

Manteca General Plan 2023 Final Environmental Impact Report

(SCH# 2002042088)

**Prepared for the
City of Manteca**

**Prepared by
Wade Associates**

**Certified
October 6, 2003**

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Final Environmental Impact Report

Manteca General Plan 2023

1. Introduction

This Final Environmental Impact Report (FEIR) presents Lead Agency City of Manteca response to the comments on the Draft Environmental Impact Report (DEIR) for the Manteca General Plan 2023. The contents of this document are specified in the California Environmental Quality Act (CEQA) Guidelines, Section 15132.

Written and personally communicated comments received during the DEIR public review period are addressed. Comments were received primarily during the public review period of July 7, 2003 through August 20, 2003.

This “response to comments” document, together with the DEIR, constitute the FEIR for the Manteca General Plan 2023; the contents of the Draft Environmental Impact Report (DEIR) for the Manteca General Plan 2023, dated June 30, 2003, are incorporated by reference.

This FEIR document includes:

- List of persons, organizations, and public agencies that submitted comments on the DEIR;
- Written comments received on the DEIR;
- Comment received on the DEIR through Personal Communication;
- Lead Agency response to comments received; and
- Minor EIR Text Revisions and Staff-Initiated Text Changes

No oral comments were received on the DEIR during scheduled Public Hearings.

Summary Description of Project

The Manteca General Plan 2023 is a comprehensive update to the General Plan adopted by the City of Manteca in 1988. The General Plan includes a policy document, supplemented by technical reports on cultural resources, traffic, and noise.

The Manteca General Plan includes the seven state-mandated elements and four optional elements. The eleven total elements that comprise the General Plan are as follows:

- Land Use- establishes land use designations with types and intensities of use and sets policies and programs regarding future development of the City.
- Community Design- establishes urban design guidelines to ensure that new development is attractive and contributes to the sense of Manteca as a location.
- Circulation- contains policies for the City's roadway system, transit, pedestrian and bicycle circulation, and methods of managing transportation demand, accounting for the relationship between land use and circulation.
- Economic Development- addresses the need for Manteca to broaden its employment base to maintain the high quality of life currently enjoyed, and to implement an economic development strategy.
- Housing- includes policies and programs to increase the variety and types of housing in the City, emphasizing infill sites, increased density, and mixed uses downtown, and also includes a discussion of housing needs and programs to provide additional housing for special needs populations.
- Public Facilities and Services- discusses public facilities including domestic water, sewer, storm drainage, electricity services, solid waste, education, police protection, fire protection, and parks and recreation.
- Safety- contains policies and programs to protect the community from injury, loss of life, and property damage resulting from natural disasters and hazardous conditions.
- Resource Conservation- emphasizes the accommodation of population growth while conserving and protecting the area's natural resources and quality of life.
- Noise- identifies policies that will protect the community from noise hazards.
- Air Quality- addresses the community's need to cooperate regionally so that increased development does not further degrade the air quality.
- Administration

The General Plan 2023 provides a range of residential, commercial, industrial, business-professional and public land uses, as summarized in the table below.

GENERAL PLAN 2023 LAND USE

LAND USE		Proposed Developable Land Use	Existing Urbanized Land Use	Total 2023 Land Use
		Acres	Acres	Acres
AG	Agriculture	3956.4		3956.4
GC	General Commercial	800.6	154.0	954.6
NC	Neighborhood Commercial	-101.2	380.0	278.8
CMU	Commercial Mixed Use	233.0		233.0
HI	Heavy Industrial	758.4	194.9	953.3
LI	Light Industrial	822.3	226.0	1048.3
BIP	Business Industrial Park	233.0		233.0
BP	Business Professional	88.3		88.3
HDR	High Density Residential (15.1 to 25 du/ac)	229.8	191.0	420.8
MDR	Medium Density Residential (8.1 to 15 du/ac)	319.8	187.6	507.4
LDR	Low Density Residential (2.1 to 8 du/ac)	4021.7	2741.7	6763.4
VLDR	Very Low Density Residential (0.5 to 2 du/ac)	1189.5	109.8	1299.3
P/QP	Public/Quasi-public	336.0	788.3	1124.3
OS	Open Space	389.6	27.0	416.6
P	Park	193.9	342.4	536.3
Subtotal		12517.4	5342.7	17860.1
Urban Uses		7394.0	4973.3	12950.8

2. List of Persons, Organizations, and Public Agencies That Submitted Comments on the Draft Environmental Impact Report (DEIR) for the Manteca General Plan 2023

U.S. Army Corps of Engineers, Sacramento District

Manteca Unified School District

Crystal Quinly, Manteca Resident

City of Lathrop Community Development Dept

Georgianna Reichelt, Manteca Resident

George Dimotakis, Manteca Resident

California State Clearinghouse - Forwarding Comments Received From:

California Department of Transportation, Division of Aeronautics

California Department of Conservation

California Department of Health Services

California Department of Transportation, District 10

San Joaquin County Department of Public Works

Ernie Tyhurst, Director of Planning, City of Ripon

3. Response to Written Comments

Written comments on the Draft Environmental Impact Report (DEIR) for the Manteca General Plan 2023 were received from the following persons, organizations, and public agencies. These are listed chronologically by date of the written correspondence.

1	July 29, 2003	U.S. Army Corps of Engineers, Sacramento District
2	August 6, 2003	Manteca Unified School District
3	August 18, 2003	Crystal Quinly, Manteca Resident
4	August 19, 2003	City of Lathrop Community Development Department
5	August 19, 2003	Georgianna Reichelt, Manteca Resident
6	August 20, 2003	George Dimotakis, Manteca Resident
7	August 21, 2003	California State Clearinghouse - <u>Forwarding Comments Received From:</u>
8	August 21, 2003	California Department of Transportation, Division of Aeronautics
9	August 21, 2003	California Department of Conservation
10	August 21, 2003	California Department of Health Services
11	August 22, 2003	California Department of Transportation, District 10
12	May 20, 2002	<u>(Resubmitted Response to Notice of Preparation)</u> San Joaquin County Department of Public Works

Note: Adjacent to each DEIR comment is a number that corresponds to a response included immediately after the subject letter.



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, SACRAMENTO
CORPS OF ENGINEERS
1325 J STREET
SACRAMENTO, CALIFORNIA 95814-2922
July 29, 2002

1

Regulatory Branch (200200314)

Kyle Kollar
City of Manteca
1001 W. Center Street
Manteca, California 95337-4390

Dear Mr. Kollar:

I am responding to the Draft Environmental Impact Report for Draft EIR-Manteca General Plan Update for the City of Manteca, San Joaquin County, California.

The Corps of Engineers' jurisdiction within the study area is under the authority of Section 404 of the Clean Water Act for the discharge of dredged or fill material into waters of the United States. Waters of the United States include, but are not limited to, rivers, perennial or intermittent streams, lakes, ponds, wetlands, vernal pools, marshes, wet meadows, and seeps. The Corps of Engineers also has jurisdiction under Section 10 of the Rivers and Harbors Act for any work in, over, or under, and Federally navigable waterway. Project features that result in the discharge of dredged or fill material into waters of the United States, or any work within a Federally navigable waterway, will require Department of the Army authorization prior to starting work.

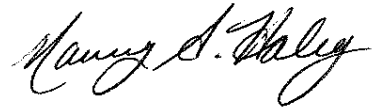
Any activity which is likely to jeopardize the continued existence of a threatened or endangered species or a species proposed for such designation, as identified under the Federal Endangered Species Act (ESA), or which will destroy or adversely modify the critical habitat of such species may require consultation with the United States Fish and Wildlife Service (USFWS) or the National Marine Fisheries Service (NMFS). Any activity which may affect historic properties listed, or eligible for listing, in the National Register of Historic Places must satisfy the requirements of the National Historic Preservation Act.

The range of alternatives considered should include alternatives that avoid impacts to wetlands or other waters of the United States. These avoided areas should also include upland buffers. Every effort should be made to avoid project features which require the discharge of dredged or fill material into waters of the United States. In the event it can be clearly demonstrated there are no practicable alternatives to filling waters of the United States, mitigation plans should be developed to compensate for the unavoidable losses resulting from project implementation.

1

We have issued identification number 200200314 to this action. Please refer to this number in any future correspondence concerning this project. If you have any questions, please write to Mr. Paul Maniccia at the letterhead address, or email Paul.M.Maniccia@usace.army.mil, or telephone 916-557-6704.

Sincerely,

A handwritten signature in cursive script, appearing to read "Nancy A. Haley".

Nancy A. Haley
Chief, San Joaquin Valley Office

Copies Furnished:

David Wade, Wade Associates, 777 Campus Commons Road, #200, Sacramento, California
95825-8343

Comment Letter 1: Nancy A. Haley, Chief, San Joaquin Valley Office, U.S. Army Corps of Engineers, July 29, 2002

Response 1-1: There are no water bodies or streams within the General Plan Study Area. Areas identified as within Zone B (Areas between the limits of the 100-year flood and the 500-year flood) in the Federal Emergency Management Agency Flood Insurance Map, may contain areas that are periodically wetted due to surface overflow or high ground water. The General Plan Study Area is primarily urbanized or in agricultural production for row crops and/or orchards. Consequently, periodically wetted areas are limited to man-made detention basins in the city park system and the remnants of the irrigation ditch system that served the agricultural areas around the urbanized portion of the city. The General Plan Land Use Map directs growth away from the Walthall Slough and San Joaquin River area located along the west edge of the Study Area, and thereby avoids the most likely area of direct impact to wetland resources.

Any development entitled pursuant to the General Plan must comply with the Federal Clean Water Act including mitigation plans to compensate for the unavoidable losses resulting from project implementation.

DEIR Mitigation Measure B-3.1 (Page 6-26) addresses impacts to wetlands or other waters of the U.S. which might be identified within the Study Area:

“(GP Biological Resources Implementation Measure) BR-I-38: Until such time that a Clean Water Act regional general permit or its equivalent is issued for coverage under the SJMSCP, acquisition of a Section 404 permit by project proponents will continue to occur as required by existing regulations. Project proponents shall comply with all requirements for protecting federally protected wetlands.

If the Corps determines that there are jurisdictional waters within the Study Area, project proponents in those areas must pursue required permits. If the nationwide permit conditions cannot be met, then those projects may be authorized by other general or individual permits. The range of project alternatives must include alternatives that avoid impacts to the jurisdictional wetlands. When it can be clearly demonstrated that there are no practicable alternatives to filling these waters, mitigation plans must be developed to compensate for the project impacts.”

MANTECA UNIFIED SCHOOL DISTRICT
Facilities Planning Department

P.O. Box 32, 2901 E. Louise Avenue, Manteca, CA 95336
(209) 825-3200 Extension #758 -- (209) 825-3249 Fax

August 6, 2003

Kyle Kollar
City of Manteca
Public Works
1001 W. Center Street
Manteca, CA 95336

Dear Mr. Kollar:

Subject: City of Manteca's General Plan

Enclosed are the comments from Manteca Unified School District regarding the City of Manteca's draft of their General Plan. We would appreciate you making the attached changes.

If you need additional information, please contact me at (209) 825-3200 Ext 758.

Sincerely,

MANTECA UNIFIED SCHOOL DISTRICT


SANDY DWYER
Administrator of Facilities Planning

SD/jm

Enclosure

SANDY DWYER, ADMINISTRATOR OF FACILITIES PLANNING

BEFORE THE BOARD OF EDUCATION
OF THE MANTECA UNIFIED SCHOOL DISTRICT
OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA

RESOLUTION NO. 03/04-08

AUTHORIZING WRITTEN COMMENT TO THE CITY
OF MANTECA REGARDING CITY OF MANTECA'S GENERAL PLAN

WHEREAS, the City of Manteca has requested Manteca Unified School District to review and make comments on the draft of the Manteca General Plan; and

WHEREAS, Manteca Unified School District has an interest in the policies proposed within the draft of the General Plan for the City of Manteca;

NOW, THEREFORE, BE IT RESOLVED that the Manteca Unified School District Board of Education authorize written comment to the City of Manteca draft General Plan per Exhibit "D" (in bold highlighted print) attached.

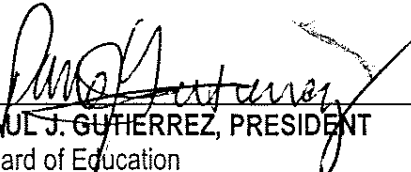
PASSED AND ADOPTED this twenty-second day of July, 2003, by the following vote of the Board of Education of the Manteca Unified School District of the County of San Joaquin, to wit:

AYES: Fichtner, Fritch, Gutierrez, Holmes, Medeiros, Moore, Teicheira

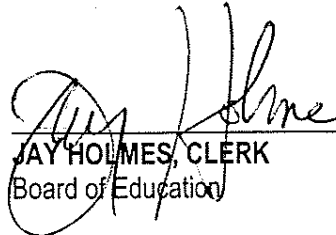
NOES: None

ABSENT: None

ATTEST:



PAUL J. GUTIERREZ, PRESIDENT
Board of Education



JAY HOLMES, CLERK
Board of Education

- PF-I-24 The Fire Department shall continuously monitor response times and report annually on the results of the monitoring.
- PF-I-25 The Planning Commission and City Engineer will review proposed residential street patterns to evaluate the accessibility for fire engines and emergency response.

Education (Schools)

- Goal PF-13 Provide for the educational needs of the Manteca residents.
- PF-P-32 The City shall cooperate with the Manteca Unified School District and others in locating and reserving appropriate sites for new schools. Adequate facilities shall be planned to accommodate new residential development and endeavor to create neighborhood schools. 1
- PF-P-33 The City shall cooperate with the Manteca Unified School District in their collection of school facility development fees from new development.
- PF-P-34 Financing of new school facilities will be planned concurrent with new development.
- PF-P-35 The City and Manteca Unified School District will work together to develop criteria for the designation of school sites and consider opportunities for reducing the cost of land for school facilities. The City will encourage the school district to comply with City standards in the design and landscaping of school facilities.
- PF-P-36 The City will consider opportunities for joint-use of facilities with the school district. When feasible, a joint-use agreement will be pursued to maximize public use of facilities, minimizing duplication of services provided, and facilitate shared financial and operational responsibilities. 2
- PF-P-37 ~~When feasible, schools will be~~ Schools must be located away from hazards of sensitive resource conservation areas, except where the proximity of resources may be of educational value and the protection of resources is reasonably assured. 3
- PF-I-18 The City will maintain an inventory of all public lands to identify opportunities for joint-use facilities and neighborhood schools. 4

- PF-I-19 The City shall cooperate with the Manteca Unified School District to select a suitable location for a high school south of SR-120 and to select suitable locations within new residential developments for neighborhood K-8 schools.
- PF-I-20 The City will request an annual meeting with the Administrator and the Board of Trustees of the Manteca Unified Unified School District to review development issues and opportunities for cooperation between the school district and the City.
- PF-I-21 The City will encourage the expansion of higher education program and opportunities in Manteca.

Parks and Recreation

- Goal PF-14 Establish and maintain a park system and recreation facilities that support economic development and residential growth in the City.
- Goal PF-15 Establish and maintain a park system and recreation facilities that are suited to the needs of Manteca residents and visitors.
- Goal PF-16 Promote the provision of private recreational facilities and opportunities.
- Goal PF-17 Establish a recreation program that is suited to the needs and interests of all Manteca residents.
- Goal PF-18 Provide a network of pedestrian and bicycle routes connecting Manteca's major open space areas and destination points.
- PF-P-45 The City shall expand the community and neighborhood park system with the goal of providing neighborhood park facilities within reasonable walking distance of all City residential areas.
- PF-P-46 The City shall use joint development of park and drainage detention basins in the development of neighborhood parks.
- PF-P-47 ~~The~~ City shall cooperate with the Manteca Unified School District in opportunities for joint-use of school and park and recreation facilities.
- PF-P-48 City park acquisition efforts shall be based on a goal of 5 acres of developed neighborhood and community parkland per 1,000 residents within the City limits.

14.4 SOLID WASTE DISPOSAL

14.4.1 Existing Conditions

The City of Manteca Solid Waste Division collects solid waste throughout the City and deposits it at the Lovelace Solid Waste Transfer Station. (7) Recyclable materials are sorted at the Lovelace facility. Green waste is delivered to the Austin Road/Forward Landfill. This landfill has a closure date of 2053 and has a remaining capacity of 1,608,752 cubic yards.

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

The City functions interactively with customers to remove all permissible waste and achieve the community's responsibility towards conserving resources. Manteca provides the following solid waste services:

- Residential recycling picked up on a bi-weekly schedule at no extra cost to the customer.
- Residential bi-weekly curbside pickup of compost materials.
- Leaf and Christmas tree pick up.
- Oil collection containers picked up on a weekly basis.
- Commercial recycling.
- Household Hazardous Waste collection.

Hazardous waste handling/disposal is discussed in Hazardous Materials, Section 9 of this EIR.

14.5 EDUCATION (SCHOOLS)

14.5.1 Existing Primary and Secondary Education Resources

The Manteca Unified School District (MUSD) operates ~~twenty-one (21)~~ twenty-eight (28) schools ranging from Kindergarten through High School; education facilities include ~~fifteen (15)~~ twenty (20) elementary schools, four high schools, one adult education school, and two continuation high schools. The estimated number of students is ~~19,753~~ 21,327 as of May 16, 2003. Schools follow both a traditional and year-round calendar. MUSD include the communities of Manteca, Lathrop, French Camp, and Weston Ranch. (8)(9)(10)

14.5.2 Existing Post-Secondary Education Resources

There are no post-secondary campuses located in Manteca. However, post-secondary educational resources are available through distance learning and regional education. San Joaquin Delta College (Stockton) offers classes at Delta College Farm Laboratory in Manteca and the Manteca Adult School. Courses in Manteca are taught by Delta college instructors or are

provided by “distance learning” utilizing the internet, television, and video. California State University, Stanislaus also offers educational opportunities in Manteca at Manteca High School. Community colleges are located in Stockton, Merced and Modesto. There are a variety of private and specialized college opportunities nearby. California State University, Sacramento, and University of Phoenix, Sacramento, offer a university experience to Manteca residents.

14.5.3 Service Standard

The projected enrollment is based on an average number of students per dwelling unit. Table 14-1 summarizes the student yield rate as of ~~2000-2001~~, 2003-2004.

Table 14-1

Projected Student Yield Rate

K-6 — 0.485 students per unit	<u>K-6</u> <u>0.534 students per unit</u>
7-8 — 0.139 students per unit	<u>7-8</u> <u>0.147 students per unit</u>
9-12 — 0.295 students per unit	<u>9-12</u> <u>0.267 students per unit</u>
	<u>Total</u> <u>0.948</u>

7

Source: Student Generation Analysis, Manteca Unified School District, Public Economics, Inc. May ~~2001~~-2003.

14.6 LIBRARY

The Manteca Branch Library was constructed in 1961, and is a 14,396 square-foot facility. The Library is the information and learning center for the City of Manteca, and a service area that includes outlying unincorporated county areas. Part of the Stockton-San Joaquin County Public Library, the Manteca Branch is one of the libraries serving the southern end of San Joaquin County. The branch is located in the heart of downtown Manteca. It has served as the connection to government, business, schools, and community organizations for the residents of Manteca for over 40 years, providing meeting room space, among other services. The Library is a current depository for local government documents and ordinances. The Library and the community room have long been the unofficial center of the City of Manteca.

14.6.1 Planned Library Building Program

The current Library’s size and infrastructure is inadequate to meet the modern library service needs of the community. Grant funding is currently being sought in order to build a new facility. The City of Manteca will own and maintain the new Library.

The new Branch Library will be constructed on the downtown site of the current Library, which a community assessment has shown to be the preferred location for the residents of Manteca. The new Library will include a Family Literacy Center. It will also provide easy access to

Fire Protection

- PF-P-41 The City shall endeavor to maintain an overall fire insurance (ISO) rating of 4 or better.
- PF-P-42 The City shall endeavor through adequate staffing and station locations to maintain the minimum feasible response time for fire and emergency calls.
- PF-P-43 The City shall establish the criteria for determining the circumstances under which fire service will be enhanced.
- PF-I-24 The Fire Department shall continuously monitor response times and report annually on the results of the monitoring.
- PF-I-25 The Planning Commission and City Engineer will review proposed residential street patterns to evaluate the accessibility for fire engines and emergency response.

Education (Schools)

- Goal PF-13 Provide for the educational needs of the Manteca residents.
- PF-P-32 The City shall cooperate with the Manteca Unified School District and others in locating and reserving appropriate sites for new schools. neighborhood walking distance schools. Adequate facilities shall be planned to accommodate new residential development.
- PF-P-33 The City shall cooperate with the Manteca Unified School District in their collection of school facility development fees from new development.
- PF-P-34 Financing of new school facilities will be planned concurrent with new development.
- PF-P-35 The City and Manteca Unified School District will work together to develop criteria for the designation of school sites and consider opportunities for reducing the cost of land for school facilities. The City will encourage the school district to comply with City standards in the design and landscaping of school facilities.

Comment Letter 2: Sandy Dwyer, Administrator of Facilities Planning, Manteca Unified School District, August 6, 2003

Response 2-1: The comment is a proposed change to the draft policies of the General Plan.

Comment noted and will be referred to the Manteca City Council for consideration in the public review of the Draft General Plan.

Response 2-2: Comment noted.

Response 2-3: The comment is a proposed change to the draft policies of the General Plan.

Comment noted and will be referred to the Manteca City Council for consideration in the public review of the Draft General Plan.

Response 2-4: The comment is a proposed change to the draft policies of the General Plan.

Comment noted and will be referred to the Manteca City Council for consideration in the public review of the Draft General Plan.

Response 2-5: The comment is a proposed change to the draft policies of the General Plan.

Comment noted and will be referred to the Manteca City Council for consideration in the public review of the Draft General Plan.

Response 2-6: Comment noted.

Response 2-6: Comment noted. The Environmental Impact Report is amended to read:

Existing Primary and Secondary Education Resources

The Manteca Unified School District (MUSD) operates ~~twenty-one (21)~~ twenty-eight (28) schools ranging from Kindergarten through High School; education facilities include ~~fifteen (15)~~ twenty (20) elementary schools, three high schools, one adult education school, and two continuation high schools. The estimated number of students is ~~19,753~~ 21,327 as of May 16, 2003. Schools follow both a traditional and year-round calendar. MUSD includes the communities of Manteca, Lathrop, French Camp, and Weston Ranch. ~~(8)(9)(10)~~

Response 2-7: Comment noted. The Environmental Impact Report is amended to read:

The projected enrollment is based on an average number of students per dwelling unit. Table 14-1 summarizes the student yield rate as of ~~2000-2001~~ 2003-2004.

TABLE ERROR! NO TEXT OF SPECIFIED STYLE IN DOCUMENT.-1**PROJECTED STUDENT YIELD RATE**

K-6	0.485 <u>0.534</u> students per unit
7-8	0.139 <u>0.147</u> students per unit
9-12	0.295 <u>0.267</u> students per unit
TOTAL	<u>0.948 students per unit</u>

Source: *Student Generation Analysis, Manteca Unified School District, Public Economics, Inc.*
May ~~2001~~ 2003

Response 2-8: The comment is a proposed change to the draft policies of the General Plan.

Comment noted and will be referred to the Manteca City Council for consideration in the public review of the Draft General Plan.

3

August 18, 2003

TO: City Council, Planning Staff
City of Manteca

FROM: Crystal Quinly
2079 Goldeneye Way
Manteca, CA 95337
209-825-7810 eves.

Post-it® Fax Note	7671	Date	8/22	# of pages	3
To	BenConty	From	Crystal Quinly		
Co./Dept.		Co.			
Phone #	825-2349	Phone #	825-7810 eves		
Fax #		Fax #			

RECEIVED

AUG 22 2003

Community Development Department

RE: Draft Environmental Impact Report (EIR) - City of Manteca General Plan

Upon reviewing the Draft EIR, I have several questions and comments concerning the proposed land use in the southwest section of the city. Specifically, the inconsistencies in land use goals and policies in relation to the proposed land use in the newly developed residential areas in the vicinity of Airport and Woodward Roads.

- 1) LU-P-15 "Higher density shall be located by the full range of urban services, along collector and arterial streets..." If the City intends to follow this policy, then shouldn't the neighborhoods developed between Airport, Atherton, and Woodward be high density? These neighborhoods are Low-density residential (LDR), not High-density residential (HDR). The draft EIR land use correctly identifies these neighborhoods as LDR, however, to the north General Commercial (GC) is planned, and along Airport and Woodward Roads, Commercial Mixed Use (CMU) is planned. The proposed land uses of placing GC and CMU next to LDR are not consistent with the policy. 1
- 2) LU-P-16 "The City shall promote the preservation and integrity of existing stable residential neighborhoods". The LDR homes in the Bella Vista and Meritage neighborhoods are existing (for over 3 years) and are considered by many residents to be stable. How can placing GC and CMU around three sides of these neighborhoods promote the preservation and integrity of these neighborhoods? 2
- 3) LU-P-24 "New commercial development shall be designed to avoid the appearance of strip development." How can proposing CMU on the west side of Airport Road from Atherton to Woodward avoid strip development? This is going to be nothing but a strip of parcels, which of course is strip development. 3
- 4) LU-P-27 "The City shall monitor commercial development to balance growth in residential, commercial and industrial development." What criteria is used to monitor commercial development? Certainly, placing commercial on three sides of a LDR neighborhood, resulting in an increase of noise and traffic, is not a balance to the voting citizens. 4

5) LU-P-47 "The City shall develop and apply standards for pedestrian circulation that enable residents to select a reasonably direct and safe pedestrian route to schools, parks, transit stops and commercial services." If the proposed land use of CMU and GC are approved for these areas, again with a substantial increase in traffic, how will the city enforce the above policy? Residents have already expressed concern on direct and safe pedestrian routes to schools. Even the bus stops located on Airport Rd. are not considered safe. The proposed land uses will make Airport Rd. even less safe, thereby; the proposed land uses are not consistent with the policy.

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6) LU-I-1 "The City shall maintain a growth management system...following objectives: Preserve and protect the quality of life and character of the community." The proposed CMU and GC uses will certainly not protect the quality of life and character of the above referenced neighborhoods. How will the city ensure that this implementation policy will protect the neighborhoods from a lesser quality of life if the city leaders allow these residents to be trapped by commercial on three sides?

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My understanding is that the issues of commercial land use along Airport Rd. from Atherton to Woodward, and the proposed CMU on Woodward and Airport Rd. have already been discussed/debated by the Planning Commission and the City Council. The Commission clearly saw that the proposed land uses were not consistent with City policies and the needs of the voting residents in those areas. As such, the Commission voted to not "zone" CMU at the Woodward and Airport Rds. Intersection. This issue was taken to the City Council who refused to vote, for or against, on the proposal for CMU. Instead, this issue was sent to the Steering Committee, who recommended CMU along Airport and at the intersection of Airport and Woodward. I understand there is an appeal process, which is why this issue was initially forwarded to the Council after the Commission denied the first request for CMU at Woodward and Airport.

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The residents in these areas are just now becoming knowledgeable on what the City is proposing. In fact, we only found out on August 11, 2003, that there was another proposal for a developer to again try to place CMU in the wrong place. This seems like a rather devious way for a developer to work. First, try to follow the rules...to the planning commission...appeal to the council when denied...and now work behind the scenes with the Steering Committee to change the land use. This way, the neighbors are not specifically notified of a proposed land use change, because it is not a specific project within 300 feet of their property. This is only after all, the General Plan that all residents will live with. Yes, this is devious. When the residents bought the homes (and the developer, the Airport/Woodward parcel(s)), the area was zoned either LDR or was urban reserve/agricultural. To change to commercial will negatively affect the integrity and stability of the neighborhoods.

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If the City chooses to go against the needs of these neighborhoods and against the proposed policies mentioned above, I ask for a few items to be included in any and all conditions of approvals for proposed commercial developments in those areas. First, in the CMU proposed areas, that there are no strip malls (policy), and like the conceptual drawing on page 2-6 of the Land Use Element, that the planning staff and City enforce

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the plan. That is, CMU is for use as a public plaza, neighborhood park, and pedestrian paths (several feet off of Airport and Woodward). Also, that if the General Plan proceeds as proposed, there needs to be "a strong relationship" between the different land uses for pedestrian access and a common design theme.

9

As stated earlier, the residents are becoming knowledgeable concerning "the rules" for land use changes. We only hope that we can work behind the scenes to change the proposed land use from CMU and keep it consistent with the City policies. However, we will also work diligently within the City protocol (commission, council meetings) to be heard at the public hearings.

10

I look forward to the final EIR to ensure each question above was addressed by your consultant. I may also be contacted by phone in the evenings at 825-7810.

Thank you,



Comment Letter 3: Crystal Quinly, Manteca Resident, August 18, 2003

Response 3-1: The proposed General Plan Policy LU-P-15 is consistent with the planning principle of locating higher intensity land uses, such as high density residential use and commercial use, where they can be easily accessed by a major transportation facility, in this case the Airport Way/SR 120 interchange. The proposed Commercial Mixed Use (CMU) designation allows for a mix of commercial, office, and apartment use. These uses are entirely consistent with the stated policy.

Response 3-2: Commercial uses, most notably the General Commercial (GC) located on the north side of Atherton Drive, can have an effect on the stability of residential areas due to traffic, noise, lights, and night-time activity. These are typically mitigated through design standards applied by the City in the review and approval process for individual development projects. The City of Manteca applies such processes through the Zoning Ordinance. The location of commercial use adjacent to a residential neighborhood does not inherently destabilize the neighborhood.

Response 3-3: The parcels in question front on the west side of Airport Way between Atherton Drive and Woodward Avenue. Consistent with the policies in the General Plan, notably LU-P-15, this location should be allocated to higher density residential use and other uses appropriate to the character of Airport Way as a major regional circulation route. The Commercial Mixed Use (CMU) designation provides for a flexible mix of uses appropriate to this location. Low Density Residential is not an appropriate use for this location. The Commercial Mixed Use designation will be implemented in the Zoning Ordinance revision that will follow adoption of the General Plan. The Zoning Ordinance revision is required to maintain consistency between the General Plan. The Commercial Mixed Use designation and subsequent zone classification standards will specifically address the design standards required to comply with LU-P-24. Therefore, the proposed use is not inconsistent with the policy.

Response 3-4: Policy LU-P-27 relates to maintaining a balance of land use city-wide to ensure that the City of Manteca sustains the fiscal capacity to provide public services, and adequate land for employment and housing development. The criteria used to monitor these components of community land use include the level of public services provided to the community, the fiscal health of the City of Manteca as evidenced in the annual budget, the availability of employment opportunities, and the availability of housing opportunities, among other factors determined by the City of Manteca.

Response 3-5: Airport Way has been identified as a major, regional circulation route for many years and the General Plan traffic analysis indicates the potential for a need to accommodate up to 8 lanes at full development of the General Plan and surrounding development. These impacts are of such magnitude that the effects of the proposed Commercial Mixed Use would not be significant. In fact, the Commercial Mixed Use designation is designed to facilitate pedestrian

traffic from the future neighborhoods to the east and west of Airport Way by providing smaller retail and service commercial uses, office use, and residential uses.

Policy LU-P-47 will be implemented in providing pedestrian and bicycle circulation from the neighborhood east of Airport Way to the neighborhood located to the east, not to the west across Airport Way. The proposed plan is consistent with and is designed to implement Policy LU-P-47.

Response 3-6: The quality of life and character of the residential neighborhoods fronting major arterial streets throughout the City can best be protected and enhanced by orienting pedestrian traffic and the activity focus of the neighborhood toward neighborhood features, such as neighborhood parks and schools, and small service commercial and retail areas. This is a fundamental principle in neighborhood design that is implemented by the design of the local circulation system and the location of neighborhood features. Airport Way will become a pedestrian barrier as growth occurs throughout the west side of the City of Manteca, and beyond the city boundaries. The Commercial Mixed Use designation on the northeast corner of Woodward Avenue and Airport Way will include the type of retail, service commercial, and office uses that are neighborhood oriented. The site is not suitable for larger scale retail uses that would tend to be auto oriented.

Response 3-7: Comment noted. The comment relates to the writer's perceived sequence of events in the preparation of the General Plan and is not an environmental issue.

Response 3-8: Comment noted. The comment relates to the commentator's perceived sequence of events in the preparation of the General Plan and is not an environmental issue.

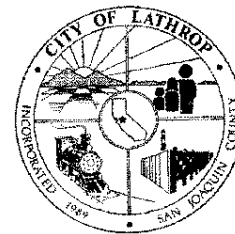
Response 3-9: The comment is consistent with the General Plan Policy LU-P-24 and the description of the Commercial Mixed Use designation. The Commercial Mixed Use designation will be implemented with a new Commercial Mixed Use Zone Classification pursuant to adoption of the General Plan. The new zone classification must be consistent with the General Plan description of the CMU designation.

City of Lathrop
Community Development

Planning Division

(209) 858-2860, Extension 327

(209) 858-5259 Facsimile



August 19, 2003

RECEIVED

AUG 25 2003

Kyle Kollar
 Community Development Director
 City of Manteca
 1001 W. Center Street
 Manteca, CA 95337

Community Development Department

Subject: Manteca General Plan 2023 Draft Environmental Impact Report

Dear Mr. Kollar:

At its meeting of August 19, 2003, the City Council of the City of Lathrop reviewed the referenced Manteca General Plan 2023 Draft Environmental Impact Report (EIR) and directed staff to submit this letter in response.

The City of Lathrop is concerned about the potential impact this project will have on the City of Lathrop. We respectfully request that you address all impacts that might occur to the City of Lathrop in the EIR. Most prominently, we are concerned about the traffic impacts.

Lathrop Road and Louise Avenue are designated as major arterials in the City of Lathrop General Plan with final configuration consisting of eight lanes from Interstate-5 to Harlan Road and four lanes from Harlan Road to the Manteca City limits. In addition, a portion of each of these two Right Of Way's (ROW) are within the Manteca General Plan boundary, and Louise Avenue extends into the Manteca city limits. The Manteca General Plan EIR, however, ignores the impacts on roads that go into and through the City of Lathrop. The Manteca General Plan calls for Louise Avenue to be a four-lane road from Airport Way east through the City of Manteca. The City of Lathrop designates Louise Avenue to be a four-lane road from our city limits west to Harlan Road. The City of Manteca Draft EIR leaves that portion that is in the Manteca city limits from Airport Way west to the railroad tracks (City of Lathrop city limits) as a two-lane road. This will create an automatic bottleneck.

Public Works reviewed the Traffic Section of the Manteca Draft EIR for their General Plan 2023 update. The street widths proposed in the document are generally consistent with or exceed the number of lanes proposed for the City of Lathrop street system with one exception and that is Louise Avenue between Airport Way and the City of Lathrop city limits at the Union Pacific Railroad tracks. The number of lanes at the connection points between the two cities is as follows:

<u>Street</u>	<u>Lathrop Number of Lanes</u>	<u>Manteca 2023 GP Number of Lanes</u>
Lathrop Road	4	4
Louise Avenue	4	2
Yosemite Avenue	4	6

There is a reference on Page 15-44 ".....to traffic associated with large projects in Manteca (business park south of McKinley) and other projects included in the background. For instance, these projects include traffic from the Landmark Logistic Center (LLC), a large mixed-use project approved in the City of Lathrop." This project was never approved nor was an EIR ever prepared for the project.

Recent developments in the City of Lathrop should have been included in your traffic projections. The traffic model calibration/validation effort was detailed in the August 2002, report by Fehr and Peers Associates. Their traffic projections may not have included the River Islands, Pacific Union Homes, and TCN Properties LLP developments approved this year.

It appears that your traffic input data for the City of Lathrop is incorrect. The traffic input data does not appear to have included River Islands, Pacific Union Homes, and TCN Properties, but did include the Landmark Logistic Center (LLC), which was not approved.

Our primary concern is that access from Manteca to Interstate-5 is from Louise Avenue and Lathrop Road in Lathrop. Table 15-9 Comparison of Existing to Forecast Traffic Volumes for Airport Way between Lathrop Road to Louise Avenue has a forecasted growth of 359%. The new General Plan indicates a Traffic Volume of 39,700 on Airport Way. There are no counts provided for traffic turning west onto Louise Avenue or Lathrop Road going through the City of Lathrop to Interstate-5. In the Draft EIR all traffic is shown only going to State Route-120. This means that traffic would choose to go a greater distance to get onto State Route-120 that leads to Interstate-5, then would go directly onto Interstate-5 from Louise Avenue or Lathrop Road. However, although not shown in the EIR it is anticipated that the traffic from Manteca would, in fact, choose to utilize Lathrop Road and Louise Avenue to access Interstate-5. The actual generated traffic would result in a significant adverse impact to both the easterly and westerly direction of Louise Avenue and Lathrop Road in the City of Lathrop. Traffic generated would also result in significant impacts to the Louise Avenue/Interstate-5 and Lathrop Road/Interstate-5 on and off ramps. These impacts need to be addressed in the EIR and in the mitigation-monitoring plan.

Kyle Kollar
August 19, 2003
Page 3

Please provide me with a copy of the final environmental impact report for this project when available. In addition, please provide me with the dates of any future actions by the Planning Commission and City Council regarding the General Plan EIR.

Sincerely



Deanna D. Walsh
Principal Planner

cc: Pam Carder, City Manager
Ramon Batista, Assistant City Manager
Bruce Coleman, Community Development Director
Cary Keaten, Public Works Director
Ken Buck, Deputy Public Works Director

Comment Letter 4: Deanna Walsh, Principal Planner, City of Lathrop, August 19, 2003

Response 4-1: The analysis assumed that Louise Avenue will be four lanes extending from the City of Lathrop to Manteca. The table in the General Plan describing the lane configurations will be updated to clarify the lane assumptions.

Response 4-2: The brief list of the projects included in the analysis on Page 15-44 was not intended to be exhaustive nor solely based on approved projects in adjacent jurisdictions. The inclusion of the Landmark Logistic Center was intended to ensure that the infrastructure south of State Route 120, including the potential McKinley Avenue interchange, was sufficient for the anticipated travel demand. Generally speaking, the traffic analysis relied on the regionally prepared growth forecasts for adjacent jurisdictions. This approach is considered adequate for the purposes of CEQA given the difficulty in accurately forecasting land use in other jurisdictions.

Response 4-3: The increase in traffic in Lathrop from the incremental development should be minimal. First, a majority of the additional development occurs south of State Route 120. For example, the proposed business park south of McKinley Avenue would directly access SR 120 via a proposed interchange. This project would take access to SR 120 and I-5 without impacting the City of Lathrop. Second, the traffic volumes on roadways adjacent to Lathrop are below the capacity threshold of a four-lane facility, which is the lane configuration in Lathrop according to the City of Lathrop comments. Finally, the Manteca General Plan adds both homes and jobs. When this additional employment occurs, the traditional commuting patterns around Manteca will significantly change with less need to access Interstate 5. For these reasons, it is unlikely that the Manteca General Plan would negatively impact the City of Lathrop. Therefore, it is unnecessary to address these impacts in the EIR and to develop a mitigation-monitoring plan.

August 19, 2003

RECEIVED

AUG 20 2003

Community Development Department

To Whom It May Concern.

In my opinion the EIR is a p.p. pressure sharn that will be filed on a shelf and never looked at again. Nothing will be the same by the time development happens - Nothing will be mitigated and more problem will happen,

Manteca's streets are inadequate, Manteca's sewer system is falling apart and without a bailout from the State or Federal government the taxpayers are going to pay through the nose

Manteca plans to annex property only to declare the paper spack and farmland blighted. Why does Manteca want to annex blighted land?

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Montica has no housework
jobs that could afford
the houses quickly in
the \$150,000 bracket and
there is no house and
job balance. The buyers
are commuters that
add more traffic (not
mitigated) on all of the
roads.

School all over chartered
and no money to build.

Loss of ag land is the
greatest and most danger-
ous as we become more
dependent on imports.
Driving up prices (Govern-
ment) if they want to
spend money should in-
vest in open space and
farmland first of road
and all the problems that
come with growth.

The EIR to me is only
empty words and until
text is added for enforce-
ment at Granddus nothing
and means nothing.

A comment on Lathrap
Rd. and Louse Ave.
as far as Lathrap City
is concerned. The city
of Manteca has plant
you that sections of
Road, and they had (or
have) to do it do it
as provided by the
annexation agreement.
The frontage road and
new road for Louse
should have been done
by June of 2003 and it
didn't even start as
planned and agreed to
for the existing people
on both Louse and
Lathrap Roads. Defect
if anyone is not doing
the right thing, and
problems are caused for
everyone that goes
the F I R.

Georgina Buckart
6605 E. Louse Ave.
Manteca, Ca
95337

Comment Letter 5: Georgianna Reichelt, Resident, August 19, 2003

Response 5-1: Comment noted.

Response 5-2: Comment noted.

Response 5-3: Comment noted.

Response 5-4: Comment noted.

Response 5-5: The General Plan includes several goals and policies designed to redress the imbalance between jobs and housing, and to increase the proportion of housing affordable to low and middle income households. The Land Use Element includes proposals that would increase the density of residential development, and thereby reduce the cost of housing.

Response 5-6: The Manteca Unified School District has provided comments on the Draft EIR and did not indicate overcrowding or the inability to fund new school construction. The General Plan includes several policies (PF-P-32 through PF-P-37) and implementation measures (PF-I-18 through PF-I-21) that require the City to cooperate with the school district in long range planning, identification of suitable school sites, and programs that fund new schools through fees on new development. Refer to Response to Comment 2 (Manteca Unified School District) for additional comments on the schools in the City and recommendations for policy amendments by the school district board.

Response 5-7: The Draft EIR addresses the loss of agricultural land. Refer to Response to Comment 9 (California Department of Conservation) for additional information on this subject.

Response 5-8: Comment noted.

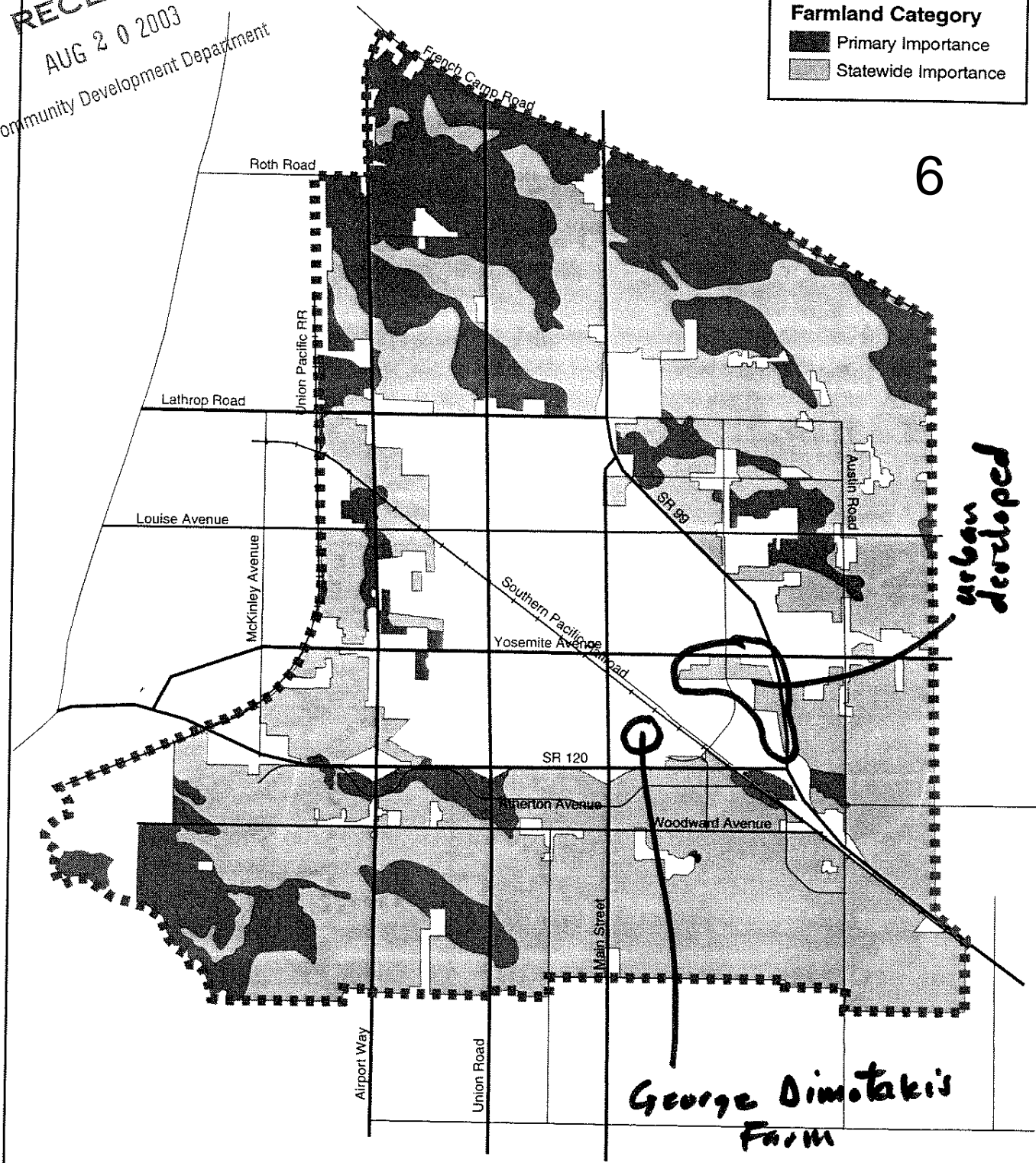
Response 5-9: Comment appears to relate to implementation of improvements due to a specific development agreement that precedes this General Plan update. The issue is not clear, but appears to be beyond the scope of this General Plan and the Environmental Impact Report.

RECEIVED
 AUG 20 2003
 Community Development Department

LEGEND

- ▣ Study Area Boundary
- Farmland Category**
- Primary Importance
- ▨ Statewide Importance

6



Comment Letter 6: George Dimotakis, Resident, Communication to Ben Cantu August 20, 2003

Mr. Dimotakis presented Mr. Cantu with the copies of the maps on pages 32 and 33 indicating that Figure 4-2 (Prime Farmlands and Farmlands of Statewide Importance in the Study Area) is incorrect with regard to the depiction of Prime Farmland.

Response 6-1: The figure is provided by the State Department of Conservation Farmland Mapping and Monitoring Program. It identifies the areas shown in white, including the Dimotakis farm, as Urbanized. The land is in active agricultural production, but is surrounded by industrial land use on the east and west, the railroad and industrial land use to the north, and State Route 120 to the south. The map is a correct representation of the Department of Conservation FMMP map.

The presentation of this map does not affect the ability of the landowner to continue farming this land. The General Plan Land Use Map designates this land as Agriculture, and the land is within a Williamson Act Contract.



Gray Davis
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse



Tal Finney
Interim Director

August 21, 2003

7

Kyle Kollar
City of Manteca
1001 W. Center Street
Manteca, CA 95337

Subject: City of Manteca General Plan 2023
SCH#: 2002042088

Dear Kyle Kollar:

The State Clearinghouse submitted the above named Draft EIR to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on August 20, 2003, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

"A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

1

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Terry Roberts
Director, State Clearinghouse

Enclosures
cc: Resources Agency

Comment Letter 7: California State Clearinghouse - August 21, 2003

Response 7-1: Comment noted.

DEPARTMENT OF TRANSPORTATION

DIVISION OF AERONAUTICS - M.S.#40

1120 N STREET

P. O. BOX 942873

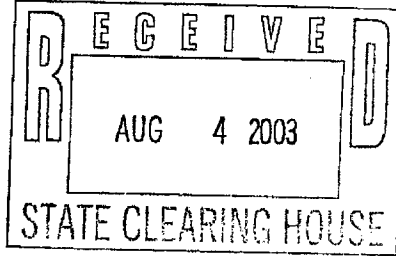
SACRAMENTO, CA 94273-0001

PHONE (916) 654-4959

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8

July 31, 2003

Mr. Kyle Kollar
City of Manteca Community Development Department
1001 W. Center Street
Manteca, CA 95337

Dear Mr. Kollar:

Re: *Draft Environmental Impact Report (DEIR) City of Manteca General Plan 2023;*
SCH# 2002042088

The California Department of Transportation, Division of Aeronautics ("Department"), reviewed the above-referenced document with respect to airport-related noise and safety impacts and regional aviation land use planning issues pursuant to the California Environmental Quality Act (CEQA). The following comments are offered for your consideration.

1. The proposal is for an update to the City of Manteca General Plan. Portions of the Study Area Boundary for the General Plan appear to be within the San Joaquin County Airport Land Use Commission (ALUC) designated *Area of Influence* for Stockton Metropolitan Airport.
2. In accordance with Public Utilities Code (PUC) Section 21676, local General Plans and any amendments must be consistent with the adopted airport land use compatibility plans developed by the San Joaquin County ALUC. This requirement is necessary to ensure that General Plan policies and recommendations for noise impact assessment and land use densities are appropriate, given the nature of airport operations. In addition to submitting the proposal to the ALUC, it should also be coordinated with airport staff to ensure that the General Plan will be compatible with future as well as existing airport operations.
3. In addition, in accordance with CEQA, Public Resources Code 21096, the Department's Airport Land Use Planning Handbook (Handbook) must be utilized as a resource in the preparation of environmental documents for projects within an airport land use compatibility plan boundaries or if such a plan has not been adopted, within two nautical miles of an airport. The Handbook is a resource that should be applied to all public use airports. The Handbook is published on-line at <http://www.dot.ca.gov/hq/planning/aeronaut/htmlfile/landuse.html>.
4. The enclosed Federal Aviation Administration (FAA) Advisory Circular (AC150/5200-33) entitled "Hazardous Wildlife Attractants on or Near Airports" states that land use practices that attract or sustain hazardous wildlife populations

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Mr. Kyle Kollar
July 31, 2003
Page 3

on or near airports can significantly increase the potential for wildlife-aircraft collisions. The FAA recommends that landfills, wastewater treatment facilities, surface mining, wetlands and other uses that have the potential to attract wildlife, be restricted in the vicinity of an airport. Also enclosed is a copy of AC 150/5200-34 entitled "Construction or Establishment of Landfills Near Public Airports."

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5. The need for compatible and safe land uses near airports in California is both a local and a state issue. We strongly feel that the protection of airports from incompatible land use encroachment is vital to California's economic future. Airport land use commissions and airport land use compatibility plans, however, are key to protecting an airport and the people residing and working in the vicinity of an airport.

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These comments reflect the areas of concern to the Department's Division of Aeronautics with respect to airport-related noise and safety impacts and regional airport land use planning issues. We advise you to contact our district office concerning surface transportation issues.

Thank you for the opportunity to review and comment on this proposal. If you have any questions, please call me at (916) 654-5314.

Sincerely,

Original Signed by

SANDY HESNARD
Aviation Environmental Planner

Enclosures

c: State Clearinghouse
Stockton Metro Airport
ALUC c/o San Joaquin Council of Governments

Comment Letter 8: Sandy Hesnard, Aviation Environmental Planner, Department of Transportation , Division of Aeronautics, July 31, 2003

Response 8-1: The General Plan Study Area Boundary coincides with French Camp Road on the north. This is the area within the General Plan Study Area that is nearest the Stockton Metro Airport, approximately 8000 feet from the nearest point along the airport runway. Figure 11-6, “Study Area Within the Area of Influence of the Stockton Metro Airport” is added to the Environmental Impact Report. This figure illustrates the boundary of the Area of Influence, the Conical Zone, and the Horizontal Zone as defined in the San Joaquin County Council of Governments “Airport Land Use Plan” as amended in 1993. This is the current Airport Land Use Plan that applies to the Stockton Metro Airport.

Figure 11-6 indicates that the Area of Influence generally affects that portion of the General Plan Study Area north of Lathrop Road and extending beyond the Study Area boundary to the east and west. The Conical Zone affects the Study Area in the area generally north of Lovelace Road and Roth Road, and also extends beyond the Study Area to the east and west. The Horizontal Zone is located approximately one-quarter mile along the south edge of French Camp Road at the edge of the Study Area.

The General Plan proposes no new land uses in the area affected by the Horizontal Zone or the Conical Zone. Consistent with the San Joaquin County General Plan, the 2023 General Plan proposes Agricultural Land Use in this area.

The General Plan Draft EIR was referred to the San Joaquin Council of Governments, which provides the staff to the San Joaquin County ALUC. The SJCOG did not provide any comment to the DEIR.

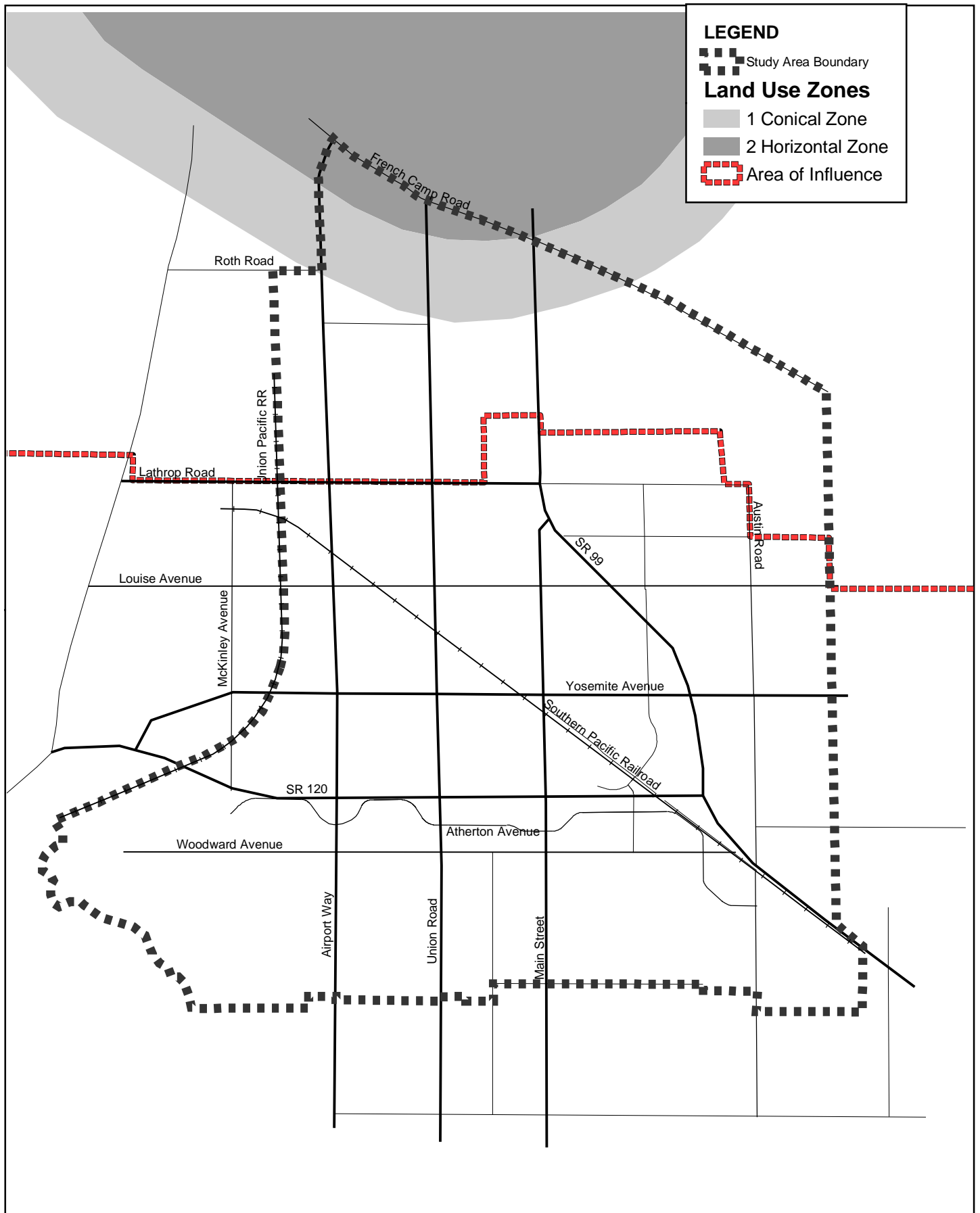
Any future urban expansion of Manteca within the Area of Influence and specifically those areas affected by the Conical Zone and the Horizontal Zone (north of Lovelace Road) would potentially impact the Stockton Metro Airport.

Mitigation Measure:

The following policies should be added to the 2023 General Plan:

LU-P-51 New residential land uses (developments with no less than 5 units) within the Stockton Metro Airport Area of Influence must have an aviation easement recorded in favor of the airport. The Deed of Aviation and Hazard Easement must be filed with the County Recorder prior to development construction.

Occupied structures must be soundproofed to reduce interior noise to 45 dB.



Manteca General Plan



STUDY AREA WITHIN THE AREA OF INFLUENCE OF THE STOCKTON METRO AIRPORT

Reflective materials are not permitted to be used in structures or signs to avoid distracting pilots.

All proposed acquisitions of property within a 2 mile radius of an airport runway for the purpose of constructing a school requires a review and approval by the State Department of Transportation, Division of Aeronautics.

No transmission which would interfere with aircraft communications or navigation are permitted. Power lines must be undergrounded if necessary to prevent hazard to aircraft.

LU-P-52 The City of Manteca shall refer all applications for development within the Stockton Metro Airport Area of Influence to the Airport Land Use Commission, and the Stockton Metro Airport.

Residual Level of Significance: Less than Significant With Mitigation

Response 8-2: The Airport Land Use Handbook was used in preparation of Draft EIR. The distance to the airport for all areas proposed for urban development is greater than 2 miles.

Response 8-3: The General Plan does not affect land uses that attract or sustain hazardous wildlife populations on or near airports. The Lovelace Solid Waste Transfer Station located on Lovelace Road is an existing facility that is not affected by the proposed 2023 General Plan.

Response 8-4: Comment noted. The Manteca 2023 General Plan includes a substantial body of policies oriented to economic development, including industrial and commercial uses that benefit from the continued successful operation of the Stockton Metro Airport.



DEPARTMENT OF CONSERVATION
STATE OF CALIFORNIA

9

August 18, 2003

DIVISION OF
LAND RESOURCE
PROTECTION

801 K STREET
SACRAMENTO
CALIFORNIA
95814

PHONE
916/324-0850

FAX
916/327-3430

INTERNET
constrv.ca.gov

GRAY DAVIS
GOVERNOR

Mr. Kyle Kollar, Director
City of Manteca
Community Development Department
1052 South Livermore Avenue
Manteca, CA 95337

Subject: City of Manteca General Plan 2023 Draft Environmental Impact
Report (DEIR), - SCH# 2002042088, San Joaquin County

Dear Mr. Kollar:

The Department of Conservation's (Department) Division of Land Resource Protection (Division) has reviewed the DEIR for the referenced project. The Division monitors farmland conversion on a statewide basis and administers the California Land Conservation (Williamson) Act and other agricultural land conservation programs. We offer the following recommendations with respect to the project's impacts on agricultural land and resources.

Project Description

The proposed project is an update to the City of Manteca (City) 1988 General Plan (GP) to the year 2023. The City is located near the northern end of the San Joaquin Valley at the junction of State Routes 99 and 120 in San Joaquin County (County). The GP planned growth area contains 5,265 acres of Prime Farmland and 11,863 acres of Farmland of Statewide Importance. Build-out will convert 1,052 and 4,781 acres respectively. Williamson Act contracts cover 3,861 acres in the growth area. Converted acreage of Williamson Act land is not provided.

The DEIR has determined that project conversion of Prime and Important Farmland and conflicts with Williamson Act land are significant impacts. Proposed mitigation is to encourage continued agriculture pending GP development under a growth management system that avoids Prime Farmland where feasible and discourages premature development. In addition, the City will discourage cancellation of Williamson Act contracts outside the Primary Urban Services Boundary and within the GP growth area and support County agricultural zoning of designated agricultural

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land within the Area Plan. The DEIR has determined that the GP will have growth-inducing and cumulative impacts but has not proposed mitigation.

Williamson Act Lands

In the interest of more completely describing impacted contract land, the Department recommends that the Final EIR (FEIR) tabulate the contracted acreage planned for conversion at build-out of the GP and denote the amount that is prime and nonprime agricultural land according to definition in Government Code §51201(c). In addition, we recommend that the following information be provided in the FEIR:

- As a general rule, land can be withdrawn from Williamson Act contract only through the nine-year nonrenewal process. Immediate termination via cancellation is reserved for "extraordinary", unforeseen situations (See Sierra Club v. City of Hayward (1981) 28 Cal.3d 840, 852-855). Furthermore, it has been held that "cancellation is inconsistent with the purposes of the (Williamson) Act if the objectives to be served by cancellation should have been predicted and served by nonrenewal at an earlier time, or if such objectives can be served by nonrenewal now" (Sierra Club v. City of Hayward).
- If cancellation is proposed, notification must be submitted to the Department prior to a board or council's consideration of a proposal for tentative cancellation (Government Code §51284.1). The board or council must consider the Department's comments prior to making a decision on the proposal. Required findings must be made by the board or council in order to approve tentative cancellation. Cancellation provisions involving Farmland Security Zone (FSZ) contracts include additional limitations. We recommend that the FEIR include discussion of how cancellations involved in this project would meet required findings. However, notification must be submitted separately from the CEQA process and CEQA documentation. (The notice should be mailed to Darryl Young, Director, Department of Conservation, c/o Division of Land Resource Protection, 801 K Street MS 13-71, Sacramento, CA 95814-3528.)
- Termination of a Williamson Act/FSZ contract by acquisition can only be accomplished by a public agency, having the power of eminent domain, for a public improvement. The Department must be notified in advance of any proposed public acquisition, and specific findings must be made (Government Code §51290 - 51292). The property must be acquired by eminent domain or in lieu of eminent domain in order to void the contract. The public agency must consider the Department's comments prior to taking action on the acquisition. School districts are precluded from acquiring land under FSZ contract. We recommend discussion in the FEIR of whether such action is envisioned by this project and how the acquisition will meet the required findings. However, notification must be submitted separately from the CEQA process and CEQA documentation to the address noted above.

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- If land within an agricultural preserve is annexed, the City must succeed to the rights, duties, and powers of the County in administering the preserve and contracts, unless conditions specified in Government Code §51243.5 apply. The DEIR should explain how the City intends to meet its requirement. 4
- If any part of the site is to continue under contract or remain within an agricultural preserve after project completion, the FEIR should discuss the proposed uses for those lands. Uses of contracted and preserve land must meet compatibility standards identified in Government Code §51238 - 51238.3 and §51296.7. Otherwise, contract termination (see above) must occur prior to the initiation of the land use, or the preserve must be disestablished. 5
- An agricultural preserve is a zone authorized by the Williamson Act and established by the local government to designate land qualified to be placed under contract. Preserves are also intended to create a setting for contract-protected lands that is conducive to continuing agricultural use. Therefore, the uses of agricultural preserve land must be restricted by zoning or other means so as not to be incompatible with the agricultural use of contracted land within the preserve (Government Code §51230). The FEIR should also discuss any proposed general plan designation or zoning within agricultural preserves affected by the project. 6

Mitigation Measures

The Department supports the City's growth measures to encourage conservation of agricultural land. However, they do not appear to function as mitigation for the permanent loss of agricultural land as a result of GP build-out. Mitigation should be specific, measurable actions that allow monitoring to ensure their implementation and evaluation of success. A mitigation consisting only of a statement of intention or an unspecified future action may not be adequate pursuant to CEQA. In addition, all feasible mitigation should be considered. 7

The City has already committed to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP), which offers proponents the option of contributing a fee or acreage under permanent easement to protect species habitat. Those not opting to participate in the SJMSCP must individually adhere to local, state and federal regulations requiring similar habitat mitigation. It is projected that preserve land under the SJMSCP will predominantly be agriculturally productive land that will be allowed to continue in agricultural use. Given this commitment, it appears feasible to propose a similar mitigation for projects implementing the GP's conversion of agricultural land. In some cases, the same land may function to compensate and protect species habitat and agricultural resources. The Department recommends, however, that this mitigation be required rather than voluntary for conversion of agricultural land. Projects that involve only the conversion of agricultural land and not also species habitat, for example, could avoid mitigation if participation is voluntary. We also recommend that the fee structure be revised for conversion of agricultural land 7

Mr. Kyle Kollar
August 18, 2003
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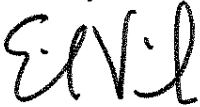
to be commensurate with land values in the area and that the acre-for-acre option include the requirement of equal quality of farmland.

Given the significance of agriculture to the County, the region and the State, the significance of farmland conversion by the GP and the impacts in terms of terminated Williamson Act contracts, coupled with the City's commitment to compensate the loss of important resources with permanent easements, such easement mitigation to protect agricultural resources appears warranted and feasible. The City of Lathrop has proposed similar mitigation in its DEIR for its water recycling plant expansion.

7

Thank you for the opportunity to comment on this DEIR. Pursuant to Public Resources Code §21092.5(a), the Department looks forward to receiving your response and a copy of the FEIR. If you have questions on our comments or require technical assistance or information on agricultural land conservation, please contact Bob Blanford at 801 K Street, MS 13-71, Sacramento, California 95814; or, phone (916) 327-2145.

Sincerely,



Erik Vink
Assistant Director

cc: State Clearinghouse

San Joaquin County Resource Conservation District
1222 Monaco Court, #23
Stockton, CA 95207

Comment Letter 9: Erik Vink, Assistant Director, Department of Conservation, August 18, 2003

Response 9-1: The General Plan Study Area encompasses a substantial area that is not planned for urban development, but rather would remain in agricultural or urban reserve area. The Study Area encompasses a total of 5,265.1 acres of Prime Farmland and 11,863.2 acres of Farmland of Statewide Importance. However, the General Plan Land Use Map is designed to direct future urbanization away from those lands identified as Prime Farmland where feasible. Figure 4-4 illustrates that the Prime Farmlands are located to the north, east and southwest of the Primary Urban Service Boundary. Much of the Prime Farmland designation lies within areas previously urbanized. The land use within the Primary Urban Service Boundary is sufficient to meet the projected growth needs of the City of Manteca over the 20 year horizon of the 2023 General Plan.



Land within the Secondary Urban Service Boundary is designated as Agriculture or Urban Reserve. Lands in these designations are not expected to be developed within the 20 year horizon of the 2023 General Plan. The urban reserve designation is used to indicate the general direction of development for the City of Manteca, beyond 20 years. The purpose is to provide long range guidance for public infrastructure and transportation planning, and to establish the intended path of future development relative to neighboring jurisdictions. Urbanization of these reserve areas is contemplated in the General Plan in policies that allow future growth, but would require an amendment to the General Plan, or adoption of a Specific Plan and concurrent amendment to the General Plan. Both of these actions would require additional environmental analysis.

The impact on Prime Farmland is minimized by the land use design. In addition, the 2023 General Plan includes amendments to the land use designations that are designed to provide a more compact pattern of development. Specifically, the land use densities allowed in the Residential land use categories are increased compared to the 1988 General Plan.





Figure 4-5 “Prime Farmlands Within Williamson Act Contracts”, illustrates the extent of both Prime Farmland and Farmlands of Statewide Importance. Table 4-5 (DEIR ,p.4-14) indicates Full development of the Primary Service boundary beyond the land already developed in the City of Manteca would require the conversion of 1,052 acres of Prime Farmland and 4,780.9 acres of Farmland of Statewide Importance.

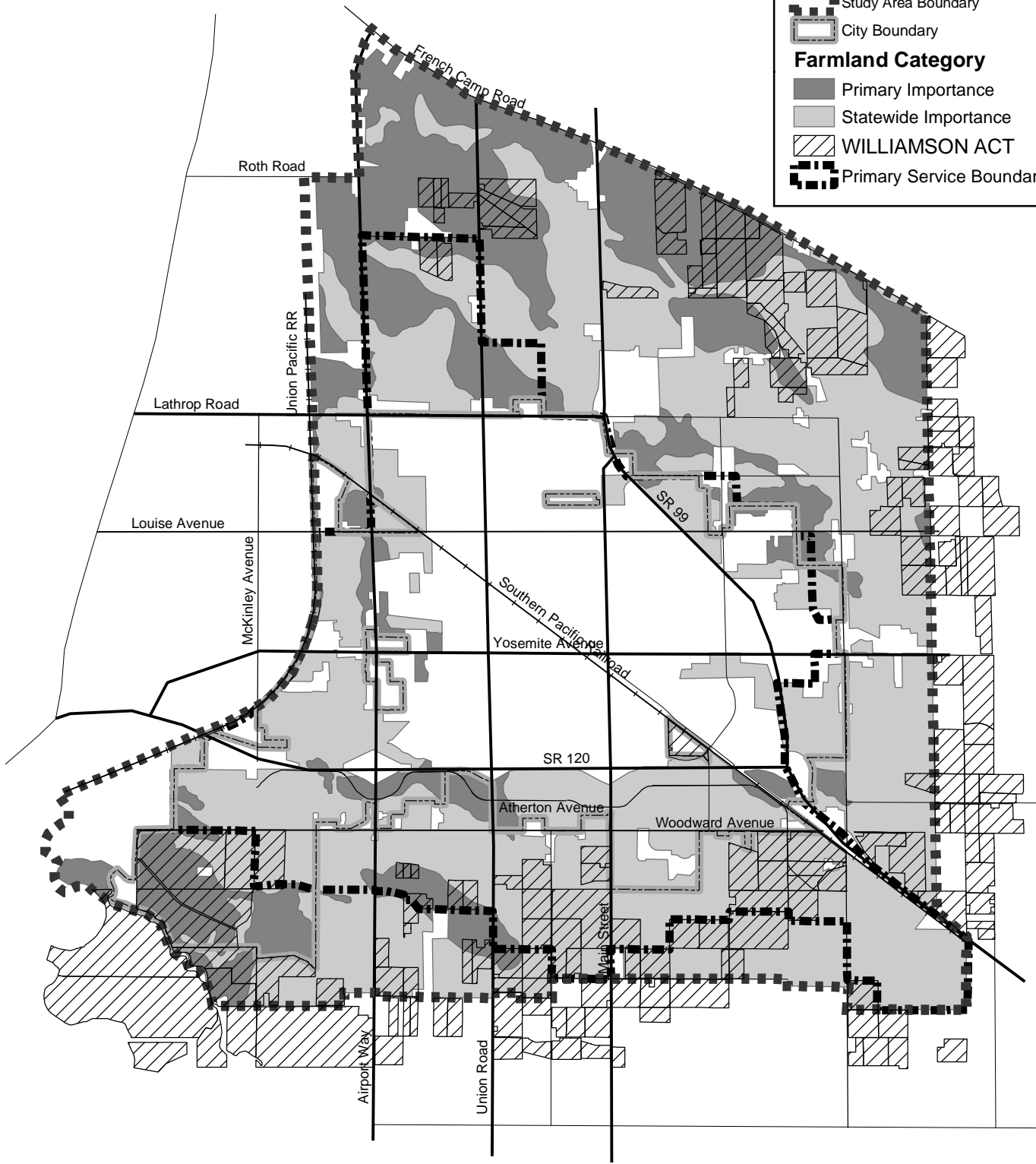
Response 9-2: Figure 4-5 “Prime Farmlands Within Williamson Act Contracts” illustrates the location of all Williamson Act Contracts in the Study Area relative to the Prime Farmlands and the Farmlands of Statewide Importance. In addition, Figure 4-5 illustrates the current City of Manteca boundary and the Primary Urban Service Boundary. This illustrates that the Williamson Act Contracts tend to be concentrated in the northeast, east, and south areas. The 2023 General Plan Land Use Map directs urban expansion to the south of State Route 120 and away from the Prime Farmlands.

LEGEND

-  Study Area Boundary
-  City Boundary

Farmland Category

-  Primary Importance
-  Statewide Importance
-  WILLIAMSON ACT
-  Primary Service Boundary



Currently there are no Williamson Act Contracts in the incorporated boundary of the City of Manteca.

The Primary Urban Service boundary encompasses a total 946 acres within Williamson Act Contracts.

Prime Farmland within the Primary Urban Service boundary and within a Williamson Act Contract is a total of 48.9 acres.

Response 9-2: The City of Manteca has not historically undertaken cancellation of Williamson Act Contracts. Previously existing contracts have gone through the full termination period prior to development. The 2023 General Plan does not contemplate or require cancellation of contracts to meet the growth projections in a 10 year time horizon. Projected growth in the Primary Service Area Boundary would require that some Williamson Act Contracts be allowed to roll-out over a 10 year time frame. The General Plan includes several policies that encourage the continued use of agricultural land and avoid premature conversion of agricultural land. Policy RC-P-26 specifically directs the City to discourage cancellation of Williamson Act Contract in the Secondary Urban Service Boundary.

The existing Williamson Act Contract lands, with the notable exception of lands near Woodward Avenue between Union Avenue and Main Street, and near Woodward Avenue and Austin Road are located near the edge of the Study Area. Adequate land exists on lands not subject to a Williamson Act Contract in the Primary Urban Service Area to accommodate projected growth through a 20 year horizon, at the very least. Therefore, cancellation of contracts would not be required.

Response 9-3: No termination of a Williamson Act/FSZ contract by acquisition is contemplated in 2023 General Plan. There are no public facilities identified in the General Plan Land Use Map that would require acquisition of land currently in a Williamson Act contract.

Response 9-4: All lands within an Agricultural Preserve that are identified as future development area in the 2023 General Plan Land Use Map would require annexation by the City of Manteca. The City would process such annexations through the Local Agency Formation Commission (LAFCO) in a logical and consistent manner as required by LAFCO, and as established by several policies in the Land Use Element, most notably, LU-P-7. The effect of these policies and the practices of the City of Manteca is that land is annexed only as needed to accommodate planned growth.

Response 9-5: Lands that are annexed to the City for urban uses identified in the 2023 General Plan may include land that are within an Agricultural Preserve established by San Joaquin County. The General Plan policies indicate the City's intent to encourage continued agricultural activities on the adjacent lands that may be within an Agricultural Preserve. Compatibility of the proposed urban uses with the agricultural lands remaining within the Agricultural Preserve or

lands remaining under contract is a potential impact that is addressed by minimizing the extent of potential conflict and by supporting the right to farm. The City of Manteca maintains a right to farm ordinance in the Zoning Ordinance. In addition, the land use pattern promoted in the 2023 General Plan is designed to minimize potential impacts by directing growth in a compact pattern rather than allowing urbanization to sprawl over agricultural areas.

Response 9-6: Virtually all of San Joaquin County is within Agricultural Preserves. Any urban expansion will affect the agricultural preserve in the peripheral areas around the city. The City of Manteca has generally grown in a compact form that has avoided extensive or irregular development patterns extending into the surrounding agricultural lands. The proposed General Plan Land Use map follows this historic pattern, and directs growth in a pattern centered on the historic core of the city. Lands at the periphery of the urbanized area are consistently designated and zoned as Agriculture.

Response 9-7: The 2023 General Plan minimizes the impact of urbanization on agricultural land use through policies and the Land Use Map that directs growth in a compact pattern. The recommended mitigation measure is to require a fee or other program that would be similar to or an amendment to the San Joaquin County Multi-Species Habitat Conservation Plan (HCP). The City of Manteca supports this and incorporates policies and maps in the 2023 General Plan to implement this plan.

The HCP incorporates two significant features. First, it is a county-wide program that is capable of designating meaningful mitigation areas on a county-wide basis. This is exceptionally important in establishing cohesive and functional habitat preservation. Second, the HCP is directed toward mitigation of specific conditions that can be preserved through set aside of like conditions, and in some instances, by creation or restoration of like conditions.

The City of Manteca 2023 General Plan includes policies that support continued agriculture. Mitigation of conversion of agricultural land to urban use is addressed in the following measure.

Mitigation Measure:

The following policy should be added to the 2023 General Plan:

RCP-P-41 The City of Manteca will participate in a county-wide program to mitigate the conversion of Prime Farmland and Farmlands of Statewide Importance to urban uses.

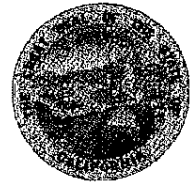
10



California
Department of
Health Services

DIANA M. BONTÁ, R.N., Dr. P.H.
Director

State of California—Health and Human Services Agency
Department of Health Services



GRAY DAVIS
Governor

August 19, 2003

Mr. Kyle Kollar, Community Development Director
Community Development Department
City of Manteca
1001 W. Center Street
Manteca, CA 95337

**MANTECA GENERAL PLAN 2023-DRAFT ENVIRONMENTAL IMPACT REPORT
SCH #2002042088**

Groundwater in the area is recharged by proximity to the Delta, irrigation of agricultural land, and infiltration from streams flowing west out of the Sierra Nevada. A number of Manteca's wells have chemical contamination due to the source of recharge water. Wells 10, 13, and 18 require quarterly monitoring for DBCP and EDB; Wells 8, 9, and 23 require annual monitoring for DBCP and EDB; GAC treatment units were installed at Well 17 due to exceedance of the DBCP and EDB MCL; and Well 11 was destroyed due to a drop in yield once the EDB contaminated strata was sealed off. Wells 5, 8, 10, and 23 have had problems with nitrate being at or above the MCL; Well 5 requires weekly nitrate monitoring; Wells 8, 10, and 23 require monthly monitoring for nitrate; and Wells 9, 12, and 13 require quarterly monitoring for nitrate to track the high concentrations. Well 14 was placed on standby due to exceedance of the manganese MCL and Wells 20 and 23 have had detection of manganese at or close to the manganese MCL. Well 7 was placed on inactive status due to high uranium. Wells 9, 13-16, and 19-23 have detected arsenic at or above the Federal arsenic standard of 10 ug/l, which may require removal treatment in the future.

The City will be reliant on groundwater as the source of water until supplemental supply can be provided by South San Joaquin Irrigation District sometime in 2005. However, even with the supplemental supply, the City would probably remain reliant on groundwater to support future expansion. It's anticipated the City will construct a number of new wells (Wells 24, 26 or more)



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Southern California Drinking Water Field Operations Branch
31 East Channel Street, Room 270, Stockton, CA 95202
(209) 948-7696; (209) 948-7451 FAX

Internet Address: <http://www.dhs.ca.gov/ps/ddwem/technical/dwp/dwpindex.htm>

1

Mr. Kyle Kollar
Page 2
August 19, 2003

in the near future. The City was recently issued an interim permit to operate Well 23 to run until October 2003 to allow the water system to maintain a safe water production capacity during the summer months, thereby, preventing low pressure problems due to increased growth in the City and off production of Well 14. The City has problems with low pressure particularly during the summer months.

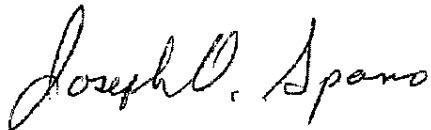
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Based on annual reports to the Department, the population increased in 2002 by 5.6 percent from the previous year; the average water usage increased by 4 percent; and the maximum daily water usage increased by 16 percent. With anticipated development in the areas surrounding the City (Oakwood Lake development and City of Lathrop) utilizing groundwater and new well construction by the City, there may be a significant impact in the quantity and quality of the groundwater.

2

Manteca should conduct a water demand study to estimate the amount of water that would be needed in the next 20 years. The study should include information on the number of future wells needed by the City with or without supplemental surface water, an idea of new well locations, new well capacities needed, and the impact of these wells on water quality and quantity. There are a number of mitigation measures in the General Plan 2023 that would lessen the impacts to groundwater supplies. To satisfy CEQA requirements related to the well permitting process, the Department requests that an EIR be conducted that is specific for each well or an EIR that encompasses all future wells and their locations be prepared, along with a water demand study or modified this EIR to accomplish that objective.

3



Joseph O. Spano, P.E.
District Engineer
Drinking Water Field Operations Branch
Stockton District

Comment Letter 10: Joseph Spano, P.E., District Engineer, Department of Health Services, August 19, 2003

Response 10-1: The South County Surface Water Supply Project EIR prepared by ESA for SSJID, includes a summary of the water demand study prepared for each city participating in the Surface Water Supply Project. This study indicates that Manteca will continue to rely on groundwater, but the surface water will allow Manteca to reduce the 1999 level of groundwater pumping by 41 percent.

The use of groundwater is one component of a conjunctive use program in which the use of surface water will allow the groundwater source to replenish from year to year. Groundwater will continue to supply the City and will be necessary to accommodate future growth. The concern raised in the letter relates to the supply and quality of groundwater to support this growth over time. With the advent of surface water supplies the City can reduce their reliance on groundwater for current urban needs and gradually increase the demand for groundwater as growth continues to increase overall demand. The impact on groundwater can therefore be addressed incrementally as growth occurs. Inadequacies in groundwater quality or availability can be monitored and the growth allowed under the General Plan can be regulated, if necessary, much as the City monitors and regulates development through the Growth Management program that is regulated by the capacity of the wastewater treatment system.

The City of Manteca monitors the production and quality of domestic water wells and periodically prepares a water system master plan to provide for the continuing water needs of the community. Specific policies and implementation measure (notably PF-I-6) require the City to monitor the quality of groundwater on an on-going basis. Following adoption of the General Plan, the City will undertake the preparation of an update of the Public Facilities Implementation Master Plan. This will include a review of water supply and demand at full development and increments of development of the General Plan. The environmental impact of the continued use of groundwater will be addressed. The update of the PFIP is expected to occur in late 2003 or 2004.

Mitigation Measure:

The following policy should be added to the 2023 General Plan:

PF-P-58 The City of Manteca shall include a groundwater analysis as a technical analysis of water system capacity in the update of the Public Facilities Implementation Plan (PFIP), and shall prepare an environmental analysis in the PFIP that addresses the quality and availability of groundwater.

PF-P-59 The City of Manteca shall consider incremental increases in the demands on a groundwater supply and water quality when reviewing development applications.

DEPARTMENT OF TRANSPORTATION

P.O. BOX 2048 (1976 E. CHARTER WAY)
 STOCKTON, CA 95201
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11

August 25, 2003

**10-SJ-120, 99, I-5-PM Various
 Draft Environmental Impact Report
 Manteca General Plan 2023
 SCH # 2002042088**

Mr. Kyle Kollar
 City of Manteca
 Community Development Dept.
 1001 W. Center Street
 Manteca, CA 95337

Dear Mr. Kollar:

Thank you for the opportunity to comment on the Draft Environmental Impact Report (DEIR) for the Manteca General Plan 2023, an update of the City's General Plan. We appreciate the additional time for comment, as we did not receive the Transportation Analysis until August 1, 2003. We have circulated this plan to our various functional units and they propose the following comments:

ENVIRONMENTAL PLANNING:

Caltrans District 10 appreciates the opportunity to comment on the City of Manteca's draft General Plan. We acknowledge that each project will have a separate environmental document, with some documents possibly tiered from this general plan, to address potential environmental impacts at the project level.

For all projects that might have a significant impact on the State Transportation System, Caltrans will accommodate a scoping meeting or, as an alternative of a meeting, in some cases a comprehensive environmental document has been deemed acceptable.

Caltrans' encourages contacting the Native American Heritage Commission for the Manteca's General Plan, and all other project plans, to assist in identifying cultural concerns

It appears that the City of Manteca endorses future development on designated Prime Agricultural lands and establishes legal justification for the Redevelopment on

1

2

Agricultural lands. Although the amount of Farmland to be encroached upon is relatively small in comparison to the total Agricultural land in San Joaquin County, land use planning that "builds out" rather than "builds up" contributes to sprawl on a cumulative basis.

2

Caltrans encourages statewide land use patterns that balance the location of employment-generating uses with residential uses so that employment-related commuting is minimized. Balance in employment and residential land use patterns reduces traffic congestion, contributes to the improvement of air quality in urban areas, improves economic and housing opportunities, and reduces loss of economic productivity caused by transportation delay. We are willing to fully cooperate with local agencies to facilitate the balancing of employment-generating land uses and residential land uses with provisions of intermodal and context-sensitive transportation features to serve these uses.

3

TRAVEL FORECASTING:

Our Travel Forecasting branch has no comment, at this time.

TRAFFIC OPERATIONS:

Traffic Operations will need to review project specific traffic operational studies, comprised of traffic analysis at the ramp termini, and ramp modifications, as the projects are developed in order to determine impacts and proper mitigation to Interstate 5 and State Routes 99 and 120.

4

INTERMODAL:

As development continues, Caltrans urges the City of Manteca to plan and coordinate with local and regional public transit providers to ensure that viable public transit services are available. Construction and placement of transit services, such as park-and-ride lots, bus pull-outs, shelters, bicycle and pedestrian paths should be constructed prior to occupancy, promoting mass transit usage.

5

We suggest that the City continue to coordinate and consult with Caltrans to identify and address potential cumulative transportation impacts that may occur from this General Plan. This will assist us in ensuring that traffic safety and quality standards are maintained for the traveling public on existing and future state transportation facilities.

6

Mr. Kyle Kollar
August 25, 2003
Page 3

If you have any questions or would like to discuss these comments in more detail, please contact Lynn O'Connor, at (209) 948-7575 (email: loconnor@dot.ca.gov). We look forward in continuing to work with you in a cooperative manner.

Sincerely,

A handwritten signature in black ink, appearing to read "Tom Dumas". The signature is fluid and cursive, with a prominent "T" and "D".

**TOM DUMAS, Chief
Office of Intermodal Planning**

c: Mr. Philip Crimmins
State Clearinghouse
P. O. 3044
Sacramento, CA 95812-3044

Comment Letter 11: Lynn O'Connor, for Tom Dumas, Chief, Office of Intermodal Planning, Department of Transportation

Response 11-1: The General Plan DEIR was submitted to the Native American Heritage Commission through the State Clearinghouse. No comments were submitted to the City.

Response 11-2: The Prime Farmland in the General Plan Study Area is generally located to the north and east, although there are lenses of Prime Farmland located in the southwest and west portions of the City, including existing urbanized areas and a portion of the SR 120 right-of-way. Therefore, complete avoidance of Prime Farmland is not practical. However, the General Plan seeks to direct future growth toward areas that have no Prime Farmland. In addition, the General Plan includes several policy statements and new and/or modified land use categories specifically to direct the growth of the City in a more compact form that can facilitate public transportation use. For example, the residential designations increase the permitted density of residential development compared to the 1988 General Plan. Please refer to the Response to Comment Letter 9.

Response 11-3: Manteca has grown as a commuter city, but the General Plan is specifically designed to redress this condition and to provide a better balance between jobs and housing within the city. This is done in two ways. First, the plan provides for more diverse housing types and prices. This enables the local work force to find housing that is compatible with the income levels associated with the current economic activity in the community and surrounding area. This will diminish the need for people to commute from farther out. Second, the General Plan provides for new employment centers in the growth areas. Over time, these areas are expected to attract new employers who will require the skills of Manteca residents who now commute to the Bay Area. This will reduce the out-commute.

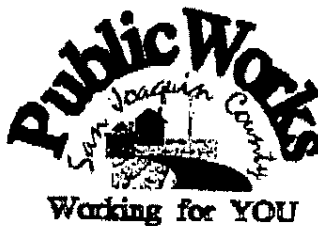
Response 11-4: Comment noted.

Response 11-5: The City of Manteca has cooperated with Caltrans and the regional transportation planning agency, SJCOG, in master planning for major traffic improvements in the city and surrounding area. Policies in the plan support continuation of this cooperation.

Response 11-6: The General Plan addresses the need for inter-modal and alternative transportation as methods to reduce automobile traffic. These include community design for bicycle routes, pedestrian paths, public transit support facilities, and alternative vehicles.



THOMAS R. FLINN
DIRECTOR



P. O. BOX 1810 - 1810 E. HAZELTON AVENUE
STOCKTON, CALIFORNIA 95201
(209) 468-3000 FAX (209) 468-2999
www.co.san-joaquin.ca.us

THOMAS M. GAU
DEPUTY DIRECTOR

JAMES F. PAYTON
BUSINESS ADMINISTRATOR

MANUEL SOLORIO
INTERIM DEPUTY DIRECTOR

STEVEN WINKLER
DEPUTY DIRECTOR

May 20, 2002

Mr. Kyle Kollar
Community Development Director
1001 W. Center Street
Manteca, CA 95337

SUBJECT: EIR FOR THE CITY OF MANTECA GENERAL PLAN UPDATE

Dear Mr. Kollar:

The San Joaquin County Department of Public Works has reviewed the environmental document for the above referenced project and our concerns, recommendations, corrections are as follows:

Page 9, Section VIII, Hydrology and Water Quality, Number (g)
Prior to relocating the levee, the landowner shall obtain a State Reclamation Board Permit. The new levee shall be certified by FEMA. Reclamation District 17 shall approve the levee relocation.

Thank you for the opportunity to be heard. Should you have questions or need additional information regarding the above comments, please contact Robin Kirk, Environmental Coordinator at (209) 468-3085.

Sincerely,

Robin Kirk
Environmental Coordinator

c: Mike Callahan, Senior Civil Engineer

1

Comment Letter 12: Robin Kirk, Environmental Coordinator, San Joaquin County Department of Public Works, May 20, 2002

Response 12-1: The relocation of the levee along the Southwest Manteca southern boundary is not proposed in the General Plan. Such a possibility was never included in the General Plan, but was mentioned in the Notice of Preparation Initial Environmental Checklist to ensure that all possibilities might be considered. It was considered and deleted early in the process and is not part of the General Plan.

4. Response to Comment Received Through Personal Communication

Ernie Tyhurst, Director of Planning, City of Ripon

Comment 1: The DEIR should address the future growth areas between Ripon and Manteca.

Response 1: The City of Manteca and the City of Ripon are considering a Memorandum of Understanding that defines the future growth pattern in the lands between the two cities, most notably along the Highway 99 corridor. This MOU will establish the policies for future urbanization and the principles for extending public services and infrastructure to the area.

The General Plan includes several policies designed to encourage inter-jurisdictional cooperation with the County, neighboring cities, school districts and special districts.

The following mitigation measure is recommended to specifically address the land area between the City of Manteca, and the City of Ripon.

Mitigation Measure:

The following policy should be added to the 2023 General Plan:

LU-P-59 The City of Manteca shall cooperate with City of Ripon in implementing the principle points of the Memorandum of Understanding regarding future land use and public services and facilities in the area between the two cities.

Comment 2: The DEIR should address the potential for a future interchange on Highway 99 in the vicinity of Austin Road and Olive Drive.

Response 2: The following language is added to the DEIR, Section 15.5.3 Future Roadway Network.

“The major east-west road identified in the 2023 General Plan south of SR 120 will connect between the future interchange on SR 120 in the vicinity of McKinley Avenue. The east end of this road will connect to Austin Road and could be extended to a future interchange with Highway 99 in the vicinity of the Austin Road interchange and Olive Drive.”

The following mitigation measure is recommended to address the opportunity to connect the east-west road to Highway 99.

Mitigation Measure:

The following policy should be added to the 2023 General Plan:

C-P-55 The City of Manteca shall cooperate with City of Ripon in identifying a suitable location for an interchange at Highway 99 connecting to major roads in Ripon and Manteca.

5. Minor EIR Text Revisions and Staff-Initiated Text Changes

The following corrections and/or clarifications have made to the Draft Environmental Impact Report (DEIR) text. These corrections include:

- minor corrections made by the EIR authors to improve writing clarity and consistency;
- corrections or clarifications requested by a specific response to comments; or
- staff-initiated text changes to update information presented in the EIR or to clarify the mitigation measure and/or policy statement presented in the DEIR.

None of these changes constitute new significant information or result in any new significant impacts of the proposed project.

~~Deleted text~~ presented in this section indicates text that has been deleted from the EIR. Text that has been added to this EIR is presented as underlined.

The revisions to the policies that provide mitigation indicate that the 2023 General Plan policy statements will be revised prior to adoption to conform to the EIR mitigation measure.

3. *Aesthetics and Visual Resources*

As a staff initiated text change, page 3-1, is revised as follows:

On particularly clear days, however, there are distant views of the Sierra Nevada Mountains to the east and the Coast Range ~~Mt. Diablo Range~~ 25 miles to the west and southwest. Mt. Diablo to the northwest and Mount Boardman and Eagle Mountain ~~located~~ to the southwest are the most prominent of these background features.

Manteca is surrounded by agricultural uses, primarily orchards and field crops. Although no major watercourse lies within or contiguous to Manteca, the San Joaquin River flows ~~approximately four miles to~~ along the west side of the Study Area and Walthall Slough is located along the southwest boundary of the Study Area.

As a staff initiated text change, page 3-5, is revised as follows:

Mitigation Measures:

- | | |
|----------------|---|
| AV-1.1 | The Resource Conservation Element of the proposed City of Manteca General Plan 2023 provides the following policy (P) regarding existing scenic vistas: |
| RC-P-17 | <u>New development shall m</u> M aximize the potential for open space and visual experiences. |

AV-2.1 The proposed City of Manteca General Plan 2023 provides the following goal, policies (P) and implementation (I) measures to minimize effects to ~~maintain~~ existing visual character:

Resource Conservation Element

RC-P-15 Provide ~~Promote the provision of~~ public and private open space within urbanized parts of Manteca, in order to provide visual contrast with the built environment and to provide for the recreational needs of residents.

Community Design Element

Goal CD-11 To the extent possible, new development shall retain or incorporate ~~Retain~~ visual reminders of the agricultural heritage of the community.

CD-P-48 Allow ~~Encourage~~ use of small under-utilized or undeveloped portions of parcels for temporary, seasonal ~~of new~~ agricultural activity, such as truck farms, strawberries, and small orchards.

As a staff initiated text change, page 3-7, is revised as follows:

Mitigation Measures:

The impact of light and glare can be minimized by incorporating design features and operating requirements into new development that limit light and glare on-site.

AV-3.1: The Community Design Element of the Manteca General Plan 2023 provides the following policies ~~which may assist in the mitigation of~~ to mitigate the degradation of the existing night sky amenity in the City of Manteca:

CD-P-44: Provide minimal levels of street, parking, building, site, and public area lighting to meet safety standards and provide direction.

CD-P-45 Provide directional shielding for ~~street and parking~~ all exterior lighting to minimize the annoyance of direct or indirect glare.

CD-P-46 Provide automatic shutoff or motion sensors for lighting features in newly developed areas.

The City shall adopt light and glare standards that minimize the creation of new light source and the annoyance of direct and indirect glare.

4. Agriculture Resources

As a staff initiated text change, page 4-17, is revised as follows:

Mitigation Measures:

- AG-2.1: The Resource Conservation Element of the proposed General Plan 2023 provides the following policies (P) and implementation (I) measures intended to conserve agricultural zoning within the Study Area:
- RC-P-26 The City shall discourage the cancellation of Williamson Act contracts outside the Primary Urban Service Boundary line. The City will not accept for processing any application for annexation of land under Williamson Act contract when there is more than two years remaining on the contract term.

As a staff initiated text change, page 4-18, is revised as follows:

Mitigation Measures:

- AG-3.1: The Resource Conservation Element of the proposed General Plan 2023 provides the following policies (P) and implementation (I) measures intended to maintain agricultural use within the Study Area:
- RC-P-24 The City shall ~~endeavor to~~ ensure, in approving urban development near existing agricultural lands, that such development will not unnecessarily constrain agricultural practices or adversely affect the economic viability of nearby agricultural operations.

5. Air Quality

As a staff initiated text change, page 5-22, is revised as follows:

Mitigation Measures:

- AQ-I-9 Maintain acceptable traffic levels of service (LOS~~E~~) as specified in the Circulation Element.
- AQ-I-10 In new subdivisions, require the internal street system design to include the installation of dedicated pedestrian/bicycle pathways connecting to adjacent residential and commercial areas as well as schools, parks and recreational areas.

As a staff initiated text change, page 5-23, is revised as follows:

Mitigation Measures:

- AQ-4.1:** The General Plan 2023 includes the following implementation (I) measures to help reduce exposure of sensitive receptors to pollutants:
- AQ-I-8 Prior to entitlement of a project that may be an air pollution point source, such as a manufacturing and extracting facility, the developer shall provide documentation that the use is located and appropriately separated from residential areas and sensitive receptors ~~Locate air pollution point sources, such as manufacturing and extracting facilities, in areas designated for industrial development and separated from residential areas and sensitive receptors (e.g., homes, schools, and hospitals).~~
- AQ-I-15 Design review criteria shall include the following considerations, at a minimum:
- The developer of a sensitive air pollution point receptor shall submit documentation that the project design includes appropriate buffering ~~Establish buffer zones (e.g., distance, setbacks, landscaping) within residential and other sensitive receptor site plans~~ to separate the use ~~those uses~~ from highways, arterial streets, hazardous material locations and other sources of air pollution or odor.

As a staff initiated text change, page 5-24, is revised as follows:

Mitigation Measures:

- AQ-5.1:** The General Plan 2023 includes the following goal and policy (P) to help reduce the possibility of exposing people to objectionable odors:

Goal AQ-1: Improve Manteca’s air quality by:

Minimizing public exposure to pollutants that create a public nuisance, such as unpleasant odors.

AQ-P-3 Segregate and provide buffers between land uses that typically generate hazardous or obnoxious fumes and residential or other sensitive land uses.

Residual Level of Significance: Less Than Significant with Mitigation

Implementation of the above goal will help reduce the possibility of exposing people to objectionable odors. ~~If odors do result from the proposed heavy industrial land uses, it is required that these odors be minimized.~~ While exposure to objectionable odor pollutants can be minimized through design and separation to a

less than significant level, there is no way to fully mitigate the impact due to prevailing winds, atmospheric conditions, and peripheral pollutant point sources.

6. Biological Resources

As a staff initiated text change, page 6-1, is revised as follows:

Although no major watercourse lies within the Study Area, the San Joaquin River flows ~~approximately four (4) miles to~~ along the west side of the Study Area boundary. Walthall Slough is a tributary to the river. The Slough’s northern boundary is contiguous with the southwestern boundary of the Study Area.

Riparian woodland is found mainly along the San Joaquin River and Walthall Slough. Wetlands have also been identified along ~~Highway I-20~~ State Route 120 in the western portion of the Study Area. These are irrigation runoff impoundments which function as seasonal wetlands. Some of the numerous Study Area irrigation and drainage ditches and canals also support riparian vegetation.

As a staff initiated text change, page 6-10, is revised as follows:

Option 1. Pay appropriate fee.

The Plan includes a program to allocate a proportionate share of the Plan costs to those undertaking new development projects that would result in conversion of open space land, through payment of ~~the following~~ across-the-board fees (these open space land categories are further discussed below):

Category A Exempt (Urban/Developed Lands)	No Pay Zone
Category B Other Open Space (orchards, vineyards, etc.)	\$750/per acre
Category C Agricultural Open Space	\$1,500/per acre
Category D Natural Habitat Open Space (non-vernal pool)	\$1,500/per acre
Category E Vernal Pool Conversion:	
Wetted Surface Area	\$30,000/per acre
Upland Grassland	\$5,000/per acre

As a staff initiated text change, page 6-23, is revised as follows:

Mitigation Measures:

- B-1.1** The Resource Conservation Element of the proposed City of Manteca General Plan 2023 provides the following policies (P) and implementation (I) measures to protect and maintain special status species.
- RC-P-29 Minimize impact of new development on native vegetation and wildlife.
- RC-P-34 Protect special status species and other species that are sensitive to human activities.

RC-I-33 Project proponents who opt not to participate in the SJMSCP shall:
Satisfy applicable U.S. Endangered Species Act (ESA), California Endangered Species Act (CESA), National Environmental Policy Act (NEPA), California Environmental Quality Act (CEQA), and other applicable local, state, and federal laws and regulation provisions through consultations with the Permitting Agencies and local planning agencies.

~~For project proponents who opt against participation in the SJMSCP, Provide require site-specific research and ground surveys for proposed development projects. This research must include a detailed inventory of all biological resources onsite, and appropriate mitigation measures for avoiding or reducing impact to these biological resources. This requirement may be waived if determined by the City that the proposed project area is already sufficiently surveyed.~~

As a staff initiated text change, page 6-24, is revised as follows:

A major area of riparian habitat is ~~approximately four (4) miles outside~~ located on the west side of the Study Area along the San Joaquin River. The riparian vegetation along Walthall Slough is contiguous with the southwestern Study Area boundary. This area of the proposed General Plan 2023 will be left undisturbed in open space.

RC-P-32 Condition new development in the vicinity of the San Joaquin River and Walthall Slough to ~~promote and~~ protect riparian habitat, wetlands, and other native vegetation and wildlife community.

As a staff initiated text change, page 6-25, is revised as follows:

~~RC-I-33 For project proponents who opt against participation in the SJMSCP, require site-specific research, and ground surveys for proposed development projects. This research must include a detailed inventory of all biological resources onsite, and appropriate mitigation measures for avoiding or reducing impact to these biological resources. This requirement may be waived if determined by the City that the proposed project area is already sufficiently surveyed.~~

RC-I-33 Project proponents who opt not to participate in the SJMSCP shall:
Satisfy applicable U.S. Endangered Species Act (ESA), California Endangered Species Act (CESA), National Environmental Policy Act (NEPA), California Environmental

Quality Act (CEQA), and other applicable local, state, and federal laws and regulation provisions through consultations with the Permitting Agencies and local planning agencies.

~~For project proponents who opt against participation in the SJMSCP, Provide require site-specific research and ground surveys for proposed development projects. This research must include a detailed inventory of all biological resources onsite, and appropriate mitigation measures for avoiding or reducing impact to these biological resources. This requirement may be waived if determined by the City that the proposed project area is already sufficiently surveyed.~~

RC-P-29 Minimize impact of new development on native vegetation and wildlife.

RC-P-34 Protect special status species and other species that are sensitive to human activities.

As a staff initiated text change, page 6-29, is revised as follows:

RC-I-33 Project proponents who opt not to participate in the SJMSCP shall:
Satisfy applicable U.S. Endangered Species Act (ESA), California Endangered Species Act (CESA), National Environmental Policy Act (NEPA), California Environmental Quality Act (CEQA), and other applicable local, state, and federal laws and regulation provisions through consultations with the Permitting Agencies and local planning agencies.

~~For project proponents who opt against participation in the SJMSCP, Provide require site-specific research and ground surveys for proposed development projects. This research must include a detailed inventory of all biological resources onsite, and appropriate mitigation measures for avoiding or reducing impact to these biological resources. This requirement may be waived if determined by the City that the proposed project area is already sufficiently surveyed.~~

Residual Level of Significance: Significant

~~Given the voluntary nature of participation in the SJMSCP, the level of significance cannot be mitigated to less than significant.~~ The SJMSCP is, in effect, a plan to mitigate both the site specific and the cumulative impacts of individual projects on biological resources within San Joaquin County. If all project proponents opted to participate in the SJMSCP, cumulative effects of the buildout of the General Plan 2023 could be mitigated to a less than significant level. However, it cannot be assumed that all project proponents will opt to participate in the SJMSCP. Any project proponent who opts against participating in the Plan will be proceeding under the “project-by-project” evaluation and

mitigation process with each permitting agency. Since project-by-project evaluation cannot reasonably foresee the overall effects on biological resources of individual projects under multiple agency control, cumulative impacts may result.

7. *Cultural Resources*

As a staff initiated text change, page 7-1, is revised as follows:

1. Segment of Canal T and Drainage Canal, Southern San Joaquin Irrigation District.
2. Segment of Canal R, Southern San Joaquin Irrigation District.
3. Segment of Drainage Canal, Southern San Joaquin Irrigation District.

As a staff initiated text change, page 7-16, is revised as follows:

- RC-P-36 ~~The City shall refer~~ shall require that the proponent of any development proposals, in an area with potential archaeological resources, and specifically near the San Joaquin River and Walthall Slough, and on the east side of State Highway 99 at the Louise Avenue crossing, shall consult with that may adversely impact archaeological sites to the California Archaeological Inventory, at Stanislaus State University to determine the potential for discovery of cultural resources, conduct a site evaluation as may be indicated, and mitigate any adverse impacts according to the recommendation of a qualified archaeologist. The survey and mitigation shall be developer funded. that may adversely impact archaeological sites to the California Archaeological Inventory, Stanislaus State University.
- RC-P-37 The City shall set as a ~~high~~ priority the protections and enhancement of Manteca's historically and architecturally significant buildings.
- RC-P-38 The City shall work with property owners ~~in~~ seeking registration of historical structures as ~~State~~ Historic Landmarks or listing on the ~~Federal~~ Register of Historic Sites.

As a staff initiated text change, page 7-17, is revised as follows:

- RC-I-42 The City shall continue to support the local historical society in their efforts to: The City should maintain an archive of historic information, including photographs, publications, oral histories and other materials, and make the information available to the public for viewing and research.

- ~~RC-I-43 The historic archives will be compiled according to location in the City, and will be maintained in a safe environment to protect it over time.~~
- RC-I-44 The City should develop policies and the means to make the information available to the public for viewing and research.

8. *Geology, Soils, and Seismicity*

As a staff initiated text change, page 8-14, is revised as follows:

- S-P-3 The City shall ~~avoid potential~~ require new development to mitigate the potential impacts of seismic induced settlement of uncompacted fill and liquefaction (water-saturated soil) due to the presence of a high water table.
- S-P-5 The City shall ~~should~~ ensure that all public facilities, such as buildings, water tanks, and reservoirs, are structurally sound and able to withstand seismic shaking and the effects of seismically induced ground failure.
- SG-I-1 All new development shall comply ~~Comply~~ with the current Uniform Building Code (UBC) requirements for Seismic Zone 3, which stipulates building structural material and reinforcement.
- SG-I-2 All new development shall comply ~~Comply~~ with California Health and Safety Code Section 19100 et seq. (Earthquake Protection Law), which requires that buildings be designed to resist stresses produced by natural forces caused earthquakes and wind.

As a staff initiated text change, page 8-15, is revised as follows:

- RC-P-9 The City shall adopt and enforce land management standards that minimize ~~Minimize~~ soil erosion and loss of topsoil from land development activities, wind, and water flow.
- RC-I-16 All new development shall comply ~~Comply~~ with the Uniform Building Code (UBC) requirements for specific site development and construction standards for specific soils types.
- RC-I-17 All new development shall comply ~~Comply~~ with the Uniform Building Code (UBC), Chapter 70, regulating grading activities including drainage and erosion control.
- RC-I-18 Require site-specific land management and development practices ~~survey and research~~ for proposed development projects, including appropriate mitigation measures for avoiding or reducing erosion, ~~if needed. This requirement may be waived if the City determines that the proposed project area is already sufficiently surveyed.~~

9. *Hazardous Materials*

As a staff initiated text change, page 9-16, is revised as follows:

Mitigation Measures:

- HM-1.1** The General Plan 2023 Safety Element of the City of Manteca
~~General Plan (Subsection 7-3)~~ provides the following goal,
 policy (P), and implementation (I) measures to mitigate the
 exposure of residents to hazardous materials:
- Goal S-5 The City shall protect ~~Protect~~ the health, safety, natural
 resources, and property through regulation of use, storage,
 transport, and disposal of hazardous materials.
- S-I-9 The City shall require ~~Require~~ businesses that manufacture,
 store, use, or transport significant quantities of hazardous
 materials to identify annually such materials and their quantities.
- S-I-10 The City shall require ~~Require~~ the submittal of lists of hazardous
 materials used in existing and proposed industrial and
 commercial businesses within the City of Manteca. The list shall
 be maintained through the Manteca Fire Department and updated
 through periodic review.

As a staff initiated text change, page 9-17, is revised as follows:

- HM-2.2** The General Plan 2023 Air Quality Element (Section 10)
provides the following implementation (I) measure to help
reduce the exposure to hazardous materials:
- AQ-I-3** Cooperate with San Joaquin County Environmental Health
Department in identifying hazardous material users and in
developing a hazardous materials management plan.

10. *Hydrology and Water Quality*

As a staff initiated text change, page 10-10, is revised as follows:

Continued use of groundwater as the City's primary source of domestic water would be a significant impact. However, the level of significance will be reduced when surface water supplies are available through the SSJID Surface Water Project. Delivery of this water is planned for 2005, well before major new development would occur under the

General Plan 2023. Even with the Surface Water project, Manteca would continue to pump groundwater water to meet the full projected demand associated with planned growth but would do so at the safe yield rate of extraction. Therefore, the impact is less than significant.

As a staff initiated text change, page 10-11, is revised as follows:

Mitigation Measure:

RC-P-4 The City shall ~~require promote~~ water conservation in both City operations and private development to minimize the need for the development of new water sources.

Development of private water wells within the city limits shall be allowed only where the City makes a finding that municipal water service is not readily and feasibly available, and such private well systems shall only be allowed to be used until such time as City water service becomes available.

As a staff initiated text change, page 10-12, is revised as follows:

S-I-6 Discourage large continuous paved areas unless provided with engineered drainage facilities.

S-I-7 ~~Where feasible, require~~ ~~Encourage~~ the use of pervious paving materials, such as brick or stepping stones with sand joints.

S-I-8 ~~Where feasible,~~ New development shall be required to maintain natural stream courses and adjacent habitat and combine flood control, recreation, water quality, and open space functions.

As a staff initiated text change, page 10-14, is revised as follows:

S-P-8 Cooperate with other agencies in the pursuit of ~~Pursue~~ a regional approach to flood issues.

As a staff initiated text change, page 10-15, is revised as follows:

S-P-11 Ensure that the impacts of potential flooding are adequately analyzed when considering areas for future urban expansion.

S-P-13 Non-residential development shall be anchored and flood-proofed in accord with the Federal Emergency Management Agency (FEMA) standards to prevent damage ~~or causing damage due to a from the~~ 100-year flood or, alternatively, elevated to at least one foot above the 100-year flood level.

When improvements to existing development are made costing at least 50 percent of the current market value of the structure before improvements, the structure shall be brought into compliance with FEMA standards.

- S-I-4 The City shall continue to participate in the National Flood Insurance Program. To this end, the City shall ensure that local regulations are in full compliance with standards adopted by the Federal Emergency Management Agency (FEMA).
- S-I-5 Provide flood warning and forecasting information to City residents.

The City shall adopt and implement local flood management development standards.

As a staff initiated text change, page 10-16, is revised as follows:

Given that the Study Area is nearly level in topography; (~~Geology, Soils, and Seismicity, Section 8~~), it is highly unlikely that the Study Area would be inundated by mudflows. The nearest source of possible mudflow is the San Joaquin River located at the southwesterly perimeter of the Study Area ~~four miles outside the Study Area boundary, and the Study Area is protected by a levee system.~~

11. Land Use

As a staff initiated text change, page 11-10, is revised as follows:

The SJMSCP conservation strategy relies on minimizing, mitigating, and avoiding impacts for the covered species. These strategies may directly influence land use by establishing preserve areas that would preclude future development or by constraining the potential land use. The specific features of the SJMSCP that apply to the Manteca General Plan Study Area are more fully described in Section 6.1.2 ~~11.1.2~~ of this EIR.

As a staff initiated text change, page 11-14, is revised as follows:

Mitigation Measure:

- LU-4.1 The General Plan 2023 Public Facilities Element (Section 6) ~~of the General Plan 2023~~ provides the following policy (P) for reducing conflicts between residential use and the Lovelace Solid Waste Transfer Station.
- PF-P-31 The City shall deny any residential or institutional uses within one half-mile of the Lovelace Transfer Station that would constrain or limit its continuation.

The City shall respond negatively to any County referral for proposed residential or institutional use within one half-mile of the Lovelace Transfer Station that would constrain or limit its continuation.

~~LU 4.2 Before adoption of the General Plan 2023, the Land Use Map would be revised to remove any land uses that would constrain or limit the continued use of the Lovelace Transfer Station.~~

12. Noise

As a staff initiated text change, page 12-8, is revised as follows:

Notes:

Outdoor activity areas for residential development are considered to be backyards, patios areas, or decks of single family dwellings, and the patios, balconies, or common areas where people generally congregate for multi-family developments.

As a staff initiated text change, page 12-12, is revised as follows:

Mitigation Measures:

N-1.1: The General Plan 2023 Noise Element (Section 9) ~~of the General Plan 2023~~ provides the following policies (P) to mitigate the effects of increased noise levels in excess of established standards:

N-P-3 The City may permit the development of new noise-sensitive uses only where the noise level due to fixed (non-transportation) noise sources satisfies the noise level standards of Table 9-2 (*Table 12-3 above*). ~~Noise mitigation may be required to meet Table 9-2 performance standards.~~

As a staff initiated text change, page 12-14, is revised as follows:

During the construction phases ~~resulting from implementation of the General Plan~~, noise from construction activities would dominate the noise environment in the immediate area of construction.

As a staff initiated text change, page 12-14, is revised as follows:

Mitigation Measures:

N-2.1: The General Plan 2023 Noise Element ~~of the General Plan 2023~~ (Section 9) provides the following policy (P) to mitigate the levels of construction noise on ambient noise levels throughout the General Plan Study Area.

N-P-5 In accord with Table 9-2 standards the ~~The~~ City shall regulate construction-related noise ~~to reduce~~ impacts on adjacent uses.

As a staff initiated text change, page 12-17, is revised as follows:

Mitigation Measures:

- N-3.1 The General Plan 2023 Noise Element ~~of the General Plan 2023~~ (Section 9) provides the following policies (P) to mitigate the levels of roadway traffic noise levels throughout the General Plan Study Area:
- N-P-11 For ~~in~~ residential development subdivisions backing on to a freeway or railroad right-of-way, the developer shall be required to build a sound barrier wall, and provide for other appropriate mitigation measures, to satisfy the performance standards in Table 9-1 ~~in accordance with City development standards.~~

As a staff initiated text change, page 12-19, is revised as follows:

Mitigation Measures:

- N-P-7 Noise level criteria applied to land uses other than residential or other noise-sensitive uses shall be consistent with noise performance levels of Table 9-1 and Table 9-2 ~~recommendations of the Guidelines for the Preparation and Content of Noise Element of the General Plan.~~
- N-I-14 Control noise at the source through use of insulation, berms, building design and orientation, buffer space, staggered operating hours and other techniques. Use insulation, berms, building design and orientation, buffer space, noise barriers, and other techniques to attenuate noise to acceptable levels.

14. Public Facilities and Services

As a staff initiated text change, page 14-14, is revised as follows:

Mitigation Measures:

- PF-I-8 The City shall update the Public Facilities Implementation Plan (PFIP) regarding wastewater collection and treatment, every five years. The update shall be reviewed annually for adequacy and consistency with the General Plan.

As a staff initiated text change, page 14-19, is revised as follows:

PF-I-23 The Planning Commission and City Engineer will review proposed residential developments ~~street patterns~~ to evaluate the accessibility for police patrols and emergency response.

Education (Schools)

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

As a staff initiated text change, page 14-22, is revised as follows:

PF-P-53 The City shall require ~~promote~~ the provision of private open space and recreational facilities as part of new residential developments.

~~PF-P-55 The City shall consider cooperative agreements with the Manteca Unified School District for the use of school facilities for City-sponsored recreation programs on a case-by-case basis.~~

PF-P-56 The City shall should develop a convenient system of pedestrian sidewalks and pathways linking City parks, major open space areas, and the downtown core.

PF-P-57 The City shall adopt a Bicycle Route Master Plan and develop a bicycle route system linking open space areas, schools, public facilities, the downtown core, and neighborhoods. ~~Bicycle lanes shall be included in new street widenings where the street falls within the adopted Bicycle Route Master Plan.~~

PF-I-26 The City shall adopt a ~~update the~~ Parks and Recreation Master Plan, setting out goals, policies, and standards for the location, size, and level of development of all existing and proposed parks. The Plan will establish specific development criteria for the use of neighborhood and community parks. The master plan shall cover at least the succeeding 10-year period, with greater detail devoted to improvements planned for the first five-year period.

~~PF-I-28 The City will coordinate with the school district and other public agencies to seek joint use of public use facilities.~~

As a staff initiated text change, page 14-24, is revised as follows:

Mitigation Measures:

PFS-7.1: The General Plan 2023 Public Facilities and Services Element (Section 6) ~~of the General Plan 2023~~ addresses electricity through the following goal, policy (P), and implementation (I) measures:

- Goal PF-10 ~~The City shall ensure~~ Ensure adequate, reliable electric service is available to all users in the City.
- FP-I-15 The City will support ~~encourage~~ energy conservation measures and innovative uses of solar energy, heat recovery, and co-generation in all structural and industrial processes.
- PF-I-16 The City will confer with utility companies regarding ~~communicate its~~ major development plans ~~with utility companies~~ and cooperate with ~~coordinate~~ planning extension of ~~these~~ utilities.
- PFS-7.2:** The General Plan 2023 Resource Conservation Element (Section 8) provides the following measures to mitigate impacts related to electricity and infrastructure expansion:
- RC-I-6 The City shall implement development standards which promote energy conservation and the use of solar energy techniques for heating and cooling, including building orientation, street and lot layout, landscape placement, and protection of solar access.
- RC-I-8 The City shall enforce Title 24 energy requirements (Building Code) which define construction standards that promote energy conservation.
- Goal RC-3 The City shall ensure that land use and circulation improvements are coordinated to reduce the number and length of vehicles trips and thereby help conserve scarce and nonrenewable energy resources.
- RC-P-8 The City shall support use of alternative energy sources in new commercial, industrial and residential development.
- RC-I-10 Encourage large energy users to use an energy conservation plan as part of the project review and approval process, and develop a program to monitor compliance with and effectiveness of that plan.
- RC-I-11 Cooperate with other agencies and jurisdictions to expand energy conservation programs.

15. *Traffic and Circulation*

As a staff initiated text change, page 15-45, is revised as follows:

Bicycle/Pedestrian Use- The Circulation Element encourages bicycle/pedestrian use, including the following policy (P):

C-P-33

The City ~~shall~~ ~~should~~ establish a safe and convenient network of identified bicycle routes connecting residential areas with recreation, shopping, and employment areas within the city”. By establishing this network, the City of Manteca is encouraging bicycle use in the City. This policy is currently being implemented through ~~the update of~~ the City’s Bicycle Master Plan.

Manteca General Plan 2023 Draft Environmental Impact Report

(SCH# 2002042088)

Mitigation Monitoring Program

**Prepared for the
City of Manteca**

**Prepared by
Wade Associates**

**Certified
October 6, 2003**

Mitigation Monitoring Program
Environmental Impact Report
Manteca General Plan 2023

INTRODUCTION

Section 15097 of the California Environmental Quality Act (CEQA) Guidelines require all state and local agencies to establish monitoring or reporting programs for projects approved by a public agency whenever approval involves the adoption of either specified environmental findings related to environmental impact reports, or a “mitigated negative declaration.” Where the project at issue is the adoption of a general plan or other plan-level document, the mitigation monitoring applies to policies and any other portion of the plan that is a mitigation measure or adopted alternative.

The following is the Mitigation Monitoring Program (MMP) for the City of Manteca General Plan 2023. This MMP is intended to be used by City of Manteca mitigation monitoring personnel to ensure compliance with mitigation measures during project implementation. The mitigation measures identified in this MMP were developed as part of the Environmental Impact Report (EIR) process for the General Plan 2023.

Mitigation is defined by CEQA as a measure which:

- Avoids the impact altogether by not taking a certain action or parts of an action.
- Minimizes impacts by limiting the degree or magnitude of the action and its implementation.
- Rectifies the impact by repairing, rehabilitating, or restoring the impacted environment.
- Reduces or eliminates the impact over time by preservation and maintenance operations during the life of the project.
- Compensates for the impact by replacing or providing substitute resources or environments.

The intent of the MMP is to ensure the effective implementation and enforcement of adopted mitigation measures identified for the Manteca General Plan 2023.

The following MMP Table identifies each mitigation measure, the monitoring action for the mitigation measure, the responsible party for the monitoring action, and timing of the monitoring action.

MITIGATION MONITORING PROGRAM
CITY OF MANTECA
GENERAL PLAN 2023

Mitigation Measure		Implementing Responsibility	Monitoring Responsibility	Timing
3.4 Aesthetics and Visual Resources				
AV-1 Impacts to Existing Scenic Vistas				
RC-P-18	New development shall maximize the potential for open space and visual experiences	Manteca Planning	Manteca Planning	Prior to discretionary approval of development applications.
AV-2 Impacts to Visual Character or Quality				
RC-P-16	Provide public and private open space within urbanized parts of Manteca, in order to provide visual contrast with the built environment and to provide for the recreational needs of residents.	Manteca Planning	Manteca Planning	Adoption of General Plan
CD-P-47	Allow pockets of agricultural activity to remain within the urban areas of the city where such uses are compatible with the surrounding urban use.			
CD-P-48	Allow use of small under-utilized or undeveloped portions of parcels for temporary, seasonal agricultural activity, such as truck farms, strawberries, and small orchards.			
CD-P-49	In order to establish a visual character that retains the agricultural heritage, the city will permit the use of orchard trees (or similar non-fruiting species) in landscape corridors along major streets adjacent to residential neighborhoods, in-lieu of formalized landscape. In such landscapes, the groundcover may be limited to bare earth and weed control and/or groundcovers compatible with the orchard characteristics.			
CD-I-14	Establish design guidelines for non-residential uses within 200 feet of SR 99 and SR 120. The guidelines should address the following concepts...The landscape along SR 120 and SR 99 will reflect the natural character of the region in the selection of trees and groundcover.			
AV-3 Increased Light and Glare Impacts				
CD-P-44	Provide minimal levels of street, parking, building, site, and public area lighting to meet safety standards and provide direction.	Manteca Planning	Manteca Planning	Adoption of General Plan
CD-P-45	Provide directional shielding for all exterior lighting to minimize the annoyance of direct or indirect glare.			

MITIGATION MONITORING PROGRAM
CITY OF MANTECA
GENERAL PLAN 2023

Mitigation Measure		Implementing Responsibility	Monitoring Responsibility	Timing
CD-P-46	Provide automatic shutoff or motion sensors for lighting features in newly developed areas.			
	The City shall adopt light and glare standards that minimize the creation of new light source and the annoyance of direct and indirect glare.			
4.4 Agricultural Resources				
AG-1 Farmland Conversion Impacts				
LU-P-41	The City shall encourage the continuation of agricultural uses on lands within the Primary and Secondary Urban Services. Boundary lines pending their development as urban uses consistent with the General Plan.	Manteca Planning	Manteca Planning	Adoption of General Plan
LU-I-1	The City shall maintain a growth management system that provides a mechanism for the annual allocation of the amount of occur. The growth management system shall have the following objectives: Conserveviable agricultural and open space lands.			
RC-P-19	The City shall support the continuation of agricultural uses on lands designated for urban use, until urban development is imminent.			
RC-P-20	The City shall provide an orderly and phased development pattern so that farmland is not subjected to premature development pressure.			
AG-2 Conflicting Zoning or Williamson Act Contracts Impacts				
RC-P-23	Protect designated agricultural lands, without placing an undue burden on agricultural landowners.	Manteca Planning	Manteca Planning	Adoption of General Plan
RC-P-27	The City shall discourage the cancellation of Williamson Act contracts outside the Primary Services Boundary line. The City will not accept for processing any application for annexation of land under Williamson Act contract when there is more than two years remaining on the contract term.			
RC-I-31	Work with San Joaquin County on the following issues: • Pesticide application and types of agricultural operations adjacent to urban uses. • Support the continuation of County agricultural zoning in areas designated for agricultural land use in the Area Plan.			

MITIGATION MONITORING PROGRAM
CITY OF MANTECA
GENERAL PLAN 2023

Mitigation Measure		Implementing Responsibility	Monitoring Responsibility	Timing
	AG-3 Impacts From Location or Nature of GP Changes That Could Result in Farmland Conversion			
RC-P-21	In approving urban development near existing agricultural lands, the City shall take actions so that such development will not unnecessarily constrain agricultural practices or adversely affect the viability of nearby agricultural operations.	Manteca Planning	Manteca Planning	Adoption of General Plan
RC-P-24	Provide buffers at the interface of urban development and farmland in order to minimize conflicts between these uses.			
RC-P-25	The City shall ensure, in approving urban development near existing agricultural lands, that such development will not unnecessarily constrain agricultural practices or adversely affect the economic viability of nearby agricultural operations.			
RC-P-26	The City shall restrict the fragmentation of agricultural land parcels into small rural residential parcels except in areas designated for estate type development in the General Plan Land Use Diagram.			
RC-P-28	The City shall not extend water and sewer lines to premature urban development that would adversely affect agricultural operations.	Manteca Public Works	Manteca Public Works	
RC-I-30	Apply the following conditions of approval where urban development occurs next to farmland: • Require notifications in urban property deeds that agricultural operations are in the vicinity, in keeping with the City's right-to-farm ordinance; • Require adequate and secure fencing at the interface of urban and agricultural use. • Require phasing of new residential subdivisions so as to include an interim buffer between residential and agricultural use.	Manteca Planning	Manteca Planning	
RC-P-30	The City of Manteca will participate in a county-wide program to mitigate the conversion of Prime Farmland and Farmlands of Statewide Importance to urban uses.			

MITIGATION MONITORING PROGRAM
CITY OF MANTECA
GENERAL PLAN 2023

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Timing	
5.4 Air Quality				
AQ-1 Impacts From Conflicts or Obstruction of Applicable Air Quality Plan.				
AQ-P-1	Cooperate with other agencies to develop a consistent and coordinated approach to reduction of air pollution and management of hazardous air pollutants.	Manteca Planning	Manteca Planning	Adoption of General Plan
AQ-I-1	Work with the San Joaquin Valley Air Pollution Control District (SJVAPCD) to implement the Air Quality Management Plan (AQMP). • Cooperate with the APCD to develop consistent and accurate procedures for evaluating project-specific and cumulative air quality impacts; • Cooperate with the APCD and the California Air Resources Board to develop a local airshed model; • Cooperate with the APCD in their efforts to develop a cost/benefits analysis of possible control strategies (mitigation measures to minimize short and long-term stationary and area source emissions as part of the development review process, and monitoring measures to ensure that mitigation measures are implemented.			
AQ-I-2	In accordance with CEQA, submit development proposals to the APCD for review and comment prior to decision.			
AQ-2 Impacts From Violation of Air Quality Standards or Contribution to Current Nonattainment Status for Ozone and PM10,				
AQ-P-8	Woodburning devices shall meet current standards for controlling particulate air pollution.	Manteca Building Inspection	Manteca Building Inspection	Adoption of General Plan
AQ-P-9	Burning of any combustible material within the City will be controlled to minimize particulate air pollution.			
AQ-I-13	All residences built in a new subdivision or housing development shall be equipped with conventional heating devices with sufficient capacity to heat all areas of the building without reliance on woodburning heating devices.			
AQ-I-14	All woodburning-heating devices installed shall meet EPA standards applicable at the time of project approval.			

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Mitigation Measure		Implementing Responsibility	Monitoring Responsibility	Timing
AQ-P-7	New construction will be managed to minimize fugitive dust and construction vehicle emissions.	Manteca Public Works	Manteca Public Works	Adoption of General Plan
AQ-I-4	Construction activity plans shall include and/or provide for a dust management plan to prevent fugitive dust from leaving the property boundaries and causing a public nuisance or a violation of an ambient air standard. • Project development applicants shall be responsible for ensuring that all adequate dust control measures are implemented in a timely manner during all phases of project development and construction.			
AQ-3 Impacts From Cumulatively Considerable Net Increase in Ozone and PM10 Air Pollutants.				
AQ-P-2	Develop a land use plan that will help to reduce the need for trips and will facilitate the common use of public transportation, walking, bicycles, and alternative fuel vehicles.	Manteca Planning	Manteca Planning	Adoption of General Plan
AQ-I-4	Encourage mixed-use development that is conveniently accessible by pedestrians and public transit.			
AQ-I-5	Locate employment, school, and daily shopping destinations near residential areas.			
AQ-I-6	Locate higher density development such as multi-family housing, institutional uses, services, employment centers and retail along existing and proposed transit corridors.			
AQ-I-7	Locate public facilities in areas easily served by current and planned public transportation.			
AQ-P-4	Develop and maintain street systems that provide for efficient traffic flow and thereby minimize air pollution from automobile emissions.	Manteca Public Works and Manteca Planning	Manteca Public Works and Manteca Planning	
AQ-P-5	Develop and maintain circulation systems that provide alternatives to the automobile for transportation, including bicycles routes, pedestrian paths, bus transit, and carpooling.			
AQ-P-6	Coordinate public transportation networks, including trains, local bus service, regional bus service and rideshare facilities to provide efficient public transit service.			

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Mitigation Measure		Implementing Responsibility	Monitoring Responsibility	Timing
AQ-I-9	Maintain acceptable traffic levels of service (LOS) as specified in the Circulation Element.			
AQ-I-10	In new subdivisions, require the internal street system to include the installation of dedicated pedestrian/bicycle pathways connecting to adjacent residential and commercial areas as well as schools, parks and recreational areas.			
AQ-4 Impacts From Exposing Sensitive Receptors to Substantial Pollutant Concentrations.				
AQ-I-8	Prior to entitlement of a project that may be an air pollution point source, such as a manufacturing and extracting facility, the developer shall provide documentation that the use is located and appropriately separated from residential areas and sensitive receptors (e.g., homes, schools, and hospitals).	Project Proponent	Manteca Public Works and Manteca Planning	Prior to discretionary approval of development applications.
AQ-I-15	Design review criteria shall include the following considerations, at a minimum: The developer of a sensitive air pollution point receptor shall submit documentation that the project design includes appropriate buffering (e.g., distance, setbacks, landscaping) to separate the use from highways, arterial streets, hazardous material locations and other sources of air pollution or odor.			
AQ-5 Impacts From Objectionable Odors Affecting a Substantial Number of People.				
AQ-P-3	Segregate and provide buffers between land uses that typically generate hazardous or obnoxious fumes and residential or other sensitive land uses.	Manteca Planning	Manteca Planning	Adoption of General Plan
6.4 Biological Resources				
B-1 Impacts From Loss of Identified Special Status Species				
RC-I-32	Continue to support and comply with the requirements of the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) when reviewing proposed public and private land use changes.	Manteca Planning	Manteca Planning	Adoption of General Plan

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Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Timing
RC-I-33 Project proponents who opt not to participate in the SJMSCP shall: <ul style="list-style-type: none"> • Satisfy applicable U.S. Endangered Species Act (ESA), California Endangered Species Act (CESA), National Environmental Policy Act (NEPA), California Environmental Quality Act (CEQA), and other applicable local, state, and federal laws and regulation provisions through consultations with the Permitting Agencies and local planning agencies. • Provide site-specific research and ground surveys for proposed development projects. This research must include a detailed inventory of all biological resources onsite, and appropriate mitigation measures for avoiding or reducing impact to these biological resources. This requirement may be waived if determined by the City that the proposed project area is already sufficiently surveyed. 	Project Proponent		Prior to discretionary approval of development applications.
RC-P-31 Minimize impact of new development on native vegetation and wildlife.	Manteca Planning		Adoption of General Plan
RC-P-34 Protect special status species and other species that are sensitive to human activities.			
B-2 Impacts From Loss of Riparian Habitat or Other Sensitive Natural Communities.			
RC-P-32 Condition new development in the vicinity of the San Joaquin River and Walthall Slough to protect riparian habitat, wetlands, and other native vegetation and wildlife community.	Manteca Planning	Manteca Planning	Adoption of General Plan
RC-P-36 Consider the development of new drainage channels planted with native vegetation, which would provide habitat as well as drainage.			
RC-I-32 Continue to support and comply with the requirements of the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) when reviewing proposed public and private land use changes.			

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Mitigation Measure		Implementing Responsibility	Monitoring Responsibility	Timing
RC-I-33	Project proponents who opt not to participate in the SJMSCP shall: <ul style="list-style-type: none"> • Satisfy applicable U.S. Endangered Species Act (ESA), California Endangered Species Act (CESA), National Environmental Policy Act (NEPA), California Environmental Quality Act (CEQA), and other applicable local, state, and federal laws and regulation provisions through consultations with the Permitting Agencies and local planning agencies. • Provide site-specific research and ground surveys for proposed development projects. This research must include a detailed inventory of all biological resources onsite, and appropriate mitigation measures for avoiding or reducing impact to these biological resources. This requirement may be waived if determined by the City that the proposed project area is already sufficiently surveyed. 	Project Proponent		Prior to discretionary approval of development applications.
RC-P-31	Minimize impact of new development on native vegetation and wildlife.	Manteca Planning		Adoption of General Plan
RC-P-34	Protect special status species and other species that are sensitive to human activities.			
RC-I-36	Limit the access of pedestrians and cyclists to wetland areas so that access is compatible with long-term protection of these natural resources.	Manteca Planning		Adoption of General Plan
B-3 Impacts on Federally Protected Wetlands				
RC-I-34	Until such time that a Clean Water Act regional general permit or its equivalent is issued for coverage under the SJMSCP, acquisition of a Section 404 permit by project proponents will continue to occur as required by existing regulations. Project proponents shall comply with all requirements for protecting federally protected wetlands.	Project Proponent	Manteca Planning	Prior to discretionary approval of development applications.
B-4 Impacts Interfering with Movement of Wildlife				
RC-I-32	Continue to support and comply with the requirements of the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP).	Manteca Planning	Manteca Planning	Adoption of General Plan

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Mitigation Measure		Implementing Responsibility	Monitoring Responsibility	Timing
RC-I-33	<p>Project proponents who opt not to participate in the SJMSCP shall:</p> <ul style="list-style-type: none"> • Satisfy applicable U.S. Endangered Species Act (ESA), California Endangered Species Act (CESA), National Environmental Policy Act (NEPA), California Environmental Quality Act (CEQA), and other applicable local, state, and federal laws and regulation provisions through consultations with the Permitting Agencies and local planning agencies. • Provide site-specific research and ground surveys for proposed development projects. This research must include a detailed inventory of all biological resources onsite, and appropriate mitigation measures for avoiding or reducing impact to these biological resources. This requirement may be waived if determined by the City that the proposed project area is already sufficiently surveyed. 	Project Proponent		Prior to discretionary approval of development applications.
B-5 Cumulative Impacts on Biological Resources				
RC-I-32	Continue to support and comply with the requirements of the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) when reviewing proposed public and private land use changes.	Manteca Planning	Manteca Planning	Adoption of General Plan
RC-I-33	<p>Project proponents who opt not to participate in the SJMSCP shall:</p> <ul style="list-style-type: none"> • Satisfy applicable U.S. Endangered Species Act (ESA), California Endangered Species Act (CESA), National Environmental Policy Act (NEPA), California Environmental Quality Act (CEQA), and other applicable local, state, and federal laws and regulation provisions through consultations with the Permitting Agencies and local planning agencies. • Provide site-specific research and ground surveys for proposed development projects. This research must include a detailed inventory of all biological resources onsite, and appropriate mitigation measures for avoiding or reducing impact to these biological resources. This requirement may be waived if determined by the City that the proposed project area is already sufficiently surveyed. 	Project Proponent		Prior to discretionary approval of development applications.

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Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Timing	
7.4 Cultural Resources				
RC-P-37	The City shall not knowingly approve any public or private project that may adversely affect an archaeological site without consulting the California Archaeological Inventory at Stanislaus State University, conducting a site evaluation as may be indicated, and attempting to mitigate any adverse impacts according to the recommendation of a qualified archaeologist. City implementation of this policy shall be guided by the California Environmental Quality Act (CEQA) and the National Historic Preservation Act (NHPA).	Project Proponent	Manteca Planning	Prior to discretionary approval of development applications.
RC-P-38	The City shall require that the proponent of any development proposal in an area with potential archaeological resources, and specifically near the San Joaquin River and Walthall Slough, and on the east side of State Highway 99 at the Louise Avenue crossing, shall consult with the California Archeological Inventory, Stanislaus State University to determines the potential for discovery of cultural resources, conduct a site evaluation as may be indicated, and mitigate any adverse impacts according to the recommendation of a qualified archaeologist. The survey and mitigation shall be developer funded.			
RC-P-39	The City shall set as a priority the protections and enhancement of Manteca's historically and architecturally significant buildings.	Manteca Planning		

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Mitigation Measure		Implementing Responsibility	Monitoring Responsibility	Timing
RC-P-40	The City shall work with property owners seeking registration of historical structures as Historic Landmarks or listing on the Register of Historic Sites.			
RC-P-41	The City shall prepare and adopt a Historical Preservation Ordinance.			
RC-P-40	The City and Redevelopment Agency shall support the efforts of property owners to preserve and renovate historic and architecturally significant structures. Where such buildings cannot be preserved in tact, the City shall seek to preserve the building facades.			
RC-I-38	Require a records search for any proposed development project, to determine whether the site contains known archaeological, historic, or cultural resources and/or to determine the potential for discovery of additional cultural resources. This requirement may be waived if determined by the City that the proposed project area is already sufficiently surveyed.	Project Proponent		Prior to discretionary approval of development applications.

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Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Timing
RC-I-39 Require that sponsors of proposed development projects on sites where probable cause for discovery of archaeological resources (as indicated by records search and where resources have been discovered in the vicinity of the project) retain a consulting archaeologist to survey the project site. If unique resources, as defined by California State law, are found, a qualified archaeologist or historian shall be called to evaluate the find and to recommend proper action. Require a monitoring plan for the project to ensure that mitigation measures are implemented.			
RC-I-40 When feasible, incorporate significant archaeological sites into open space areas.			
RC-I-41 The City should continue its inventory of all historic sites throughout the City. The inventory should contain a narrative of the significant facts regarding the historic events or persons associated with the site, and pictures of the site.	Manteca Planning		

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Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Timing
RC-I-42 The City shall continue to support the local historical society in their efforts to archive historic information, including photographs, publications, oral histories and other materials. Make the information available to the public for viewing and research.			
RC-I-43 All City permits for reconstruction, modification of existing buildings will require submittal of a photograph of the existing structure or site. The intent is to create a record of the buildings in the City over time. A photograph will also be required for vacant sites that will be modified with new construction of new buildings or other above ground improvements.	Project Proponent		Prior to discretionary approval of development applications.
RC-I-44 Encourage the placement of monuments or plaques that recognize and celebrate historic sites, structures, and events.	Manteca Planning		Adoption of General Plan
RC-I-45 The City shall adopt and implement a historic building code, as authorized by state law.			
RC-I-46 If human remains are discovered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the coroner determines that no investigation of the cause of death is required and if the remains are of Native American origin, the coroner will notify the Native American Heritage Commission, which in turn will inform a most likely descendant. The descendant will then recommend to the landowner appropriate disposition of the remains and any grave goods.	Project Proponent	Manteca Planning	Prior to discretionary approval of development applications.
8.4 Geology, Soils and Seismicity			
GGG-2 Impacts from Exposure to Ground Shaking, Ground Failure and Landslides			
S-P-1 The City shall require preparation of geological reports and/or geological engineering reports for proposed new development located in areas of suspected significant geological hazards, including potential subsidence (collapsible surface soils) due to groundwater extraction.	Project Proponent	Manteca Planning	Prior to discretionary approval of development applications.

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Mitigation Measure		Implementing Responsibility	Monitoring Responsibility	Timing
S-P-2	The City shall require new development to mitigate the potential impacts of geologic hazards through Building Plan review.		Manteca Building Department	Prior to building permit.
S-P-3	The City shall require new development to mitigate the potential impacts of seismic induced settlement of uncompacted fill and liquefaction (water-saturated soil) due to the presence of a high water table.			
S-P-4	The City shall maintain an listing of pre-1940 unreinforced masonry buildings within the city. No change in use to a higher occupancy or more intensive use shall be approved in such structures until an engineering evaluation of the structure has been conducted and any structural deficiencies corrected. The Redevelopment Agency shall be encouraged to assist property owners in reinforcing buildings.	Manteca Public Works	Manteca Public Works and Manteca Planning	Prior to discretionary approval of development applications.
S-P-5	The City shall ensure that all public facilities, such as buildings, water tanks, and reservoirs, are structurally sound and able to withstand seismic shaking and the effects of seismically induced ground failure.	Manteca Public Works	Manteca Public Works	Adoption of General Plan
S-P-6	The City shall comply with the California State seismic and building standards in the design and siting of critical facilities, including police and fire stations, school facilities, hospitals, hazardous materials manufacturing and storage facilities, and large public assembly halls.	Manteca Building Department	Manteca Building Department	
SG-I-1	All new development shall comply with the current Uniform Building Code (UBC) requirements for Seismic Zone 3, which stipulates building structural material and reinforcement.	Project Proponent		Prior to building permit.
SG-I-2	All new development shall comply with California Health and Safety Code Section 19100 et seq. (Earthquake Protection Law), which requires that buildings be designed to resist stresses produced by natural forces caused earthquakes and wind.			
SG-I-3	The City shall inventory potentially hazardous buildings within the City and adopt a mitigation program, including requirements for strengthening buildings, changing the use of the buildings to an acceptable occupancy level, or demolishing the buildings.	Manteca Building Department	Manteca Building Department and Manteca Planning	Adoption of General Plan
GSS-3 Impacts From Substantial Soil Erosion				

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Mitigation Measure		Implementing Responsibility	Monitoring Responsibility	Timing
RC-P-9	The City shall adopt and enforce land management standards that minimize soil erosion and loss of topsoil from land development activities, wind, and water flow.	Manteca Planning	Manteca Planning	Adoption of General Plan
RC-I-16	All new development shall comply with the Uniform Building Code (UBC) requirements for specific site development and construction standards for specific soils types.	Project Proponent	Manteca Building Department	Prior to building permit.
RC-I-17	All new development shall comply with the Uniform Building Code (UBC), Chapter 70, regulating grading activities including drainage and erosion control.			
RC-I-18	Require site-specific land management and development practices for proposed development projects, including appropriate mitigation measures for avoiding or reducing erosion.		Manteca Planning	

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Mitigation Measure		Implementing Responsibility	Monitoring Responsibility	Timing
GSS-4 Impact From Exposure to Expansive Soils				
S-P-1	The City shall require preparation of geological reports and/or geological engineering reports for proposed new development located in areas of suspected significant geological hazards, including potential subsidence (collapsible surface soils) due to groundwater extraction.	Project Proponent	Manteca Building Department	Prior to building permit.
S-P-2	The City shall require new development to mitigate the potential impacts of geologic hazards through Building Plan review.			
RC-I-16	All new development shall comply with the Uniform Building Code (UBC) requirements for specific site development and construction standards for specific soils types.			
9.4 Hazardous Materials				
HM-1 Impacts From Exposure to Hazardous Materials				
S-P-15	The City shall maintain an awareness of hazardous materials throughout the Manteca region.	Manteca Fire Department	Manteca Fire Department	Adoption of General Plan
S-I-9	The City shall require businesses that manufacture, store, use, or transport significant quantities of hazardous materials to identify annually such materials and their quantities.			
S-I-10	The City shall require the submittal of lists of hazardous materials used in existing and proposed industrial and commercial businesses within the City of Manteca. The list shall be maintained through the Manteca Fire Department and updated through periodic review.			
HM-2 Impacts From Exposure to Accidental Release of Hazardous Materials				
S-P-17	Within its authority, the City shall regulate the production, use, storage, and transport of hazardous materials to protect the health of Manteca residents.	Manteca Fire Department	Manteca Fire Department	Adoption of General Plan
S-I-11	Work with San Joaquin County and other public agencies to inform consumers about household use and disposal of hazardous materials.			
S-I-12	Cooperate fully with Union Pacific Railroad and other public agencies, such as the CHP, in the event of a hazardous material emergency.			

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Mitigation Measure		Implementing Responsibility	Monitoring Responsibility	Timing
AQ-I-3	Cooperate with San Joaquin County Environmental Health Department in identifying hazardous material users and in developing a hazardous materials management plan.			
	HM-3 Impacts From Emissions Within 1/4 Mile of a School			
S-P-16	City approvals of all new development shall consider the potential for the production, use, storage, and transport of hazardous materials and provide for reasonable controls on such hazardous materials	Project Proponent	Manteca Fire Department	Adoption of General Plan
	HM-5 Impacts From Interference with Emergency Response of Evacuation			
S-P-18	The City shall maintain and periodically update the City Emergency Plan.	Manteca Fire Department	Manteca Fire Department	Adoption of General Plan
S-I-14	The City shall conduct periodic emergency response exercises to test the effectiveness of City emergency response procedures.			
S-I-15	The City shall review County and state emergency response procedures that must be coordinated with City procedures.			
10.4 Hydrology and Water Quality				
	HWQ-1 Impacts from Violation of Water Quality Standards or Waste Discharge Requirements			
RC-I-24	Comply with the Regional Water Control Board's regulations and standards to maintain and improve groundwater and surface water quality in Manteca.	Manteca Public Works	Manteca Public Works	Adoption of General Plan
	HWQ-2 Impacts from Depletion of Groundwater Supplies Recharge.			
RC-P-1	The City shall continue to implement water conservation standards for all commercial and industrial development, and for all existing and new residential development.	Manteca Public Works	Manteca Public Works	Adoption of General Plan
RC-P-2	The City shall explore potential uses of treated wastewater when such opportunities become available.			

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Mitigation Measure		Implementing Responsibility	Monitoring Responsibility	Timing
RC-P-4	The City shall require water conservation in both City operations and private development to minimize the need for the development of new water sources.	Project Proponent	Manteca Public Works	Prior to discretionary approval of development applications.
RC-I-1	Continue to implement standards for water conserving landscape practices, including the use of drought tolerant plants, for both public and private projects.		Manteca Planning and Public Works	Prior to building permit.
RC-I-2	Continue efforts to increase public participation in water conservation.	Manteca Public Works	Manteca Public Works	Adoption of General Plan
RC-I-3	Require large commercial and industrial water users to submit a use and conservation plan as part of the project entitlement review and approval process, and develop a program to monitor compliance with and effectiveness of that plan.			Prior to building permit.
RC-I-4	Cooperate with other agencies and jurisdictions to expand water conservation programs, and to develop methods of water reuse.			Adoption of General Plan
RC-I-5	Actively pursue the use of treated wastewater in irrigation and industrial applications, including development of appropriate infrastructure.			
RC-P-13	Protect the quality of Manteca's groundwater.			
RC-P-14	Encourage participation of the County and surrounding communities in a basin-wide groundwater management study.			
RC-I-19	The City shall work with the County and surrounding communities to develop an action plan and/or to create an agency to manage and protect local and regional groundwater resources.			
RC-I-20	The City shall not approve new industrial or commercial development that has a significant potential for adversely affecting water quality in the San Joaquin River or in the area's groundwater basin.			
	HWQ-3 Impacts from Altering Existing Drainage Pattern, or Increasing Rate of Runoff.			
S-I-6	Discourage large continuous paved areas unless provided with engineered drainage facilities.	Project Proponent	Manteca Planning and Public Works	Prior to Building Permit

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Mitigation Measure		Implementing Responsibility	Monitoring Responsibility	Timing
S-I-7	Where feasible, require the use of pervious paving materials, such as brick or stepping stones with sand joints.			
S-I-8	New development shall be required to maintain natural stream courses and adjacent habitat and combine flood control, recreation, water quality, and open space functions.			
HWQ-4 Impacts from Impervious Services that would Contain Urban Contaminants.				
RC-P-12	Minimize pollution of waterways and other surface water bodies from urban runoff.	Project Proponent	Manteca Planning and Public Works	Prior to Building Permit
RC-I-22	Maintain a buffer area between waterways and urban development to protect water quality and riparian areas.			
RC-I-23	Utilize cost-effective urban runoff controls, including Best Management Practices (BMPs), to limit urban pollutants from entering the water courses.			
HWQ-5 Impacts from Exposure to Flood Hazards of San Joaquin River 100-Year Floodplain.				
S-P-7	Regulate all uses and development in areas subject to potential flooding through zoning and other land use regulations.	Manteca Planning	Manteca Planning	Adoption of General Plan
S-P-8	Cooperate with other agencies in the pursuit of a regional approach to flood issues.	Manteca Public Works	Manteca Planning and Public Works	
S-P-9	Combine flood control, recreation, water quality, and open space functions where feasible.	Manteca Planning	Manteca Planning	Prior to discretionary approval of development applications.
S-P-10	Ensure that any existing structures subject to the 100-year flood provide adequate protection from flood hazards.			
S-P-11	Ensure that the impacts of potential flooding are adequately analyzed when considering areas for future urban expansion.			
S-P-12	New residential development, including mobile homes, shall be constructed so that the lowest floor is at least one foot above the 100-year flood level.	Project Proponent	Manteca Building Department and Manteca Planning	Prior to Building Permit

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Mitigation Measure		Implementing Responsibility	Monitoring Responsibility	Timing
S-P-13	Non-residential development shall be anchored and flood-proofed in accord with the Federal Emergency Management Agency (FEMA) standards to prevent damage or causing damage due to a 100-year flood or, alternatively, elevated to at least one foot above the 100-year flood level. When improvements to existing development are made costing at least 50 percent of the current market value of the structure before improvements, the structure shall be brought into compliance with FEMA standards.			
S-I-4	The City shall continue to participate in the National Flood Insurance Program. To this end, the City shall ensure that local regulations are in full compliance with standards adopted by the Federal Emergency Management Agency (FEMA).	Manteca Public Works	Manteca Public Works	Adoption of General Plan
S-I-5	Provide flood warning and forecasting information to City residents. The City shall adopt and implement local flood management development standards.		Manteca Public Works and Manteca Planning	
12.4 Noise				
	N-1 Impacts From Exposure From Noise Exceeding Established Standards			
N-P-2	New development of residential or other noise-sensitive land uses will not be permitted in noise-impacted areas unless effective mitigation measures are incorporated into the project design to satisfy the performance standards in Table 9-1.	Manteca Planning	Manteca Planning	Prior to Building Permit
N-P-3	The City may permit the development of new noise-sensitive uses only where the noise level due to fixed (non-transportation) noise sources satisfies the noise level standards of Table 9-2.			Prior to discretionary approval of development applications.
N-P-4	The City shall require stationary noise sources proposed adjacent to noise sensitive uses to be mitigated so as to not exceed the noise level performance standards in Table 9-2.			Project Proponent
N-P-6	Where the development of residential or other noise-sensitive land use is proposed for a noise-impacted area, an acoustical analysis is required as part of the environmental review process so that noise mitigation may be considered in the project design. The acoustical analysis shall:			

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Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Timing
<ul style="list-style-type: none"> • The cost of the study shall be the responsibility of the applicant. • Be prepared by a qualified acoustical consultant experienced in the fields of environmental noise assessment and architectural acoustics. • Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions and the predominant noise sources. • Estimate existing and projected (20 years) noise levels in terms of the standards of Table 9-1 or Table 9-2, and compare those levels to the adopted policies of the Noise Element. • Recommend appropriate mitigation measures to achieve compliance with the adopted policies and standards of the Noise Element. • Estimate noise exposure after the prescribed mitigation measures have been implemented. • Describe a post-project assessment program that could be used to monitor the effectiveness of the proposed mitigation measures. 			
<p>N-P-8 The City shall enforce the Sound Transmission Control Standards of the California Building Code concerning the construction of new multiple occupancy dwellings such as hotels, apartments, and condominiums.</p>		Manteca Planning and Building Department	Prior to Building Permit
<p>N-P-10 The Manteca Police Department shall actively enforce requirements of the California Vehicle Code relating to vehicle mufflers and modified exhaust systems.</p>	Manteca Police	Manteca Police	Adoption of General Plan
<p>N-2 Impacts From Construction Noise</p>			
<p>N-P-5 In accord with Table 9-2 standards the City shall regulate construction-related noise impacts on adjacent uses.</p>	Project Proponent	Manteca Planning and Public Works	Adoption of General Plan
<p>N-3 Impacts From Future Roadway Traffic Noise</p>			

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Mitigation Measure		Implementing Responsibility	Monitoring Responsibility	Timing
N-P-11	For residential development backing on to a freeway or railroad right-of-way, the developer shall be required to build a sound barrier wall, and provide for other appropriate mitigation measures, to satisfy the performance standards in Table 9-1.	Project Proponent	Manteca Planning	Prior to discretionary approval of development applications.
N-P-12	The City shall require new roadways to be mitigated so as to not exceed the noise levels specified in Table 9-1. Widening or other improvement projects of existing roadways shall be mitigated to the most practical extent.			
N-4 Impacts From Railroad Noise				
N-I-8	Work in cooperation with Caltrans and the Union Pacific Railroad to maintain noise level standards for both new and existing projects in compliance with Table 9-1.	Manteca Planning	Manteca Planning	Adoption of General Plan
N-5 Impacts From Future Industrial, Commercial, Emergency and Outdoor Activity Noise				
N-P-2	New development of residential or other noise-sensitive land uses will not be permitted in noise-impacted areas unless effective mitigation measures are incorporated into the project design to satisfy the performance standards in Table 9-1.	Project Proponent	Manteca Planning	Prior to Building Permit
N-P-4	The City shall require stationary noise sources proposed adjacent to noise sensitive uses to be mitigated so as to not exceed the noise level performance standards in Table 9-2.			Prior to discretionary approval of development applications.
N-P-7	Noise level criteria applied to land uses other than residential or other noise-sensitive uses shall be consistent with noise performance levels of Table 9-1 and Table 9-2.			Adoption of General Plan
N-P-13	The City shall carefully review and shall give potentially affected residents an opportunity to fully review any proposals for the establishment of helipads or heliports.			
N-I-1	New development in residential areas with an actual or projected exterior noise level of greater than 60 dB Ldn will be conditioned to use mitigation measures to reduce exterior noise levels to less than or equal to 60 dB Ldn	Project Proponent		Prior to discretionary approval of development applications.

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N-I-14 Control noise at the source through use of insulation, berms, building design and orientation, buffer space, staggered operating hours and other techniques. Use insulation, berms, building design and orientation, buffer space, noise barriers, and other techniques to attenuate noise to acceptable levels.				
13.4 Population and Housing				
H-2 Impacts From Existing Jobs/Housing Imbalance				
LU-P-1	The City shall promote, cooperate in, and assist in the maintenance and expansion of Manteca’s industrial sector employment development within the City of Manteca and in the south San Joaquin County area that will help reduce the home-to-work commute distance for Manteca residents.	Manteca Planning	Manteca Planning	Adoption of General Plan
LU-P-2	New employment centers may include office, business-professional, research and development, and light industrial or industrial development and shall be located in areas served by full City services or served by suitable facilities approved by the City. Employment centers should be located along major arterials with easy freeway access and with access from public transit, and accessible to bicyclists and pedestrians.			
LU-P-3	The City shall continue to support full development of its existing industrial park.			
LU-P-4	The City shall promote the development of “clean” industries that do not create problems or pose health risks associated with water and air pollution or potential leaks or spills. However, the City will designate appropriate locations that accommodate light industrial and heavy industrial uses.			
LU-P-5	Redevelopment incentives shall be used judiciously to promote industrial employment development in approved Project Areas and for projects benefiting approved Project Areas.			
LU-P-6	The City shall monitor employment development to maintain the balance of residential, commercial, and industrial development.			

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Mitigation Measure		Implementing Responsibility	Monitoring Responsibility	Timing
LU-P-7	The City shall promote and plan for at least one Primary Employment Center to accommodate a variety of employment opportunities compatible with the employment skills of the Manteca resident labor force.			
	LU-5 Impacts From Proximity to the Stockton Airport			
LU-P-51	New residential land uses (developments with no less than 5 units) within the Stockton Metro Airport Area of Influence must have an avigation easement recorded in favor of the airport. The Deed of Avigation and Hazard Easement must be filed with the County Recorder prior to development construction.	Manteca Planning	Manteca Planning	Adoption of General Plan
	Occupied structures must be soundproofed to reduce interior noise to 45 dB.			
	Reflective materials are not permitted to be used in structures or signs to avoid distracting pilots.			
	All proposed acquisitions of property within a 2 mile radius of an airport runway for the purpose of constructing a school requires a review and approval by the State Department of Transportation, Division of Aeronautics.			
	No transmission which would interfere with aircraft communications or navigation are permitted. Power lines must be under grounded if necessary to prevent hazard to aircraft.			
LU-P-52	The City of Manteca shall refer all applications for development within the Stockton Metro Airport Area of Influence to the Airport Land Use Commission, and the Stockton Metro Airport.			
	LU-6 Impacts From Future Urbanization Adjacent to Ripon			
LU-P-54	The City of Manteca shall cooperate with City of Ripon in implementing the principle points of the Memorandum of Understanding regarding future land use and public services and facilities in the area between the two cities.	Manteca Planning	Manteca Planning	Adoption of General Plan
14.13 Public Facilities and Services				

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Mitigation Measure		Implementing Responsibility	Monitoring Responsibility	Timing
	PFS-1 Impacts From Domestic Water Demand			
PF-P-4	Secure sufficient sources of water to meet the needs of the existing community and planned residential and commercial growth.	Manteca Public Works	Manteca Public Works	Adoption of General Plan
PF-P-5	The City will continue to rely principally on groundwater resources for its municipal water in the near term, but will participate in the regional improvements to deliver surface water to augment the City's groundwater supply.			
PF-P-6	The City shall develop new water sources as necessary to serve new development.			
PF-P-7	The City shall develop new water storage and major distribution lines as necessary to serve new development.			
PF-P-9	City water services shall not be extended to unincorporated areas except in extraordinary circumstances. Existing commitments for City water service outside the City limits shall continue to be honored.			
PF-P-11	The City will develop and implement water conservation measures as necessary elements of the water system.			
PF-I-2	The City shall update the Public Facilities Implementation Plan (PFIP) regarding water supply and distribution, every five years. The update shall be reviewed annually for adequacy and consistency with the General Plan.			
PF-I-3	The City shall require, as a condition of project approval, dedication of land and easements, or payment of appropriate fees and exactions, to help offset municipal costs of expansion of water treatment facilities and delivery systems.			
PF-I-7	The City will encourage the use of recycled water for landscape irrigation where feasible, within the parameters of State and County Health Code and standards.	Manteca Public Works		
PF-P-16	The City of Manteca shall include a groundwater analysis as a technical analysis of water system capacity in the update of the Public Facilities Implementation Plan (PFIP), and shall prepare an environmental analysis in the PFIP that addresses the quality and availability of groundwater.			

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Mitigation Measure		Implementing Responsibility	Monitoring Responsibility	Timing
PF-P-17	The City of Manteca shall consider incremental increases in the demands on a groundwater supply and water quality when reviewing development applications.			
	PFS-2 Impacts From Wastewater or Sewer Treatment Increase			
PF-P-18	Ensure wastewater collection and treatment for all development in the City and the safe disposal of wastes.	Manteca Public Works	Manteca Public Works	Adoption of General Plan
PF-P-19	The City will maintain capacity to process combined residential, commercial, and industrial flow.			
PF-P-20	The City shall develop new sewage treatment and trunk line capacity as necessary to serve new development.			
PF-P-21	City sewer services will not be extended to unincorporated areas, except in extraordinary circumstances. Existing City commitments for sewer service outside the City limits shall continue to be honored.			
PF-P-25	The City will maintain the ability to handle peak discharge flow while meeting State Regional Water Quality Control Board Standards as established in the current NPDES Permit.			
PF-I-8	The City shall update the Public Facilities Implementation Plan (PFIP) regarding wastewater collection and treatment, every five years. The update shall be reviewed annually for adequacy and consistency with the General Plan.			
PF-I-10	The City will encourage and permit an industrial pretreatment program for business parks and other industrial uses in accordance with state and federal requirements.			
PF-I-12	The City will promote reduced wastewater system demand through efficient water use by: <ul style="list-style-type: none"> • requiring water conserving design and equipment in new construction; • encouraging retrofitting with water conserving devices; • designing wastewater systems to minimize inflow and infiltration to the extent economically feasible; and • maintaining a Citywide map of all sewer collection system components and monitoring the condition of the system on a regular basis 			
	PFS-3 Impacts From Demands for Increased Stormwater Drainage			

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Mitigation Measure		Implementing Responsibility	Monitoring Responsibility	Timing
PF-P-26	The City shall continue to complete gaps in the drainage system in areas of existing development.	Manteca Public Works	Manteca Public Works	Adoption of General Plan
PF-P-27	The City shall require the dedication and improvement of drainage detention basins as a condition of development approval according to the standards of the Drainage Master Plan. The responsibility for the dedication and improvement of detention basins shall be based on the prorated share of stormwater runoff resulting from each development.	Project Proponent		Prior to discretionary approval of development applications.
PF-P-28	Storm drainage systems within new development areas shall include open drainage corridors where feasible to supplement or replace an underground piped drainage system. The drainage systems would provide for short-term stormwater detention, stormwater conveyance for stormwaters exceeding a 10-year event, stormwater quality treatment, bike and pedestrian paths, and visual open space within neighborhoods.			
PF-I-13	The City shall update the Storm Drainage Master Plan and Public Facilities Implementation Plan (PFIP), regarding storm water drainage, every five years. The update shall be reviewed annually for adequacy and consistency with the General Plan.	Manteca Public Works		Adoption of General Plan
PFS-4 Impacts From Increased Demand for Solid Waste Services				
P-F-P-32	The City shall support the continued use of the Lovelace Transfer Station on Lovelace Road, between Union Road and Airport Way, for the processing and shipping of solid waste materials.	Manteca Planning	Manteca Planning	Adoption of General Plan
PFS-5 Impacts From Non-compliance with Regulations Regarding Solid Waste				
PF-P-31	The City will implement and enforce the provisions of its Source Reduction and Recycling Element.	Manteca Public Works	Manteca Public Works	Adoption of General Plan
PFS-6 Impacts From Increased City Services				
PF-P-37	The City shall endeavor through adequate staffing and patrol arrangements to maintain the minimum feasible police response times for police calls.	Manteca Police	Manteca Police	Adoption of General Plan
PF-P-38	The City shall provide police services to serve the existing and projected population.			
PF-P-39	The City will establish the criteria for determining the circumstances under which police service will be enhanced.			

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Mitigation Measure		Implementing Responsibility	Monitoring Responsibility	Timing
PF-I-22	The Police Department shall continuously monitor response times and report annually on the results of the monitoring.			
PF-I-23	The Planning Commission and City Engineer will review proposed residential developments to evaluate the accessibility for police patrols and emergency response.	Project Proponent	Manteca Planning	Prior to discretionary approval of development applications.
PF-P-40	The City shall endeavor to maintain an overall fire insurance (ISO) rating of 4 or better.	Manteca Fire	Manteca Fire	Adoption of General Plan
PF-P-41	The City shall endeavor through adequate staffing and station locations to maintain the minimum feasible response time for fire and emergency calls.			
PF-P-45	The City shall establish the criteria for determining the circumstances under which fire service will be enhanced.			
PF-I-24	The Fire Department shall continuously monitor response times and report annually on the results of the monitoring.			
PF-I-25	The Planning Commission and City Engineer will review proposed residential developments to evaluate the accessibility for fire engines and emergency response.	Manteca Planning, Manteca Public Works, and Manteca Fire	Manteca Planning and Manteca Public Words	
PF-P-32	The City shall cooperate with the Manteca Unified School District and others in locating and reserving appropriate sites for new neighborhood walking distance schools. Adequate facilities shall be planned to accommodate new residential development and endeavor to create neighborhood schools.	Manteca Planning	Manteca Planning	
PF-P-34	The City shall cooperate with the Manteca Unified School District in their collection of school facility development fees from new development.			
PF-P-35	Financing of new school facilities will be planned concurrent with new development.			

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Mitigation Measure		Implementing Responsibility	Monitoring Responsibility	Timing
PF-P-36	The City and Manteca Unified School District will work together to develop criteria for the designation of school sites and consider opportunities for reducing the cost of land for school facilities. The City will encourage the school district to comply with City standards in the design and landscaping of school facilities.			
PF-P-37	The City will consider opportunities for joint-use of facilities the school district. When feasible, a joint-use agreement will be pursued to maximize public use of facilities, minimizing duplication of services provided, and facilitate shared financial and operational responsibilities.			
PF-P-38	Schools must be located away from hazards of sensitive resource conservation areas, except where the proximity of resources may be of educational value and the protection of resources is reasonably assured.			
PF-I-18	The City will maintain an inventory of all public lands to identify opportunities for joint-use facilities.			
PF-I-19	The City shall cooperate with the Manteca Unified School District to select a suitable location for a high school south of SR-120.			
PF-I-20	The City will request an annual meeting with the Administrator and the Board of Trustees of the Manteca Unified School District to review development issues and opportunities for cooperation between the school district and the City.	Manteca Administrator	Manteca Administrator	
PF-I-21	The City will encourage the expansion of higher education program offerings and opportunities in Manteca.	Manteca Planning	Manteca Planning	
PF-P-46	The City shall expand the community and neighborhood park system with the goal of providing neighborhood park facilities within reasonable walking distance of all City residential areas.			
PF-P-47	The City shall use joint development of park and drainage detention basins in the development of neighborhood parks.	Project Proponent	Manteca Parks and Manteca Planning	Prior to discretionary approval of development applications.

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Mitigation Measure		Implementing Responsibility	Monitoring Responsibility	Timing	
PF-P-48	The City shall cooperate with the Manteca Unified School District in opportunities for joint-use of school and park and recreation facilities.	Manteca Parks and Manteca Planning		Adoption of General Plan	
PF-P-49	City park acquisition efforts shall be based on a goal of 5 acres of developed neighborhood and community parkland per 1,000 residents within the City limits.			Prior to discretionary approval of development applications.	
PF-P-50	Neighborhood parks shall conform to the following general guidelines (specific detail and standards to be determined within the Parks and Recreation Master Plan):				
	<ul style="list-style-type: none"> • The typical minimum size shall be set to support active and passive recreation activities. 				
	<ul style="list-style-type: none"> • The typical service areas for a neighborhood park is approximately ¼ mile walking distance. 				
	<ul style="list-style-type: none"> • Neighborhood parks shall include a turf area above the basin flood line of sufficient area to be used for playgrounds, sports, picnic areas, and other recreational facilities. 				
PF-P-51	The City shall aggressively pursue State and County funding to supplement City revenues to the extent such funding is available.			Adoption of General Plan	
PF-P-52	The City shall endeavor to identify, acquire, and develop one or more community parks as defined in the Parks and Recreation Master Plan.				
PF-P-53	All new residential development will be required to pay a park acquisition and improvement fee, based on providing 5 acres per 1,000 residents, to fund system-wide improvements.	Project Proponent		Prior to discretionary approval of development applications.	
PF-P-54	The City shall require the provision of private open space and recreational facilities as part of new residential developments.				
PF-P-55	The City shall not discourage the expansion of private commercial recreational facilities.	Manteca Parks and Manteca Planning			
PF-P-56	The City shall develop a convenient system of pedestrian sidewalks and pathways linking City parks, major open space areas, and the downtown core.	Project Proponent	Manteca Planning		

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Mitigation Measure		Implementing Responsibility	Monitoring Responsibility	Timing
PF-P-579	The City shall adopt a Bicycle Route Master Plan and develop a bicycle route system linking open space areas, schools, public facilities, the downtown core, and neighborhoods.	Manteca Public Works	Manteca Public Works	Adoption of General Plan
PF-I-26	The City shall adopt a Parks and Recreation Master Plan, setting out goals, policies, and standards for the location, size, and level of development of all existing and proposed parks. The Plan will establish specific development criteria for the use of neighborhood and community parks. The master plan shall cover at least the succeeding 10-year period, with greater detail devoted to improvements planned for the first five-year period.	Manteca Parks	Manteca Parks	
PF-I-27	The City shall periodically review projected park development needs and plans, update cost estimates for park acquisition and development, and remaining development potential based on the General Plan.			
PFS-7 Impacts From Expanded Energy Sources and Infrastructure				
PF-P-30	Cooperate with and encourage efforts to expand the opportunities for electric power service in the City.	Manteca Public Works	Manteca Public Works	Adoption of General Plan
PF-I-14	The City will consider participating on generating and/or distributing electric service within the City.			
PF-I-15	The City will support energy conservation measures and innovative uses of solar energy, heat recovery, and co-generation in all structural and industrial processes.			
PF-I-16	The City will confer with utility companies regarding major development plans and cooperate with planning extension of utilities.			
RC-I-6	The City shall implement development standards which promote energy conservation and the use of solar energy techniques for heating and cooling, including building orientation, street and lot layout, landscape placement, and protection of solar access.	Project Proponent	Manteca Planning	Prior to Building Permit
RC-I-8	The City shall enforce Title 24 energy requirements (Building Code) which define construction standards that promote energy conservation.		Manteca Building Department	
RC-P-9	The City shall support use of alternative energy sources in new commercial, industrial and residential development.		Manteca Planning	

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Mitigation Measure		Implementing Responsibility	Monitoring Responsibility	Timing
RC-I-10	Encourage large energy users to use an energy conservation plan as part of the project review and approval process, and develop a program to monitor compliance with and effectiveness of that plan.			Prior to discretionary approval of development applications.
RC-I-11	Cooperate with other agencies and jurisdictions to expand energy conservation programs.	Manteca Planning		Adoption of General Plan
15.8 Traffic and Circulation				
TC-1 Impacts From Exceeding LOS Standards For Roadways				
C-P-1	The City shall strive to attain the highest possible traffic levels of service (LOS) consistent with the financial resources available and the limits of technical feasibility. The impact of new development and land use proposals on LOS should be considered in the review process.	Project Proponent	Manteca Planning/ Manteca Public Works	Prior to discretionary approval of development applications.
C-P-2	Manteca’s target for transportation LOS is to provide (“citywide average” removed) LOS of C or better, and a minimum of LOS D at any individual location. LOS C, LOS D and the other Level of Service ratings as defined in current traffic engineering standards. This “LOS C average, LOS D minimum” shall be accomplished by attempting to provide LOS C at all locations, but accepting LOS D under the following circumstances: <ul style="list-style-type: none"> ▪ Where constructing facilities with enough capacity to provide LOS C is found to be unreasonably expensive. This applies to facilities, for example, on which it would cost significantly more per dwelling unit equivalent (DUE) to provide LOS C than to provide LOS D. ▪ Where it is difficult or impossible to maintain LOS C because surrounding facilities in other jurisdictions operate at LOS D or worse. ▪ Where free-flowing roadways or interchange ramps would discourage use of alternate travel modes. ▪ Where maintaining LOS C will be a disincentive to use of existing alternative modes or to the implementation of new transportation modes that would reduce vehicle travel. 	Manteca Planning/ Manteca Public Works		Adoption of General Plan
TC-2 Impacts From Exceeding LOS Standards For Intersections				
TC-2.1	The General Plan 2023 Circulation Element policies (P) listed above in Potential Impact TC-1 address LOS standards, which also apply to local intersections	Manteca Public Works	Manteca Public Works	Adoption of General Plan

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Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Timing
TC-2.2 Improvements to the impacted intersections can allow LOS D operations or better. These specific improvements include: <ul style="list-style-type: none"> ▪ Adding dual-left turn lanes on Lathrop Road at Airport Way / Lathrop Road ▪ Adding dual-left turn lanes on Louise Avenue at Main Street / Louise Avenue ▪ Adding dual-left turn lanes on Union Road and Yosemite Avenue at Union Road / Yosemite Avenue ▪ Adding dual-left turn lanes and dual right-turn lanes on Louise Avenue at Airport Way / Louise Avenue ▪ Adding dual-left turn lanes on Atherton at Airport Way / Atherton Road ▪ Adding dual-left turn lanes on Union Road and Atherton Road at Union Road / Atherton ▪ Adding dual-left turn lanes on Atherton at Main Street / Atherton Road ▪ Adding dual-left turn lanes on Woodward Avenue at Airport Way / Woodward Avenue ▪ Adding dual-left turn lanes on Woodward Avenue at Main Street / Woodward Avenue 			
TC-3 Impacts From Exceeding SJCOG Standards for Regional Roadways.			
C-I-15 The City shall establish a requirement for a transportation demand management program in any business park, industrial or commercial land use that employs more than 50 full time equivalent employees.	Project Proponent	Manteca Public Works	Prior to discretionary approval of development applications.
C-P-49 The City shall encourage the use of local transportation services, such as jitneys, local shuttles and commuter buses.	Manteca Public Works		Adoption of General Plan
C-P-52 The City shall promote the development of park-and-ride facilities near I-5, SR 120, and SR 99.			

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Mitigation Measure		Implementing Responsibility	Monitoring Responsibility	Timing
C-P-33	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. By establishing this network, the City of Manteca is encouraging bicycle use in the City. This policy is currently being implemented through -the City's Bicycle Master Plan.	Project Proponent		Prior to discretionary approval of development applications.
C-P-55	The City of Manteca shall cooperate with City of Ripon in identifying a suitable location for an interchange at Highway 99 connecting to major roads in Ripon and Manteca.	Manteca Public Works		Adoption of General Plan