facilities Improvement Program (PFIP).

D. WASTEWATER COLLECTION AND TREATMENT

The City of Manteca provides wastewater collection and treatment for the incorporated area of the City of Manteca, as well as wastewater treatment for portions of the City of Lathrop and unincorporated areas of the County. The *City of Manteca 2012 Wastewater Collection System Master Plan Update* (2013) and the *City of Manteca Wastewater Quality Control Facility Master Plan Update* (2006) are the primary sources for the information included in this section. The Master Plans outline a long-term strategy for meeting future discharge and capacity requirements in order to meet community needs for buildout of the General Plan.

1. Wastewater Collection

The overall trunk sewer strategy in Manteca consists of a combination trunk sewer gravity collection system with pump or lift stations located along the alignment to convey wastewater to an influent pump station located at the Manteca-Lathrop Water Quality Control Facility. Interim

pump stations are constructed as needed and gradually phased out as the collection system is completed. The North Manteca Collection Strategy (NMCS) and South Manteca Collection Strategy (SMCS) will collect flow from areas where future growth is expected. The Central Manteca Collection Strategy (CMCS) connects the existing collection system to the NMCS. (See **Figure 4-4**)

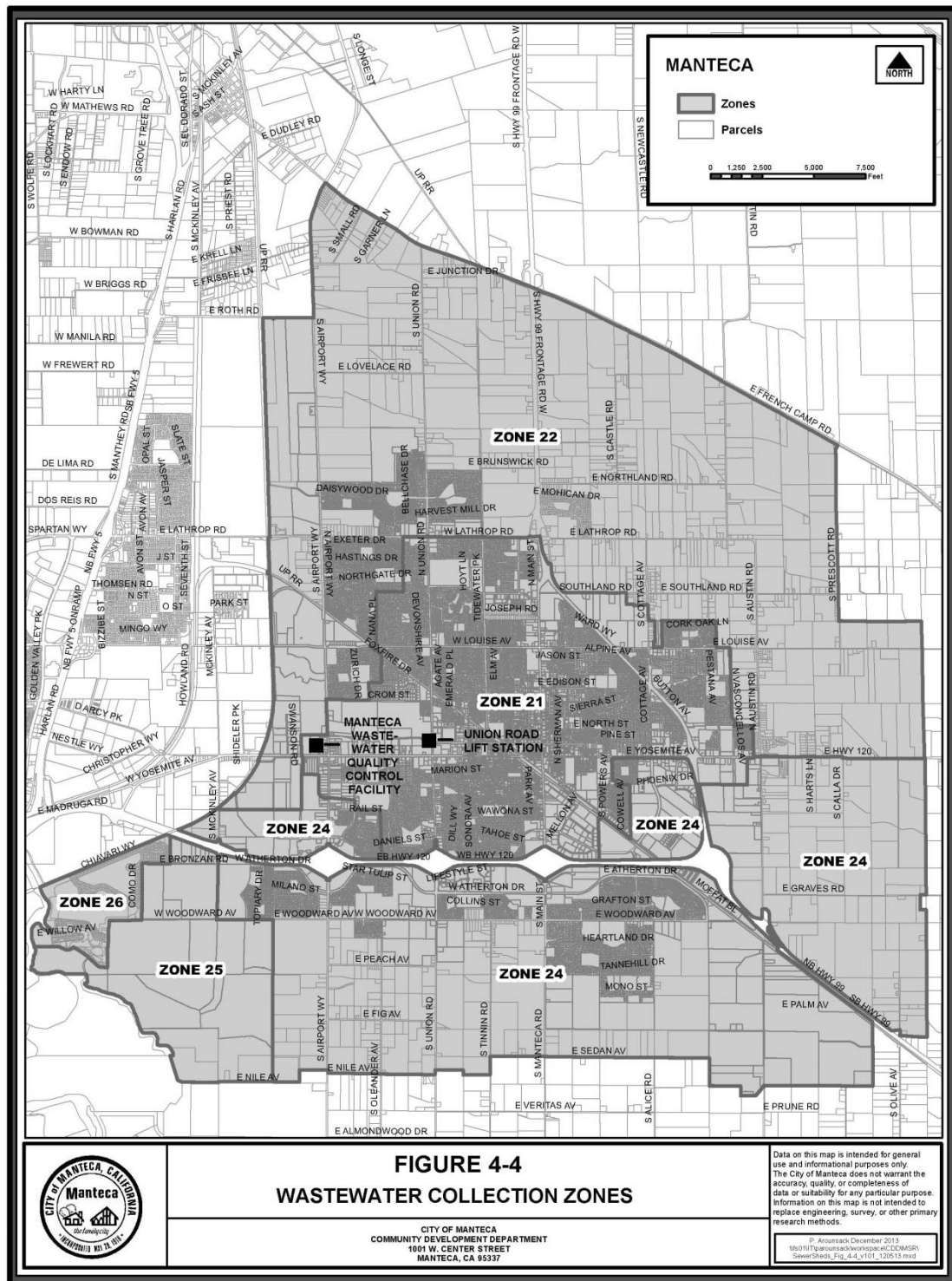
Wastewater flow from specific sections of the City will be directed to either a pump station, lift station, or a trunk sewer. The use of pump stations and lift stations provide several benefits, while they have higher operation and maintenance costs. For reference, two permanent pump stations and two permanent lift stations will be included in the NMCS. Three permanent pump stations and four permanent lift stations will be included in the SMCS. Woodward Park Pump Station, Tara Park Pump Station, Bella Vista Lift Station, and Antigua Way Lift Station will be decommissioned and their influent sewers redirected to the SMCS. Additional pump and lift stations will be constructed as needed for developments to connect to the proposed trunk sewers.

2. Wastewater Treatment Plant Permitting and Capacity

The Facility is currently a 9.87 mgd rated combined biofilter-activated sludge tertiary treatment plant, and the average daily flow rate is about 6.5 mgd (from Manteca and Lathrop). Currently, at the Facility, an influent pump station with three mechanical screens serves two parallel treatment systems. Primary treatment, which is identical in both systems, consists of aerated grit removal, and primary sedimentation. Primary effluent undergoes biological treatment by ultra-fine-bubble activated sludge aeration basins, nitrification and denitrification, and secondary sedimentation at both treatment systems.

Undisinfected secondary effluent is either stored for agricultural irrigation use in a 15 million gallon pond or blended with food processing waste and reused directly to agricultural fields. The agricultural fields are used to grow crops for dairy feed. The land application area consists of 190 acres owned by the City of Manteca, plus another 70 acres owned by Dutra Farms, Inc.

Secondary effluent in excess of crop demands undergoes further treatment through rapid mixing, flocculation, tertiary treatment using cloth media filtration, and ultraviolet-light (UV) Disinfection. Disinfected tertiary level treated effluent is discharged to the San Joaquin River through a 36-inch outfall. The disinfected tertiary effluent is also pumped from the Facility to its Truck Fill Station, located at the entrance of the Facility. The Truck Fill Station provides access for construction vehicles to receive recycled water for construction dust-control purposes. The City of Manteca also has plans for additional uses of recycled water (City of Manteca Recycled Water Master Plan, 2007).



The Waste Discharge Requirements (WDRs) Order No. R5-2015-0026 NPDES NO. CA0081558 allows the Manteca-Lathrop Water Quality Control Facility to expand capacity up to 17.5 mgd. The Water Quality Control Facility Master Plan contemplates 27 mgd as the buildout capacity for the facility, although this capacity is not necessary at this time so permitting and engineering has not begun. The City has a contractual relationship with Lathrop whereby 14.7 percent of the Manteca-Lathrop Water Quality Control Facility capacity is allocated for Lathrop flows. The buildout capacity of 27 mgd includes 23 mgd for Manteca and 4 mgd for Lathrop. The Manteca-Lathrop Water Quality Control Facility is in compliance with the WDR Order.

3. Wastewater Quality

The City's wastewater treatment plant is governed by a Federal NPDES permit. The City is required by law to have its permit reviewed every five years by the Regional Water Quality Control Board (the State's regulating agency for the NPDES permit program). On April 17 2015 the Central Valley Regional Water Quality Control Board issued a wastewater discharge permit to the City of Manteca for the operation of its wastewater treatment facility.

4. Future Wastewater Demand and Systems Improvement

Based on projected wastewater generation factors for various land use, the City estimates that wastewater flows will total 19.5 mgd as of the planning horizon with a buildout capacity of 23.0 mgd. The overall collection sewer strategy will consist of a combination trunk sewer gravity collection system with pump or lift stations located along the alignment to convey wastewater to an influent pump station located at the City Wastewater Quality Control Facility (WQCF). The North Manteca Collection Strategy (NMCS) and South Manteca Collection Strategy (SMCS) will collect flow from areas where future growth is expected, including the three areas that would be added to the SOI. The Central Manteca Collection Strategy (CMCS) will connect the existing collection system to the NMCS.

Cost for construction of the North Manteca Collection Strategy (NMCS), South Manteca Collection Strategy (SMCS), and Central Manteca Collection Strategy (CMCS) are presented in the Capital Improvement Program portion of the *City of Manteca 2012 Wastewater Collection System Master Plan Update* (2013) and are intended to provide the City with information in updating Public Facilities Improvement Program (PFIP) fees and capital improvement projects. The total project costs for the three strategies are identified in the PFIP at \$54,936,000. The City evaluates the Public Facilities Improvements Plan (PFIP) fee structure on a continuous basis to assure that sufficient funds are generated from developments to pay for the various public improvements needed to provide wastewater treatment and collection services for the existing and increased population and commercial activities.

The Public Facilities and Services Element of the 2023 Manteca General Plan addresses wastewater treatment through the following policies and implementation programs.

- Ensure wastewater collection and treatment for all development in the City and the safe disposal of wastes (Policy PF-P-18).

- The City will maintain capacity to process combined residential, commercial and industrial flow (Policy PF-P-19).
- The City shall develop new sewage treatment and trunk line capacity as necessary to serve new development (Policy PF-P-20).
- 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 (Policy PF-P-21).
- The City shall update the Public Facilities Implementation Program (PFIP) every five years. The update shall be reviewed annually for adequacy and consistency with the General Plan (PF-I-8).
- The City will promote reduced wastewater system demand through efficient use of water 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.
 - (PF-I-12)

E. STORMWATER DRAINAGE

Manteca's stormwater drainage system is managed by the City's Public Works Department. The backbone of the City's storm drains is a long standing relationship with the South San Joaquin Irrigation District (SSJID) and use of the District's drains and laterals.³ The majority of the City of Manteca SOI is within the existing SSJID SOI and service area; however, there is some land in the southwestern portion of the City of Manteca SOI that is currently outside the existing SSJID SOI. SSJID has recently (as of December 2014) expanded its SOI to encompass most of the land that is within the City of Manteca SOI but outside the SSJID SOI. The Oakwood Shores community, which is within the 20-year planning horizon for the City of Manteca is not proposed to be part of the SSJID proposed expansion area.

The City of Manteca's relationship with SSJID is formalized in a 2006 agreement that allows the City the use of SSJID facilities within their SOI to the year 2026. The City's use of SSJID facilities is limited to availability of SSJID capacity. The irrigation district owns the drains and laterals that are the backbone of the City's storm drain system. A master plan of the City's storm drain system was adopted in 2013 in order to forecast needs of the system as established in the 2003 General Plan for Manteca, as amended.⁴ The City's NPDES permit is also managed by the Public Works Department.

³ South San Joaquin Irrigation District City of Manteca Storm Drainage Agreement, February 14, 2006.

⁴ City of Manteca Storm Drain Master Plan, 2013.

1. Existing Stormwater Drainage System

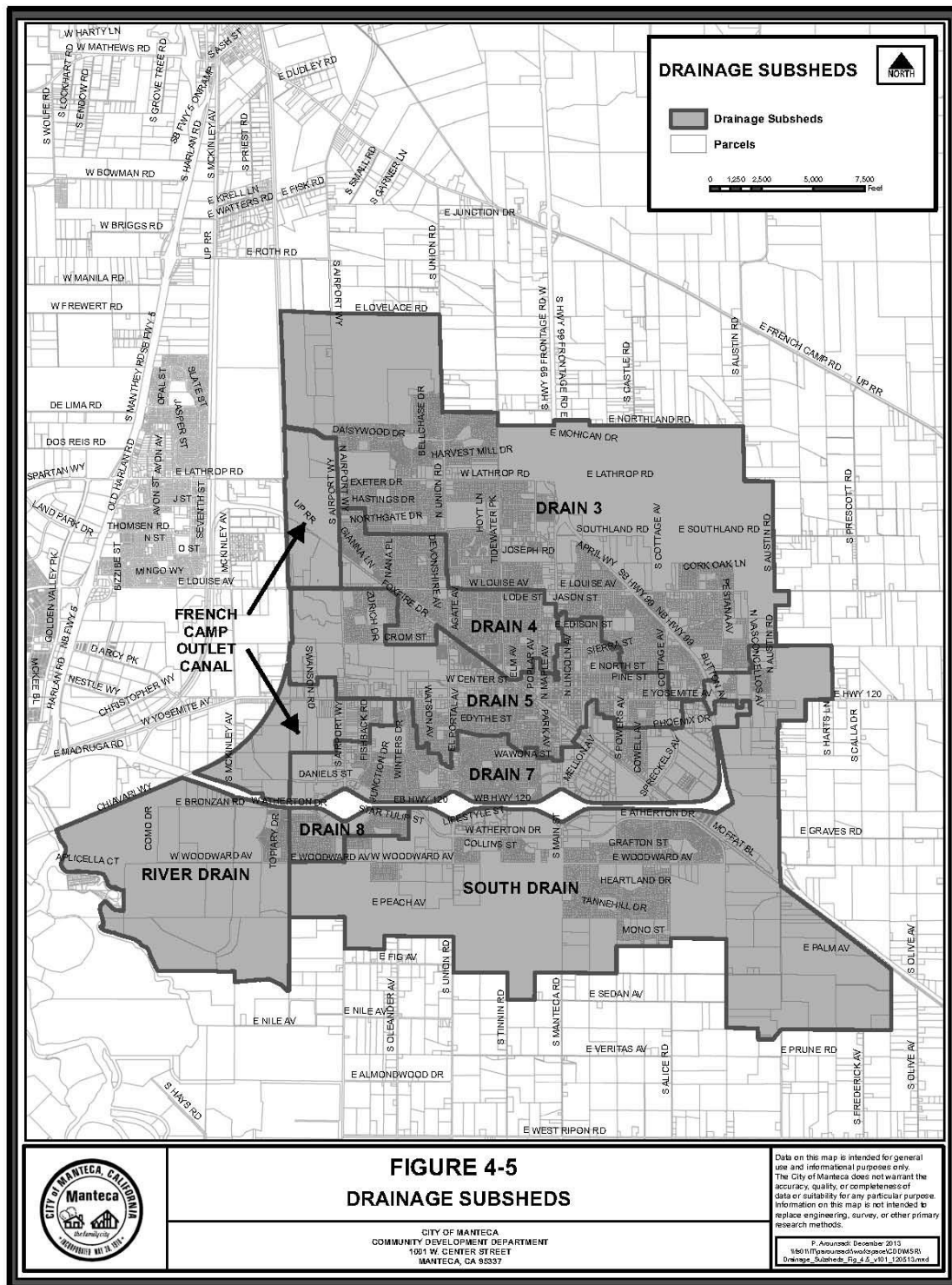
The City depends on drains and laterals of the SSJID to convey stormwater runoff west to French Camp Slough and the San Joaquin River and the Sacramento-San Joaquin Delta. The City collects runoff in an urban storm drain system and conveys flows in most cases to a detention basin. The basins in the existing system were designed to attenuate peak inflows and release to a SSJID drain at a delayed and lower rate. Water in the basins is pumped to a drain which in many cases is monitored to limit flows to the capacity of downstream drains. **Figure 4-5** shows the overall City storm drainage subsheds. The SSJID agreement emphasizes not exceeding the capacity of District drains and laterals and monitoring to ensure water quality standards are not exceeded. Monitoring and control equipment will continue to measure water levels at key locations and shut down pumps so as not to exceed capacity.

The City's drainage facilities consist of:

- Detention Basins
- Stormwater Quality Treatment Systems
- Pump Stations
- Water Level Monitoring Stations
- Supervisory Control and Data Acquisition (SCADA) System
- SSJID Drains and Laterals

Detention Basins: SSJID requires that storm drainage flows do not exceed the capacity of their facilities. As such, the City requires detention basins to help satisfy this requirement as they provide storage to attenuate peak flows before drainage flows are pumped into SSJID's facilities. Some basins also delay releasing water for a longer period to further reduce the potential of downstream flooding. Most detention basins are joint-use facilities providing recreation and other uses when not being used for stormwater detention.

Stormwater Quality Treatment Systems: Stormwater quality standards imposed and monitored by the EPA and the State Water Resources Board through the City's stormwater NPDES permit require treatment of stormwater runoff prior to its release into the sloughs, creeks, rivers or the Delta. Treatment is often provided within detention basins in a separate "wet" area that is part of or adjacent to the main basin. Other treatment may be provided by on-site source control and by site specific facilities such as vortex separators. Stormwater quality is an integral part of the City's stormwater management system.



Pump Stations: Most existing stormwater is pumped into the SSJID Laterals and Drains. Pumps are sized according to City design criteria and their operation is controlled by water levels in downstream drains.

Water Level Monitoring Stations: There are 10 existing water level monitoring stations throughout the City's storm drainage systems that are used to obtain real-time water level measurements at critical low points in the system to prevent flooding.

Supervisory Control and Data Acquisition (SCADA) System: The City uses a SCADA system to remotely monitor and control the existing storm drainage pump stations and water level monitoring stations.

SSJID Drains and Laterals: The City currently uses several SSJID Drains, Laterals and the French Camp Outlet Canal to convey stormwater runoff to the San Joaquin River. Drains remove irrigation runoff as well as stormwater from irrigated lands and urban runoff; pressurized laterals systems deliver irrigation water and are also used to convey some drainage. The use of Laterals for City drainage has some limitations because capacity must be maintained for irrigation flows at all times of the year and hydraulic grade lines are maintained higher for irrigation water deliveries. The Drains and Laterals currently used for stormwater conveyance are summarized below.

1. French Camp Outlet Canal (FCOC): The FCOC flows from south to north along the Union Pacific Rail Road tracks from north of Highway 120 to French Camp Slough in Stockton. The FCOC collects irrigation drainage and stormwater runoff from all SSJID Drains and Laterals, and is the backbone of the City storm drain system.
2. Drains:
 - Drain 3 - conveys runoff from east to west along the Louise Avenue corridor. Drain 3 is a major drain 24,000 feet long serving 2,200 acres.
 - Drain 3A - flows north of Drain 3 and serves 88 acres. At the present time, Drain 3A is pumped at Pump Station 15 to Lateral Rf but the master plan will direct its flow to Drain 3N and to Drain 3.
 - Drain 3N - is proposed to serve 1,270 newly developing acres in the north of the City. Drain 3N will terminate at its confluence with Drain 3.
 - Drain 4 - serves 885 acres of central Manteca
 - Drain 5 - and its Center Street tributary, the Drain 5 interceptor, drain 1,822 acres of central Manteca.
 - Drain 7 - drains almost 1,600 acres from the Spreckels complex north of Highway 120 to the southern beginning of the FCOC.
 - Drain 8 - drains 236 acres south of Highway 120 north to its confluence with Drain 7 and the FCOC.
 - South Drain - is planned to serve 8,680 acres of the growing south area of the City including new industrial land in the southeast.
3. Laterals
 - Lateral Rf - is the most northerly lateral in the City. It currently receives drainage inflow from Pump Station 15 but with the master plan its use for drainage will be eliminated with the construction of Drain 3N.

- Lateral Re - receives City drainage from Pump Stations 3 and 4. The lateral discharges into Drain 3.
- Lateral T - receives drainage inflow from Pump Stations 1, 2, 10, 14, A, B, C and D.
- Lateral Tb - receives less than one cfs of drainage inflow from Pump Station 13. The lateral discharges into Drain 5.
- Lateral Z - receives drainage inflows from Pump stations 9 and 24. Lateral Z flows into Lateral Y
- Lateral Y - receives drainage inflow from Pump Stations 7 and 8. Pump Station 7 is being diverted into Drain 7. Lateral Y discharges into Drain 7 upstream of the FCOC.

2. Future Stormwater Drainage Demands and System Improvements

200-YEAR FLOOD PROTECTION IN THE CENTRAL VALLEY

Portions of the City of Manteca lie within the 200-year flood hazard area. State floodplain legislation (Senate Bill 5) for the San Joaquin River region has resulted in stricter development standards beginning in 2016. Urban areas that depend on levee protection are required to have a 200-year level of flood protection. SB 5 prohibits a city or county within the Central Valley Flood Protection Plan area from approving a development agreement, discretionary permit or entitlement, tentative map or parcel map for any property within a flood hazard zone unless they can demonstrate any of the following:

- the project has already achieved the applicable level of flood protection,
- conditions have been imposed on the project approval that will eventually result in the applicable level of flood protection, or
- adequate progress is being made towards achievement of the applicable level of flood protection.

Adequate progress is defined as meeting all of the following:

- The project scope, cost and schedule have been developed;
- In any given year, at least 90% of the revenues scheduled for that year have been appropriated and expended consistent with the schedule ;
- Construction of critical features is progressing as indicated by the actual expenditure of budget funds;
- The city or county has not been responsible for any significant delay in completion of the system; and
- The above information has been provided to the DWR and the Central Valley Flood Protection Board and the local flood management agency shall annually report on the efforts to complete the project.

To account for new requirements imposed by SB-5, Reclamation District 17 (RD-17) is working with the Department of Water Resources (DWR) and the Central Valley Flood Protection Board (CVFPB) to analyze 200-year protection. RD-17 acquired land along the levee system to construct 100-year improvements. For 200-year protections it is anticipated that the existing levee will require extension, although more detailed analysis is required before improvement designs will be

developed. The City of Manteca will be engaged in the planning, engineering, and construction process with RD-17 to provide 200-year flood protection in accordance with the SB-5 requirements.

The City does not directly control levee improvements made by the RDs, however, land use decisions at the City are dependent upon these districts to make progress toward completing necessary upgrades to meet Urban Level of Flood Protection criteria. To address 200-year flood issues locally, Manteca has partnered with the City of Lathrop to complete the modeling and mapping of the 200-year flood plain, and has identified areas inundated by flooding and the depth of flooding.

Stemming from SB-5 requirements, Manteca and Lathrop have authorized expending a total of \$2,787,440 towards preparation of a preliminary design for Urban Level of Flood Protection Compliance for Reclamation District No 17 levees on a schedule that will meet the requirements of SB-5. Further State and Federal funding is currently being sought to provide adequate funding for necessary improvements.

While it is anticipated at this time that the joint effort of the Manteca, Lathrop, and Reclamation District 17 will ultimately ensure compliance with the 200-year flood protection requirements of SB-5, it is possible that the timing of improvements do not materialize by the deadline in 2016. If this happened, it would prevent new development in areas within the 200-year flood plain from continuing to build until such time that the improvements are underway.

CAPITAL IMPROVEMENT PROGRAM

The capital improvement program (CIP) contained in the City of Manteca Storm Drain Master Plan (2013) prioritizes the drainage improvements in order of greatest need. Group 1 improvements are needed immediately to either solve serious existing deficiencies or to support pending development projects. Groups 2 and 3 improvements follow in order of importance to remedy any remaining existing deficiencies or to serve demands that are 5 years or more in the future. The CIP also provides construction cost estimates for the various improvements. The improvements and their estimated construction costs are identified in the PFIP at \$15,055,000.

The City evaluates the Public Facilities Improvements Plan (PFIP) fee structure on a continuous basis to assure that sufficient funds are generated from developments to pay for the various public improvements needed to serve the increased population and commercial activities.

The storm drainage improvements serving future growth are consistent with the City's Public Facilities Implementation Plan (PFIP). The Public Facilities Improvements Plan (PFIP) Program includes all water, wastewater, storm drainage, and transportation facilities required to meet the City's targets for Level of Service. The Public Facilities Improvements Plan (PFIP) ensures that infrastructure required for growth is constructed in a timely manner and financed in a way that equitably divides financial responsibility in proportion to the demands placed on new facilities. The full Public Facilities Improvements Plan (PFIP) resides in a document separate from the 2013

SDMP, and persons interested in learning more about the Public Facilities Improvements Plan (PFIP) should contact the City.

The Public Facilities and Services Element of the General Plan 2023 addresses stormwater drainage through policies and implementation measures.

- The City shall continue to complete gaps in the drainage system in areas of existing development (PF-P-24).
- 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-F-25).
- Stormwater 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 stormwater detention, conveyance for stormwaters exceeding a 10-year event, stormwater quality treatment, bike and pedestrian paths, and visual open space within neighborhoods (PF-P-26).
- The City shall update the Storm Drainage Master Plan and Public Facilities Implementation Plan, regarding stormwater drainage, every five years. The update shall be reviewed annually for adequacy and consistency with the General Plan (PF-I-13).

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5. FINANCIAL ABILITY OF AGENCIES TO PROVIDE SERVICES

A. INTRODUCTION

Economic Conditions and Outlook

The national foreclosure and credit crisis that triggered the Great Recession beginning in 2008, combined with the State's budget deficit, had an unprecedented impact on California's economy. The local region was among the hardest hit in the nation during these economically challenging times. Recovery has continued slowly but steadily and signs of a strong resurgence in upcoming years are beginning to emerge. Unemployment rates have continued to decline, consumer spending continues to show increases, and resale home prices are on the rise. Through strong economic development, sales tax was 9% higher than sales tax revenues for the same period last year.

During the Great Recession, in spite of a weakened housing market in the San Joaquin Valley region, residential home construction in Manteca continued. In 2012-13, the Building Safety division issued 314 permits for new residential construction compared to 286 permits in 2011-12. In addition to residential construction, commercial and industrial construction has continued. The CenterPoint industrial project featuring 190 acres of development with an intermodal center, light industrial, warehouse, office, and commercial uses was officially annexed in February 2012. On November 18, 2013 Crothall Laundry Services announced the groundbreaking of a new state-of-the-art 60,150 square foot laundry facility that will be part of the first phase of the CenterPoint project. Work continues on the first phase of the Austin Road Business Industrial Park and Residential Community. At full build out, this project will be comprised of 1,036 acres with various uses including commercial, industrial, residential, public, park, and open space.

Both the new residential and commercial growth helped mitigate the impact to assessed valuation for the City during the economic recession. The County Assessor's Office, however, has recently announced that after five years of a declining market resulting in lower tax bills and revenues to local government, the real estate market in San Joaquin County has rebounded dramatically. Consequently tax bills will also increase. In San Joaquin County many assessments have gone up as much as 40 percent, and more, over the past five years.

Longer Term Financial Planning

After nearly a decade of strong economic growth, the extraordinary and severe economic downturn in recent years led the City of Manteca to face unprecedented fiscal challenges. To ensure continued financial stability during this time and to set the foundation for future stability, the City Council instituted annual strategy and goal setting sessions. Through the sessions, the City develops long-term financial planning strategies which meet Council's goals and priorities. 5-year pro-forma projections have been developed for major funds including the General Fund. The City annually adopts a formal 5-year Capital Improvement Plan. Projects are analyzed not only on the merits and benefits of the proposal, but also on the long-term financial impact on City resources resulting from anticipated maintenance.

One of the key challenges facing local government is the rising costs of employee benefits. City leaders began negotiations in spring of 2011 with all employee bargaining units to address increasing personnel expenditures. New Memoranda of Understanding (MOU) were negotiated with all of the City's bargaining units and are in effect through June 30, 2015. Key areas addressed included the increasing cost of retirement benefits, including retiree health. Second tier retirement formulas with CalPERS were implemented for both public safety and miscellaneous units. In September 2012, the Governor of California signed the California Public Employees' Pension Reform Act of 2013 (PEPRA). To meet the requirements of PEPRA, the City was required to implement a third tier of retirement formulas effective for employees hired after January 1, 2013.

Major Initiatives

Public Works continues to design and construct major transportation projects that will improve traffic operations, support commercial and retail development, and reduce congestion. Projects currently under design include the Union Road Bridge Widening, the Highway 120/McKinley Interchange, Austin Road/SR 99 Interchange Improvements, and Milo Candini Access Road.

The Woodward Avenue Utilities and Street Improvements project was accepted as complete in May 2013 and will provide needed sewer and storm drainage pipelines from Main Street to Galleria Drive. The Atherton Drive Water Storage Tank and Booster Pump Station began construction in summer 2013 and is anticipated to be completed in June 2014. At completion this project will allow the storage of 3.5 million gallons of water that will be used to meet current and future customer demands in the southeast areas of the City.

In addition to infrastructure projects, work continues on expanding and upgrading City facilities. The new Multimodal Station was opened in August 2013 and the City's fourth fire station located in the Northwest area of Manteca opened September 11, 2013.

In the void left by the dissolution of Redevelopment, the City continues to collaborate with interested parties to develop new and innovative solutions to encourage economic growth within the community. Work continues on key projects such as the Austin Road Business and Industrial Park and Residential Community and the Family Entertainment Zone (FEZ). In January 2013, exclusive negotiating agreements were signed between the City and Manteca Development LLC in relation to the FEZ and with McWhinney Real Estate Services, Inc. for the development of a hotel/water park and conference center.

Beginning in January 2012, the City began the implementation of new Enterprise Resource Planning (ERP) software that will support all aspects of public administration including financial management, human resources, community development and utility management. The financial management and payroll modules went live during 2013, followed by utility management. The last phase of the project is community development which is anticipated to go live in late 2014.

There has also been community interest in building a variety of new public facilities including: a new police station, swim facility, parks, additional fire stations, and possibly a new city hall. While there has been community interest shown in these public facilities, they are not currently proposed, designed, or funded projects. If the City commits to these facilities in the coming years,

the City will have to consider the long term capital needs of the City combined with the capital costs of these new facilities. There are a variety of financial mechanisms that the City would have at their disposal including City funds (Public Facilities Implementation Plan (PFIP) or Development Mitigation Fund) or assessment districts. The use of such City funds would require an update to the PFIP. A portion of the Development Mitigation Fund is intended to fund public facilities. The City could consider instituting a Community Facilities District or another assessment district that would create the revenue needed for such public facilities. The City will consider all possible financial mechanisms for such public facilities when/if the funding is needed for new facilities. Such analysis has not been performed because these projects are not currently moving forward.

B. FINANCIAL SUMMARY

Financial Highlights

- The City's assets and deferred outflows of resources exceeds its liabilities and deferred inflows of resources at the close of the 2012-13 fiscal year by \$561.2 million (Net Position). Of this amount \$69.8 million (Unrestricted Net Position) may be used to meet ongoing obligations to citizens and creditors; \$90.5 million is restricted for capital projects, debt service and legally segregated taxes, grants, and fees; and \$400.9 million is invested in capital assets.
- As of June 30, 2013, the governmental funds reported combined fund balances of \$83.7 million, of which \$81.7 million is available to meet the City's current and future needs (Restricted, Committed, Assigned, and Unassigned balances).
- As of June 30, 2013 the fund balance for the General Fund was \$15.9 million of which \$1.9 million is designated as Non-Spendable for items such as deposits, prepaid assets, inter-fund advances, and inventory. The unassigned balance was \$13.9 million
- Governmental capital assets increased by \$25.1 million prior to depreciation in comparison to prior year assets representing additions of capital street improvements, land, equipment, and construction in progress. The increase is reflected in the net investment in capital assets.
- The City's total long-term liabilities decreased by \$4.1 million compared to the prior year. This decrease represents the payment of principal on long-term debt and the retirement of a \$1.7 million between the City and the former Manteca Redevelopment Agency.

Revenues

Total governmental activity revenues remained relatively unchanged. Of note is a decrease of \$6.2 million related to property taxes. This decrease is due to the dissolution of redevelopment. Prior to dissolution redevelopment agencies were funded via property tax. With the passage of ABX1 26, property tax collected in association with the former redevelopment areas is placed in a Redevelopment Property Tax Trust Fund maintained by the County Auditor-Controller's office. For the year ended June 30, 2012 only those property tax receipts received in January 2012 (approximately 53% of the annual distribution) were considered as property taxes received by the former Manteca Redevelopment Agency and accounted for as a governmental activity. The second largest change is related to an increase in Operating Grants and Contributions of \$4.7 million.

During fiscal year ended June 30, 2013, the City received \$5.5 million in federal assistance for the construction of the City's transit station and for transit operations.

Expenses

Expenses for the City totaled \$89.6 million and \$87.9 million for the years ended June 30, 2013 and 2012, respectively. Governmental activities incurred \$50.0 million of expenses while business-type activities incurred \$39.6 million. Notable decreases in expenses associated with Community Development and Interest and Fiscal Charges are a result of the dissolution of redevelopment activity and associated debt service. Decreases in other programs are attributable to reductions in personnel expenditures resulting from employee contracts that were renegotiated and in effect as of July 1, 2011. Of the Governmental Activities, the largest expenses were in Public Safety (\$23.6 million), Streets and Highways (\$7.3 million), and Parks and Recreation (\$6.8 million).

C. GENERAL PLAN POLICIES

The City of Manteca General Plan 2023 includes several policies and implementation programs related to the financing of infrastructure. These are as follows:

- The City will consider expanding its sphere of influence to incorporate areas that logically should be planned and serviced by Manteca. The City shall consider the following factors when making determinations involving sphere of influence boundaries (LU-P-10):
 - -Present and planned land uses in the area;
 - -Present and probable need for public facilities and services in the area;
 - -Present capacity of public facilities and adequacy of public services; and
 - -Existence of any social or economic communities of interest in the area.
- The City will consider applications for annexations that (LU-P-9):
 - -Are contiguous with City boundaries and provided for a logical expansion of the City;
 - -Create clear and reasonable boundaries;
 - -Ensure the provision of adequate municipal services;
 - -Reflect a long-term fiscal balance to the City and its residents, when reviewed cumulatively with other annexations;
 - -Are consistent with State law and San Joaquin County Local Agency Formation Commission standards; and
 - -Are consistent with the General Plan.
- The City shall establish and maintain a growth management plan to ensure the development of a balanced mix of residential, commercial, industrial, and public uses (PF-P-23).
- Ensure that all new development provides for and funds a fair share of the costs for adequate sewer distribution, including line extensions, easement, and plant expansions (PF-P-24).
- The City shall periodically update its fee structure for water and sewer connections and for City facilities and major equipment and revise them as necessary (PF-I-1).

D. FINANCIAL MANAGEMENT

Budgetary Control

The City prepares a budget for each fiscal year on or before June 30. The City maintains budgetary controls to ensure compliance with the legal provisions embodied in the annual appropriated budget approved by the City Council. Activities of the general fund, special revenue funds, and capital projects funds are included in the annual appropriated budget. The level of budgetary control (that is, the level at which expenditures cannot legally exceed the appropriated amount) is established at the fund level. The City also applies and maintains encumbrance accounting as a technique of accomplishing budgetary control. The City continues to meet its responsibility for sound financial management.

Cash Management

The City invests temporarily idle funds in accordance with the Government Code and the Investment Policy approved by the City Council. The City pools all cash funds not held by fiscal agents in order to maximize investment opportunities and increase flexibility. Investments are conservatively managed with the three primary objectives of safety of principal, liquidity to meet disbursement requirements, and investment yield, pursued in that order.

Total cash and investments as of June 30, 2013 amounted to \$251,493,476 encompassing governmental and business type activities, including restricted cash and investments. During fiscal year 2012-13 investments consisted primarily of U.S. Treasuries (28%), Federal Agencies (17%), corporate notes (8%) and the Local Agency Investment Fund (LAIF) managed by the State Treasurer (7%). \$81,073,757 or (32%) of the portfolio is related to bond reserves, unspent bond proceeds held by trustees, and in funds held in trust for retiree health benefits Single Audit

The City is subject to an annual single audit in compliance with provisions of the Single Audit Act as amended in 1996 and the United States Office of Management and Budget (OMB) Circular A-133, Audits of States, Local Governments and Non-profit Organizations. Information contained in this separate report related to the single audit includes the Schedule of Expenditures of Federal Awards and the auditor's report on the Schedule along with their reports on internal controls and compliance with applicable laws and regulations.

Internal Controls

City management is responsible for establishing and maintaining an internal control structure designed to ensure that assets are protected from loss, theft, or misuse and to ensure that adequate accounting data is compiled to allow for the preparation of financial statements in conformity with generally accepted accounting principles.

The internal control structure is designed to provide reasonable, but not absolute, assurance these objectives are met. The concept of reasonable assurance recognizes that: 1) the cost of a control should not exceed the benefits likely to be derived from the control; and 2) the valuation of costs and benefits requires estimates and judgments by management. All internal control evaluations occur within the above-stated framework. The City believes that their internal accounting controls

adequately safeguard assets and provide reasonable assurance that financial transactions are properly recorded.

Risk Management

The City is a member of the Municipal Pooling Authority (MPA), a Joint Powers Authority. The City joined the MPA's general liability program in January 1998 and the workers' compensation program in 2002. The City is not insured for liability occurrences over \$29 million per occurrence and maintains an Insurance Internal Service Fund to provide for the uninsured portion of claims and judgments.

Independent Audit

State statutes require an annual audit of the City's accounts by an independent certified public accountant. The City of Manteca selected the accounting firm of Maze and Associates. The auditor's report on the basic and combining financial statements and schedules is included in the financial section of the City's Comprehensive Annual Financial Report.

The City of Manteca receives funds for the provision of public services through development fees, property taxes, and connection and usage fees. As land is developed within the City and annexed into the City of Manteca from the SOI, these fees apply. The City of Manteca reviews these fee structures on an annual basis to ensure that they provide adequate financing to cover the provision of city services. The City's Community Development, Public Works, and Finance Departments are responsible for continual oversight that the fee structures are adequate.

E. FINANCIAL STATEMENTS

Comprehensive Annual Financial Report

The City prepares a Comprehensive Annual Financial Report (CAFR) each year with their financial statements. The CAFR includes a Government-wide Financial Statement and the Fund Financial Statement. These two sets of financial statements provide two different views of the City's financial activities and financial position. These financial statements are discussed below.

Government-wide Financial Statements

The Government-wide Financial Statements provide a longer-term view of the City's activities as a whole and are presented in a manner similar to a private-sector business. These statements are comprised of:

Statement of Net Position -Presents information on all City assets and deferred outflows of resources and liabilities, with the difference between the two reported as Net Position. Over time, increases or decreases in Net Position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

Statement of Activities - Presents information reflecting any change in the government's net position during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs (regardless of the timing of related cash flows). Thus revenues and expenses are reported in this statement for some items that will

only result in cash flows in future fiscal periods (e.g., earned but unused vacation and compensated time leaves).

Both of the Government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (government activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities).

- **Governmental activities** - All of the City's basic services are considered to be governmental activities, including general government, community development, library, public safety, public works, parks and recreation, and streets and highways. These services are supported by general city revenues such as taxes, and by specific program revenues such as developer fees.

The City's governmental activities include not only the City of Manteca (known as the primary government) but also the activities of a separate legal entity; the Manteca Financing Authority. The City Council serves as the governing body of this component unit and the City is financially accountable for the Authority.

Pursuant to ABX1 26 ("AB 26"), approved by Governor Brown on June 28, 2011 and upheld by the California State Supreme Court on December 29, 2011, the Manteca Redevelopment Agency ("Agency") was dissolved on January 31, 2012. The former Agency is now administered under the name of Successor Agency to the Manteca Redevelopment Agency. The activities of the Successor Agency to the Manteca Redevelopment Agency can be found in the Fiduciary Fund Section of the Financial Statements.

- **Business-type activities** - All of the City's enterprise activities, including golf, sewer, water, and solid waste. Unlike governmental services, these services are supported by charges paid by users based on the amount of the service they use.

Fund Financial Statements

The Fund Financial Statements report the City's operations in more detail than the Government-wide Statements and focus primarily on the short-term activities of the City's General Fund and other Major Funds. The Governmental Fund Financial Statements measure only current revenues and expenditures and fund balances; they exclude capital assets, long-term debt and other long-term amounts.

A "fund" is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities and objectives. All of the City's funds can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds.

- **Governmental Funds** - These funds are used to account for essentially the same functions reported as governmental activities in the Government-wide Financial Statements. Governmental Fund Financial Statements focus on near-term inflows and outflows of spendable resources and are therefore prepared on the modified accrual basis. Capital

assets and other long-lived assets, along with long-term liabilities, are not presented in the Governmental Fund Financial Statements.

The City of Manteca has 22 governmental funds of which 6 are considered major funds for presentation purposes. Each major fund is presented separately in the Governmental Fund Balance Sheet and the Governmental Fund Statement of Revenues, Expenditures and Changes in Fund Balances. The financial information for the remaining non-major governmental funds is combined into a single, aggregated presentation.

- **Proprietary Funds** - The City maintains two different types of proprietary funds; Enterprise Funds and Internal Service Funds. Enterprise Funds are used to report the same functions presented as "business-type activities" in the Government-wide Financial Statements. Internal Service Funds account for the financial activity of the City's equipment/information systems pool, vehicle pool, self-insurance, and payroll tax benefits. Financial statements for proprietary funds are prepared on the full accrual basis and include all their assets and liabilities, current and long-term.

Since the City's Internal Service Funds provide goods and services only to the City's governmental activities, their activities are reported only in total at the fund level. Internal Service Funds may not be Major Funds because their revenues are derived from other City Funds. These revenues are eliminated in the City-wide financial statements and any related profits or losses are returned to the Activities which created them.

- **Fiduciary Funds** - These funds are used to account for resources held for the benefit of parties outside the government. Fiduciary Funds are not reflected in the Government-wide Financial Statement because the resources of those funds are not available to support the City's own programs. The accounting used for Fiduciary Funds is similar to that used for Proprietary Funds. With the dissolution of the Redevelopment Agency per ABX1 26 and AB 1484, the activities of the Successor Agency to the Manteca Redevelopment Agency are reported as a Private Purpose Trust Fund in the Fiduciary Fund section.

F. FINANCIAL ANALYSIS

Government-wide Financial Analysis

Net Position - Net position may serve over time as a useful indicator of a government's financial position. In the case of the City, combined net position (government and business-type activities) totaled \$561.2 million at the close of the Fiscal Year Ended June 30, 2013. This is a difference of 32.0 million from June 30, 2012. The following table reflects the Summary of Net Position for the Fiscal Year Ended June 30, 2013 with comparative data for the Fiscal Year Ended June 30, 2012.

Summary of Net Position at June 30, 2013
(in thousands of dollars)

	Governmental Activities		Business-Type Activities		Total	
	2013	2012*	2013	2012*	2013	2012*
Current Assets	\$108,682	\$166,645	\$92,520	\$95,653	\$201,202	\$262,298
Non-Current Assets	23,137	23,448			23,137	23,448
Capital Assets	277,856	261,308	190,812	188,224	468,668	449,532
Total Assets	409,675	451,402	283,332	283,877	693,007	735,278
Current Liabilities	13,411	18,242	15,480	16,904	28,890	35,146
Non-Current Liabilities	16,395	18,302	86,511	88,642	102,904	106,944
Total Liabilities	29,806	36,544	101,991	105,546	131,794	142,090
Net Investment in Capital Assets						
Assets	272,862	254,330	128,003	124,506	400,865	378,836
Restricted	90,528	145,929		23,863	90,528	169,792
Unrestricted	16,479	14,598	53,338	20,962	69,817	44,560
Total Net Position	\$379,869	\$414,857	\$181,341	\$178,331	\$561,210	\$593,188

*As restated

The City's Government-wide Net Position as of June 30, 2013, comprised the following:

- Cash and investments comprised of \$156.4 million in the city treasury and \$26.8 million of restricted cash held by fiscal agents. This represents a decrease of \$44.6 million in restricted cash and investments. The decrease is primarily attributable to \$43.7 million of unspent bond proceeds that were transferred from the City to the Successor Agency to the Manteca Redevelopment Agency.
- Government receivables were comprised of \$12.7 million of current receivables and \$23 million of long-term receivables. Long-term receivables are related to grants and loans provided by the former Redevelopment Agency designed to encourage the construction of or improvement to low-to-moderate- income housing. The grants and loans have varying repayment terms and interest rates.
- Net capital assets of \$468.7 million include the City's infrastructure in addition to all other City assets.
- Restricted Net Position, totaling \$90.5 million, is restricted for capital projects (\$51.2 million), redevelopment projects (\$25.8 million), and \$13.5 million may be spent on other projects as specified by funding source restrictions.
- Unrestricted net Position totals \$69.8 million and can be used to finance day to day operations without constraints established by debt covenants or other legal requirements or restrictions. While these assets are technically unrestricted, most of these assets are committed or assigned for a specific use.

Governmental Activities - The net cost of each of the City's largest programs associated with Governmental Activities is tabled below. These programs include general government, community development, public safety, library, public works, parks and recreation, streets and highways, and interest and fiscal charges. Net cost is defined as total program cost less the revenues generated by those specific activities. For most governmental programs expenses have been greater than the revenue generated to support them.

Cost of Services by Program – Governmental Activities
Fiscal Year Ended June 30, 2013
(in thousands of dollars)

Program	Net Revenue/(Expense) From Services	
	2013	2012*
General Government	\$380	(\$85)
Community Development	(2,683)	(2,467)
Public Safety	(21,575)	(20,586)
Library	(156)	(86)
Public Works	3,914	1,313
Parks and Recreation	(4,482)	(3,590)
Streets and Highways	5,218	2,557
Interest and Fiscal Charges	(149)	(3,380)
Total Net Revenue/(Expense)	(\$19,533)	(\$26,324)

* As restated

Net revenues/expenses for general activities increased by \$6.8 million. The \$2.6 million increase in net revenues for Public Works is largely attributable to transit related activities. Net expenses related to Interest and Fiscal Charges decreased by \$3.2 million as a result of debt service previously associated with the Manteca Redevelopment Agency becoming the responsibility of the Successor Agency to the Manteca Redevelopment Agency.

Business-Type Activities

Changes in Business-Type Activities by Program
Fiscal Year Ended June 30, 2013
(in thousands of dollars)

	Business-type Activities	
	2013	2012*
Net Revenue (Expense) from Business-type Activities		
Water	(\$643)	\$27
Sewer	3,556	4,543
Solid Waste	(309)	(844)
Golf	(95)	22
Total Business-type Activities	\$2,509	\$3,748

* As restated

Net revenues of Business-type Activities decreased \$1.2 million primarily as a result of decreased Capital Grants and Contributions for both the Water and Sewer programs.

Financial Analysis of the City's Funds

The City uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. The focus of the City's Governmental Funds is to provide information on near-term inflows, outflows, and balances of spending resources. Such information is useful in assessing the City's financing requirements.

As of June 30, 2013, the City's governmental funds reported combined fund balances of \$83.7 million, which is a decrease of \$52.4 million or 38% compared with the prior year. This decrease is attributable to the transfer of unspent bond proceeds from the City to the Successor Agency to the Manteca Redevelopment Agency. Governmental fund revenues were \$54.9 million this year.

The General Fund accounted for 54% of this total. Expenses were \$64.4 million this year. Of this total, \$25.8 million was in the General Fund, \$18.8 million was in major funds and \$19.8 million was in non-major funds.

General Fund

General Fund revenues increased by \$3.2 million or 12% as compared to fiscal year end 2012. Property taxes increased by 20%. This increase is two-fold. As part of the dissolution of the former Manteca Redevelopment Agency, the California State Department of Finance made a determination through the Due Diligence Review process that the former Manteca Redevelopment Agency had Other Funds and Accounts (OFA) available for distribution to Affected Taxing Entities (ATE) in the amount of \$10,161,469. As one of the ATE's, the City of Manteca received a one-time property tax distribution of \$1,493,474. After adjusting for the one time revenue, property taxes increased by 3.1% as region-wide assessments of property values begin to rebound due to an improving housing market. Adding to the increases in revenues, sales tax revenue rose by 8.7%. General Fund expenditures remained consistent with prior year expenditures at \$25.8 million.

At June 30, 2013, the General Fund balance was comprised of \$1.9 million in non-spendable balances and \$13.9 million in unassigned balances. Fund balances have been classified in accordance with GASB 54. While amounts have been categorized as unassigned, they may be informally earmarked by the City Council for specific purposes.

Development Mitigation Fund

This fund accounts for the collection and use of fees collected as part of negotiated development agreements. Fund balance in the fund decreased by \$6.5 million as total expenditures including \$4.1 million of capital improvements exceeded current year revenues. Additionally, this fund provided a \$2.3 million transfer to the General Fund and the Development Services Fund to support operational expenses.

The fund's fiscal year end fund balance of \$2.6 million is restricted, which means it is available only to fund future projects related to the fees collected.

Low and Moderate Income Housing Assets Fund

On June 28, 2011 the State of California adopted ABx126, amended by AB 1484 on June 27, 2012, which dissolved redevelopment agencies as of January 31, 2012. All assets of the former Redevelopment Agency were transferred as prescribed by law to either the Housing Successor or to the Successor Agency.

The City of Manteca elected to become the Housing Successor and established the Low and Moderate Income Housing Assets Special Revenue Fund to account for the housing assets and activities formally provided by the Manteca Redevelopment Agency. As of June 30, 2013, the net

position of the Low and Moderate Income Housing Assets Special Revenue Funds was comprised of \$133,955 in cash and investments and \$2,629,231 in restricted cash.

Federal Transit Management Fund

This fund accounts for all of the funding received (federal, state, and local transportation) associated with the operations of the City of Manteca's public transit system. Revenues for this fund as of June 30, 2013 were \$7.5 million as compared to \$1.8 million for the prior fiscal year. This includes an increase of \$5.7 million in revenue from other agencies primarily in the form of grant revenue used for the construction of the transit center. Expenditures for the Fiscal Year Ended June 30, 2013 were \$7.8 million as compared to \$1.9 million for the prior year. This includes \$6.9 million in capital outlay associated with the transit center.

Public Facilities Implementation Plan (PFIP)

Development fees are collected in the areas designated in the Public Facilities Implementation Plan to finance the construction of future transportation and storm drainage infrastructure. The fund balance in this fund shows a decrease of \$2.4 million. Improvements totaling \$2.9 million were constructed in fiscal year 2013. The Public Facilities Implementation Plan was updated in fiscal year 2013 to appropriately plan for future growth in accordance with the updated General Plan. New fees for sewer, water, and storm drain were adopted on March 5, 2013. The program and fee previously adopted for transportation will remain in effect until such time as the update is complete.

Special Apportionment Streets

This fund accounts for the construction and maintenance of the street systems in Manteca through funding from local transportation funds and State and Federal grants. The fund balance decreased by \$43.9 million. Included in this decrease are transfers totaling \$43.7 million to the Successor Agency to the Manteca Redevelopment Agency related to unspent bond proceeds that had previously been transferred from the Manteca Redevelopment Agency to the City to construct road projects. With the dissolution of redevelopment these funds were required to be transferred back to the Successor Agency until such time as they are approved for use by the California State Department of Finance.

Proprietary Funds

The City's Proprietary Funds are comprised of the Water Fund, the Sewer Fund, the Solid Waste Fund, and the Golf Fund. Proprietary Fund net position totaled \$181.3 million at June 30, 2013. Proprietary operating revenues were \$40.9 million and operating expenses were \$33 million in fiscal 2013.

Water Fund: The net position of the Water Fund is \$66.5 million. Approximately \$33.2 million of the Fund's Net Position was unrestricted at the fiscal year end with \$33.3 million in net investment in capital assets. This total was comprised \$13.5 million in operating revenues for the current year and \$11.8 million in operating expenses. Charges for services remained consistent with prior year revenues as the City took action in December 2012 to forgo scheduled rate increases. It was determined at that time that there were sufficient unrestricted funds to cover anticipated

expenses and capital investments without the need to increase user rates. Operating expenses increased by 3.8% from fiscal year 2012.

Sewer: The net position of the Sewer Fund is \$106.9 million for the current year. Operating revenues for fiscal year 2013 were \$17.5 million which were in line with fiscal year 2012. Operating expenditures increased by \$.5 million or 4.4% from fiscal year 2012. A total of \$89.3 million of the fund's net position is invested in capital assets, with \$17.5 million designated as unrestricted.

Solid Waste: Operating revenues of \$8.7 million remained consistent with those of fiscal year 2012 as there are no scheduled rate increases for this fund. Operating expenses were \$9.0 million, a slight decrease from \$9.1 million for fiscal year 2012. A total of \$3.9 million of the fund's net position was unrestricted at yearend.

Golf: The operating revenue for this fund totaled \$ 1.1 million as of June 30, 2013. This is consistent with operating revenue for fiscal year 2012. However, charges for services showed a slight decrease of 3.3 %. Operating expenses were \$ 1.13 million, an increase of 7.8%. This increase is primarily attributable to increases in personnel expenditures and contractual services. The net result was a minor decrease in Net Position of \$68,342. The General Fund continues to contribute to the Golf Fund to compensate for the reduced rate for youth and senior programs. In fiscal year 2013 this contribution was \$155,000. The aging Golf course will require major renovations and improvements over the next five to ten years. Some of the areas which will need improvements are the cart path, the lake retaining wall, the irrigation system, the parking lot expansion, tree restoration, and drainage improvements.

G. DETERMINATION

The City of Manteca expenses are covered through the revenues that they receive from development fees, property taxes, and connection and usage fees. As land is developed within the City and annexed into the City of Manteca from the SOI, these fees and charges apply. The City of Manteca manages their finances on a continual basis, which is reported on an annual basis through the Comprehensive Annual Financial Report and the City Budget. The City's management and reporting of their finances are in accordance with the legal requirements for such. An outside audit is performed to ensure that the legal requirements are met.

The General Plan includes policies and implementation measures that require new development to pay its fair share to offset capital costs for public facilities and services. Moreover, Goal PF-3 in the General Plan's Public Facilities Element states that 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. The City reviews their fees and user charges on an annual basis to determine the correct level of adjustment required to pay for adequate services and to reverse any deficits and assure funding for needed infrastructure going forward.

The City's has budgeted for current and future expenses, debts, and revenues. The City's financial statements shows that they are fiscally sound. The City will continue to manage and report their financial condition on an annual basis, which will include adjustments as necessary.

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6. STATUS OF AND OPPORTUNITIES FOR SHARED FACILITIES

Currently, the City of Manteca can provide an appropriate level of fire protection, police, water, sewer, and storm water services in a cost efficient manner to areas within the City limits. In a few limited cases the City provides services outside of the City limits. The City of Manteca provides the City of Lathrop with approximately 14.7 percent of its wastewater treatment facility capacity through an agreement.

The focus of this section is to identify opportunities for reducing overall costs and improve services by sharing facilities and resources. The following outlines existing and potential opportunities for the City of Manteca to share facilities and resources.

A. BACKGROUND

The City has already identified opportunities for reducing overall costs through sharing facilities with other agencies and sharing or reducing use of the resources as described below.

1. Water Supply and Distribution

The City of Manteca in partnership with the cities of Tracy, Lathrop, Escalon, and the South San Joaquin Irrigation District has contributed to the construction of a surface water treatment plant and transmission pipeline to deliver water to each city. This water supply is based on water rights on the Stanislaus River and is considered highly reliable.

2. Wastewater Treatment Facility

The City of Manteca has two outside users of the wastewater treatment facility, the City of Lathrop and the Raymus Village, a county service area outside and northeast of the city limits. The City of Manteca allocates to the City of Lathrop 14.7 percent of the total capacity of the plant through an agreement. The City of Lathrop conveys most of its wastewater to the City of Manteca wastewater treatment facility for treatment and disposal. The City of Lathrop has a contractual relationship with Manteca whereby 14.7 percent of the Manteca-Lathrop WQCF capacity is allocated for Lathrop flows. The Waste Discharge Requirements (WDRs) Order No. R5-2015-0026 NPDES NO. CA0081558 allows the Manteca-Lathrop WQCF to expand capacity up to 17.5 mgd. The City of Lathrop is required to petition the City at each phase of expansion for additional capacity.

3. Combined Stormwater Basin and Parks and School Facilities

The City of Manteca General Plan 2023 has the following two policies dealing with shared facilities:

- The City shall use joint development park and drainage detention basins in the development of neighborhood parks (PF-P-47).
- The City shall cooperate with the Manteca Unified School District in opportunities for joint-use of school and park and recreational facilities (PF-P-48).

4. Manteca Fire

The City of Manteca and Lathrop-Manteca Fire currently provide mutual aid when needed/requested, but they do not share facilities. The City recognizes expansion through annexations into the Lathrop-Manteca Fire District serviced areas can create financial and service impacts on the Fire District as discussed in Section 4.0 of this MSR. Consequently, the City intends to enter into agreements with the Fire District prior to annexation to maintain the same revenue (not increment) going to the Fire District for ten years while continuing the City's policy to detach upon annexation or as LAFCo may require. These payments can be paid either in one lump sum payment or over the course of 10 years. In either event, developer/applicant shall make payments to the City and the City shall pass these payments on to the Fire District. If the option for lump sum payment is selected in an approve agreement, the lump sum amount shall be calculated based on the sum of 10-year's property tax rate with the first year being the current year's property tax rate and each succeeding year adding 2% to the previous year's property tax rate. The City recognizes that there is a limited tax payer base in the area that is south of Manteca and currently serviced by the Lathrop-Manteca Fire. The City intends to continue the current mutual aid service agreements that are in place in this area into the future. There have been some discussions between the City of Manteca and the Lathrop-Manteca Fire District relative to sharing facilities/service beyond the existing mutual aid agreements.

B. DETERMINATION

The City of Manteca in partnership with the cities of Tracy, Lathrop, Escalon, and the South San Joaquin Irrigation District (SSJID) has contributed to the construction of a surface water treatment plant and transmission pipeline to deliver water to each city. In addition, Manteca allocates to the City of Lathrop 14.7 percent of the total capacity of Manteca's wastewater treatment plant.

The City of Manteca has multiple planning processes in place to assess whether levels of service provided are adequate to accommodate new growth, including the City of Manteca General Plan 2023, its annual budgeting process, master planning processes for water supply and distribution, wastewater and sewer systems, as well as fire protection and law enforcement services. It is through these processes that the City will continue to monitor and assess whether future opportunities for shared facilities, such as additional park/detention basins, will improve levels of service in a cost effective manner.

7. ACCOUNTABILITY FOR COMMUNITY SERVICE NEEDS, INCLUDING GOVERNMENT STRUCTURE AND OPERATIONAL EFFICIENCIES

This section considers the benefits and constraints of the City of Manteca's government structure in regards to the provision of the public services. LAFCo is required to consider the advantages and disadvantages of any options that might be available to provide the services. In reviewing potential government structure options, consideration may be given to financial feasibility, service delivery quality and cost, regulatory or government frameworks, operational practicality, and public reference.

A. BACKGROUND

Residents ultimately have oversight for the provision of public services in Manteca since the City is run by an elected City Council that answers to the public through the ballot process. When the City of Manteca annexes property in the SOI, the City will provide a wide range of public services. In some cases, such as municipal water, sewer, and storm water drainage, annexation will result in availability of services which are not currently available in the SOI. Individual property owners in the SOI, but outside the city limits, have to provide these services themselves, so there will be an increase in available services with annexation; however, there will also be a corresponding increase in service fees as well.

B. DETERMINATION

Since the City of Manteca is an incorporated city, the City Council will make final decisions concerning fee structures and provisions of service. As discussed in previous chapters, the City of Manteca reviews its fee structures for fire protection, law enforcement, water, sewer, and storm drainage on annual basis. The City of Manteca General Plan 2023 also has numerous goals, objectives, policies and actions to ensure that adequate services are provided in a cost effective manner to accommodate new growth.

The ability to serve the anticipated growth within the SOI is not expected to have a significant effect on governmental structure of the City of Manteca or its ability to provide services. Mechanisms are in place within City departments to effectively provide for public participation in the planning and development process to address growth within the SOI. The City will continue to work with service providers such as the SSJID to address government structure options to provide efficient and cost effective public facilities and services.

The City's use of its budget process and long range infrastructure planning processes ensure that it is able to provide directly, and through contract, adequate levels of service in a cost-effective manner within its service areas. The City has demonstrated the ability to work with other service providers and districts to ensure that adequate services are provided in a cost effective manner. Efforts to ensure effective government structure for the provision of fire and police protection,

water supply, wastewater treatment, and storm drainage facilities demonstrate the City's foresight to plan for future service needs as City boundaries expand due to annexations and population increases. Assuming the City continues to evaluate existing government structure and seek opportunities for improvement, no significant barriers are expected in regards to government structure during the 10 and 20-Year Planning Horizons.

8. REFERENCES

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GIS DATA

GIS data obtained for the City of Manteca

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9. REPORT PREPARERS

SAN JOAQUIN COUNTY LOCAL AGENCY FORMATION COMMISSION

Jim Glaser Executive Director

CITY OF MANTECA

Mark Meissner..... Planning Manager

Erika Durrer Senior Planner

Phil Govea Public Works Deputy Director

Pennie Arounsack GIS Analyst

DE NOVO PLANNING GROUP

Steve McMurtry..... Principal Planner/Project Manager

Ben Ritchie Principal Planner

Beth Thompson Principal Planner

Josh Smith Associate Planner

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