

### Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: City of Manteca Housing Element

Lead Agency: City of Manteca Contact Person: Frederic Clark  
Mailing Address: 1001 West Center Street Phone: 209-239-8427  
City: Manteca Zip: 95337 County: San Joaquin

Project Location: County: San Joaquin City/Nearest Community: Manteca

Cross Streets: Citywide Zip Code: \_\_\_\_\_

Longitude/Latitude (degrees, minutes and seconds): \_\_\_\_\_ " N / \_\_\_\_\_ " W Total Acres: \_\_\_\_\_

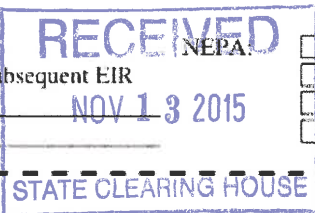
Assessor's Parcel No.: \_\_\_\_\_ Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: \_\_\_\_\_ Waterways: \_\_\_\_\_

Airports: \_\_\_\_\_ Railways: \_\_\_\_\_ Schools: \_\_\_\_\_

Document Type:

- |   |  |                                    |  |
|---|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP          | <input type="checkbox"/> Draft EIR                 | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons         | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA        | <input type="checkbox"/> Final Document        |
| <input checked="" type="checkbox"/> Neg Dec | (Prior SCH No.)                                    | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____          |
| <input type="checkbox"/> Mit Neg Dec        | Other: _____                                       | <input type="checkbox"/> FONSI     |  |



Local Action Type:

- |  |   |  |   |
|--|---|--|---|
| <input type="checkbox"/> General Plan Update               | <input type="checkbox"/> Specific Plan            | <input type="checkbox"/> Rezone                            | <input type="checkbox"/> Annexation     |
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan              | <input type="checkbox"/> Prezone                           | <input type="checkbox"/> Redevelopment  |
| <input type="checkbox"/> General Plan Element              | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit                        | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan                    | <input type="checkbox"/> Site Plan                | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: _____   |

Development Type:

- |   |  |
|---|--|
| <input type="checkbox"/> Residential: Units _____ Acres _____                 | <input type="checkbox"/> Transportation: Type _____            |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____     | <input type="checkbox"/> Mining: Mineral _____                 |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____            |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____                                   | <input type="checkbox"/> Hazardous Waste: Type _____           |
| <input type="checkbox"/> Recreational: _____                                  | <input type="checkbox"/> Other: _____                          |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____               |  |

Project Issues Discussed in Document:

- |  |  |   |  |
|--|--|---|--|
| <input checked="" type="checkbox"/> Aesthetic/Visual         | <input type="checkbox"/> Fiscal                                | <input checked="" type="checkbox"/> Recreation/Parks                | <input checked="" type="checkbox"/> Vegetation               |
| <input checked="" type="checkbox"/> Agricultural Land        | <input checked="" type="checkbox"/> Flood Plain/Flooding       | <input checked="" type="checkbox"/> Schools/Universities            | <input checked="" type="checkbox"/> Water Quality            |
| <input checked="" type="checkbox"/> Air Quality              | <input checked="" type="checkbox"/> Forest Land/Fire Hazard    | <input type="checkbox"/> Septic Systems                             | <input checked="" type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Archeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic           | <input checked="" type="checkbox"/> Sewer Capacity                  | <input checked="" type="checkbox"/> Wetland/Riparian         |
| <input checked="" type="checkbox"/> Biological Resources     | <input checked="" type="checkbox"/> Minerals                   | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input checked="" type="checkbox"/> Growth Inducement        |
| <input type="checkbox"/> Coastal Zone                        | <input checked="" type="checkbox"/> Noise                      | <input checked="" type="checkbox"/> Solid Waste                     | <input checked="" type="checkbox"/> Land Use                 |
| <input type="checkbox"/> Drainage/Absorption                 | <input checked="" type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous                 | <input checked="" type="checkbox"/> Cumulative Effects       |
| <input checked="" type="checkbox"/> Economic/Jobs            | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation             | <input type="checkbox"/> Other: _____                        |

Present Land Use/Zoning/General Plan Designation:

Project Description: (please use a separate page if necessary)

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document), please fill in.

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
If you have already sent your document to the agency please denote that with an "S".

- Air Resources Board
- Boating & Waterways, Department of
- California Emergency Management Agency
- California Highway Patrol
- Caltrans District # \_\_\_\_\_
- Caltrans Division of Aeronautics
- Caltrans Planning
- Central Valley Flood Protection Board
- Coachella Valley Mtns. Conservancy
- Coastal Commission
- Colorado River Board
- Conservation, Department of
- Corrections, Department of
- Delta Protection Commission
- Education, Department of
- Energy Commission
- Fish & Game Region # \_\_\_\_\_
- Food & Agriculture, Department of
- Forestry and Fire Protection, Department of
- General Services, Department of
- Health Services, Department of
- Housing & Community Development
- Native American Heritage Commission

- Office of Historic Preservation
- Office of Public School Construction
- Parks & Recreation, Department of
- Pesticide Regulation, Department of
- Public Utilities Commission
- Regional WQCB # \_\_\_\_\_
- Resources Agency
- Resources Recycling and Recovery, Department of
- S.F. Bay Conservation & Development Comm.
- San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
- San Joaquin River Conservancy
- Santa Monica Mtns. Conservancy
- State Lands Commission
- SWRCB: Clean Water Grants
- SWRCB: Water Quality
- SWRCB: Water Rights
- Tahoe Regional Planning Agency
- Toxic Substances Control, Department of
- Water Resources, Department of
- Other: \_\_\_\_\_
- Other: \_\_\_\_\_

**Local Public Review Period (to be filled in by lead agency)**

Starting Date 11/13/15 Ending Date 12/13/15

**Lead Agency (Complete if applicable):**

Consulting Firm: \_\_\_\_\_ Applicant: \_\_\_\_\_  
 Address: \_\_\_\_\_ Address: \_\_\_\_\_  
 City/State/Zip: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_  
 Contact: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Phone: \_\_\_\_\_

Signature of Lead Agency Representative:  Date: 11/12/15

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.



GENERAL PLAN AMENDMENT  
*2015-2023 HOUSING ELEMENT UPDATE*  
INITIAL STUDY &  
NEGATIVE DECLARATION

*November 2015*

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**1 BACKGROUND**

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1. Project Title: City of Manteca General Plan, Housing Element Update (2015-2023)
  
2. Lead Agency Name and Address: City of Manteca  
Community Development Department, Planning Division  
1001 West Center Street  
Manteca, CA 95337
  
3. Contact Person and Phone Number: Fredric Clark  
Community Development Director  
City of Manteca  
209.239.8427
  
4. Project Location: The City of Manteca
  
5. Project Sponsor’s Name and Address: City of Manteca  
Community Development Department  
1001 West Center Street  
Manteca, CA 95337
  
6. General Plan Designation: N/A
  
7. Zoning: N/A
  
8. Project Description Summary:

The proposed project is an update of the Housing Element of the City of Manteca General Plan. See further discussion that follows in the “Background and Introduction” and “Project Description” sections.

## 2 SOURCES

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The following documents are referenced information sources utilized by this analysis:

- City of Manteca General Plan, 2003-2023, adopted: October 6, 2003
- City of Manteca 2023 General Plan EIR (*SCH#2002042088*), certified: October 6, 2003

## 3 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact.” A more detailed assessment may be found on the following pages.

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Aesthetics                   | <input type="checkbox"/> Agriculture                   | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources         | <input type="checkbox"/> Cultural Resources            | <input type="checkbox"/> Geology/Soils                      |
| <input type="checkbox"/> Greenhouse Gases             | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality            |
| <input type="checkbox"/> Land Use & Planning          | <input type="checkbox"/> Energy & Mineral Resources    | <input type="checkbox"/> Noise                              |
| <input type="checkbox"/> Population & Housing         | <input type="checkbox"/> Public Services               | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Transportation & Circulation | <input type="checkbox"/> Utilities/Service Systems     | <input type="checkbox"/> Mandatory Findings of Significance |



#### 4 DETERMINATION

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On the basis of this initial study:

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

Pursuant to Public Resources Code Section 21080(c)(2) and CEQA Guidelines Section 15168(c)(1), the City of Manteca, as lead agency for the proposed project, has prepared an initial study to make the following findings:

1. Pursuant to CEQA Guidelines Section 15162, the proposed activity is adequately described and is within the scope of the General Plan EIR.
2. All feasible mitigation measures developed in the General Plan EIR have been incorporated into the project.
3. There is no substantial evidence before the lead agency that the subsequent project, as revised, may have a significant effect on the environment.
4. The analyses of cumulative impacts, growth inducing impacts, and irreversible significant effects on the environment contained in the General Plan EIR are adequate for this subsequent project.
5. Pursuant to Public Resources Code Section 21157.6(a), having reviewed the General Plan EIR, the City of Manteca finds and determines that:
  - a. no substantial changes have occurred with respect to the circumstances under which the General Plan EIR was certified, and
  - b. that there is no new available information which was not and could not have been known at the time the General Plan EIR was certified.

  
Signature  
MARK MEISSNER  
PLANNING MANAGER FOR

Fredric Clark  
Printed Name

11/12/15  
Date

City of Manteca  
For

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## 5 BACKGROUND AND INTRODUCTION

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This Initial Study provides environmental analysis pursuant to the California Environmental Quality Act (CEQA) for the proposed City of Manteca General Plan 2015-2013 Housing Element Update (proposed project). The project site to be affected by the Housing Element Update is the area within the city limits.

This Housing Element Update is required by State law (California Government Code Section 65580 – 65589.8). The Draft Housing Element identifies residential sites adequate to accommodate a variety of housing types for all income levels and needs of special population groups defined under State law (California Government Code Section 65583); analyzes governmental constraints to housing maintenance, improvement, and development; addresses conservation and improvement of the condition of the existing affordable housing stock; and outlines policies to promote housing opportunities for all persons.

The Initial Study focuses on whether the proposed project may cause significant effects on the environment. In particular, consistent with CEQA Guidelines Section 21083.3, this Initial Study is intended to assess any effects on the environment that are peculiar to the proposed project or to the parcels on which the project would be located that were not addressed or analyzed as significant effects in an EIR, or which substantial new information shows will be more significant than described in the General Plan EIR or a more recent special purpose plan or planned development EIR.

The Housing Element is formulated and adopted as part of the General Plan. The General Plan EIR evaluates the direct, indirect, and citywide impacts of implementing the Housing Element. The City of Manteca adopted its current General Plan in October 2003. The 2003-2023 General Plan underwent extensive environmental review in the form of an EIR, which was certified in October 2003.

The Housing Element is a policy document consistent with the General Plan. The Housing Element identifies sites designated for residential development that were previously evaluated for potential environmental impacts in the General Plan EIR. No new housing sites, beyond those already identified in the General Plan EIR, are proposed as part of this update. The Housing Element Update does not include any changes to land use designations, zoning, building heights and intensities, or residential densities.

The Housing Element will not, in and of itself, result in environmental impacts. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards, and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

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## 6 PROJECT DESCRIPTION

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### **Housing Element Overview**

The Housing Element is a comprehensive statement by the City of Manteca of its current and future needs and proposed actions to facilitate the provision of housing to meet those needs for persons at all income levels. The Housing Element is one of the seven General Plan elements mandated by the State of California, as articulated in Sections 65580 to 65589.8 of the Government Code. State law requires that the Housing Element consist of "...an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement and development of housing." The residential character of the city is, to a large extent, determined by the variety of its housing and the locations and maintenance of the housing. The Housing Element is an official response to the need to provide housing for all economic segments of the population, establishing goals, policies, and programs that will guide City decision making and set forth an action plan to implement these housing programs through 2023.

Government Code Section 65583 requires that the Housing Element include the following components:

- A review of the previous Housing Element's goals, policies, programs, and objectives to ascertain the effectiveness of each of these components, as well as the overall effectiveness of the Housing Element.
- An assessment of housing needs and an inventory of resources and constraints related to the meeting of these needs.
- An analysis and program for preserving assisted housing developments.
- A housing sites inventory that identifies parcels that will fulfill the Regional Housing Needs Allocation (RHNA).
- A statement of community goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.
- A program that sets forth an eight-year schedule of actions that the City is undertaking or intends to undertake, in implementing the policies set forth in the Housing Element.

### **City of Manteca Housing Needs**

Several factors influence the demand for housing as well as the type of housing demanded in the City of Manteca. Major "needs" categories considered in the Housing Element include: housing needs resulting from population growth in the city and the surrounding region; housing needs that result when households are paying more than they can afford for housing; housing needs of "special needs groups" such as seniors, large families, female heads of households, persons with disabilities, and the homeless; and housing needs resulting from overcrowding in existing units.

The Regional Housing Needs Allocation (RHNA) reflects the California Department of Housing and Community Development's (HCD) determination of the projected housing needs in a region, broken down by income level. The San Joaquin Council of Governments (SJCOG) is tasked with allocating this regional housing need amongst the jurisdictions in the county.

Table 1 shows the RHNA allocation for the City of Manteca during the Housing Element planning period. As shown in Table 1, Manteca’s RHNA allocation for the RHNA projection period is 4,401 housing units, including 1,618 lower-income units (i.e., extremely low-, very low-, and low-income units). Per the timeline established by State law, the RHNA projection period differs from the housing element planning period. The RHNA projection period is from January 1, 2014, through December 31, 2023, while the Housing Element planning period is from December 31, 2015, through December 31, 2023. As part of the Housing Element update, the City prepared a housing sites inventory to demonstrate Manteca’s ability to fulfill its RHNA.

**Table 1**  
**Share of Regional Housing Need**

*City of Manteca*  
*RHNA Projection Period: January 1, 2014–December 31, 2023*

<b>Income Group<sup>1</sup></b>	<b>Number of Units</b>	<b>Share of Total</b>
Extremely Low ( $\leq 30\%$ of AMI)	459	10.4%
Very Low (31–50% of AMI)	466	10.6%
Low (51–80% of AMI)	693	15.7%
Moderate (81–120% of AMI)	825	18.7%
Above Moderate ( $\geq 120\%$ of AMI)	1,958	44.5%
<b>Total</b>	<b>4,401</b>	<b>100%</b>

Note: Percentages may not add up due to rounding

<sup>1</sup> Area median income established by HUD on an annual basis

Source: SJCOG Regional Housing Needs Plan, August 2014.

### Capacity to Meet the Regional Housing Need

Table 2 summarizes the City of Manteca capacity to meet the 2014-2023 RHNA. After accounting for capacity from units under construction, approved projects, and vacant and underutilized sites, the City of Manteca has a total residential capacity (5,782) in excess of its remaining RHNA for all units (4,181). Additionally Manteca has sufficient residential capacity (4,292) in excess of its remaining RHNA for lower-income units (1,578).

**Table 2**  
**Residential Holding Capacity Compared to RHNA by Income**

*City of Manteca*  
*RHNA Projection Period: January 1, 2014 to December 31, 2023*

	<b>Household Income Category</b>					
	<b>Extremely Low Income</b>	<b>Very Low Income</b>	<b>Low Income</b>	<b>Moderate Income</b>	<b>Above Mod. Income</b>	<b>Total</b>
<b>2014-2023</b>	<b>459</b>	<b>466</b>	<b>693</b>	<b>825</b>	<b>1,958</b>	<b>4,401</b>

**Table 2**  
**Residential Holding Capacity Compared to RHNA by Income**

*City of Manteca*  
*RHNA Projection Period: January 1, 2014 to December 31, 2023*

	Household Income Category					
	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Mod. Income	Total
<b>Regional Housing Need</b>	<b>Total “Lower-Income”: 1,618 units</b>					
Approved, Built, and Under Construction	0	0	40	0	8,542	8,582
Remaining Need	459	466	653	825	0	2,403
Residential Holding Capacity: <i>Vacant land</i>	1,525			942	0	2,467
Residential Holding Capacity: <i>Commercial Mixed-Use Vacant Land</i>	1,654			0	-	1,654
Residential Holding Capacity: <i>Underutilized land w/ short-term infill potential</i>	1,113			548	-	1,661
<b>Total Capacity</b>	<b>4,292</b>			<b>1,490</b>	<b>0</b>	<b>5,782</b>
<b>TOTAL REMAINING NEED<sup>1</sup></b>	<b>0</b>			<b>0</b>	<b>0</b>	<b>0</b>

<sup>1</sup>There is excess capacity for lower-income and moderate-income groups of 1,618 units and 665 units, respectively.  
Source: SJCOG, City of Manteca, Mintier Harnish, 2015.

### Housing Element Organization

The City of Manteca Housing Element is organized into seven primary sections as outlined below:

- **Introduction.** Explains the purpose, process, and content of the Housing Element.
- **Housing Needs Assessment.** Describes current and projected demographic and economic characteristics of Manteca, and evaluates needs of individuals that have distinct economic, social, or physical conditions that lead to particular housing concerns.
- **Future Housing Needs.** This section discusses the City’s progress towards meeting its share of regional needs for the 2014-2023 RHNA projection period.
- **Housing Resources.** Provides an account of the various land, financial, and administrative resources available to City residents for meeting their housing challenges.

- **Housing Constraints.** Analyzes the actual and potential governmental and non-governmental constraints to the maintenance, preservation, conservation, and development of housing.
- **Evaluation.** This section reviews the City’s previous Housing Element (2010).
- **Goals, Policies and Programs.** Analyzes the various land, financial, and administrative resources available to the City for meeting its housing needs.

Given the detail and lengthy analysis in updating the Manteca Housing Element, supporting background material is included at the end of Housing Element, including:

- **Bibliography.** A list of sources and persons consulted.
- **Appendix A.** Residential Sites Inventory
- **Appendix B.** Community/Stakeholder Workshop Summaries
- **Appendix C.** Glossary

## 7 **DISCRETIONARY ACTION**

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Implementation of the proposed project would require the following discretionary actions by the City of Manteca City Council:

- Approval of a Negative Declaration; and
- Approval of the Housing Element for the City of Manteca, which requires a General Plan Amendment.

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## 8 ENVIRONMENTAL CHECKLIST

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The following section adapts and completes the environmental checklist form presented in Appendix G of the CEQA Guidelines. The checklist is used to describe the impacts of the proposed project.

For this checklist, the following designations are used:

**Potentially Significant Impact:** An impact that could be significant, and for which no mitigation has been identified. If any potentially significant impacts are identified, an EIR must be prepared.

**Potentially Significant With Mitigation Incorporated:** An impact that requires mitigation to reduce the impact to a less-than-significant level.

**Less-Than-Significant Impact:** Any impact that would not be considered significant under CEQA relative to existing standards.

**No Impact:** The project would not have any impact.



## I. AESTHETICS

*Would the project:*

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less-Than-Significant Impact</i>	<i>No Impact</i>
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:** The Housing Element will not, in and of itself, result in impacts to scenic vistas, scenic resources, or visual character, and will not create sources of substantial light or glare that adversely affect views. All future development that may result from implementation of the new policies and programs will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential aesthetic-related impacts are located-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards, and any impacts identified with the development project will be addressed through mitigated measures specific to the impact.

The Housing Element is a policy document consistent with the General Plan and identifies sites designated for residential development that were previously evaluated for potential environmental impacts in the 2003 General Plan EIR. No new housing sites, beyond those already identified in the General Plan EIR are proposed as part of this update. Based on the above discussion, the Housing Element is not expected to result in new or more severe impacts to aesthetics.

**II. AGRICULTURE RESOURCES**

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland.

*Would the project:*

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less-Than-Significant Impact</i>	<i>No Impact</i>
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Involve other changes in the existing environment which, due to their location or nature, could individually or cumulatively result in loss of Farmland to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:** The Housing Element will not, in and of itself, result in impacts to farmland, forestland, Williamson Act contracts, timberland, or timberland-zoned Timberland Production. All future development that may result from implementation of the new policies and programs will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential agriculture- and forestry-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards, and any impacts identified with the development project will be addressed through mitigation measures specific to the impact. In addition, the City collects an Agricultural Mitigation Fee as part of the City’s development impact fees. This fee is collected to offset the costs associated with the loss of agricultural lands as new development projects cause the loss of, or conversion of, agricultural lands within or adjacent to the city.

The Housing Element is a policy document consistent with the General Plan and identifies sites designated for residential development that were previously evaluated for potential environmental impacts in the 2003 General Plan EIR. No new housing sites, beyond those already identified in the General Plan EIR are proposed as part of this update. Based on the above discussion, the Housing Element is not expected to result in new or more severe impacts to agricultural resources.

### III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

*Would the project:*

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less-Than-Significant Impact</i>	<i>No Impact</i>
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:** Ambient air quality is described in terms of compliance with State and Federal standards, and the levels of air pollutant concentrations considered safe to protect the public health and welfare. These standards are designed to protect people most sensitive to respiratory distress, such as the elderly, very young children, persons with asthma or other illnesses, and persons engaged in strenuous work or exercise. The EPA has established national ambient air quality standards (NAAQS) for seven air pollution constituents. As permitted by the Clean Air Act, California has adopted more stringent air emissions standards and expanded the number of regulated air constituents.

The California Air Resources Board (CARB) is required to designate areas (counties) of the state as attainment, nonattainment, or unclassified for any state standard. CARB recently (June 2013) designated the areas of the state with either an “attainment” designation, signifying that pollutant concentrations do not violate the standard for that pollutant in that area, or with a “nonattainment” designation, indicating that a pollutant concentration violated the standard at

least once. An “unclassified” designation indicates insufficient data for that area. As of 2013, San Joaquin County continues to be a non-attainment area for PM 2.5, PM 10, and ozone.

The City of Manteca is located in the western geographical area of San Joaquin County, which falls entirely within the eight-county San Joaquin Valley Air Basin, along with the Counties of Stanislaus, Merced, Fresno, Kings, Tulare, and Kern. The San Joaquin Valley Air Pollution Control District (SJVAPCD) is the local agency responsible for monitoring air quality conditions in San Joaquin County, including all of the Planning Area, and for carrying out enforcement activities to maintain air quality with applicable State and Federal standards.

The Housing Element will not, in and of itself, result in impacts to air quality or plans for air quality, or produce pollutants or odors. All future development that may result from implementation of the new policies and programs will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential air quality-related impacts are located-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development projects is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development projects will be addressed through mitigation measures specific to the impact. Short-term air quality impacts resulting from construction of the sites, such as dust generated by clearing and grading activities, exhaust emissions from gas- and diesel-powered construction equipment, and vehicular emissions associated with the commuting of construction workers will be subject to San Joaquin Valley Air District rules/protocols.

The Housing Element is a policy document consistent with the General Plan and identifies sites designated for residential development that were previously evaluated for potential environmental impacts in the 2003 General Plan EIR. No new housing sites, beyond those already identified in the General Plan EIR are proposed as part of this update. Based on the above discussion, the Housing Element is not expected to result in new or more severe impacts to air quality.

**IV. BIOLOGICAL RESOURCES**

*Would the project:*

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

**Discussion:** The Housing Element will not, in and of itself, result in impacts to biological habitats. All future development that may result from implementation of the new policies and programs will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential biological-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adoption development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

The Housing Element is a policy document consistent with the General Plan and identifies sites designated for residential development that were previously evaluated for potential environmental impacts in the 2003 General Plan EIR. No new housing sites, beyond those already identified in the General Plan EIR are proposed as part of this update. Based on the above discussion, the Housing Element is not expected to result in new or more severe impacts to biological resources.

**V. CULTURAL RESOURCES**

*Would the project:*

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less-Than-Significant Impact</i>	<i>No Impact</i>
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource on site or unique geologic features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:** Any evidence of cultural resources that might be unearthed in the process of construction becomes immediate grounds for the halting all construction until the extent and significance of any find is properly catalogued and evaluated by archaeological and cultural resource authorities recognized as having competence by the State of California. The Housing Element will not, in and of itself, result in impacts to cultural or archaeological resources. All future development that may result from implementation of the new policies and programs will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential cultural resource-related impacts are location specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

The Housing Element is a policy document consistent with the General Plan and identifies sites designated for residential development that were previously evaluated in the 2003 General Plan EIR. No new housing sites beyond those already identified in the General Plan EIR are proposed as part of this update. Based on the above discussion, the Housing Element is not expected to result in new or more severe impacts to cultural resources.



## VI. GEOLOGY AND SOILS

Would the project:

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less-Than-Significant Impact</i>	<i>No Impact</i>
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				<input checked="" type="checkbox"/>
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist - Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:** Soils, geology, and seismicity conditions are important aspects of all development projects in the San Joaquin Valley. Although most projects have little or no effect on geology, any project involving construction will have some effect on soils and topography; and all may be affected by certain geologic events, such as earthquakes and are protected through existing building codes and regulations. The project site is located in the San Joaquin Valley, which is a broad alluvial plain between the Sierra Nevada foothills and Coastal Range. The City's 2003 General Plan EIR states that the City shall require new development to mitigate the potential impacts of seismic induced settlement of uncompacted fill and liquefaction due to the presence of a high water table. This is recognized throughout the San Joaquin Valley where unconsolidated sediments and a high water table coincide. Liquefaction is caused when soils

subjected to ground shaking lose strength due to increased water pressure. The California Department of Conservation has not mapped the Manteca or San Joaquin County area to identify the potential for soil liquefaction. Additionally, Manteca is also currently (2015) not within one of the Alquist-Priolo Earthquake Fault Zones established by the California Division of Mines and Geology around known active faults.

The Housing Element will not, in and of itself, result in impacts to geologic or soil resources. All future development that may result from implementation of the new policies and programs will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential geologic-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

The Housing Element is a policy document consistent with the General Plan and identifies sites designated for residential development that were previously evaluated for potential geological impacts (i.e., local faulting, soils and soil resource conditions; the potential effects of seismicity; and the potential effects of planning and development on soil resources) in the 2003 General Plan EIR. No new housing sites, beyond those already identified in the General Plan EIR are proposed as part of this update. Based on the above discussion, the Housing Element is not expected to result in new or increased impacts to geology or soils.

**VII. GREENHOUSE GAS EMISSIONS**

*Would the project:*

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less-Than-Significant Impact</i>	<i>No Impact</i>
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the atmosphere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:** It is widely recognized that anthropogenic emissions of greenhouse gases and aerosols are contributing to changes in the global climate, and that such changes could have adverse effects on the environment, the economy, and public health. Under CEQA, an analysis of the physical and environmental consequences of climate change and the contributions of individual development projects to this cumulative effect is therefore required.

General guidelines for preparing CEQA climate change analyses were released by the California Office of Planning and Research (OPR). The GHG analysis can also use approaches prepared by a number of professional associations and agencies that have published suggested approaches and strategies for complying with CEQA’s environmental disclosure requirements. Such organizations include the California Attorney General’s Office (AGO), the California Air Pollution Control Officers Association (CAPCOA), the United Nations and World Meteorological Organization’s Intergovernmental Panel on Climate Change (IPCC), and the Association of Environmental Professionals (AEP).

GHG emissions produced by the residential sector are the result of natural gas and other fossil fuel consumption used for heating and cooking applications. Electricity usage by buildings results in GHG emissions that occur at the power plants and transmission lines used to provide that energy, which may or may not be located within the city limits. All residential development in Manteca must comply with the standards in Title 20, Energy Building Regulation, and Title 24, Energy Conservation Standards of the California Code of Regulations, including CALGreen, to reduce GHG emissions in new construction.

The following provides further discussion about greenhouse gases for information purposes.

**Regulatory Framework**

***California Global Warming Solutions Act of 2006 (AB 32)***

In September 2006, the Governor signed AB 32, the California Global Warming Solutions Act (Health and Safety Code Section 38500 et. seq.). The Act codifies the executive order reduction of statewide GHG emissions to 1990 levels by the year 2020. This change, which is estimated to be a 25 to 35 percent reduction from current emission levels, will be accomplished

through an enforceable statewide cap on GHG emissions that will be phased in starting in 2012.

### ***SB 375***

On September 30, 2008, Governor Schwarzenegger signed Senate Bill (SB) 375 into law. This legislation links transportation and land use planning with the CEQA process to help achieve the GHG emission reduction targets set by AB 32. Regional transportation planning agencies are required to include a sustainable community strategy (SCS) in regional transportation plans. The SCS must contain a planned growth scenario that is integrated with the transportation network and policies in such a way that it is feasible to achieve AB 32 goals on a regional level. SB 375 also identifies new CEQA exemptions and stream lining for projects that are consistent with the SCS and qualify as Transportation Priority Projects (TPP). TPPs must meet three requirements: 1) contain at least 50 percent residential use; commercial use must have floor area ratio (FAR) of not less than 0.75; 2) have a minimum net density of 20 units per acre; and 3) be located within one-half mile of a major transit stop or high quality transit corridor included in the regional transportation plan.

### **City of Manteca Actions**

The City of Manteca has initiated climate mitigation policies and actions to reduce GHG emissions and become more sustainable overall. These actions are summarized below:

- In October 2013 the Manteca City Council adopted the Climate Action Plan (Resolution No. R2013-191), identifying strategies to reduce the contribution of the community and municipal operations to GHG emissions. The City aims to use energy more efficiently, enhance access to other modes of transportation, recycle waste, and conserve water to keep more capital within the local economy, create new green jobs, while improving public health and the quality of life.
- The City of Manteca is part of the Smart Valley Places coalition, which is made up of the 14 largest cities in the San Joaquin Valley. The coalition establishes a direct partnership among counties, cities, and other local and regional partners with the purpose of defining and implementing a regional plan for sustainable development for the San Joaquin Valley. As part of the effort, Manteca updated its General Plan Land Use, Conservation, and Safety Elements in order to incorporate sustainable development policies and programs.
- In 2005, the City prepared a greenhouse gas emissions inventory that presents the activities that directly or indirectly cause the release of carbon dioxide and other greenhouse gases into the atmosphere. The inventory report presents the findings and methodology of a local government operations (LGO) greenhouse gas emissions inventory for the City of Manteca. The inventory measures the GHG emissions resulting specifically from City government operations, and addresses where and what quantity of emissions are generated through various local government activities.

The 2013 California Green Building Standards Code (CALGreen) became effective throughout the state on January 1, 2014. CALGreen creates uniform regulations for new residential and non-residential California buildings that are intended to reduce construction waste, make buildings more efficient in the use of materials and energy, and reduce environmental impacts

during and after construction. The Manteca City Council adopted the 2013 CALGreen through ordinance number 1530 during their October 15, 2013, City Council meeting.

### **Conclusion**

The actions that the City has taken, summarized above, show a commitment to reducing GHG emissions through green design, energy efficiency, and transit-oriented development. Adoption and implementation of the 2015-2023 Housing Element would follow applicable City policies and programs, which support the implementation of AB32 and SB 375.

The Housing Element will not, in and of itself, generate greenhouse gas emissions or conflict with any plan, policy, or regulation that aims to reduce the emissions of greenhouse gases. All future development that may result from implementation of the new policies and programs will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential greenhouse gas-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards, and any impacts identified with the development project will be addressed through mitigation measure specific to impact.

The Housing Element is a policy document consistent with the General Plan and identifies sites designated for residential development that were previously evaluated for potential GHG-related impacts in the 2003 General Plan EIR. No new housing sites beyond those already identified in the General Plan EIR are proposed as part of this update. Based on the above discussion, the Housing Element is not expected to result in new or increased greenhouse gas emissions.

### VIII. HAZARDS AND HAZARDOUS MATERIALS

*Would the project:*

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

**Discussion:** The Housing Element will not, in and of itself, result in an increase in hazards, hazardous materials, or emit hazardous emissions that may create a significant hazard to the public or the environment. All future development that may result from implementation of the new policies and programs will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential hazards and hazardous

material impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards, and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

The Housing Element is a policy document consistent with the General Plan and identifies sites designated for residential development that were previously evaluated in the 2003 General Plan EIR. None of the sites identified in the vacant sites inventory are known to contain contaminants and/or hazardous waste. No new housing sites beyond those already identified in the General Plan EIR are proposed as part of this update. Based on the above discussion, the Housing Element is not expected to result in new or severe impacts to hazards and hazardous material.

**IX. HYDROLOGY AND WATER QUALITY***Would the project:*

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



**Discussion:** Until the mid-2000s, the sole source of water supply for the city was groundwater extraction pumped from 16 wells located throughout the city. However the completion of the South San Joaquin Irrigation District (SSJID) South County Surface Water Supply Project in 2005 provided additional water resources of up to 11,500 acre-feet per year to the city. The project included the construction of a new water treatment plant near Woodward Reservoir in Stanislaus County and pipelines to supply water to the cities, including Manteca.

The Housing Element will not, in and of itself, result in impacts to hydrology and water quality, or violate any water quality standards. All future development that may result from implementation of the new policies and programs will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential impacts to hydrology or water quality are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards, and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

The Housing Element is a policy document consistent with the General Plan and identifies sites designated for residential development that were previously evaluated for potential environmental impacts in the 2003 General Plan EIR. No new housing sites, beyond those already identified in the General Plan EIR are proposed as part of this update. Based on the above discussion, the Housing Element is not expected to result in new or more severe impacts to hydrology or water quality.

**X. LAND USE AND PLANNING**

*Would the project:*

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less-Than-Significant Impact</i>	<i>No Impact</i>
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with any applicable land use plans, policies, or regulations of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating on environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with any applicable habitat conservation plan or natural communities conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:** The Housing Element will not, in and of itself, result in impacts to land use and planning, or conflict with any applicable land use plans, policies, or regulations of any agency. All future development that may result from implementation of the new policies and programs will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential land use and planning impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards, and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

The Housing Element is a policy document consistent with the General Plan and identifies sites designated for residential development that were previously evaluated for potential environmental impacts in the 2003 General Plan EIR. No new housing sites, beyond those already identified in the General Plan EIR are proposed as part of this update. Based on the above discussion, the Housing Element is not expected to result in new or more severe impacts to land use or planning.

**XI. MINERAL RESOURCES**

*Would the project:*

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less-Than-Significant Impact</i>	<i>No Impact</i>
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:** The State of California has identified lands near the San Joaquin River, which flows along on the west side of the city, as areas of significant mineral resources. In particular sand deposits in these areas are considered to be of regional significance.

The Housing Element will not, in and of itself, result in impacts to mineral resources. All future development that may result from implementation of the new policies and programs will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential impacts to mineral resources are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards, and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

The Housing Element is a policy document consistent with the General Plan identifies sites designated for residential development that were previously evaluated for potential environmental impacts in the 2003 General Plan EIR. No new housing sites, beyond those already identified in the General Plan EIR are proposed as part of this update. Based on the above discussion, the Housing Element is not expected to result in new or more severe impacts to mineral resources.

**XII. NOISE**

*Would the project result in:*

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less-Than-Significant Impact</i>	<i>No Impact</i>
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:** The Housing Element will not, in and of itself, result in impacts to noise or generate noise levels in excess of standards established in the General Plan or noise ordinance. All future development that may result from implementation of the new policies and programs will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential noise impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards, and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

The Housing Element is a policy document consistent with the General Plan identifies sites designated for residential development that were previously evaluated for potential environmental impacts in the 2003 General Plan EIR. No new housing sites, beyond those already identified in the General Plan EIR are proposed as part of this update. Based on the above discussion, the Housing Element is not expected to result in new or more severe impacts to noise.

### XIII. POPULATION AND HOUSING

*Would the project:*

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less-Than-Significant Impact</i>	<i>No Impact</i>
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:** The San Joaquin Council of Governments (SJCOG) is tasked with allocating regional housing needs amongst the jurisdictions in the County of San Joaquin. Manteca’s Regional Housing Needs Allocation (RHNA) is 4,401 housing units, including 1,618 lower-income units (i.e., extremely low-, very low-, and low-income units). As part of the 2015-2023 Housing Element update, a housing sites inventory was created to demonstrate Manteca’s ability to fulfill its RHNA. The Housing Element recommends various housing programs to assist in providing housing for all income levels including extremely low-, very low-, low-, moderate-, and above moderate-income households. The Housing Element sets forth programs and policies to facilitate housing conservation, maintenance, and diversity, and no aspect of the project involves the displacement of existing residents.

The Housing Element will not, in and of itself, result in significant impacts to population and housing or cause displacement of a substantial number of people. The Proposed Project is intended to accommodate projected population and housing needs. All future development that may result from implementation of the new policies and programs will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential population and housing are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards, and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

The Housing Element is a policy document consistent with the General Plan and identifies sites designated for residential development that were previously evaluated for potential environmental impacts in the 2003 General Plan EIR. No new housing sites, beyond those already identified in the General Plan EIR are proposed as part of this update. Based on the above discussion, the Housing Element is not expected to result in new or more severe impacts to population or housing.

**XIV. PUBLIC SERVICES**

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less-Than-Significant Impact</i>	<i>No Impact</i>
a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:** School-related impacts depend upon the location and intensity of a project, by students generated per household, and the capacity of facilities in a given attendance area. Legislative requirements for school development fees ensure that new development will provide necessary facilities to meet projected needs, should housing projects be approved. However, State law does not require developers to provide for school sites within their developments. The City of Manteca will continue to work with the Manteca Unified School District to assure that school impact fees are paid to provide the necessary school facilities. Any development project will be subject to applicable school impact fees in effect at the time of building permit issuance.

Additionally park-related impacts also depend upon the location and intensity of a project. The purpose of City’s Park Acquisition and Improvement park fee is to fund the design and construction of parks and park improvements required to mitigate the impact of new development. Any future residential development will be subject to applicable park improvement fees in effect at the time of building permit issuance. In addition, adoption of the 2015-2023 Housing Element would not impact police or fire protection services in a way that would require the construction or modification of public facilities.

The Housing Element will not, in and of itself, result in environmental impacts associated with the construction of new or additional public facilities. All future development that may result from implementation of the new policies and programs will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential public services-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards, and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

The Housing Element is a policy document consistent with the General Plan and identifies sites designated for residential development that were previously evaluated for potential environmental impacts in the 2003 General Plan EIR. No new housing sites, beyond those already identified in the General Plan EIR are proposed as part of this update. Based on the above discussion, the Housing Element is not expected to result in new or more severe impacts to public services.

**XV. RECREATION**

*Would the project:*

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less-Than-Significant Impact</i>	<i>No Impact</i>
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:** The Housing Element will not, in and of itself, result in impacts to parks or recreational facilities that would cause a physical deterioration of such facilities. All future development that may result from implementation of the new policies and programs will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential recreation-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards, and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

The Housing Element is a policy document consistent with the General Plan and identifies sites designated for residential development that were previously evaluated for potential environmental impacts in the 2003 General Plan EIR. No new housing sites, beyond those already identified in the General Plan EIR are proposed as part of this update. Based on the above discussion, the Housing Element is not expected to result in new or more severe impacts to parks and recreational facilities.



**XVI. TRANSPORTATION AND CIRCULATION***Would the project:*

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less-Than-Significant Impact</i>	<i>No Impact</i>
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially increase hazards due to a design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:** All developments must comply with the City of Manteca General Plan. The City requires project impact fees (Public Facilities Implementation Plan fees) for traffic impacts on all development to help pay for roadway improvements and construction projects, among other projects. Additionally the City amended its General Plan Circulation Element, which the City Council adopted in April 2011, and incorporated into the General Plan policies and implementation programs for increasing circulation amongst all types of transportation modes, such as the concept of “Complete Streets.”

The Housing Element will not, in and of itself, impact traffic load or capacity, levels of service, or air traffic patterns, and would not increase hazards due to design features or result in poor emergency access or parking. All future development that may result from implementation of the new policies and programs will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential transportation-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards, and any

impacts identified with the development project will be addressed through mitigation measures specific to the impact.

The Housing Element is a policy document consistent with the General Plan and identifies sites designated for residential development that were previously evaluated for potential environmental impacts in the 2003 General Plan EIR. No new housing sites, beyond those already identified in the General Plan EIR are proposed as part of this update. Based on the above discussion, the Housing Element is not expected to result in new or more severe impacts to transportation and circulation.

**XVII. UTILITIES AND SERVICE SYSTEMS***Would the project:*

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less-Than-Significant Impact</i>	<i>No Impact</i>
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Comply with federal, State, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:** Policies in the 2003 General Plan provide the guidance to comply with Federal, State, and local statutes and regulations to ensure the quality of water resources, solid waste disposal, and wastewater treatment.

The Housing Element will not, in and of itself, result in impacts to public utilities service for communication, water, sewer, solid waste disposal, and storm drainage. The extension of utilities to service proposed development is consistent with the County's General Plan. All future development that may result from implementation of the new policies and programs will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential impacts to utilities are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards, and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

The Housing Element is a policy document consistent with the General Plan and identifies sites designated for residential development that were previously evaluated for potential environmental impacts in the 2003 General Plan EIR. No new housing sites, beyond those already identified in the General Plan EIR are proposed as part of this update. Based on the above discussion, the Housing Element is not expected to result in new or more severe impacts to utilities.

**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE**

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

Implementation of the proposed project will not result in any significant or adverse impacts. Potential site-specific impacts that cannot be known at this time will be addressed in conjunction with any development proposal submitted for the individual project sites. No new impacts are anticipated as a result of the proposed project that have not already been analyzed and evaluated as part of the Manteca 2003 General Plan EIR.

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