
**SAN JOAQUIN
LOCAL AGENCY FORMATION COMMISSION**

LAFCo

509 W. WEBER AVENUE SUITE 420 STOCKTON, CA 95203

AGENDA

Thursday, February 8, 2018 9:00 A. M.

BOARD OF SUPERVISORS CHAMBERS
44 NORTH SAN JOAQUIN STREET, 6TH FLOOR
STOCKTON, CALIFORNIA

* * * *

Call to Order
Announce Date and Time of Meeting for the Record
Roll Call
Pledge of Allegiance

Recognition of Service for Commissioner Bob Elliott.

CONSENT ITEMS

1. MEETING MINUTES OF DECEMBER 14, 2017
(Action by All Members)
Approve Summary Minutes of the regular meeting.
2. OUT-OF-AGENCY SERVICE REQUEST
(Action by Regular Members)
Request from the City of Stockton to provide out-of-agency sewer service outside the City boundary under Government Code §56133 to 621 S. Anteros Avenue, Stockton.

PUBLIC HEARING

3. DISSOLUTION OF INACTIVE COUNTY SERVICE AREAS (LAFc 24-17)
(Action by Regular Members)
Request from Public Works to dissolve six inactive County Services Areas (CSA). CSA 7, CSA 10, CSA 19, CSA 34, CSA 39, and CSA 40.
4. AMENDMENT TO THE CITY OF MANTECA SPHERE OF INFLUENCE
(LAFc 01-18)

(Action by Regular Members)

Request to amend the Sphere of Influence to the City of Manteca.

5. GRIFFIN PARK REORGANIZATION TO THE CITY OF MANTECA
(LAFCO 26-15)

(Action by Regular Members)

Request to annex approximately 344 acres to the City of Manteca with concurrent detachment from the San Joaquin County Resource Conservation District and Lathrop-Manteca Fire District.

ACTION ITEMS

6. ELECTION OF CHAIR AND VICE-CHAIR

Election of Chair and Vice-Chair to serve during the 2018 calendar year.

7. DRAFT MUNICIPAL SERVICE REVIEW (MSR) FOR SELECTED SAN JOAQUIN COUNTY RECLAMATION DISTRICTS

(Action by Regular Members)

The Commission will review and discuss the MSR report for 22 Reclamation Districts.

SPECIAL MATTERS

8. COMMISSION MEETING SCHEDULE FOR 2018

Meeting dates for the 2018 calendar year

9. MID-FISCAL YEAR BUDGET REPORT

PUBLIC COMMENTS

10. Persons wishing to address the Commission on matters not otherwise on the agenda

EXECUTIVE OFFICER COMMENTS

11. Comments from the Executive Officer

COMMISSIONER COMMENTS

12. Comments, Reports, or Questions from the LAFCO Commissioners

CLOSED SESSION

13. Open Session Disclosure Regarding Closed Session Items pursuant to Government Code Section 54957.7
14. CLOSED SESSION
 - A. Conference with Legal Counsel-Existing Litigation pursuant to Government Code Section 54956.9(a)
Name of Case: Pacific Gas and Electric v. San Joaquin LAFCo and South San Joaquin Irrigation District (San Joaquin County Superior Court Case No. 39-2015-00321743-CU-JR-STK)
15. Open Session Report on Closed Session pursuant to Government Code Section 54957.1

ADJOURNMENT

LAFCo

509 W. WEBER AVENUE SUITE 420 STOCKTON, CA 95203

**SUMMARY MINUTES
December 14, 2017**

BOARD OF SUPERVISORS CHAMBERS
44 NORTH SAN JOAQUIN STREET, 6TH FLOOR
STOCKTON, CALIFORNIA

Chairman Doug Kuehne called the meeting to order at 9:02 a.m.

MEMBERS PRESENT: Commissioners Elliott, Fox, Johnson, Villapudua and
Chairman Kuehne

MEMBERS ABSENT: None

ALTERNATE MEMBERS PRESENT: Commissioners Manne and Patti

ALTERNATE MEMBERS ABSENT: Commissioner Andrade

OTHERS PRESENT: James Glaser, Executive Officer; Rod Attebery, Legal
Counsel; and Mitzi Stites, Commission Clerk

CONSENT ITEMS

Commissioner Elliott requested a correction be made on Resolution 1374 to reflect the address of the property that is requesting sewer connection to the City of Manteca.

A motion was made by Commissioner Johnson, and seconded by Commissioner Villapudua to approve the Consent Calendar.

The motion for approval of the Summary Minutes of August 10, 2017 meeting was passed by a unanimous vote of the Commission.

The motion for approval for the out-of-agency service requests to properties located at 1656 Rhode Island Avenue, 2708 Florida Avenue, 3526 Utah Avenue, 5344 Hobart

Avenue, 740 S. Los Angeles Avenue, and 5303 E. Washington Avenue, Stockton and 1751 S. Main Street in Manteca as amended was passed by a unanimous vote of the voting members of the Commission.

Commission Tom Patti arrived at 9:10 a.m.

PUBLIC HEARING

4. COLLEGE PARK SHEA HOMES REORGANIZATION TO MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT (LAFC 16-17)
(Action by Regular Members)

Request to annex 33.87 acres to the Mountain House Community Services District with concurrent detachment from the Tracy Rural Fire Protection District and San Joaquin County Resource Conservation District.

Mr. James Glaser, Executive Officer, presented a PowerPoint of the request from Mountain House Community Services District (MHCS D) to annex property located between College Park North Area A and Area B. This parcel is within the MHCS D Specific Plan III and the Sphere of Influence. Parcel will detach from Tracy Rural Fire Protection District and SJ County Resource Conservation District.

MHCS D was created by the Board of Supervisors in 1994 and in 2008 it became an independent district governed by an elected Board of Directors. Mountain House is a Master Planned Community designed to provide a balance of housing and employment opportunities for a population of 44,000 residents at build out. Public facilities, services, and financing plans are designed in consideration of the SOI boundary. Not all areas within the Master Plan and Sphere of Influence have been annexed to MHCS D although specific plans have been adopted. Annexation to MHCS D would occur as property owners complete infrastructure designs and are ready for construction.

Tracy Rural sent a letter requesting deferred action on annexation until the JPA between City of Tracy and Tracy Rural is finalized as it will impact MHCS D annexations.

Tax and Revenue Code Section 99 allows for the transfer of property taxes to a local agency whose service responsibility will be altered. The County establishes terms of agreement. The terms were established by the Amended and Restated Public Services Allocation agreement by and between the County and MHCS D. The property tax allocation will be transferred from Tracy Rural to MHCS D/County upon annexation.

Property Tax allocation has been verified by the County Auditor. Tracy Rural will lose \$429.85 annually in property tax revenues and assessments. Tracy Rural has not demonstrated that the loss of revenue will negatively impact the District's ability to provide service.

Commissioner Johnson requested clarification as on whether the annual property tax of \$429.85, is the total amount or per acre.

Mr. Glaser, Executive Office, stated that it is the total amount for all 32.87 acres.

Chairman Kuehne requested background information on the MHCS D fire station.

Ed Pattison, General Manager, MHCS D, gave a brief history of the fire station. TriMark, and MHCS D agreed that TriMark would build the Fire Station and Tracy Rural would provide the service and would take ownership of the station. In early 2015, French Camp McKinley Fire District took over fire service. Because of that change, MHCS D had to pay Tracy Rural for the fire station. The fire station is now owned by MHCS D.

Mr. Glaser, Executive Officer, stated that Section 6 was added to the Resolution which directs the Executive Officer to withhold filing of the Certificate of Completion until the Executive Officer receives an executed "annexation fee" resolution from Mountain House Community Services District (MHCS D).

Staff recommended that the Commission approve the College Park Shea Homes Reorganization to MHCS D.

Chairman Kuehne opened the floor to public comments.

No one came forward.

Chairman Kuehne closed the floor to public comments.

Chairman Kuehne opened up the floor for Commissioner Comments.

Commissioners had no further comments.

A motion was made by Commissioner Elliott and second by Commissioner Villapudua to approve College Park Shea Homes Reorganization to Mountain House Community Service District with concurrent detachment from the San Joaquin County Resource Conservation District and the Tracy Rural Fire Protection District.

The motion passed by a unanimous vote of the voting members of the Commission.

CORRESPONDENCE

5. Written communication received from Martin Harris, Terra Land Group, dated October 31, 2017

Mr. Glaser informed the Commission that the project that Mr. Harris is writing about is the pending Griffin Park project. It may be coming to the Commission in February 2018.

PUBLIC COMMENTS

6. Persons wishing to address the Commission on matters not otherwise on the agenda.

No one came forward.

EXECUTIVE OFFICER COMMENTS

7. Comments from the Executive Officer

James Glaser, Executive Officer announced there would not be a Commission meeting in January. In February, the Commission will need to elect a new Chair and Vice-Chair, and there will be a Municipal Service Review(MSR) and Sphere of Influence (SOI) Report regarding 22 Reclamation Districts. In order to dedicate time to this report in February, the Commission can expect this 400 + page report sometime in January to review. The City of Manteca will have an amendment to their SOI, a dissolution of approximately six County Service Areas, and possibly Griffin Park Annexation will go before the Commission in February.

COMMISSIONER COMMENTS

8. Comments, Reports, or Questions from the LAFCo Commissioners

Commissioners Johnson, Patti and Chairman Kuehne gave a recap on the CALAFCO Conference that they attended in San Diego. Commissioner Elliott wished everyone a Merry Christmas.

CLOSED SESSION

9. Open Session Disclosure Regarding Closed Session Items pursuant to Government Code Section 54957.7

10. CLOSED SESSION

A. Conference with Legal Counsel-Existing Litigation pursuant to Government Code Section 54956.9(a)

Name of Case: Pacific Gas and Electric v. San Joaquin LAFCo and South San Joaquin Irrigation District (San Joaquin County Superior Court Case No. STK-CV-UJR- 2015-2016)

11. Open Session Report on Closed Session pursuant to Government Code Section 54957.1

The Commission went into Closed Session at 9:35 a.m. and reconvened at 10:30 a.m. There was no reportable action.

The meeting adjourned at 10:30 a.m.

LAFCo

509 W. WEBER AVENUE SUITE 420 STOCKTON, CA 95203

EXECUTIVE OFFICER'S REPORT

February 8, 2018

TO: LAFCo Commissioners

FROM: James E. Glaser, Executive Officer

SUBJECT: **CITY OF STOCKTON OUT-OF-AGENCY SERVICE REQUESTS**

Recommendation

It is recommended that the Commission approve the request from the City of Stockton to provide out-of-agency sewer service under the Government Code §56133 to property located at 621 S. Anteros Avenue, Stockton.

Background

Government Code Section §56133 states that the Commission may authorize a city or special district to provide new or extended services outside its jurisdictional boundaries but within its sphere of influence in anticipation of a later change of organization and that prior to providing new or extended service, the city or district must first receive approval from LAFCo. The Commission adopted a policy that conditions their approval for out-of-agency service requiring the recordation of an agreement with the landowner consenting to annexation of their property when annexation becomes feasible.

The City of Stockton submitted a request for approval to extend sanitary sewer service to a single family residences outside the city limits but within the City's sphere of influence. A vicinity map is attached showing the location of the out-of-agency request. Connection to City sewer lines are available to the property and the property owner has paid the appropriate connection fees to the City. The request for out-of-agency service is in compliance with the Government Code §56133 and Commission policies. Staff recommends approval of the attached Resolution 1375 approving out-of-agency services.

Attachment: Resolution No. 1375
Vicinity Map

Resolution No. 1375

**BEFORE THE SAN JOAQUIN LOCAL AGENCY FORMATION
COMMISSION APPROVING AN OUT-OF-AGENCY SANITARY SEWER
SERVICE FROM THE CITY OF STOCKTON TO 621 S. ANTEROS AVENUE,
STOCKTON.**

WHEREAS, the above-reference requests have been filed with the Executive Officer of the San Joaquin Local Agency Formation Commission pursuant to §56133 of the California Government Code.

NOW THEREFORE, the San Joaquin Local Agency Formation Commission DOES HEREBY RESOLVE, DETERMINE, AND ORDER as follows:

- Section 1. Said out-of-agency service request is hereby approved.
- Section 2. The proposal is found to be Categorically Exempt from CEQA.
- Section 3. The proposal is subject to the following conditions:
- a. Prior to connection to the city sewer or water, the City of Stockton shall record a covenant and agreement with the property owners to annex to the City of Stockton in a form acceptable to the Executive Officer.
 - b. This approval and conditions apply to current and future property owners.

PASSED AND ADOPTED this 8th day of February, by the following roll call votes:

AYES:

NOES:

ABSENT:

Chairman
San Joaquin Local Agency
Formation Commission

Res. No. 1375
02-08-18



EXECUTIVE OFFICER'S REPORT

PROJECT: **DISSOLUTION OF INACTIVE COUNTY SERVICE AREAS
NOs. 7, 10, 19, 34, 39, and 40**

PROPOSAL: Dissolution of County Service Areas that have remained inactive since formation

APPLICANT: San Joaquin County Public Works Department

LOCATION: Various locations in the County (Exhibit A: Vicinity Map)

PURPOSE: To comply with the State Controller's Office to take appropriate action to dissolve inactive special districts as needed

RECOMMENDATION

It is recommended that the Commission approve Resolution No. 1376 approving the dissolution of inactive County Services Areas Nos. 7, 10, 19, 34, 39 and 40.

BACKGROUND

In unincorporated areas, basic services such as police are provided by the County. Because counties often consist of large and diverse geographical areas, providing a consistent and adequate service level across all areas can be difficult. In the 1950's the County Service Area Law was enacted to provide a means of providing expanded services in areas where residents are willing to pay for such services as lighting, water, drainage, and sewer.

The formation of a county service area (CSA) can be initiated by a petition of registered voters or by adoption of a resolution at the county level. A CSA is a dependent special district, and the County Board of Supervisors serves as the district's Board of Directors. The County Public Works Department administers the operation and maintenance of the CSAs including levying appropriate service charges and fees to pay for services when extended. Although special districts are not functions of the state, the state provides critical oversight to special district operations. Special districts must submit annual financial reports to the State Controller and must follow state laws regarding public meetings, record keeping, and elections.

The County Department of Public Works (DPW) received notice from the State Controller's Office that annual financial statements have not been filed for six county service areas and requested that the County take appropriate action including dissolution if the districts were "inactive." A special district is considered to be "inactive" if it has had no financial transactions in the previous fiscal year, has no assets or liabilities, and has no outstanding debts, judgments, litigation, contracts, liens,

or claims. Upon review, DPW determined that the CSAs proposed for dissolution have been inactive since their formation, have not collected any fees or revenues from the constituents within the CSA boundaries for services, and therefore should be dissolved as there is reasonable probability that the authorized services will not be used in the future.

The CSAs proposed for dissolution are as follows:

CSA 7-San Joaquin River Club

The San Joaquin River Club is a 400-acre co-operative development consisting of about 1,000 building sites with club ownership of all land and private ownership of residential improvements. The CSA was formed in 1967 because the residents wanted extended police protection service, however, the service had never been initiated and the CSA remained inactive. The River Club is located along west side of the San Joaquin River at the northeast corner of Kasson Road and Durham Ferry Road.

CSA No. 10-Northeast Stockton

CSA No. 10 was formed in 1970 to provide parks and recreational facilities to a 710 acre area adjacent to northeast Stockton between the city limits and the Diverting Canal. Although existing schools and the Northeast Neighborhood Center provides recreational programs for the community there were no parks in the area. The Commission approved the formation of the CSA although a proposed park site and capital outlay for purchase had not been identified.

CSA No. 19-The Orchard

A CSA was formed 1978 to provide water, storm drainage, street lighting, and solid waste disposal for a proposed rural residential subdivision consisting of 37 acres located in the vicinity of Vernalis at the intersection of State Highway 33 and 132. Development of the subdivision did not occurred and the parcels remain in agricultural uses.

CSA 34-Wynn Industrial Park

Application was filed by petition of property owners in 1982 proposing to form CSA 34 to maintain storm drainage facilities and street lighting for a proposed 20-acre Wynn Industrial Park consisting of 34 lots. The proposed industrial park is located south of Lathrop Road immediately east of the Western Pacific Railroad crossing. The property remains vacant and is now within the sphere of influence for the City of Manteca.

CSA No. 39-Western World

Western World was a proposed combined commercial, recreational, and residential 98-acre development with an "old west" theme consisting of equestrian arenas and country entertainment. Conditions of approval required public water, sanitary sewer, street lighting and storm drainage be provided and the formation of a CSA to operate and maintain the systems and collect annual service charges. The CSA was formed in 1995. The proposed Western World development was planned for the northwest corner of Highway 99 and Liberty Road, extending west to Lower Sacramento Road. The properties are now owned by San Joaquin Delta College.

CSA No. 40-Fairchild Industrial Park

CSA 40 was established in 1985 to provide storm drainage, street lighting, and a water system for fire suppression services for the existing 100-acre Fairchild Industrial Park consisting of 17

industrial lots. The CSA was required by the County for the operation and maintenance systems for storm drainage, street lighting, and water for fire protection. In accordance with a County agreement construction of the necessary improvements would occur as development of the industrial park progresses and properties would be assessed by the CSA for the improvements. Ultimately, the improvements were not necessary. The Fairchild Industrial Park is located on the south side of Waterloo Road (Highway 88) at the intersection of Fairchild Lane.

ENVIRONMENTAL

The County Department of Public Works, as Lead Agency, determined that the dissolution of 6 inactive county service areas are categorically exempt under CEQA Section 15301 (h) and the project to dissolve will have no significant impact on the environment.

DISCUSSION

The most recent version of the Cortese Knox Hertzberg Act (December 2017) now contains a definition of “inactive district.” Inactive districts must meet all of the following: 1) it is a special district as defined in Section 56036; 2) the district has had no financial transactions in the previous fiscal year; 3) the district has no assets or liabilities; and 4) the district has no outstanding debts, judgements, litigation, contracts, liens, or claims. Recently passed Senate Bill 448 now requires LAFCo to dissolve inactive districts after holding one public hearing and the dissolution is not subject to protest proceedings, nor can an inactive district object to a dissolution proceeding.

The County DPW has determined that the county service areas identified above have remained in an inactive state since they were formed. The districts have not collected any fees or service charges and does not receive any property taxes. The DPW has also determined after careful review that there is reasonable probability that the powers authorized by the CSA will not be used in the future. The State Controller’s Office has alerted the DPW that no financial activity has been reported for the subject CSAs and that the DPW should take appropriate action including dissolution of those districts.

RECOMMENDATION

It is recommended that the Commission adopt the attached Resolution No. 1376 approving the dissolutions of CSA Nos. 7, 10, 19, 34, 39, and 40.

Attachments: LAFCO Resolution No. 1376
Exhibit A – Vicinity Map

RESOLUTION NO. 1376

**BEFORE THE SAN JOAQUIN LOCAL AGENCY FORMATION COMMISSION
APPROVING THE DISSOLUTION OF INACTIVE COUNTY SERVICE AREAS
NOS. 7, 10 19, 34, 39, and 40**

WHEREAS, the above entitled proposal was initiated by filing by the San Joaquin County Public Works Department, an on October 31, 2017 the Executive Officer certified the application filed for processing in accordance with the Local Government Reorganization Act; and

WHEREAS, the Commission held a public hearing on the proposed dissolution of the above described inactive county service areas on February 8, 2017 in the Board of Supervisors Chambers, 44 North San Joaquin Street, 6th Floor, Stockton, CA pursuant to notice of hearing which was published and posted in accordance with State law; and

WHEREAS, at said hearing the Commission heard and received evidence, both oral and written regarding the proposal, and all persons present were given an opportunity to be heard; and

NOW THEREFORE, the San Joaquin Local Agency Formation Commission DOES HEREBY RESOLVE, DETERMINE, AND ORDER as follows:

Section 1. County Service Area Nos. 7, 10, 19, 34, 39, and 40 are inactive as defined by Government Code Section 56042;

Section 2. The corporate powers of the county service areas have not been used and there is a reasonable probability that those powers will not be used in the future;

Section 3. The Board of Supervisors has, by unanimous resolution, consented to the dissolution of the districts; and

Section 4. Approves the dissolution of County Service Area Nos. 7, 10, 19, 34, 39, and 40 with the map of the boundaries attached hereto as:

Exhibit A: CSA No. 7-San Joaquin River Club

Exhibit B: CSA No. 10-Northeast Stockton

Exhibit C: CSA No. 19-The Orchard

Exhibit D: CSA No. 34-Wynn Industrial Park

Exhibit E: CSA No. 39 Western World

Exhibit F: CSA No. 40-Fairchild Industrial Park

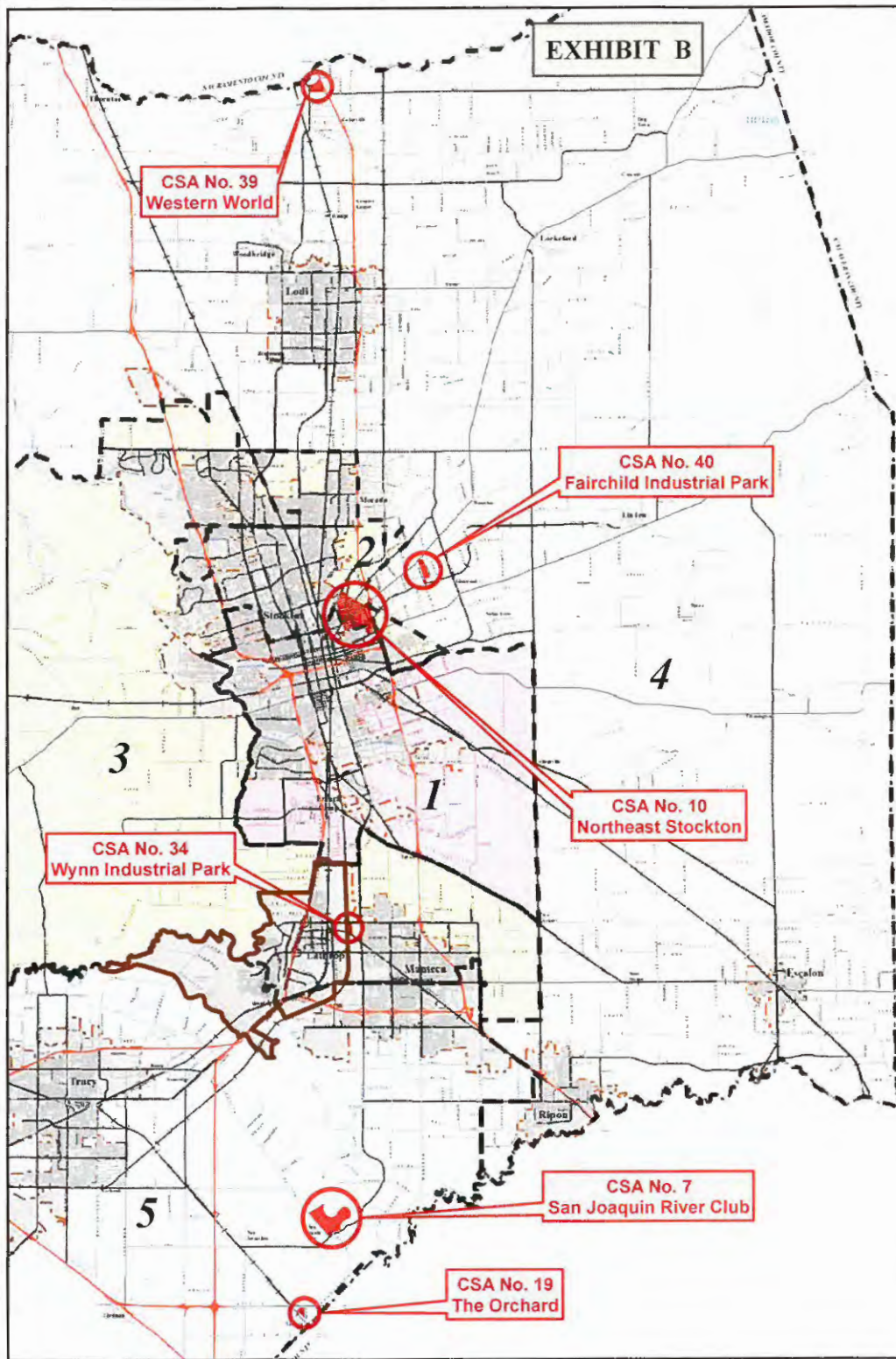
PASSED AND ADOPTED this 8th day of February 2018 by the following roll call vote:

AYES:

NOES:







CHAIRMAN
Local Agency Formation Commission

EXHIBIT B



Legend:

Supervisorial Districts:

-  1
-  2
-  3
-  4
-  5
-  City Limits

Date: October 11, 2017



**PROPOSED DISSOLUTION OF
INACTIVE COUNTY SERVICE AREAS (CSA's)**

SAN JOAQUIN COUNTY

Department of Public Works, 1810 E. Hazelton Ave., Stockton, CA 95205
 The County of San Joaquin does not warrant the accuracy, completeness, or suitability for any particular purpose.
 The information on this map is not intended to replace engineering, financial or primary records research.



September 15, 1967

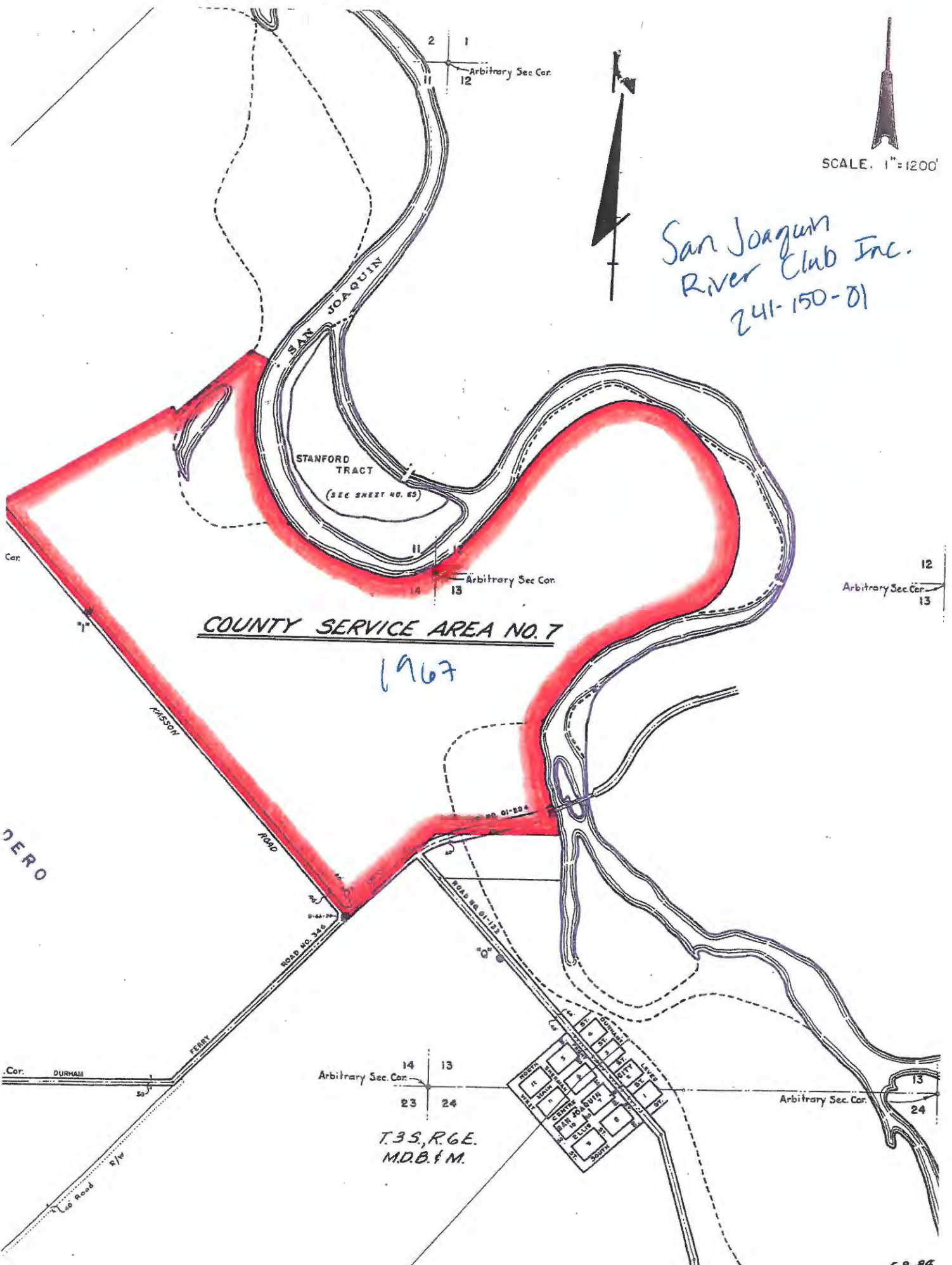
DESCRIPTION OF
PROPOSED
COUNTY SERVICE AREA NO. 7
(San Joaquin River Club, in Sections 11,
12, 13, & 14, T. 3 S., R. 6 E., M. D. B.
& M., San Joaquin County, California).

A tract of land in Sections eleven (11), twelve (12), thirteen (13), and fourteen (14), Township three (3) South, Range six (6) East, Mount Diablo Base and Meridian, more particularly described as follows:

BEGINNING at a point on the Easterly boundary of the tract conveyed to H. W. Cowell by Deed recorded in Book "A" of Deeds, Volume 46, page 350, San Joaquin County Records, distant Southeast-erly along said Easterly boundary, 3862 feet from the Northeast corner of said tract, said point of beginning being in Section eleven (11), Township three (3) South, Range six (6) East, Mount Diablo Base and Meridian; thence Southeasterly along the Easterly boundary of said tract, in Kasson Road, 5594 feet to the Southeast corner of said tract, said Southeast corner being in Durham Ferry Road; thence Northeasterly to the quarter section corner between Sections Thirteen and Fourteen of said Township; thence Easterly along quarter section line to its intersection with the West bank of the San Joaquin River; thence meander said West bank of the San Joaquin River down stream 2.27 miles, more or less, to its intersection with a fence running Northwesterly; thence along the dividing line between the lands of John Ohm and J. R. McLeod the following courses and distances: Northwesterly along said fence 309 feet, more or less, to fence corner; thence with an angle of $65^{\circ} 52'$ to the left, Southwesterly along fence 986.9 feet to fence corner; thence with an angle of $103^{\circ} 55'$ to the right, Northerly along fence 68.4 feet to fence corner; thence with an angle of $93^{\circ} 10'$ to the left, Southwesterly along fence 2063 feet to the point of beginning, the interior angle between the first and last lines being $78^{\circ} 49'$, containing 458.15 acres, more or less.

SCALE. 1"=1200'

San Joaquin
River Club Inc.
241-150-01



November 5, 1970

DESCRIPTION OF
NORTHEAST STOCKTON COUNTY SERVICE AREA
SAN JOAQUIN COUNTY, CALIFORNIA
(COUNTY SERVICE AREA NO. 10)

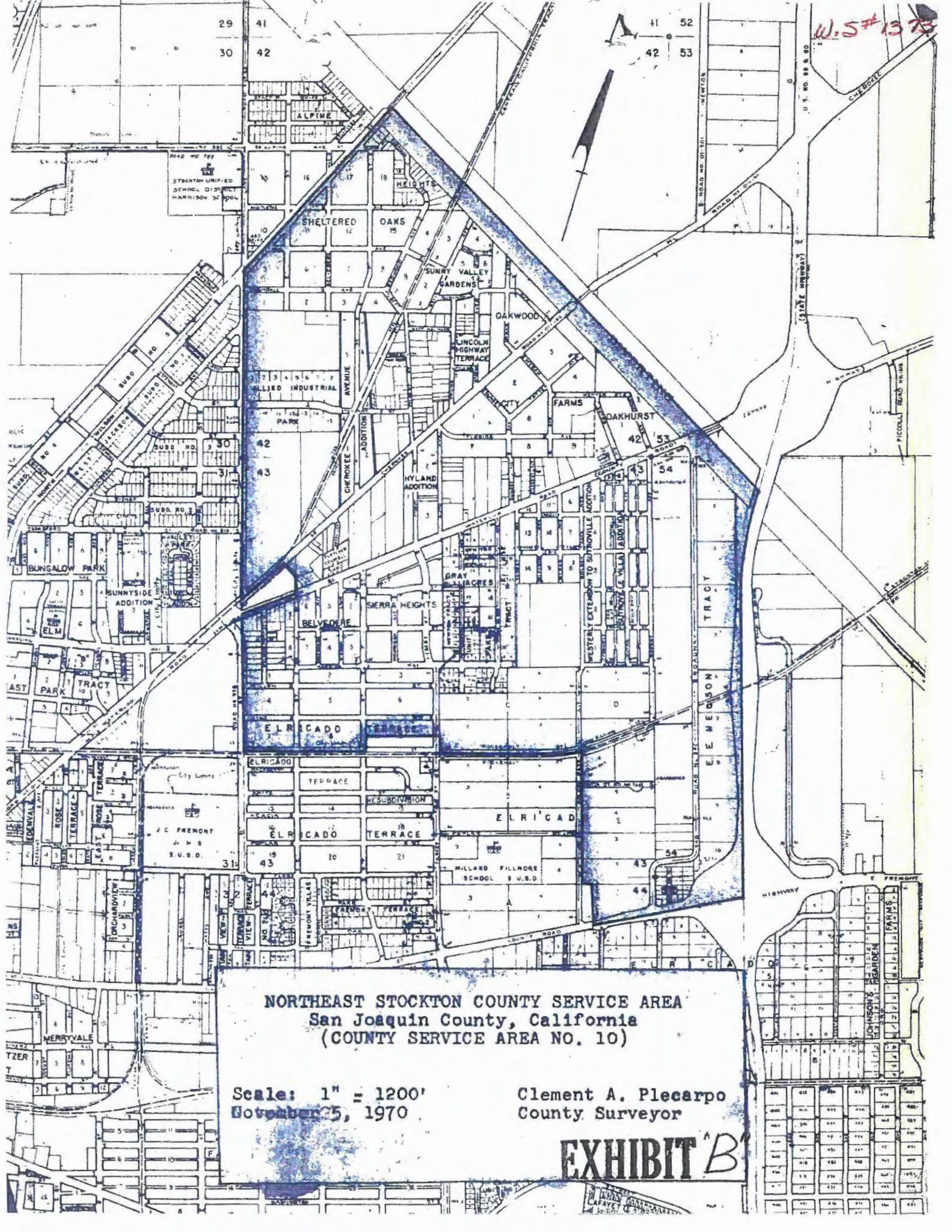
Beginning at the intersection of the centerline of State Highway U. S. No. 99 and 50 with the centerline of the Diverting Canal right of way; thence northwesterly along the centerline of the Diverting Canal right of way 1.1 miles, more or less, to intersection with the centerline of Wilson Way; thence southwesterly along the centerline of Wilson Way 0.45 mile, more or less, to intersection with the centerline of Sanguinetti Lane; thence southerly along the centerline of Sanguinetti Lane 0.55 mile, more or less, to intersection with the easterly production of the south line of Bradford Street; thence westerly along said easterly production 20 feet to the west line of Sanguinetti Lane; thence southerly along said west line and its southerly production, to the southerly line of Cherokee Lane; thence northeasterly along the southerly line of Cherokee Lane to the northeast corner of the property owned by Eva Brichetto; thence S. 40° 45' 30" E. 168.28 feet; thence N. 50° 49' E. 22 feet; thence S. 17° 37' 30" E. 22.54 feet; thence S. 50° 49' W. 12 feet; thence S. 22° 48' 28" E. 123.42 feet to a point in the northerly line of Waterloo Road; thence southerly in a direct line, crossing Waterloo Road, to the point of intersection of the southerly right of way line of Waterloo Road with the east right of way line of "E" Street; thence southwesterly along the southerly line of Waterloo Road (crossing "E" Street and Williams Street) to the easterly line of "D" Street; thence southwesterly, crossing said "D" Street (80 feet wide), to the point of intersection of the westerly line of "D" Street with the southeasterly right of way line of Waterloo Road; thence southerly along the westerly line of said "D" Street to the north right of way line of the Stockton Terminal and Eastern Railroad; thence easterly along said north right of way line to intersection with the east line of "F" Street; thence northerly along the east line of "F" Street to the north line of Lot 11 in Block 9 of "El Ricado Terrace", the map or plat of which is filed in Volume 10, page 57, Book of Official Maps and Plats, San Joaquin County Records; thence easterly along the produced north line of Lots numbered 11 through 20 of said Block 9, to intersection with the east line of Filbert Street (formerly Sargent Avenue); thence southerly along the east line of said Filbert Street to intersection with the south right of way line of the Stockton Terminal and Eastern Railroad Company; thence easterly along said south right of way line to intersection with the east line of Golden Gate Avenue (formerly Epstein Avenue); thence southerly along the east line of said Golden Gate Avenue to the northwest corner of that certain parcel of land conveyed to Dano M. Porobich as PARCEL TWO IN DECREE OF FINAL DISTRIBUTION, recorded in Book of Official Records of San Joaquin County in Volume 960 on page 342, November 27, 1951; thence easterly along the north line of said Dano M. Porobich property 117 feet to the northeast corner thereof; thence southerly, in a direct line, along the produced east line of said Dano M. Porobich property to intersection with the centerline of Fremont Street (formerly Linden Road); thence northeasterly along the centerline of said Fremont Street 0.32 mile, more or less, to intersection with the centerline of State Highway U. S. No. 99 and 50; thence northerly along the centerline of said State Highway 0.85 mile, more or less, to the point of beginning.

APPROVED AS TO DESCRIPTION:
CLEMENT A. PLECARPO
COUNTY SURVEYOR

By Robert G. Schramek
Robert G. Schramek
Chief Deputy Surveyor

EXHIBIT "A"

W.S.# 1373



NORTHEAST STOCKTON COUNTY SERVICE AREA
 San Joaquin County, California
 (COUNTY SERVICE AREA NO. 10)

Scale: 1" = 1200'
 November 5, 1970

Clement A. Plecarpo
 County Surveyor

EXHIBIT B

February 13, 1978

DESCRIPTION OF
PROPOSED
THE ORCHARD COUNTY SERVICE AREA NO. 19
San Joaquin County, California

A portion of Sections 34 and 35, Township 3 South, Range 6 East, Mount Diablo Base and Meridian, more particularly described as follows:

Commencing at the quarter corner common to said Sections 34 and 35, said corner being in the centerline of Welty Road (40 feet wide); thence North $00^{\circ} 11' 37''$ East along said centerline of Welty Road 433.40 feet to the southeasterly production of the northeasterly right of way line of West Side Irrigation District Lateral 4N (36 feet wide), and being the TRUE POINT OF BEGINNING; thence South $40^{\circ} 29' 35''$ East along said southeasterly production 30.70 feet to the east right of way line of said Welty Road; thence North $00^{\circ} 11' 37''$ East along said east right of way line, 2008.84 feet to the southerly right of way line of State Highway Route No. 32; thence along said southerly right of way line the following four (4) courses: (1) South $89^{\circ} 24' 12''$ West 709.97 feet, (2) westerly on a curve to the left, radius 2950 feet (the long chord of which bears South $87^{\circ} 48' 27.5''$ West 164.29 feet), an arc distance of 164.32 feet to point of compound curve, (3) southwesterly on a curve to the left, radius 350 feet (the long chord of which bears South $67^{\circ} 47' 21.5''$ West 221.22 feet), an arc distance 225.07 feet, and (4) South $49^{\circ} 22'$ West 550.94 feet to the northeasterly right of way line of said West Stanislaus Irrigation District Lateral 4N; thence along said Irrigation Districts right of way line the following three (3) courses: (1) South $40^{\circ} 29' 35''$ East 716.14 feet, (2) North $49^{\circ} 30' 25''$ East 125.00 feet, and (3) South $40^{\circ} 29' 35''$ East 1401.68 feet to the true point of beginning.

Containing 38.339 acres, more or less.

Approved as to Description
WILLIAM J. WARD
County Surveyor
by ROBERT G. SCHRAMEK, Deputy

EXHIBIT A



STATE HWY. 132

S. 89° 24' 12" W. 709.97'

R=350'
L=225.07'
Ch.=S. 67° 47' 21.5" W.
221.22'

R=2950'
L=164.32'
Ch.=S. 87° 48' 27.5" W.
164.29'

S. 49° 22' W. 550.94'

WEST
S. 40° 29' 35" E. 716.14'
STANISLAUS

38.339 Ac. ±

N. 49° 30' 25" E. 125.00'

STATE HWY.
IRRIGATION DISTRICT

33

S. 40° 29' 35" E. 1401.68'
LATERAL

WELTY RD.

N. 00° 11' 37" E. 2008.64'

N. 00° 11' 37" E. 133.40'

Pt. of Beginning

S. 40° 29' 35" E. 30.70'

Map of
Proposed
THE ORCHARD COUNTY SERVICE AREA NO. 19
San Joaquin County, California

Scale: 1" = 300'
February 13, 1978

William J. Ward
County Surveyor

Sec. 34

Sec. 35

1/4 Sec. Cor.

T. 35, R. 6 E.,
M. D. B. & M.

82037038

EXHIBIT A

Revised: April 30, 1982

DESCRIPTION OF COUNTY
SERVICE AREA NO. 34,
WYNN INDUSTRIAL PARK
SAN JOAQUIN COUNTY

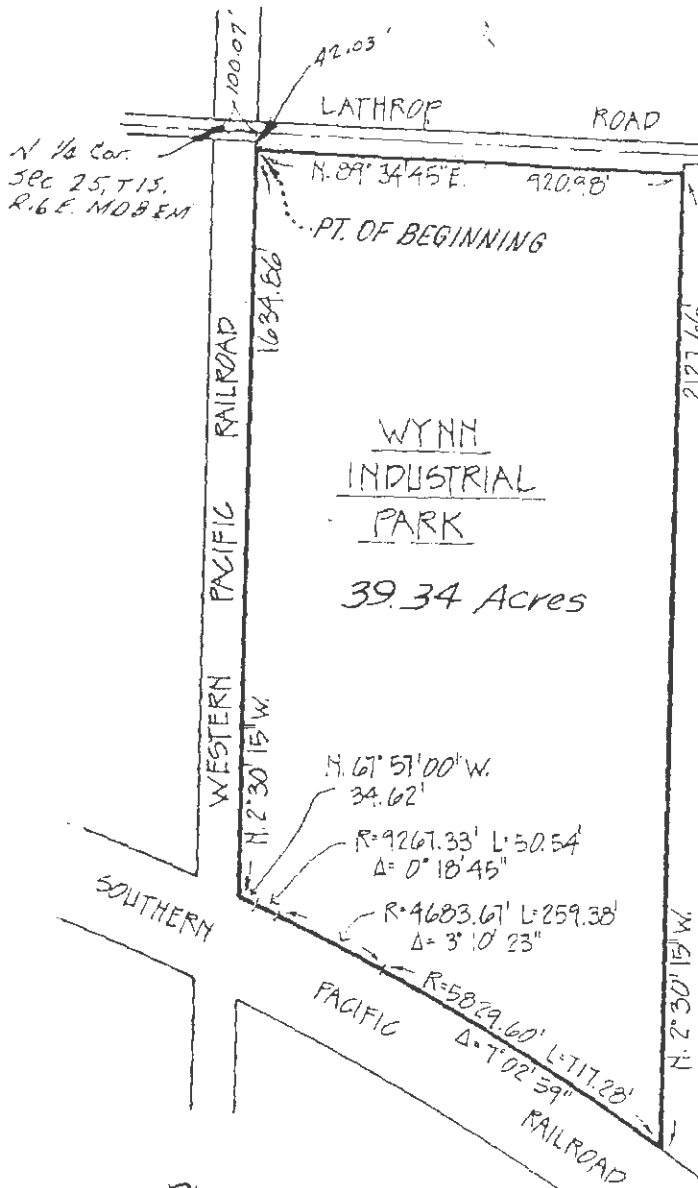
A portion of the Northeast quarter of Section 25, Township 1 South,
Range 6 East, MDB&M described as follows:

Beginning at a point on the south side of Lathrop Road located
North 89° 34' 45" East, 100.07' and South 2° 30' 15" East, 42.03'
from the north quarter corner of said Section 25, and proceeding thence,
from said point of beginning along the south line of Lathrop Road, North
89° 34' 45" East, 920.98'; thence South 2° 30' 15" East, 2127.66' to a
point on the northeasterly line of the Southern Pacific Railroad property;
thence along said northeasterly line, 717.28' along the arc of a
5829.60' radius curve, concave to the southwest and subtended by a
central angle of 7° 02' 59"; thence 259.38' along the arc of a 4683.67'
radius curve concave to the southwest and subtended by a central angle
of 3° 10' 23"; thence 50.54' along the arc of a 9267.33' radius curve
concave to the southwest and subtended by a central angle of 0° 18' 45",
thence North 67° 54' West, 34.62' to a point on the easterly line of the
Western Pacific Railroad property; thence along said easterly line, North
2° 30' 15" West, 1634.86' to the point of beginning.

The above described parcel is designated PARCEL C on Parcel Map filed in
Book 5 of Parcel Maps, page 101, San Joaquin County Records.

Containing 39.34 acres, more or less.

RECOMMENDED APPROVAL AS TO DESCRIPTION BY:
Robert Williams
COUNTY CLERK
APPROVED: _____
COUNTY CLERK



Sec. 25,
 T.15., R. 6E.
 M.D.B.E.M.



SCALE: 1" = 400'

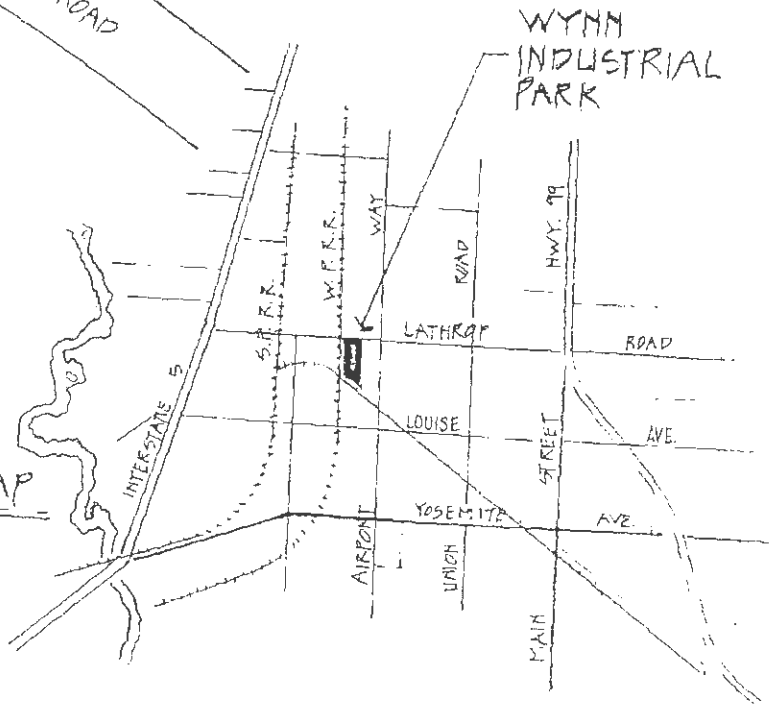
MAP OF COUNTY SERVICE
 AREA NO. 34,
 WYNN INDUSTRIAL PARK
 San Joaquin County, California

PLOT PLAN

SCALE: 1" = 400'

VICINITY MAP

- NOT TO SCALE -



Revised: April 30, 1982

DESCRIPTION OF
PROPOSED
FORMATION OF COUNTY SERVICE AREA NO. 39,
WESTERN WORLD
San Joaquin County, California

Parcels B and C, as said parcels are shown on that certain Parcel Map entitled "Portion of the South One-half of Section 35, T. 5 N., R. 6 E., M.D.B.&M.," recorded in the office of the Recorder of San Joaquin County in Book 11 of Parcel Maps at Page 24, more particularly described as follows:

Beginning at the Southeast corner of said Parcel C, from which the Southeast corner of said Section 35 bears South $01^{\circ} 31' 30''$ East 224.44 feet; thence from said point of beginning along the Southerly boundary of said Parcel C the following six (6) courses and distances: (1) South $49^{\circ} 01' 59''$ West 19.64 feet, (2) South $87^{\circ} 37' 23''$ West 22.03 feet, (3) South $88^{\circ} 56' 51''$ West 2539.45 feet, (4) North $57^{\circ} 37' 33''$ West 18.15 feet, (5) South $01^{\circ} 54' 18''$ East 10.00 feet and (6) South $88^{\circ} 56' 51''$ West 40.00 feet to a point located on the West line of the Southeast one-quarter of said Section 35; thence along said West line North $01^{\circ} 54' 18''$ West 1153.91 feet to a point located on the Westerly boundary of said Parcel B; thence along the boundary of said Parcel B the following nineteen courses and distances: (1) North $54^{\circ} 58' 25''$ West 207.51 feet, (2) North $64^{\circ} 58' 04''$ East 88.30 feet, (3) South $88^{\circ} 11' 28''$ East 285.14 feet, (4) North $82^{\circ} 40' 25''$ East 70.58 feet, (5) North $69^{\circ} 16' 28''$ East 197.80 feet, (6) North $75^{\circ} 49' 19''$ East 293.95 feet, (7) North $69^{\circ} 42' 39''$ East 175.92 feet, (8) North $51^{\circ} 32' 08''$ East 366.54 feet, (9) North $40^{\circ} 01' 49''$ East 195.90 feet, (10) North $27^{\circ} 33' 10''$ East 77.83 feet, (11) North $38^{\circ} 56' 35''$ East 221.14 feet, (12) North $17^{\circ} 44' 41''$ East 105.00 feet, (13) North $25^{\circ} 56' 32''$ East 123.44 feet, (14) South $55^{\circ} 25' 49''$ East 144.52 feet, (15) curving to the right on an arc of 30.00 feet radius, said arc being subtended by a chord bearing South $63^{\circ} 56' 47''$ East 50.09 feet, (16) North $79^{\circ} 57' 32''$ East 109.76 feet, (17) North $27^{\circ} 00' 32''$ West 215.00 feet, (18) South $89^{\circ} 02' 27''$ West 115.02 feet and (19) North $00^{\circ} 57' 33''$ West 32.32 feet to a point located on the North line of the Southeast one-quarter of said Section 35; thence along said North line North $89^{\circ} 03' 39''$ East 129.20 feet to a point located on the Westerly right-of-way line of State Highway U.S. No. 99; thence along said Westerly right-of-way line the following five (5) courses and distances: (1) South $27^{\circ} 08' 25''$ East 1402.98 feet, (2) South $21^{\circ} 25' 25''$ East 10.30 feet, (3) South $32^{\circ} 51' 25''$ East 10.30 feet, (4) South $27^{\circ} 08' 25''$ East 416.09 feet and (5) South $22^{\circ} 22' 25''$ East 132.12 feet to a point located on the East line of said Section 35; thence along said East line South $01^{\circ} 31' 30''$ East 661.49 feet to the point of beginning.

Containing 98.319 acres, more or less.

RECOMMENDED APPROVAL AS TO DESCRIPTION BY:

Robert DeRosa
CALIFORNIA COUNTY SURVEYOR

APPROVED BY: *Henry M. DeRosa*
COUNTY SURVEYOR

EXHIBIT A

November 26, 1985

DESCRIPTION OF

COUNTY SERVICE AREA NO. 40
FAIRCHILD INDUSTRIAL PARK

San Joaquin County, California

A portion of Sections 72 and 73 of the C. M. Weber Grant, "El Rancho del Campo de los Franceses", and being that certain Parcel Map known as the Fairchild Industrial Park, filed for record September 21, 1978 in book 6 of Parcel Maps, page 134, San Joaquin County Records, more particularly described as follows:

Beginning at the most northerly corner of Lot "D" of said Fairchild Industrial Park, said corner being the intersection of the southeasterly line of State Highway Route No. 88 (Waterloo Road) with the southwesterly line of Fairchild Lane; thence along the boundary of said Fairchild Industrial Park the following nine (9) courses: (1) S. 69° 13' 00" E. along the southwesterly line of Fairchild Lane 777.79 feet, (2) S. 20° 58' 00" E. 3358.82 feet, (3) S. 72° 35' 00" W. 845.23 feet, (4) S. 17° 34' 00" E. 630.10 feet to the north line of Arata Road, (5) S. 72° 26' 40" W. along said north line 594.80 feet, (6) N. 17° 34' 00" W. 631.54 feet, (7) N. 72° 35' E. 230.39 feet, (8) N. 17° 34' 00" W. 3597.37 feet to the southeasterly line of said State Highway Route No. 88, and (9) N. 42° 02' 00" E. along said southeasterly line 464.31 feet to the point of beginning.

Containing 100.747 acres, more or less.

S6-FIP

RECOMMENDED APPROVAL AS TO DESCRIPTION BY:

Robert DeKornak

Chief Deputy County Surveyor

APPROVED BY:

Henry M. Arata
County Surveyor

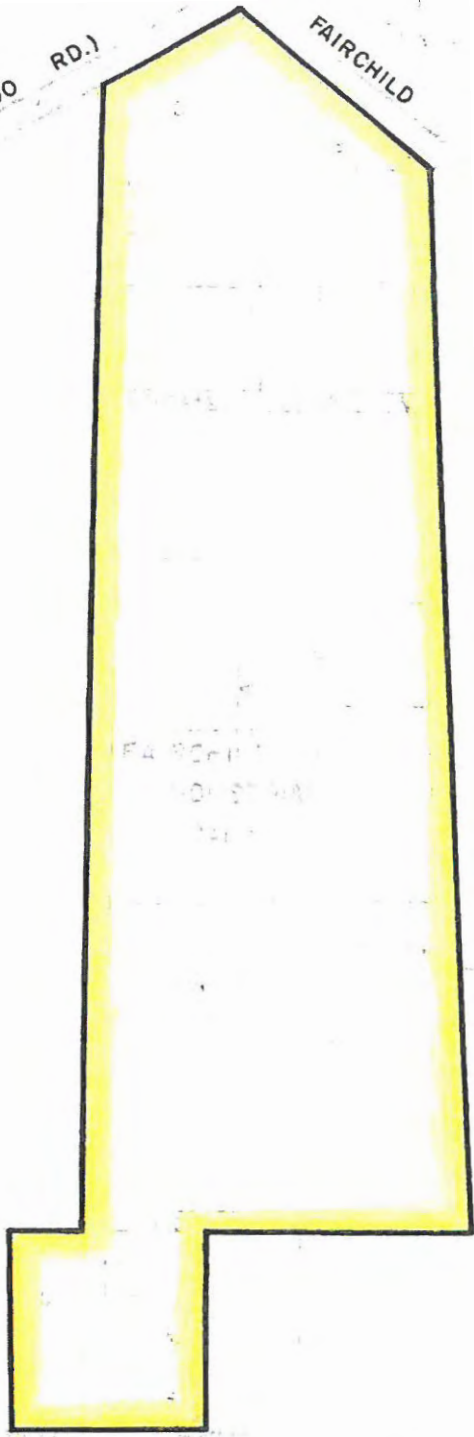
EXHIBIT A

STATE HWY. NO. 88

(WATERLOO RD.)

FAIRCHILD


LN.



Map of
FAIRCHILD INDUSTRIAL PARK
COUNTY SERVICE AREA NO. 40
San Joaquin County, California

Scale: 1" = 600'
April 28, 1986

Henry M. Hirata
County Surveyor

LEGEND:
County Service Area No. 40 shown thus: 

LAFCo

509 W. WEBER AVENUE SUITE 420 STOCKTON, CA 95203

EXECUTIVE OFFICER'S REPORT

February 8, 2018

TO: COMMISSIONERS
FROM: James E. Glaser, Executive Officer
SUBJECT: AMENDMENT TO THE CITY OF MANTECA SPHERE OF INFLUENCE

Recommendation:

It is recommended that the Commission approve Resolution No. 1377 approving the Amendment to the City of Manteca Municipal Service Review and Resolution No. 1378 approving the Amendment to the City of Manteca Sphere of Influence.

Background:

In July 2015, the Commission approved a municipal service review and updated the City of Manteca's Sphere of Influence. In compliance with Commission policy for determining a City's sphere of influence, Manteca designated a 10-year planning horizon and designated a 20-year boundary for the end of its planning timeframe.

The Commission adopted policies that allow cities and special districts to make amendments to their sphere of influence. An *amendment* generally involves a change to the sphere of influence boundary to accommodate a specific proposal that would have little impact, if any, to the municipal service review. An *update* to a sphere of influence boundary, however, involves a comprehensive review of the entire sphere including the map and the municipal service review. Examples that would require an amendment rather than an update to a sphere boundary include the addition or removal of territory to the sphere or moving territory within its sphere from one sphere horizon to another.

Amendment Proposal

In 2017, the Manteca City Council approved the Griffin Park Master Plan and authorized an application to LAFCo for annexation to the City. The Griffin Park Master Plan (GPMP) consists of approximately 344 acres of land for the development of 1,592 residential units, neighborhood

service commercial, and parks and open space. However, the southern portion of the Griffin Park Master Plan lies outside of the City's 10-year planning horizon but is still within the 20-year sphere of influence boundary. The City requests amendment to its 10-year planning horizon to include the GPMP in its entirety.

In addition to the GPMP project area, the City requests additional land be brought into the 10-year planning horizon for a more logical boundary. The subject area is adjacent to the GPMP site. The additional land would provide contiguity between the GPMP and facilitate adjacent infrastructure development such as schools and roadways. It will allow for the area to remain contiguous with existing urban uses where urban service are already available, which will allow for the well-planned expansion of service, consistent with good growth management practices.

Discussion

LAFCo requires that lands subject to annexation must lie within the first (5-10 year) planning increment otherwise it is presumed to be inconsistent with the City's Sphere Plan and municipal service review and it is assumed the City cannot not provide municipal services to the area when it is needed. Exhibit A shows the proposed amended boundary.

In conjunction with its application to annex the GPMP, the City has submitted a request to amend its SOI and amended its municipal service review and SOI determinations that demonstrates the City can extend municipal services to the additional land. The City finds that an amendment is needed due to the limited areas within the existing city limits and 10-year planning horizon that could be developed and the GPMP is an approved development that would provide the needed residential, commercial, and open space uses within a planned area.

The City anticipates population growth from the current population of 76,247 to 171,682 people by 2035 based on State Department of Finance projections. The expansion of the existing SOI to include all those areas designated as within the 10- and 20-year planning horizons (including the amendment) will adequately provide for the projected population growth through 2035. This level of growth is consistent with the City's General Plan and adequate municipal services for the new development will be assured in accordance with existing City policies.

The attached MSR and SOI determinations in the City of Manteca Amendment to the Sphere of Influence supports the City's requested changes to its 10-year boundary.

Attachments: Resolution No. 1377
Resolution No. 1378
Exhibit A- Amended Sphere of Influence
City of Manteca Amendment to the Sphere of Influence

**BEFORE THE SAN JOAQUIN LOCAL AGENCY FORMATION COMMISSION
APPROVING THE AMENDMENT TO THE CITY OF MANTECA MUNICIPAL
SERVICE REVIEW**

WHEREAS, Section 56425 of the Government Code requires the Commission to review and update each sphere of influence every five years; and

WHEREAS, the Commission approved a Municipal Service Review and Sphere of Influence Update for the City of Manteca on July 16, 2015; and

WHEREAS, the Commission held a public hearing on the proposed amendment to the City of Manteca Municipal Service Review on February 8, 2018 in the Board of Supervisors Chambers, 44 North San Joaquin Street, Stockton, California, pursuant to the notice and hearing which was posted, mailed, and published in accordance with State Law; and

WHEREAS, at said hearing the Commission heard and received evidence, both oral and written regarding the amendment to the City of Manteca Municipal Service Review, and all persons present were given an opportunity to be heard; and

NOW, THEREFORE, the San Joaquin Local Agency Formation Commission DOES HEREBY RESOLVE, DETERMINE, AND ORDER, as follows:

Section 1. Certifies that the proposal is found to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 165262 of the CEQA guidelines.

Section 2. The Amended City of Manteca Municipal Service Review is hereby approved.

Section 3. The Executive Officer is hereby authorized and directed to distribute copies of the adopted Amended Municipal Services Review and this Resolution to affected agencies and interested parties.

PASSED AND ADOPTED THIS 8th day of February 2018 by the following roll call votes:

AYES:

NOES:

Chairman
San Joaquin Local Agency Formation Commission

Resolution No. 1378

**BEFORE THE SAN JOAQUIN LOCAL AGENCY FORMATION COMMISSION
APPROVING THE AMENDMENT TO THE CITY OF MANTECA SPHERE OF INFLUENCE**

WHEREAS, Section 56425 of the Government Code requires the Commission to review and update each sphere of influence every five years; and

WHEREAS, Section 56076 of the Government Code provides that “Sphere of Influence” means a plan for the probable physical boundaries and service area of a local governmental agency; and

WHEREAS, the Commission must prepare written statements of its determinations with respect to five specific factors; and

WHEREAS, the Commission approved a Municipal Service Review and Sphere of Influence Update for the City of Manteca on July 16, 2015; and

WHEREAS, the Commission held a public hearing on the proposed amendment to the City of Manteca Sphere of Influence on February 8, 2018 in the Board of Supervisors Chambers, 44 North San Joaquin Street, Stockton, California, pursuant to the notice and hearing which was posted, mailed, and published in accordance with State Law; and

WHEREAS, at said hearing the Commission heard and received evidence, both oral and written regarding the amendment to the City of Manteca Sphere of Influence, and all persons present were given an opportunity to be heard; and

NOW, THEREFORE, the San Joaquin Local Agency Formation Commission DOES HEREBY RESOLVE, DETERMINE, AND ORDER, as follows:

Section 1. Certifies that the proposal is found to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 165262 of the CEQA guidelines.

Section 2. The determinations required by Section 56425 of the Government Code have been amended and are incorporated herein by reference.

Section 3. The Amended City of Manteca Sphere of Influence is hereby approved and is depicted in Exhibit A, attached.

Section 4. The Executive Officer is hereby authorized and directed to distribute copies of the adopted Amended Municipal Services Review and this Resolution to affected agencies and interested parties.

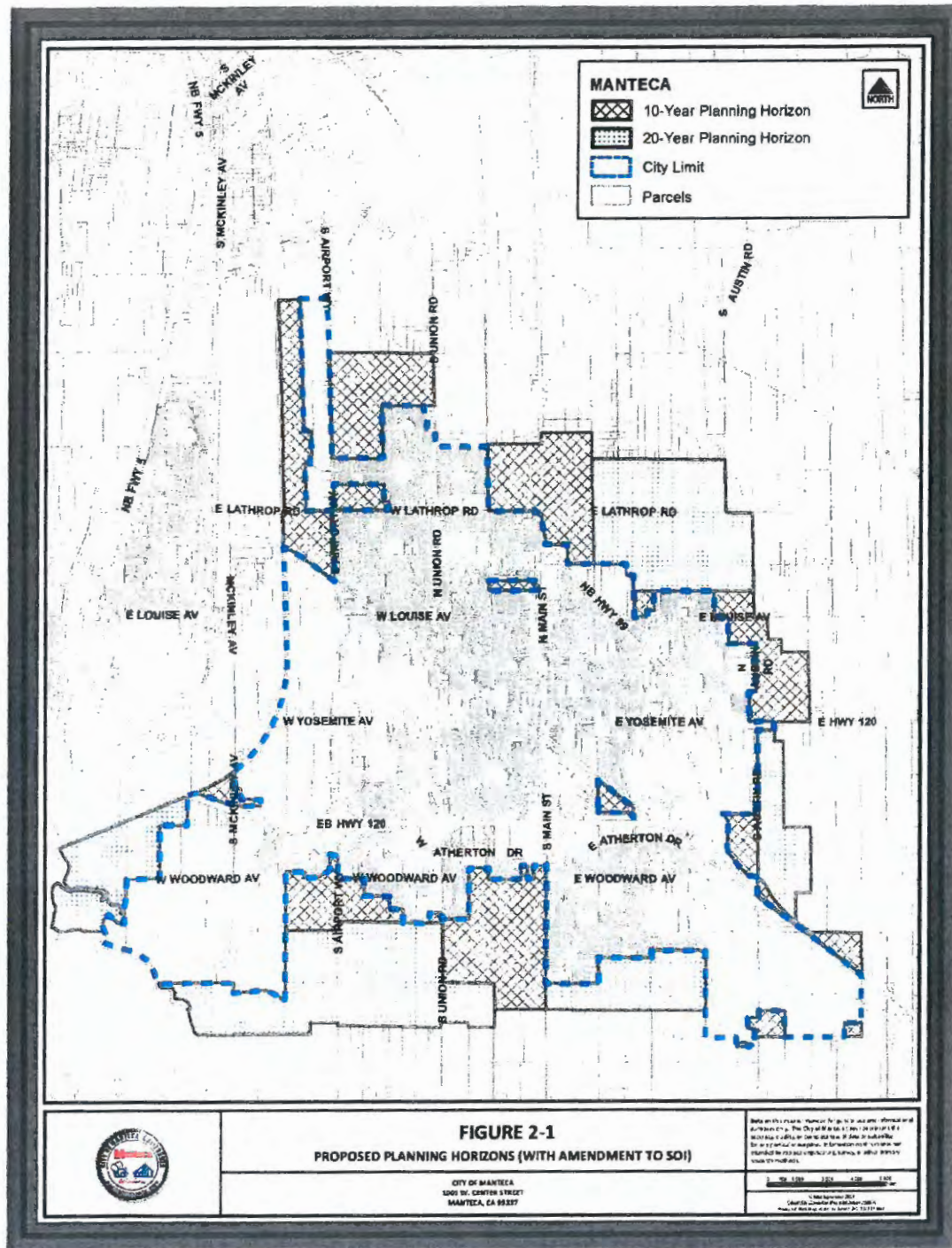
PASSED AND ADOPTED THIS 8th day of February 2018 by the following roll call votes:


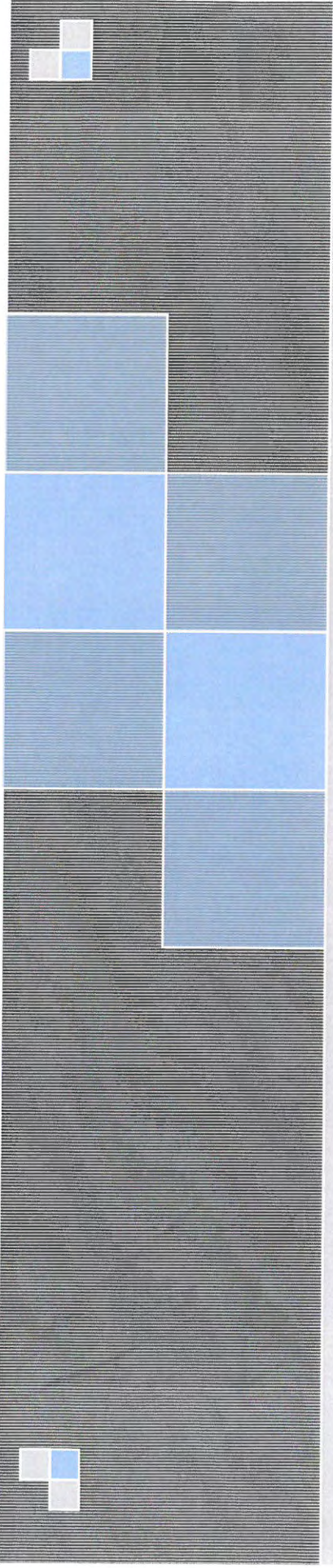
AYES:

NOES:

Chairman
San Joaquin Local Agency
Formation Commission

AMENDMENT TO THE SPHERE OF INFLUENCE





CITY OF MANTECA
AMENDMENT TO THE SPHERE OF INFLUENCE

JANUARY 25, 2018

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 Suncastr 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



CITY OF MANTECA
AMENDMENT TO THE SPHERE OF INFLUENCE

JANUARY 25, 2018

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

AMENDMENT TO THE SPHERE OF INFLUENCE

1. INTRODUCTION

The Griffin Park project (Griffin Park) is a Master Plan area, which includes annexation of 333.94 acres of land into the Manteca city limits, and the subsequent development of 333.66 acres of land. Griffin Park is within the southern portion of the City of Manteca, west of the South Main Street, with part of the development touching Sedan Road in the south, Tinnin Road in the west, and straddling Woodward Avenue in the north. Griffin Park would be just one of several developments for the area south of 120 Bypass near McKinley Avenue.

Griffin Park includes the following land uses: Commercial Mixed-Use, Low Density Residential, and Open Space Parkland. Griffin Park is primarily a single-family residential development anticipated to provide 1,592 units. Additionally, Griffin Park includes five acres of neighborhood service commercial anticipated to provide approximately 65,340 square feet of commercial. Griffin Park would provide approximately 26.46 acres of parks and open space.

California Government Code §56428(a) established the requirements for an Amendment to the Sphere of Influence (SOI) as follows:

“Any person or local agency may file a written request with the executive officer requesting amendments to a sphere of influence or urban service area adopted by the commission. The request shall state the nature of the proposed amendment, state the reasons for the request, include a map of the proposed amendment, and contain any additional data and information as may be required by the executive officer.”

This document fulfills these requirements in that it:

- (a) states the nature of the proposed Amendment to the SOI,
- (b) states the reasons for the request,
- (c) includes maps of the proposed Amendment to the SOI, and
- (d) contains additional miscellaneous updated data and information.

This document fulfills the requirements of California Government Code §56428(a) on the following pages. Additionally, this amendment to the SOI includes updates to the maps showing the 10 and 20-year Planning Horizons, provides additional maps of the Griffin Park area (for informational purposes), and updates to the City’s Sphere of Influence Plan (Section 2), Growth and Population Projections (Section 3), and Present and Planned Capacity of Public Facilities and Adequacy of Public Services, Including Infrastructure Needs and Deficiencies (Section 4). Some specific updates include estimated future dwelling units and population, overall population projections, the list of current pending and approved development projects, utility information, and other more recent data and information that has become available since the publication of the 2015 MSR.

A. NATURE OF THE PROPOSED AMENDMENT

The City of Manteca adopted an MSR in 2015 that included a Sphere of Influence (SOI) update. Griffin Park was approved by the Manteca City Council in 2017. The City is requesting an annexation of the

AMENDMENT TO THE SPHERE OF INFLUENCE

site into the city limits, however, a portion of the project area lies within the existing 20-year Planning Horizon. The City is requesting an Amendment to the SOI to move the entirety of Griffin Park into the 10-year Planning Horizon. In addition, the City is requesting additional land be brought into the 10-year Planning Horizon to make a logical boundary.

B. REASON FOR AMENDMENT REQUEST

This modification to the 10 and 20-year Planning Horizons is the primary reason for this Amendment to the SOI. The SOI boundary itself is not changing. The City's growth could be hindered without this Amendment to the SOI. There are limited areas within the existing city limits and 10-year Planning Horizon that could be developed, and Griffin Park is an approved development that would provide for the near-term development of residential, commercial, and open space uses over a Plan Area. Although agricultural land is expected to be converted as part of this Amendment to the SOI, the amount of agricultural land that would be converted would be small in comparison to the overall amount of agricultural land located in the remainder of Manteca's existing 20-year Planning Horizon and Area of Interest. In addition, no Williamson Act parcels would be moved into the 10-year Planning Horizon as part of this Amendment to the SOI.

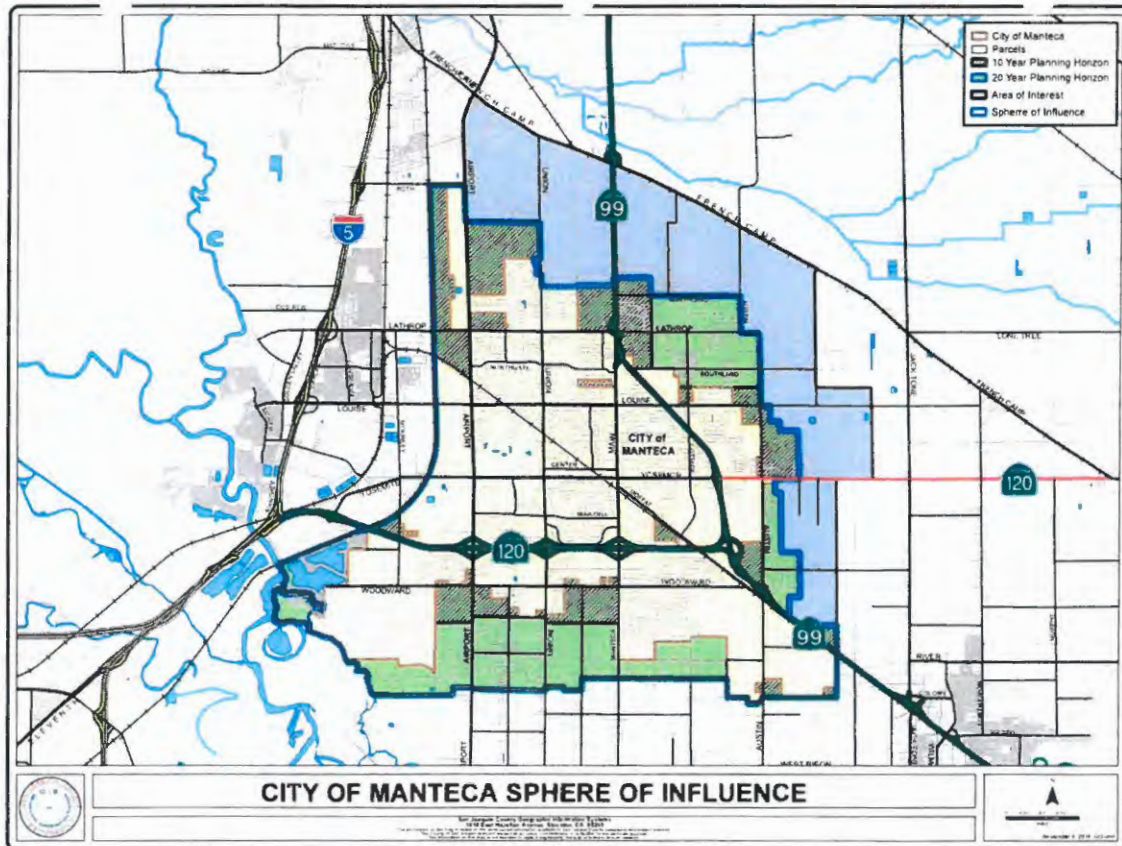
The area to be moved from the 20-year Planning Horizon into the 10-year Planning Horizon is bounded by South Union Road to the west, Sedan Avenue to the south, and South Main Street to the east. It includes additional area that would not be developed under the Griffin Park Master Plan area. However, the inclusion of this land would provide contiguity between the Griffin Park Master Plan and the rest of the City and would facilitate adjacent infrastructure development (such as schools and roadways). This allows this area to remain 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.

AMENDMENT TO THE SPHERE OF INFLUENCE

C. MAPS OF THE PROPOSED AMENDMENT

The existing 10-year and 20-year Planning Horizons are shown in **Figure 1-1** (below). For comparison, **Figure 1-1A** and **Figure 1-1B** demonstrate the 10-year and 20-year Planning Horizons as proposed under this Amendment to the SOI. **Figure 1-1B** also provides an overlay of the proposed location of the Griffin Park Master Plan area.

FIGURE 1-1 EXISTING CITY LIMITS AND 10 & 20-YEAR PLANNING HORIZONS



SOURCE: CITY OF MANTECA (NOVEMBER 8, 2016).

AMENDMENT TO THE SPHERE OF INFLUENCE

D. SPHERE OF INFLUENCE AMENDMENT

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 (or an amendment to the SOI) 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 Amendment to the SOI supports the City of Manteca's modification to the 10 and 20-year Planning Horizons to include the entirety of the Griffin Park project (in addition to nearby parcels to support infrastructure) within the 10-year Planning Horizon.

The City is currently in the process of a General Plan Update, which is estimated to take place through 2019. The existing City of Manteca General Plan 2023 was adopted 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 January 19, 2016, and the Circulation Element was amended April 5, 2011. As a part of the 2023 General Plan update process and in the years immediately following that 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 Planning Horizon at the time) and ultimately to 2023 (20-year Planning Horizon at the time). The intent of the City was to establish the 10-year Planning 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 Planning 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 had previously interpreted this policy to mean that the Primary Urban Service Boundary is the same as the 10-year Planning 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 This Amendment to the SOI modifies the existing 10 and 20-year Planning Horizons.

With this Amendment to the SOI, the combined city limits and 10-year Planning Horizon consists of 14,202.31 acres, and the combined 20-year Planning Horizon and Area of Interest consists of 10,024.99 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, and 10-year and 20-year Planning Horizons. 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.

AMENDMENT TO THE SPHERE OF INFLUENCE

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

LAND USE	ACREAGE			
	CITY LIMITS	SOI-10YEAR	SOI-20YEAR	GRAND TOTAL
AG – Agriculture	-	64.54	302.91	367.45
BIP – Business Industrial Park	268.98	-	-	268.98
BP – Business Park	14.14	-	-	14.14
CMU – Commercial Mixed Use	611.32	17.87	7.10	636.29
GC – General Commercial	840.84	28.96	54.65	924.46
HDR – High Density Residential	392.77	19.26	-	412.03
HI – Heavy Industrial	536.60	152.49	-	689.08
LDR – Low Density Residential	5,152.04	1,508.76	582.97	7,243.77
LI – Light Industrial	648.61	383.43	-	1,032.04
MDR – Medium Density Residential	316.64	35.43	-	352.07
NA – Not Applicable	74.21	0.01	-	74.22
NC – Neighborhood Commercial	162.55	12.66	-	175.21
OS – Open Space	367.09	-	84.23	451.32
P – Park	510.10	51.46	3.74	565.30
PQP – Public/Quasi-public	938.54	188.17	25.44	1,152.15
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	230.21	394.43
UR-CMU – Urban Reserve Commercial Mixed Use	-	36.11	74.26	110.37
UR-GC – Urban Reserve General Commercial	-	38.33	-	38.33
UR-LDR – Urban Reserve Low Density Residential	-	355.32	952.15	1,307.47
UR-LI – Urban Reserve Light Industrial	-	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 Res.	9.39	2.02	439.29	450.70
VLDR – Very Low Density Residential	163.79	16.73	738.66	919.18
Total	11,077.62	3,124.69	3,565.99	17,768.31

SOURCE: CITY OF MANTECA GIS 2017

Figure 1-1A illustrates the current city limits as well as the amended 10 and 20-year Planning Horizons and the Area of Interest.³ Figure 1-1B provides a close-up view of the Griffin Park area (near the southern edge of the city limits) with the current city limits as well as the amended 10 and 20-year Planning Horizons. Griffin Park is an approved project that was located partially in the 10-year and 20-year Planning Horizons under the 2015 MSR, and is the primary reason for this Amendment to the SOI. This Amendment to the SOI moved the portion of Griffin Park that was in the 20-year Planning Horizon into the 10-year Planning Horizon. Figure 1-1C illustrates the current city limits and the 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 land uses. Figure 1-4 illustrates a close-up view of the Griffin Park area land uses within the City of Manteca General Plan 2023. Table 1-2 provides

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.

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the acreages and population potential for the city limits as well as the 10 and 20-year Planning Horizons (inclusive of the Amendment to the SOI).

TABLE 1-2 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	11,077.62	25,765 ²	76,247 ²	35,757	112,635
10-Year Planning Horizon	3,124.69	N/A	N/A	9,748	30,705
20-Year Planning Horizon	3,565.99	N/A	N/A	8,997	28,342
Total	17,768.31	25,765	76,247	54,502	171,682

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

2. CALIFORNIA DEPARTMENT OF FINANCE POPULATION ESTIMATES (2017), TABLE 2: E-5 CITY/COUNTY POPULATION AND HOUSING ESTIMATES

NOTE: NUMBERS MAY NOT ADD UP DUE TO ROUNDING. SOURCE: CITY OF MANTECA GIS 2017

The current proposal for defining the SOI is to designate 11,077.62 acres in the City limits, 3,124.69 acres in the 10-year horizon, and 3,565.99 acres in the 20-year horizon. The total sphere of influence would be 17,768.31 acres.

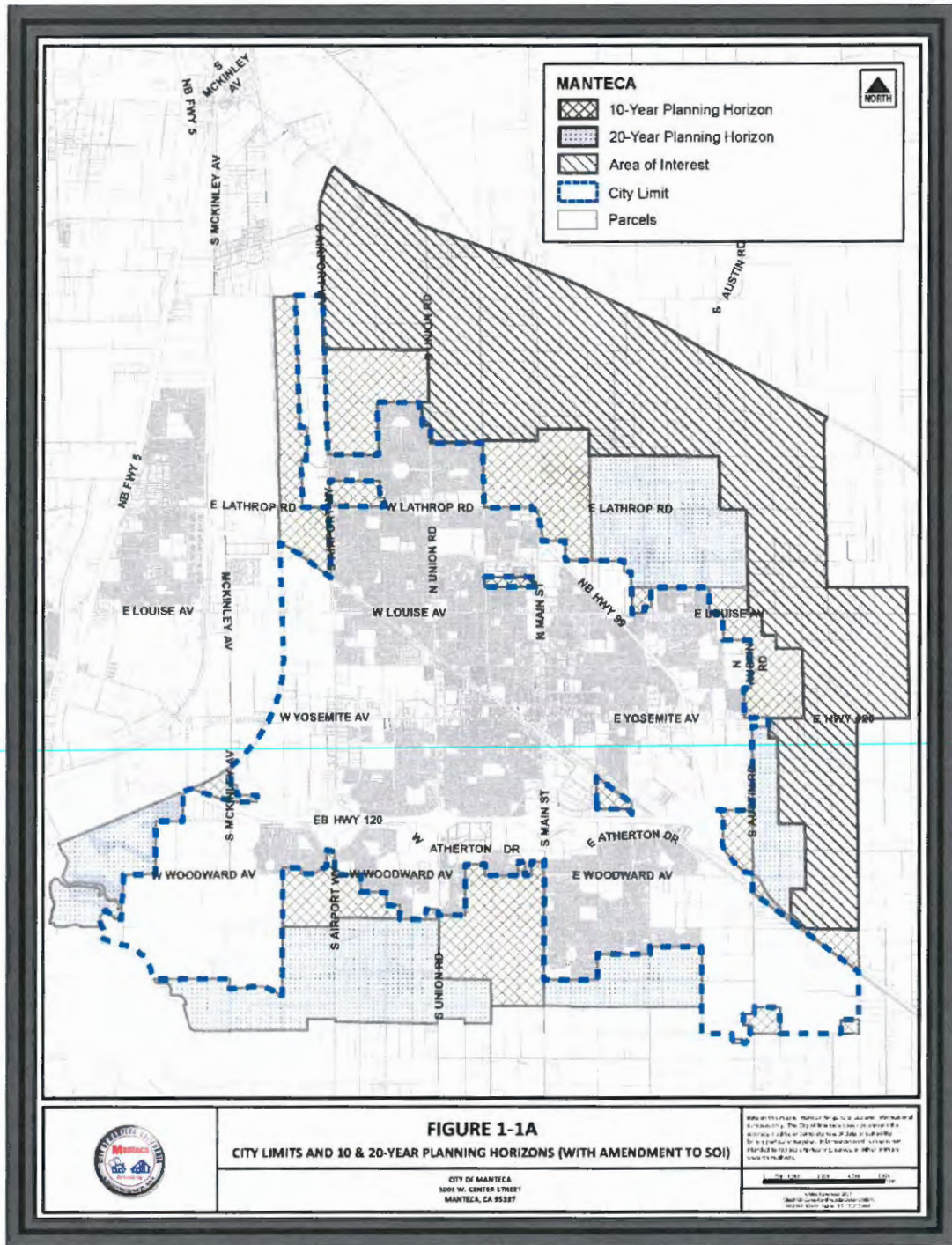
1. 10-year Growth Boundary (2015-2025 Planning Horizon)

The 10-year Planning Horizon consists of areas closest to the existing city limits, targeted for development. **Figure 1-1A** shows the boundary for the 10-year Planning Horizon, inclusive of this Amendment to the SOI. See also **Table 1-2**. These areas were included within this boundary for the following reasons:

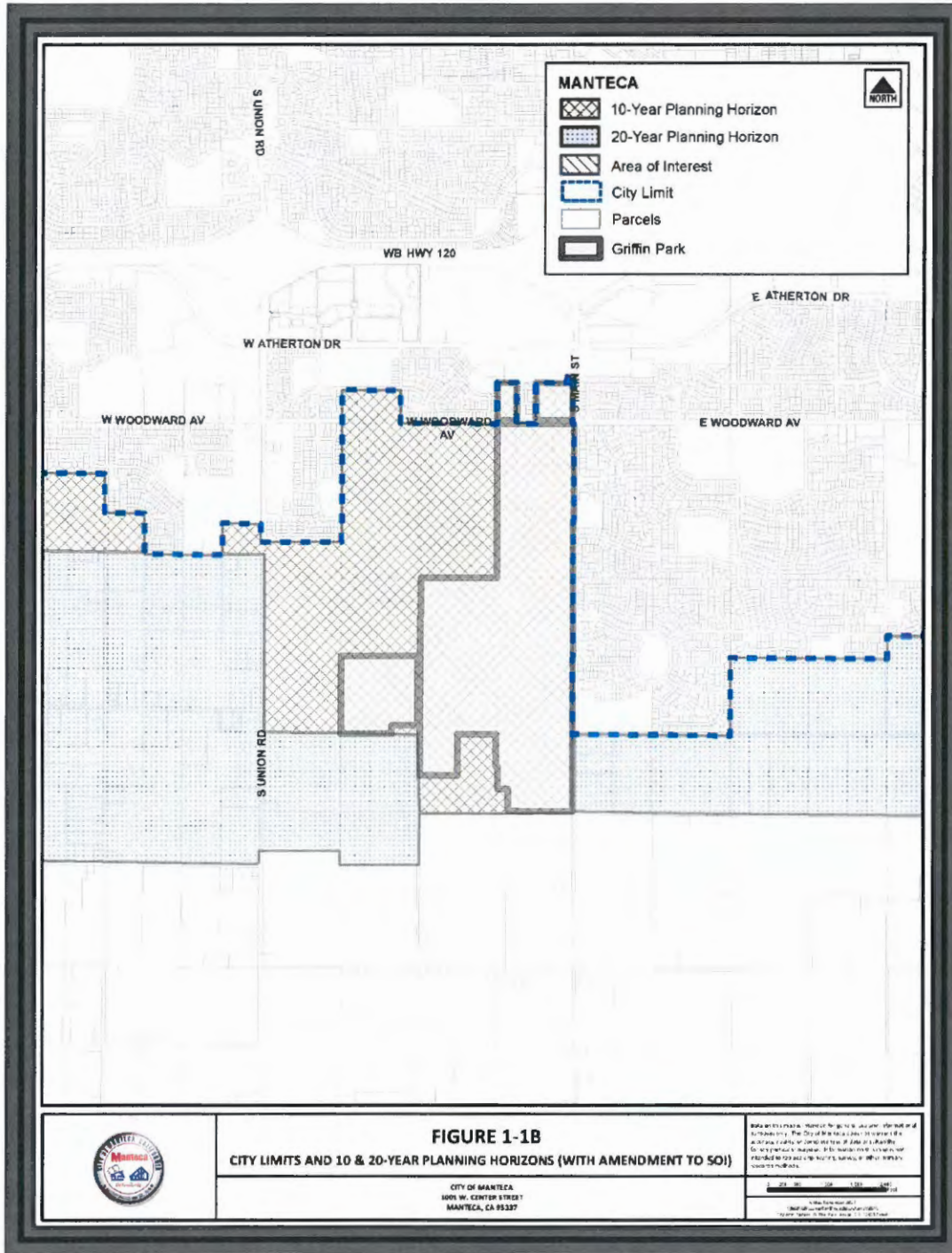
- They are contiguous with existing urban uses where urban services are already available, which will allow for the well-planned expansion of services, consistent with good growth management practices.
- They allow for a range of housing, retail and employment opportunities to help provide a balance 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 Planning Horizon which are hard to avoid because of their location in urbanizing areas.
- They include the entirety of the Griffin Park Master Plan area within the 10-year Planning Horizon.

⁴ A Williamson Act contract can be terminated in 4 ways: 1) file a Notice of Non-renewal and wait 10 years; 2) file for termination (subject to findings; 12.5% cancellation fee); 3) termination by annexation to the City.

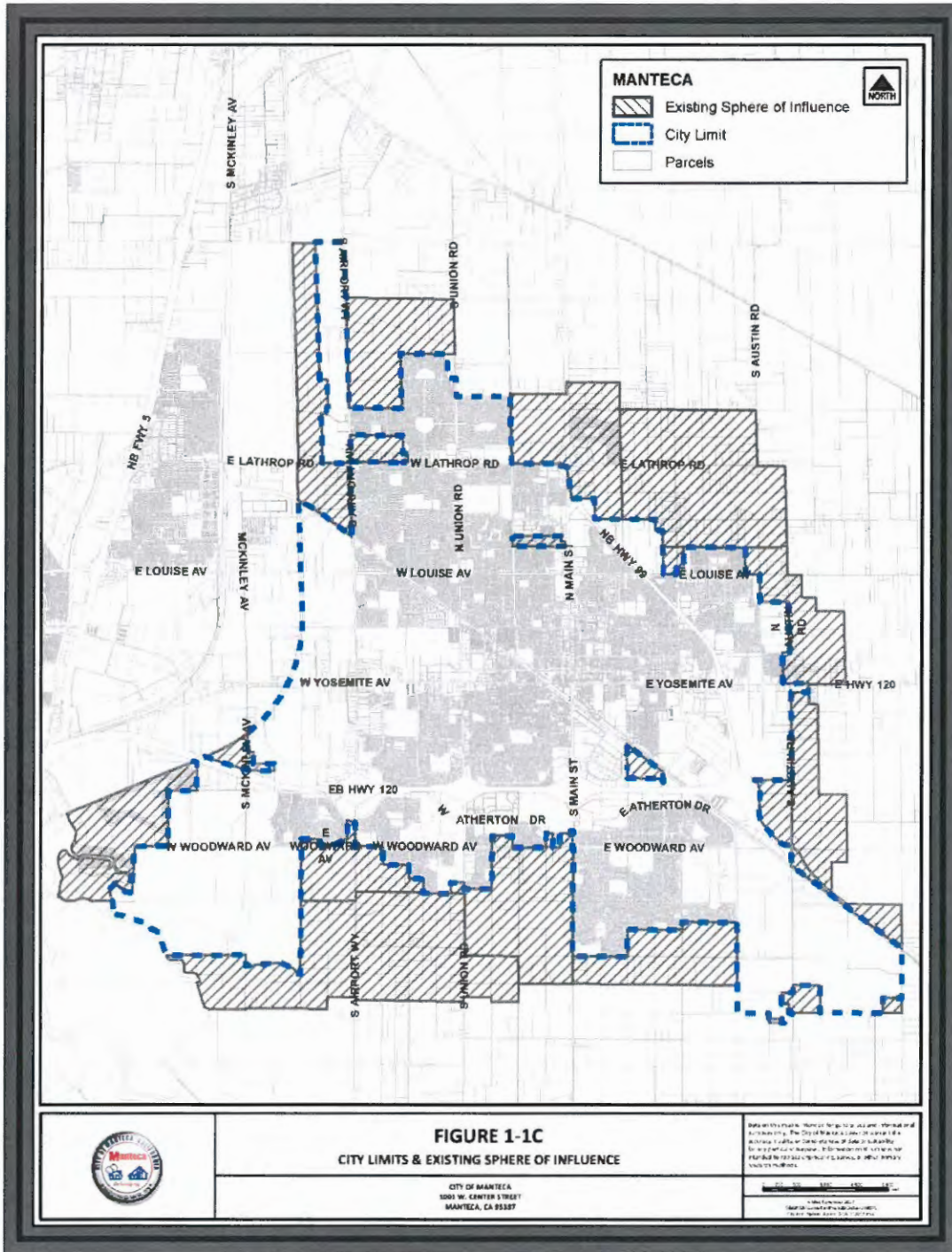
AMENDMENT TO THE SPHERE OF INFLUENCE



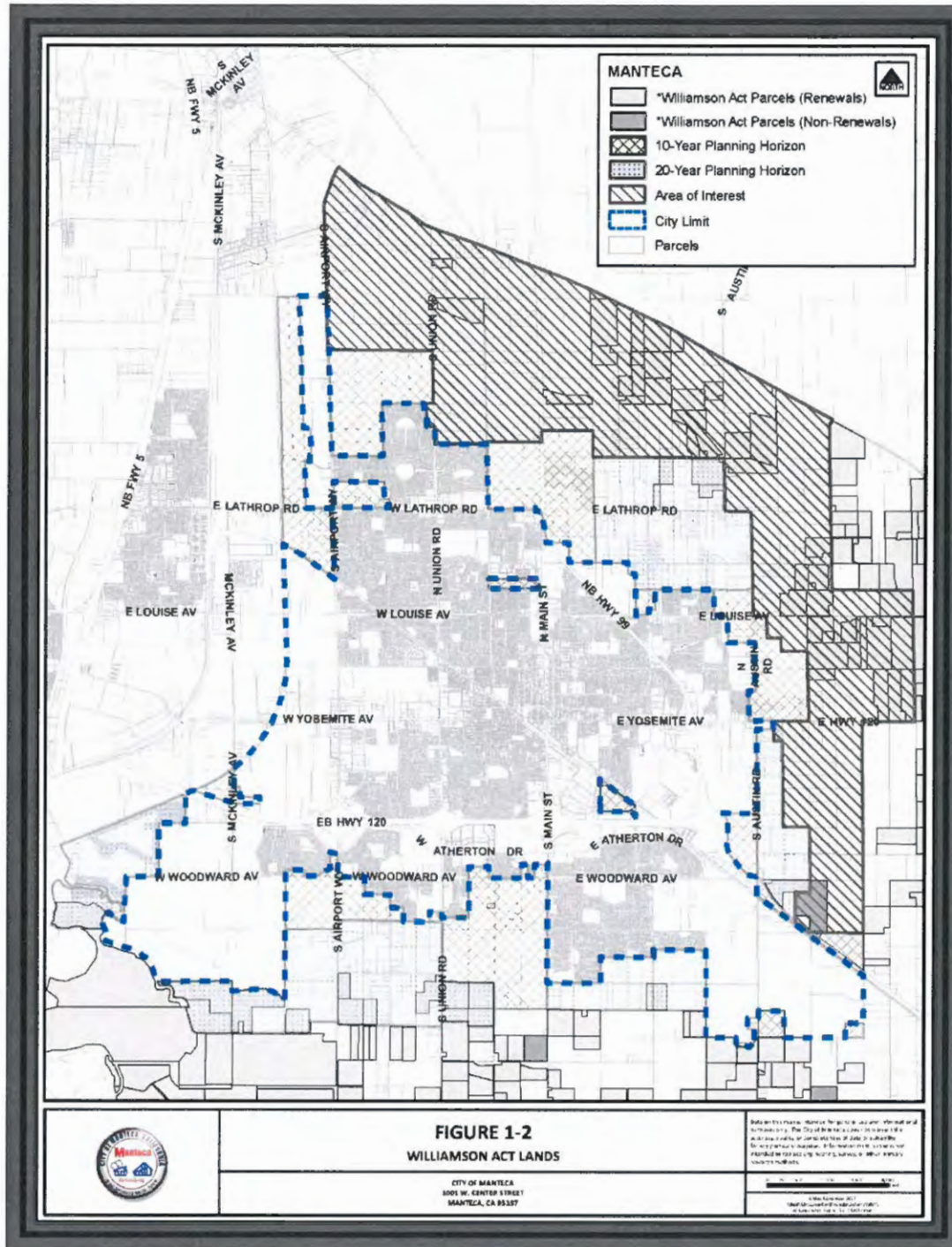
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2. 20-year Growth Boundary (2025-2035 Planning Horizon)

The 20-year Planning Horizon contains the rest of the land outside of the 10-year Planning Horizon (within the SOI) as shown in **Figure 1-1A** 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 Planning Horizon that will build out through 2025. Land within the 20-year Planning Horizon 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 1-1A**). The City has included these areas within its 20-year Planning Horizon 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. No portion of the Griffin Park project would be located within the 20-year Planning Horizon, as part of the Amendment to the SOI.

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 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

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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.⁵ The determinations included in Chapter 4 of the 2015 MSR remain largely valid (with updates provided in Section 4 of this document), and 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**

⁵ 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.

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1-3). 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, inclusive of this Amendment to the SOI.

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 Governments⁶. According to the data, compounded annual population growth rate is estimated to be approximately 1.28 percent, which is below the maximum 3.9 percent growth rate specified in the Growth Management Ordinance.

TABLE 2-1 POPULATION PROJECTIONS

YEAR	ESTIMATED POPULATION
2017	76,247
2020	77,018
2025	82,912
2030	88,855
2035	95,930

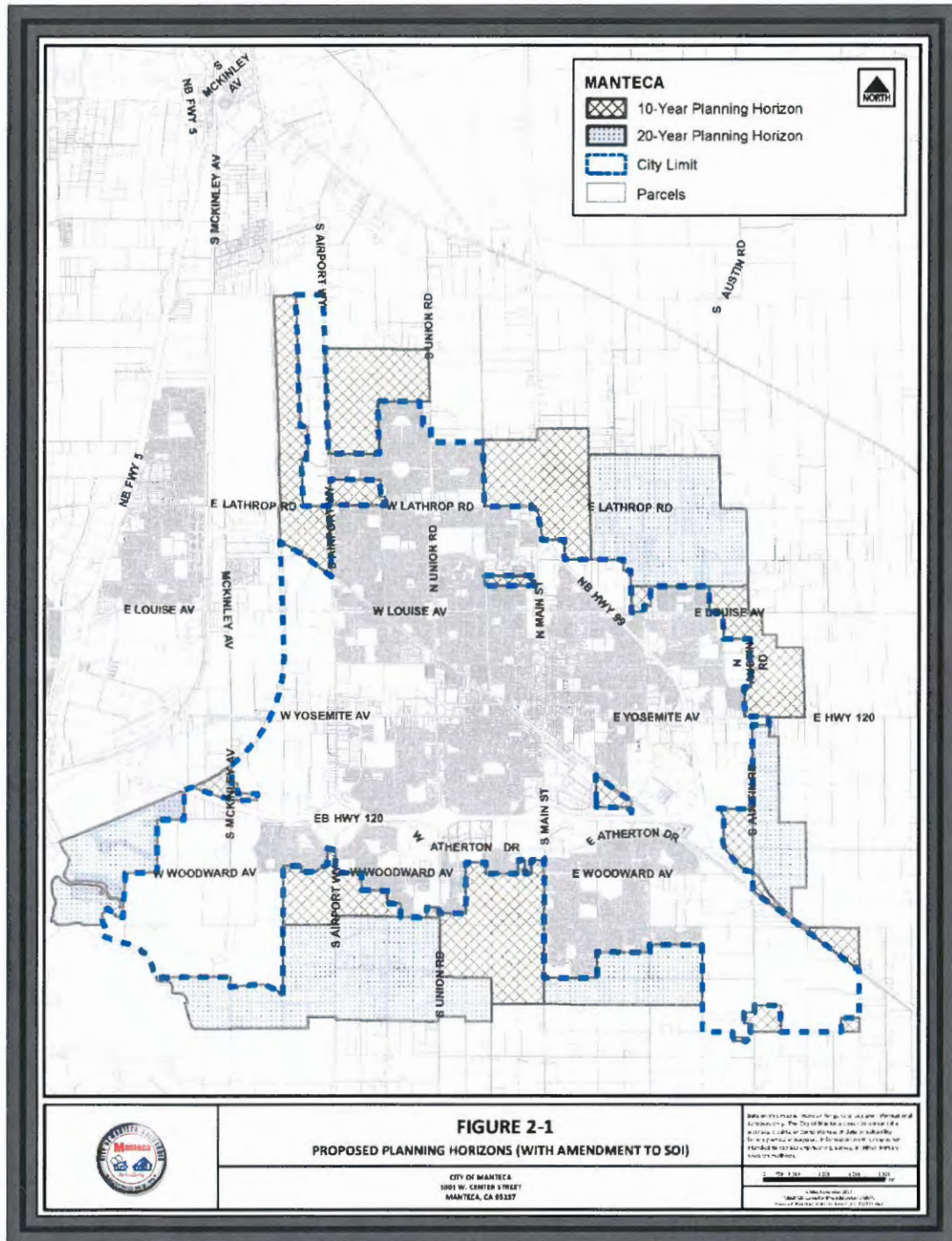
SOURCES: CALIFORNIA DEPT. OF FINANCE, TABLE 2, E-S CITY/COUNTY POPULATION & HOUSING ESTIMATES (1/1/2017), AND SJCOG GROWTH PROJECTIONS.

2. Sphere Capacity

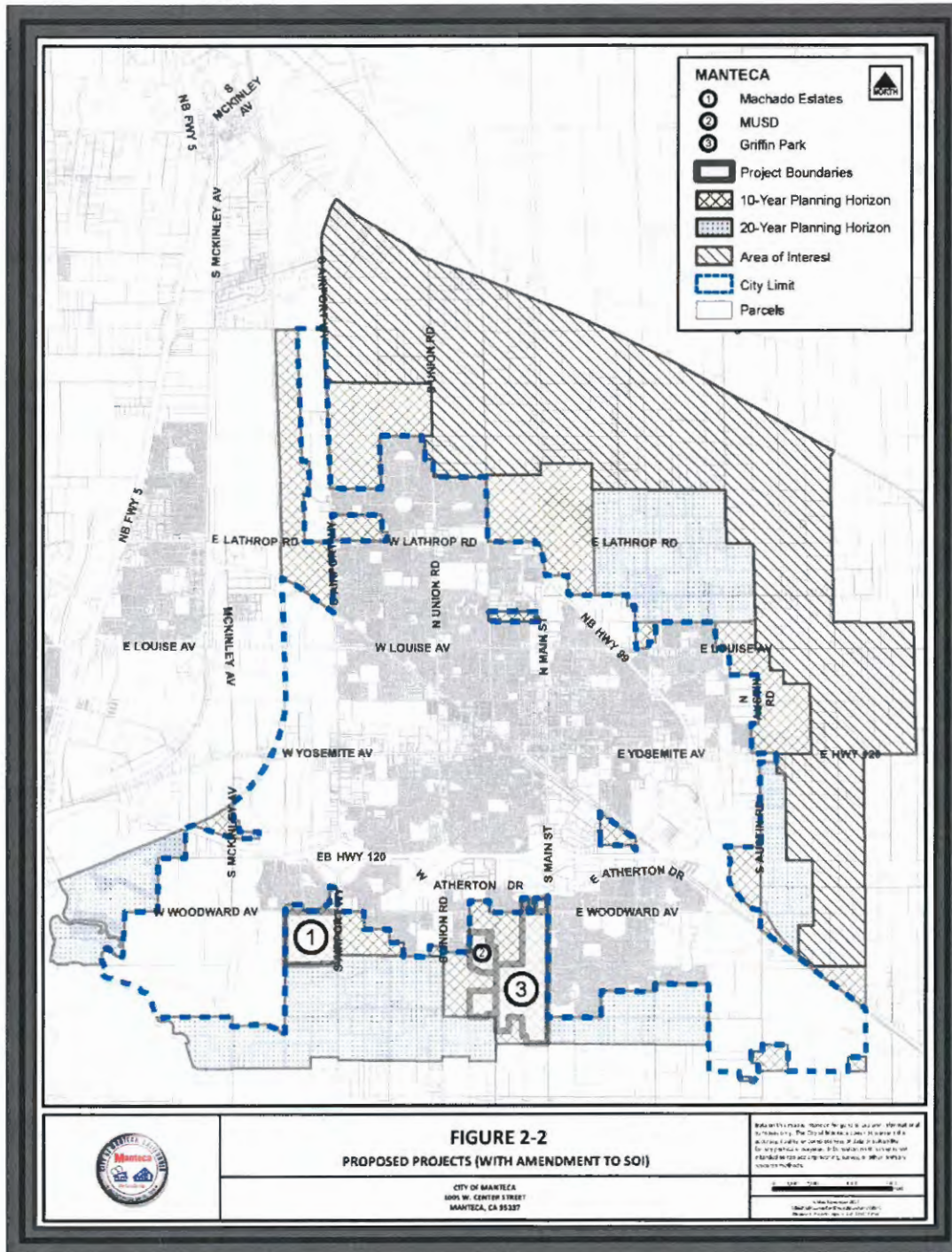
Figure 2-1 reflects the proposed planning horizons. **Figure 2-2** reflects the anticipated annexation of three projects to the City: Machado Estates, Manteca Unified School District (MUSD), and Griffin Park. These anticipated annexations all have applications on file at the City. The Machado Estates and Griffin Park annexations are expected to play a significant role in accommodating population growth in Manteca within the 10-year Planning Horizon. It should be noted that the Machado Estates project is not located within the area proposed to be modified as part of this Amendment to the SOI.

⁶ San Joaquin County Forecast Summary. 7/7/2016. <https://www.sjcog.org/DocumentCenter/View/1354>.

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While the City of Manteca General Plan 2023 specifies 2013 as the 10-year Planning Horizon, the years 2015-2025 are used for the 10-year Planning Horizon and 2025-2035 for the 20-year Planning Horizon, given the time lapse between the present and 2003 when the General Plan was adopted (in line with the Planning Horizons provided within the 2015 MSR). **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 (inclusive of this Amendment to the SOI).

TABLE 2-2 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	11,077.62	25,765 ²	76,247 ²	35,757	112,635
10-Year Planning Horizon	3,124.69	N/A	N/A	9,748	30,705
20-Year Planning Horizon	3,565.99	N/A	N/A	8,997	28,342
Total	17,768.31	25,765	76,247	54,502	171,682

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

2. CALIFORNIA DEPARTMENT OF FINANCE POPULATION ESTIMATES (2017), TABLE 2: E-5 CITY/COUNTY POPULATION AND HOUSING ESTIMATES

SOURCE: CITY OF MANTECA GIS 2017

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 (54,502 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. This includes an estimated 5,955 units associated with approved/pending development projects. The approved/pending development projects include: Atherton Homes at Woodward Park (213 units), Blossom Grove (13 units), Evans Estates (383 units), Monte Bello Estates (25 units), Sundance (514 units), Union Ranch (25 units), Woodward Estates (35 units), Alma Apartments (184 units), Senior Housing Apartments (48 units), Terra Ranch Apartments (412 units), Tesoro Apartments (148 units), Woodbridge Apartments (172 units), Crivello Estates (33 units), DeJong Estates (352 units), Dolcinea (41 units), Lundbom (18 units), Oakwood Trails (676 units), Oleander Estates (186 units), Shadowbrook (492 units), Silva Estates (42 units), Trails of Manteca (1,183 units), Villa Ticino West (760 units). **Table 2-3** below provides a breakdown of the residential land uses within the City limits.

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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 2017.

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 2017.

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. **Table 2-5** below provides a breakdown of the residential land uses within the 10-year horizon (inclusive of this Amendment to the SOI).

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TABLE 2-5 RESIDENTIAL LAND USES (10-YEAR)

LAND USE	ACREAGE
	SOI-10 YEAR
Residential	
HDR – High Density Residential	19.26
LDR – Low Density Residential	1,508.76
MDR – Medium Density Residential	35.43
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	2.02
VLDR - Very Low Density Residential	16.73

SOURCE: CITY OF MANTECA GIS 2017.

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 Griffin Park. Together they account for 2,107 residential units within the 10-year Planning Horizon.

TABLE 2-6 POTENTIAL ANNEXATION PROJECTS

PROJECT	RESIDENTIAL UNITS
Machado Estates	575
MUSD	0
Griffin Park	1,532
Total	2,107

SOURCE: CITY OF MANTECA GIS 2017.

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 2-2**). 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. This 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, this project would accommodate a population of 1,725 persons at build-out.

MUSD: The MUSD project is a proposed annexation of land just to the south of the City (see **Figure 2-2**). It is located partially adjacent to the proposed Griffin Park project. This project would develop additional elementary school and/or high school facilities for the Manteca Unified School District. These facilities would help to serve new developments that are projected to be developed in this area (e.g. the Griffin Park project), as well as serve existing students living nearby (e.g. south of Highway 120).

Griffin Park: The Griffin Park project is a Master Plan area, which includes annexation of 333.94 acres of land into the Manteca city limits, and the subsequent development of 333.66 acres of land, which will include: Commercial Mixed-Use, Low Density Residential, and Open Space Parkland. The Griffin Park project is primarily a single family residential development anticipated to provide 1,592 units.

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Additionally, Griffin Park includes five acres of neighborhood service commercial anticipated to provide approximately 65,340 square feet of commercial. Griffin Park would provide approximately 26.46 acres of parks and open space.

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 (inclusive of this Amendment to the SOI).

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

LAND USE	ACREAGE
	SOI-10 YEAR
Industrial	
BIP – Business Industrial Park	-
BP – Business Professional	-
HI – Heavy Industrial	152.49
LI – Light Industrial	383.43
UR-BIP – Urban Reserve Business Industrial Park	94.21
UR-LI – Urban Reserve Light Industrial	36.11
Commercial	
CMU – Commercial Mixed Use	17.87
GC – General Commercial	28.96
NC – Neighborhood Commercial	12.66
UR-CMU – Urban Reserve Commercial Mixed Use	36.11
UR-GC – Urban Reserve General Commercial	38.33
Public	
OS – Open Space	-
P – Park	51.46
PQP – Public/Quasi-Public	188.17
UR-P – Urban Reserve Park	8.79
UR-PQP – Urban Reserve Public/Quasi-Public	-
Other	
AG - Agriculture	64.54
NA – Not Applicable	0.01
UR – Urban Reserve	41.43
UR-AG – Urban Reserve Agriculture	12.87

SOURCE: CITY OF MANTECA GIS 2017

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. **Table 2-8** below provides a breakdown of the residential land uses within the 20-year horizon (inclusive of this Amendment to the SOI).

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TABLE 2-8 RESIDENTIAL LAND USES (20-YEAR)

LAND USE	ACREAGE
	SOI-20 YEAR
Residential	
HDR – High Density Residential	-
LDR – Low Density Residential	582.97
MDR – Medium Density Residential	-
UR-LDR – Urban Reserve Low Density Residential	952.15
UR-MDR – Urban Reserve Medium Density Residential	-
UR-VLDR – Urban Reserve Very Low Density Residential	439.29
VLDR – Very Low Density Residential	738.66

SOURCE: CITY OF MANTECA GIS 2017

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 Planning Horizon (inclusive of this Amendment to the SOI).

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

LAND USE	ACREAGE
	SOI-20 YEAR
Industrial	
BIP – Business Industrial Park	-
BP – Business Professional	-
HI – Heavy Industrial	-
LI – Light Industrial	-
UR-BIP – Urban Reserve Business Industrial Park	230.21
UR-LI – Urban Reserve Light Industrial	-
Commercial	
CMU – Commercial Mixed Use	7.10
GC – General Commercial	54.65
NC – Neighborhood Commercial	-
UR-CMU – Urban Reserve Commercial Mixed Use	74.26
UR-GC – Urban Reserve General Commercial	-
Public	
OS – Open Space	84.23
P – Park	3.74
PQP – Public/Quasi-Public	25.44
UR-P – Urban Reserve Park	58.73
UR-PQP – Urban Reserve Public/Quasi-Public	11.65
Other	
AG – Agriculture	302.91
NA – Not Applicable	-
UR – Urban Reserve	-
UR-AG – Urban Reserve Agriculture	-

SOURCE: CITY OF MANTECA GIS 2017

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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 latest population projections for Manteca are 95,930 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. These estimates are considered a realistic projection of future growth in the City of Manteca based on historical trends.

The SOI and the 10 and 20-year Planning Horizons (with this Amendment to the SOI) will provide for population growth of up 171,682 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 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 a future population projection of 95,930 by 2035. The land in the SOI, and in the 10-year, and 20-year Planning Horizons would accommodate this population growth.

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3. GROWTH AND POPULATION PROJECTIONS

This section 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 more detailed discussion of existing and future municipal services to meet the future demand identified in this section, updated with more recent information, is included in Section 4 of this document.

As discussed in Section 4, the City has plans and policies in place to ensure that as demand increases, 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 76,247.⁷ 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 2017 the population increased to 76,247, reflecting a 1.84 percent annual compound growth rate during this time period.

TABLE 3-1 POPULATION AND HOUSEHOLD TRENDS IN MANTECA

	1990	2000	2010	2017
Population	40,773	49,255	67,096	76,247
Housing Units	13,981	16,937	23,132	25,765
Average Household Size	3.02	2.98	3.08	3.15
Single Family Units	10,015	12,622	18,729	20,091
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, 1/1/2017.

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 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

⁷ California Department of Finance, Table 2: E-5 City/County Population and Housing Estimates, 1/1/2017

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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.⁸ 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 development projections in this document 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
2017	76,247
2020	77,018
2025	82,912
2030	88,855
2035	95,930

SOURCES: CALIFORNIA DEPT. OF FINANCE, TABLE 2, E-5 CITY/COUNTY POPULATION & HOUSING ESTIMATES (1/1/2017), AND SJCOG GROWTH PROJECTIONS.

C. EMPLOYMENT TRENDS AND PROJECTIONS

Table 3-3 below presents employment data for Manteca over the period 2000-2016. 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.

⁸ City of Manteca, Manteca Municipal Code, Title 18, Revised Community Growth Management Program.

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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%
2016	36,549	33,173	8.6%

SOURCE: 2010 U.S. CENSUS BUREAU, 2010 AMERICAN COMMUNITY SURVEY, 2016 AMERICAN COMMUNITY SURVEY 1-YEAR ESTIMATES.

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 11,077.62 acres of land within the City limits currently accommodates a population of 76,247 people and 25,765 residential units⁹. The build-out capacity within the City limits would allow for an additional population of up to 112,635 people and 35,757 residential units (see **Table 2-2**). The total acreage within the City limits represents 62.3 percent of the total land within the sphere of influence. Under the maximum unit calculation, land within the city limits could account for 65.6 percent of the total future population and total future dwelling units in 2035.

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

The 3,124.69 acres of land within the 10-year Planning Horizon could accommodate a population of 30,705 people. The build-out capacity within the 10-year horizon is 9,748 residential units (see **Table 2-2**). The total acreage within the 10-year horizon represents 17.6 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 17.9 percent of the future population and dwelling units.

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

The 3,565.99 acres of land within the 20-year Planning Horizon could accommodate a population of 28,342 people. The build-out capacity within the 20-year horizon is 8,997 residential units (see **Table 2-2**). The total acreage within the 20-year horizon represents 20.1 percent of the total land within

⁹ California Department of Finance Population Estimates (2017), Table 2: E-5 City/County Population and Housing Estimates

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the sphere of influence. Under the maximum unit calculation, land within the 20-year horizon could account for 16.5 percent of the future population and dwelling units.

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 seven years the growth rate has dropped back to 1.84 percent annual compound growth rate.

The City's 2017 population is estimated at 76,247 by the California Department of Finance. The latest population projections for Manteca are 95,930 people by 2035. The current SOI and the 10 and 20-Year Planning Horizons will provide for population growth of up 171,682 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 (including after this Amendment to the SOI) 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.

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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 were evaluated in the 2015 MSR in terms of supply, capacity, condition of facilities, and service quality with correlations to operational, capital improvement, and finance plans. This section includes some updates to the information contained in the 2015 MSR, and provides an analysis of whether the services needed for development of the expanded 10-year Planning Horizon are available at this time. The information put forward in this section supports the City of Manteca's requested 10-Year and 20-Year SOI boundaries (inclusive of the Amendment to the SOI).

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.

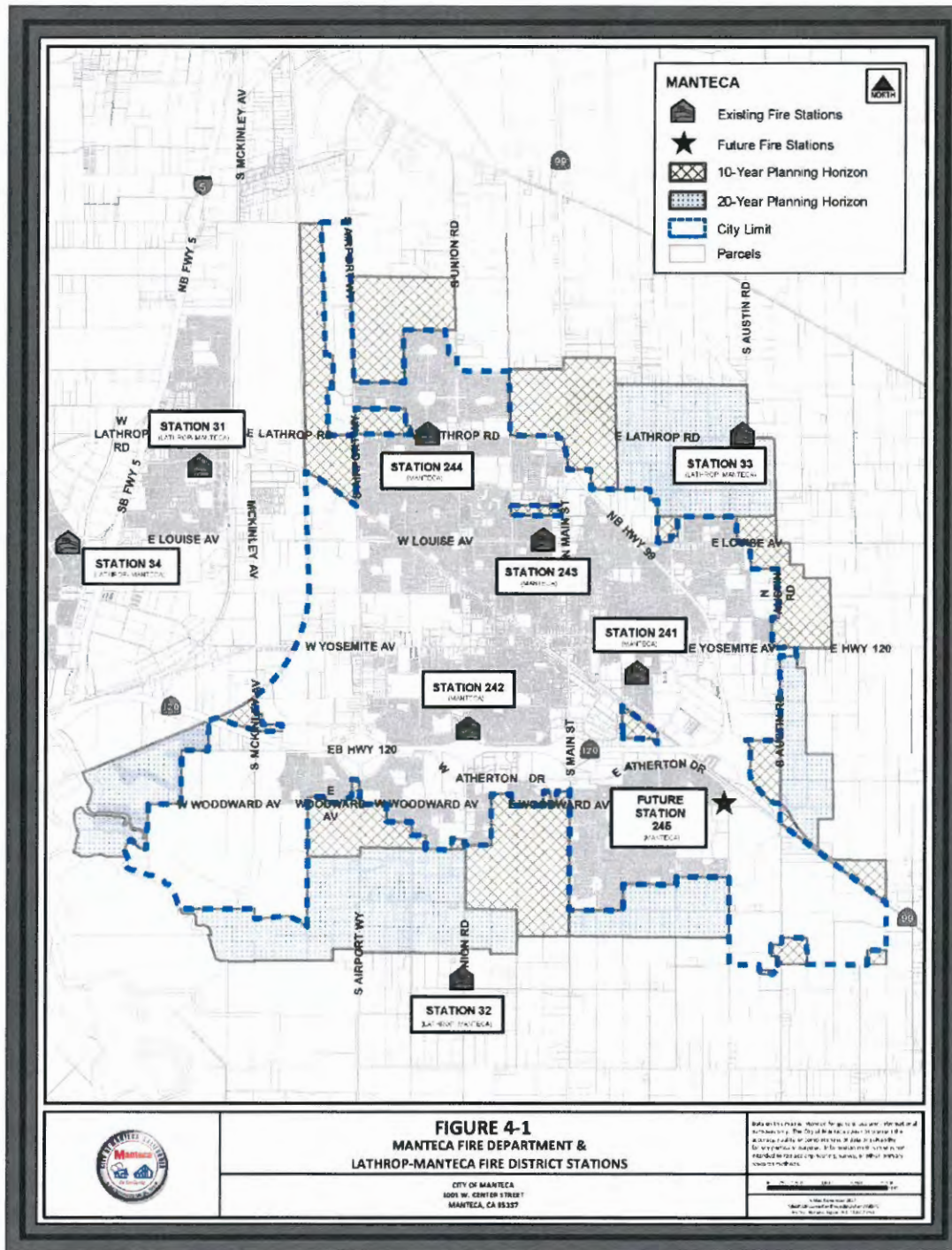
1. Existing Facilities and Services

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 76,247 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.

Griffin Park is within an area that is served by the Fire Department's most impacted fire station (Station 242, 1154 South Union Rd). To combat the increased calls in the southern areas of Manteca, the Department has recently staffed a "Rescue" in District 2. The additional "Rescue" has and will continue to help relieve the significant call volume in south Manteca.

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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 245 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 245 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).

The City is in the process of completing 30 percent of the design of Station 245 with the intent of constructing and staffing this station by the 2019/2020 fiscal year. Funding for this station is dependent on additional annexations and development in the area. The construction and staffing of Fire Station 245 will allow the City the ability to achieve the full alarm standard outlined by NFPA 171 O 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.

Fire Response Times

From the one-year period between July 1, 2015 through June 30, 2016, the average travel time (excluding dispatch time and turnout time) for the Manteca Fire Department was 195 seconds, and the 90th percentile travel time was 350 seconds.

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. As of 2015, the ambulance service had 36 employees and 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.

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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.

The FY 2017-2018 budget for the Manteca Fire Department is \$11,326,580 (Administration \$1,094,000, Operations \$9,727,750, Prevention \$504,830). The need for additional firefighters in the future will be addressed as warranted. Development of the area to be added to the 10-year Planning Horizon as part of this Amendment to the SOI would provide additional revenues to the Manteca Fire Department.

3. Conclusion

The Manteca Fire Department has sufficient resources to serve the proposed Amendment area. The ISO Public Protection Classification Program currently rates the Fire Department as a 3 on a scale of 1 to 10, which is adequate. Additionally, the average travel time (excluding dispatch time and turnout time) for the Manteca Fire Department was 195 seconds for the period between July 1, 2015 and June 30, 2016. The construction and staffing of proposed Fire Station 245 would further improve the Fire Department's ability to respond. Moreover, development within the area proposed to be added to the 10-year Planning Horizon would increase revenues at the Manteca Fire Department. Furthermore, the proposed developments would be easily accessible by improved road infrastructure that would be developed. Based on these factors, it is expected that the Manteca Fire Department would be able to adequately serve the area proposed to be modified by this Amendment to the SOI.

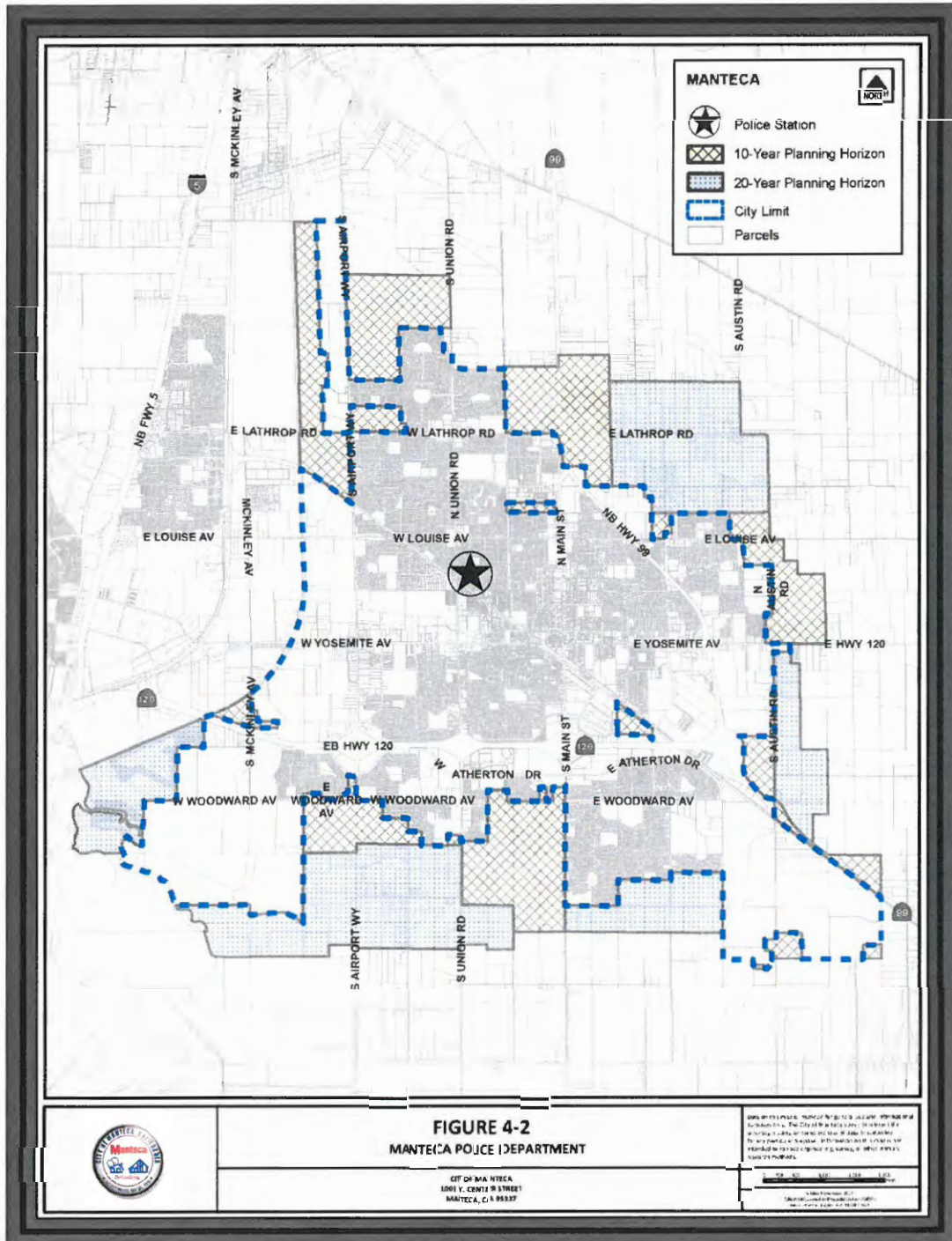
B. LAW ENFORCEMENT

1. Manteca Police Department

EXISTING FACILITIES AND SERVICES

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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).



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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. There were roughly the same number of Priority 1 calls in 2015 and 2016: 214 and 217, respectively. Additionally, there were 16,804 Priority 2 calls in 2015 compared with 18,080 in 2016, and there were 7,851 Priority 3 calls in 2015 compared with 8,551 in 2016. The averages for the department's response times for 2015 and 2016 for the 3 priorities are listed below.

- Priority 1 calls: 2015, 4 minutes and 35 seconds. 2016, 4 minutes and 27 seconds.
- Priority 2 calls: 2015, 4 minutes and 44 seconds. 2016, 27 minutes and 2 seconds.
- Priority 3 calls: 2015, 4 minutes and 2 seconds. 2016, 50 minutes and 22 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 2016, 2,032 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 43% of offences in 2016. Between 2015 and 2016, Part 1 offences in Manteca decreased by about 1.4 percent. Part 2 offenses, which include offenses such as fraud, drug and alcohol abuse, and non-aggravated assault, constituted approximately 69% of all crimes in Manteca in 2016. Unclassified misdemeanors were the most common Part 2 offense, followed by misdemeanor theft. Total Part 2 offenses increased from 4,394 incidents in 2015 to 4,505 incidents in 2016.

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 65 sworn officers. With a population of 76,247, that equates to a staffing level of 85 officers per 1000 residents. Additional officers are planned to be hired, as the City population grows.

The FY 2015-2016 budget for the Police Department was \$12,714,955, which was 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. The budget for the Police Department is expected to increase, as development of the City of Manteca continues. Development of the area to be added to the 10-year Planning

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Horizon as part of this Amendment to the SOI would provide additional revenues to the Manteca Police Department.

3. Conclusion

Although there was a deterioration in Police Department response times in 2016 as compared with 2015, the Manteca Police Department has sufficient resources to serve the proposed Amendment area. Staffing levels at the Manteca Police Department are adjusted based on Police Department response times and new hiring is expected to occur as the population of Manteca grows. Furthermore, additional revenue would be provided directly to the Police Department by the development of the expanded 10-year Planning Horizon area. Furthermore, the proposed developments would be easily accessible by improve road infrastructure that would be developed. Based on these factors, it is expected that the Manteca Police Department would be able to adequately serve the area proposed to be modified by this Amendment to the SOI.

C. WATER SUPPLY, CONSERVATION AND TREATMENT

The City of Manteca provides water service to all of its 76,247 residents and non-residential customers. Approximately 15,000 connection customers are served, with an average daily usage of 11 million gallons¹⁰, 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. 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.

Under the normal year supply, it is assumed the City's full allocation of surface water from SCWSP is fully available. Under the single-dry year supply, it is assumed that the City's full allocation of surface water from the SCWSP is reduced to 75% of normal supply (as described in SSJID's 2015 UWMP). Under the multiple-dry year analysis, it is assumed that the City experiences three dry years, and that the City's full allocation of surface water from the SCWSP is reduced to 87 percent of normal supply in the first dry year, to 89 percent of normal supply in the second dry year, and to 84 percent of normal supply in the third dry year (as described in SSJID's 2015 UWMP).

¹⁰ City of Manteca website. <https://www.ci.manteca.ca.us/pwt/UtilityInformation.aspx>

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

	2020	2025	2030	2035
Population	77,018	82,912	88,855	95,930
Normal Year Supply ^A	23,100	30,680	30,990	31,390
Single-Dry Year Supply ^A	20,220	26,050	26,360	26,760
Multi-Dry Year Supply ^{A, B}	21,280	27,760	28,070	28,470
Demand totals ^C	20,410	23,320	25,060	28,270
Difference	870	4,440	3,010	200

^A SUPPLY INCLUDES PURCHASED WATER, GROUNDWATER.

^B REPRESENTS SUPPLY DURING THE THIRD YEAR OF THREE CONSECUTIVE DRY YEARS

^C AS PROVIDED BY THE CITY OF MANTECA 2015 UWMP. DEMAND DOES NOT INCLUDE SHORT-TERM REDUCTIONS DUE TO IMPLEMENTATION OF THE WATER SHORTAGE CONTINGENCY PLAN.

SOURCE: KENNEDY/JENKS ASSOCIATES 2016.

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. The City owns and operates 15 potable water wells and 31 irrigation wells. The City's annual potable groundwater production has steadily increased historically, reaching a peak of 14,900 acre-feet in 2004. Commissioning the surface water treatment plant in 2005 decreased groundwater use considerably and currently supplies an average of approximately 52 percent of the City's annual potable water supply. In 2000, the City pumped about 1.2 acre-feet/year per acre, but this has since decreased to about 0.7 acre-feet per year per acre in 2010, and to about 0.5 acre-feet per year per acre in 2015¹¹.

The maximum annual groundwater extraction capacity is approximately 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.¹² As of 2014, the City had 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 and/or maintain 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

¹¹ As provided within the City of Manteca 2015 Urban Water Management Plan, Kennedy/Jenks Associates.

¹² City of Manteca General Plan EIR, Public Facilities and Services Section, p. 14-1.

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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	2020	2025	2030	2035
South County Surface Water Supply Contract ¹	11,500/18,500 ²	11,500	18,500	18,500	18,500

¹ CITY OF MANTECA 2015 URBAN WATER MANAGEMENT PLAN WATER DEMAND PROJECTIONS

² THE PHASE I SSJID ALLOTMENT TO MANTECA IS 11,500 AND PHASE II IS 18,500.

SOURCE: CITY OF MANTECA 2015 URBAN WATER MANAGEMENT PLAN

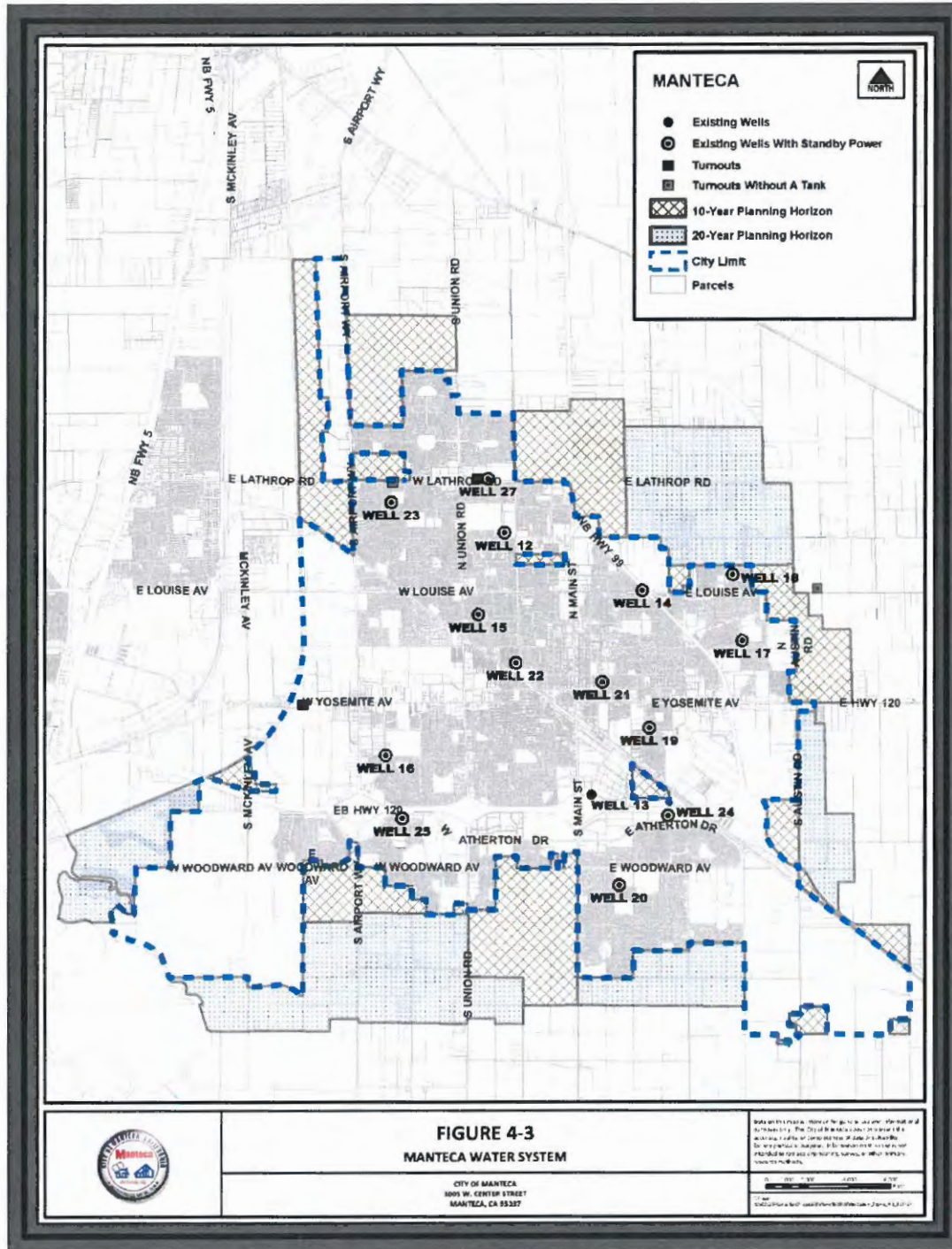
The City has four turnouts (labeled M1-M4) where it receives water from the SCSWP into the City distribution system (see **Figure 4-3**). Three are located on Lathrop Road. Water delivered to M1 carried down Austin Road and serves the east and south side of Manteca. Water delivered at M2 and M4 serves 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 treats influent from both the City of Manteca (85 percent) and the City of Lathrop (15 percent) to Title 22 standards. 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.

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2. Existing Transmission and Distribution System

The City's existing water distribution system consists of a buried network of approximately 170 miles of pipelines, ranging in diameter 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 2015 UWMP to increase to 28,270 AFY by 2030. The City's water demand estimated take into account the City's water conservation plan and compliance with the Water Conservation Act of 2009, known as SBx7-7. In 2014 and 2015, the City implemented a suite of water conservation measures. In addition, in 2016, the City amended their water waste ordinance to include the 2014-2015 water conservation measures. The 2015 UWMP anticipates that the City will meet its water use targets by maintaining its current water conservation practices.

As documented in the City of Manteca 2015 Urban Water Management Plan, the City of Manteca water use rate was 137 gallons per capita per day (gpcd) in 2015. This is a substantial decrease in water demand as compared with prior years; in 2005, the City water use rate was approximately 220 gpcd, and in 2010 it was approximately 170 gpcd. This estimated per capita water demand target

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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 13,790 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

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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).

6. Water Supply in the Griffin Park Master Plan Area

Potable Water: Development areas proposed by Griffin Park would be served by a new potable water distribution system. Development of the proposed potable water system will require the installation of additional water mains within the proposed Antone Raymus Parkway to comply with the 2005 City of Manteca Master Water Plan which includes a west to east water main extension through site. The proposed on-site water distribution system will have various points-of-connection to the City mains. Each will connect to the existing water main line in South Main Street. The north point-of-connection will be at the intersection of South Main Street and Tannehill Street. The south point-of-connection will be to the extended 12-inch water main in South Main Street. The middle point-of-connection will be to the 12-inch water main at the intersection of South Main Street and Springfield Drive. Additionally, an internally looped system of water lines will be installed within the Plan Area. A water system analysis will be prepared during future design phases to monitor compliance with City of Manteca fire flow and pressure standards.

Non-Potable Water: The Griffin Park Master Plan area would include the development of an on-site non-potable water distribution system that would eventually provide irrigation water to planned parks, open space and landscaped areas. All parks larger than 3 acres are planned to be irrigated with irrigation wells. To the greatest extent feasible, the adjacent parkways, streetscape, and open space areas shall be irrigated using water supplied by the park irrigation wells. Landscape connections to domestic water is discouraged and is only to be used if it is not feasible to connect to a park irrigation well. All landscape irrigation is to be installed with non-potable components.

Connection from all irrigation systems to the non-potable water service will be provided in the proposed streets. This connection is to be provided per the requirements of the City Water Division with a valve whether the irrigation is provided by a well or not. In the future, when the non-potable system is charged by the City, the irrigation will be provided by the non-potable water system with the irrigation well remaining as a back-up only. Irrigation shall be designed to maximize efficiency and meet the requirements of the City Parks Maintenance Division.

7. Conclusion

As previously described, the City currently has a surface water capacity allotment of 11,500 acre-feet of water per year from SSJID; however, the City is not currently using their full allotment. There is adequate water supply to meet current and future water demand within the City, even under this proposed Amendment to the SOI. Furthermore, the City has plans to upgrade and maintain the City

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water system through a variety of improvements. The Griffin Park Master Plan area would be required to develop a comprehensive (potable and non-potable) water supply system. New revenues to ensure adequate water supply would also be provided to the City by the development of the area modified by this Amendment to the SOI. Based on these factors, it is expected that there would be sufficient water supply to adequately serve the area proposed to be modified by this Amendment to the SOI.

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 is about 6.5 mgd (from Manteca and Lathrop). Currently, at the Facility, an influent pump station with three mechanical screens serve two parallel treatment systems. Primary treatment is identical in both systems, and 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.

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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 and therefore 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

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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)

5. Wastewater System within the Griffin Park Master Plan Area/Expanded 10-year Planning Horizon

Wastewater services within the Griffin Park Master Plan area would be provided by existing and planned City of Manteca collection and treatment system. Wastewater treatment would be provided at the City's existing Wastewater Quality Control Facility (WQCF) at 2450 West Yosemite Avenue in western Manteca. Griffin Park is located within the South Manteca Collection Shed (SMCS). The backbone of the SMCS is the South Manteca Trunk Sewer (SMTS) along Woodward Avenue. The construction of a deep sewer along Woodward Avenue allows for future abandonment of Woodward Park Pump Station and would accommodate development while minimizing construction of infrastructure in South Manteca. Several sections of the SMCS have been constructed or designed in preparation for construction. Phased construction of the network within this shed will occur as development progresses. Interim facilities for conveying the effluent from the South Manteca Collection Area include:

1. The existing 12-inch and 18-inch Woodward Force Main (WFM) which extends from the Woodward Park Pump Station to the WQCF.

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2. The existing Tara Park Pump Station and Airport-Daniel Lift Station that connects to the WFM. Eventually, the trunk sewer network in Woodward Avenue and beyond to the WQCF will be completed.
3. The existing Antigua Way Lift Station and existing Bella Vista Lift Station. Eventually, effluent from these two facilities will be re-pumped by the Terra Park Pump Station to the WFM.

The following existing sanitary sewer facilities have been constructed in Woodward Avenue:

1. An existing 30-inch diameter gravity sanitary sewer line extending from Atherton Drive west to South Main Street.
2. An existing 12-inch diameter sanitary sewer force main extending from South Main Street west to McKinley Avenue.

A future section of the 36-inch diameter gravity sanitary sewer line will be installed between South Main Street and the Antigua Way Lift Station. Construction of this section will complete the master planned gravity sewer collection system within Woodward Avenue.

6. Conclusion

As previously described, 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 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 development of the area proposed to be added to the 10-year Planning Horizon would also provide additional revenue to develop adequate wastewater infrastructure. Furthermore, the Griffin Park Master Plan area would develop adequate wastewater infrastructure to serve residents and customers within the development. Based on these and other factors, it is expected that there would be sufficient ability to provide adequate wastewater protection and treatment to the area proposed to be modified by this Amendment to the SOI.

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.¹³ 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 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

¹³ South San Joaquin Irrigation District City of Manteca Storm Drainage Agreement, February 14, 2006.

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adopted in 2013 in order to forecast needs of the system as established in the 2003 General Plan for Manteca, as amended.¹⁴ The City's NPDES permit is also managed by the Public Works Department.

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.

¹⁴ City of Manteca Storm Drain Master Plan, 2013.

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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.

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 that began in early 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

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- 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) has been 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 is 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. In March 2017, the City Council passed a new fee on construction to help fund the City's share of enhanced levees along the San Joaquin River to provide 200-year protection.

The City of Manteca also updated the General Plan Safety Element to include numerous policies related to the 200-year flood plain. Subsequent to the Safety Element update, the City of Manteca adopted Section 17.30.040, 200-Year Floodplain (F-200) Overlay Zone, of Chapter 17.30 of the Municipal Code. This ordinance establishes a 200-year flood zone (F-200) in the Zoning Ordinance. The purpose of the 200-Year Floodplain (F-200) Overlay Zone is to comply with provisions of State law that require the City to make specific findings prior to approving certain projects located within a 200-year flood hazard area. The F-200 Zone establishes a process for the consideration and regulation of areas subject to 200-year flooding that require special planning to provide for appropriate development. The expanded 10-year Planning Horizon is located outside of the F-200 Zone (i.e. it is not located within the 200-year floodplain).

The City of Manteca will continue planning efforts to provide adequate funding for necessary improvements, pursuant to the SB 5 requirements. The City will then be required to design and construct the necessary improvements. Until the appropriate improvements are in place, projects within the F-200 zone would not be constructed.

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

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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).

3. Storm Drainage within the Griffin Park Master Plan Area

Development of Griffin Park would include construction of a new storm drainage system, including a drainage collection system, and detention basins. Installation of Griffin Park's storm drainage system will be subject to current City of Manteca Design Specifications and Standards. The proposed storm drainage collection and detention system will be subject to the State Water Resources Control Board Requirements (SWRCB) and City of Manteca regulations, including: Manteca Storm Drain

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Master Plan, 2013; Phase II, NPDES Permit Requirements; NPDES-MS4 Permit Requirements; and LID Guidelines.

Stormwater quality standards imposed and monitored by the Environmental Protection Agency (EPA) and the SWRCB through the City's NPDES permit require treatment of stormwater runoff prior to its release into natural drainage features or dual use SSJID and City Laterals. Stormwater quality is an integral part of the City's stormwater management system. Most existing stormwater is pumped into the dual use SSJID and City laterals and drains.

The City requires detention basins to help attenuate peak flows before drainage discharge is pumped into SSJID's facilities. Delaying the release of water over longer periods of time further reduces the potential of downstream flooding. Most of the proposed detention basins are joint-use facilities providing recreation and other uses when not being used for stormwater detention.

The proposed public storm drainage and water quality system is planned to function independently from surrounding developments. An internal layout of stormwater collection pipes with various sizes, as necessary, will be installed within the Project site. A system of drainage swales may be included to treat and convey collected stormwater. Four on-site drainage sheds are included within the Griffin Park Master Plan area. All on-site storm drainage runoff will be collected through drain inlets in the landscaped areas and catch basins along the streets and within properties, and conveyed via surface swales and underground trunk lines to four detention and water quality basins. The conveyance systems and detention basins may include facilities designed to address water quality standards and requirements. Discharge from the basins will be conveyed through controlled flow pumping facilities to existing City of Manteca and SSJID dual use main storm drain laterals. The duration of the discharge will comply with City of Manteca standards. The water quality detention basins will be designed to comply with SWRCB and City of Manteca specifications and standards. Preliminary calculations determined that the approximate volumes, surface areas, and depths of the individual four water quality detention basins are as follows:

Basin Number 1	280,638 cubic feet	±2.6 acres	5.0-foot max. depth
Basin Number 2	914,162 cubic feet	±7.0 acres	5.0-foot max. depth
Basin Number 3	361,504 cubic feet	±3.0 acres	5.0-foot max. depth
Basin Number 4	259,730 cubic feet	±3.0 acres	5.0-foot max. depth

Conveyance of the detained storm drainage runoff from the proposed on-site dual use detention basins may be via either gravity flow drainage lines or pumped to existing realigned and upgraded City and SSJID dual use Laterals "X" and "We". Connection points for each of the four basins' drainage discharge lines will be at various locations along these two Laterals. Stormwater quality standards imposed and monitored by the EPA and SWRCB 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 utilizing several options including treatment within individual lots and 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.

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4. Conclusion

The area proposed to be added to the 10-year Planning Horizon is located in the South Drain drainage subshed (see Figure 4-5). Compliance with SB 5 would help to ensure that adequate flood protection is provided to the area proposed to be modified by this Amendment to the SOI. As previously stated, 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 expanded 10-year Planning Horizon is located outside of the F-200 Zone (i.e. it is not located within the 200-year floodplain).

The Griffin Park Master Plan area would develop adequate storm drainage infrastructure, as previously described. Furthermore, development of Griffin Park in the 10-year Planning Horizon proposed to be modified by this Amendment to the SOI will provide additional revenues to support adequate drainage infrastructure in this area. Based on these and other factors, it is expected that there would be sufficient ability to provide adequate stormwater drainage infrastructure to the area proposed to be modified by this Amendment to the SOI.

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GIS DATA

GIS data obtained for the City of Manteca

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6. REPORT PREPARERS

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LAFCo

509 W. WEBER AVENUE SUITE 420 STOCKTON, CA 95203

EXECUTIVE OFFICER'S REPORT

- PROJECT:** **GRIFFIN PARK REORGANIZATION TO THE CITY OF MANTECA (L AFC 26-15)**
- PROPOSAL:** To annex approximately 344 acres to the City of Manteca with concurrent detachments from the San Joaquin County Resource Conservation District and Lathrop-Manteca Rural Fire District. The proposed annexation area will remain in South San Joaquin Irrigation District, County Service Area 53-Household Hazardous Waste Management and County Service Area 54-Storm Water Pollution Prevention Program.
- APPLICANT:** City of Manteca
- LOCATION:** South of Highway 120. Bounded by the city limits on the north and east, Sedan Avenue on the south and South Main Street/Manteca Road to the east. (Exhibit A: Vicinity Map)
- PURPOSE:** To provide city services for the development of residential units
- PROCESS:** Project is inhabited and does not have 100% owner consent, may require a protest hearing.

RECOMMENDATION

It is recommended that the Commission approve Resolution No. 1379 approving the annexation of the Griffin Park Master Plan to the City of Manteca and waive the protest proceedings if no written objections have been received before the conclusion of the Commission proceedings.

BACKGROUND

A Resolution of Application was approved by the City of Manteca authorizing an application submittal to LAFCo to annex the Griffin Park Master Plan (GPMP) consisting of 344 acres to the City. (Exhibit B: City Resolution and Justification of Proposal). The annexing territory will detach from the Lathrop-Manteca Rural Fire District and the San Joaquin Resource Conservation District. The GPMP is a single-family residential development that will provide 1,592 units. It will include five acres of neighborhood services commercial and 26 acres of parks and open space.

Under a separate application, the City has requested an amendment to its sphere of influence to accommodate the entire master plan area since a portion of the development was beyond the 10 year sphere boundary. Approval to the sphere amendment is necessary to approve the proposed Griffin Park Reorganization.

ENVIRONMENTAL

The City of Manteca, as Lead Agency, certified and subsequently adopted a Final Environmental Impact Report (EIR) for the project on October 3, 2017. LAFCO as a Responsible Agency must consider the environmental documentation prepared by the City. Although the City has assumed the role as Lead Agency, the Commission must make findings regarding the environmental documentation. (Exhibit C: Notice of Determination).

PROPERTY TAX EXCHANGE

Pursuant to the Revenue and Taxation Code, the City and County must have an agreement in place that would determine the exchange of property tax revenues from jurisdictional changes. The City and County executed a master tax sharing agreement on December 2, 2014, applicable to all annexations through December 1, 2021.

FACTORS

The Cortese-Knox-Hertzberg Local Government Reorganization Act requires factors to be considered by a LAFCO when evaluating a proposal for a change in organization or reorganization to a City. Factors to be considered shall include, but are not limited to the following (Government Code Sections 56668):

(a) *Population and population density, likelihood of significant growth during the next 10 years*

The territory to be annexed is uninhabited and is generally under agricultural uses but does include some existing ranchettes, large estate lots and farm equipment storage. Adjacent to the annexation site to the north and east are residential subdivisions that are within the city limits. To the west and south of the annexation site are unincorporated lands in agricultural production. The project site was planned for urban uses in the Manteca General Plan and located within the City’s 10-year planning horizon (with SOI amendment) with the expectation it would be developed within 10 years.

(b) *The need for organized community services and present cost and adequacy of governmental services*

Essential governmental services which are provided to the subject area at the present time, and which will be provided after the proposal is finalized, are indicated in the following chart:

SERVICE	CURRENT PROVIDER	AFTER ANNEXATION
Law Enforcement	County Sheriff’s Office	City
Fire Protection	Lathrop-Manteca Rural Fire	City
Water	None	City
Sewer	None	City
Drainage	None	City

Irrigation	South San Joaquin Irrigation District	South San Joaquin Irrigation District
Schools	Manteca Unified School District	Manteca Unified School District
Planning	County	City

The City’s General Plan includes policies and implementation programs that address the costs to provide services for new development and the City’s Municipal Service Review determined that that the City has the ability to provide adequate levels of service to existing residents and that future development within its SOI are adequately planned. The Griffin Park project would require additional facilities and extension of services that would be financed by the developer.

(c) ***The effect of the proposed action and of alternative actions, adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county.***

The proposed action requires consideration of LAFCo’s policy to mitigate any impact to a rural fire district. The Lathrop-Manteca Rural Fire District will lose 344 acres of territory and property taxes and assessment revenues. The City and the Lathrop-Manteca Fire District will enter into a 10-year agreement for which the City will replace the District’s loss revenues.

(d) ***The conformity of both the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies and priorities set forth in Section 56377.***

In summary, §56377 requires that the Commission, in reviewing proposals that would reasonably induce, facilitate, or lead to the conversion of existing open-space lands to uses other than open-space uses, to consider the following policies and priorities:

(1) Development of land for other than open-space uses shall be guided away from existing prime agricultural lands towards areas containing nonprime agricultural land unless that action would not promote the planned, orderly, and efficient development of the area; and

(2) Development of existing vacant or non-prime agricultural lands for urban uses within the jurisdiction or within the sphere of influence should be encouraged before any proposal is approved which would allow for or lead to the development of existing open-space lands for non-open space uses outside of the jurisdiction or sphere of influence.

The City prepared a Statement of Open Space Conversion (Exhibit D) and a Residential Entitlement Matrix addressing the loss of open space to urban development. The purpose of the Matrix is to disclose an inventory of available land within the City boundary and SOI boundary that could be considered for development prior to annexation. The City cites the build-out capacity within the 10-year planning horizon is 9,748 residential units, however, a large portion of the land to accommodate residential development is impacted by SB 5, recent legislation requiring cities and counties to adopt comprehensive long-term flood management and financing plans based on a 200-year flood protection plan. The Griffin Park Master Plan is not located within the 200-year floodplain. Additionally, the City’s inventory includes lots that are pending/under application further reducing the total number of available land for residential development.

(e) ***The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016.***

Agricultural lands are defined as land that is currently used for the purpose of producing an agricultural commodity for commercial purposes. The City states that the farmland in the northern portion of the annexation site is poor quality and has been impacted by the removal of top soil. Orchard farming occurs on the southern portion of the site. Development of the GPMP project will convert approximately 323 acres of prime agricultural land to urban uses. In order to mitigate the loss of agricultural lands, the City requires payment of agricultural mitigation fees to acquire farmland, farmland conservation easements, or farmland deed restrictions.

(f) ***The definiteness and certainty of the boundaries of the territory.***

The proposed boundary for the annexation area includes 20 whole Tax Assessor's parcels which is consistent with LAFCO policy of avoiding split lines of assessment.

(g) ***A regional transportation plan adopted pursuant to Section 65080 and consistency with city or county general and specific plans.***

The San Joaquin Council of Governments adopted the 2014-2040 Regional Transportation Plan and Sustainable Communities Strategy in June 2014. The proposal is consistent with the City's General Plan and other applicable planning documents.

(h) ***The sphere of influence of any local agency, which may be applicable to the proposal being received.***

The proposed territory is within the City's Sphere of Influence and 10-year planning horizon (upon SOI amendment). The proposed territory is within the SOI's of Lathrop-Manteca Rural Fire District and San Joaquin Resource Conservation District and will be detached from these districts. It is also within County Service Area 53, County Service Area 54 and the South San Joaquin Irrigation District. The annexation area will not detach from these districts because services will still be provided.

(i) ***The comments of any affected local agency or other public agency.***

The proposal was distributed to local and affected agencies for their review and comment. The following comments were received (Exhibit E):

County Public Works: The proposed annexation areas shall include the entire frontage of all abutting public roads. Annexation area should include the entire road or as an alternative enter into an agreement with the County where the City agrees to maintain the roads on behalf of the County. Commission policy already requires annexation of adjacent roads to assure that the city assumes the burden of providing adequate roads to the properties. The map does include all right of ways.

County Community Development Department: The County indicates that the annexation of agricultural lands is subject to the Agricultural Mitigation Ordinance requiring mitigation for the significant loss of agricultural land. The County also requires that residents of property adjacent to agricultural lands should be notified of the Right-To-Farm Ordinance. The City has adopted an Agricultural Mitigation Fee Program and a Right-To-Farm ordinance. Since the site will be annexing to the City, the City's agricultural mitigation program and ordinance will apply.

South San Joaquin Irrigation District: Expressed concerns regarding potential impact to District facilities. The annexation would induce further growth which could eventually create certain problems for the District if not properly addressed including construction of underground utilities, storm drainage discharge, and landscaping and general construction within District easements. Additionally, SSJID expressed concern regarding land adjacent to the proposed development that is utilized for agricultural purposes and served with District water. SSJID requests that the developer should be required to contact the District during the early stages of planning to assure all issues can be properly mitigated.

(j) The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.

The City will extend municipal services to the proposed annexation area. As required by Government Code § 56653 the City submitted a plan for providing services (Exhibit F). GC 56653 requires that the plan address the following: 1) an enumeration and description of services to be provided; 2) the level and range of those services; 3) an indication of when those services can feasibly be extended; 4) improvements or upgrading of services or other conditions that would be imposed or required by the annexation; and 5) how the services will be financed. Detailed information can be found in the City's Services Plan.

Water: The City's water supply includes ground water and surface water. The City's municipal water supply system is based on an interconnected grid design, wherein new development expands the existing grid system and new municipal water wells are added as needed to maintain an adequate water supply. The City reports that groundwater supplies have been available at a consistent level but states its objective is to reduce or maintain groundwater use. For surface water, Manteca has a long-term contract through 2029 with SSJID under the South County Surface Water Supply Project Phase 1 where it receives up to 11,500 acre feet. In the future, under Phase 2, the City will receive up to 18,500 acre feet of water.

Development of Griffin Park Master Plan would require construction of onsite infrastructure improvements and must comply with the 2005 City of Manteca Master Water Plan. The project site development would also include on-site non-potable water distribution system to provide irrigation water to planned parks, open space and landscaped areas.

The City's recent Municipal Service Review evaluates the availability of water supplies for its current users and for development within the 10-year and 20-year planning horizon. The MSR determined that there are sufficient water resources to serve the City at full build out projecting a population growth up to 171,682 people.

Stormwater: Development of GPMP would include construction of a new storm drainage system, including a drainage collection system, and detention basins. The proposed public storm drainage and water quality system is planned to function independently from surrounding developments. Stormwater will be directed to one of four onsite stormwater detention and water quality basins. Discharge from the basins will be conveyed through

controlled flow pumping facilities to existing City and South San Joaquin Irrigation District dual use main storm drain laterals.

Sewer: The City provides wastewater collection and treatment within the city boundary and for a portion of the City of Lathrop and unincorporated areas of the County. Lathrop's allocation is 14.7 percent of the capacity. Wastewater services within the GPMP area would be provided by existing and planned City collection and treatment systems. Wastewater will be conveyed from the project site via a system of pipelines to connection points on Woodward Avenue where construction of a deep sewer has been constructed or designed to accommodate growth in the area.

Police: Law enforcement services are currently provided by the County Sheriff's Office. Upon annexation law enforcement services will be provided by the City's Police Department. The Police Department employs 65 sworn officers. With a City population of 76,247, that equates to 0.85 officers per thousand residents. At build-out the proposed Griffin Park development will increase the population by approximately 5,015 people. Staff levels and response times are assessed annually by the City and adjustments are made as the budget allows. It is anticipated additional revenues would be provided to the police department as development of the area occurs.

Fire: Annexation of Griffin Park Master Plan will result in the detachment of 344 acres from the Lathrop-Manteca Rural Fire District (LMFD). LAFCo annexation policies require that the loss of financial resources due to the detachment of territory be mitigated by the annexing agency if financial loss will negatively impact the detaching fire district. The City and the fire district will enter into a 10 year agreement to mitigate the annual loss of property tax and assessments in the amount of \$10,673.

The annexation area is within 1.0 to 2.4 miles from the City fire station located at 1154 S. Union Road. It is anticipated that fire response times will be adequate for the annexation area.

(k) Timely availability of water supplies adequate for projected needs as specified in Government Code Section 65352.5.

The City prepared a Statement of Timely Availability of Water Supplies (Exhibit G). In addition the City recently adopted (2016) an Urban Water Management Plan. The Water Management Plan evaluates potential population growth and the availability of water based on existing water use patterns. The City determined that an adequate water supply can be reasonably available through 2035.

(l) The extent to which the proposal will affect a city and the county in achieving their respective fair share of the regional housing needs

The City's Regional Housing Need Allocation (RHNA) for the January 1, 2014 through December 31, 2015 Housing Element cycle requires 4,401 dwelling units within various income levels including extremely low through above moderate income levels. The RHNA is a determination of the existing and projected regional housing needs for persons at all income levels and the Housing Element is the City's plan on how it will meet the existing and projected housing needs. In the City's Statement of Fair Share Housing Needs (Exhibit H) the City reported that they have satisfied about 45.6% of the RHNA for the reporting period. The Griffin Park annexation will generate about 1,592 single-family density units

at full build out and it is likely that a majority of those units will fall within the above-moderate and/or moderate income categories. The City has surpassed its housing goal for above-moderate income and 825 units are still needed for the moderate income category.

(m) *Any information or comments from the landowner or owners, voters, or residents of the affected territory.*

No information or comments have been received from landowners, voters, or residents of the affected territory.

(n) *Any information relating to existing land use designations.*

There is no other land use information related to this project.

(o) *The extent to which the proposal will promote environmental justice (fair treatment of people of all races cultures, and incomes with respect to the location of public facilities and the provision of public services).*

The project does not result in the unfair treatment with respect to the location of public facilities and provision of public services.

DISCUSSION

The Cortese-Knox-Hertzberg Reorganization Act of 2000 provides guidance to local LAFCo's in the review of proposals for reorganizations. The staff report has been organized in a manner that outlines the 15 factors, which must be considered by the Commission. In summary, the project represents a logical extension of the City and would provide for the orderly development of the area. The proposed annexation site was considered for development in the City's General Plan and in the City's Sphere of Influence as amended and it was determined that the City can adequately provide municipal services for the proposed development.

Attachments: LAFCO Resolution No. 1379
Exhibit A: Vicinity Map
Exhibit B: City Resolution and Justification of Proposal
Exhibit C: Notice of Determination
Exhibit D: Open Space Conversion Statement
Exhibit E: Referral Comments
Exhibit F: City Services Plan
Exhibit G: Statement of Timely Availability of Water Supplies
Exhibit H: Fair Share Housing Needs

RESOLUTION NO. 1379

BEFORE THE SAN JOAQUIN LOCAL AGENCY FORMATION COMMISSION APPROVING THE GRIFFIN PARK REORGANIZATION TO THE CITY OF MANTECA WITH CONCURRENT DETACHMENTS FROM THE SAN JOAQUIN COUNTY RESOURCE CONSERVATION DISTRICT AND LATHROP-MANTECA FIRE PROTECTION DISTRICT (L AFC 26-15)

WHEREAS, the above entitled proposal was initiated by resolution by the City of Manteca and on January 3, 2018 the Executive Officer certified the application filed for processing in accordance with the Local Government Reorganization Act; and

WHEREAS, the Commission held a public hearing on the proposed reorganization on February 8, 2018 in the Board of Supervisors Chambers, 44 North San Joaquin Street, 6th Floor, Stockton, CA, pursuant to notice of hearing which was published, posted and mailed in accordance with State law; and

WHEREAS, at said hearing the Commission heard and received evidence, both oral and written regarding the proposal, and all persons present were given an opportunity to be heard; and

WHEREAS, City of Manteca certified and adopted an Environmental Impact Report (State Clearinghouse No. 2016062029) and approved Mitigation Measures/Monitoring and Reporting Program for the Griffin Park Master Plan October 3, 2017;

WHEREAS, the subject territory is inhabited and does not have 100% owner consent;

WHEREAS, the Commission has, in evaluating the proposal considered the report submitted by the Executive Officer, the factors set forth in Section 56668 of the California Government Code and testimony and evidence presented at the public hearing held on February 8, 2018.

NOW, THEREFORE, the San Joaquin Local Agency Formation Commission DOES HEREBY RESOLVE, DETERMINE, AND ORDER as follows:

Section 1. Certifies that, as a Responsible Agency, the Commission has independently reviewed and considered Griffin Park Master Plan Environmental Impact Report (State Clearinghouse No. 2016062029) and adopts the CEQA Mitigation Measures/Monitoring and Reporting Program as certified by the City of Manteca.

Section 2. Finds that the proposal is inhabited and does not have 100% owner-consent.

Section 3. Finds that no written protests were received by any landowner or registered voter within the project area by the conclusion of the hearing; and, therefore, waives the protest proceedings pursuant to Government Code Section 56663;

Section 4. Approves the annexation of Griffin Park Reorganization to the City of Manteca with concurrent detachments from the San Joaquin County Resource Conservation District and the Lathrop-Manteca Fire Protection District with the boundary description as approved by the County Surveyor, attached hereto as Exhibit A.

Section 5. Finds, pursuant to Government Code Section 56856.5, the reorganization is necessary to provide services to planned, well-ordered, and efficient urban development patterns that include appropriate consideration of the reservation of open-space lands within those urban development patterns.

Section 6. Finds, that the loss revenue to the Lathrop-Manteca Fire Protection District will not seriously impair the District's operation.

Section 7. Directs the Executive Officer to withhold filing the Certificate of Completion until a fully executed agreement between the City of Manteca and Lathrop-Manteca Fire Protection District is filed.

PASSED AND ADOPTED this 8th day of February 2018 by the following roll call vote:

AYES:

NOES:

CHAIRMAN
San Joaquin Local Agency
Formation Commission

The foregoing is a correct copy of the original on file in this office.

ATTEST 

RESOLUTION R2017-142 **LISA BLACKMON, City Clerk**

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANTECA, STATE OF CALIFORNIA, APPROVING A RESOLUTION CERTIFYING THE GRIFFIN PARK MASTER PLAN ENVIRONMENTAL IMPACT REPORT, ASSOCIATED GENERAL PLAN AMENDMENT, PRE-ZONING, MASTER PLAN AND AUTHORIZING THE CITY MANAGER TO FILE AN APPLICATION WITH SAN JOAQUIN LAFCO FOR THE 343 ACRES COMPRISING THE GRIFFIN PARK MASTER PLAN AREA

WHEREAS, the Manteca Planning Commission on September 12, 2017, considered General Plan Amendment 15-89, Pre-zoning 15-88, Master Plan 15-90 and Annexation 15-87, titled "Griffin Park," filed by Raymus Resources, LLC, 1433 Moffat Boulevard, Manteca, CA 95336; Austin Road Partners, 1433 Moffat Boulevard, Manteca, CA 95336; JM2, LLC, 1463 Moffat Boulevard, Suite 5, Manteca, CA 95336; and 2Q Farming, Inc., 1845 Riverview Circle, Ripon, CA 95336; and

WHEREAS, the Griffin Park planning area is located in the southern portion of the City of Manteca Sphere of Influence (SOI) within the unincorporated area of San Joaquin County. The Project area is adjacent to the City of Manteca city limits to the north and east. The Project site is immediately southwest of the intersection of West Atherton Drive and Manteca Road (Main Street); bounded on the north by West Atherton Drive, on the east by Manteca Road (Main Street), on the south by Sedan Avenue, and on the west by South Union Road; and

WHEREAS, The project site is comprised of the following Assessor Parcel Numbers (APN's 224-02-130, 224-02-131, 224-02-133, 224-02-134, 224-02-165, 224-02-136, 224-02-137, 224-02-329, 224-02-330, 224-02-331, 224-02-32, 224-02-333, 224-02-334, 224-02-335, 224-02-336; 226-10-008, 226-10-006, 226-10-009, 226-10-019, 226-10-021); and

WHEREAS, The project site has a General Plan Designation of 334 acres designated LDR (Low Density Residential) and 8.25 acres of OS (Open Space), and proposes a General Plan Amendment that includes approximately 302 acres of LDR (Low Density Residential), 5 acres of CMU (Commercial Mixed Use) and 26 acres of OS (Open Space); and

WHEREAS, Griffin Park is requesting to be Pre-zoned to CMU (Mixed Use Commercial Zoning District), OS (Open Space) and R-1 (One-Family Dwelling Zoning District), consistent with the requested General Plan Amendment; and

WHEREAS, Pursuant to the provisions of the California Environmental Quality Act (CEQA) an Environmental Impact Report has been prepared for the project, the

findings pursuant to CEQA are attached and incorporated by reference into this resolution; and

WHEREAS, Pursuant to the provisions of the California Environmental Quality Act (CEQA), the Mitigation Measure Monitoring and Reporting Program for the Griffin Park project is attached and incorporated by reference into this resolution; and

WHEREAS, On September 12, 2017, the Planning Commission determined that the proposed Environmental Impact Report, Mitigation Measure Monitoring and Reporting Program; General Plan Amendment 15-89; Pre-Zoning 15-88; Master Plan 15-90; and Annexation 15-87 of the 343 Acre Griffin Park Planning Area is consistent with the General Plan Goals, Policies, and Implementation Measures as stated in the staff report for the matter and is incorporated by reference into this resolution; and

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

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

1. The City Council hereby finds that the facts set forth in the recitals to this Resolution are true and correct and establish the factual basis for the City Council's adoption of this Resolution.
2. The proposed project is consistent with the objectives of the General Plan, in that the Griffin Park Master Plan is consistent with the following Goals, Policies, and Implementation Measures:
 - A. Goal LU-1: To provide for orderly, well-planned, and balanced growth consistent with the limits imposed by the City's infrastructure and the City's ability to assimilate new development.
 - B. LU-P-1: Growth shall mitigate its own impacts and shall provide a positive benefit to the City of Manteca.
 - C. LU-P-2: Growth must contribute to a strong diversified economic base and an effective balance between employment and housing opportunities for all income levels.
 - D. LU-P-3: The City shall encourage a pattern of development that promotes the efficient and timely development of public services and facilities.
 - E. LU-P-4: The City shall encourage a development pattern that is contiguous with the boundary of the City.

- F. LU-P-6: The City shall establish and maintain a Secondary Urban Service Boundary line designating lands eligible for annexation and urban development beyond the year 2013 (see Figure 2-3). Lands outside the Primary Urban Service Boundary line, but within the Secondary Urban Service Boundary line, shall not be annexed to the City of Manteca prior to their inclusion within the Primary Urban Service Boundary line. Prior to 2013, the Primary Urban Service Boundary line may be amended through adoption of a specific plan, an area plan, or comparable planning process, or an amendment to the General Plan.
- G. LU-P-9: The City will consider applications for annexations that:
- Are contiguous with city boundaries and provide 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 (LAFCo) standards.
 - Are consistent with the General Plan.
- H. C-P-5: Major circulation improvements shall be completed as abutting lands develop or redevelop, with dedication of right-of-way and construction of improvements, or participation in construction of such improvements, required as a condition of approval.
- I. C-P-6: New development shall pay a fair share of the costs of street and other transportation improvements based on impacts to LOS and other modes in conformance with the goals and policies established in this Circulation Element and the PFIP program.
- J. C-P-13: The City shall promote development of a future roadway system as shown in the Major Streets Master Plan.
- K. C-P-14: The City may allow development of private streets in new residential projects that demonstrate the ability to facilitate police patrol, emergency access, and solid waste collection as well as fund on-going maintenance.
- L. C-P-22: The City shall encourage the development of landscape separated sidewalks along roadways (particularly arterials and non-residential streets) when feasible to discourage pedestrian/vehicle conflicts and be consistent with complete streets concepts.

- M. C-P-35: Improve safety conditions, efficiency, and comfort for bicyclists and pedestrians by providing shade trees and controlling traffic speeds by implementing narrow lanes on appropriate streets.
- N. C-I-10: To support the City's goals of minimizing maintenance costs and encouraging active transportation, any new or substantially modified roadway shall be as narrow as feasible while being consistent with LOS and goods movement policies. In general, this implementation measure can be achieved by constructing narrower traffic lanes, although wider lanes may be necessary on certain truck routes.
- O. C-I-11: The City shall regularly update the PFIP program to ensure that the fees are consistent with construction costs and the project list reflects changes in the transportation system that may occur as land use development projects progress and more detail about their transportation needs are known.
- P. C-P-36: City shall strive to provide a sidewalk system that serves all members of the community and meets the latest guidelines related to the Americans with Disabilities Act (ADA).
- Q. Goal H-3: To provide a range of housing types, densities, and designs and meet existing and projected housing needs for all economic segments of the community.
- R. Policy H-P-21: The City shall seek the annexation of lands within the City's adopted Sphere of Influence and identified 10- and 20-year Planning Horizons at a rate that ensures an adequate supply of appropriately zoned residential land.
- S. Policy H-P-25: The City will consider new housing construction methods and dwelling unit types that encourage affordability through innovative design such as small lot subdivisions and second units.
- T. Policy H-P-27: The City shall promote the expeditious processing and approval of residential projects that meet General Plan policies and City regulatory requirements.
- U. Policy H-P-28: The City shall ensure that housing developments pay their own way in terms of financing public facilities and services.
- V. Goal PF-3: Facilities improvements and services required to serve development will not place an economic burden on existing residents of the City. Development will pay a fair share of all costs of required public infrastructure and services.

- W. PF-P-17: The City of Manteca shall consider incremental increases in the demands on groundwater supply and water quality when reviewing development applications.
 - X. PF-I-7: The City will encourage the use of recycled water for landscape irrigation where feasible, within the parameters of State and County Health Codes and standards.
 - Y. S-P-9: Combine flood control, recreation, water quality, and open space functions where feasible.
 - Z. Goal ED-9: Promote the development of affordable and market rate housing that matches with the needs of the present and future Manteca workforce.
 - AA. ED-P-16: The City shall use appropriate land use, zoning, and permit streamlining strategies, and other financial incentives to provide for and encourage housing types that are compatible with wage structures associated with existing and forecasted employment.
 - BB. ED-P-17: Plan for a broad range of housing types and densities to accommodate all income levels and job classifications.
 - CC. ED-P-18: Plan for a balanced community where the Manteca workforce will be able to afford housing within the city of Manteca.
 - DD. ED-I-46. Encourage specific plans and large planned developments throughout the City to include a mix of housing types and density ranges (consistent with the Zoning Ordinance) related to local wage structures to achieve a jobs/housing balance.
3. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation in that as development takes place the Griffin Park Master Plan area will make needed improvements to the local roadway network complying to the adopted standards and specifications of the City of Manteca.
 4. The site layout (orientation and placement of buildings and parking areas), as well as the landscaping, lighting, and other development features, is compatible with and complements the existing surrounding environment and ultimate character of the area under the General Plan in that the Griffin Park Master Plan calls for architectural standards, includes 28 acres of open space, and will be maintained via formation and annexation into a Community Facilities District.
 5. The proposed architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials,

colors, screening of exterior appurtenances, exterior lighting and signing, and similar elements, establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties in that the Griffin Park Master Plan calls for architectural standards and the development of property in accordance with the R-1(One Family Dwelling) Zoning District.

6. The Griffin Park Master Plan Environmental Impact Report is hereby certified.
7. The General Plan Land Use Map as proposed by the Griffin Park Master Plan is hereby amended.
8. The lands within the Griffin Park Master Plan have a Pre-zone designation of R-1 (One-Family Dwelling Zoning District) and CMU (Mixed Use Commercial Zoning District).
9. The City Manager is authorized to submit an application to the San Joaquin Local Agency Formation Commission for the annexation of the Griffin Park Master Planning Area.
10. Resolution shall take effect immediately upon its adoption.

I HEREBY CERTIFY that the foregoing Resolution was duly adopted by the City Council of the City of Manteca at a public meeting of said City Council held on the 3rd day of October, 2017, by the following vote:

AYES: Moorhead, Morowit, Silverman, Singh, DeBrum

NOES: None

ABSENT: None

ABSTAIN: None

MAYOR: Steve DeBrum
STEPHEN F. DEBRUM
Mayor

ATTEST: Lisa Blackmon
LISA BLACKMON
City Clerk

**San Joaquin
Local Agency Formation Commission**

509 West Weber Avenue Stockton, CA 95203
209-468-3198 FAX 209-468-3199

JUSTIFICATION OF PROPOSAL

Please complete the following information to process an application under the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000: (Indicate N/A if Not Applicable)

SHORT TITLE OF THE PROPOSAL: Griffin Park Master Plan

TYPE OF PROPOSAL

- | | | |
|---|--|---|
| <input type="checkbox"/> City Incorporation | <input checked="" type="checkbox"/> Sphere of Influence Amendment | <input type="checkbox"/> District Formation |
| <input type="checkbox"/> Consolidation | <input type="checkbox"/> Sphere of Influence Update | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> Detachment | <input type="checkbox"/> Addition of Services | <input type="checkbox"/> District Dissolution |
| | <input checked="" type="checkbox"/> Reorganization (involving an Annexation and Detachment(s)) | |

AGENCY CHANGES RESULTING FROM THIS PROPOSAL

Agency or Agencies gaining territory: City of Manteca

Agency or Agencies losing territory: San Joaquin County
Cathrop Manteca Fire District

NOTIFICATION

Please indicate the names, addresses and telephone numbers of all Applicants, Applicant's Agents, and all affected Agencies who are to receive the hearing notice and the Executive Officer's Report:

<u>Name</u>	<u>Mailing Address</u>	<u>Telephone</u>
<u>J.D. Hightower</u>	<u>1101 W. Center St., Manteca, CA 95337</u>	<u>(209) 456-8505</u>
<u>Tim Ogden</u>	<u>" " " "</u>	<u>" (209) 456-2064</u>
<u>Toni Raymus</u>	<u>1433 Moffat Blvd., Manteca, CA 95336</u>	<u>(209) 824-3080</u>
<u>Bill Filios</u>	<u>1463 Moffat Blvd., Manteca, CA 95336</u>	<u>(209) 823-3121</u>
<u>Mike Atherton</u>	<u>1433 Moffat Blvd., Manteca, CA 95336</u>	<u>(209) 824-3080</u>
<u>Darryl Quaresma</u>	<u>1845 Riverview Circle, Ripon, CA 95336</u>	<u>(209) 985-4372</u>

(Attach a separate sheet if necessary.)

PROJECT INFORMATION

Please provide project-related information for the following questions:

- 1. Do the proposed boundaries create an island of non-agency territory? Yes No
- 2. Do the proposed boundaries split lines of assessment or ownership? Yes No
- 3. Does the proposal involve public rights-of-way or easements? Yes No
- 4. Does the proposal involve public land or land assessed by the State? Yes No
- 5. Does any part of the proposal involve land under a Williamson Act Contract or Farmland Security Zone? Yes No
- 6. Does any part of the proposal involve land with a Wildlife/Habitat Easement or Agricultural Land Conservation Easement? Yes No

7. List the affected Assessor Parcel Numbers, Owners of record and Parcel Sizes:

APN	Owner	Acreage
-----	-------	---------

see Attached

(Attach a separate sheet if necessary)

8. Physical Location of Proposal: South Main Street & Woodward Avenue
(Street or Road, distance from and name of Cross Street, quadrant of City)

9. Has an application been filed for an underlying project (such as Development Plan, Conditional Use Permit, or Tentative Subdivision Map)? Yes No

If Yes, please attach a Project Site Plan or Tentative Subdivision Map.

If No, please provide an estimate of when development will occur: 2019

10. List those public services or facilities which will be provided to the affected territory as a result of the proposed action: All City of Manteca municipal services including, but not limited to, the following: water, sewer, sanitary storm sewer, streets, parks, Police and Fire Protection.

11. Indicate which of these services or facilities will require main line extensions or facility up-grades in order to serve the affected territory:
N/A, all necessary utilities are available within the Woodward Avenue and Main Street right-of-ways.

12. Provide any other justification that will assist the Commission in reviewing the merits of this request. (Attach a separate sheet if necessary)

A Master Plan and associated EIR have been adopted/certified by the City of Manteca on October 3, 2017.

INDEMNIFICATION AGREEMENT

As part of this application, applicant and real property in interest, if different, agreed to defend, indemnify, hold harmless, and release the San Joaquin Local Agency Formation Commission, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any of the above, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney's fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent passive or active negligence on the part of the San Joaquin Local Agency Formation Commission, its agents, officers, attorneys, or employees.

Executed at _____, California, on _____, 20__.

APPLICANT

Signature: _____

Title: CITY MANAGER

REAL PARTY IN INTEREST

(If different from Applicant)

Signature: _____

Title: _____

SUBMITTALS

In order for this application to be processed, the following information needs to be provided:

1. Two copies of this Justification of Proposal, completed and signed with original signatures;
2. Five prints of a full-scale proposal map showing the affected territory and its relationship to the affected jurisdiction (Refer to Guide for Preparation);
3. Five copies of an 8.5" x 11" or 11" x 17" reduction of the proposal map;
4. Three copies of a metes and bounds description of the affected territory;
5. One certified copy of the City Council and/or Special District Board Resolution of Application, or a petition making application to LAFCo (as appropriate);
6. Written permission from each affected property owner (or signature form);
7. One copy of the project environmental document (One Compact Disc if more than 25 pages);
8. One copy of the project Notice of Determination;
9. Three 8.5" x 11" copies of the Vicinity Map (if not included on the proposal map);
10. One copy of the plan for providing services along with a schematic diagram of water, sewer and storm drainage systems (refer to Government Code Section 56653);
11. One copy of the Pre-Zoning map or description (as required by Section 56375);
12. One copy of the Statement of Open Space (Ag) Land Conversion (refer to Section 56377);
13. One Copy of the Statement of Timely Availability of Water Supplies (refer to Section 56668(k));
14. One copy of the Statement of Fair Share Housing Needs (if residential land uses are included in the proposal) (refer to Section 56668(l)); Regional Housing Needs
15. One copy of the project design (site plan, development plan, or subdivision map);
16. One copy of the Residential Entitlement matrix form (if residential land uses are included in the proposal); and
17. Filing and processing fees in accordance with the LAFCo Fee Schedule and the State Board of Equalization Fee Schedule.

Toni

Additional information may be required during staff review of the proposal.

CERTIFICATION

The undersigned hereby certifies that all LAFCo filing requirements will be met and that the statements made in this application are complete and accurate to the best of my knowledge.

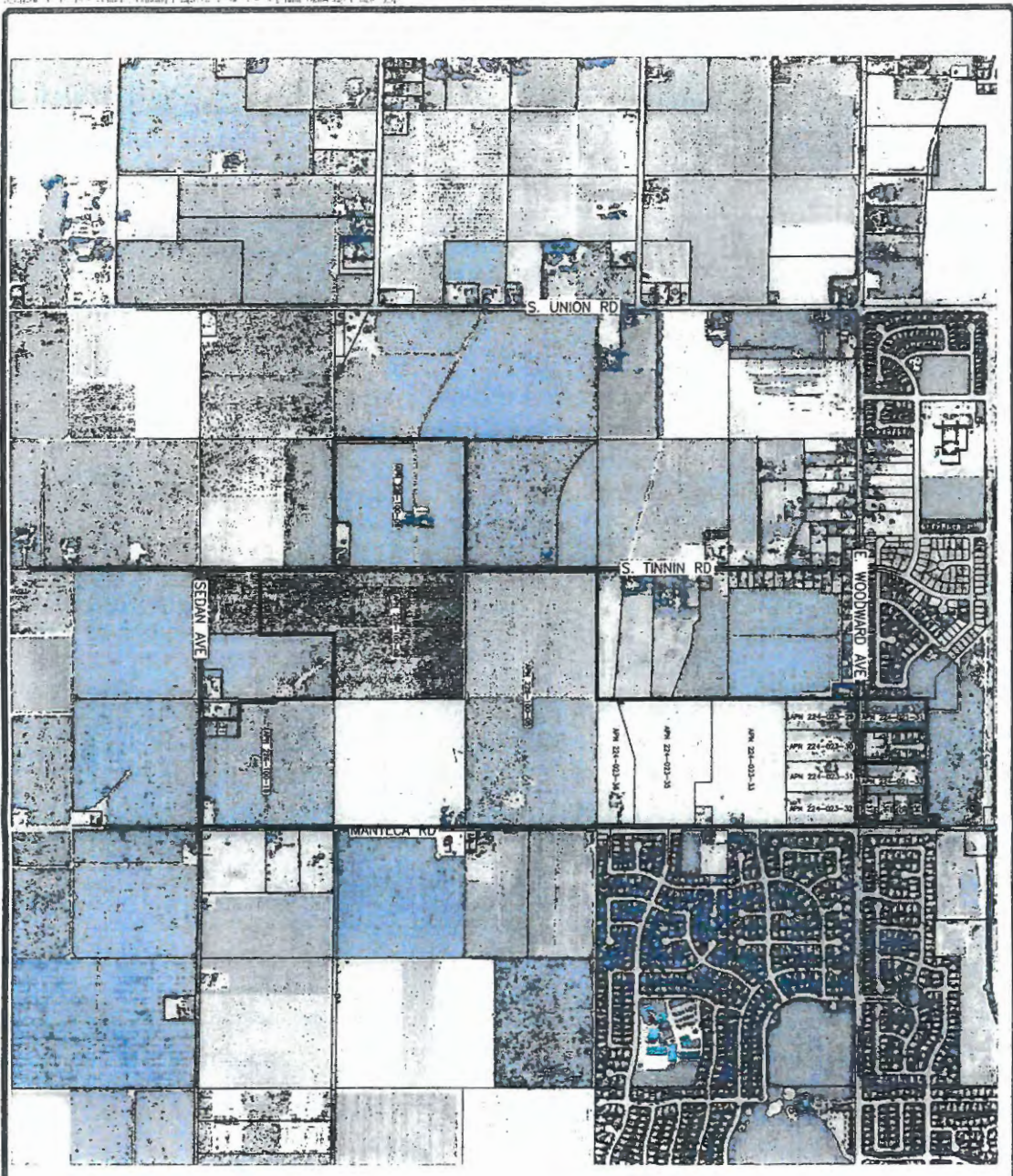
(Signature)

Print or Type Name: _____

Date: _____

Daytime Telephone: _____

<i>APN</i>	<i>ACREAGE</i>
224-02-131	4.73
224-02-133	4.73
224-02-130	0.28
224-02-134	1.09
224-02-135	1.09
224-02-136	1.09
224-02-137	1.15
224-02-329	5.00
224-02-330	5.00
224-02-331	5.00
224-02-332	5.62
224-02-333	24.00
224-02-334	0.86
224-02-335	21.30
224-02-336	10.32
226-10-008	117.88
226-10-006	37.90
226-10-009	60.00
226-10-019	35.40
226-10-021	1.50
Total	343.94



NorthStar
Engineering Group, Inc.
• Civil Engineering • Surveying • Planning •
620 12th Street Manteca, CA 95154
(209) 524-3025 Phone (209) 524-3576 Fax



GRIFFIN PARK PROJECT
BOUNDARY



GRIFFIN PARK APN'S



Notice of Determination

Appendix D

To:
 Office of Planning and Research
 U.S. Mail: Street Address:
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
 County of: San Joaquin
 Address: 44 N. San Joaquin St., 2nd Floor Suite 260
Stockton, CA 95202

From:
 Public Agency: City of Manteca
 Address: 1001 W. Center Street
Manteca CA 95337
 Contact: J.D. Hightower
 Phone: (209) 456-8516

Lead Agency (if different from above):
 Address: _____
 Contact: _____
 Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2016062029

Project Title: Griffin Park Master Plan

Project Applicant: Raymus Resources, LLC, JMZ, LLC, Austin Road Partners, 2Q Farming, Inc.

Project Location (include county): City of Manteca, San Joaquin County

Project Description:
 The Project includes up to 1,592 single family units, 65,340 square feet of commercial, and comprises a total of 343.94 acres of land, 333.94 acres of which will be annexed and subdivided into residential and commercial uses. The project would require a General Plan Amendment to change the site land use designations. The project would require rezoning of the entire Project site to One-Family Dwelling Zoning District (R-1), General Commercial Zoning District (CG), and Mixed Use Commercial Zoning District (CMU).

This is to advise that the City of Manteca has approved the above
 Lead Agency or Responsible Agency)

described project on 10/3/2017 and has made the following determinations regarding the above
 (date)
 described project.

1. The project will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was was not] adopted for this project.
5. A statement of Overriding Considerations was was not] adopted for this project.
6. Findings were were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval or the negative Declaration is available to the General Public at
1001 W. Center Street Manteca, CA 95337

Signature (Public Agency): [Signature] Title: [Title]

Date: 10-4-2017 Date Received for filing at OPR: OCT 10 2017

GRIFFIN PARK MASTER PLAN ANNEXATION PLAN

1. OPEN SPACE CONVERSION STATEMENT

The project site is located in San Joaquin County, bounded by the limits of the City of Manteca on the north and east. The area is generally bounded by Sedan Avenue to the south and South Main Street/Manteca Road to the east. Additionally, the area is generally bounded by Woodward Avenue to the north, although a small portion of the area is located north of Woodward Avenue. The area is generally surrounded by residential development to the north and east, and agricultural land to the south and west. The Manteca General Plan 2023 designates the project site as General Commercial (GC), Low Density Residential (LDR), Urban Reserve Very Low Density Residential (UR-VLDR), and Park (P).

The project proposes annexation of 20 parcels totaling approximately 343.94± acres. Griffin Park is proposed to include the following land uses: Commercial Mixed-Use, Low Density Residential, and Open Space Parkland. Griffin Park is primarily a single-family residential development anticipated to provide 1,592 units. Additionally, Griffin Park includes five acres of neighborhood service commercial anticipated to provide approximately 65,340 square feet of commercial. Griffin Park would provide approximately 26.46 acres of parks and open space.

In reviewing to approve or deny proposals which could reasonably be expected to induce, facilitate, or lead to the conversion of existing open-space lands to use other than open-space uses, the LAFCo of San Joaquin County shall consider, pursuant to section 56377 of the Government Code, the following:

- a) Development or use of land other than open-space uses shall be guided away from existing prime agricultural lands in open-space use and towards areas containing non-prime agricultural lands, unless that action would not promote the planned orderly, efficient development of an area.
- b) Development of existing vacant or non-prime agricultural land for urban uses within the existing jurisdiction of a local agency or within the sphere of influence of a local agency should be encouraged before any proposal is approved which would allow for or lead to the development of existing open-space lands for non-open space uses which are outside of the existing jurisdiction of the local agency or outside the existing sphere of influence of the local agency.

Agricultural Lands:

The current uses within the overall Griffin Park Master Plan (GPMP) area are predominantly agricultural and undeveloped. The farmland in the northern portion of the GPMP is poor quality and has been impacted by the removal of top soil. Orchard farming occurs on the southern portion of the GPMP. No agricultural lands within the GPMP are under a Williamson Act contract or conservation easement.

The State of California Department of Conservation Farmland Mapping and Monitoring Program and San Joaquin County GIS data were used to determine the farmland characteristics within the GPMP. The farmland classifications present within the GPMP are Prime Farmland (5.67 acres), Farmland of Statewide Importance (284.89 acres), Farmland of Local Importance (32.12 acres), Urban and Built-

GRIFFIN PARK MASTER PLAN ANNEXATION PLAN

Up Land (4.95 acres), Rural Residential Land (16.31 acres). The total acres of Prime Agricultural Land within the GPMP is 322.68 acres.

The GPMP is surrounded by a variety of designated undeveloped and existing developed land uses. Uses immediately adjacent to the east, south, and west of the GPMP include agricultural uses and residential uses, including ranchettes and large estates lots. Other existing uses east of the northerly portion of the Project site include a single family residential subdivision and Walter Woodward School. Existing and future residential subdivisions also exist to the northwest, north, and northeast of the project site. Other nearby uses include a commercial shopping center located south of State Route (SR) 120 and east of South Union Road. Thus, the GPMP area is experiencing development pressure and is not a good candidate property for long-term, permanent agricultural land protection.

Chapter 13.42 of the Municipal Code establishes the City's Agricultural Mitigation Fee Program, which authorizes the collection of development impact fees to offset costs associated with the loss of productive agricultural lands converted for urban uses within the City. Agricultural mitigation fees are required to be paid prior to issuance of any building permit. Fees are used to protect agricultural lands planned for agricultural use. Fees collected under Chapter 13.42 may be used as fair compensation for farmland conservation easements or farmland deed restrictions that conserve existing agricultural land.

In recognition of development pressure on agricultural lands in close proximity to urban development; and the regional nature of long term agricultural land conservation, on December 12, 2007, the City of Manteca entered into a Memorandum of Understanding (MOU) with the Central Valley Farmland Trust (CVFT). Under this MOU, the City of Manteca agreed to collect a "pass-through" fee per development acre of farmland to CVFT. Currently, this fee is \$2,667.78 per gross acre and during the time period from January 1, 2014 to December 31, 2016, \$939,217.99 was collected as part of this program. As of the latest Agricultural Mitigation Fee Program Accounting and Allocation Report, dated September 30, 2016, the CVFT account associated with Manteca had a balance of \$1,427,655.05.

The partnership between the local conversion of farmland as Manteca grows in accordance with the General Plan and the regional nature of the CVFT has been successful and sustainable. The purpose of the CVFT is to acquire or accept property interests, including conservation easements from willing sellers who want to preserve their farmland and related natural resources. CVFT seeks to obtain funding to hold and oversee conservation easements and other interests, to promote educational programs, policy projects and community involvement to protect farmland.

In addition to the agricultural mitigation fee, the City of Manteca has adopted Chapter 8.24 of the Municipal Code that establishes the City's "Right to Farm" ordinance. The intent of this ordinance is to protect agricultural uses in the City. The ordinance establishes the City's policy to preserve, protect and encourage the use of viable agricultural land for the production of food and other agricultural products. Chapter 8.24 of the Municipal Code identifies that when nonagricultural land uses extend onto or approach agricultural areas, conflicts may arise between such land uses and

GRIFFIN PARK MASTER PLAN ANNEXATION PLAN

agricultural operations that often result in the involuntary curtailment or cessation of agricultural operations, and discourage investment in such operations.

Chapter 8.24 of the City's Municipal Code is intended to reduce the occurrence of such conflicts between nonagricultural and agricultural land uses within the City through requiring the transfer or of any property in the City to provide a disclosure statement describing that the City permits agricultural operations, including those that utilize chemical fertilizers and pesticides. The disclosure statement notifies the purchaser that the property being purchased may be located close to agricultural lands and operations and that the purchaser may be subject to inconvenience or discomfort arising from the lawful and proper use of agricultural chemical and pesticides and from other agricultural activities, including without limitation, cultivation, plowing, spraying, irrigation, pruning, harvesting, burning of agricultural waste products, protection of crops and animals from depredation, and other activities which occasionally generate dust, smoke, noise and odor. In addition, prior to issuance of a city building permit for construction of a residential building, the owner of the property upon which the building is to be constructed is required to file a disclosure statement acknowledging the proximity of agricultural operations and the potential for inconvenience or nuisance associated with those uses.

The City of Manteca is a participant in the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). The SJMSCP provides comprehensive measures for compensation and avoidance of impacts on various biological resources, which includes ancillary benefits to agricultural resources. For instance, many of the habitat easements that are purchased or facilitated by the SJMSCP program are targeted for the protection of Swainson's hawk or other sensitive species habitat that are dependent on agricultural lands. The biological mitigation for these species through the SJMSCP includes the purchase of certain conservation easements for habitat purposes; however, the conservation easements are placed over agricultural land, such as alfalfa and row crops (not vines or orchards). As such, SJMSCP fees paid to SJCOG as administrator of the SJMSCP will result in the preservation of agricultural lands in perpetuity.

Chapter 13.40 of the City of Manteca Municipal Code implements the SJMSCP. The fees are typically collected at permit issuance. Currently, the fee for the conversion of agricultural land under the SJMSCP is \$17,808 per acre. When combined with the agricultural mitigation fee, development within the GPMP will pay \$20,475.78 per acre of development for conservation easements to help off-set the impacts created by the conversion of agricultural land to urban use. These easements will be purchased from willing sellers in locations that will foster permanent agricultural production.

Soils:

There are several methods for classifying soil quality for agricultural uses. One method involves a soil capability rating provided the National Resources Conservation Service (NRCS). This classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth or other characteristics of the soils, nor do they include possible but

GRIFFIN PARK MASTER PLAN ANNEXATION PLAN

unlikely major reclamation projects. In the capability system, soils are generally grouped at three levels: capability class, subclass, and unit. Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. Based on this classification system, approximately 98% of the overall 343.94-acre site acres fall under Class 3 soils.

- Class 1 soils have slight limitations that restrict their use.
- Class 2 soils have moderate limitations that restrict the choice of plants or that require moderate conservation practices.
- Class 3 soils have severe limitations that restrict the choice of plants or that require special conservation practices, or both.

Justification for Approval:

The project site is planned for urban uses in the Manteca General Plan. The project is also located within the City of Manteca 10-year Planning Horizon (as of the recent Amendment to the SOI that included a portion of the Griffin Park Master Plan). Despite the impact to agricultural land in San Joaquin County, the project will promote planned, orderly, and efficient development. Lastly, the project proposes an orderly and logical boundary for annexation and is contiguous to the City limits (as shown in Figure 2, below). Consistent with the requirement that LAFCo review the proposed annexation request pursuant to the criteria provided in Government Code Section 56337, the following justification and findings are made in support of approval of the annexation request.

- 1) Lands within the annexation area are planned for urban uses in the Manteca General Plan.
- 2) The project is located within the City of Manteca 10-year Planning Horizon.
- 3) The project proposes an orderly and logical boundary for annexation and is contiguous to the City limits.
- 4) The project creates a logical extension of the City boundaries and can be served by existing infrastructure.

GRIFFIN PARK MASTER PLAN ANNEXATION PLAN

2. RESIDENTIAL ENTITLEMENT MATRIX

The project includes the addition of 1,592 new residential units to the City of Manteca. This development has been recently amended to be within the 10-year Planning Horizon of Manteca's Sphere of Influence (SOI). Inclusive of the recent Amendment to the SOI, the 10-year Planning Horizon projects a build out of approximately 3,124.69 acres which could accommodate up to 30,705¹ people. The build-out capacity within the 10-year horizon is 9,748 residential units.

It is important to note that although there is a build-out capacity of 9,748 residential units, it is very unlikely this capacity will be reached in full. The total capacity has been significantly impacted by the passing of Senate Bill 5 (SB 5) which requires local city and counties to adopt comprehensive long-term flood management and financing plans based on a specified flood protection plan. The City of Manteca has partnered with the City of Lathrop and Reclamation District No. 17 to work towards meeting this mandate. However, in the interim those projects that fall within the area subject to SB 5 are not likely to develop in the near term. The Griffin Park Master Plan is not located within the 200-year floodplain.

The current annexation area is adjacent to existing infrastructure and could serve the local demand, and will also provide the connection for other pending and entitled projects to develop subsequently, such as Evan Estates project (see Appendix A for a map showing the location of finished, entitled, and pending lots and units in the City of Manteca, as of October 4, 2017). The Evan Estates project has an approval final map and is ready to build.

Table 1 provides finished, entitled, and pending applications units and lots, as of October 4, 2017. Included are Finished Lots, Finished Apartment Units, Entitled Lots, Subdivision Projects Under Application, and Apartment Units Under Application. It should be noted that the Griffin Park Master Plan is listed as having 1,532 lots; however, as noted previously, the Griffin Park Master Plan project will accommodate a total of 1,592 residential units.

In summary, while the residential housing inventory matrix illustrates a large number of housing units on the books, there are several factors as noted above, as well as market factors, that reduce the City's inventory to a more realistic level. If one excludes those pending lots/units under application, the total number could be reduced to 5,752 units. Additional housing units that are pending/under application will be available as the City continues to develop over time.

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

GRIFFIN PARK MASTER PLAN ANNEXATION PLAN

TABLE 1 - FINISHED, ENTITLED, AND PENDING LOTS/UNITS IN MANTECA¹

Finished Lots (Approved Final Map, Ready to Build)				
<i>APPLICATION DATE</i>	<i>LATEST FINAL MAP DATE</i>	<i>EXPIRATION DATE</i>	<i>PROJECT NAME</i>	<i>REMAINING LOTS</i>
4/3/2013	3/21/2016	N/A	Atherton Homes at Woodward Park 1 Unit No. 1	9
4/3/2013	9/5/2017	N/A	Atherton Homes at Woodward Park II	19
2/22/2005	8/27/2014	N/A	Blossom Grove	13
10/28/2004	1/25/2016	N/A	Evan Estates Unit No. 2	21
10/28/2004	9/12/2016	N/A	Evan Estates Unit No. 3	110
10/28/2004	1/26/2017	N/A	Evan Estates Unit No. 4	130
10/28/2004	12/29/2016	N/A	Evan Estates Unit No. 5	43
10/23/2013	2/11/2015	N/A	Milner Terrace Unit No. 2	1
5/29/2013	3/22/2016	N/A	Monte Bello Estates Unit No. 2	25
4/19/2005	12/18/2013	N/A	Oleander Estates Unit No. 1	1
4/19/2005	10/21/2015	N/A	Oleander Estates Unit No. 3	1
12/22/2004	2/28/2017	N/A	Sundance Unit No. 2	132
3/2/2005	12/18/2017	N/A	Union Ranch Units No. 1-3 (Pulte)	8
3/2/2005	11/6/2012	N/A	Union Ranch Unit No. 8 (Pulte)	2
3/3/2005	6/20/2016	N/A	Union Ranch Unit No. 9 (Pulte)	15
6/12/2013	9/23/2016	N/A	Woodward Estates	35
Subtotal				565
Finished Apartment Units (Approved Site Plan, Ready to Build)				
<i>APPLICATION DATE</i>	<i>APPROVAL DATE</i>	<i>EXPIRATION DATE</i>	<i>PROJECT NAME</i>	<i>REMAINING UNITS</i>
9/13/2013	9/1/2015	9/1/2017	Alma Apartments	184
4/24/2015	12/22/2015	12/22/2017	Senior Housing Apartments	48
4/21/2015	8/11/2015	8/11/2017	Terra Ranch Apartments	200
12/13/2006	8/18/2008	N/A	Tesoro Apartments	148
6/11/2014	12/9/2014	12/18/2017	Woodbridge Apartments	172
Subtotal				752
Total Finished Lots and Units				1,317
Entitled Lots (Approved Tentative Map, Pending Final Map)				
<i>APPLICATION DATE</i>	<i>TENTATIVE MAP</i>	<i>EXPIRATION DATE</i>	<i>PROJECT NAME</i>	<i>REMAINING LOTS</i>
4/3/2013	4/3/2013	5/19/2025	Atherton Homes at Woodward Park II	185
4/18/2004	6/16/2009	6/16/2019	Crivello Estates	33
5/28/2015	3/1/2016	3/1/2018	DeJong Estates	352
1/12/2016	8/16/2016	8/16/2018	Dolcinea	41
10/28/2004	2/2/2010	1/26/2020	Evans Estates	78
6/10/2005	8/7/2006	12/17/2019	Lundborn	18
10/31/2013	12/15/2015	12/15/2017	Oakwood Trails	676
4/19/2005	10/19/2010	4/18/2024	Oleander Estates	186
6/18/2004	1/19/2016	3/2/2024	Shadowbrook	492

GRIFFIN PARK MASTER PLAN ANNEXATION PLAN

6/8/2016	2/7/2017	2/7/2019	Silva Estates	42
12/22/2004	1/23/2007	10/18/2023	Sundance	382
3/11/2009	6/21/2011	6/21/2020	Terra Ranch	212
3/25/2009	2/15/2011	4/3/2025	Trails of Manteca	1,183
7/21/2015	12/6/2023	12/6/2023	Villa Ticino West	760
Total Entitled Lots				4,435
Subdivision Projects Under Application				
<i>APPLICATION DATE</i>	<i>STATUS</i>	<i>PROJECT NAME</i>		<i>LOTS</i>
2/8/2016	Tent. Map	Cerri		645
12/14/2015	Tent. Map	Denali		315
6/28/2017	Tent. Map	North Main Commons		156
5/8/2013	Tent Map	Hat Ranch		800
--	Master Plan	Griffin Park		1,532
Subtotal				3,448
Apartment Units Under Application				
<i>APPLICATION DATE</i>	<i>STATUS</i>	<i>PROJECT NAME</i>		<i>LOTS</i>
10/7/2016	Needs Site Plan Approval	Luxury Apartments		132
1/13/2015	Needs Site Plan Approval	Marini Complex		6
Subtotal				138
Totals				
Total Pending Lots and Units				3,586
Total Finished & Entitled Single Family Lots				5,000
Total Under Application Single Family Lots				3,448
Total Finished and Under Application Apartment Units				890
Grand Total of all Units and Lots				9,338

¹AS OF OCTOBER 4, 2017

Source: City of Manteca, 2017


Department of Public Works

Kris Balaji, Director of Public Works

Fritz Buchman, Deputy Director/Development

Michael Selling, Deputy Director/Engineering


Jim Stone, Deputy Director/Operations

Najee Zarif, Interim Business Administrator

January 18, 2018

MEMORANDUM

TO: James E. Glaser, Executive Officer
 LAFCo
 CONTACT PERSON: Liz Contreras, LAFCo Analyst

FROM: Alex Chetley, Engineering Services Manager
 Development Services Division 

SUBJECT: GRIFFEN PARK REORGANIZATION TO THE CITY OF MANTECA (LAF 26-15)
 To annex approximately 344 acres to the City of Manteca with concurrent detachment from the Lathrop-Manteca Fire Protection District

LOCATION: Bounded by the City limits on the north and east, Sedan Avenue on the south and South Main Street/Manteca Road on the east.

COMMENTS:

- **Proposed annexation areas shall include the entire frontage of all abutting public roads.**
- **City of Manteca shall annex the entirety of Tinnin Road from the existing City limits at Woodward Avenue south to the Griffin Park Master Plan southern boundary; or as an alternative, the City shall enter into an agreement with the County where the City agrees to maintain, on behalf of the County, the approximate one-half mile of Tinnin Road (jurisdiction between Woodward Rd and the Griffin Park Master Plan northern boundary) that will remain under County under this proposed re-organization. Tinnin Road is currently a narrow rural residential road, approximately 20' wide, and was not designed to handle the significant increase in City traffic that will result after development of the Plan.**
- **City of Manteca shall annex the entirety of Sedan Avenue from the Griffin Park Master Plan western boundary to the Griffin Park Master Plan eastern boundary; or as an alternative, the City shall enter into an agreement with the County where the City agrees to maintain, on behalf of the County, the approximate one-eighth mile of Sedan Avenue (jurisdiction between the Griffin Park Master Plan western boundary and the Griffin Park Master Plan eastern boundary) that will remain under County under this proposed re-organization. Sedan Avenue is currently a narrow rural residential road, approximately 20' wide, and was not designed to handle the significant increase in City traffic that will result after development of the Plan.**

AC:SC

X: LAFCO LAFCo Referrals Griffin Park Reorganization (LAF 26-15) Comments (LAF 26-15).doc



**SAN JOAQUIN COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT**

1810 E. HAZELTON AVE., STOCKTON, CA 95205-6232
PHONE: 209/468-3121 FAX: 209/468-3163



January 19, 2018

James E. Glaser- Executive Officer
San Joaquin Local Agency Formation Commission
509 W. Weber Avenue, Suite 420
Stockton, Ca 95203

RE: Griffin Park Reorganization to the City of Manteca (LAFC 26-15) APNs: 224-021-30, 224-021-31, 224-021-33, 224-021-34, 224-021-35, 224-021-36, 224-021-37, 224-023-29, 224-023-30, 224-023-31, 224-023-32, 224-023-33, 224-023-34, 224-023-35, 224-023-36, 226-100-06, 226,100-08, 226-100-09, 226-100-19, 226-100-21.

Dear Mr. Glaser:

Thank you for sending the application packet for the Griffin Park Annexation to the City of Manteca. The San Joaquin County Community Development Department has reviewed the application package and offers the following comments.

A large portion of the approximately 344-acre project site is currently in agricultural production. The northern half of the project site has a zoning designation of Agriculture Urban Reserve with a 20 acre minimum parcel size (AU-20) and the southern half the project site has a zoning designation of General Agriculture with a 40 acre minimum parcel size (AG-40). The General Plan designation is General Agriculture (A/G). The County is concerned about the loss of agricultural land from converting the agricultural use to a non agricultural use. This project will be subject to the Agricultural Mitigation Ordinance of the Development Title to provide mitigation for the significant loss of agricultural land. The Ordinance requires agricultural mitigation for a Zone regardless of the General Plan designation (Section 9-1080.3(a)(1)). Agricultural Mitigation shall be satisfied by granting a farmland conservation easement or other farmland conservation mechanism as set forth in Development Title Section 9-1080.3(d). The number of acres of agricultural mitigation land shall be at least equal to the number of acres that will be changed to a non-agricultural use (a 1:1 ratio). Pursuant to Section 9-1080.3(f), submission of the required legal instrument to provide agricultural mitigation land shall occur at the time of Grading Permit or Building Permit issuance for the underlying development project.

The project site is adjacent to agricultural property located to the south within an unincorporated area of San Joaquin County. San Joaquin County recognizes and supports the right to farm agricultural lands. Pursuant to the Right-To-Farm Ordinance Section 6-9004(e), residents of property on or near agricultural land should be prepared to accept the inconveniences or discomforts associated with agricultural operations or activities, such as noise, odors, insects, dust or fumes. San Joaquin County has determined that such inconveniences or discomforts shall not be considered to be a nuisance.

We appreciate the opportunity to comment on this application. If you have any questions, please feel free to contact me at 209-468-0227.

Sincerely,


Giuseppe Sanfilippo
Associate Planner



SOUTH SAN JOAQUIN
IRRIGATION DISTRICT

REVISED

January 24, 2018

LAFCO
509 West Weber Ave., Ste. 420
Stockton, CA 95203

Attn: James Glaser, LAFCo Analyst

Re: Griffin Park Reorganization to the City of Manteca
(LAFC 26-15)

Dear Mr. Glaser:

This letter is to express South San Joaquin Irrigation District's concerns relative to the proposed annexation as it relates to the potential impact on the District.

The District would like to inform those involved in the review process of issues that will require mitigation at some point should development or additional services be provided to this particular area.

The District owns facilities and provides irrigation service in the subject area and its surroundings. The proposed annexation would tend to further induce development in the area which could eventually create certain problems for the District if not properly addressed.

Generally, development will involve road and underground utility construction, storm drainage discharge into District facilities, landscaping and general construction within District easements, all of which could result in increased demand upon District facilities and operations. Applicant should be made aware that developers will be required to replace District facilities affected by development, as well as determination of adverse impact to District's storm water facilities.

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11011 E. Highway 120, Manteca, CA 95336-9750
(209) 249-4600*

Additionally, the subject area is located adjacent to land utilized for agricultural purposes and served with District water. Surface water to surrounding agricultural property may cause elevated levels of groundwater. These operations may result in noise, dust, smoke, accidental flooding, sprays and odors, which occur during normal District and agricultural activities. Furthermore, the District will need to have continued unrestricted access to its facilities and the properties it serves.

Those applying for annexation for the purpose of development should be made aware of these potential problems and concerns and Developer is advised to contact the District during the early stages of planning to assure that these issues can be properly mitigated.

Sincerely Yours,



Forrest Killingsworth
Engineering Department Manager

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GRIFFIN PARK MASTER PLAN ANNEXATION PLAN

GRIFFIN PARK MASTER PLAN ANNEXATION PLAN

EXECUTIVE SUMMARY

Introduction

The City of Manteca has proposed to annex the entirety of the Griffin Park Master Plan (GPMP) (343.94± acres) into the City of Manteca. The GPMP is located in San Joaquin County, to the south of the current City of Manteca city limits, and is adjacent to the city limits to the north and east. The project site (also-known-as the “plan area”) is within the City’s Sphere of Influence (SOI) and the existing 10-year Planning Horizon (as modified by the recent Amendment to the SOI).

This Annexation Plan is designed to provide important background information to allow for a thorough justification of this proposal, and to ensure that it complies with all San Joaquin Local Agency Formation Commission (LAFCO) rules and regulations, and other all applicable regulatory requirements (including the State Government Code).

Annexation Plan Contents

This Annexation Plan includes the following sections:

OPEN SPACE CONVERSION STATEMENT

The **Open Space Conversion Statement** provides background on the GPMP, describes the existing agricultural characteristics and uses of the project site, provides an analysis of the agricultural and conservation-related fees that the City of Manteca would be required to pay, and provides a description of the type of soils located within the project site. This section also discusses the proposed annexation with regard to the following (pursuant to section 56377 of the Government Code):

- a) Development or use of land other than open-space uses shall be guided away from existing prime agricultural lands in open-space use and towards areas containing non-prime agricultural lands, unless that action would not promote the planned orderly, efficient development of an area.
- b) Development of existing vacant or non-prime agricultural land for urban uses within the existing jurisdiction of a local agency or within the sphere of influence of a local agency should be encouraged before any proposal is approved which would allow for or lead to the development of existing open-space lands for non-open space uses which are outside of the existing jurisdiction of the local agency or outside the existing sphere of influence of the local agency.

RESIDENTIAL ENTITLEMENT MATRIX

The **Residential Entitlement Matrix** provides a discussion of the relationship between the additional population and units proposed as part of this Annexation Plan and the total number of units that

GRIFFIN PARK MASTER PLAN ANNEXATION PLAN

the City of Manteca can accommodate. Additionally, Table 1 provides the City's list of applications and lots (finished, entitled, and pending applications), as of October 4, 2017. Finished lots, finished apartment units, entitled lots, subdivision projects under application, and apartment units under application are included in the table.

CITY SERVICES PLAN

The **City Services Plan** has been prepared to fulfill the following requirement:

"Pursuant to California Government Code Section 56653, the San Joaquin Local Agency Formation Commission (LAFCO) requires that any application for a change of organization or reorganization be accompanied by a plan for providing services. In accordance with Section 56653, the plan shall include:

- an enumeration and description of services to be extended to the affected territory;
- the level and range of those services;
- an indication of when those services can feasibly be extended to the affected territory;
- an indication of any improvements or upgrading of structures, roads, sewer or water facilities, or other conditions that the local agency would impose or require within the affected territory if the change of organization or reorganization is completed; and
- information with respect to how those services will be financed."

Overall, existing public services, with improvements proposed as a part of the project, would be adequate to serve the project. The GPMP annexation area would require extension of services provided by the City, including public safety and utility services. The level and range of these public services is described in this document and in additional detail in the Griffin Park Master Plan Draft Environmental Impact Report. The design, engineering, and construction of these services and infrastructure improvements will be financed by the developer subject to approval by the City of Manteca.

TIMELY AVAILABILITY OF WATER SUPPLIES

The **Timely Availability of Water Supplies** section describes the City's ability to serve the project site with adequate water supplies. Eventual build out of the project would total approximately 1,592 residential units on approximately 343.94 acres. This would generate an annual average total demand of up to approximately 28,270 acre-feet from the City's water supply system in 2035. Nevertheless, water supplies are sufficient to serve the project site in a timely manner.

FAIR SHARE HOUSING NEEDS

The **Fair Share Housing Needs** section describes the extent to which this proposal will affect the City's ability to achieve its respective fair share of regional housing needs, as determined by the San Joaquin Council of Governments (consistent with Article 10.6 [starting with Section 65580] of Chapter 3). Units that have been approved, built, or are under construction, satisfy approximately 45.6 percent of the RHNA for the most recent Housing Element period (January 1, 2014 through December 31, 2023). The number of units that need to be satisfied by 2023 vary by income category.

GRIFFIN PARK MASTER PLAN ANNEXATION PLAN

All above-moderate income RHNA is satisfied by units that have been previously approved or built. However, the lower-income and moderate-income categories have a remaining need of 2,395 units.

Justification and Findings

The Cortese-Knox-Hertzberg (CKH) Local Government Reorganization Act of 2000 is the section of the State Government Code (Government Code §§ 56000 et seq.) that provides LAFCO with its authority, procedures and functions. This law gives LAFCO power to “approve or disapprove with or without amendment, wholly, partially or conditionally” proposals concerning the formation of cities and special districts, annexation or detachment of territory to cities and special districts, and other changes in jurisdiction or organization of local government agencies.

Consistent with the requirement that LAFCO review the proposed annexation request pursuant to the criteria provided in Government Code Section 56337, the following justification and findings are made in support of approval of the annexation request.

- 1) Lands within the annexation area are planned for urban uses in the Manteca General Plan.
- 2) The project is located within the City of Manteca 10-year Planning Horizon.
- 3) The project proposes an orderly and logical boundary for annexation and is contiguous to the City limits.
- 4) The project creates a logical extension of the City boundaries and can be served by existing infrastructure.

GRIFFIN PARK MASTER PLAN ANNEXATION PLAN

3. CITY SERVICES PLAN

Introduction

Pursuant to California Government Code Section 56653, the San Joaquin Local Agency Formation Commission (LAFCO) requires that any application for a change of organization or reorganization be accompanied by a plan for providing services. In accordance with Section 56653, the plan shall include:

- an enumeration and description of services to be extended to the affected territory;
- the level and range of those services;
- an indication of when those services can feasibly be extended to the affected territory;
- an indication of any improvements or upgrading of structures, roads, sewer or water facilities, or other conditions that the local agency would impose or require within the affected territory if the change of organization or reorganization is completed; and
- information with respect to how those services will be financed.

This City Services Plan has been prepared to fulfill this requirement.

Discussion

The project area consists of 20 parcels totaling approximately 343.94± acres. The entire project area is currently located inside the 10-year Planning Horizon of Manteca's existing SOI (see Figure 2 within the Open Space Conversion Statement). Figure 2 also depicts the 10 and 20-year Planning Horizons of the LAFCO-approved SOI boundaries within and adjacent to the plan area. Figure 3 depicts the existing Manteca General Plan. Figure 4 depicts the existing Manteca General Plan within and adjacent to the plan area. The Griffin Park Master Plan annexation area consists of 20 parcels, with the following Assessor's Parcel Numbers (APNs) shown in Table 2, below.

GRIFFIN PARK MASTER PLAN ANNEXATION PLAN

TABLE 2 – PARCELS WITHIN THE PROJECT SITE

<i>APN</i>	<i>ACREAGE</i>
224-02-131	4.73
224-02-133	4.73
224-02-130	0.28
224-02-134	1.09
224-02-135	1.09
224-02-136	1.09
224-02-137	1.15
224-02-329	5.00
224-02-330	5.00
224-02-331	5.00
224-02-332	5.62
224-02-333	24.00
224-02-334	0.86
224-02-335	21.30
224-02-336	10.32
226-10-008	117.88
226-10-006	37.90
226-10-009	60.00
226-10-019	35.40
226-10-021	1.50
Total	343.94

The overall Griffin Park Master Plan project site has some existing improvements including existing residential uses (ranchettes and large estates lots) and farm equipment storage. The balance of the project site is either existing ranchette uses or active agricultural uses. The residential uses are mostly located along Woodward Avenue. The farmland in the northern portion of the project site is poor quality and has been impacted by the removal of top soil. Orchard farming occurs on the southern portion of the project site.

South San Joaquin Irrigation District (SSJID) provides water supply for the agricultural uses and maintains an easement for three underground pipelines. The first pipeline enters in the southern portion of the project site and traverses northward before it loops to the west and south. This pipeline exits across Tinnin Road in the southwestern portion of the project site. The second pipeline enters in the eastern and central portion of the project site traversing generally westward where it exits across Tinnin Road. The third pipeline branches off the second pipeline in the central portion of the project site and traverses to the north and then northeast until it terminates at Tinnin Road. There are a series of valves along the pipelines where agricultural irrigation water can be released into the adjacent farmlands.

The project site is relatively flat with natural gentle slope from southwest to northeast. The project site topography ranges in elevation from approximately 30 to 47 feet above sea level. Uses immediately adjacent to the east, south, and west of the project site include agricultural uses and residential uses, including ranchettes and large estates lots. Other existing uses east of the northerly portion of the project site include a single family residential subdivision and Walter Woodward School. Existing and future residential subdivisions also exist to the northwest, north, and northeast

GRIFFIN PARK MASTER PLAN ANNEXATION PLAN

of the Project site. Other nearby uses include a commercial shopping center located south of State Route (SR) 120 and east of S. Union Road.

The Griffin Park Master Plan is primarily a single-family residential development anticipated to provide 1,592 units. Additionally, the Griffin Park Master Plan includes five acres of neighborhood service commercial anticipated to provide approximately 65,340 square feet of commercial. The project would also provide approximately 26.46 acres of parks and open space. As shown in Table 3, the Griffin Park Master Plan provides three distinctive residential designations: GP-Large Lot, GP-Standard Lot, and GP-Small Lot. The GP designation is used to differentiate from other planning areas approved in the City. The proposed zoning and land use districts serve as the basis for all of the land use and development standards contained in the Griffin Park Master Plan.

TABLE 3 – GRIFFIN PARK MASTER PLAN LAND USE SUMMARY

<i>GRIFFIN PARK MASTER PLAN DESIGNATIONS</i>	<i>APPROXIMATE ACRES</i>	<i>UNITS PER GROSS ACRE (OR FAR)</i>	<i>AVERAGE DENSITY</i>	<i>PROJECTED NUMBER OF UNITS / SQUARE FEET</i>
GP – Large Lot	25.24	0.5 to 4.0	3.5	88 units
GP – Standard	223.11	4.0 to 6.0	5.5	1,228 units
GP – Small Lot	39.56	5.0 to 8.0	7.0	276 units
GP – Commercial Mixed Use	5.0	0.30	N/A	65,340 sf
Parks and Open Space	26.46	N/A	N/A	N/A
Backbone ROW	14.29	N/A	N/A	N/A
Total	333.66	--	5.5	1,592 units/65,340 sf

NOTE: ROW = RIGHT-OF-WAY; SF = SQUARE FEET; N/A = NOT APPLICABLE.

The City provides a full range of municipal services, including public safety (fire, police, and building), sanitation (wastewater treatment and collection), libraries, parks, and recreation services. Municipal services would be extended to the project area upon development of the project site. The following discussion includes a description of existing city public services and utilities (including those to be extended), the level and range of these services (where applicable), when these services can feasibly be extended into the affected territory, improvements or other conditions that the local agency would improve or require within the affected territory, and information on how these services would be financed, and planned improvements.

Water

The City provides water service for the residential, commercial, industrial, and public users in Manteca. Approximately 15,000 connection customers are served, with an average daily usage of approximately 11 million gallons, which is equivalent to 12,321 acre-feet per year. Pumping capacity is 31.5 million gallons per day (mgd). Manteca's municipal water supply system is based on an interconnected grid design, wherein new development expands the existing grid system and new municipal water wells are added as they are needed to maintain an adequate water supply.

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The City's most recently adopted *Urban Water Management Plan (UWMP)* (the City's 2015 UWMP) was adopted by the Manteca City Council on September 20, 2016. The City's 2015 UWMP included existing and projected water demands for existing and projected future land uses to be developed within the City's Sphere of Influence through 2030. The water demand projections in the City's 2015 UWMP included existing City water demands, future water demands for developments within the existing City limit, and future water demands for future service areas outside the existing City limit.

Table 4 compares current and projected water supply and demand (as provided by the City's 2015 UWMP). 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. 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.

Under the normal year supply, it is assumed the City's full allocation of surface water from SCWSP is fully available. Under the single-dry year supply, it is assumed that the City's full allocation of surface water from the SCWSP is reduced to 75% of normal supply (as described in SSJID's 2015 UWMP). Under the multiple-dry year analysis, it is assumed that the City experiences three dry years, and that the City's full allocation of surface water from the SCWSP is reduced to 87 percent of normal supply in the first dry year, to 89 percent of normal supply in the second dry year, and to 84 percent of normal supply in the third dry year (as described in SSJID's 2015 UWMP).

TABLE 4 - CITY OF MANTECA PROJECTED SUPPLY AND DEMAND COMPARISON (ACRE-FEET)

	2020	2025	2030	2035
Population	77,018	82,912	88,855	95,930
Normal Year Supply ^A	23,100	30,680	30,990	31,390
Single-Dry Year Supply ^A	20,220	26,050	26,360	26,760
Multi-Dry Year Supply ^{A, B}	21,280	27,760	28,070	28,470
Demand totals ^C	20,410	23,320	25,060	28,270
Difference	870	4,440	3,010	200

^A SUPPLY INCLUDES PURCHASED WATER, GROUNDWATER.

^B REPRESENTS SUPPLY DURING THE THIRD YEAR OF THREE CONSECUTIVE DRY YEARS

^C AS PROVIDED BY THE CITY OF MANTECA 2015 UWMP. DEMAND DOES NOT INCLUDE SHORT-TERM REDUCTIONS DUE TO IMPLEMENTATION OF THE WATER SHORTAGE CONTINGENCY PLAN.

SOURCE: KENNEDY/JENKS ASSOCIATES 2016.

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. The City owns and operates 15 potable water wells and 31 irrigation wells. The City's annual potable groundwater production has steadily increased historically, reaching a peak of 14,900 acre-feet in 2004. Commissioning the surface water treatment plant in 2005 decreased groundwater use considerably and currently supplies an average of approximately 52 percent of the

GRIFFIN PARK MASTER PLAN ANNEXATION PLAN

City’s annual potable water supply. In 2000, the City pumped about 1.2 acre-feet/year per acre, but this has since decreased to about 0.7 acre-feet per year per acre in 2010, and to about 0.5 acre-feet per year per acre in 2015².

The maximum annual groundwater extraction capacity is approximately 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.³ As of 2014, the City had 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 and/or maintain 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. SSIJD 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 5 presents the City of Manteca’s SSIJD existing and future water demands and allotments.

TABLE 5 - MANTECA’S SSIJD WATER SUPPLY (ACRE-FEET)

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

¹ CITY OF MANTECA 2015 URBAN WATER MANAGEMENT PLAN WATER DEMAND PROJECTIONS

² THE PHASE I SSIJD ALLOTMENT TO MANTECA IS 11,500 AND PHASE II IS 18,500.

SOURCE: CITY OF MANTECA 2015 URBAN WATER MANAGEMENT PLAN

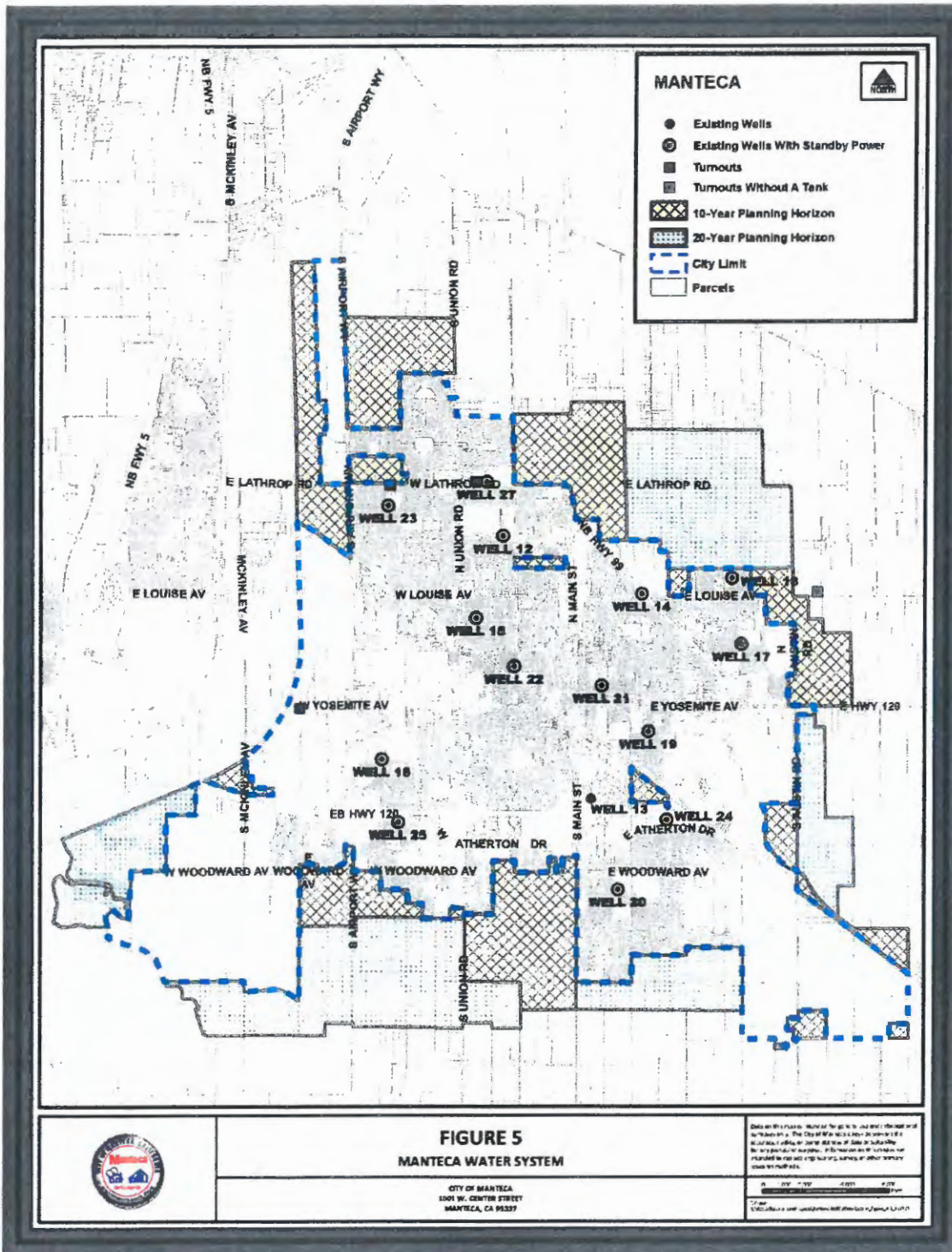
The City has four turnouts (labeled M1-M4) where it receives water from the SCSWP into the City distribution system. Three are located on Lathrop Road. Water delivered to M1 carried down Austin Road and serves the east and south side of Manteca. Water delivered at M2 and M4 serves the north part of the 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.

² As provided within the City of Manteca 2015 Urban Water Management Plan, Kennedy/Jenks Associates.

³ See City of Manteca General Plan EIR, Public Facilities and Services Section, p. 14-1.

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C. RECYCLED WATER

The Manteca-Lathrop Water Quality Control Facility treats influent from both the City of Manteca (85 percent) and the City of Lathrop (15 percent) to Title 22 standards. 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.

D. EXISTING TRANSMISSION AND DISTRIBUTION SYSTEM

The City's existing water distribution system consists of a buried network of approximately 170 miles of pipelines, ranging in diameter 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.

E. WATER CONSERVATION

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 2015 UWMP to increase to 28,270 AFY by 2030. The City's water demand estimated incorporates the City's water conservation plan and compliance with the Water Conservation Act of 2009, known as SBx7-7. In 2014 and 2015, the City implemented a suite of water conservation measures. In addition, in 2016, the City amended their water waste ordinance to include the 2014-2015 water conservation measures. The 2015 UWMP anticipates that the City will meet its water use targets by maintaining its current water conservation practices.

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As documented in the City of Manteca 2015 Urban Water Management Plan, the City of Manteca water use rate was 137 gallons per capita per day (gpcd) in 2015. This is a substantial increase in water demand as compared with prior years; in 2005, the City water use rate was approximately 220 gpcd, and in 2010 it was approximately 170 gpcd. 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.

F. GENERAL PLAN

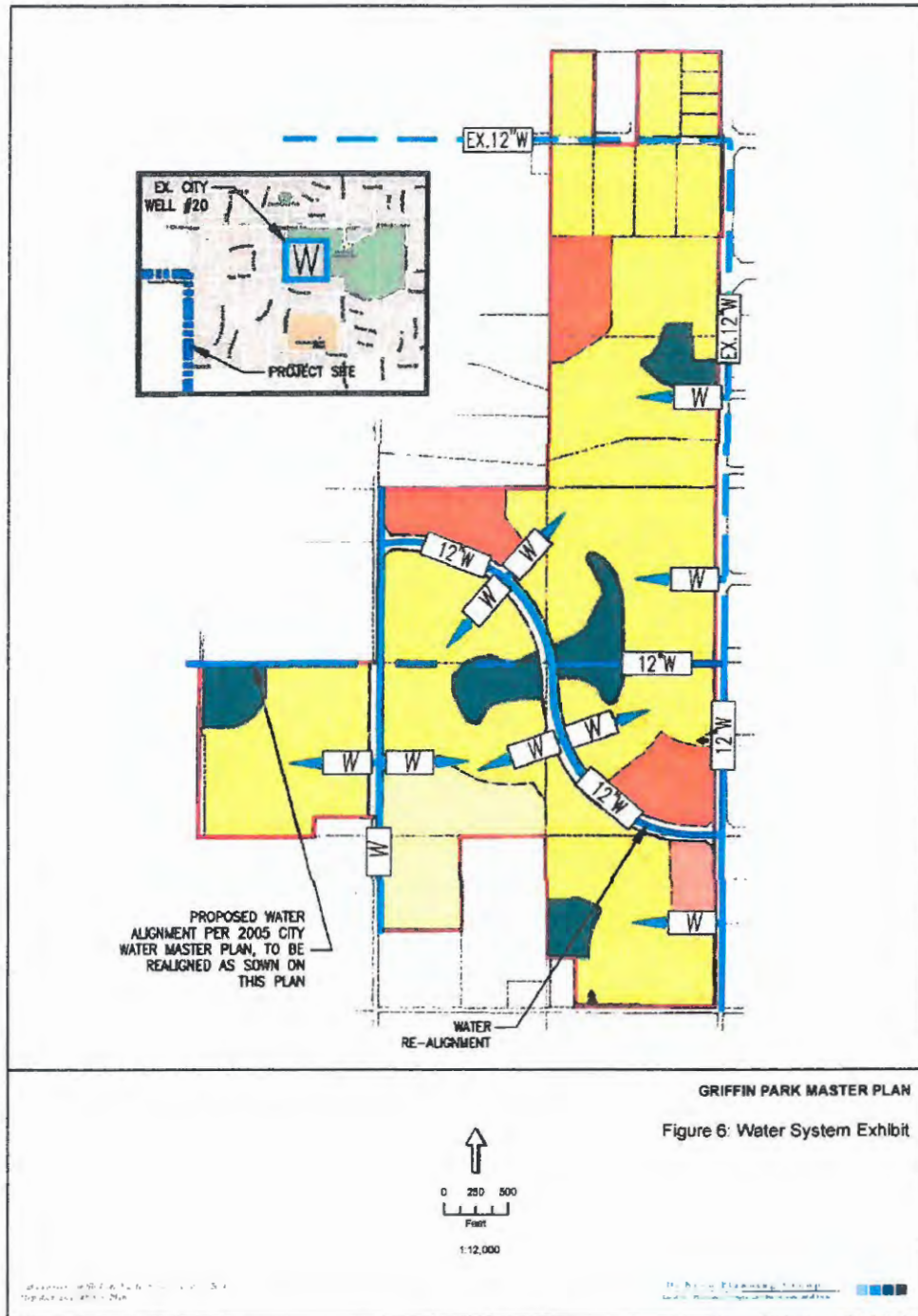
The City's General Plan includes policies and implementation programs related to maintaining an adequate water supply for the City's population. Following adoption of the General Plan, the City updated its Water Management Plan based on the growth projections of the General Plan. Based on existing water use patterns the water supply is reasonably available through 2035. The area served would include all potential development within the 10-year Planning Horizon which includes the project location. The City's Water Master Plan also makes it clear that additional areas of the City, including the 20-year Planning Horizon, could be served by using more surface water and developing additional groundwater supplies. City identified use of recycled water could also generate sufficient water savings to extend the supply availability to support growth through 2030.

G. TIMING AND EXTENSION OF WATER SUPPLY TO THE PROJECT SITE

The construction of onsite infrastructure improvements would be required to accommodate development of the project site, as described below. Water supply would be provided to the project site based on the timing of the development of the plan area. Water service provided to each new development area as each is constructed.

Project Potable Water: Development areas proposed by the plan area would be served by a new potable water distribution system. The proposed potable water system for the Griffin Park Master Plan is shown in Figure 6. Development of the proposed potable water system will require the installation of additional water mains within the proposed Antone Raymus Parkway to comply with the 2005 City of Manteca Master Water Plan which includes a west-to-east water main extension through site. The proposed on-site water distribution system will have various points-of-connection to the City mains. Each will connect to the existing water main line in South Main Street. The north point-of-connection will be at the intersection of South Main Street and Tannehill Street. The south point-of-connection will be to the extended 12-inch water main in South Main Street. The middle point-of-connection will be to the 12-inch water main at the intersection of South Main Street and Springfield Drive. Additionally, an internally looped system of water lines will be installed within the project site. A water system analysis will be prepared during future design phases to monitor compliance with City of Manteca fire flow and pressure standards.

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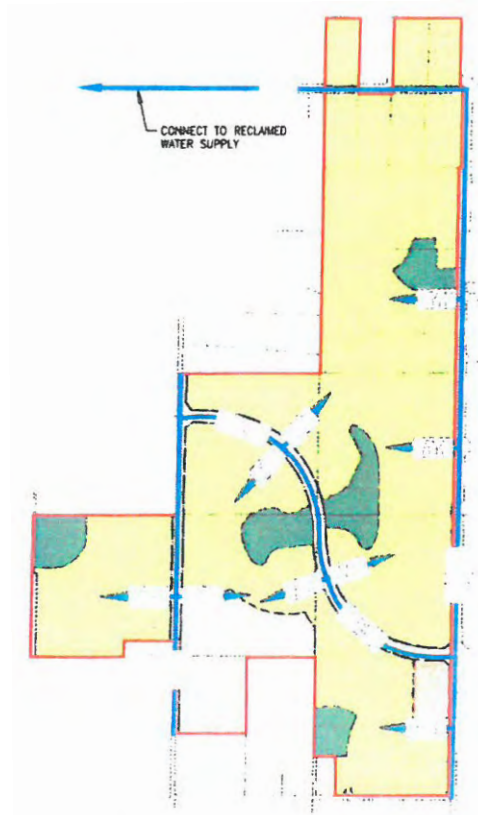
The proposed water distribution system may utilize Best Management Practices (BMP) and design control features, including the following Low Impact Development (LID) measures:

1. Implementation of the City of Manteca water recycling program for irrigation of public areas.
2. Irrigation system designs may include “purple pipe” for distribution of recycled water.
3. Reduction of turf areas on lots.
4. Use of rain gardens on lots and in public areas.
5. Use of drought-resistant vegetation in landscaping on lots and public areas.
6. Use of native trees and vegetation for landscaping on lots and in public areas.
7. Lot designs may include features that receive roof runoff from downspouts and provide for reuse of rainwater for irrigation.

As noted previously, SSJID provides water supply for the agricultural uses and maintains an easement for three underground pipelines. These pipelines would remain as part of the project.

Project Non-Potable Water: The project site development would include the development of an on-site non-potable water distribution system that would eventually provide irrigation water to planned parks, open space and landscaped areas. A map of the proposed reclaimed water infrastructure that would be developed within the Griffin Park Master Plan area is shown in the exhibit below.

Exhibit 1: Reclaimed Water Infrastructure:



GRIFFIN PARK MASTER PLAN ANNEXATION PLAN

All parks larger than 3 acres will be irrigated with irrigation wells. To the greatest extent feasible, the adjacent parkways, streetscape, and open space areas shall be irrigated using water supplied by the park irrigation wells. Landscape connections to domestic water is discouraged and is only to be used if it is not feasible to connect to a park irrigation well. All landscape irrigation is to be installed with non-potable components.

Connection from all irrigation systems to the non-potable water service will be provided in the proposed streets. This connection is to be provided per the requirements of the City Water Division with a valve whether the irrigation is provided by a well or not. In the future, when the non-potable system is charged by the City, the irrigation will be provided by the non-potable water system with the irrigation well remaining as a back-up only. Irrigation shall be designed to maximize efficiency and meet the requirements of the City Parks Maintenance Division.

Stormwater

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.⁴ 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 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.⁵ The City's NPDES permit is also managed by the Public Works Department.

A. 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. 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.

⁴ South San Joaquin Irrigation District City of Manteca Storm Drainage Agreement, February 14, 2006.

⁵ City of Manteca Storm Drain Master Plan, 2013.

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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.

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B. 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 that began in early 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) has been 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 is currently 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.

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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. In March 2017, the City Council passed a new fee on construction to help fund the City's share of enhanced levees along the San Joaquin River to provide 200-year protection.

The City of Manteca also updated the General Plan Safety Element to include numerous policies related to the 200-year flood plain. Subsequent to the Safety Element update, the City of Manteca adopted Section 17.30.040, 200-Year Floodplain (F-200) Overlay Zone, of Chapter 17.30 of the Municipal Code. This ordinance establishes a 200-year flood zone (F-200) in the Zoning Ordinance. The purpose of the 200-Year Floodplain (F-200) Overlay Zone is to comply with provisions of State law that require the City to make specific findings prior to approving certain projects located within a 200-year flood hazard area. The F-200 Zone establishes a process for the consideration and regulation of areas subject to 200-year flooding that require special planning to provide for appropriate development.

The City of Manteca will continue planning efforts to provide adequate funding for necessary improvements, pursuant to the SB 5 requirements. The City will then be required to design and construct the necessary improvements. Until the appropriate improvements are in place, projects within the F-200 zone would not be constructed.

C. CAPITAL IMPROVEMENT PROGRAM/FINANCING

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

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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).

E. TIMING

Drainage improvements will be constructed in to maintain the service-level standard. This is accomplished by constructing the storm drainage and flood protection facilities for each new area that is developed, and by ensuring that necessary facilities are developed efficiently prior to and during construction activities.

E. STORM DRAINAGE WITHIN THE GRIFFIN PARK MASTER PLAN AREA

Development of Griffin Park would include construction of a new storm drainage system, including a drainage collection system, and detention basins. Figure 7 provides an overview of the storm drainage infrastructure that would be developed within the Griffin Park Master Plan area. Installation of Griffin Park's storm drainage system will be subject to current City of Manteca Design Specifications and Standards. The proposed storm drainage collection and detention system will be subject to the State Water Resources Control Board Requirements (SWRCB) and City of Manteca regulations, including: Manteca Storm Drain Master Plan, 2013; Phase II, NPDES Permit Requirements; NPDES-MS4 Permit Requirements; and LID Guidelines.

Stormwater quality standards imposed and monitored by the Environmental Protection Agency (EPA) and the SWRCB through the City's NPDES permit require treatment of stormwater runoff prior to its release into natural drainage features or dual use SSJID and City Laterals. Stormwater quality is an integral part of the City's stormwater management system. Most existing stormwater is pumped into the dual use SSJID and City laterals and drains.

The City requires detention basins to help attenuate peak flows before drainage discharge is pumped into SSJID's facilities. Delaying the release of water over longer periods of time further

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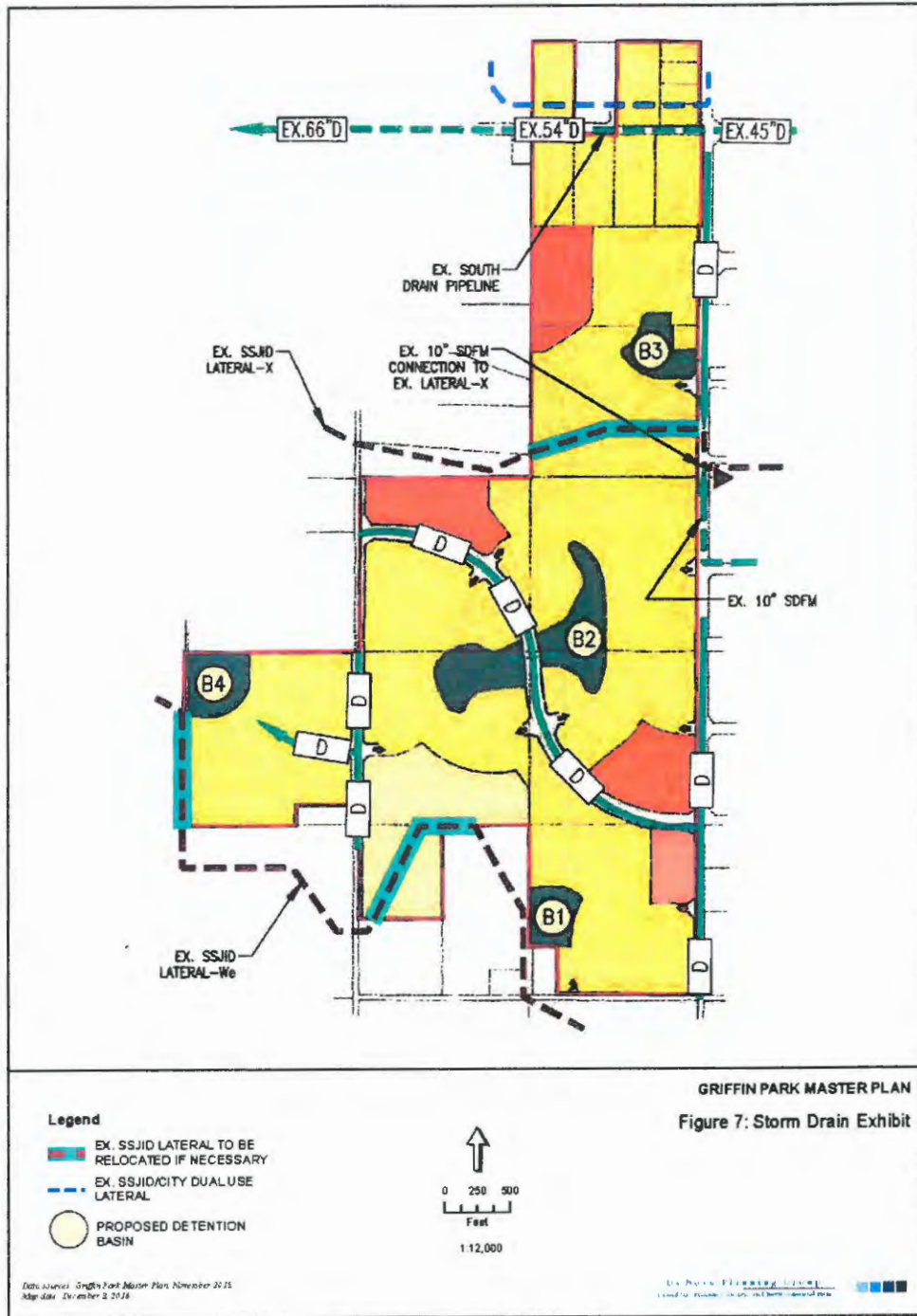
reduces the potential of downstream flooding. Most of the proposed detention basins are joint-use facilities providing recreation and other uses when not being used for stormwater detention.

The proposed public storm drainage and water quality system is planned to function independently from surrounding developments. An internal layout of stormwater collection pipes with various sizes, as necessary, will be installed within the Project site. A system of drainage swales may be included to treat and convey collected stormwater. Four on-site drainage sheds are included within the Griffin Park Master Plan area. All on-site storm drainage runoff will be collected through drain inlets in the landscaped areas and catch basins along the streets and within properties, and conveyed via surface swales and underground trunk lines to four detention and water quality basins. The conveyance systems and detention basins may include facilities designed to address water quality standards and requirements. Discharge from the basins will be conveyed through controlled flow pumping facilities to existing City of Manteca and SSJID dual use main storm drain laterals. The duration of the discharge will comply with City of Manteca standards. The water quality detention basins will be designed to comply with SWRCB and City of Manteca specifications and standards. Preliminary calculations determined that the approximate volumes, surface areas, and depths of the individual four water quality detention basins are as follows:

Basin Number 1	280,638 cubic feet	±2.6 acres	5.0-foot max. depth
Basin Number 2	914,162 cubic feet	±7.0 acres	5.0-foot max. depth
Basin Number 3	361,504 cubic feet	±3.0 acres	5.0-foot max. depth
Basin Number 4	259,730 cubic feet	±3.0 acres	5.0-foot max. depth

Conveyance of the detained storm drainage runoff from the proposed on-site dual use detention basins may be via either gravity flow drainage lines or pumped to existing realigned and upgraded City and SSJID dual use Laterals "X" and "We". Connection points for each of the four basins' drainage discharge lines will be at various locations along these two Laterals. Stormwater quality standards imposed and monitored by the EPA and SWRCB 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 utilizing several options including treatment within individual lots and 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.

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Wastewater

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.

A. 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.

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.

B. 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 is about 6.5 mgd (from Manteca and Lathrop). Currently, at the Facility, an influent pump station with three mechanical screens serve two parallel treatment systems. Primary treatment is identical in both systems, and 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.

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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 and therefore 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.

C. 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.

D. FUTURE WASTEWATER DEMAND AND SYSTEMS IMPROVEMENT

Based on projected wastewater generation factors for various land uses, 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.

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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. WASTEWATER SYSTEM WITHIN THE GRIFFIN PARK MASTER PLAN AREA

Wastewater services within the Griffin Park Master Plan area would be provided by existing and planned City of Manteca collection and treatment system. Figure 8 provides an overview of the sanitary sewer system that would developed within the Griffin Park Master Plan Area. Wastewater treatment would be provided at the City’s existing Wastewater Quality Control Facility (WQCF) at 2450 West Yosemite Avenue in western Manteca. Griffin Park is located within the South Manteca Collection Shed (SMCS). The backbone of the SMCS is the South Manteca Trunk Sewer (SMTS) along Woodward Avenue. The construction of a deep sewer along Woodward Avenue allows for future abandonment of Woodward Park Pump Station and would accommodate development while minimizing construction of infrastructure in South Manteca. Several sections of the SMCS have been constructed or designed in preparation for construction. Phased construction of the network within this shed will occur as development progresses. Interim facilities for conveying the effluent from the South Manteca Collection Area include:

1. The existing 12-inch and 18-inch Woodward Force Main (WFM) which extends from the Woodward Park Pump Station to the WQCF.

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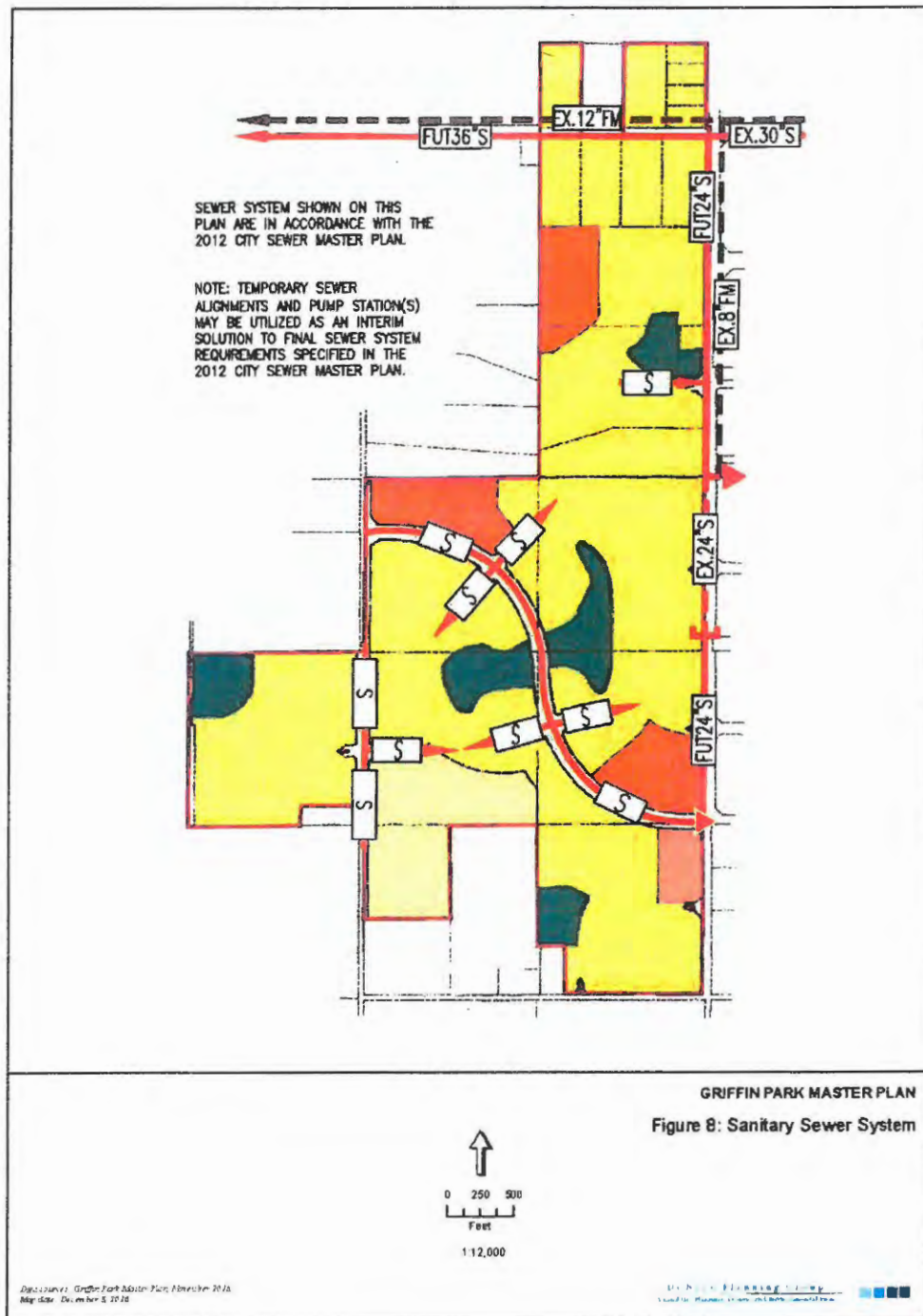
2. The existing Tara Park Pump Station and Airport-Daniel Lift Station that connects to the WFM. Eventually, the trunk sewer network in Woodward Avenue and beyond to the WQCF will be completed.
3. The existing Antigua Way Lift Station and existing Bella Vista Lift Station. Eventually, effluent from these two facilities will be re-pumped by the Terra Park Pump Station to the WFM.

The following existing sanitary sewer facilities have been constructed in Woodward Avenue:

1. An existing 30-inch diameter gravity sanitary sewer line extending from Atherton Drive west to South Main Street.
2. An existing 12-inch diameter sanitary sewer force main extending from South Main Street west to McKinley Avenue.

A future section of the 36-inch diameter gravity sanitary sewer line will be installed between South Main Street and the Antigua Way Lift Station. Construction of this section will complete the master planned gravity sewer collection system within Woodward Avenue.

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Solid Waste

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

- residential recycling pickup on a biweekly schedule;
- residential biweekly curbside pickup of compost materials;
- leaf and Christmas tree pickup;
- oil collection containers pickup on a weekly basis;
- commercial recycling; and
- household hazardous waste collection.

The City uses the Lovelace Transfer Station to process and ship some of its solid waste and materials. The Manteca Solid Waste Division collects solid and green waste throughout the city and deposits it at the Forward Landfill located at 9999 South Austin Road. This landfill has a closure date of 2050 and a remaining capacity of 4,000,000 cubic yards (with an expansion potential of 30,000,000 cubic yards), which is adequate to serve the solid waste removal needs of the project area. Solid waste collection services would be made available to new residents, owners, and tenants of the Griffin Park Master Plan as units begin to become occupied.

Electricity and Natural Gas

Pacific Gas and Electric Company (PG&E) is responsible for provision of electricity and 'natural gas to the City and the plan area. PG&E delivers approximately 86,179 million kilowatt-hours (kWh) of electricity to its 15 million customers throughout the 70,000-square-mile service area in northern and central California. The service area is divided into seven distribution areas, with Manteca located in the Stockton Division of PG&E's Operations, Maintenance, and Construction Area 5.

PG&E is also responsible for the provision of natural gas to the City. Gas is delivered to the City and the plan area through portions of PG&E's 48, 198 miles of natural gas pipelines. Residents, owners, and/or tenants would be responsible for paying for electricity and natural gas services, based on the amount of energy used.

Police Services

Police protection services in the City of Manteca are provided by the Manteca Police Department. The Manteca Police Department (MPD) is a full-service law enforcement agency comprised of 65 sworn officers. With a population of approximately 76,247, that equates to a staffing level of 85 officers per 1000 residents. Additional officers are planned to be hired, as the City population grows. At full build-out, this project would increase the City's population by approximately 5,015 people⁶. This increase would be incremental and would not be considered to have any direct impact to police

⁶ Population calculation is based on 3.15 persons per dwelling unit.

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services. Additionally, the City has been steadily increasing the number of sworn officers at the Police Department in recent years.

The department is organized into two divisions: Operations and Services. Operations is the largest division of the department and includes all uniformed officers and their support teams. Operations Division units include patrol, traffic, school resource officers, community service officers, special weapons and tactics (SWAT), crisis response team, mounted patrol, canine, gangs, and bomb squad. The Services Division includes all the teams and units that support the police function of the department, including dispatch, records, property and evidence, crime analysis, and animal services. In addition, the department has volunteers working with its officers and employees. The department operates out of City Hall, 1001 West Center Street.

Police services outside of the City of Manteca city limits are provided by the San Joaquin County Sheriff's Department, located in French Camp approximately 8 miles northwest of Manteca. Police patrol services are provided 24 hours a day by 130 uniformed deputies as of 2006. The County is divided into eight geographical areas or "beats." These beats are staffed around the clock and provide emergency response capability to citizens in the unincorporated area of the County. The MPD provides mutual aid to the San Joaquin County Sheriff's Office, and vice versa when a situation exceeds the capabilities of either department. Mutual aid is coordinated through the San Joaquin County Sheriff.

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. There were roughly the same number of Priority 1 calls in 2015 and 2016: 214 and 217, respectively. Additionally, there were 16,804 Priority 2 calls in 2015 compared with 18,080 in 2016, and there were 7,851 Priority 3 calls in 2015 compared with 8,551 in 2016. The averages for the department's response times for 2015 and 2016 for the 3 priorities are listed below.

- Priority 1 calls: 2015, 4 minutes and 35 seconds. 2016, 4 minutes and 27 seconds.
- Priority 2 calls: 2015, 4 minutes and 44 seconds. 2016, 27 minutes and 2 seconds.
- Priority 3 calls: 2015, 4 minutes and 2 seconds. 2016, 50 minutes and 22 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 2016, 2,032 Part 1 offences, which include homicide, rape, burglary, and

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larceny, were reported. Auto Burglary and Vehicle Theft were the most common crimes in Manteca, combined accounting for over 43% of offences in 2016. Between 2015 and 2016, Part 1 offences in Manteca decreased by about 1.4 percent. Part 2 offenses, which include offenses such as fraud, drug and alcohol abuse, and non-aggravated assault, constituted approximately 69% of all crimes in Manteca in 2016. Unclassified misdemeanors were the most common Part 2 offense, followed by misdemeanor theft. Total Part 2 offenses increased from 4,394 incidents in 2015 to 4,505 incidents in 2016.

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 65 sworn officers. With a population of 76,247, that equates to a staffing level of 85 officers per 1000 residents. Additional officers are planned to be hired, as the City population grows.

The FY 2015-2016 budget for the Police Department was \$12,714,955, which was 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. The budget for the Police Department is expected to increase, as development of the City of Manteca continues. Development of the area to be added to the 10-year Planning Horizon as part of this Amendment to the SOI would provide additional revenues to the Manteca Police Department.

Although there was a deterioration in Police Department response times in 2016 as compared with 2015, the Manteca Police Department has sufficient resources to serve the plan area. Staffing levels at the Manteca Police Department are adjusted based on Police Department response times and new hiring is expected to occur as the population of Manteca grows. Additional revenue would be provided directly to the Police Department by the development of the Griffin Park Master Plan Area. Furthermore, the proposed developments would be easily accessible by improved road infrastructure that would be developed. This extension of services would occur concurrent with the development of the plan area.

Fire Services

The Manteca Fire Department (MFD) 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 76,247 residents throughout approximately 17.0 square miles within the City limits. The Manteca Fire Department operates out of four (4) facilities that are strategically located in the City of Manteca. 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. The plan area is expected to be served primarily by Station 242, which is located approximately 1.0 to 2.4 miles from the plan area (at the closest and farthest portions of the plan area, respectively).

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

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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 ISO ratings are used to establish fire insurance premiums. The City plans to apply for ISO re-classification when an additional proposed Fire Station (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).

While the MFD provides primary fire protection to the community, the MFD has mutual aid agreements with the Ripon Consolidated Fire Protection District and the Lathrop-Manteca Fire District, which has served and will continue to serve Manteca's rural and urbanizing areas. The City also has an Office of Emergency Services (OES) fire engine assigned to the City in 2004. An agreement with OES requires the City to respond to State Emergencies when requested. The MFD also participates in the State of California mutual aid plan.

As done with previous annexations, the City of Manteca will enter into an agreement with the Lathrop-Manteca Fire District. The purpose of this ten-year agreement is for revenue recovery for the LMFD to lessen the immediate financial impact to the District as a result of the annexation to the City of Manteca and detachment from the Fire District. Based on current assessed value, the annual loss of revenues (including property tax and loss of direct assessment) is \$10,673. The agreement will aid in transitioning the project area from the LMFD to MFD.

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 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 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.

From the one-year period between July 1, 2015 through June 30, 2016, the average travel time (excluding dispatch time and turnout time) for the Manteca Fire Department was 195 seconds, and the 90th percentile travel time was 350 seconds⁷.

⁷ Email correspondence with James Glaser, LAFCO on December 14, 2017.

GRIFFIN PARK MASTER PLAN ANNEXATION PLAN

The FY 2017-2018 budget for the Manteca Fire Department is \$11,326,580 (Administration \$1,094,000, Operations \$9,727,750, Prevention \$504,830). The need for additional firefighters in the future will be addressed as warranted. Development of the plan area would provide additional revenues to the Manteca Fire Department, which would help to ensure that adequate fire service is extended to the project site. In addition, the ten-year agreement between the MFD and the LMFD would ensure that the plan area would continue to be served by the LMFD during transition period.

School Services

The project site is located within the boundaries of the Manteca Unified School District. The developer will be required to pay the school fees to the applicable school district to mitigate any impacts.

The Manteca Unified School District (MUSD) provides services to Manteca, Lathrop, unincorporated French Camp, and Weston Ranch, a community of southwest Stockton. Within the urban area of Manteca, MUSD consists of four high schools, 19 elementary schools, five annexes (K-3), two adult-education schools, and two continuation high schools. The Ripon Unified School District (RUSO) oversees five elementary schools and one high school.

A new MUSD developed is proposed for the area just to the west of the plan area. The new school development(s) would serve the new residents of the plan area. With the development of new school infrastructure nearby, and with the payment of school fees to the applicable school districts, timely extension of school services to the plan area is expected to occur.

Findings

Overall, existing public services, with improvements proposed as a part of the project, would be adequate to serve the project. Griffin Park Master Plan annexation area would require extension of services provided by the City, including public safety and utility services. The level and range of these public services is described in this document and in additional detail in the Griffin Park Master Plan Draft Environmental Impact Report. The design, engineering, and construction of these services and infrastructure improvements will be financed by the developer subject to approval by the City of Manteca.

GRIFFIN PARK MASTER PLAN ANNEXATION PLAN

4. TIMELY AVAILABILITY OF WATER SUPPLIES

Eventual build out of the project would total approximately 1,592 residential units on approximately 343.94 acres. This would generate an annual average total demand of up to approximately 28,270 acre-feet from the City's water supply system in 2035.

The City of Manteca currently has two water sources, surface water and ground water. The City participates in the South County Surface Water Supply project for surface water and the City operates and maintains its own ground water system of wells.

The City's General Plan includes policies and implementation programs related to maintaining an adequate water supply of the City's population. Based on existing water use patterns the water supply is reasonably available through 2035. This is based on continued development of groundwater wells and Phase I surface water allocations by the South County Surface Water Project. 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.

The area served would include all potential development within the 10-Year Planning Horizon which includes the project area. The City's Water Master Plan also makes it clear that additional areas of the City, including the 20-Year Planning Horizon, could be served by using more surface water. The City identified that the use of recycled water could also generate sufficient water savings to extend the supply availability to support growth through 2030. At a projected population of 95,930 in 2035, with a projected annual water requirement of 28,270 acre-feet per year, the City would be able to approximately meet this water requirement with a sustainable supply of 28,470 during the third year of three consecutive dry years (as shown in Table 6, below), as provided in the City's most recently adopted *Urban Water Management Plan* (UWMP) (the City's 2015 UWMP). In addition, the City could further reduce water demand through implementation of a Water Shortage Contingency Plan, as needed.

The City's 2015 UWMP was adopted by the Manteca City Council on September 20, 2016. The 2015 UWMP included existing and projected water demands for existing and projected future land uses to be developed within the City's Sphere of Influence through 2030. The water demand projections in the City's 2015 UWMP included existing City water demands, future water demands for developments within the existing City limit, and future water demands for future service areas outside the existing City limit.

GRIFFIN PARK MASTER PLAN ANNEXATION PLAN

TABLE 6 - PROJECTED SUPPLY AND DEMAND COMPARISON (ACRE-FEET)

	2020	2025	2030	2035
Population	77,018	82,912	88,855	95,930
Normal Year Supply ^A	23,100	30,680	30,990	31,390
Single-Dry Year Supply ^A	20,220	26,050	26,360	26,760
Multi-Dry Year Supply ^{A, B}	21,280	27,760	28,070	28,470
Demand totals ^C	20,410	23,320	25,060	28,270
Difference	870	4,440	3,010	200

^A SUPPLY INCLUDES PURCHASED WATER, GROUNDWATER.

^B REPRESENTS SUPPLY DURING THE THIRD YEAR OF THREE CONSECUTIVE DRY YEARS

^C AS PROVIDED BY THE CITY OF MANTECA 2015 UWMP. DEMAND DOES NOT INCLUDE SHORT-TERM REDUCTIONS DUE TO IMPLEMENTATION OF THE WATER SHORTAGE CONTINGENCY PLAN. IMPLEMENTATION OF A WATER SHORTAGE CONTINGENCY PLAN WOULD REDUCE DEMAND TOTALS.

SOURCE: KENNEDY/JENKS ASSOCIATES 2016.

According to the City of Manteca, the City has adequate water supplies to support existing demand in the City in addition to the build out of the plan area, under average daily and maximum daily demand conditions. The water demand for current and proposed uses in the City of Manteca is 21,894 AFY. The City calculates separately that it has a projected total supply of 26,428 AFY in the year 2020, leaving 4,534 AFY available. Griffin Park's water demand after full build-out will be 887 AFY⁸.

⁸ As provided by City of Manteca Senior Planner, J.D. Hightower, on November 1, 2017.

GRIFFIN PARK MASTER PLAN ANNEXATION PLAN

5. FAIR SHARE HOUSING NEEDS

The extent to which the proposal will affect the City in achieving its respective fair share of regional housing needs, as determined by the San Joaquin Council of Governments consistent with Article 10.6 (commencing with Section 65580) of Chapter 3, Division 1 of Title 7 is provided below.

The project site is currently under San Joaquin County Jurisdiction and is not subject to the City of Manteca's Housing Element. The San Joaquin County General Plan currently designates the project site for Low Density Residential (R/L) and General Agriculture (A/G) uses. The project site is within the City's sphere of Influence (10-year Planning Horizon) and is planned in the City of Manteca General Plan for General Commercial (GC 0.6 floor-area-ratio [FAR]), Low Density Residential (LDR 2.1 to 8.0 dwelling units per acre [du/ac]), Urban Reserve Very Low Density Residential (UR-VLDR less than 2.0 du/ac), and Park (P). Additionally, the San Joaquin County Zoning Ordinance currently designates the project site for General Agriculture (AG-40) and Agriculture-Urban Reserve (AU-20) uses.

The project would generate approximately 1,592 single-family density units at full build out. The zoning designations provide for the following residential uses: large lot (88 units), standard lot (1,228 units), and small lot (276 units). Duplexes are permitted within standard lot and small lot zoning designations. Additionally, the small lot designation allows for the development of more affordable single-family attached housing. Nevertheless, it is expected that the units built as part of the Griffin Park Master Plan will be developed at market rate, and therefore would be included within the Above Moderate and/or Moderate income categories (as defined by RHNA).

The table below shows the City's remaining Regional Housing Needs Assessment (RHNA) based on income category and the need that has already been satisfied during the Housing Element period (i.e., January 1, 2014, to December 31, 2015) by built and approved units.

Units that have been approved, built, or are under construction, satisfy approximately 45.6 percent of the RHNA for this Housing Element period. The number of units that need to be satisfied by 2023 (the end of the 8-year planning period) vary by income category. All of the above-moderate income RHNA is satisfied by units that have been approved or built. The lower-income and moderate-income categories have a remaining need of 2,395 units.

TABLE 7 – REMAINING NEEDS BASED ON BUILT AND APPROVED UNITS (JAN. 1, 2014 – DEC. 31, 2015)

<i>INCOME CATEGORY</i>	<i>RHNA</i>	<i>APPROVED, BUILT, AND UNDER CONSTRUCTION</i>	<i>REMAINING UNITS NEEDED</i>
Extremely Low	459	0	459
Very Low	466	0	466
Low	693	48	645
Moderate	825	0	825
Above Moderate	1,958	8,542	0
Total	4,401	8,582	2,395

SOURCE: MANTECA COMMUNITY DEVELOPMENT DEPARTMENT, 2015

GRIFFIN PARK MASTER PLAN ANNEXATION PLAN

According to the City's Housing Element background report recently reviewed and approved by the State Housing and Community Development (HCD), Manteca has a total inventoried capacity of 4,292 lower-income (very low-and low-income) units (3,179 units on vacant land and 1,113 units on underutilized land) and 1,490 moderate-income (942 on vacant land and 548 on underutilized land). The City has additional acres of vacant land designated LDR and zoned R1, RE, PD⁹, and PEC. However, due to the many market-rate approved projects, these units are not relied upon to meet the above moderate-income RHNA.

The current Manteca Housing Element, adopted by the City Council, and as described above, has identified residential land inventory within the Land Use Element of the General Plan to meet the RHNA allocation for the current period.

⁹ PEC zone only exists on the zoning map. There is no corresponding section in the Zoning Title.

LAFCo

509 W. WEBER AVENUE SUITE 420 STOCKTON, CA 95203

EXECUTIVE OFFICER'S REPORT

February 8, 2018

TO: LAFCo Commissioners

FROM: James E. Glaser, Executive Officer

SUBJECT: ELECTION OF CHAIR AND VICE CHAIR

At the beginning of each calendar year the Commission selects its Chair and Vice-Chair. Rotation of the Chair has traditionally been City-County-City-County-Public Member. Although this has been the usual order for selection, the *Rules of the Commission* policy does not specify the order of rotation. If the Commission chooses to follow past practice, a County member would serve as Chairperson and a Public member would serve as Vice-Chair in 2018.

	<u>Chairperson</u>		<u>Vice-Chair</u>	
2013	Larry Ruhstaller	County	Steven B. Nilssen	Public
2014	Steven B. Nilssen	Public	Mike Maciel	City
2015	Mike Maciel	City	Chuck Winn	County
2016	Chuck Winn	County	Doug Kuehne	City
2017	Doug Kuehne	City	Tom Patti	County

LAFCo

509 W. WEBER AVENUE SUITE 420 STOCKTON, CA 95203

EXECUTIVE OFFICER'S REPORT

February 8, 2018

TO: LAFCo Commissioners

FROM: James E. Glaser, Executive Officer

SUBJECT: **Draft Municipal Service Review Workshop
Selected San Joaquin County Reclamation Districts**

Recommendation

It is recommended that after receiving testimony and providing comments on the Draft Municipal Service Review for Selected San Joaquin County Reclamation Districts that the matter be scheduled for a public hearing on March 8, 2018.

Background

A Municipal Service Review (MSR) is a comprehensive review of an agency intended to obtain information about the agency's ability to provide services. Its purpose is to evaluate the provision of services from a comprehensive perspective and recommend actions, when necessary, to promote the efficient provision of those services. Service reviews are intended to serve as a tool to help LAFCo, the public and other agencies better understand the public service structure and evaluate options for the provision of efficient and effective public services that the agency currently provides. State law requires that LAFCo update Spheres of Influence and prepare a Municipal Service Review in conjunction with that update. This is the first Municipal Service Review prepared for the Reclamation Districts.

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 or 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

In determining a sphere of influence, the Commission is required to consider and make written determinations with respect to the following factors (Government Code Section 56425):

- The Present and Planned Land Uses in the Area, Including Agricultural and 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.
- The Present and Probable Need for those Public Facilities and Services within any Disadvantaged Unincorporated Communities (DUCs) within the Sphere of Influence.

The spheres of influence for the Reclamation Districts were last updated in 1983 and were established following their existing boundaries. The Districts have no plans to expand services to areas outside their boundaries, nor do they have plans to expand their boundaries. The draft MSR does not identify any need for services outside the District's existing boundaries. Therefore, the MSR recommends that the Sphere of Influence for each of the districts be established as a coterminous sphere reflecting the Districts' existing boundaries.

There are fifty-two Reclamation Districts (RD) in San Joaquin County. Due to the sheer number of districts and their complexities, LAFCo decided to focus its first Municipal Service Review on twenty-one of the fifty-two districts. The Districts selected included those districts, which surround the urbanized areas of the County and therefore have the greatest responsibility to protect citizens and property from flooding. These Districts protect 73,853 acres from flood events through the maintenance of 146 miles of levees.

This report represents the first comprehensive look at Reclamation Districts in San Joaquin County. It provides a complete assessment of each district and it provides a comparative analysis as well. In addition, the report provides an overview regarding levee standards, revenue sources, funding opportunities and the regulatory setting.

The implication of SB-5, regarding 200-year flood protection is also addressed. A number of local agencies, including several reclamation districts that are part of this review, are working with the U.S. Army Corps of Engineers on the Lower San Joaquin

River Feasibility Study. The study is a multi-year \$10 million study that will help determine improvements needed to reach or exceed the 200-year level of flood protection. The Lower San Joaquin Feasibility Study will reach the part of San Joaquin County along the San Joaquin River up to and through Stockton including the Lodi Waste Water Treatment Plant. In addition, the study includes the watersheds east of Stockton and covers nearly 140 miles of levees. The districts in the study include: Bishop Tract (RD 2042), Atlas Tract (RD 2126), Shima Tract (RD 2115), Lincoln Village West (RD. 1608), Sargent Barnhardt (RD.2074), Smith Tract (RD.1614), Weber Tract (RD. 828), Boggs Tract (RD. 404), Rough and Ready Island (RD. 403), and Mossdale (RD. 17)

The document has been transmitted to the various Reclamation Districts for comment. LAFCo has received comments from several Districts. The Districts' comments consist primarily of corrections and updates to the information. These comments will be included in the final report, scheduled to be considered by the Commission on March 8, 2018.

The Commission's service review policy sets forth the procedure for public participation and public hearing. The policy requires a two-step process for the adoption of a service review: 1) a public meeting/workshop with the Commission to accept comments from the public and the Commission "prior to finalizing the document"; and 2) a formal 21-day review period and public hearing. Staff will provide public notice for the March 8, 2018 meeting to meet our legal obligation for a public hearing. The Commission will be able to adopt the MSR at that meeting or may continue the matter to a future meeting. A motion is attached for Commission's consideration.

The draft report was previously transmitted to the Commissioners for their early review.

Motion

Moved by Commissioner _____, seconded by Commissioner _____ that the Selected San Joaquin County Reclamation Districts Municipal Service Review and Sphere of Influence Plan Update be set for public hearing on March 8, 2018.

2018 PROPOSED MEETING SCHEDULE

SAN JOAQUIN LOCAL AGENCY FORMATION COMMISSION

The Commission generally meets on the second Thursday of each month at 9:00 A.M. in the Board of Supervisors Chambers, 6th Floor, 44 North San Joaquin Street Stockton, California. Occasionally, conflicts may arise that would require an adjustment to the schedule. Filing deadlines apply for most applications. Special circumstances for complex proposals may require greater processing time.

MEETING DATE

**APPLICATION FILING
DEADLINE**

January 11, 2018

November 9, 2017

February 8, 2018

December 14, 2017

March 8, 2018

January 11, 2018

April 12, 2018

February 15, 2018

May 10, 2018

March 15, 2018

June 14, 2018

April 19, 2018

July 12, 2018

May 17, 2018

August 9, 2018

June 14, 2018

September 13, 2018

July 19, 2018

October 11, 2018

August 16, 2018

November 8, 2018

September 13, 2018

December 13, 2018

October 18, 2018

LAFCo

509 West Weber Avenue Suite 420 STOCKTON, CA 95203

EXECUTIVE OFFICER'S REPORT

February 8, 2018

TO: LAFCo Commissioners

FROM: James E. Glaser, Executive Officer

SUBJECT: MID-FISCAL YEAR 2017-2018 BUDGET REPORT

Background

Each year the Commission approves an operating budget for LAFCo. The budget anticipates the annual costs for staff salaries, commissioner stipends, office space, computers, conference registration fees, and contract for services. If a LAFCo has no representation of independent special districts on its commission, then the county and its cities each provide one-half share of the operational costs. In San Joaquin, each of the seven cities share of the cost is apportion by the population in each city. In June the Commission approved the Fiscal Year 2017-2018 budget and anticipated Revenues of \$440,950 and Expenditures of \$719,896. Although LAFCo revenues fell short in covering all of the operating expenses, it was anticipated that the Commission would utilize funds from its Contingency/Reserves which were projected to be \$757,426 at the end of the previous fiscal year. The purpose of this Staff Report is to update the Commissions on the budget activity during the first six months of the fiscal year (July 1 to December 31, 2018).

Revenues

The majority of LAFCO's revenues are acquired from the County (\$210,000) and City (\$210,000) contributions followed by application filing fees (\$15,000) and interest (\$5,950). It was estimated at budget time that LAFCo would carry over \$757,426 but the actual amount carried over was \$768,999. LAFCo received the County and City contributions totaling \$420,000 in July 2017. It was estimated that only \$15,000 would be received from application filing fees in FY 17-18 due to a majority of the Cities not having current Municipal Service Reviews and Spheres of Influence Updates preventing annexations occurring in those Cities. It was anticipated that filing fee revenues would

likely come from City annexation requests from Lathrop and Manteca that had updated MSR/SOIs, out-of-agency service requests, and from the remaining Cities seeking to update their MSRs. During the first six months, LAFCo received \$22,200 from application filing fees. The budget estimated LAFCo would accumulate \$5,950 in interest. LAFCo received two quarterly interest payments totaling \$5,199. Revenues that were not anticipated in the budget but received during the first six months were Administrative Fees in the amount of \$13,180. This amount represents a 20% Administrative Fee for managing consultant contracts. At this time LAFCo administrates two consultant contracts: A contract with Mulberg & Associates to update a MSR/SOI for Reclamation District 2038-Lower Jones Tract and Reclamation Distruct-2039 Upper Jones Tract, and a contract with Mintier & Associates to update the MSR/SOI for South San Joaquin Irrigation District. The chart below shows the revenues budgeted for FY17-18, total amount received, and percentage above or below the budgeted amount. As of December 31, 2017, LAFCo has received \$19,624 more than budgeted and its current fund balance is \$1,032,211.

FY 2017-2018 Revenues

	Budgeted Amount	Total Amount Received July 1-Dec 31	Difference	% Over/Under
Filing Fees	\$15,000	\$22,200	\$7,200	48%
County/City Contribution	\$420,000	\$420,000	\$0	0%
Interest	\$5,950	\$5,194	-\$756	-13%
20% Administrative Fees		\$13,180	+\$13,180	
Total	\$440,950	\$458,414	\$19,624	4%

Expenditures

Staff Salaries/Benefits and Commission Stipends

The Commission budgeted \$434,501 for 2 full-time staff and 1 part-time Commission Clerk and Commissioner Stipends. As of December 31, 2017, only \$144,220 (33%) has been expended. Savings on staff salaries and benefits are attributed to the use of part-time staff.

Services and Supplies

The Commission budgeted \$285,395 for LAFCo operating costs that include office rent, CALAFCo membership dues, conference costs for Commissioners and Staff, legal costs, and other miscellaneous costs to run the office. Within Services and Supplies the Commission allocated \$200,000 for "Contract for Services." In FY16-17 the Commission contracted with Mulberg & Associates to complete a MSR/SOI Update on 21 reclamation districts. The total contract amount was for \$97,400. Currently, \$24,350 remains to be paid in the contract. A balance of \$149,150 remains in the Contract for Services account. As shown in the chart below, LAFCo is well below the amounts budgeted for Services and Supplies in the current budget year.

FY2017-2018 Expenditures

	Budgeted	Total Expended July 1-Dec 31	Difference	Percentage Expended
Legal Fees	\$15,000	\$2,642	-\$12,358	18%
Office Supplies	3,900	538	-3,362	14%
Communications	2,500	1,028	-1,472	41%
CALAFCO Membership	5,668	5,668	0	100%
Rents/Leases-Copier & Usage	4,800	1,490	-3,310	31%
Lease-County Computers	1,340	626	-714	47%
Commissioner Conference	10,440	9,171	-1,269	88%
Staff Conference	7,583	4,392	-3,191	58%
Data Processing Direct Charges	6,533	2,484	-4,049	38%
Auditors Payroll Charges	300	0	-300	0%
Registrar of Voters	300	0	-300	0%
Recorders Fees	450	75	-375	17%
Publications & Legal Notices	1,500	138	-1,362	9%
Worker's Compensation Ins.	181	181	0	100%
Property Insurance	900	0	-900	0%
Office Space/Utilities	24,000	10,613	-13,387	44%
Contract for Services	200,000	26,500	-173,500	13%
Total	\$285,395	\$65,545	-\$219,850	23%

Work Program

The FY 2017-18 Work Program includes: application processing for annexations and other organizational changes and out-of-agency service requests. Municipal Service Reviews (MSRs) and Spheres of Influence (SOIs) Updates are currently being drafted for the Cities of Tracy, Stockton, Escalon, and Ripon. The Final MSR/SOI Updates will be completed for 21 reclamation districts in the coming month. Staff has begun work on a MSR for the county rural fire districts. MSRs will be forthcoming for Byron-Bethany Irrigation District and West Side Irrigation District and two Reclamation Districts that will be followed by consolidation requests. The Tracy Rural Fire District and City of Tracy Fire Service Governance Study is expected to come before the Commission for review and approval in 2018.

Staff will be prepared to answer further questions on the budget at the February 8, 2018 Commission Meeting.