PUBLIC DRAFT

MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY

FOR THE

NORTH MAIN COMMONS SUBDIVISION PROJECT

MARCH 2018

Prepared for:

City of Manteca
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) 949-3231

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A Land Use Planning, Design, and Environmental Firm

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Proposed Mitigated Negative Declaration for the North Main Commons Subdivision Project

Lead Agency: City of Manteca
1001 West Center Street
Manteca, CA 95337

Project Title: North Main Commons Subdivision Project

Project Location: The project site is located in the northeast portion of the City of Manteca, southwest of SR-99 and east of North Main Street. It is surrounded primarily by residential uses to the east, and commercial uses to the south, west, and north. There are additional scattered residential uses located to the west and northwest of the project site. The project site totals approximately 30.17 acres and is undeveloped and covered with ruderal grasses. The project site has a gentle slope with elevations ranging from 32 to 33 feet above mean sea level (MSL). The Assessor's Parcel Numbers (APNs) for the project site are 218-100-01 and 218-100-02. A storage facility is located to the south of the project site, and other commercial uses (i.e. a car dealership, a plumbing supply company, and a casino) are located to the east of the project site. The parcel directly to the north of the project site is currently undeveloped and vacant.

Project Description: The proposed project includes a General Plan Amendment, Rezone, and a Tentative Subdivision Map that would facilitate the development of up to 158 single family residential lots (with one unit per lot), one park/basin lot, and a surveyed designated remainder lot, on a total of approximately 30.17 acres. The residential portion of the project site is located on approximately 21.52 acres, and the park/basin lot would be located on approximately 2.2 acres. The Surveyed Designated Remainder would be located on approximately 5.49 acres. Aksland Drive, which currently terminates along a portion of the eastern border of the project site, would be extended east to west through the northern half of the project site, and would connect with the intersection of Northgate Drive and North Main Street. This extension of Aksland Drive within the project site would separate the proposed project residential and park/basin uses from the surveyed designated remainder lot, and would also allow access to the project site (from the North Gate Drive/North Main Street intersection and from the existing Aksland Drive).

Findings:

In accordance with the California Environmental Quality Act, the City of Manteca has prepared an Initial Study to determine whether the North Main Commons Subdivision Project may have a significant adverse effect on the environment. The Initial Study and Proposed Mitigated Negative Declaration reflect the independent judgment of City of Manteca staff. On the basis of the Initial Study, the City of Manteca hereby finds:

> *Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the project has incorporated specific provisions to reduce impacts to a less than significant level and/or the mitigation measures described herein have been added to the project. A Mitigated Negative Declaration has thus been prepared.*

The Initial Study, which provides the basis and reasons for this determination, is attached and/or referenced herein and is hereby made a part of this document.

_____ _____

Date

Proposed Mitigation Measures:

The following Mitigation Measures are extracted from the Initial Study. These measures are designed to avoid or minimize potentially significant impacts, and thereby reduce them to an insignificant level. A Mitigation Monitoring and Reporting Program (MMRP) is an integral part of project implementation to ensure that mitigation is properly implemented by the City of Manteca and the implementing agencies. The MMRP will describe actions required to implement the appropriate mitigation for each CEQA category including identifying the responsible agency, program timing, and program monitoring requirements. Based on the analysis and conclusions of the Initial Study, the impacts of proposed project would be mitigated to less-than-significant levels with the implementation of the mitigation measures presented below.

Mitigation Measure BIO-1*: Prior to commencement of any grading activities, the Project proponent shall seek coverage under the SJMSCP to mitigate for habitat impacts to covered special status species. Coverage involves compensation for habitat impacts on covered species through implementation of incidental take and minimization Measures (ITMMs) and payment of fees for conversion of lands that may provide habitat for covered special status species. These fees are used to preserve and/or create habitat in preserves to be managed in perpetuity. Obtaining coverage for a Project includes incidental take authorization (permits) under the Endangered Species Act Section 10(a), California Fish and Game Code Section 2081, and the MBTA. Coverage under the SJMSCP would fully mitigate all habitat impacts on covered special-status species.*

Mitigation Measure BIO-2*: Prior to any ground disturbance related to activities covered under the SJMSCP, which are conducted during the Swainson's hawk nesting season (March 15- September 15), a USFWS/CDFW-approved biologist shall conduct a preconstruction survey no more than 30 days prior to construction in order to establish whether occupied Swainson's hawk nests are located within ½ mile of the project site. If potentially occupied nests are identified within ½ mile of the project site, then their occupancy will be determined by observation from public roads or by observations of Swainson's hawk activity (e.g. foraging) near the project site. A written summary of the survey results shall be submitted to the City of Manteca Community Development Department Director. If occupied nests occur on-site or within ½ mile of the project site, then Mitigation Measure BIO-2 shall be implemented. If occupied nests are not found, further mitigation is not necessary.*

Mitigation Measure BIO-3*: During the nesting season (March 15-September 15), covered activities within ½ mile of occupied Swainson's hawk nests or nests under construction shall be prohibited to prevent nest abandonment. If site-specific conditions, or the nature of the covered activity (e.g., steep topography, dense vegetation, and limited activities) indicate that a smaller buffer could be used, SJCOG may coordinate with CDFW/USFWS to determine the appropriate buffer size. If young fledge prior to September 15, covered activities could proceed normally. If the active nest site is shielded from view and noise from the project site by other development, topography, or other features, the project applicant can apply to SJCOG for a waiver of this avoidance measure. Any waiver must also be approved by USFWS and CDFW. While a nest is occupied, activities outside the buffer can take place.*

Mitigation Measure BIO-4*: Prior to the commencement of grading activities or other ground disturbing activities on the project site, the project applicant shall arrange for a qualified biologist to conduct a preconstruction survey for western burrowing owls. If no owls or owl nests are detected, then construction activities may commence. If burrowing owls or occupied nests are discovered, then the following shall be implemented:*

- *During the breeding season (February 1 through September 1) occupied burrows shall not be disturbed and shall be provided with a 75 meter protective buffer until and unless the SJCOG Technical Advisory Committee*

(TAC), with the concurrence of the Permitting Agencies' representatives on the TAC; or unless a qualified biologist approved by the Permitting Agencies verifies through non-invasive means that either: 1) the birds have not begun egg laying, or 2) juveniles from the occupied burrows are foraging independently and are capable of independent survival. Once the fledglings are capable of independent survival, the burrow can be destroyed. They should only be destroyed by a qualified biologist using passive one-way eviction doors to ensure that owls are not harmed during burrow destruction. Methods for removal of burrows are described in the California Department of Fish and Game's Staff Report on Burrowing Owls (October, 1995)

- *During the non-breeding season (September 1 through January 31) burrowing owls occupying the project site should be evicted from the project site by passive relocation as described in the California Department of Fish and Game's Staff Report on Burrowing Owls (October, 1995)*

Implementation of this mitigation shall occur prior to grading or site clearing activities.

***Mitigation Measure CLT-1**: If any prehistoric or historic artifacts, human remains or other indications of archaeological resources are found during grading and construction activities, an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology, as appropriate, shall be consulted to evaluate the finds and recommend appropriate mitigation measures.*

- *If cultural resources or Native American resources are identified, every effort shall be made to avoid significant cultural resources, with preservation an important goal. If significant sites cannot feasibly be avoided, appropriate mitigation measures, such as data recovery excavations or photographic documentation of buildings, shall be undertaken consistent with applicable state and federal regulations.*
    - *If human remains are discovered, all work shall be halted immediately within 50 meters (165 feet) of the discovery, the County Coroner must be notified, according to Section 5097.98 of the State Public Resources Code and Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in CEQA Section 15064.5(d) and (e) shall be followed.*

If any fossils are encountered, there shall be no further disturbance of the area surrounding this find until the materials have been evaluated by a qualified paleontologist, and appropriate treatment measures have been identified.

***Mitigation Measure HYD-1:** Prior to issuance of grading permits, the contractor shall prepare a Storm Water Pollution Prevention Plan (SWPPP). The Developer shall file the Notice of Intent (NOI) and associated fee to the SWRCB. The SWPPP shall serve as the framework for identification, assignment, and implementation of BMPs. The contractor shall implement BMPs to reduce pollutants in stormwater discharges to the maximum extent practicable. The SWPPP shall be submitted to the City Engineer for review and approval and shall remain on the project site during all phases of construction. Following implementation of the SWPPP, the contractor shall subsequently demonstrate the SWPPP's effectiveness and provide for necessary and appropriate revisions, modifications, and improvements to reduce pollutants in stormwater discharges to the maximum extent practicable.*

***Mitigation Measure HYD-2**: Prior to the issuance of a building or grading permit, the storm drainage plan shall be designed and engineered to ensure that post-project runoff is equal to or less than pre-project runoff in accordance with the City of Manteca Storm Drain Master Plan. The applicant shall provide the City Engineer with all stormwater runoff calculations with the improvement plan submittal. The drainage plan shall also comply with all applicable requirements as contained within the Manteca Post-Construction Stormwater Standards Manual.*

Mitigation Measure NOI-1*: Prior to development of the project site, the project applicant shall retain a qualified acoustical engineer to establish the final noise wall design/height for houses backing/siding on North Main Street (lots 1-22) and Aksland Drive (lots 23-28, 66, 108-109, and 139-140). The final design shall include a wall of not be less then 6'. If the design heights are required to exceed 6', the wall shall be limited to 6' and the balance of the height shall be earthen berm (landscaped) (i.e. 8' of height required shall be 6' wall and 2' berm).*

Mitigation Measure NOI-2*: The following mitigation measures shall be implemented:*

a) Construction activities (excluding activities that would result in a safety concern to the public or construction workers) shall be limited to between the hours of 7:00 a.m. and 7:00 p.m. Construction activities shall be prohibited on Sundays and federal holidays.

b) Construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations.

c) Construction equipment staging areas shall be located at the furthest distance possible from nearby noise-sensitive land uses.

Mitigation Measure TT-1: *Prior to issuance of building permits, the project applicant(s) shall contribute all applicable fees to cover their proportionate cost improvements in order to satisfy their fair share obligations, as determined by the City of Manteca Public Works Department.*

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INITIAL STUDY CHECKLIST

PROJECT TITLE

North Main Commons Subdivision Project

LEAD AGENCY NAME AND ADDRESS

City of Manteca
1001 West Center Street
Manteca, CA 95337

CONTACT PERSON AND PHONE NUMBER

Jeffrey Hightower
City of Manteca
Community Development Department
1001 West Center Street
Manteca, CA 95337
(209) 456-8505

PROJECT SPONSOR'S NAME AND ADDRESS

Toinette Rossi
P.O. Box 8837
Ripon, CA 95366

PROJECT LOCATION AND SETTING

The project site is located in the northeast portion of the City of Manteca, southwest of SR-99 and east of North Main Street (as shown in Figures 1 and 2). It is surrounded primarily by residential uses to the east, and commercial uses to the south, west, and north. There are additional scattered residential uses located to the west and northwest of the project site. The project site totals approximately 30.17 acres and is undeveloped and covered with ruderal grasses. The project site has a gentle slope with elevations ranging from 32 to 33 feet above mean sea level (MSL). The Assessor's Parcel Numbers (APNs) for the project site are 218-100-01 and 218-100-02. A storage facility is located to the south of the project site, and other commercial uses (i.e. a car dealership, a plumbing supply company, and a casino) are located to the east of the project site. The parcel directly to the north of the project site is currently undeveloped and vacant.

PROJECT DESCRIPTION

The proposed project includes a General Plan Amendment, Rezone, and a Tentative Subdivision Map that would facilitate the development of up to 158 single family residential lots (with one unit per lot), one park/basin lot, and a surveyed designated remainder lot, on a total of approximately 30.17 acres. Figure 3 provides the proposed project tentative subdivision map. The residential portion of the project site is located on approximately 21.52 acres, and the park/basin lot would be located on approximately 2.2 acres. The Surveyed Designated Remainder would be located on approximately 5.49 acres. Aksland Drive, which currently terminates along a portion of the eastern border of the project site, would be extended east to west through the northern half of the project site, and would connect with the intersection of Northgate Drive and North Main Street. As shown in Figure 3, this extension of Aksland Drive

within the project site would separate the proposed project residential and park/basin uses from the surveyed designated remainder lot, and would also allow access to the project site (from the North Gate Drive/North Main Street intersection and from the existing Aksland Drive).

The tentative subdivision contains a lot layout plan, a topographic survey, a dimension and utility plan, and a grading and drainage plan. An existing on-site residential well would remain and be used for irrigation purposes only. Storm drainage would include a collection system in compliance with the City of Manteca Master Plan. Twelve to eighteen inch stormwater drain pipes would carry stormwater collected throughout the project site to a pump station and force main, which would direct stormwater to the existing South San Joaquin Irrigation District (SSJID) storm drain located to the south of the project site. A storm drainage basin is also proposed for the northeastern portion of the project site. Potable water and sanitary sewer would be connected to the City of Manteca water and sewer systems, via 8-inch water pipes and 6-, 8- and 10-inch sanitary sewer pipes, providing connections to existing right-of-way (ROW).

The portion of Aksland Drive that would be developed within the project site would have a total ROW of 80 feet and would include vertical curb and gutter and 5-foot (non-drive-over) sidewalks. Several internal streets would connect the proposed project lots to the extension of Aksland Drive, as shown in Figure 3, including Streets A, B, and D, which would have a ROW of 46 feet with drive-over curb, gutter, and sidewalk. Other streets within the internal circulation network of the project site (including Streets G and F) would be wider and have a ROW of 54 feet with drive-over curb and gutter, with (non-drive-over) 5-foot sidewalks.

Police protection service would be provided by the Manteca Police Department, and the Manteca Fire Department would provide fire protection service. School services would be provided by the Manteca Unified School District. Gas and electricity will be provided by Pacific Gas & Electric.

GENERAL PLAN AND ZONING

The project site has a Commercial Mixed Use (CMU) General Plan Land Use Designation and a Mixed Use Commercial (CMU) zoning designation. The proposed project includes a General Plan Amendment and a Rezone that would modify the residential portion of the site (approximately 23.72 acres out of the project site's 30.17 acres) to have a Low Density Residential (LDR) General Plan Land Use Designation and a One-Family Dwelling (R-1) zoning designation. The existing and proposed General Plan Land Use Designations for the project site are shown in Figure 4; the existing and proposed zoning designations for the project site are shown in Figure 5.

REQUESTED ENTITLEMENTS AND OTHER APPROVALS

The City of Manteca is the Lead Agency for the proposed project, pursuant to the State Guidelines for Implementation of CEQA, Section 15050.

This document will be used by the City of Manteca to take the following actions:

- Adoption of the Mitigated Negative Declaration (MND);
- Adoption of the Mitigation Monitoring and Reporting Program (MMRP);
- Adoption of a General Plan Amendment to convert a portion of the site from Commercial Mixed Use (CMU) to Low Density Residential (LDR).

- Approval of a Rezone to convert a portion of the site from Mixed Use Commercial to One-Family Dwelling (R-1);
- Tentative Subdivision Map Approval; and

The following agencies may be required to issue permits or approve certain aspects of the proposed project:

- Regional Water Quality Control Board (RWQCB) – Construction activities would be required to be covered under the National Pollution Discharge Elimination System (NPDES); and
- Regional Water Quality Control Board (RWQCB) - Storm Water Pollution Prevention Plan (SWPPP) approval prior to construction activities pursuant to the Clean Water Act.
- San Joaquin Valley Unified Air Pollution Control District (Valley Air District) – Indirect Source Review.

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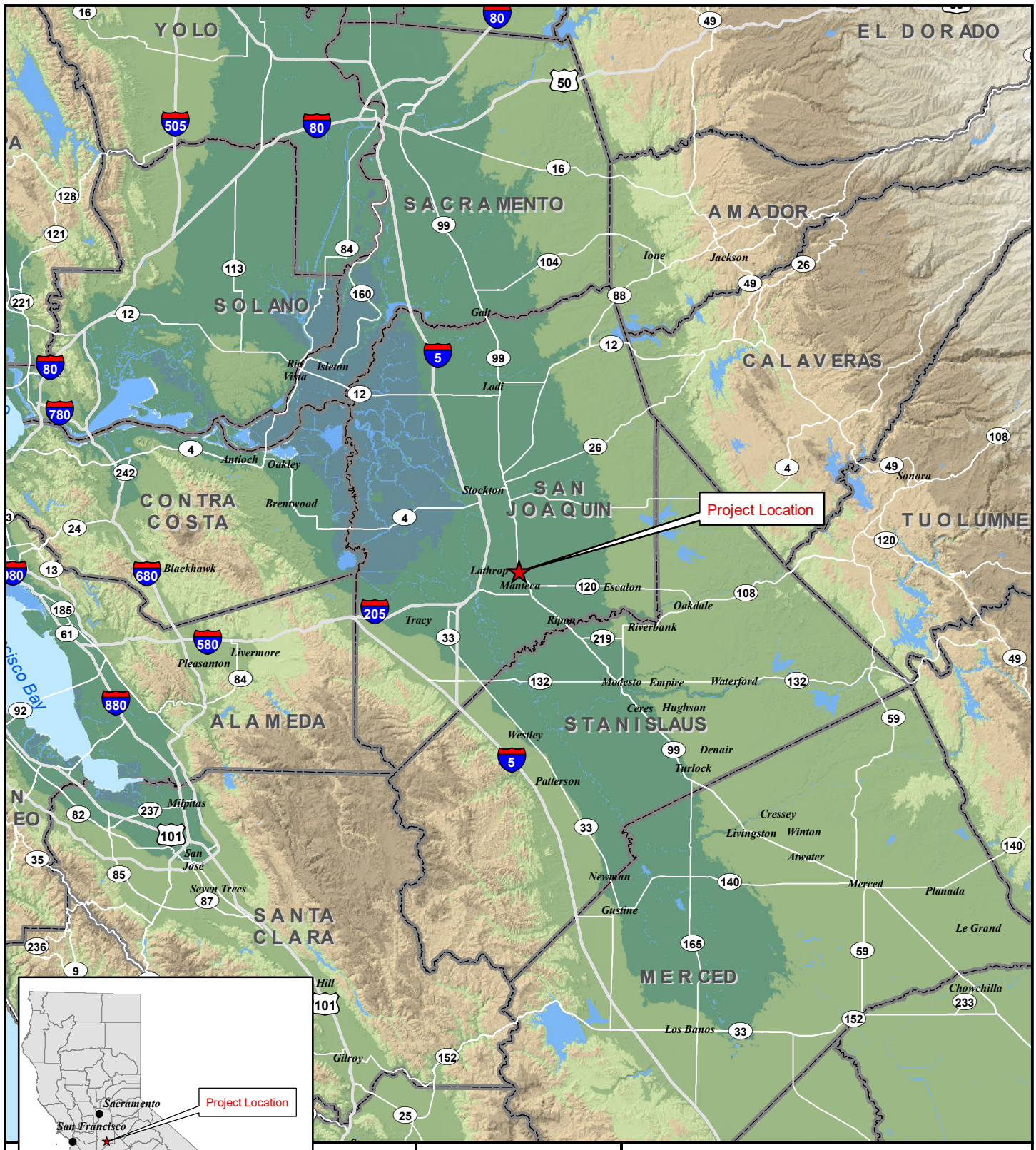

Sources: CalAtlas. Map date: January 16, 2018.

NORTH MAIN COMMONS SUBDIVISION IS/MND

Figure 1: Regional Location Map

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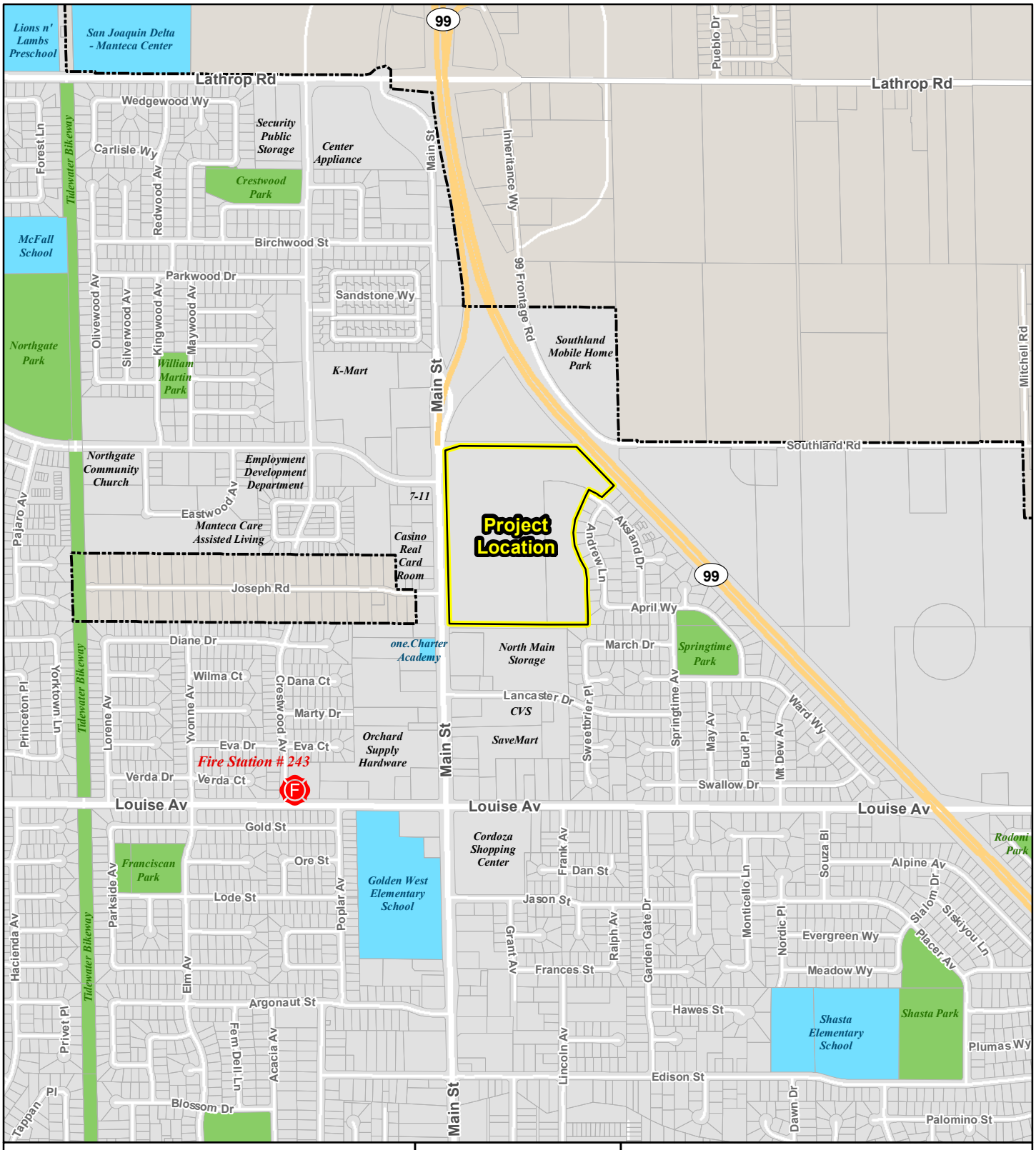
Project Location
Lathrop Rd
Main St
99
Louise Av
Fire Station # 243
Golden West Elementary School
Shasta Elementary School
Shasta Park
Franciscan Park
Springtime Park
Northgate Park
McFall School
Crestwood Park
William Martin Park
Cordoza Shopping Center
North Main Storage
Orchard Supply Hardware
SaveMart
CVS
K-Mart
Southland Mobile Home Park
Casino Real Card Room
one.Charter Academy
Northgate Community Church
Employment Development Department
Manteca Care Assisted Living
Center Appliance
Security Public Storage
Lions n' Lambs Preschool
San Joaquin Delta - Manteca Center
Tidewater Bikeway
Joseph Rd
Southland Rd
Mitchell Rd
Inheritance Wy
99 Frontage Rd
Wedgewood Wy
Carlisle Wy
Birchwood St
Parkwood Dr
Sandstone Wy
Diane Dr
Wilma Ct
Dana Ct
Marty Dr
Eva Dr
Eva Ct
Verda Dr
Verda Ct
Gold St
Ore St
Lode St
Argonaut St
Blossom Dr
Lancaster Dr
March Dr
April Wy
Swallow Dr
Dan St
Jason St
Frances St
Hawes St
Edison St
Palomino St
Evergreen Wy
Meadow Wy
Alpine Av
Plumas Wy
Rodoni Park
Legend
Project Boundary
Manteca City Limits
Parcel Boundary
Park
School
Fire Station
0
500
1,000
Feet
Sources: San Joaquin County; Google Maps.
Map date: January 16, 2018.
NORTH MAIN COMMONS SUBDIVISION IS/MND
Figure 2: Project Vicinity Map
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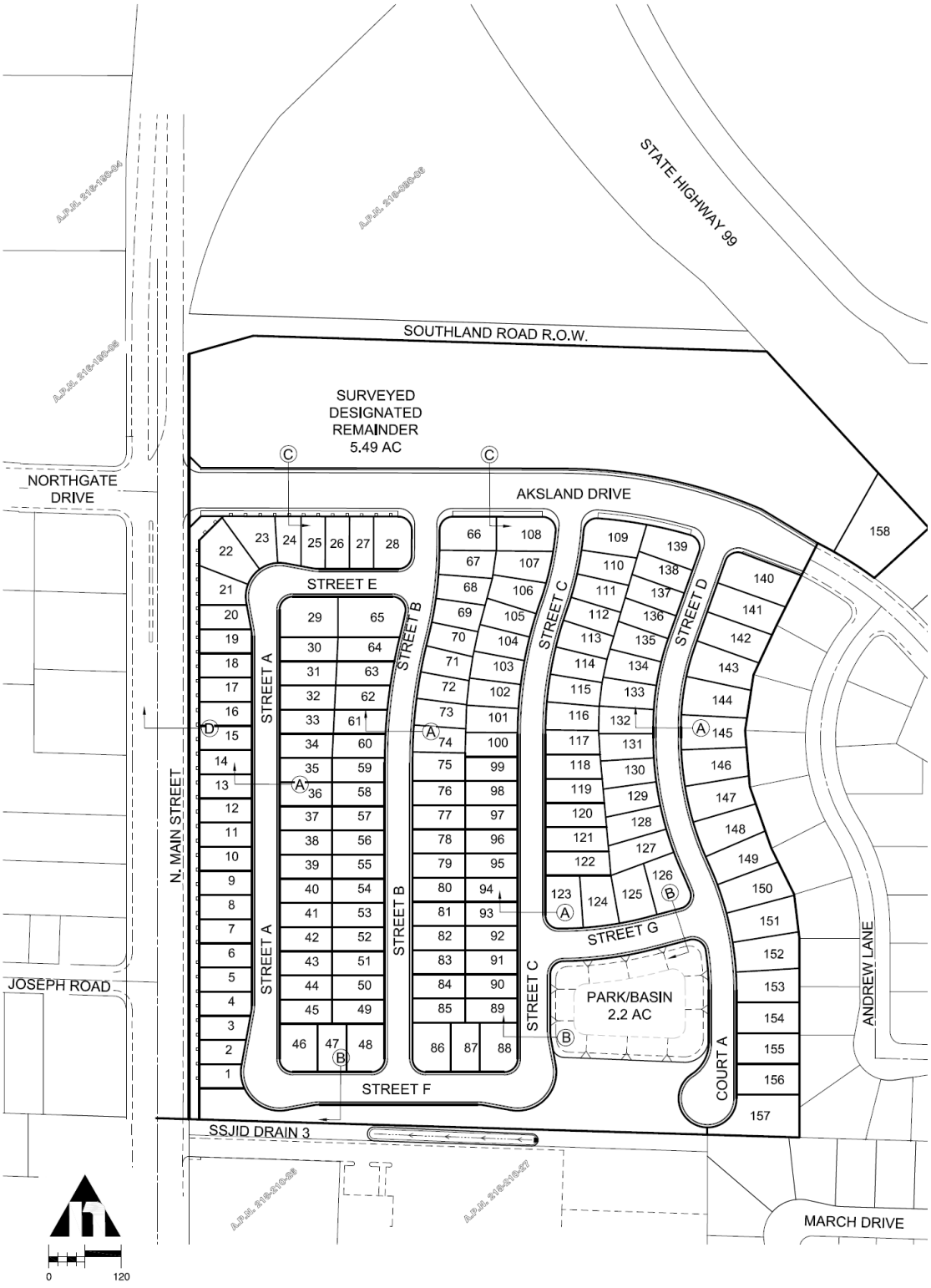

NORTH MAIN COMMONS SUBDIVISION IS/MND

Figure 3: Tentative Subdivision Map

0 100 200
Feet

Sources: MCR Engineering, February, 2018.
Map date: February 28, 2018

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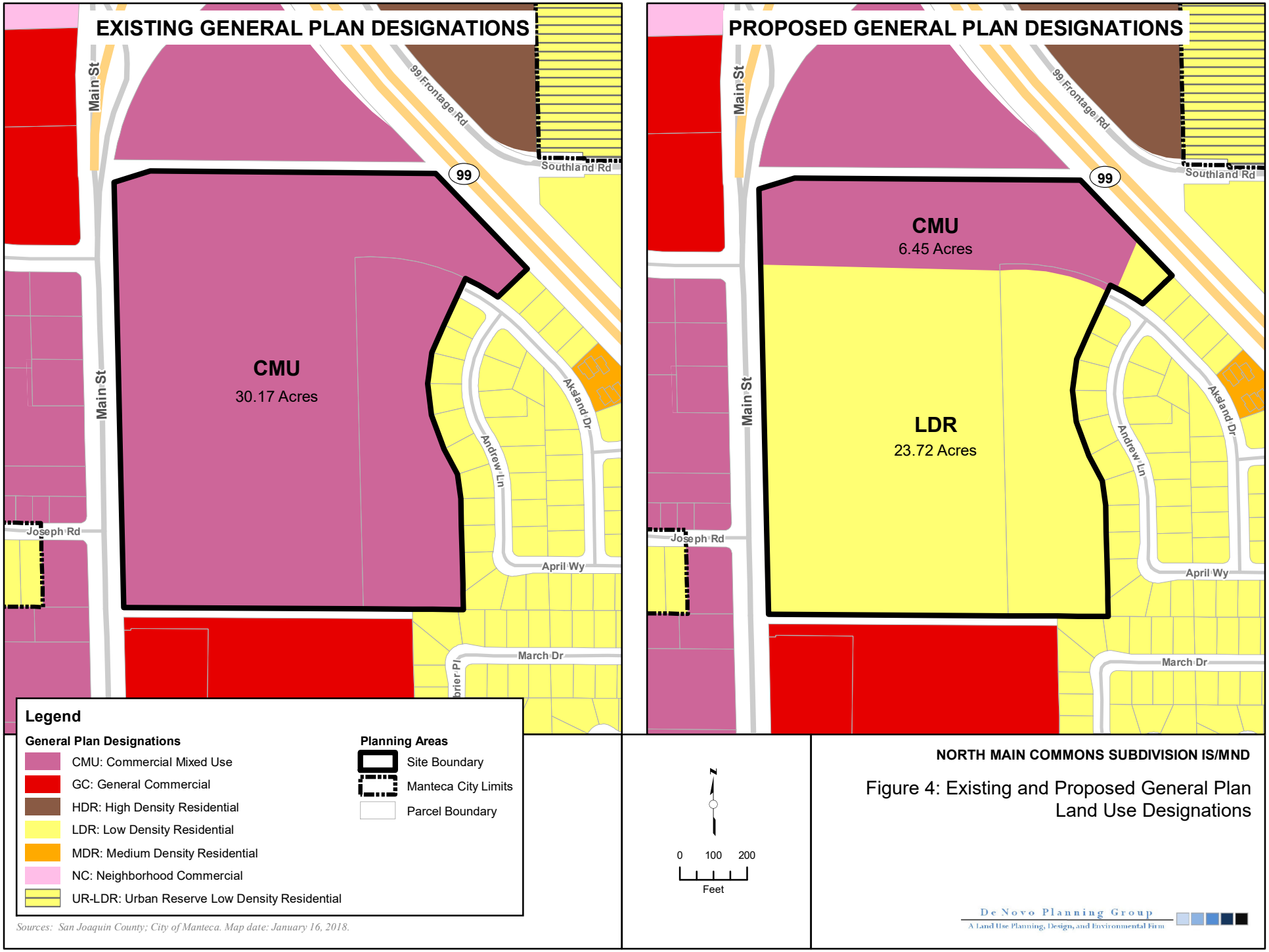

Sources: San Joaquin County; City of Manteca. Map date: January 16, 2018.

NORTH MAIN COMMONS SUBDIVISION IS/MND

Figure 4: Existing and Proposed General Plan Land Use Designations

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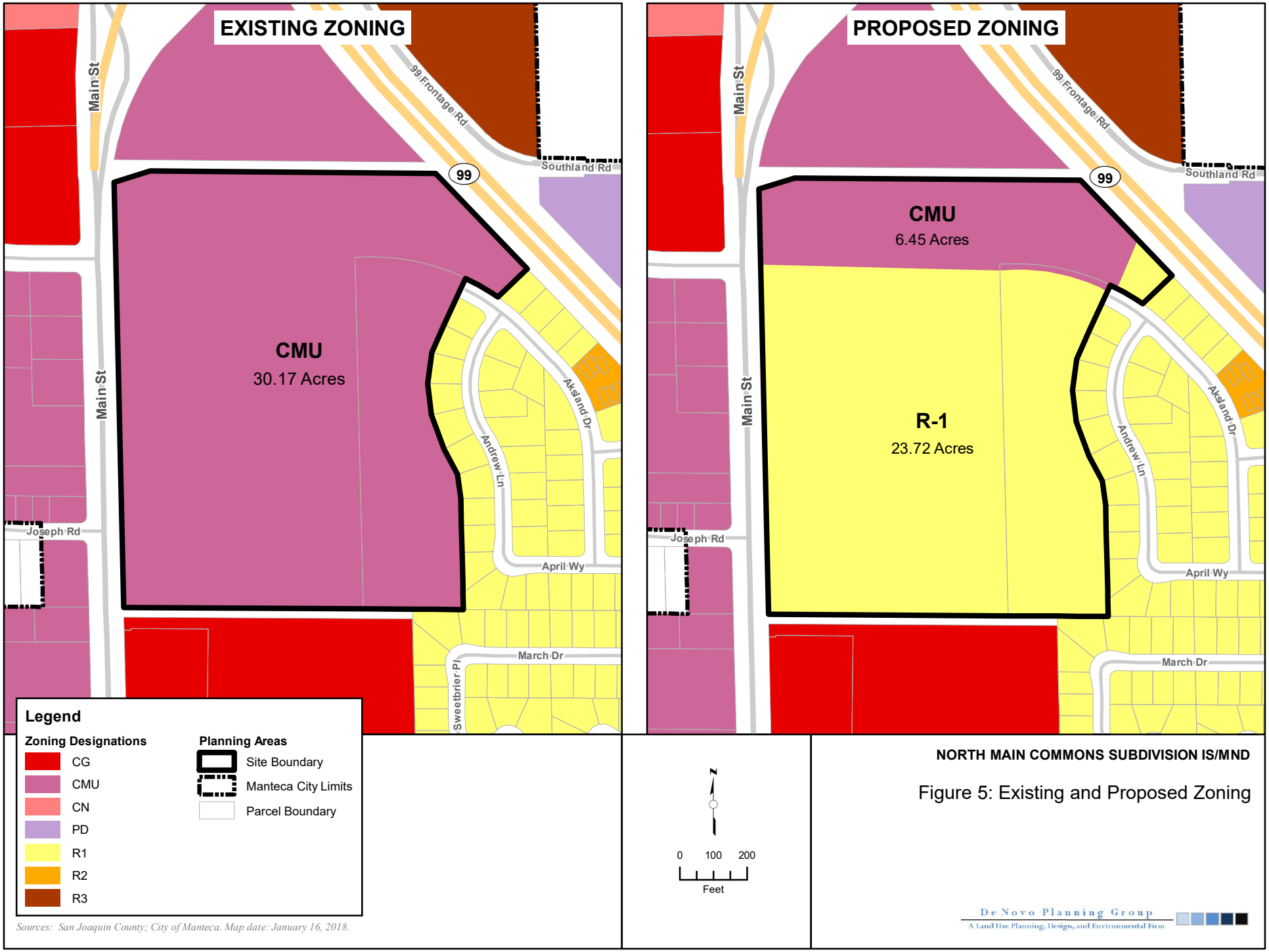

Sources: San Joaquin County; City of Manteca. Map date: January 16, 2018.

NORTH MAIN COMMONS SUBDIVISION IS/MND

Figure 5: Existing and Proposed Zoning

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ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

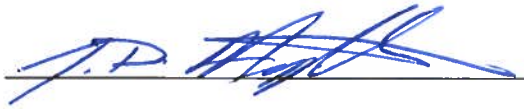
None of the environmental factors listed below would be significantly impacted by implementation of this project and the associated recommended mitigation measures, as described on the following pages.

	Aesthetics		Agriculture and Forest Resources		Air Quality
	Biological Resources		Cultural Resources		Geology and Soils
	Greenhouse Gasses		Hazards and Hazardous Materials		Hydrology and Water Quality
	Land Use and Planning		Mineral Resources		Noise
	Population and Housing		Public Services		Recreation
	Transportation and Traffic		Tribal Cultural Resources		Utilities and Service Systems
	Mandatory Findings of Significance				

DETERMINATION

On the basis of this initial evaluation:

	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
X	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

2/28/2018

Date

EVALUATION INSTRUCTIONS

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
    a) Earlier Analysis Used. Identify and state where they are available for review.
    b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
    c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances).

Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:
   a) The significance criteria or threshold, if any, used to evaluate each question; and
   b) The mitigation measure identified, if any, to reduce the impact to less than significant.

EVALUATION OF ENVIRONMENTAL IMPACTS

In each area of potential impact listed in this section, there are one or more questions which assess the degree of potential environmental effect. A response is provided to each question using one of the four impact evaluation criteria described below. A discussion of the response is also included.

- Potentially Significant Impact. This response is appropriate when there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries, upon completion of the Initial Study, an EIR is required.
- Less than Significant With Mitigation Incorporated. This response applies when the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact". The Lead Agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level.
- Less than Significant Impact. A less than significant impact is one which is deemed to have little or no adverse effect on the environment. Mitigation measures are, therefore, not necessary, although they may be recommended to further reduce a minor impact.
- No Impact. These issues were either identified as having no impact on the environment, or they are not relevant to the Project.

ENVIRONMENTAL CHECKLIST

This section of the Initial Study incorporates the most current Appendix "G" Environmental Checklist Form, contained in the CEQA Guidelines. Impact questions and responses are included in both tabular and narrative formats for each of the 18 environmental topic areas.

I. AESTHETICS

Would the project:	***Potentially Significant Impact***	***Less Than Significant with Mitigation Incorporation***	***Less Than Significant Impact***	***No Impact***
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

Responses to Checklist Questions

Responses a), c): Less than Significant. For analysis purposes, a scenic vista can be discussed in terms of a foreground, middleground, and background viewshed. The middleground and background viewshed is often referred to as the broad viewshed. Examples of scenic vistas can include mountain ranges, valleys, ridgelines, or water bodies from a focal point of the forefront of the broad viewshed, such as visually important trees, rocks, or historic buildings. An impact would generally occur if a project would change the view to the middle ground or background elements of the broad viewshed, or remove the visually important trees, rocks, or historic buildings in the foreground.

The proposed project will not significantly disrupt middleground or background views from public viewpoints. The proposed project would result in changes to the foreground views from the public viewpoint by adding residential homes to a site that is undeveloped.

Upon build-out, the project would be of similar visual character to adjacent developments. For motorists travelling along nearby roadways, such as North Main Street, the project would appear to be a continuation of adjacent land uses and would not present unexpected or otherwise unpleasant aesthetic values within the general project vicinity.

There are no scenic vistas located on or adjacent to the project site. The project site is not topographically elevated from the surrounding lands, and is not highly visible from areas beyond the immediate vicinity of the site. There are no prominent features on the site, such as extensive trees, rock outcroppings, or other visually distinctive features that contribute to the

scenic quality of the site. The project site is not designated as a scenic vista by the City of Manteca General Plan.

Implementation of the proposed project would not significantly change the existing visual character of the project area, as the areas immediately adjacent to the site are used for commercial and residential purposes. Therefore, this impact is considered ***less than significant***.

Response b): No Impact The project site is not located within view of a state scenic highway. The nearest highway subject to this program is I-580 (From I-5 to SR-205), an Officially Designated State Scenic Highway, located approximately 15 miles southwest of the project site. However, the proposed project is not visible from this scenic highway. Since the site is not visible from a state scenic highway, the proposed project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. Implementation of the proposed project would have ***no impact*** relative to this topic.

Response d): Less than Significant. There is a potential for the proposed project to create new sources of light and glare. Examples would include construction lighting, street lighting, security lighting along sidewalks, exterior building lighting, interior building lighting, automobile lighting, and reflective building materials. Residential and commercial development and streets to the north, south, east, and west currently produce a moderate amount of nighttime lighting from street lighting, residential interiors, and exterior building lighting. Because light sources from the project site would be consistent with the type and intensity of existing lighting sources, the existing, ambient condition would not substantially change upon development of the proposed project. The project site is currently undeveloped and does not contain existing lighting. With development of the project, sources of nighttime lighting would be added and would increase nighttime lighting in the area with a type and intensity of lighting consistent with the residential and commercial uses surrounding the project site. When viewed from more distant areas, the lighting associated with the residential development could appear to increase skyglow in the area because the existing project site is currently dark.

City of Manteca General Plan Policy CD-P-45 requires the provision of directional shielding for all exterior lighting, to minimize the annoyance of direct or indirect glare. In addition, Policy CD-P-46 requires the provision of automatic shutoffs or motion sensors for lighting features in newly developed areas. Outdoor lighting would be installed in conformance with City codes and ordinances, applicable safety and illumination requirements, and California Title 24 requirements. Lighting would be installed at pedestrian crossings, as appropriate for public safety, and where lighting is needed for public safety. Limited safety and security lighting and indirect shielded lighting would also be provided. Further, proposed lighting would also be placed to ensure it illuminates only the intended areas and does not penetrate into adjacent residential communities. These lighting plans would be consistent with General Plan policies, as described above.

Development on the project site could also increase daytime glare because of an increase in the number of windows and use of certain types of building materials. However, use of non-reflective building materials is proposed as part of the project and the project would be required to undergo design review with the City to confirm it complies with the City's design requirements. Therefore, impacts associated with the creation of light or glare, such that it adversely affects daytime or nighttime views in the area, would be ***less than significant***.

II. AGRICULTURE AND FOREST RESOURCES

Would the project:	***Potentially Significant Impact***	***Less Than Significant with Mitigation Incorporation***	***Less Than Significant Impact***	***No Impact***
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X	
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 1222(g)) or timberland (as defined in Public Resources Code section 4526)?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

Responses to Checklist Questions

Response a): Less than Significant. The project site contains farmland of local importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency (California Department of Conservation, 2015). However, the project site does not contain prime farmland, unique farmland, or farmland of statewide importance. Therefore, the proposed project would not convert prime farmland, unique farmland, or farmland of statewide importance to non-agricultural use. Additionally, the City of Manteca General Plan 2023 designates the project site for urban uses. Implementation of the proposed project would have ***less than significant*** relative to this issue.

Response b): No Impact. The project site is not zoned for agricultural use nor is it under a Williamson Act contract. The project site is considered non-enrolled land (non-Williamson Act land) by the California Department of Conservation (California Department of Conservation, 2016). Therefore, the proposed project would not conflict with existing zoning for agricultural use, or a Williamson Act contract. Implementation of the proposed project would have ***no impact*** relative to this issue.

Response c): No Impact. The Project site is not forest land (as defined in Public Resources Code section 1222(g)) or timberland (as defined in Public Resources Code section 4526). The proposed project would not conflict with existing zoning for, or cause rezoning of, forest land or timberland. Implementation of the proposed project would have ***no impact*** relative to this issue.

Response d): No Impact. The project site is not forest land. The proposed project would not result in the loss of forest land or conversion of forest land to non-forest use. Implementation of the proposed project would have ***no impact*** relative to this issue.

Response e): No Impact. The project site does not contain active agricultural land or forest land. The project is currently designated for urban uses, and is zoned for commercial uses. The proposed project does not involve changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use, or conversion of forest land to non-forest use. Implementation of the proposed project would have ***no impact*** relative to this issue.

III. AIR QUALITY

Would the project:	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?			X	

Existing Setting

The project site is located within the boundaries of the San Joaquin Valley Air Pollution Control District (SJVAPCD). This agency is responsible for monitoring air pollution levels and ensuring compliance with federal and state air quality regulations within the San Joaquin Valley Air Basin (SJVAB) and has jurisdiction over most air quality matters within its borders.

Responses to Checklist Questions

Responses a), b), c): Less than Significant. Air quality emissions would be generated during construction and during operation of the proposed project. Operational emissions would come primarily from vehicle emissions from vehicle trips generated by the proposed project and from the use of energy (i.e. electricity and natural gas) within the proposed project residences.

SJVAPCD Small Project Analysis Level (SPAL)

The SJVAPCD has established CEQA Small Project Analysis Level (SPAL) screening thresholds, which are based on District New Source Review (NSR) offset requirements for stationary sources. Projects that fit the descriptions and are less than the project sizes provided are deemed to have a less than significant impact on air quality due to criteria pollutant emissions and as such are excluded from quantifying criteria pollutant emissions for CEQA purposes. The Single Family land use category was chosen for the purposes of the SPAL screening thresholds. According to the SPAL screening thresholds, Single Family projects that are less than 390 units in project size would have a less than significant impact on air quality due to criteria pollutant emissions. The proposed project would develop up to 158 single-family units, which is smaller than the 390-unit SPAL screening threshold for Single Family Projects. Therefore, with adherence to applicable regulations (including SJVAPCD Rule 9510, as described below), the proposed project would have a less than significant impact with regard to operational

emissions. Further discussion of construction-related air quality impacts and operational air quality impacts are addressed (separately) below.

Construction-Related Emissions

The SJVAPCD's approach to analysis of construction impacts is to require implementation of effective and comprehensive control measures, rather than to require detailed quantification of emission concentrations for modeling of direct impacts. PM_{10} emitted during construction can vary greatly depending on the level of activity, the specific operations taking place, the equipment being operated, local soils, weather conditions, and other factors, making quantification difficult. Despite this variability in emissions, experience has shown that there are a number of feasible control measures that can be reasonably implemented to significantly reduce PM_{10} emissions from construction activities. The SJVAPCD has determined that, on its own, compliance with Regulation VIII for all sites and implementation of all other control measures indicated in Tables 6-2 and 6-3 of the SJVAPCD's Guide for Assessing and Mitigating Air Quality Impacts (as appropriate) would constitute sufficient mitigation to reduce construction PM_{10} impacts to a level considered less than significant.

Construction would result in numerous activities that would generate dust. The fine, silty soils in the project area and often strong afternoon winds exacerbate the potential for dust, particularly in the summer months. Impacts would be localized and variable. Construction impacts would last for a period of several months to several years. The initial phase of project construction would involve grading and site preparation activities, followed by building construction. Construction activities that could generate dust and vehicle emissions are primarily related to grading, soil excavation, and other ground-preparation activities, as well as building construction.

Control measures are required and enforced by the SJVAPCD under Regulation VIII. The SJVAPCD considers construction-related emissions from all projects in this region to be mitigated to a less than significant level if SJVAPCD-recommended PM_{10} fugitive dust rules and equipment exhaust emissions controls are implemented. The proposed project would be required to comply with all applicable measures from SJVAPCD Rule VIII. The proposed project would have a less than significant impact related to construction activities on these potential impacts.

Operational Emissions

For the purposes of this operational air quality analysis, actions that violate Federal standards for criteria pollutants (i.e., primary standards designed to safeguard the health of people considered to be sensitive receptors while outdoors and secondary standards designed to safeguard human welfare) are considered significant impacts. Additionally, actions that violate State standards developed by the CARB or criteria developed by the SJVAPCD, including thresholds for criteria pollutants, are considered significant impacts.

SJVAPCD Rule 9510 Indirect Source Review

District Rule 9510 requires developers of large residential, commercial and industrial projects to reduce smog-forming (NOx) and particulate (PM_{10} and $PM_{2.5}$) emissions generated by their projects. The Rule applies to many project types, including to projects which, upon full build-out, will include 50 residential units or more. Project developers are required to reduce:

- 20 percent of construction-exhaust nitrogen oxides;

- 45 percent of construction-exhaust PM_{10};
- 33 percent of operational nitrogen oxides over 10 years; and
- 50 percent of operational PM_{10} over 10 years.

Developers are encouraged to meet these reduction requirements through the implementation of on-site mitigation; however, if the on-site mitigation does not achieve the required baseline emission reductions, the developer will mitigate the difference by paying an off-site fee to the District. Fees reduce emissions by helping to fund clean-air projects in the District. The proposed project would be required to consult with the SJVAPCD regarding the applicability of Rule 9510 Indirect Source Review including the fees. Therefore, the proposed project would have ***a less than significant*** impact related to these potential impacts.

Response d): Less than Significant. Sensitive receptors are those parts of the population that can be severely impacted by air pollution. Sensitive receptors include children, the elderly, and the infirm. Although there are existing residences located to the east and west of the project site, there are no schools or elderly facilities located adjacent to the project site. The nearest school is located approximately 0.62 miles to the southeast of the project site (Shasta Elementary School).

Implementation of the proposed project would not expose these sensitive receptors to substantial pollutant concentrations. Air emissions would be generated during the construction and operational phases of the project. The construction phase of the project would be temporary and short-term, and the implementation of all State, Federal, and SJVAPCD requirements would greatly reduce pollution concentrations generated during construction activities. Additionally, operational emissions would be minimal and would have a negligible effect on nearby sensitive receptors.

Operation of the proposed project would result in emissions from vehicle trips and from building energy use. However, as described under Response a) – c) above, the proposed project would not generate significant concentrations of air emissions. Therefore, impacts to sensitive receptors would be negligible and this is a ***less than significant*** impact.

Response e): Less than Significant. Operation of the proposed project would not generate notable odors. The proposed project is a residential project, which would be compatible with the surrounding land uses. Odors may occur from construction equipment, but these odors would be short-lived. Additionally, mild odors may be generated the dumpsters that would located on-site, but these would be covered and located away from sensitive receptors. This is ***a less than significant*** impact to this topic and no mitigation is required.

IV. BIOLOGICAL RESOURCES

Would the project:	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X	

Responses to Checklist Questions

Response a): Less than Significant with Mitigation. Special-status invertebrates that occur within the San Joaquin County region include: longhorn fairy shrimp, vernal pool fairy shrimp, and midvalley fairy shrimp, which requires vernal pools and swale areas within grasslands; and the valley elderberry longhorn beetle, which is an insect that is only associated with blue elderberry plants, oftentimes in riparian areas and sometimes on land in the vicinity of riparian areas. The project site does not contain essential habitat for these special status invertebrates. Implementation of the proposed project would have a less than significant impact on these species.

Special-status reptiles and amphibians that occur within the region include: the western pond turtle, which requires aquatic environments located along ponds, marshes, rivers, and ditches; the California tiger salamander, which is found is grassland habitats where there are nearby seasonal wetlands for breeding; San Joaquin whipsnake, which requires open, dry habitats with little or no tree cover with mammal burrows for refuge; the California horned lizard, which

occurs in a variety of habitats including, woodland, forest, riparian, and annual grasslands, usually in open sandy areas; the foothill yellow-legged frog, which occurs in partly shaded and shallow streams with rocky soils; the California red legged frog, which occurs in stream pools and ponds with riparian or emergent marsh vegetation; and the western spadefoot toad, which requires grassland habitats associated with vernal pools. The project site does not contain essential habitat for these special status reptiles and amphibians. Implementation of the proposed project would have a less than significant impact on these species.

Numerous special-status plant species are known to occur in the region. Many of these special status plant species require specialized habitats such as serpentine soils, rocky outcrops, slopes, vernal pools, marshes, swamps, riparian habitat, alkali soils, and chaparral, which are not present on the project site. The project site is located in an area that was likely valley grassland prior to human settlement, and there are several plant species that are found in valley and foothills grasslands areas. These species include large-flowered fiddleneck, bent-flowered fiddleneck, big-balsamroot, big tarplant, round-leaved filaree, Lemmon's jewelflower, and showy golden madia. Human settlement has involved a high frequency of ground disturbance associated with the historical farming activities in the region, including the project site. The project site does not contain these special-status plant species. Implementation of the proposed project would have a less than significant impact on these species.

Special-status birds that occur within the region include: tricolored blackbird, Swainson's hawk, northern harrier, and bald eagle, which are associated with streams, rivers, lakes, wetlands, marshes, and other wet environments; loggerhead shrike, and burrowing owl, which lives in open areas, usually grasslands, with scattered trees and brush; and raptors that are present in varying habitats throughout the region.

Swainson's Hawk. The Swainson's hawk is threatened in California and is protected by the California Department of Fish and Wildlife (CDFW) and the Migratory Bird Treaty Act (MBTA). Additionally, Swainson's hawk foraging habitat is protected by the CDFW. Swainson's hawks forage in open grasslands and agricultural fields and commonly nest in solitary trees and riparian areas in close proximity to foraging habitat. The foraging range for Swainson's hawk is ten miles from its nesting location. There are numerous documented occurrences of Swainson's hawk within ten miles of the project site. There are scattered solitary trees located along the southern and western boundaries of the project site. Additionally, the project site serves as foraging habitat for this species.

Mitigation Measure BiIO-1 requires the project applicant to submit an application to SJCOG to request coverage of the project site under the SJMSCP, which is the HCP/NCCP administered by SJCOG. Coverage of a project under the SJMSCP is intended to reduce impacts to biological resources, including Swainson's hawk, resulting from a project. Once the project site has successfully received coverage under the SJMSCP, the applicant is required to incorporate all Incidental Take Minimization Measures identified by SJCOG into the project design. SJCOG will use the mitigation fee to purchase habitat for Swainson's hawk to be protected in perpetuity. In addition, Mitigation Measure BIO-2 would require preconstruction surveys for Swainson's hawk if construction activities are to take place during nesting season, and Mitigation Measure BIO-3 establishes non-disturbance or monitoring buffers if nests are found. No additional mitigation measure is required, and the project's coverage under the SJMSCP ensures that this potential impact would be ***less than significant.***

Burrowing Owls. Burrowing owls are a California Species of Special Concern and are protected by the CDFW and the MBTA. Burrowing owls forage in open grasslands and shrublands and

typically nest in old ground squirrel burrows. The project site contains suitable, but not high-quality habitat for burrowing owls. The project site is adjacent to other lands that are currently undeveloped that offer foraging and roosting habitat for wintering or breeding owls. Therefore, there is the potential for burrowing owls to occupy the site. While considered unlikely, due to the presence of urban development surrounding the site, this is considered potentially significant impact. The implementation of Mitigation Measure BIO-4 would ensure that burrowing owls are not impacted during construction activities. The implementation of Mitigation Measure BIO-4 would ensure a ***less than significant*** impact to burrowing owls.

Mitigation Measures

Mitigation Measure BIO-1*: Prior to commencement of any grading activities, the Project proponent shall seek coverage under the SJMSCP to mitigate for habitat impacts to covered special status species. Coverage involves compensation for habitat impacts on covered species through implementation of incidental take and minimization Measures (ITMMs) and payment of fees for conversion of lands that may provide habitat for covered special status species. These fees are used to preserve and/or create habitat in preserves to be managed in perpetuity. Obtaining coverage for a Project includes incidental take authorization (permits) under the Endangered Species Act Section 10(a), California Fish and Game Code Section 2081, and the MBTA. Coverage under the SJMSCP would fully mitigate all habitat impacts on covered special-status species.*

Mitigation Measure BIO-2*: Prior to any ground disturbance related to activities covered under the SJMSCP, which are conducted during the Swainson's hawk nesting season (March 15- September 15), a USFWS/CDFW-approved biologist shall conduct a preconstruction survey no more than 30 days prior to construction in order to establish whether occupied Swainson's hawk nests are located within ½ mile of the project site. If potentially occupied nests are identified within ½ mile of the project site, then their occupancy will be determined by observation from public roads or by observations of Swainson's hawk activity (e.g. foraging) near the project site. A written summary of the survey results shall be submitted to the City of Manteca Community Development Department Director. If occupied nests occur on- site or within ½ mile of the project site, then Mitigation Measure BIO-2 shall be implemented. If occupied nests are not found, further mitigation is not necessary.*

Mitigation Measure BIO-3*: During the nesting season (March 15-September 15), covered activities within ½ mile of occupied Swainson's hawk nests or nests under construction shall be prohibited to prevent nest abandonment. If site-specific conditions, or the nature of the covered activity (e.g., steep topography, dense vegetation, and limited activities) indicate that a smaller buffer could be used, SJCOG may coordinate with CDFW/USFWS to determine the appropriate buffer size. If young fledge prior to September 15, covered activities could proceed normally. If the active nest site is shielded from view and noise from the project site by other development, topography, or other features, the project applicant can apply to SJCOG for a waiver of this avoidance measure. Any waiver must also be approved by USFWS and CDFW. While a nest is occupied, activities outside the buffer can take place.*

Mitigation Measure BIO-4*: Prior to the commencement of grading activities or other ground disturbing activities on the project site, the project applicant shall arrange for a qualified biologist to conduct a preconstruction survey for western burrowing owls. If no owls or owl nests are detected, then construction activities may commence. If burrowing owls or occupied nests are discovered, then the following shall be implemented:*

- *During the breeding season (February 1 through September 1) occupied burrows shall not be disturbed and shall be provided with a 75 meter protective buffer until and unless the SJCOG Technical Advisory Committee (TAC), with the concurrence of the Permitting Agencies' representatives on the TAC; or unless a qualified biologist approved by the Permitting Agencies verifies through non-invasive means that either: 1) the birds have not begun egg laying, or 2) juveniles from the occupied burrows are foraging independently and are capable of independent survival. Once the fledglings are capable of independent survival, the burrow can be destroyed. They should only be destroyed by a qualified biologist using passive one-way eviction doors to ensure that owls are not harmed during burrow destruction. Methods for removal of burrows are described in the California Department of Fish and Game's Staff Report on Burrowing Owls (October, 1995)*

- *During the non-breeding season (September 1 through January 31) burrowing owls occupying the project site should be evicted from the project site by passive relocation as described in the California Department of Fish and Game's Staff Report on Burrowing Owls (October, 1995)*

Implementation of this mitigation shall occur prior to grading or site clearing activities.

Responses b): No Impact. There is no riparian habitat or other sensitive natural communities located on the project site. As such, the proposed project would have ***no impact*** on these resources, and no mitigation is required.

Response c): No Impact. A wetland is an area that is inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

There are no wetlands located on the project site. Therefore, there is ***no impact*** to this topic and no mitigation is required.

Response d): Less than Significant. There are no documented wildlife corridors or wildlife nursery sites on or adjacent to the project site. Implementation of the proposed project would have a ***less than significant*** impact. No mitigation is necessary.

Responses e), f): Less than Significant. The project site is located within the jurisdiction of the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan ("Plan" or "SJMSCP") and is located within the Central Zone of the SJMSCP. The San Joaquin Council of Governments (SJCOG) prepared the Plan pursuant to a Memorandum of Understanding adopted by SJCOG, San Joaquin County, the United States Fish and Wildlife Service (USFWS), the California Department of Fish and Wildlife (CDFW), Caltrans, and the cities of Escalon, Lathrop, Lodi, Manteca, Ripon, Stockton, and Tracy in October 1994. On February 27, 2001, the Plan was unanimously adopted in its entirety by SJCOG.

According to Chapter 1 of the SJMSCP, its key purpose is to "provide a strategy for balancing the need to conserve open space and the need to convert open space to non-open space uses, while protecting the region's agricultural economy; preserving landowner property rights; providing for the long-term management of plant, fish and wildlife species, especially those that are currently listed, or may be listed in the future, under the Federal Endangered Species Act (ESA) or the California Endangered Species Act (CESA); providing and maintaining multiple use Open Spaces which contribute to the quality of life of the residents of San Joaquin County; and,

accommodating a growing population while minimizing costs to project proponents and society at large."

In addition, the goals and principles of the SJMSCP include the following:

- Provide a County-wide strategy for balancing the need to conserve open space and the need to convert open space to non-open space uses, while protecting the region's agricultural economy.
- Preserve landowner property rights.
- Provide for the long-term management of plant, fish, and wildlife species, especially those that are currently listed, or may be listed in the future, under the ESA or the CESA.
- Provide and maintain multiple-use open spaces, which contribute to the quality of life of the residents of San Joaquin County.
- Accommodate a growing population while minimizing costs to project proponents and society at large.

In addition to providing compensation for conversion of open space to non-open space uses, which affect plant and animal species covered by the SJMSCP, the SJMSCP also provides some compensation to offset impacts of open space conversions on non-wildlife related resources such as recreation, agriculture, scenic values and other beneficial open space uses. Specifically, the SJMSCP compensates for conversions of open space to urban development and the expansion of existing urban boundaries, among other activities, for public and private activities throughout the County and within Escalon, Lathrop, Lodi, Manteca, Ripon, Stockton, and Tracy.

Participation in the SJMSCP is voluntary for both local jurisdictions and project applicants. Only agencies adopting the SJMSCP would be covered by the SJMSCP. Individual project applicants have two options if their project is located in a jurisdiction participating in the SJMSCP: mitigating under the SJMSCP or negotiating directly with the state and/or federal permitting agencies. If a project applicant opts for SJMSCP coverage in a jurisdiction that is participating under the SJMSCP, the following options are available, unless their activities are otherwise exempted: pay the appropriate fee; dedicate, as conservation easements or fee title, habitat lands; purchase approved mitigation bank credits; or, propose an alternative mitigation plan.

Responsibilities of permittees covered by the SJMSCP include collection of fees, maintenance of implementing ordinances/resolutions, conditioning permits (if applicable), and coordinating with the Joint Powers Authority (JPA) for Annual Report accounting. Funds collected for the SJMSCP are to be used for the following: acquiring Preserve lands, enhancing Preserve lands, monitoring and management of Preserve lands in perpetuity, and the administration of the SJMSCP. Because the primary goal of SJMSCP to preserve productive agricultural use that is compatible with SJMSCP's biological goals, most of the SJMSCP's Preserve lands would be acquired through the purchase of easements in which landowners retain ownership of the land and continue to farm the land. These functions are managed by San Joaquin Council of Governments.

The City of Manteca will process the project through SJCOG to ensure coverage of the project pursuant to the SJMSCP. In addition, the proposed project would not conflict with any other applicable local policies or ordinances. Therefore, this is a ***less than significant*** impact and no additional mitigation is required.

V. CULTURAL RESOURCES

Would the project:	***Potentially Significant Impact***	***Less Than Significant with Mitigation Incorporation***	***Less Than Significant Impact***	***No Impact***
a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?		X		
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?		X		
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X		
d) Disturb any human remains, including those interred outside of formal cemeteries?		X		

Responses to Checklist Questions

Response a), b), c), d): Less than Significant with Mitigation. There are no known prehistoric period cultural resources, unique paleontological or archeological resources known to occur on, or within the immediate vicinity of the project site. Therefore, it is not anticipated that site grading and preparation activities would result in impacts to cultural, historical, archaeological or paleontological resources. There are no known human remains located on the project site.

However, as with most projects in California that involve ground-disturbing activities, there is the potential for discovery of a previously unknown cultural and historical resource or human remains.

The implementation of Mitigation Measure CLT-1 would require appropriate steps to preserve and/or document any previously undiscovered resources that may be encountered during construction activities, including human remains. Implementation of this measure would reduce this impact to a ***less than significant*** level.

Mitigation Measures

Mitigation Measure CLT-1*: If any prehistoric or historic artifacts, human remains or other indications of archaeological resources are found during grading and construction activities, an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology, as appropriate, shall be consulted to evaluate the finds and recommend appropriate mitigation measures.*

- *If cultural resources or Native American resources are identified, every effort shall be made to avoid significant cultural resources, with preservation an important goal. If significant sites cannot feasibly be avoided, appropriate mitigation measures, such as data recovery excavations or photographic documentation of buildings, shall be undertaken consistent with applicable state and federal regulations.*
    - *If human remains are discovered, all work shall be halted immediately within 50 meters (165 feet) of the discovery, the County Coroner must be notified, according to Section 5097.98 of the State Public Resources Code and Section 7050.5 of California's*

Health and Safety Code. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in CEQA Section 15064.5(d) and (e) shall be followed.

- *If any fossils are encountered, there shall be no further disturbance of the area surrounding this find until the materials have been evaluated by a qualified paleontologist, and appropriate treatment measures have been identified.*

VI. GEOLOGY AND SOILS

Would the project:	***Potentially Significant Impact***	***Less Than Significant with Mitigation***	***Less Than Significant Impact***	***No Impact***
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X

Responses to Checklist Questions

Responses a.i), a.ii): Less than Significant. Although no known active faults cross the project site, and the site is not located within an Alquist-Priolo Earthquake Fault Zone, the proposed project would be located in an area that is seismically active. Given the known faults in the region, the project area can be expected to experience earthquakes ranging from 5.0 to 5.9 in magnitude on the Richter scale, and a maximum intensity of VII or VIII on the Modified Mercalli scale. In addition, significant earthquakes from regional fault systems have affected all of San Joaquin County in the past; therefore, the possibility of some level of regional ground shaking in the future is likely.

The State regulates development in California through a variety of tools that reduce hazards from earthquakes and other geologic hazards. The California Building Code (CBC) contains provisions to safeguard against major structural failures or loss of life caused by earthquakes or other geologic hazards. The City of Manteca's building regulations are included in the City's

Municipal Code as chapter 15.04. The proposed project would be required to adhere to the provisions of the CBC, which would reduce hazards from strong seismic ground shaking and other seismic-related effects, including liquefaction.

Since there are no known active faults crossing the project site and the site is not located within an Earthquake Fault Special Study Zone, the potential for ground rupture at the site is considered low. Additionally, since strong seismic ground shaking and seismic-related ground failure would not be expected to occur, and because the project would be required to comply with the CBC requirements, impacts would ***be less than significant***.

Responses a.iii), c), d): Less than Significant. Liquefaction normally occurs when sites underlain by saturated, loose to medium dense, granular soils are subjected to relatively high ground shaking. During an earthquake, ground shaking may cause certain types of soil deposits to lose shear strength, resulting in ground settlement, oscillation, loss of bearing capacity, landsliding, and the buoyant rise of buried structures. The majority of liquefaction hazards are associated with sandy soils, silty soils of low plasticity, and some gravelly soils. Cohesive soils are generally not considered to be susceptible to liquefaction. In general, liquefaction hazards are most severe within the upper 50 feet of the surface, except where slope faces or deep foundations are present.

Expansive soils are those that undergo volume changes as moisture content fluctuates; swelling substantially when wet or shrinking when dry. Soil expansion can damage structures by cracking foundations, causing settlement and distorting structural elements. Expansion is a typical characteristic of clay-type soils. Expansive soils shrink and swell in volume during changes in moisture content, such as a result of seasonal rain events, and can cause damage to foundations, concrete slabs, roadway improvements, and pavement sections.

As provided by the USDA NRCS Web Soil Survey, the soils encountered at the site generally consist of deep to hardpan, moderately well-drained soils (Timor loamy sand), which could be subject to subsidence. However, as noted in the Manteca General Plan 2023 EIR, the Soil Survey for the area found that subsidence is not a characteristic of the soils that occur within the city, which includes those at the proposed project site. In addition, appropriate design measures would be implemented to avoid, accommodate, replace, or improve any problematic soft or loose soils encountered during construction.

The potential for liquefaction to occur at the project site is considered low. Additionally, the project site is not known to contain expansive soils that would pose a significant risk to structures at the project site. As such, this is a ***less than significant*** impact and no mitigation is required.

Responses a.iv): Less than Significant. The project site is essentially flat and there are no major slopes in the vicinity of the project site. As such, the project site is exposed to little or no risk associated with landslides. This is a ***less than significant*** impact and no mitigation is required.

Response b): Less than Significant. Construction and site preparation activities associated with development of the project site include grading and building construction. During the construction preparation process, existing vegetation would be removed to grade and compact the project site, as necessary. Additionally, the proposed soil excavation source area would be an exposed area where loss of topsoil would be likely to occur. As construction occurs, these exposed surfaces could be susceptible to erosion from wind and water. Effects from erosion

include impacts on water quality and air quality. Exposed soils that are not properly contained or capped increase the potential for increased airborne dust and increased discharge of sediment and other pollutants into nearby stormwater drainage facilities. Risks associated with erosive surface soils can be reduced by using appropriate controls during construction and properly revegetating exposed areas.

The proposed project is subject to the requirements of Chapter 13.28 of the Manteca Municipal Code – Stormwater Management and Discharge Control. The purpose of these requirements is to "establish minimum storm water management requirements and controls to protect and safeguard the general health, safety and welfare of the public residing in watersheds within the city of Manteca". These requirements are intended to assist in the protection and enhancement of the water quality of watercourses, water bodies, and wetlands in a manner pursuant to and consistent with the Federal Water Pollution Control Act (Clean Water Act, 33 USC Section 1251 et seq.), Porter- Cologne Water Quality Control Act (California Water Code Section 13000 et seq.) and National Pollutant Discharge Elimination System ("NPDES") Permit No. CAS000004, as such permit is amended and/or renewed.

Control measures are also required and enforced by the SJVAPCD under Regulation VIII relative to air quality. The SJVAPCD considers construction-related emissions from all projects in this region to be mitigated to a less than significant level if SJVAPCD-recommended PM_{10} fugitive dust rules and equipment exhaust emissions controls are implemented. The proposed project would be required to comply with all applicable measures from SJVAPCD Rule VIII, as described in Section III (Air Quality) of this document.

Adherence to BMPs and the requirements outlined in Chapter 13.28 of the City Municipal Code and compliance with SJVAPCD Regulation VII would ensure impacts associated with erosion are ***less than significant*** and no additional mitigation is required beyond the existing permit and regulatory requirements that are in place.

Response e): No Impact. The project site does not require an alternative wastewater system such as septic tanks. Implementation of the proposed project would have ***no impact*** on this environmental issue.

VII. GREENHOUSE GAS EMISSIONS

Would the project:	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?			X	

Background

Various gases in the Earth's atmosphere, classified as atmospheric greenhouse gases (GHGs), play a critical role in determining the Earth's surface temperature. Solar radiation enters Earth's atmosphere from space, and a portion of the radiation is absorbed by the Earth's surface. The Earth emits this radiation back toward space, but the properties of the radiation change from high-frequency solar radiation to lower-frequency infrared radiation.

Naturally occurring greenhouse gases include water vapor (H_2O), carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), and ozone (O_3). Several classes of halogenated substances that contain fluorine, chlorine, or bromine are also greenhouse gases, but they are, for the most part, solely a product of industrial activities. Although the direct greenhouse gases CO_2, CH_4, and N_2O occur naturally in the atmosphere, human activities have changed their atmospheric concentrations. From the pre-industrial era (i.e., ending about 1750) to 2011, concentrations of these three greenhouse gases have increased globally by 40, 150, and 20 percent, respectively (IPCC 2013)[1].

Greenhouse gases, which are transparent to solar radiation, are effective in absorbing infrared radiation. As a result, this radiation that otherwise would have escaped back into space is now retained, resulting in a warming of the atmosphere. This phenomenon is known as the greenhouse effect. Among the prominent GHGs contributing to the greenhouse effect are carbon dioxide (CO_2), methane (CH_4), ozone (O_3), water vapor, nitrous oxide (N_2O), and chlorofluorocarbons (CFCs).

Emissions of GHGs contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors (California Energy Commission 2014)[2]. In California, the transportation sector is the largest emitter of GHGs, followed by electricity generation (California Energy Commission 2014).

As the name implies, global climate change is a global problem. GHGs are global pollutants, unlike criteria air pollutants and toxic air contaminants, which are pollutants of regional and local concern, respectively. California produced 459 million gross metric tons of carbon dioxide

[1] Intergovernmental Panel on Climate Change. 2013. "Climate Change 2013: The Physical Science Basis, Summary for Policymakers." http://www.climatechange2013.org/images/report/WG1AR5_SPM_FINAL.pdf

[2] California Energy Commission. 2014. California Greenhouse Gas Emission Inventory. http://www.arb.ca.gov/cc/inventory/inventory_current.htm

equivalents ($MMTCO_2e$) in 2012 (California Energy Commission 2014). By 2020, California is projected to produce 509 $MMTCO_2e$ per year.

Carbon dioxide equivalents are a measurement used to account for the fact that different GHGs have different potential to retain infrared radiation in the atmosphere and contribute to the greenhouse effect. This potential, known as the global warming potential of a GHG, is also dependent on the lifetime, or persistence, of the gas molecule in the atmosphere. Expressing GHG emissions in carbon dioxide equivalents takes the contribution of all GHG emissions to the greenhouse effect and converts them to a single unit equivalent to the effect that would occur if only CO_2 were being emitted.

Consumption of fossil fuels in the transportation sector was the single largest source of California's GHG emissions in 2004, accounting for 40.7% of total GHG emissions in the state. This category was followed by the electric power sector (including both in-state and out of-state sources) (22.2%) and the industrial sector (20.5%) (California Energy Commission 2014).

Responses to Checklist Questions

Responses a), b): Less than Significant. The proposed project would generate GHGs during the construction and operational phases of the proposed project. The primary source of construction-related GHGs from the proposed project would result from emissions of CO_2 associated with the construction of the proposed project, and worker vehicle trips. The proposed project would require limited grading, and would also include site preparation, building construction, and architectural coating phases. The operational phase of the proposed project would generate GHGs primarily from the proposed project's operational vehicle trips and building energy (electricity and natural gas) usage. Other sources of GHG emissions would be minimal.

The City of Manteca developed a Climate Action Plan (CAP) in October 2013. The CAP provides a baseline emissions inventory for the community, provides forecasts and future year GHG reduction targets, develops a comprehensive set of strategies for reducing GHG emissions community GHG emissions, and describes a set of guidelines for implementation, monitoring, and funding of GHG reduction strategies. The CAP aligns the City of Manteca with the Statewide GHG reduction requirements as set forth in Statewide legislation AB 32 and SB 375, by providing GHG reduction strategies that are expected to reduce community-wide GHG emissions by 15% below 2005 levels by 2020. The proposed project would be consistent with the strategies as described in the City of Manteca CAP and it functions as an implementation project toward achieving the City's Climate Action Plan.

The proposed project would not generate GHG emissions that would have a significant impact on the environment or conflict with any applicable plans, policies, or regulations. Since the proposed project would be consistent with the City CAP, impacts related to greenhouse gases are ***less than significant***.

VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	***Potentially Significant Impact***	***Less Than Significant with Mitigation Incorporation***	***Less Than Significant Impact***	***No Impact***
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?			X	
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?			X	
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	

Responses to Checklist Questions

Responses a), b): Less than Significant. The proposed project would place residential uses in an area of the city that currently contains residential uses and commercial. The proposed residential land uses do not routinely transport, use, or dispose of hazardous materials, or present a reasonably foreseeable release of hazardous materials, with the exception of common hazardous materials such as household cleaners, paint, etc. The operational phase of the proposed project does not pose a significant hazard to the public or the environment.

There are no known underground storage tanks or pipelines located on the project site that contain hazardous materials. Therefore, the disturbance of such items during construction activities is unlikely. Construction equipment and materials would likely require the use of

petroleum based products (oil, gasoline, diesel fuel), and a variety of common chemicals including paints, cleaners, and solvents. Transportation, storage, use, and disposal of hazardous materials during construction activities would be required to comply with applicable federal, state, and local statutes and regulations. Compliance would ensure that human health and the environment are not exposed to hazardous materials. Therefore, the proposed project would have a ***less than significant*** impact relative to this issue.

Response c): Less than Significant. The project site is outside a ¼ mile radius of the nearest school. The nearest school is located approximately 0.62 miles to the southeast of the project site (Shasta Elementary School). The operations of a residential subdivision would not emit hazardous emissions or result in the storage or handling of hazardous or acutely hazardous materials, substances or waste above the level of existing conditions. Implementation of the proposed project would result in a ***less than significant*** impact relative to this topic.

Response d): Less than Significant. According the California Department of Toxic Substances Control (DTSC), there are no Federal Superfund Sites, State Response Sites, or Voluntary Cleanup Sites on the project site. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5. The nearest investigation sites include the following cleanup sites (DTSC, 2017; SWRCB, 2017)):

- Southland 7-11 (RB Case #: 390928): This site is a LUST cleanup site. This was the site of a gasoline station, and potential contaminants of concern included benzene and gasoline. The cleanup at this site was completed (Clean Status: Completed – Case Closed), as of September 30, 2014.

- Jiffy Lube (RB Case # 390926): This site is a LUST cleanup site. This was the site of an autobody shop, and potential contaminants of concern included waste oil and other vehicle oils. The cleanup at this site was completed as of January 8, 2001.

- North Main Street Community School (#39010015). This was a school investigation. Past agricultural uses were deemed to have the potential to cause contamination. Potential soil contaminants of concern included Chlordane, DDD, DDE, and DDT. No further action was necessary, as of October 25, 2001.

Implementation of the proposed project would result in a ***less than significant*** impact relative to this environmental topic.

Responses e), f): The Federal Aviation Administration (FAA) establishes distances of ground clearance for take-off and landing safety based on such items as the type of aircraft using the airport.

The project site is not located within the vicinity of an airport or airstrip. Since the project is not located within two miles of an airport, this is a ***less than significant*** impact, and no mitigation is required.

Response g): Less than Significant. The City of Manteca General Plan 2023 includes policies that require the City to maintain emergency access routes that are free of traffic impediments. The proposed project does not include any actions that would impair or physically interfere with an adopted emergency response plan or emergency evacuation plan. The proposed project involves the development of residential uses near similar residential and commercial uses, and the proposed project would allow vehicle access to the project site form multiple locations.

Implementation of the proposed project would result in a ***less than significant*** impact on this environmental topic.

Response h): Less than Significant. The risk of wildfire is related to a variety of parameters, including fuel loading (vegetation), fire weather (winds, temperatures, humidity levels and fuel moisture contents), and topography (degree of slope). Steep slopes contribute to fire hazard by intensifying the effects of wind and making fire suppression difficult. Fuels such as grass are highly flammable because they have a high surface area to mass ratio and require less heat to reach the ignition point, while fuels such as trees have a lower surface area to mass ratio and require more heat to reach the ignition point.

The City has areas with an abundance of flashy fuels (i.e., grassland) in the outlying residential parcels and open lands that, when combined with warm and dry summers with temperatures often exceeding 100 degrees Fahrenheit, create a situation that results in higher risk of wildland fires. Most wildland fires are human caused, so areas with easy human access to land with the appropriate fire parameters generally result in an increased risk of fire.

The proposed project is not located in an area that has been designated as having high potential for wildland fires (Cal Fire, 2007). The project site is surrounded by existing development, with the exception of the area just to the north of the project site. Because the project site is not located within a designated wildfire hazard area, this is a ***less than significant*** impact and no mitigation is required.

IX. HYDROLOGY AND WATER QUALITY

Would the project:	***Potentially Significant Impact***	***Less Than Significant with Mitigation Incorporation***	***Less Than Significant Impact***	***No Impact***
a) Violate any water quality standards or waste discharge requirements?		X		
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?		X		
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?		X		
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?		X		
f) Otherwise substantially degrade water quality?			X	
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			X	
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			X	
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X	
j) Inundation by seiche, tsunami, or mudflow?				X

Responses to Checklist Questions

Response a): Less than Significant with Mitigation. Implementation of proposed project would not violate any water quality or waste discharge requirements. Construction activities including grading could temporarily increase soil erosion rates during and shortly after project construction. Construction-related erosion could result in the loss of soil and could adversely affect water quality in nearby surface waters. The RWQCB requires a project-specific SWPPP to

be prepared for each project that disturbs an area one acre or larger. The SWPPP is required to include project specific best management measures that are designed to control drainage and erosion. Mitigation Measure HYD-1 would require the preparation of a SWPPP to ensure that the proposed project prepares and implements a SWPPP throughout the construction phase of the project. Furthermore, the proposed project includes a preliminary grading and drainage plan that has a specific drainage plan designed to control storm water runoff and erosion, both during and after construction. The SWPPP and the project specific drainage plan would reduce the potential for the proposed project to violate water quality standards during construction. Implementation of the proposed project would result in a ***less than significant*** impact relative to this topic.

Mitigation Measures

Mitigation Measure HYD-1*: Prior to issuance of grading permits, the contractor shall prepare a Storm Water Pollution Prevention Plan (SWPPP). The Developer shall file the Notice of Intent (NOI) and associated fee to the SWRCB. The SWPPP shall serve as the framework for identification, assignment, and implementation of BMPs. The contractor shall implement BMPs to reduce pollutants in stormwater discharges to the maximum extent practicable. The SWPPP shall be submitted to the City Engineer for review and approval and shall remain on the project site during all phases of construction. Following implementation of the SWPPP, the contractor shall subsequently demonstrate the SWPPP's effectiveness and provide for necessary and appropriate revisions, modifications, and improvements to reduce pollutants in stormwater discharges to the maximum extent practicable.*

Response b): Less than Significant. Groundwater recharge occurs primarily through percolation of surface waters through the soil and into the groundwater basin. The addition of significant areas of impervious surfaces (such as roads, parking lots, buildings, etc.) can interfere with this natural groundwater recharge process. Stormwater would be routed to the existing SSJID drainage facility located in the southern portion of the project site. This would reduce the level of groundwater recharge as compared with the existing condition. However, given the relatively large size of the groundwater basin in the Manteca area, the areas of impervious surfaces added as a result of development of the proposed project would not significantly adversely affect the recharge capabilities of the local groundwater basin. Therefore, the proposed project would result in ***less than significant*** impacts related to groundwater and groundwater recharge. No mitigation is required.

Responses c-e): Less than Significant with Mitigation. When land is in a natural or undeveloped condition, precipitation will infiltrate/percolate the soils and mulch. Much of the rainwater that falls on natural or undeveloped land slowly infiltrates the soil and is stored either temporarily or permanently in underground layers of soil. When the soil becomes completely soaked or saturated with water or the rate of rainfall exceeds the infiltration capacity of the soil, the rainwater begins to flow on the surface of land to low lying areas, ditches, channels, streams, and rivers. Rainwater that flows off of a site is defined as storm water runoff. When a site is in a natural condition or is undeveloped, a larger percentage of rainwater infiltrates into the soil and a smaller percentage flows off the site as storm water runoff.

The infiltration and runoff process is altered when a site is developed with urban uses. Houses, buildings, roads, and parking lots introduce asphalt, concrete, and roofing materials to the landscape. These materials are relatively impervious, which means that they absorb less

rainwater. As impervious surfaces are added to the ground conditions, the natural infiltration process is reduced. As a result, the volume and rate of storm water runoff increases. The increased volumes and rates of storm water runoff can result in flooding in some areas if adequate storm drainage facilities are not provided.

There are no rivers, streams, or water courses located on or immediately adjacent to the project site. As such, there is no potential for the project to alter a water course, which could lead to on or offsite flooding. Drainage improvements associated with the project site would be located on the project site, and the project would not alter or adversely impact offsite drainage facilities.

The proposed project would increase impervious surfaces throughout the project site. The proposed project would require the installation of storm drainage infrastructure to ensure that storm waters properly drain from the project site. The proposed storm drainage plan includes an engineered network of storm drain lines, manholes, inlets, and a water quality basin. Drainage would flow to an existing SSJID drain located in the southern portion of the project site. The storm drainage plan was designed and engineered to ensure proper construction of storm drainage infrastructure to control runoff and prevent flooding, erosion, and sedimentation. The City Engineer reviews all storm drainage plans as part of the improvement plan submittal to ensure that all facilities are designed to the City's standards and specifications. The City Engineer also reviews all storm drainage plans to ensure that post-project runoff does not exceed pre-project runoff. The City Engineer's review of pre- and post-project runoff is intended to ensure that the capacity of the existing storm drainage system is not exceeded. This determination is ultimately made by the City Engineer during the improvement plan review and approval. Mitigation Measure HYD-2 will require the post-project runoff to be equal to or less than pre-project runoff, which would ensure that the proposed project would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. Mitigation Measure HYD-2 would also ensure that the proposed project complies with the provisions contained within the City of Manteca Storm Drain Master Plan and the Manteca Post-Construction Stormwater Standards Manual.

Additionally, the proposed project is subject to the requirements of Chapter 13.28 of the Manteca Municipal Code – Stormwater Management and Discharge Control. The purpose of these requirements is to "establish minimum storm water management requirements and controls to protect and safeguard the general health, safety and welfare of the public residing in watersheds within the city of Manteca". These requirements are intended to assist in the protection and enhancement of the water quality of watercourses, water bodies, and wetlands in a manner pursuant to and consistent with the Federal Water Pollution Control Act (Clean Water Act, 33 USC Section 1251 et seq.), Porter- Cologne Water Quality Control Act (California Water Code Section 13000 et seq.) and National Pollutant Discharge Elimination System ("NPDES") Permit No. CAS000004, as such permit is amended and/or renewed.

The proposed project storm drainage plan will require the construction of new storm water drainage facilities on the project site; however, the construction of these facilities would not substantially alter the existing drainage pattern of the area, or alter the course of a stream or river. With implementation of the following mitigation measures, the proposed project would have a ***less than significant*** impact relative to this environmental topic.

Mitigation Measures

Mitigation Measure HYD-2: *Prior to the issuance of a building or grading permit, the storm drainage plan shall be designed and engineered to ensure that post-project runoff is equal to or less than pre-project runoff in accordance with the City of Manteca Storm Drain Master Plan. The*

applicant shall provide the City Engineer with all stormwater runoff calculations with the improvement plan submittal. The drainage plan shall also comply with all applicable requirements as contained within the Manteca Post-Construction Stormwater Standards Manual.

Response f): Less than Significant. Construction activities including grading could temporarily increase soil erosion rates during and shortly after project construction. Construction-related erosion could result in the loss of soil and could adversely affect water quality in nearby surface waters. The RWQCB requires a project specific SWPPP to be prepared for each project that disturbs an area one acre or larger. The SWPPP is required to include project specific best management measures that are designed to control drainage and erosion. Mitigation Measure HYD-1 would require the preparation of a SWPPP to ensure that the proposed project prepares and implements a SWPPP throughout the construction phase of the project. Furthermore, the proposed project includes a detailed project specific drainage plan that controls storm water runoff and erosion after construction. The SWPPP (Mitigation Measure HYD-1) and the project specific drainage plan would reduce the potential for polluted runoff and/or degradation of water quality. Implementation of the proposed project would result in a ***less than significant*** impact relative to this topic.

Responses g-h): Less than Significant. The 100-year floodplain denotes an area that has a one percent chance of being inundated during any particular 12-month period. The risk of a site within the 100-year floodplain being flooded in any century is one percent but statistically the risk is almost 40 percent in any 50-year period.

Floodplain zones are determined by the Federal Emergency Management Agency (FEMA) and used to create Flood Insurance Rate Maps (FIRMs). These tools assist cities in mitigating flooding hazards through land use planning. FEMA also outlines specific regulations for any construction, whether residential, commercial, or industrial within 100-year floodplains.

The project site located in Zone X (Areas determined to be outside the 0.2% annual chance floodplain) (as shown in FEMA FIRM Panel 06077C0630F). The project site is not located within a FEMA designated 100-year, 200-year, or 500-year floodplain (FEMA, 2009). Additionally, the project site is currently protected from the one percent annual chance or greater flood hazard by a levee system. This is a **less than significant** impact and no mitigation is required.

Response i): Less than Significant. The safety of dams in California is stringently monitored by the California Department of Water Resources, Division of Safety of Dams (DSD). In the unlikely event of a dam failure, there is the potential that the project site could become inundated with water. The DSD is responsible for inspecting and monitoring each dam in perpetuity. The proposed project would not result in actions that could result in a higher likelihood of dam failure at San Luis Reservoir and New Melones Dams. There will always be a remote chance of dam failure that results in flooding of the City of Manteca, including the project site. However, given the regulations provided in the California Dam Safety Act, and the ongoing monitoring performed by the DSD, the risk of loss, injury, or death to people or structures from dam failure is considered ***less than significant***.

Response j): No Impact. The project site is not anticipated to be inundated by a tsunami because it is located at an elevation of 32 to 33 feet above sea level and is approximately 70 miles away from the Pacific Ocean which is the closest ocean waterbody. Implementation of the proposed project would have ***no impact*** relative to this environmental topic.

The project site is not anticipated to be inundated by a seiche because it is not located in close proximity to a water body capable of creating a seiche. Implementation of the proposed project would have ***no impact*** relative to this environmental topic.

A mudflow is a category of landslide that is associated with heavy saturation of soils and sometimes is associated with seismicity. Factors such as the geological conditions, drainage, slope, vegetation, and others directly affect the potential for mudflow. The City's General Plan EIR does not identify mudslides as a topic of concern. Additionally, the project site is essentially flat and would be graded as part of the project. No steep areas that would have the potential to generate mudflows during operations would be created. Therefore, implementation of the proposed project would have ***no impact*** relative to this environmental topic.

X. LAND USE AND PLANNING

Would the project:	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
a) Physically divide an established community?			X	
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?			X	

Responses to Checklist Questions

Response a): Less than Significant. The proposed project is a residential subdivision on an undeveloped site that is surrounded by other residential and commercial land uses. The proposed residential subdivision is consistent with the surrounding uses and would not physically divide an established community. Implementation of the proposed project would have a ***less than significant*** impact relative to this topic.

Response b): Less than Significant. The key planning documents that are directly related to, or that establish a framework within which the proposed project must be consistent, include:

- City of Manteca General Plan
- City of Manteca Zoning Ordinance

The proposed project is a residential development in an area surrounded by existing commercial and planned residential developments. Development of the project site would alter the existing landscape from undeveloped land to a residential neighborhood. The 30.17-acre project site currently has a Commercial Mixed Use (CMU) General Plan Land Use Designation and a Mixed Use Commercial (CMU) zoning designation. The proposed project includes a General Plan Amendment and a Rezone that would modify the residential/park portion of the project site (approximately 23.72 acres out of the project site's 30.17 acres) to have a Low Density Residential (LDR) General Plan Land Use Designation and a One-Family Dwelling (R-1) zoning designation. As previously described, the existing and proposed General Plan Land Use Designations for the project site are shown in Figure 4; the existing and proposed zoning designations for the project site are shown in Figure 5.

The LDR General Plan designation allows for 2.1 to 8.0 residential units per gross acre, which is consistent with the residential densities proposed for the overall project site. Therefore, with the General Plan Amendment to change the residential portions of the site to LDR, the proposed project would be consistent with the City of Manteca General Plan. Additionally, the rezoning would establish specific development standards, setbacks, plotting, parking, and other project characteristics that have been developed specifically for this proposed neighborhood. Approval of the Rezone would create consistency between the General Plan and Zoning Ordinance for the project site.

According to Chapter 17.20 of the Manteca Municipal Code, the City's R-1 zone is designed for low-density residential uses. The City's R-1 zone allows for substantial flexibility in selecting dwelling unit types and parcel configurations to suit site conditions and housing needs. The types of dwelling units include small lots and clustered lots as well as conventional large-lot detached residences.

The proposed project would result in approximately 158 units over 30.17 acres, which would result in approximately 5.24 dwelling units per acre. Furthermore, within the portion of the project site that would have an LDR General Plan designation (21.52 acres), the density would be approximately 7.34 acres. These densities fall within the allowed density for the LDR General Plan designation. The proposed uses and density are generally consistent with the LDR General Plan Land Use Designation.

The above analysis indicates that the proposed project is consistent with the General Plan after adoption of the General Plan Amendment that is proposed as part of the proposed project. The project applicant also has proposed a zone change to ensure that the proposed development standards that were designed for this proposed neighborhood is not in conflict with the Zoning Ordinance. The project as proposed would not conflict with any applicable land use plan, policy, or regulation of the City of Manteca. Implementation of the proposed project would have a ***less than significant*** impact relative to this issue.

Response c): Less than Significant. As described under the Biological Resources section of this document, the proposed project is subject to the SJMSCP. The City of Manteca will consult with SJCOG to obtain coverage of the project pursuant to the SJMSCP. Implementation of the proposed project would not be in conflict with the SJMSCP. Therefore, this is a **less than significant** impact.

XI. MINERAL RESOURCES

Would the project:	***Potentially Significant Impact***	***Less Than Significant with Mitigation Incorporation***	***Less Than Significant Impact***	***No Impact***
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

Responses to Checklist Questions

Response a), b): No Impact. As described in the Manteca General Plan EIR, mineral resources were found not to be significant issues requiring further environmental analysis. The California Division of Mines and Geology identified one location within the City of Manteca General Plan Study Area as a Zone MRZ-2, Significant Mineral Resource Zone. However, this designation does not occur within the project site. The project site does not contain any locally-important mineral resource recovery site. Therefore, the project would not result in the loss of availability of a known mineral resource. Therefore, implementation of the proposed project would have ***no impact*** relative to this environmental topic.

XII. NOISE

Would the project result in:	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X		
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?		X		
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		X		
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

Responses to Checklist Questions

Response a): Less than Significant with Mitigation.

Construction noise would be temporary, lasting a period of a few months. The City has standards for construction acdtivities that limits consturction to normal business hours, which is the least sensitive time of the day. The project contractors will be required to adhere to these standards as part of the building permit requirements.

The primary sources of noise currently present in the project area are from noise from nearby high-traffic roadways, including North Main Street and SR 99. North Main Street is categorized as an arterial street, which is designed to serve through traffic and major local traffic generators such as residential, commercial, industrial, and institutional uses, and SR 99 is a state highway. North Main Street is located approximately 25-50 feet from the nearest residences that would be located along the western portion of the project site. The nearest proposed residence to SR 99 would located approximately 250 feet to the southwest of SR 99 (at its closest location).

J.C. Brennan & Associates analyzed noise contours within the City of Manteca in the recent city-wide analysis associated with the General Plan Update. J.C Brennan & Associates used the FHWA Highway Traffic Noise Prediction Model (FHWA-RD 77-108) to develop day-night average sound level (L_{dn}) (24-hour average) noise contours. A portion of the North Main Street roadway (located between Louise Avenue and Yosemite Avenue) is located adjacent to the

western boundary of the project site. It was found that the 60 decibel (dB) L_{dn} along this segment is located at 202 feet. Additionally, it was found that the 60 decibel (dB) L_{dn} along this SR 99 is located at 982 feet.

The proposed subdivision has not been pre-plotted with houses, therefore, an exact calculation of the noise attenuation needs can not be provided. It is anticipated that noise attenuation will be warranted along N. Main Street and Aksland Drive. More specifically, lots 1-22 along N. Main Street and lots 23-28, 66, 108-109, and 139-140 along Aksland Drive will require noise attenutation. Once the houses are plotted on the lots, a final sound wall design can be calcualted. If the sound wall design heights are required to exceed 6', the wall will need to be limited to 6' and the balance of the height shall be earthen berm (landscaped) (i.e. 8' of height required shall be 6' wall and 2' berm). This will ensure that the mitigation does not create an aesthetic impact along N. Main Street. Implementation of the following mitigation measure would ensure that any potential noise impact is reduced to a **less than significant** leve.

Mitigation Measures

Mitigation Measure NOI-1*: Prior to development of the project site, the project applicant shall retain a qualified acoustical engineer to establish the final noise wall design/height for houses backing/siding on North Main Street (lots 1-22) and Aksland Drive (lots 23-28, 66, 108-109, and 139-140). The final design shall include a wall of not be less then 6'. If the design heights are required to exceed 6', the wall shall be limited to 6' and the balance of the height shall be earthen berm (landscaped) (i.e. 8' of height required shall be 6' wall and 2' berm).*

Response b): Less than Significant. No major stationary sources of groundborne vibration were identified in the project site that would result in the long-term exposure of proposed on-site land uses to unacceptable levels of ground vibration. In addition, the proposed project would not involve the use of any major equipment or processes that would result in potentially significant levels of ground vibration that would exceed these standards at nearby existing land uses. However, construction activities associated with the proposed project would require the use of various tractors, trucks, and potentially jackhammers that could result in intermittent increases in groundborne vibration levels. The use of major groundborne vibration-generating construction equipment/processes (i.e., blasting, pile driving) is not anticipated to be required for construction of the proposed project.

Groundborne vibration levels commonly associated with construction equipment are summarized in Table NOISE-1. Based on the levels presented in Table NOISE-1, groundborne vibration generated by construction equipment would not be anticipated to exceed approximately 0.09 inches per second peak particle velocity (ppv) at 25 feet. Predicted vibration levels would not be anticipated to exceed recommended criteria for structural damage and human annoyance (0.2 and 0.1 in/sec ppv, respectively) at nearby land uses. As a result, short-term groundborne vibration impacts would be considered ***less than significant***.

Table NOISE-1: Representative Vibration Source Levels for Construction Equipment

Equipment	*Peak Particle Velocity at 25 Feet (In/Sec)*
Large Bulldozers	0.089
Loaded Trucks	0.076
Jackhammer	0.035
Small Bulldozers	0.003
Source: FTA 2006, Caltrans 2004	

Response c): Less than Significant with Mitigation. Generally, a project may have a significant effect on the environment if it will substantially increase the ambient noise levels for adjoining areas or expose people to severe noise levels. In practice, more specific professional standards have been developed. These standards state that a noise impact may be considered significant if it would generate noise that would conflict with local planning criteria or ordinances, or substantially increase noise levels at noise-sensitive land uses.

Existing noise-sensitive land uses in the project area consist primarily of residential dwellings to the east, south, and west of the project site. The nearest residences to the project are adjacent to the project site, to the west. However, the City of Manteca Zoning Code provides noise standards that generally prohibit use of land in a manner that creates any dangerous or injurious noise or vibration (Section 17.13.020 and 17.13.040). Additionally, Section 17.58.050 of the City of Manteca Municipal Code provides noise standards to ensure that the maximum sound level generated by any use or activity does not exceed the levels established in the City of Manteca General Plan Noise Element.

The proposed project would not directly generate increased noise beyond those activities commonly found in residential developments (noise from motor vehicles and minimal outdoor activities, such as those associated with the proposed Park/Basin area). The noise directly generated by the project would not differ substantially from the existing ambient noises currently generated by existing nearby residential uses. With implementation of Mitigation Measure NOI-1 (as provided under the previous impact discussion), the proposed project would not generate a substantial permanent increase in noise in the area. As such, this is a ***less than significant*** impact.

Response d): Less than Significant with Mitigation. The proposed project could result in temporary or periodic increases in ambient noise levels in the project vicinity above levels existing without the proposed project. These temporary or periodic increases in noise would be associated with the construction phase of the project. The construction of new buildings and infrastructure improvements associated with the proposed project will require construction activities. These activities include the use of heavy equipment and impact tools. Table NOISE-2 provides a list of the types of equipment which may be associated with construction activities and the associated noise levels.

Activities involved in project construction would typically generate maximum noise levels ranging from 85 to 90 dB at a distance of 50 feet. The nearest residential receptors would be located 25 to 50 feet or more from the majority of project construction activities. Because the project site is surrounded by existing residential neighborhoods, this temporary increase in construction noise is considered potentially significant.

Table NOISE-2: Construction Equipment Noise

Type of Equipment	***Predicted Noise Levels, L_{max} dB***				***Distances to Noise Contours, feet***	
	Noise Level at 50'	***Noise Level at 100'***	***Noise Level at 200'***	***Noise Level at 400'***	***70 dB L_{max} contour***	***65 dB L_{max} contour***
Backhoe	78	72	66	60	126	223
Compactor	83	77	71	65	223	397
Compressor (air)	78	72	66	60	126	223
Concrete Saw	90	84	78	72	500	889

Dozer	82	76	70	64	199	354
Dump Truck	76	70	64	58	100	177
Excavator	81	75	69	63	177	315
Generator	81	75	69	63	177	315
Jackhammer	89	83	77	71	446	792
Pneumatic Tools	85	79	73	67	281	500

SOURCE: ROADWAY CONSTRUCTION NOISE MODEL USER'S GUIDE. FEDERAL HIGHWAY ADMINISTRATION. FHWA-HEP-05-054. JANUARY 2006.

There is generally an increase in ambient noise between the hours of 7 a.m. and 7 p.m. By limiting the hours of construction to these hours, the potential for nuisance noise is reduced because project construction-related noise increases would be less noticeable. The use of mufflers on construction equipment would decrease the overall noise generated during construction. Because sound diminishes with distance, locating noise-generating equipment away from noise sensitive uses would reduce overall noise impacts associated with project construction. Implementation of the following mitigation measure would reduce impacts to a ***less than significant*** level.

Mitigation Measures

Mitigation Measure NOI-2*: The following mitigation measures shall be implemented:*

a) Construction activities (excluding activities that would result in a safety concern to the public or construction workers) shall be limited to between the hours of 7:00 a.m. and 7:00 p.m. Construction activities shall be prohibited on Sundays and federal holidays.

b) Construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations.

c) Construction equipment staging areas shall be located at the furthest distance possible from nearby noise-sensitive land uses.

Response e): No Impact. The project site is not located within two miles of a public airport. Since the project is not located within two miles of a public airport, there is ***no impact***, and no mitigation is required.

Response f): No Impact. The project site is not located within two miles of a private airstrip. There is ***no impact*** relative to this topic.

XIII. POPULATION AND HOUSING

Would the project:	***Potentially Significant Impact***	***Less Than Significant with Mitigation Incorporation***	***Less Than Significant Impact***	***No Impact***
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Responses to Checklist Questions

Response a): According to the US Census population estimates, the population in Manteca in 2016 was 76,908 people, and there was an average of 3.15 persons per household. Based on these statistics. the proposed project would result in the construction of residential housing that would generate an estimated 491 people. This would provide an estimated 0.64 percent growth in population in Manteca. An estimated 0.64 percent growth in Manteca is not considered substantial growth in Manteca or the region and it is consistent with the assumed growth in the General Plan. The 419 people may come from Manteca or surrounding communities. The proposed project would not include upsizing of offsite infrastructure or roadways. The installation of new infrastructure would be limited to the internal subdivision. The sizing of the infrastructure would be specific to the number of units proposed within the project site. Implementation of the proposed project would not induce substantial population growth in an area, either directly or indirectly. Implementation of the proposed project would have a ***less than significant*** impact relative to this topic.

Responses b), c): The project site currently undeveloped and does not contain housing. The proposed project would not displace housing or people. Implementation of the proposed project would have ***no impact*** relative to this topic.

XIV. PUBLIC SERVICES

	Potentially Significant Impact	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?			X	
Police protection?			X	
Schools?			X	
Parks?			X	
Other public facilities?			X	

Responses to Checklist Questions

Response a): Less than Significant.

i) Fire Protection and Emergency Medical Services: The project area is in the Manteca Fire Department (MFD) service area. As of 2006, MFD's service area covers approximately 60 square miles in southern San Joaquin County. 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 South 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 closest fire station to the project site is Fire Station 243, located at 399 West Louise Avenue, immediately north of State Route (SR) 120 on Union Road, approximately 0.3 miles southeast of the project site.

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.

Impact fees from new development are collected based upon projected impacts from each development. The adequacy of impact fees is reviewed on an annual basis to ensure that the fee is commensurate with the service. Payment of the applicable impact fees by the project applicant, and ongoing revenues that would come from property taxes and other revenues generated by the proposed project, would fund capital and labor costs associated with fire protection services.

The proposed project would increase the City populations by approximately 0.64 percent, as described under *Impact XIII. Population and Housing*. The Manteca Fire Department would be expected to be able to serve the proposed project without constructing new facilities or hiring additional personnel. Implementation of the proposed project would be ***a less than significant*** impact.

ii) Police Protection: Police services would be provided to the proposed project area by the Manteca Police Department (MPD). The Manteca Police Department is a full-service law enforcement agency and operates out of 1001 West Center Street, Manteca, approximately 1.3 miles southeast of the project site. The MPD currently has approximately 63 sworn officers. Table PS-1 shows the recent crime statistics for the City of Manteca between 2013 and 2015.

Table PS-1: Manteca Police Department Crime Statistics (2013-2015)

CATEGORY/CRIME	*2013*	*2014*	*2015*
Total Violent Crimes	212	176	213
Homicide	0	4	5
Rape	4	7	10
Robbery	79	73	82
Assault	129	92	116
Total Property Crimes	2,699	2,100	2,449
Burglary	489	314	420
Motor Vehicle Theft	327	346	405
Larceny	1,883	1,440	1,624
Arson	22	16	20

SOURCE: FBI CRIME STATISTICS; HTTPS://UCR.FBI.GOV/.

The City's General Plan includes policies and implementation measures that would allow for the Manteca Police 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. Currently the City has 63 sworn officers. With a population of 71,164, that equates to a staffing level of .85 officers per 1000 residents.
- 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.

Impact fees from new development are collected based upon projected impacts from each development. The adequacy of impact fees is reviewed by the City on an annual basis to ensure that the fee is commensurate with the service. Payment of the applicable impact fees by the project applicant, and ongoing revenues that would come from property taxes, and other revenues generated by the proposed project, would fund capital and labor costs associated with police services.

The proposed project would increase the City population by approximately 0.64 percent, as described under *Impact XIII. Population and Housing*. The Manteca Police Department is expected to continue to have sufficient staff to serve the proposed project while maintaining acceptable response times. Implementation of the proposed project would be a ***less than significant*** impact.

iii) Schools: The proposed project is located within the service boundaries of the MUSD. MUSD provides school services for grades K through 12 within the communities of Manteca, Lathrop, Stockton, and French Camp. MUSD operates 14 elementary and middle schools (grades K-8), four high schools (grades 9-12), one community day school (grades 7-12), and one vocational academy (grades 11-12). The schools in the City had a total enrollment of approximately 14,279 students, of which 9,416 were enrolled in elementary and middle school (grades K – 8) and 4,863 were enrolled in high school (grades 9 – 12).

The proposed project includes residential units that would directly increase the student population in the area. The proposed project would include the development of approximately 158 single family dwelling units, which would directly cause population growth and increase enrollment in the local school districts. Utilizing the student generation rates provided by the MUSD for recent projects in Manteca (i.e. Oakwood Landing – Cerri & Denali Subdivisions, September 12, 2016), the proposed project would be expected to generate roughly 114 new students, broken down by grades as follows:

- K–8: 77 students
- 9–12: 37 students

The MUSD collects impact fees from new developments under the provisions of SB 50. Payment of the applicable impact fees by the project applicant, and ongoing revenues that would come from taxes, is expected to fund capital and labor costs associated with school services. The adequacy of fees is reviewed on an annual basis to ensure that the fee is commensurate with the service. Payment of the applicable impact fees by the project applicant, and ongoing revenues that would come from property taxes and other revenues generated by the proposed project, would fund improvements associated with school services. Therefore, the impact of the proposed project on the need for additional school facilities *is* ***less than significant***.

iv) Parks: Manteca is home to more than 50 public park spaces totaling more than 400 acres. Parks and Recreation amenities include several baseball and softball diamonds, sports fields, picnic areas, barbecues, playgrounds and tot lots, a 3+ mile Class 1 bike and pedestrian path, lighted tennis courts, a BMX bicycle track, a skate park, an 18-hole municipal golf course, and a public swimming pool (with tot pool).

The proposed project would generate increased demand on Manteca's Park facilities. For the purposes of extractive and collecting fees to mitigate for increase park demands (Quimby Act), the California Government Code Section 66477 states: *The amount of land dedicated or fees paid shall be based upon the residential density, which shall be determined on the basis of the approved or conditionally approved tentative map or parcel map and the average number of persons per household. There shall be a rebuttable presumption that the average number of persons per household by units in a structure is the same as that disclosed by the most recent available federal census or a census taken pursuant to Chapter 17 (commencing with Section 40200) of Part 2 of Division 3 of Title 4.*

The proposed project includes an additional 2.2 acres of park space to serve the community and surrounding area. The City of Manteca Municipal Code states the following: i*n all new subdivisions, developers are required to build and dedicate a neighborhood park that meets the required three acres per one thousand people per the adopted park acquisition and improvement fee update* (Section 3.20.080).

The proposed project would increase the City population by approximately 491 persons, as described under *Impact XIII. Population and Housing*. Based on this estimate, the proposed project would be required to include approximately 1.473 acres of park land. The 2.2 acres of park space planned for the project site exceeds this requirement. The proposed project will result in a ***less than significant*** impact.

v) Other Public Facilities: Other public facilities in the City of Manteca include libraries, hospitals, and cultural centers such as museums and music halls. The proposed project would bring residents to the area which may require the use of other public services. The City collects impact fees from new development based upon projected impacts from each development, including impacts on other public services. The City also reviews the adequacy of impact fees on an annual basis to ensure that the fee is commensurate with services provided. Payment of the applicable impact fees by the project applicant, and ongoing revenues that would come from property taxes and other revenues generated by the proposed project, would fund capital and labor costs associated with these other public services.

The proposed project does not trigger the need for new facilities associated with other public services. Consequently, new facilities for other public services are not proposed at this time. The proposed project would not result in the need for new facilities for other public services, thus it will have a ***less than significant*** impact relative to this topic.

XV. RECREATION

	Potentially Significant Impact	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

Responses to Checklist Questions

Responses a): **Less than Significant**. As described under *Impact XIV. Public Services*, previously, the proposed project would provide sufficient on-site park space to satisfy the City's park requirements as described under Chapter 3.20 of the City of Manteca Municipal Code. Chapter 3.20 of the City of Manteca Municipal Code states that developers of new subdivisions are required to build and dedicate park that meets the required three acres per 1,000 people per the adopted park acquisition and improvement fee update. Implementation of the proposed project would satisfy this requirement, and therefore would have a ***less than significant*** impact to this topic.

Responses b): **No Impact**. The proposed project does not include the construction of recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment, beyond what has already been described throughout this IS/MND. Implementation of the proposed project would have ***no impact*** relative to this topic.

XVI. TRANSPORTATION AND TRAFFIC

Would the project:	***Potentially Significant Impact***	***Less Than Significant with Mitigation Incorporation***	***Less Than Significant Impact***	***No Impact***
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?			X	
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?			X	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?		X		
e) Result in inadequate emergency access?		X		
f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			X	

Responses to Checklist Questions

Responses a), b): Less than Significant with Mitigation. The proposed project would generate construction worker vehicle trips during the construction phase of the project. However, the expected increase in traffic to nearby roadways from construction vehicles would be miniscule over the lifespan of the proposed project. The construction phase of the project would be short-term in nature and would generate relatively few construction worker vehicles.

The proposed project would develop approximately 158 residential units, which would generate approximately 1,504 daily trips (single-family trip generation rate of 9.52 daily trips per unit) according to the Institute of Transportation Engineers trip generation rates (Trip Generation Manual, 9th Edition).

The project site is located directly adjacent to North Main Street. North Main Street is categorized as an arterial street, which is designed to serve through traffic and major local traffic generators such as residential, commercial, industrial, and institutional uses. Main Street begins at Lathrop Road (approximately 0.5 miles north of the project site) and continues south through the city into rural San Joaquin County. Main Street is primarily a built-out four-lane street within the city, including the area adjacent to and nearby the project site.

Fehr & Peers recently analyzed the segment of North Main Street located north of Northgate Drive (adjacent to the project site) as part of the General Plan Update (City of Manteca, 2017). This road segment currently maintains an LOS C and has approximately 11,200 average daily

trips. The additional trips generated by the proposed project is anticipated to increase the average daily trips on this roadway to 12,704. The additional traffic is below the 17,100 daily trip capacity for this roadway design (4 lanes with 40+ speed limit).

Since the proposed project would not generate a substantial increase in traffic or exceed the applicable LOS standards of the nearby roadway segment, and since the proposed project would be required to contribute any applicable fees to cover the proportionate cost of traffic improvements in order to satisfy their fair share obligations, the proposed project have a ***less than significant*** impact.

Mitigation Measures

Mitigation Measure TT-1: *Prior to issuance of building permits, the project applicant(s) shall contribute all applicable fees to cover their proportionate cost improvements in order to satisfy their fair share obligations, as determined by the City of Manteca Public Works Department.*

Response c): No Impact. The proposed project does not include airport or airstrip facilities and is not located adjacent to an airport or airstrip. Therefore, the proposed project would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Implementation of proposed project would have ***no impact*** relative to this topic.

Responses d-e): Less than Significant with Mitigation. No site circulation or access issues have been identified that would cause a traffic safety problem/hazard or any unusual traffic congestion or delay within the proposed project. The volumes on the internal residential roadways (with residences fronting on them) would be relatively low such that no significant conflicts would be expected with through traffic and vehicles backing out of the driveways and/or garages within the project.

Most emergency vehicles arriving to and from the proposed project would need to pass through Aksland Drive, either from the west or the east. The internal circulation network of the project site includes and multiple access points, and a cul-de-sac is located within the southern portion of the project site (Court A) to provide turn-around ability for large vehicles. All project site access points would be designed to City standards that accommodate turning requirements for fire trucks. The multiple entry/exit points provide flexibility for emergency vehicles to access or evacuate from multiple directions during an emergency.

At the proposed project entrances from the existing Aksland Road and from North Main Street/Northgate Drive, there have been no safety, capacity, or sight distance issues identified. Implementation of the proposed project would have a ***less than significant*** impact relative to this topic.

Response f): Less than Significant. The Transportation & Circulation Element of the *City of Manteca General Plan 2023* (April 2011) includes the following goals and policies that are relevant to transportation and circulation:

- **Policy C-P-29**. Through regular updates to the City's Bicycle Master Plan, the City shall establish a safe and convenient network of identified bicycle routes connecting residential areas with recreation, shopping, and employment areas within the city. The

City shall also strive to develop connections with existing and planned regional routes shown in the San Joaquin County Bicycle Master Plan.

- **Policy C-P-30**. Provide adequate bicycle parking facilities at commercial, business/professional and light industrial users.
- **Policy 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).
- **Policy C-P-40**. Provide sidewalks along all new streets in the City.

The proposed project does not conflict with any of the above listed policies from the General Plan Transportation & Circulation Element. The proposed project would incorporate sidewalks throughout all roadways within the project site. Bicycle connections to nearby roadways from the project site would also be made available, upon development of the proposed project.

In addition, the proposed project would not conflict with the Manteca Bicycle Master Plan (2003). The proposed project would not change the design of any existing pedestrian or bicycle facilities or create any new safety problems in the area. The proposed project will add a small amount of both pedestrians and bicyclists who will utilize both existing and planned facilities connecting the project site with the community at large. The internal streets will be designed to the City's standard for pedestrian sidewalks.

The proposed project would not interfere with any existing bus routes and would not remove or relocate any existing bus stops. San Joaquin Regional Transit bus routes 91 and 797 are located adjacent to the project site (along North Main Street). Route 91 connects Manteca to Stockton and Ripon with service weekdays between 6 AM and 9 PM. These bus routes would provide convenient access for residents to public transit destinations throughout San Joaquin County. The proposed project would not conflict with any transit plans or goals of the City of Manteca. The proposed project would have a ***less than significant*** impact related to alternative transportation.

XVII. TRIBAL CULTURAL RESOURCES

	Potentially Significant Impact	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?		X		
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resources to a California Native American tribe.		X		

Background

Assembly Bill 52 (AB 52) requires a lead agency, prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report for a project, to begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project if: (1) the California Native American tribe requested to the lead agency, in writing, to be informed by the lead agency through formal notification of proposed projects in the geographic area that is traditionally and culturally affiliated with the tribe, and (2) the California Native American tribe responds, in writing, within 30 days of receipt of the formal notification, and requests the consultation. The City of Manteca has not received any requests from California Native American tribes to be informed through formal notification of proposed projects in the City's geographic area.

Responses to Checklist Questions

Responses a), b): Less than Significant with Mitigation. The City of Manteca General Plan 2023 and General Plan 2023 Draft Environmental Impact Report do not identify the site as having prehistoric period cultural resources. Additionally, there are no known unique cultural resources known to occur on, or within the immediate vicinity of the project site. No instances of cultural resources or human remains have been unearthed on the project site. Based on the above information, the project site has a low potential for the discovery of prehistoric, ethnohistoric, or historic archaeological sites that may meet the definition of Tribal Cultural Resources. Although no Tribal Cultural Resources have been documented in the project site, the proposed project is located in a region where cultural resources have been recorded and there remains a potential that undocumented archaeological resources that may meet the Tribal Cultural Resource definition could be unearthed or otherwise discovered during ground-

disturbing and construction activities. Examples of significant archaeological discoveries that may meet the Tribal Cultural Resources definition would include villages and cemeteries.

Due to the possible presence of undocumented Tribal Cultural Resources within the project site, construction-related impacts on tribal cultural resources would be potentially significant. Implementation of the following mitigation measures would require appropriate steps to preserve and/or document any previously undiscovered resources that may be encountered during construction activities, including human remains. Implementation of this measure would reduce this impact to a **less than significant** level.

Mitigation Measures

Implement Mitigation Measures CL-1 and CL-2.

XVIII. UTILITIES AND SERVICE SYSTEMS

Would the project:	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?		X		
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the projects projected demand in addition to the providers existing commitments?			X	
f) Be served by a landfill with sufficient permitted capacity to accommodate the projects solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			X	

Background

Wastewater Treatment

Wastewater service is provided by the City of Manteca via their network of collection infrastructure and the Wastewater Quality Control Facility (WQCF), which is located north of the project site at 2450 West Yosemite Avenue. The WQCF provides services to the City of Manteca, City of Lathrop, and Raymus Village in San Joaquin County. As of 2010, the WQCF treated approximately 6.5 million gallons per day (mgd) of wastewater with a maximum capacity of 9.87 mgd as of 2015.

The City owns and operates the WQCF. The City's *Wastewater Quality Control Facility Master Plan Update* (2006), *Manteca Municipal Services Review* (2008), *Wastewater Collection System Master Plan Update* (2012), and *Industrial Sewer System Service Charge Analysis* (2013-2015) are the primary documents that outline the City's long-term strategy for meeting future discharge and capacity requirements for a planning horizon that extends to build-out of the General Plan. The City operates the facility under the Waste Discharge Requirements (WDRs)

Order No R5-2015-0026 NPDES NO. CA0081558. Currently, the Facility is designed to provide a tertiary level of treatment for up to a design flow of 9.87 MGD. Therefore, this Order contains an average dry weather discharge flow effluent limitation of 9.87 MGD. The WQCF is planning an upgrade and expansion project that would increase the treatment capacity from 9.87 MGD to 17.5 MGD. Upon compliance with Provision VI.C.6.b of Order No R5-2015-0026, an average dry weather discharge flow effluent limitation of 17.5 MGD will occur. [3]

According to the *Wastewater Quality Control Facility Master Plan Update* (2006), the WQCF is a 6.95 mgd rated combined biofilter-activated sludge plant. Secondary effluent is land applied during the spring and summer (flood irrigation for agricultural production) and discharged to the San Joaquin River during the winter (October-March).

Wastewater Collection

The existing wastewater collection system is owned and operated by the City of Manteca Public Works Department. The use of gravity sewers for the collection system is the preferred method of conveyance. Although initially more expensive due to larger size and depth of installation, gravity sewers tend to have lower operation and maintenance costs and a reduced risk of failure. The collection system in the city is comprised of gravity flow pipes sized between 6 and 36 inches. In places where topography is relatively flat or adverse for the use of gravity sewers, force mains ranging in size from 6 to 24 inches, and 11 wastewater pump stations are utilized.

Potable Water

The City's current water distribution service area coincides with the city limits. Presently, the City limits encompass an area of about 13,400 acres. The total existing developed land is made up of approximately 64 percent residential land uses, 18 percent commercial, industrial, and institutional land uses, and 18 percent agriculture, parks, landscape, and other land uses. Water demands not served by the City (e.g., agriculture, schools) rely on private groundwater wells and SSJID surface water for their supply.

Responses to Checklist Questions

Responses a) Less than Significant. The City of Manteca's wastewater treatment system is currently in compliance with the WDR requirements of Order No. R5-2015-0026 NPDES NO. CA0081558. The wastewater treatment system options covered under this Order include: City of Manteca WQCF including the collection system, basin/disposal fields, discharge to the San Joaquin River, and recycling conveyance and irrigation system. The development of the proposed project under this permitted option would not exceed the wastewater discharge requirements in this Order. The proposed project is anticipated to have a ***less than significant*** impact relative to this topic.

Responses b), e) Less than Significant. The City's 2012 *Wastewater Quality Control Facility Master Plan Update* includes projected wastewater generation factors for various land uses. Based on these calculations it was determined that the City will have flows totaling 19.5 mgd as of the General Plan horizon of 2023 with a buildout capacity of 23.0 mgd. According to the City's *Wastewater Collection System Master Plan Update,* Low Density Residential uses are estimated to generated 1,338 gallons per acre per day. The project site includes 21.52 acres of Low Density Residential land uses. Using this rate, the proposed Low Density Residential uses would

[3] http://www.swrcb.ca.gov/rwqcb5/board_decisions/adopted_orders/san_joaquin/r5-2015-0026.pdf

generate approximately 28,794 gallons per day (gpd) of wastewater, which is equivalent to 0.028794 mgd. The proposed project would increase the amount of wastewater requiring treatment by approximately this amount. The wastewater would be treated at the WQCF. Occupancy of the proposed project would be prohibited without sewer allocation.

According to the *Wastewater Quality Control Facility Master Plan Update* (2006), the WQCF is a 6.95 mgd rated combined biofilter-activated sludge plant. The *Wastewater Quality Control Facility Master Plan Update* (2006) specifies that sufficient capacity at the WQCF is currently available to serve the City of Manteca. The project applicant would be required to pay the City's applicable Public Facilities Infrastructure Payment (PFIP) fee, which would help to finance expansion of the WQCF. However, the proposed project in and of itself would not cause an expansion of the WQCF.

New wastewater collection and conveyance infrastructure needed for the proposed project will require trenching/excavation of earth, and placement of pipe within the trenches at specific locations, elevations, and gradients. The applicant will refine the existing wastewater collection/conveyance infrastructure design through the development of improvements plans which undergo a review by the Public Works Department to ensure consistency with the City's engineering standards. This improvement plan process will include full engineering design (i.e. location, depth, slope, etc.) of all conveyance infrastructure and facilities. Ultimately, the sanitary sewer collection system will be an underground collection system installed as per the City of Manteca standards and specifications. Sanitary sewer disposal and treatment will be conveyed to the City of Manteca WQCF.

Wastewater from the project site will be collected and conveyed via a network of gravity flow sewer main lines serving the development. An internal pipe collection system having various diameters will be installed within the project site. These future on-site effluent collection facilities will discharge into the City system at various locations, including along North Main Street. Furthermore, the project applicant would be required to pay applicable connection fees.

The City's available capacity would ensure that there would not be a determination by the wastewater treatment and/or collection provider that there is inadequate capacity to serve the proposed project's projected demand in addition to the provider's existing commitments. Any expansion of existing wastewater treatment facilities required to serve the proposed project would not generate significant new environmental effects, beyond those already addressed throughout this Initial Study. Payment of the City's PFIP fee would ensure this impact is ***less than significant***.

Response c): Less than Significant with Mitigation. Development of the project site would place impervious surfaces on the approximately 30.17-acre project site. Development of the project site would potentially increase local runoff, and would introduce constituents into storm water that are typically associated with urban runoff. These constituents include heavy metals (such as lead, zinc, and copper) and petroleum hydrocarbons. BMPs will be applied to the proposed site development to limit the concentrations of these constituents in any site runoff that is discharged into downstream facilities to acceptable levels.

The project would be designed and constructed with an on-site storm drainage basin. The water quality basin would be located in the northeastern portion of the project site. In addition, stormwater from impervious surfaces would be directed to the an existing SSJID storm drain located along the southern boundary of the project site. The construction of the stormwater conveyance and detention system would ensure that the project is consistent with all applicable

plans and regulations related to stormwater conveyance and detention as required by the City, and would ensure that offsite, or onsite flooding does not occur during storm events. Permanent onsite storm drainage would be installed to serve the proposed project. The collection system would consist of inlets and underground piping. The potential environmental impacts of construction of the onsite storm drainage system are addressed throughout this Initial Study.

All of the storm drainage facilities required for the proposed project would be located on the project site. As such, there is no potential for the project to result in environmental impacts associated with the construction of off-site drainage facilities. The environmental impacts associated with the construction of onsite drainage facilities fall within the project "footprint" and have been addressed throughout this environmental document.

The following mitigation measure requires the project applicant to install a drainage system that meets this performance standard and, prior to issuance of grading permits, provide a drainage plan and report to the City of Manteca for review and approval. With the implementation of the following mitigation measure, drainage impacts would be reduced to ***less than significant***.

Mitigation Measures

Implement Mitigation Measure HYD-2.

Response d): Less than Significant. Potable water for the proposed project would be supplied from the City's municipal water system. The City of Manteca provides potable water to all residents and commercial customers within the city limits. It is anticipated that water supply for the proposed project would be local groundwater and treated surface water from SSJID's SCWSP. The proposed water use factors used to determine the proposed project water demand are shown below.

Table UTIL-1: Water Use Factors by Land Use Type

Land Use Designation	*Water Use Factor, (gpd/ac)*	
	2005 Water Master Plan(a)	*Adjusted for SBx7-7(b)*
Low Density Residential (LDR)	2,800	2,240[b]

Source: City of Manteca 2015 Urban Water Management Plan (July 2016)

Notes: gpd/ac = gallons per day per acres

[a] Based on unit water demand factors established in the 2005 City of Manteca Water Master Plan. These factors assume a per capita water use of approximately 225 GPCD and do not account for conservation measures.

[b] Based on a 20 percent reduction of factors shown in the 2005 City of Manteca Water Master Plan. These factors assume that the City is able to meet its per capita water use target of 179 GPCD.

The applicant for the proposed project will provide their proportionate share of required funding to the City for the acquisition and delivery of treated potable water supplies to the proposed project site through connection fees and other means. This arrangement will be outlined within the Development Agreement between the project applicant and the City. The Development Agreement will be completed and approved as part of the City's formal land use actions.

The City has adequate water supplies to support existing demand in the City in addition to the proposed project under average daily and maximum daily demand conditions. Water demand for current and proposed uses in the City of Manteca is 21,894 AFY. The City has a projected total supply of 26,428 AFY in the year 2020, leaving 4,534 AFY available (City of Manteca,

2016). Based on a water use factor of 2,240 gallons per day per acre (gpd/ac), as shown in Table UTL-1, the proposed project's water demand is 54 AFY. This is well within the available potable water supply of 4,534 AFY.

The City's existing and additional potable water supplies are sufficient to meet the City's existing and projected future potable water demands to the year 2040 under all hydrologic conditions. The proposed project would not result in insufficient water supplies available to serve the proposed project from existing entitlements and resources. Therefore, the proposed project would result in a ***less than significant*** impact to water supplies.

Responses f), g): Less than Significant. The City's Public Works Department Solid Waste Division (SWD) manages solid waste and green waste collection and disposal. Residential refuse is collected every week in brown carts and is collected weekly. The City also provides a special service pick-up for large amounts of waste, to be priced on-site. The City complies with all solid waste regulations relevant for recycling and solid waste disposal.

Solid waste from Manteca is primarily landfilled at the Forward Sanitary Landfill, located northeast of Manteca. Other landfills used include Foothill Sanitary and North County. All three landfills are summarized in Table UTIL-1 below. Table UTIL-2 summarizes the City of Manteca's disposal rate targets, as identified by Cal Recycle.

Table UTIL-1: City of Manteca Landfill Summary

LANDFILL	*LOCATION*	*MAXIMUM DAILY THROUGHPUT (TONS/DAY)*	*REMAINING CAPACITY (CUBIC YARDS)*	*ANTICIPATED CLOSURE DATE*
Forward Sanitary	Manteca	8,668	23.7 Million	2020
Foothill Sanitary	Linden	1,500	125.0 Million	2054
North County	Victor	825	35.4 Million	2035

SOURCE: CAL RECYCLE, 2016.

Table UTIL-2: City of Manteca Waste Disposal Rate Targets (Pounds/Day)

POPULATION		EMPLOYMENT	
Target	*Annual*	*Target*	*Annual*
5.6	4.7	21.1	19.1

SOURCE: CAL RECYCLE, 2011.

Permitted maximum disposal at the Forward Landfill is 8,668 tons per day. The total permitted capacity of the landfill is 51.04 million cubic yards, which is expected to accommodate an operational life until January 1, 2020. The remaining capacity is 23,700,000 cubic yards (CalRecycle, 2017). Solid waste generated by the proposed project was estimated based on CalRecycle generation rate estimates by use.

The proposed project would not generate solid waste beyond levels normally found in single family residential developments. Given that a typical resident of the City of Manteca generates approximately 5.6 pounds of waste per day, the approximately 491 residents that would be generated by the proposed project would generate a total of approximately 2,752 pounds per day. Based on the available landfill space, this would be a negligible impact on the capacity of landfills that currently serve the City of Manteca. The proposed project would comply with all federal, state, and local statutes and regulations related to solid waste, and would be served by

landfills with sufficient permitted capacity to accommodate the proposed project. This is a ***less than significant*** impact.

XVIX. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

Responses to Checklist Questions

Response a): Less than Significant. This Initial Study includes an analysis of the project impacts associated with aesthetics, agricultural and forest resources, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation and traffic, and utilities and service systems. The analysis covers a broad spectrum of topics relative to the potential for the proposed project to have environmental impacts. This includes the potential for the proposed project to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. It was found that the proposed project would have either no impact, a less than significant impact, or a less than significant impact with the implementation of mitigation measures. For the reasons presented throughout this Initial Study, the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. With the implementation of mitigation measures presented in this Initial Study, the proposed project would have a ***less than significant*** impact relative to this topic.

Response b): Less than Significant. This Initial Study includes an analysis of the project impacts associated with aesthetics, agricultural and forest resources, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and

hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation/traffic, and utilities and service systems. The analysis covers a broad spectrum of topics relative to the potential for the proposed project to have environmental impacts. It was found that the proposed project would have either no impact, a less than significant impact, or a less than significant impact with the implementation of mitigation measures. These mitigation measures would also function to reduce the project's contribution to cumulative impacts.

The project would increase the population and use of public services and systems; however, it was found that there is adequate capacity to accommodate the project.

There are no significant cumulative or cumulatively considerable effects that are identified associated with the proposed project after the implementation of all mitigation measures presented in this Initial Study. With the implementation of all mitigation measures presented in this Initial Study, the proposed project would have a ***less than significant*** impact relative to this topic.

Response c): Less than Significant. The construction phase could affect surrounding neighbors through increased air emissions, noise, and traffic; however, the construction effects are temporary and are not substantial. The operational phase could also affect surrounding neighbors through increased air emissions, noise, and traffic; however, mitigation measures have been incorporated into the proposed project that would reduce the impacts to a less than significant level. The proposed project would not cause substantial adverse effects on human beings. Implementation of the proposed project would have a ***less than significant*** impact relative to this topic.

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