SAN JOAQUIN DELTA COLLEGE

Manteca Campus Master Planning Progress Report

August 14, 2007

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Satellite Photo
Manteca Campus
Delta Community College

From : Terraserver

Highway 99

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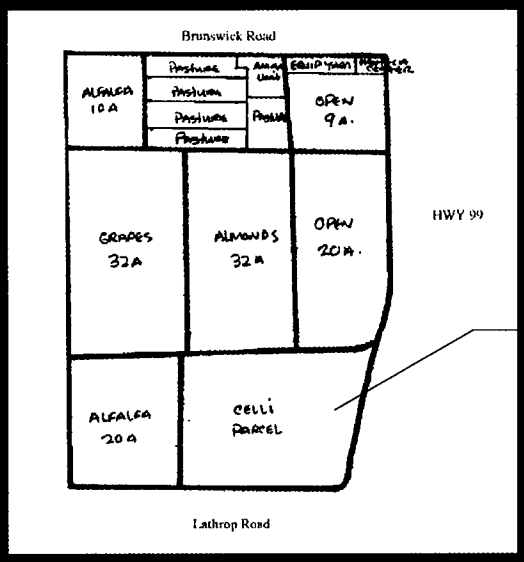

Current Land Use Schematic

Not part of Delta College

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Steering Committee Findings

General Education:

- Serve a growing student population as Manteca grows from 60,000 to 100,000 residents.
- Potential for growth: Business needs our students.
- Community resource

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Steering Committee Findings

Heavy Equipment Maintenance:

- Existing program uses 21,985 ASF (approximately 27,161GSF).
- Ideal Heavy Equipment program would have 42,000 GSF Lab and 15,000 GSF classroom.
- Ideal program provides for more fte, wider range of classes.
- Could share General Education space for classrooms, computer labs, support space.
- Substantial outdoor space required for operations, logistics.

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Steering Committee Findings

Heavy Equipment Maintenance:

- Costs could range from $19M for base facility to $28M for full program build out.
- Move would free up space at Stockton campus
- Use is compatible with Manteca property
- Potential for partnerships : CAT and other heavy equipment maintenance organizations.

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Steering Committee Findings

Agricultural Program

- Small student population, unique resource.
- Address health and safety issues for continued operations.
- Crops/small animals.
- Some income from Almonds, etc.
- Some potential for partnerships.

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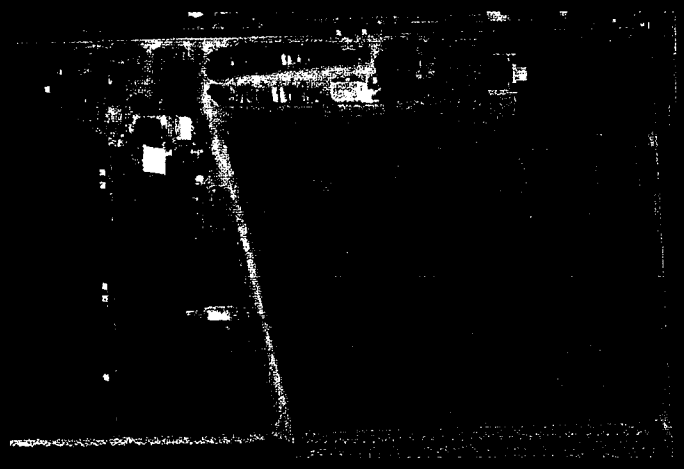

Manteca Farm North East Corner : Proposed development area

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Existing Classroom Building

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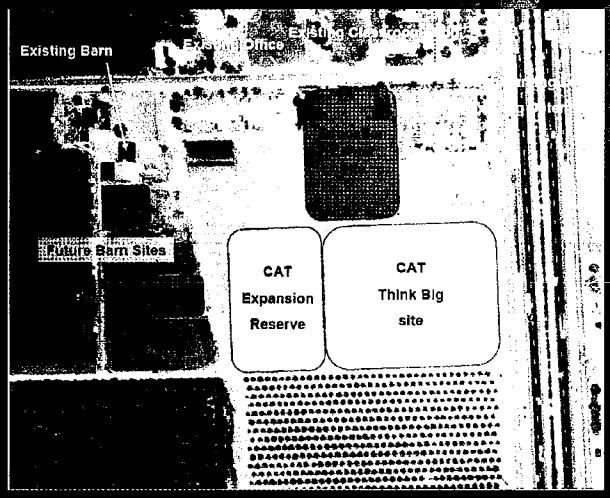

Layout sketch showing approximate size of various potential program elements: this layout is for discussion only

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Required Infrastructure

Water

- Potable water
- Fire hydrants
- Fire sprinklers

Storm Drain

- New impervious area
- SSJID may help

Sanitary Sewer

- New capacity nearby
- City of Manteca system

Electricity

- Available NE corner

Access

- Already in place; improvements needed

Boundary delineation/control

- Good fences = good neighbors

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Annexation Actions

- Service analysis
- Cost, capacity, feasibility
- Districts joined and separated
- City of Manteca
- CEQA
- Legal work
- LAFCO

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City of Manteca

General Plan

June 2006

Delta College may want to consider annexation to City of Manteca so that city services become available to the campus : sewer, water, etc.

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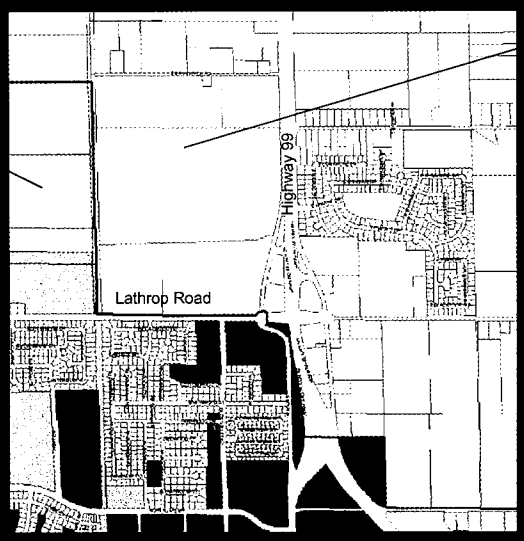
Project:
New
Housing



Delta College
Manteca Site

City of Manteca

Zoning Map

June 2006

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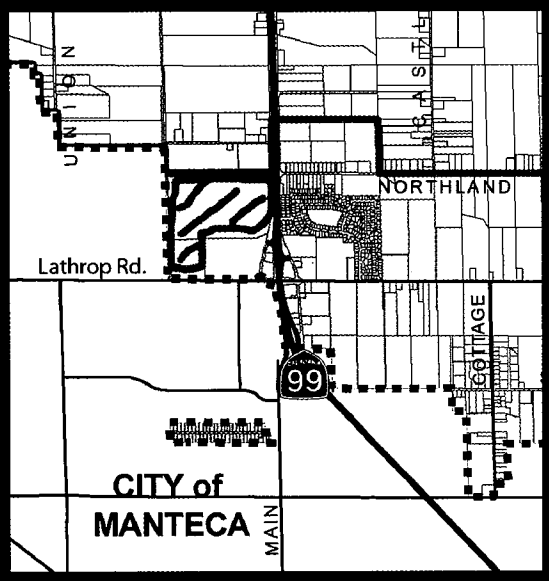

LAFCO City of Manteca

Sphere of Influence Map

Delta College Site shown in green hatching.

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CEQA Process

- Initial Geotech studies this phase
- Leverage studies done for Union Ranch
- Program level EIR: Focus on NE Corner
- Required for Master Plan and Annexation
- Preliminary evaluation

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Next Steps :

- Explore partnership opportunities
- Begin CEQA process
- Begin Annexation
- Explore feasibility of capital financing, including possible "lease-leaseback"