



FINAL EIR

FOR THE

LUMINA AT MACHADO RANCH

FEBRUARY 10, 2021

Prepared for:

City of Manteca
Development Services
1215 W. Center Street, Suite 201
Manteca, CA 95337
(209) 456-8500

Prepared by:

De Novo Planning Group
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El Dorado Hills, CA 95762
(916) 580-9818

D e N o v o P l a n n i n g G r o u p

A Land Use Planning, Design, and Environmental Firm



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FINAL EIR

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INTRODUCTION

The City of Manteca (City) determined that a Project-level environmental impact report (EIR) was required for the proposed Lumina at Machado Ranch (proposed Project) pursuant to the requirements of the California Environmental Quality Act (CEQA).

A Project EIR is an EIR which examines the environmental impacts of a specific development project. This type of EIR focuses primarily on the changes in the environment that would result from the proposed Project. A Project EIR examines all phases of a project including planning, construction, and operation. The Project EIR approach is appropriate for the proposed Project because it allows comprehensive consideration of the reasonably anticipated scope of the proposed Project, including development and operation of the proposed Project, as described in greater detail below.

PROJECT DESCRIPTION

The following provides a brief summary and overview of the proposed Project. Chapter 2.0 of the Draft EIR includes a detailed description of the proposed Project, including maps and graphics. The reader is referred to Chapter 2.0 for a more complete and thorough description of the components of the proposed Project.

The Project site is located in the southwestern portion of the City of Manteca, immediately south of the city limit lines. The Project site is immediately southwest of the intersection of Airport Way and Woodward Avenue. The Project site is bounded on the north by Woodward Avenue and an existing single-family residential subdivision, on the east by Airport Way, on the south by an existing Reclamation District #2094 (RD2094) dry levee and existing agricultural fields, and on the west by the existing single-family residential subdivisions.

The Project site includes several distinct planning boundaries defined below. The following terms are used throughout this DEIR to describe the planning area boundaries within the Project site:

- Project Site (or Annexation Area) – includes the whole of the project, including the proposed 161.19-acre Development Area, 19.11-acre Non-development Area on 15 inhabited residential lots, and 3.16 acres of existing right-of-way.
- Development Area - includes a 161.19-acre parcel (APN 241-32-018 and dedication areas along Woodward Avenue and Airport Way) that is intended for the development of up to 827 residential units, two parks, and public infrastructure.
- Non-development Area 1 - includes six 1.0 acre lots with existing residential homes. Access to these homes is directly onto Woodward Avenue.
- Non-development Area 2 - includes nine lots ranging in size from 1.3 to 1.8 acres totaling 13.11 acres with existing residential homes. Access to three of these homes is directly onto

Woodward Avenue, five are onto Airport Way, and one has access onto both Woodward Avenue and Airport Way.

- Right-of-Way Annexation Area - includes 3.16 acres of remaining right-of-way outside of areas of dedication owned by San Joaquin County and intended to be annexed into the City of Manteca.

The Lumina at Machado Ranch Project (hereinafter referred to as the “proposed Project”) consists of the Annexation of 16 APNs totaling 183.46 acres. This includes the Development Area (161.19-acre parcel, APN 241-32-018 and adjacent dedications), Non-development Area 1 (an inhabited annexation of 6 parcels on 6 acres), Non-development Area 2 (an inhabited annexation of 9 parcels on 13.11 acres), and the remaining Right-of-Way Annexation Area (3.16 acres of existing County right-of-way). The annexation will also include detachment from the Lathrop Manteca Fire District.

The proposed Project also includes a Tentative Subdivision Map for the Development Area that would be divided into four phases on a single tentative subdivision map. The tentative subdivision map would result in the subdivision of 161.19 acres into 827 residential lots (100.46 acres), a centralized park totaling 10.87 acres (Lot F), plus 1.28 acres of levee access and pocket park (Lot G). Total parkland is 12.15 acres. Open space is also provided in the form of frontage landscaping strips and a well site (Lots A, B, C, D, I, L, M and N - 38,864 sf frontage landscaping, and Lot J – 28,049 sf for a well site and frontage landscaping). The proposed Project anticipates a Development Agreement that will be negotiated between the City and Applicant.

The proposed Project would require a General Plan Land Use Amendment to adjust the exact location and shape of the Park land use designation within the Development Area. It is noted that the City is undergoing an Update to the General Plan, and there is a proposed Land Use policy (policy LU-1.5) that allows flexibility to relocate land uses that are on contiguous properties and are included in a single development application as long as it does not result in incompatibilities with adjacent or nearby land uses or designations. Were this policy approved at this time it would apply to the proposed Project, and there would be no need for a General Plan Amendment.

No changes are proposed for the Non-development Area 1. It is noted that the General Plan Update proposes changes to the land use in Non-development Area 2, and the proposed Land Uses under this General Plan Amendment are consistent with the General Plan Update.

The proposed Project is currently outside of the jurisdiction of the City of Manteca and therefore does not have a zoning designation. The proposed Project includes a request for pre-zoning of the Development Area, Non-development Area 1, and Non-development Area 2.

ALTERNATIVES TO THE PROPOSED PROJECT

Section 15126.6 of the CEQA Guidelines requires an EIR to describe a reasonable range of alternatives to the proposed Project or to the location of the Project site which would reduce or avoid significant impacts, and which could feasibly accomplish the basic objectives of the proposed Project. Three alternatives to the proposed Project were developed based on input from City staff and the technical analysis performed to identify the environmental effects of the proposed

Project. The alternatives analyzed in this EIR include the following three alternatives in addition to the proposed Project.

- **No Project (No Build) Alternative:** Under this alternative, development of the Project site would not occur, and the Project site would remain in its current existing condition.
- **Increased Density Alternative:** Under this alternative, the proposed Project would be developed with the same amenities as described in the Project Description, but the density of the residential uses would be increased.
- **Agriculture Protection Alternative:** Under this alternative, the proposed Project would be developed in such a way to protect those lands currently identified as prime farmland and farmland of statewide importance, by reducing the overall footprint of the developed areas to a greater extent than the Increased Density Alternative.

Alternatives are described in detail in Chapter 5 of the Draft EIR. Table ES-1 provides a comparison of the alternatives using a qualitative matrix that compares each alternative relative to the other Project alternatives.

TABLE ES-1: COMPARISON OF ALTERNATIVE PROJECT IMPACTS TO THE PROPOSED PROJECT

ENVIRONMENTAL ISSUE	NO PROJECT (NO BUILD) ALTERNATIVE	INCREASED DENSITY ALTERNATIVE	AGRICULTURE PROTECTION ALTERNATIVE
Aesthetics and Visual Resources	Less (Best)	Less (3rd Best)	Less (2nd Best)
Agricultural Resources	Less (Best)	Equal (3rd Best)	Less (2nd Best)
Air Quality	Less (Best)	Equal (3rd Best)	Less (2nd Best)
Biological Resources	Less (Best)	Less (3rd Best)	Less (2nd Best)
Cultural and Tribal Resources	Less (Best)	Equal (3rd Best)	Less (2nd Best)
Geology and Soils	Less (Best)	Equal (3rd Best)	Less (2nd Best)
Greenhouse Gases, Climate Change and Energy	Less (Best)	Equal (3rd Best)	Less (2nd Best)
Hazards and Hazardous Materials	Less (Best)	Equal (3rd Best)	Less (2nd Best)
Hydrology and Water Quality	Less (Best)	Less (3rd Best)	Less (2nd Best)
Land Use, Population, and Housing	Less (Best)	Equal (3rd Best)	Less (2nd Best)
Noise	Less (Best)	Equal (3rd Best)	Less (2nd Best)
Public Services and Recreation	Less (Best)	Less (3rd Best)	Less (2nd Best)
Transportation and Circulation	Less (Best)	Equal (3rd Best)	Less (2nd Best)
Utilities	Less (Best)	Equal (3rd Best)	Less (2nd Best)
Wildfire	Less (Best)	Equal (3rd Best)	Less (2nd Best)

GREATER = GREATER IMPACT THAN THAT OF THE PROPOSED PROJECT

LESS = LESS IMPACT THAN THAT OF THE PROPOSED PROJECT

EQUAL = NO SUBSTANTIAL CHANGE IN IMPACT FROM THAT OF THE PROPOSED PROJECT

As Table ES-1 presents a comparison of the alternative Project impacts with those of the proposed Project. As shown in the table, the No Project (No Build) Alternative is the environmentally superior alternative. However, as required by CEQA, when the No Project (No Build) Alternative is the environmentally superior alternative, the environmentally superior alternative among the others must be identified. Therefore, the Agricultural Protection Alternative would be the environmentally superior alternative because all environmental issues would have reduced

impacts compared to the proposed Project. It is noted that neither the Agricultural Protection Alternative nor the Increased Density Alternative fully meet all of the Project objectives.

COMMENTS RECEIVED

The Draft EIR addressed environmental impacts associated with the proposed Project that are known to the City, were raised during the Notice of Preparation (NOP) process, or raised during preparation of the Draft EIR. The Draft EIR discussed potentially significant impacts associated with aesthetics and visual resources, agricultural resources, air quality, biological resources, biological resources, cultural and tribal resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use planning, noise, public services, traffic, utilities, and wildfire.

During the NOP process, several comments were received related to the analysis that were included in the Draft EIR. These comments are included as Appendix A of the Draft EIR, and were considered during preparation of the Draft EIR.

The City received two (2) comment letters regarding the Draft EIR, one from a public agency and the other from a citizen. These comment letters on the Draft EIR are identified in Table 2.0-1 of this Final EIR. The comments received during the Draft EIR review processes are addressed within this Final EIR.

This Final Environmental Impact Report (Final EIR) was prepared in accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines (Section 15132). The City of Manteca (City) is the lead agency for the environmental review of the proposed Project and has the principal responsibility for approving the proposed Project. This Final EIR assesses the expected environmental impacts resulting from approval of the proposed Project and associated impacts from subsequent development and operation of the proposed Project, as well as responds to comments received on the Draft Environmental Impact Report (Draft EIR).

1.1 PURPOSE AND INTENDED USES OF THE EIR

CEQA REQUIREMENTS FOR A FINAL EIR

This Final EIR for the proposed Project has been prepared in accordance with the State CEQA Guidelines. State CEQA Guidelines Section 15132 requires that a Final EIR consist of the following:

- the Draft EIR or a revision of the draft;
- comments and recommendations received on the Draft EIR, either verbatim or in summary;
- a list of persons, organizations, and public agencies commenting on the Draft EIR;
- the responses of the lead agency to significant environmental concerns raised in the review and consultation process; and
- any other information added by the lead agency.

In accordance with State CEQA Guidelines Section 15132(a), the Draft EIR is incorporated by reference into this Final EIR.

An EIR must disclose the expected environmental impacts, including impacts that cannot be avoided, growth-inducing effects, impacts found not to be significant, and significant cumulative impacts, as well as identify mitigation measures and alternatives to the proposed Project that could reduce or avoid its adverse environmental impacts. CEQA requires government agencies to consider and, where feasible, minimize environmental impacts of proposed development, and an obligation to balance a variety of public objectives, including economic, environmental, and social factors.

PURPOSE AND USE

The City, as the lead agency, has prepared this Final EIR to provide the public and responsible and trustee agencies with an objective analysis of the potential environmental impacts resulting from approval, construction, and operation of the proposed Project. Responsible and trustee agencies that may use the EIR are identified in Chapters 1.0 and 2.0 of the Draft EIR.

The environmental review process enables interested parties to evaluate the proposed Project in terms of its environmental consequences, to examine and recommend methods to eliminate or reduce potential adverse impacts, and to consider a reasonable range of alternatives to the proposed Project. While CEQA requires that consideration be given to avoiding adverse

environmental effects, the lead agency must balance adverse environmental effects against other public objectives, including the economic and social benefits of a project, in determining whether a project should be approved.

This EIR will be used as the primary environmental document to evaluate all aspects of construction and operation of the proposed Project. The details and operational characteristics of the proposed Project are identified in Chapter 2.0, Project Description, of the Draft EIR (October 2021).

1.2 ENVIRONMENTAL REVIEW PROCESS

The review and certification process for the EIR has involved, or will involve, the following general procedural steps:

NOTICE OF PREPARATION AND INITIAL STUDY

The City of Manteca circulated a Notice of Preparation (NOP) of an EIR for the proposed Project on January 22, 2021 to the State Clearinghouse, State Responsible Agencies, State Trustee Agencies, Other Public Agencies, Organizations and Interested Persons. A public scoping meeting was held on February 10, 2021 to present the Project Description to the public and interested agencies, and to receive comments from the public and interested agencies regarding the scope of the environmental analysis to be included in the Draft EIR. Concerns raised in response to the NOP were considered during preparation of the Draft EIR. The NOP and responses to the NOP by interested parties are presented in Appendix A of the Draft EIR.

NOTICE OF AVAILABILITY AND DRAFT EIR

The City published a public Notice of Availability (NOA) for the Draft EIR on October 8, 2021, inviting comment from the general public, agencies, organizations, and other interested parties. The NOA was filed with the State Clearinghouse (SCH # 2021010265) and the County Clerk, and was published in a local newspaper pursuant to the public noticing requirements of CEQA. The Draft EIR was available for public review and comment from October 8, 2021 through November 22, 2021.

Additionally, the Draft EIR was made available at the City's Development Services Department and was posted on the City's website at:

<https://www.ci.manteca.ca.us/CommunityDevelopment/Planning%20Division/Pages/Planning-Division-Documents.aspx>

The Draft EIR contains the Project Description, Environmental Setting, identification of Project impacts, and mitigation measures for impacts found to be significant, as well as an analysis of Project alternatives, identification of significant irreversible environmental changes, growth-inducing impacts, and cumulative impacts. The Draft EIR identifies issues determined to have no impact or a less-than-significant impact, and provides detailed analysis of potentially significant and significant impacts. Comments received in response to the NOP were considered in preparing the analysis in the Draft EIR.

RESPONSE TO COMMENTS/FINAL EIR

The City received two (2) comment letters regarding the Draft EIR from public agencies. These comment letters on the Draft EIR are identified in Table 2.0-1, and are found in Chapter 2.0 of this Final EIR.

In accordance with CEQA Guidelines Section 15088, this Final EIR responds to the written comments received on the Draft EIR, as required by CEQA. This Final EIR also contains minor edits to the Draft EIR, which are included in Chapter 3.0, Revisions. This document, as well as the Draft EIR as amended herein, constitute the Final EIR.

CERTIFICATION OF THE EIR/PROJECT CONSIDERATION

The City of Manteca will review and consider the Final EIR. If the City finds that the Final EIR is "adequate and complete," the Manteca City Council may certify the Final EIR in accordance with CEQA and City of Manteca environmental review procedures and codes. The rule of adequacy generally holds that an EIR can be certified if:

- 1) The EIR shows a good faith effort at full disclosure of environmental information; and
- 2) The EIR provides sufficient analysis to allow decisions to be made regarding the proposed project which intelligently take account of environmental consequences.

Upon review and consideration of the Final EIR, the City Council may take action to approve, revise, or reject the proposed Project. A decision to approve the proposed Project, for which this EIR identifies significant environmental effects, must be accompanied by written findings in accordance with State CEQA Guidelines Sections 15091 and 15093. A Mitigation Monitoring and Reporting Program, as described below, would also be adopted in accordance with Public Resources Code Section 21081.6(a) and CEQA Guidelines Section 15097 for mitigation measures that have been incorporated into or imposed upon the proposed Project to reduce or avoid significant effects on the environment. This Mitigation Monitoring and Reporting Program has been designed to ensure that these measures are carried out during Project implementation, in a manner that is consistent with the EIR.

1.3 ORGANIZATION OF THE FINAL EIR

This Final EIR has been prepared consistent with Section 15132 of the State CEQA Guidelines, which identifies the content requirements for Final EIRs. This Final EIR is organized in the following manner:

CHAPTER 1.0 – INTRODUCTION

Chapter 1.0 briefly describes the purpose of the environmental evaluation, identifies the lead, agency, summarizes the process associated with preparation and certification of an EIR, and identifies the content requirements and organization of the Final EIR.

CHAPTER 2.0 – COMMENTS ON THE DRAFT EIR AND RESPONSES

Chapter 2.0 provides a list of commenters, copies of written and electronic comments made on the Draft EIR (coded for reference), and responses to those written comments.

CHAPTER 3.0 – REVISIONS

Chapter 3.0 consists of minor revisions to the Draft EIR in response to comments received on the Draft EIR.

CHAPTER 4.0 – FINAL MMRP

Chapter 4.0 consists of a Mitigation Monitoring and Reporting Program (MMRP). The MMRP is presented in a tabular format that presents the impacts, mitigation measure, and responsibility, timing, and verification of monitoring.

2.1 INTRODUCTION

No new significant environmental impacts or issues, beyond those already covered in the Draft EIR for the proposed Project, were raised during the comment period. Responses to comments received during the comment period do not involve any new significant impacts or add “significant new information” that would require recirculation of the Draft EIR pursuant to CEQA Guidelines Section 15088.5.

CEQA Guidelines Section 15088.5 states that: *New information added to an EIR is not “significant” unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project’s proponents have declined to implement.*

Sections 2.0 and 3.0 of this Final EIR include information that has been added to the EIR since the close of the public review period in the form of responses to comments and revisions.

2.2 LIST OF COMMENTERS

Table 2.0-1 lists the comments on the Draft EIR that were submitted to the City of Manteca (City) during the 45-day public review period for the Draft EIR. The assigned comment letter or number, letter date, letter author, and affiliation, if presented in the comment letter or if representing a public agency, are also listed. Letters received are coded with letters (A, B, etc.).

TABLE 2.0-1 LIST OF COMMENTERS ON DRAFT EIR

<i>RESPONSE LETTER</i>	<i>INDIVIDUAL OR SIGNATORY</i>	<i>AFFILIATION</i>	<i>DATE</i>
A	William and Pamela Ludwig	Resident of Manteca	11-15-21
B	Nicholas White	Central Valley Regional Water Quality Control Board	11-22-21

2.3 COMMENTS AND RESPONSES

REQUIREMENTS FOR RESPONDING TO COMMENTS ON A DRAFT EIR

CEQA Guidelines Section 15088 requires that lead agencies evaluate and respond to all comments on the Draft EIR that regard an environmental issue. The written response must address the significant environmental issue raised and provide a detailed response, especially when specific comments or suggestions (e.g., additional mitigation measures) are not accepted. In addition, the written response must be a good faith and reasoned analysis. However, lead agencies need only to respond to significant environmental issues associated with the proposed Project and do not need to provide all the information requested by the commenter, as long as a good faith effort at full disclosure is made in the EIR (CEQA Guidelines Section 15204).

CEQA Guidelines Section 15204 recommends that commenters provide detailed comments that focus on the sufficiency of the Draft EIR in identifying and analyzing the possible environmental impacts of the proposed Project and ways to avoid or mitigate the significant effects of the proposed Project, and that

2.0 COMMENTS ON DRAFT EIR AND RESPONSES

commenters provide evidence supporting their comments. Pursuant to CEQA Guidelines Section 15064, an effect shall not be considered significant in the absence of substantial evidence.

CEQA Guidelines Section 15088 also recommends that revisions to the Draft EIR be noted as a revision in the Draft EIR or as a separate section of the Final EIR. Chapter 3.0 of this Final EIR identifies all revisions to the Lumina at Machado Ranch Draft EIR.

RESPONSES TO COMMENT LETTERS

Written comments on the Draft EIR are reproduced on the following pages, along with responses to those comments. To assist in referencing comments and responses, the following coding system is used:

- Each letter is lettered or numbered (i.e., Letter A) and each comment within each letter is numbered (i.e., comment A-1, comment A-2).

William and Pamela Ludwig
3825 W. Woodward Avenue
Manteca, CA 95337
209-914-2806

RECEIVED

NOV 15 2021

BUILDING SAFETY
DEPARTMENT

RE: Machado Ranch

We are writing in opposition to certain aspects of the Machado Ranch Development planned across the street from our home. We own three properties within the 300 foot notification area of this development. We have four specific concerns:

1. The developer submitted a proposal from their project engineer indicating that they "will need" a 511 sq/ft dedicated right of way from us and we strongly disagree with their assumption.
2. The developer's proposal shows an 8' tall sound wall across the street from us even though City of Manteca employees have assured us for 11 years that we would have houses facing us to "create a neighborhood street atmosphere".
3. The developer submitted a proposal including an 8' "deceleration lane" in the west bound direction of Woodward which will actually serve as a passing lane to speed up traffic rather than slowing it down.
4. The City of Manteca's policy of diverting excess storm water runoff from neighboring subdivisions onto Woodward Avenue and flooding the front of our property. Here is a video of the problem taken the day after the last rain storm ended: <https://youtu.be/4d1MamrVWBE> I filed a report with the Manteca Public Works Dept. and they called me to explain that these water discharges are on purpose. Dumping water out onto Woodward Avenue is the City's answer to catch basins that are too full.

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HISTORY

We purchased our home in December of 2009 as an investment property. When visiting with a City of Manteca planner in the spring of 2010 we were told that we would be very happy with the City's new plans for Woodward Avenue going forward. He explained that Woodward was going to be reduced from 4 lanes to 2 lanes and the City would have houses facing the street, narrow the roadway, use roundabouts and try to encourage drivers to use Atherton as the primary east/west thoroughfare. He even said that the city was going to try and preserve the country feel of the existing homes along Woodward. With that assurance from the City, we decided to move into our house and create our retirement home there. Over the following years we visited the City and county offices at least 6 times each and we were assured by the City of Manteca representatives that the plans for Woodward remained unchanged. We have invested an additional \$200k in our home and purchased 2 more houses nearby based in significant part on the City's assurances. As the traffic on Woodward has increased because of the unmitigated growth to our west and the speeding cars remain unchecked, we were pleased that Terra Ranch across the street to the west, changed their plans from a sound wall facing Woodward to homes on larger lots facing Woodward. Since these homes have just recently become occupied, we have noticed a reduction in traffic speed in the area of these homes. Imagine our surprise when the Machado Ranch proposal turned the houses around and added an 8' tall sound wall across the street. As of today there are NO SOUND WALLS on the south side of Woodward anywhere between Oakwood Shores to the west and Main Street to the east. We couldn't believe it so I asked the city planner why this happened and she said the city council voted for the change. It appears this change to the Circulation Element of the General Plan adopted April 5, 2011 <https://manteca-ca.granicus.com/player/clip/61> (1:37:00) was made at a ZOOM meeting on July 21, 2020 <https://manteca-ca.granicus.com/player/clip/668> (36:00) and confirmed at a follow up City Council Meeting, without public notification of the General Plan ramifications.

A-2

City Council Agenda
July 20, 2010
Community Development
Agenda Item No. C.01

Reviewed by
City Mgr's office: /SP

Memo to: Manteca City Council
From: Frederic Clark, Interim Community Development Director
Date: July 20, 2010
Subject: Presentation for the proposed Woodward Avenue Streetscape Plan.

Recommendation:

Receive presentation from staff regarding the proposed Woodward Avenue Streetscape Plan.

Background:

Staff is currently in the process of updating the Circulation Element of the City's General Plan. The Circulation Element addresses all aspects of transportation including commuter and truck traffic, intra-city vehicle traffic, rail, buses, bicycles, and pedestrians. As part of the study, it was determined that maintaining a high automobile level of service (LOS) is not feasible over the long run from a financial or environmental perspective. As a result, streets previously designed as an arterial such as Woodward Avenue, will be downgraded to a collector street. The purpose of the streetscape plan is to provide a comprehensive guide for future streetscape improvements along Woodward Avenue. The boundary for the proposed Woodward Avenue Streetscape Plan is bounded by McKinley Avenue to the west and Main Street to the east.

The reduction of Woodward Avenue from four lanes to two lanes (one lane in each direction) provides an opportunity to create a neighborhood street atmosphere. Future residential developments along Woodward Avenue will be required to front on the street, provide deep front yard setbacks, enhanced landscaping, etc. In addition to various aesthetic improvements, lots on Woodward Avenue will be significantly larger (and wider) than traditional single-family lots. Lots on Woodward Avenue will be required to incorporate a hammerhead or circular driveway design to allow vehicles to enter the street in a forward direction. A detailed list of

DRAFT

Woodward Avenue Streetscape Plan

The purpose of the streetscape plan is to provide a comprehensive guide for future streetscape improvements along Woodward Avenue. The boundary for the Woodward Avenue Streetscape Plan is bounded by McKinley Avenue to the west and Main Street to the east.

The streetscape plan does not apply to previously approved projects; however, developers may opt to redesign at their own discretion to be consistent with future residential development on Woodward Avenue.

Residential projects located within the plan area are subject to the following:

1. New residential subdivisions shall be designed to provide lots fronting on Woodward Avenue.
2. Minimum lot width shall be eighty-seven feet (87').
3. Minimum front yard setback shall be thirty-feet (30').
4. Driveways shall be designed to allow vehicles to enter and leave the roadway in a forward direction. Circular or hammerhead driveway designs are encouraged.
5. On-street pocket parking shall be incorporated into the subdivision design.
6. To insure variety in elevations, the project shall have no more than two (2) adjacent homes with the same front yard setback.
7. Front yard landscaping shall incorporate a mixture of drought tolerant trees, shrubs, and groundcovers. This may include the installation of natural landscape features such as rock and stone, walkways, plazas, courtyards, and structural features including but not limited to fountains, art work, and benches.
8. Street improvements along Woodward Avenue, including but not limited to curb and gutter, sidewalk, landscape strip with trees and irrigation system, pavement, landscaped median, etc. shall conform to the Woodward Avenue Streetscape Standard.

DRAFT

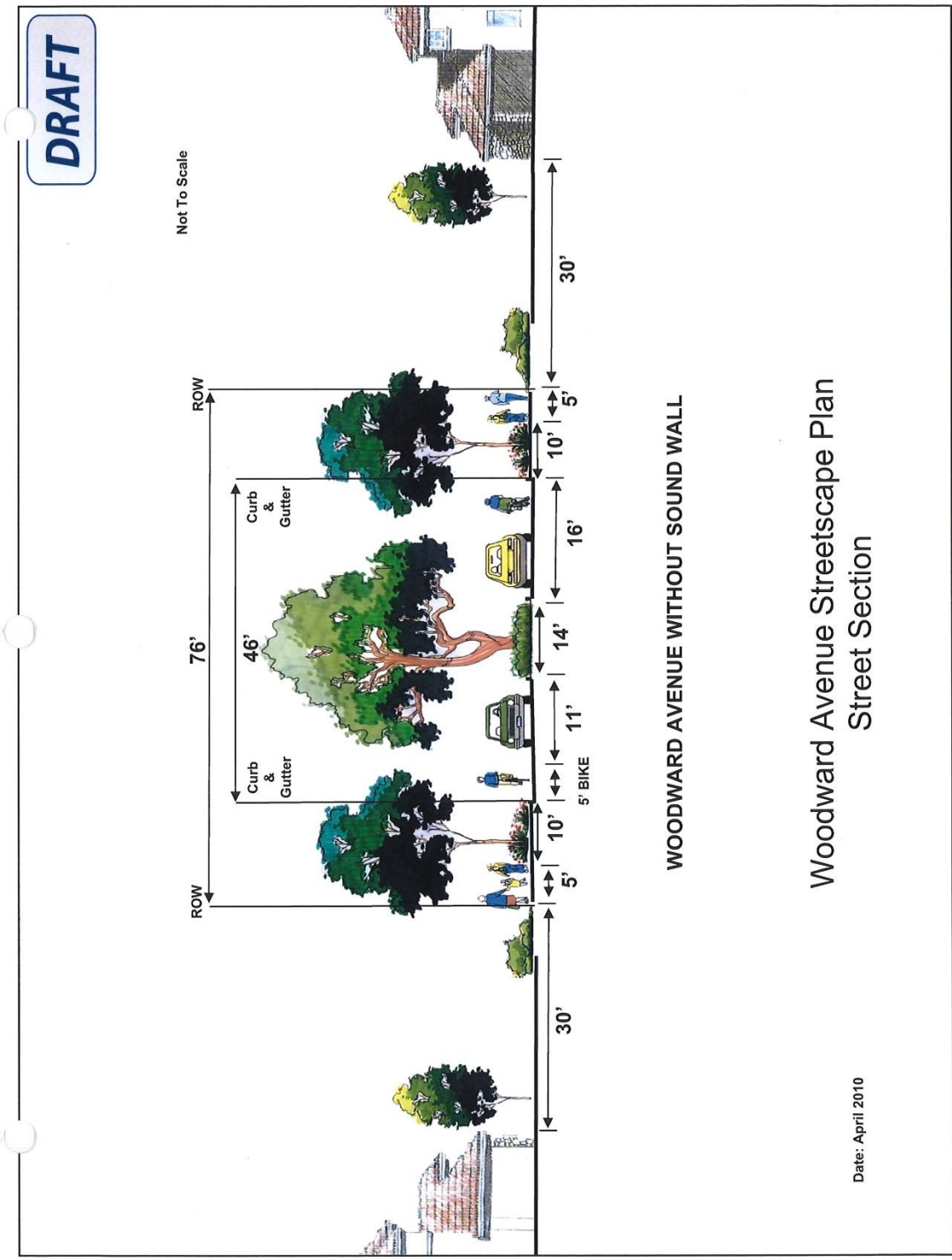
Sample Lots Fronting Woodward Avenue

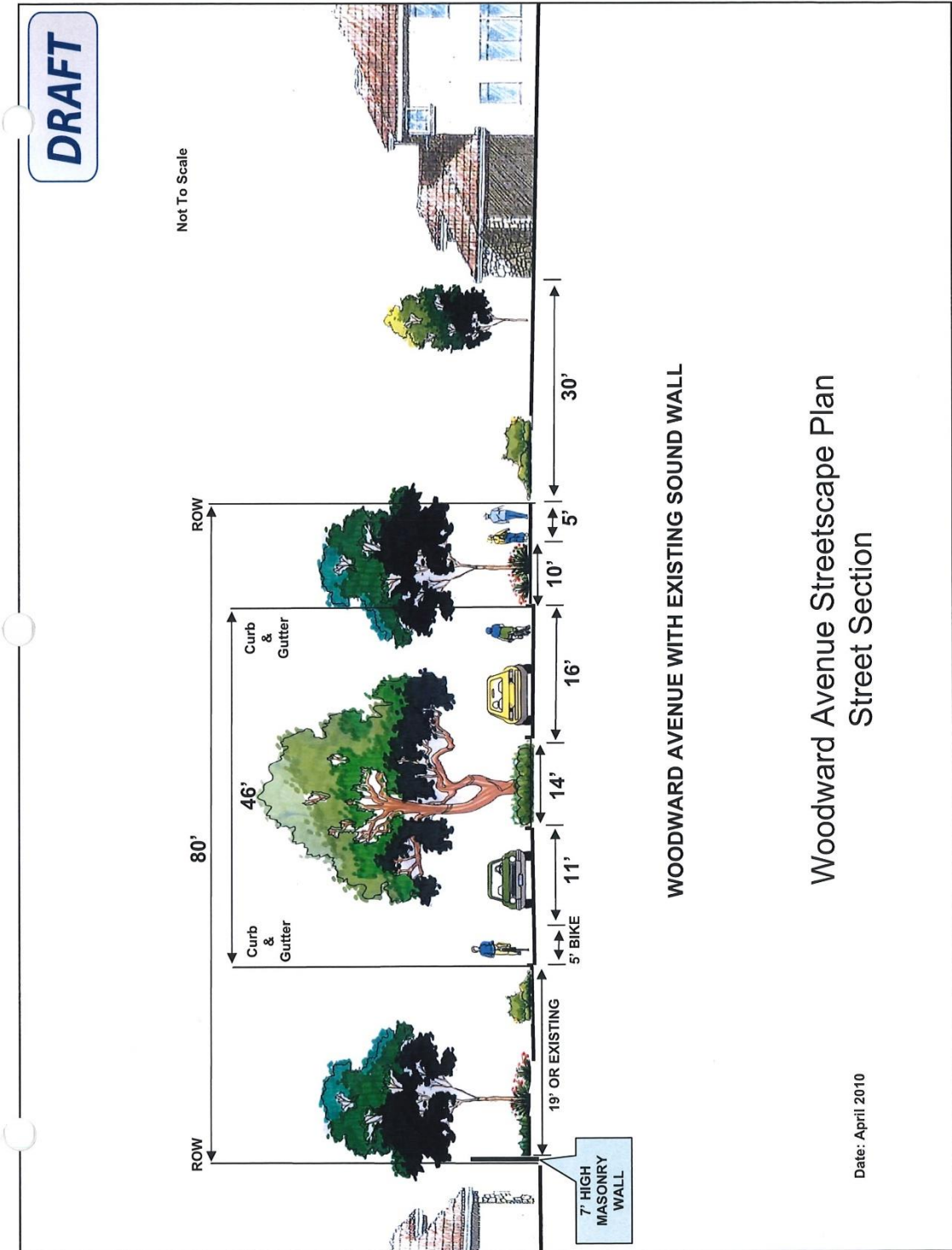
Not To Scale

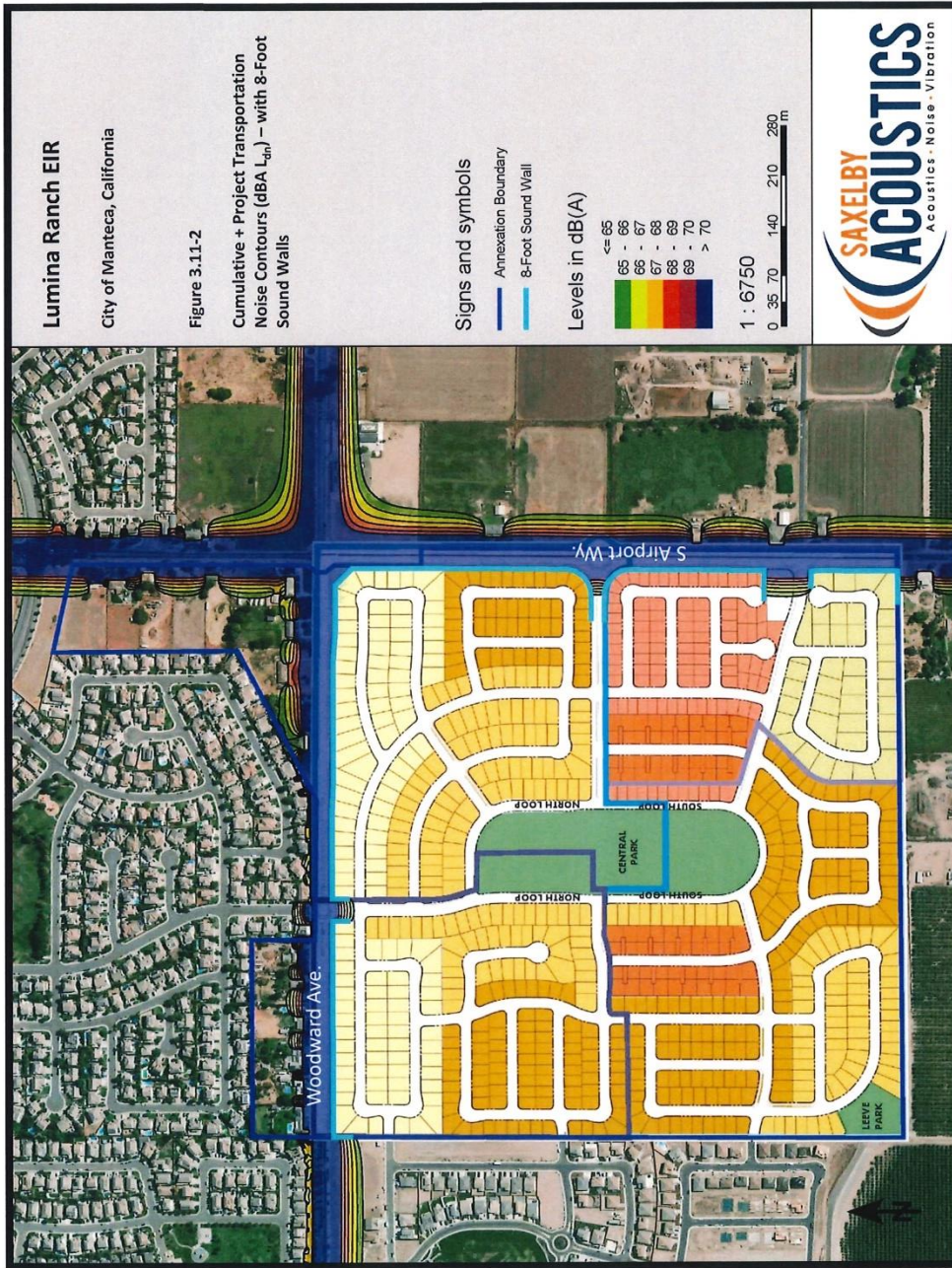


Woodward Avenue Streetscape Plan
Plan View

Date: April 2010







View of the new homes fronting on Woodward Avenue as planned. The circle in the road is the ¼ section monument referenced in my deed. It is 30 feet from my property corner and currently 9' from the centerline of the new median. Amazingly the parking space Terra Ranch supplied for their new house is a little over 9' wide. I am available anytime to show these property corners to anyone interested in solving these problems.



Follow this link to the Manteca City Council meeting from October 1, 2013 to see that I told them 8 years ago this was going to be a problem. Move ahead to 17:50 to see my comments": https://manteca-ca.granicus.com/player/clip/1767?view_id=2&meta_id=22133&redirect=true

Same photo showing Monument #385 BEFORE the city moved the island over 9 feet to the north. Woodward Avenue is centered on this section line.





LOCATION:
WOODWARD AVENUE 1034 FEET WEST OF
BELLA TERRA DRIVE

VIEWING: NORTH



VIEWING: WEST



OBSERVATION: NAIL IN PAVEMENT AT EAST END OF LANDSCAPE ISLAND
MONUMENT REFERENCE: CENTER OF SECTION 12, T.2S., R.6E., M.D.B.&M.
RECORDED REFERENCE: PM 23-99 (NAIL)
RM 35-11 (NAIL)

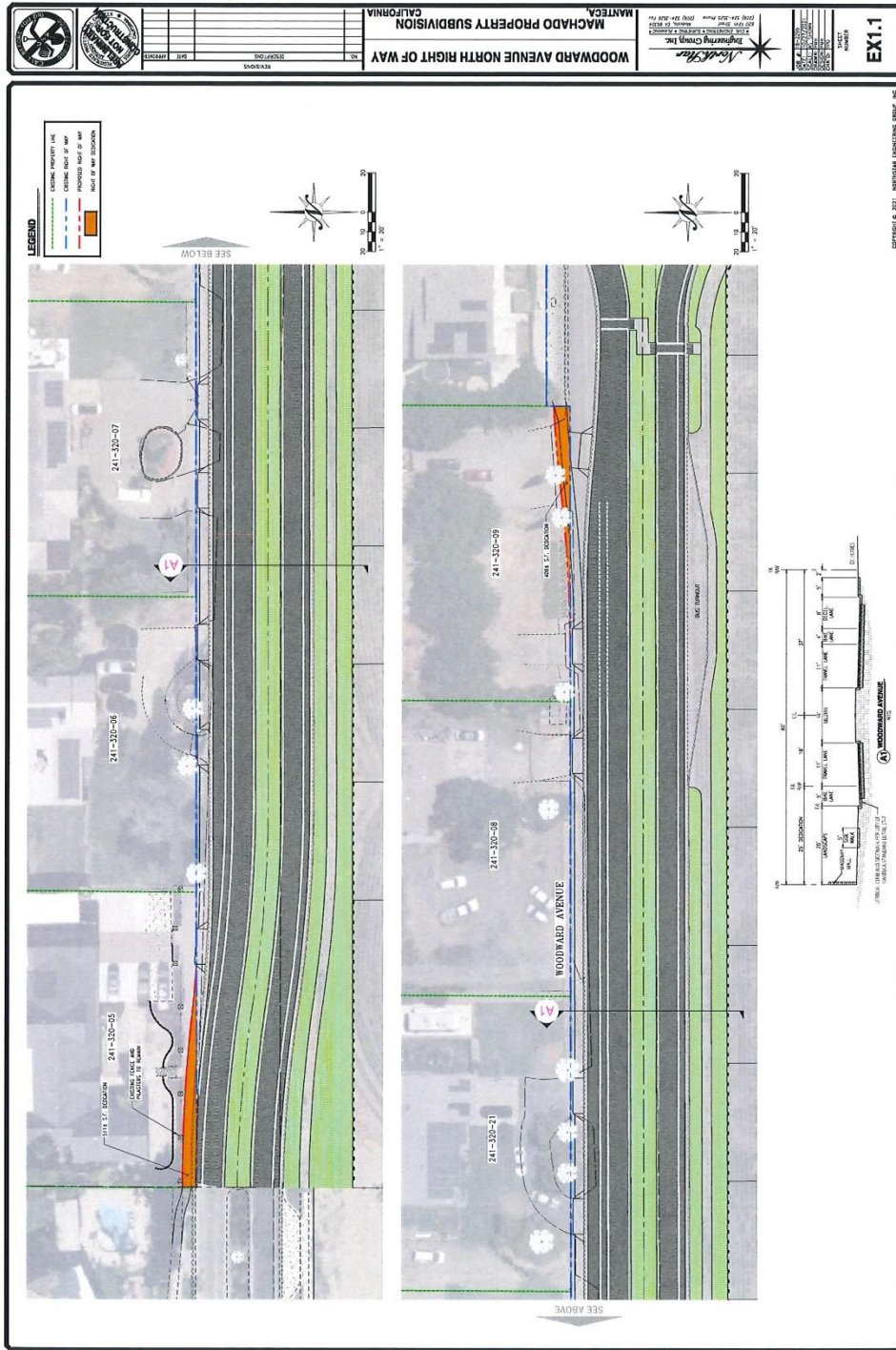
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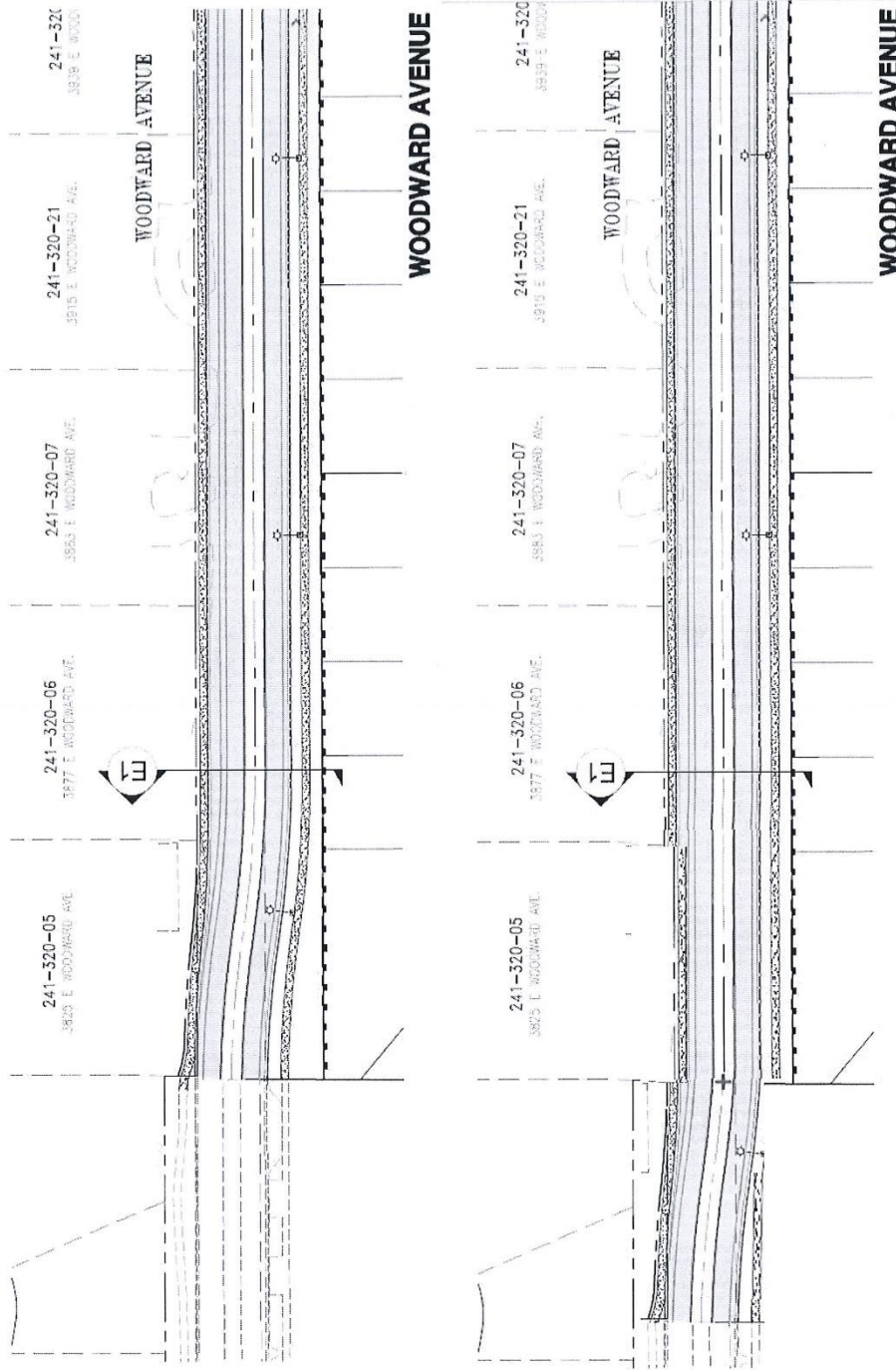


City of Manteca
Department of Public Works
1001 W. Center Street
Manteca, California 95337

Monument Recovery for GPS Survey
Point No. 385

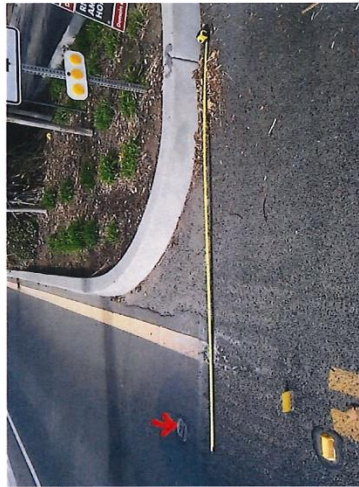
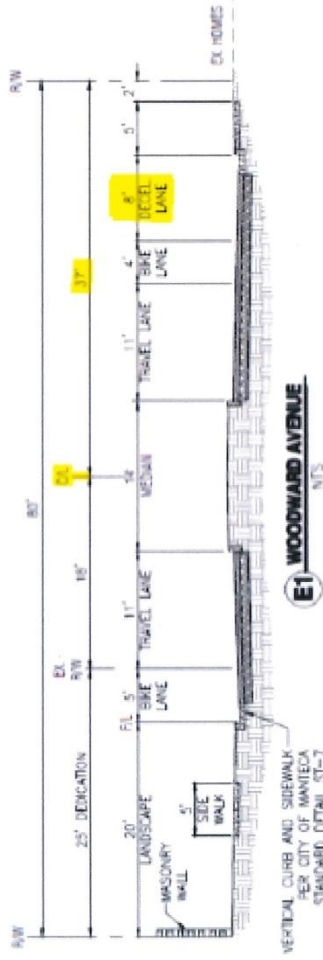


The developer wants to use our property to realign Woodward, but the developer should use City of Manteca property to realign Woodward

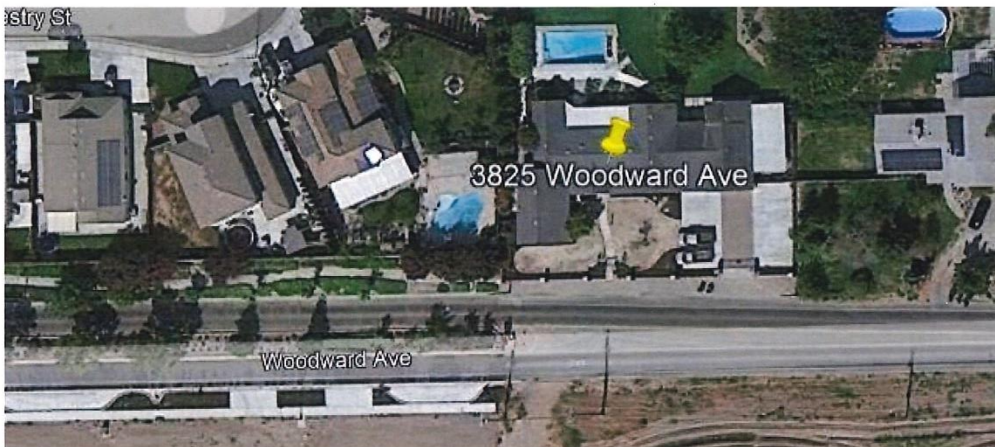


Machado Ranch is proposing a 14' wide median below. So $\frac{1}{2}$ = 7' median + 11' travel lane + 4' bike path + 5' sidewalk + 2' border = 29'. Our property has already donated 30', so the City of Manteca actually has 1 spare foot available. Terra Ranch donated 30' just like us, but the problem is that the City of Manteca has decided to move the center median north to give Terra Ranch an on-street parking space. The cross section below also shows the 8' deceleration lane which serves to widen the road and will create more speeding problems. Vehicle turnout lanes and property access should be handled within private property lines as I have done by moving my gate 10' on to my property as required by the county.

Our property corner is about 2' into the paved road



The Machado Ranch proposal for aligning their section of Woodward Avenue with the Terra Ranch section of Woodward Avenue is based on the false assumption that it is ok to take 7 feet (originally 14 feet) of our property because the City of Manteca didn't plan for alignment when they moved the centerline of Woodward Avenue 9 feet north from the established line. The City of Manteca owns 82 feet in north-south width of Woodward Avenue immediately west of our property and has the ability to own at least 60 feet in front of our house (our property has already contributed 30 feet). I would also like to go on record as notifying the City of Manteca that the county has given me paperwork showing an original dedication of 20 feet for Woodward Avenue which was then increased to 30 feet with this verbiage, "**10 foot strip for road widening**". It seems to me that if the City of Manteca no longer plans to widen the road from 2 lanes to 4 lanes, the 10' should be returned to us property owners. I have researched much of Woodward and find numerous indications that it is centered on the east-west line referenced in our deed. That center point (+ on photo) was removed when the city tore out the median in about 2011 and was re-established with an in-ground monument after I complained to Kevin Jorgensen about the removal of my corner pin.



Response to Letter A: William and Pamela Ludwig

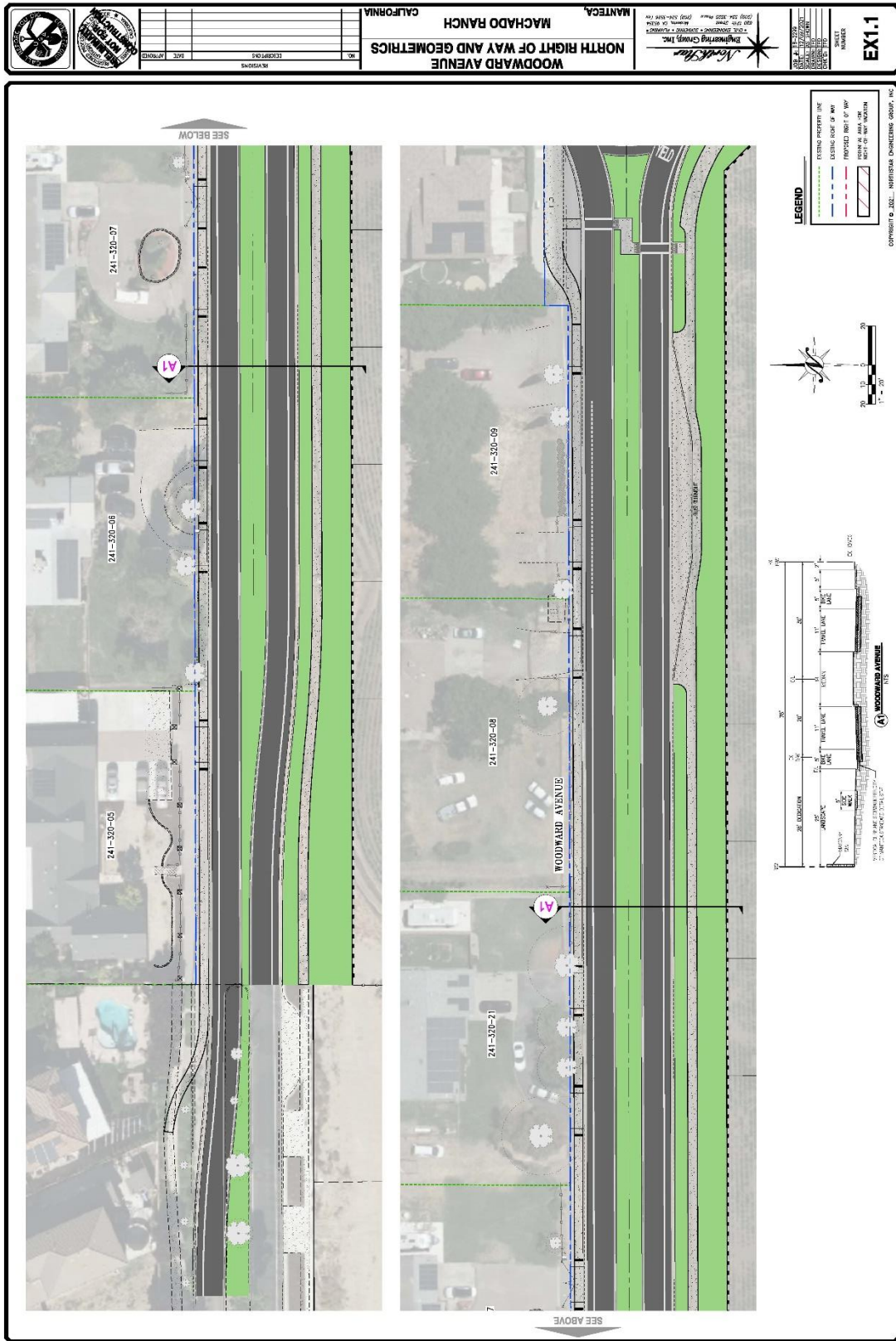
Response A-1: This commenter states that the proposed Project is located across the street from their home and that they are in opposition to certain aspects of the proposed Project. The commenter lists the following four specific concerns:

1. *The developer submitted a proposal from their project engineer indicating that they "will need" a 511 sq/ft dedicated right of way from us and we strongly disagree with their assumption.*
2. *The developer's proposal shows an 8' tall sound wall across the street from us even though City of Manteca employees have assured us for 11 years that we would have houses facing us to "create a neighborhood street atmosphere".*
3. *The developer submitted a proposal including an 8' "deceleration lane" in the west bound direction of Woodward which will actually serve as a passing lane to speed up traffic rather than slowing it down.*
4. *The City of Manteca's policy of diverting excess storm water runoff from neighboring subdivisions onto Woodward Avenue and flooding the front of our property. Here is a video of the problem taken the day after the last rain storm ended:
<https://youtu.be/4d1MamrVWBE> I filed a report with the Manteca Public Works Dept. and they called me to explain that these water discharges are on purpose. Dumping water out onto Woodward Avenue is the City's answer to catch basins that are too full.*

In response to No. 1, the current design is approved by the City Engineer, and provided on the following page. The design ensures that all needed improvements are within the current right-of-way of Woodward Avenue. There is no expectation that 511 square feet from the commentor's property is required to complete Woodward Avenue improvements.

In response to No. 2, the Project Applicant was asked to design the subdivision with lots backing onto Woodward Avenue. To improve the visual effect of backing lots onto Woodward Avenue, the Project Applicant has incorporated an enhanced landscaped setback to buffer views of the masonry wall and encourage a walkable edge on the proposed Project's northern boundary. The eight-foot (8') sound wall is proposed along the frontage of Woodward in accordance with the Sound Mitigation requirements. The Project Applicant is proposing to perform the following to mitigate this issue:

- Shifting of Woodward Avenue 7' to the south to push the road further from properties on the north side of the road.
- Increase the landscape buffer behind the back of curb from 15' to 20' to provide more landscaping to assist with shielding the wall.
- Provide massing of landscaping and berms if needed to deemphasize the wall.



In response to No. 3, the current design is approved by the City Engineer, and provided on the previous page. The design ensures that all needed improvements are within the current right-of-way of Woodward Avenue. The current design eliminated the idea of an 8' deceleration lane. This is no longer being considered.

In response to No. 4, the proposed Project will construct curb and gutter on both the north and south side of Woodward Avenue including a storm drainage system which will convey runoff from Woodward Avenue to the proposed storm drainage basin constructed within the proposed Project boundaries. This improvement will control runoff throughout the frontage of Woodward Avenue and eliminate current flooding.

Response A-2: This commenter provides the following history:

“We purchased our home in December of 2009 as an investment property. When visiting with a City of Manteca planner in the spring of 2010 we were told that we would be very happy with the City's new plans for Woodward Avenue going forward. He explained that Woodward was going to be reduced from 4 lanes to 2 lanes and the City would have houses facing the street, narrow the roadway, use roundabouts and try to encourage drivers to use Atherton as the primary east/west thoroughfare. He even said that the city was going to try and preserve the country feel of the existing homes along Woodward. With that assurance from the City, we decided to move into our house and create our retirement home there. Over the following years we visited the City and county offices at least 6 times each and we were assured by the City of Manteca representatives that the plans for Woodward remained unchanged. We have invested an additional \$200k in our home and purchased 2 more houses nearby based in significant part on the City's assurances. As the traffic on Woodward has increased because of the unmitigated growth to our west and the speeding cars remain unchecked, we were pleased that Terra Ranch across the street to the west, changed their plans from a sound wall facing Woodward to homes on larger lots facing Woodward. Since these homes have just recently become occupied, we have noticed a reduction in traffic speed in the area of these homes. Imagine our surprise when the Machado Ranch proposal turned the houses around and added an 8' tall sound wall across the street. As of today there are NO SOUND WALLS on the south side of Woodward anywhere between Oakwood Shores to the west and Main Street to the east. We couldn't believe it so I asked the city planner why this happened and she said the city council voted for the change. It appears this change to the Circulation Element of the General Plan adopted April 5, 2011 <https://manteca-ca.granicus.com/player/clip/61> {1:37:00} was made at a ZOOM meeting on July 21, 2020 <https://manteca-ca.granicus.com/player/clip/668> {36:00} and confirmed at a follow up City Council Meeting, without public notification of the General Plan ramifications.”

The comments raised in this comment are related to policy decisions related to the City's transportation and circulation system. While the comment does not raise questions about adequacy of the Draft EIR, or a CEQA topic, the policy concerns raised in this comment are noted and will be forwarded to the decision makers for their consideration of topics beyond CEQA related environmental impacts.



Central Valley Regional Water Quality Control Board

22 November 2021

Mark Niskanen
 City of Manteca
 1001 West Center Street, Suite 201
 Manteca, CA 95377
mark@jbandersonplanning.com

COMMENTS TO REQUEST FOR REVIEW FOR THE DRAFT ENVIRONMENTAL IMPACT REPORT, LUMINA AT MACHADO RANCH PROJECT, SCH#2021010265, SAN JOAQUIN COUNTY

Pursuant to the State Clearinghouse's 8 October 2021 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Draft Environmental Impact Report* for the Lumina at Machado Ranch Project, located in San Joaquin County.

B-1

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

I. Regulatory Setting

Basin Plan

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

B-2

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by the State Water Resources Control Board (State Water Board), Office of Administrative Law (OAL) and in some cases, the United States Environmental

KARL E. LONGLEY SCD, P.E., CHAIR | PATRICK PULUPA, ESQ., EXECUTIVE OFFICER

11020 Sun Center Drive #200, Rancho Cordova, CA 95670 | www.waterboards.ca.gov/centralvalley

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Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues. For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:

http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/

B-2 Con'd

Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Implementation Policy is available on page 74 at:

https://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/sacsir_2018_05.pdf

In part it states:

Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.

B-3

This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

II. Permitting Requirements

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit), Construction General Permit Order No. 2009-0009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml

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Phase I and II Municipal Separate Storm Sewer System (MS4) Permits¹

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml

Dewatering Permit

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Threat General Order) 2003-0003 or the Central Valley Water Board's Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Threat Waiver) R5-2018-0085. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf

For more information regarding the Low Threat Waiver and the application process, visit the Central Valley Water Board website at:

https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2018-0085.pdf

B-5

B-6

¹ Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

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If you have questions regarding these comments, please contact me at (916) 464-4856
or Nicholas.White@waterboards.ca.gov.

B-7



Nicholas White
Water Resource Control Engineer

cc: State Clearinghouse unit, Governor's Office of Planning and Research,
Sacramento

Response to Letter B: Central Valley Regional Water Quality Control Board

- Response B-1:** This comment is noted. This comment serves as an introduction to the letter and does not warrant a response. No further response is necessary.
- Response B-2:** The comment provides background information regarding the responsibilities of the Central Valley Regional Water Quality Control Board (RWQCB). This information further elaborates on regulatory setting information provided in Section 3.9, Hydrology and Water Quality, of the Draft EIR. The Water Quality Control Plan for the Central Valley Region (Basin Plan) is the guiding document for water quality and sustainable groundwater management in the region. This comment is noted. No further response is necessary.
- Response B-3:** The comment provides information regarding “Antidegradation Considerations,” including the Basin Plan’s policy and analysis requirements for National Pollutant Discharge Elimination System (NPDES) and Waste Discharge Requirement (WDR) permitting. Project impacts to groundwater and surface water quality are addressed in Section 3.9, Hydrology and Water Quality, of the Draft EIR. Impacts were determined to be less than significant or less than significant with mitigation. The Draft EIR adequately analyzes the potential impacts to groundwater and surface water quality.
- Response B-4:** The comment identifies construction storm water permit requirements for projects that disturb one or more acres of soil or are part of a larger plan that in total disturbs one or more acres of soil. As described in Section 3.9, Hydrology and Water Quality, of the Draft EIR, the Project Applicant would be required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. To do so, the applicant(s) must prepare a Project-specific Stormwater Pollution Prevention Plan (SWPPP), which would incorporate BMPs in order to prevent or reduce to the greatest extent feasible adverse impacts to water quality from erosion and sedimentation. Therefore, the proposed Project would comply with the General Construction Stormwater Permit from the Central Valley RWQCB. The Draft EIR adequately reflects the information provided in the comment.
- Response B-5:** The comment identifies construction storm water permit requirements MS4 permit requirements. As described in Section 3.9, Hydrology and Water Quality, of the Draft EIR, the City is classified as a Phase II city by the State Water Resources Control Board. As such, the City, and consequently new development, is required to comply with the State Board’s storm water National Pollutant Discharge Elimination System (NPDES) permit for Phase II cities.
- Response B-6:** Dewatering is not anticipated to be required as a result of construction of the proposed Project. However, should groundwater be encountered during construction and dewatering become necessary, the applicant would be required to seek the proper NPDES permit for dewatering activities.

Response B-7: This comment is noted. This comment serves as a conclusion to the letter and does not warrant a response. No further response is necessary.

This section includes minor edits and changes to the Draft EIR. These modifications resulted from responses to comments received during the public review period for the Draft EIR, as well as City staff-initiated edits to clarify the details of the project.

Revisions herein do not result in new significant environmental impacts, do not constitute significant new information, nor do they alter the conclusions of the environmental analysis that would warrant recirculation of the Draft EIR pursuant to State CEQA Guidelines Section 15088.5.

Other minor changes to various sections of the Draft EIR are also shown below. These changes are provided in revision marks with underline for new text and ~~strike-out for deleted text~~.

3.1 REVISIONS TO THE DRAFT EIR

At this time comments provided on the Draft EIR did not warrant revisions to the text of the document. Nevertheless, this section is reserved for revisions to the Draft EIR, including those that may occur leading up to the City Council consideration of the proposed Project.

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This document is the Final Mitigation Monitoring and Reporting Program (FMMRP) for the Lumina at Machado Ranch (Project). This FMMRP has been prepared pursuant to Section 21081.6 of the California Public Resources Code, which requires public agencies to “adopt a reporting and monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.” A FMMRP is required for the proposed Project because the EIR has identified significant adverse impacts, and measures have been identified to mitigate those impacts.

The numbering of the individual mitigation measures follows the numbering sequence as found in the Draft EIR.

4.1 MITIGATION MONITORING AND REPORTING PROGRAM

The FMMRP, as outlined in the following table, describes mitigation timing, monitoring responsibilities, and compliance verification responsibility for all mitigation measures identified in this Final EIR.

The City of Manteca will be the primary agency responsible for implementing the mitigation measures and will continue to monitor mitigation measures that are required to be implemented during the operation of the proposed Project.

The FMMRP is presented in tabular form on the following pages. The components of the FMMRP are described briefly below:

- **Mitigation Measures:** The mitigation measures are taken from the Draft EIR in the same order that they appear in that document.
- **Mitigation Timing:** Identifies at which stage of the project mitigation must be completed.
- **Monitoring Responsibility:** Identifies the agency that is responsible for mitigation monitoring.
- **Compliance Verification:** This is a space that is available for the monitor to date and initial when the monitoring or mitigation implementation took place.

4.0

MITIGATION MONITORING AND REPORTING PROGRAM

TABLE 4.0-1: MITIGATION MONITORING AND REPORTING PROGRAM

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
AESTHETICS AND VISUAL RESOURCES				
Impact 3.1-3: Project implementation may result in light and glare impacts.	<i>Conditions of Approval will require compliance with the Development Standards for lighting, landscaping, and building design, which would collectively minimize the visual impacts to the greatest extent feasible as the site transitions from agricultural to urban/suburban uses</i>	City of Manteca Community Development Department	Prior to the approval of the improvement plans.	
AGRICULTURAL RESOURCES				
Impact 3.2-1: The proposed Project has the potential to result in the conversion of Farmlands, including Prime Farmland and Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural uses.	Mitigation Measure 3.2-1: <i>Prior to the issuance of a Grading Permit, the Project applicant shall participate in the City's agricultural mitigation fee program and the SJMSCP by paying the established fees on a per-acre basis for the loss of important farmland. Fees paid toward the City's program shall be used to fund conservation easements on comparable or better agricultural lands to provide compensatory mitigation.</i>	City of Manteca Community Development Department San Joaquin Council of Governments	Prior to site disturbance	
Impact 3.2-3: The proposed Project has the potential to result in conflicts with adjacent agricultural lands or indirectly cause conversion of agricultural lands.	Mitigation Measure 3.2-2: <i>Prior to approval of improvement plans for each phase of the Project, the Project applicant shall demonstrate that the Project site plans include adequate measures to buffer adjacent agricultural uses from urban uses on the Project site and to reduce adverse impacts to neighboring agricultural uses; such measures shall include, but not be limited to:</i> <ul style="list-style-type: none"> • <i>The Project shall provide adequate and secure fencing at the interface of the Project site, or any individual phase of the Project, and adjacent agricultural uses. Said fencing shall be reviewed and approved by the Community Development Department.</i> • <i>The Project shall provide buffers, which may include parking areas, roadways and streets, drainage channels, and landscaped corridors, to buffer adjacent agricultural uses from the Project, including any</i> 	City of Manteca Community Development Department	Prior to approval of improvement plans for each phase of the Project	

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	<p><i>individual phase of the Project, from proposed urban uses.</i></p> <p><i>The Project shall provide notifications to all operators of uses on the Project site that are adjacent or in the vicinity of existing agricultural land of the City's Right-to-Farm Ordinance.</i></p>			
AIR QUALITY				
<p>Impact 3.3-1: Project operation would result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is in non-attainment, or conflict or obstruct implementation of the District's air quality plan.</p>	<p>Mitigation Measure 3.3-1: <i>Prior to the final discretionary approval of individual phases of development (e.g. the first final map), the Project Proponent shall coordinate with the SJVAPCD to ensure compliance with Rule 9510 for both operational and construction emissions. The intent is that each phase of development would demonstrate that the Project does not exceed the applicable SJVAPCD criteria pollutant thresholds for Project operations or construction. If the SJVAPCD criteria pollutant thresholds is exceeded, the Project applicant shall develop a reasonably feasible off-site mitigation strategy to reduce long-term air quality impacts to below the applicable SJVAPCD thresholds of significance. For example, this may consist of fee payments to the SJVAPCD for their use in funding offsite mitigation strategies. Each off-site mitigation strategy shall be developed with, and approved by, the SJVAPCD and the City of Manteca. Each off-site mitigation strategy is subject to the review and approval of the Air District and the City of Manteca on a phase-by-phase basis, and is intended to be in addition to offsets that are obtained through any on-site mitigation measures. The City of Manteca is required to verify each offsite mitigation strategy and its associated reductions to ensure that the associated air quality impacts are reduced to the maximum extent feasible (i.e. to below the applicable SJVAPCD thresholds of significance, at minimum).</i></p>	<p>San Joaquin Valley Air Pollution Control District</p>	<p>Prior to approval of improvement plans</p>	
<p>Impact 3.3-2: Proposed Project construction activities would not result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is in non-attainment, or conflict or obstruct</p>	<p>Mitigation Measure 3.3-2: <i>Prior to the issuance of a Grading Permit for each phase of the Project, the Project Proponent shall prepare and submit a Dust Control Plan that meets all of the applicable requirements of APCD Rule 8021, Section 6.3, for the review and approval of the APCD Air Pollution Control Officer.</i></p> <p>Mitigation Measure 3.3-3: <i>During all construction activities, the Project Proponent shall implement dust control measures, as required by APCD Rules</i></p>	<p>SJVAPCD Air Pollution Control Officer, and City of Manteca Community Development</p>	<p>Prior to the commencement of construction activities</p>	

4.0

MITIGATION MONITORING AND REPORTING PROGRAM

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
<p>implementation of the District’s air quality plan.</p>	<p>8011-8081, to limit Visible Dust Emissions to 20% opacity or less. Dust control measures shall include application of water or chemical dust suppressants to unpaved roads and graded areas, covering or stabilization of transported bulk materials, prevention of carryout or trackout of soil materials to public roads, limiting the area subject to soil disturbance, construction of wind barriers, access restrictions to inactive sites as required by the applicable rules.</p> <p>Mitigation Measure 3.3-4: During all construction activities, the Project proponent shall implement the following dust control practices identified in Tables 6-2 and 6-3 of the GAMAQI (2002).</p> <ul style="list-style-type: none"> a. All disturbed areas, including storage piles, which are not being actively utilized for construction purposes, shall be effectively stabilized of dust emissions using water, chemical stabilizer/suppressant, or vegetative ground cover. b. All on-site unpaved roads and off-site unpaved access roads shall be effectively stabilized of dust emissions using water or chemical stabilizer/suppressant. c. All land clearing, grubbing, scraping, excavation, land leveling, grading, cut and fill, and demolition activities shall control fugitive dust emissions by application of water or by presoaking. d. When materials are transported off-site, all material shall be covered, effectively wetted to limit visible dust emissions, or at least six inches of freeboard space from the top of the container shall be maintained. 	<p>Department</p>		
<p>BIOLOGICAL RESOURCES</p>				
<p>Impact 3.4-3: The proposed Project has the potential to have direct or indirect effects on special-status bird species.</p>	<p>Mitigation Measure 3.4-1: Prior to commencement of any grading activities, the Project proponent shall seek coverage under the SJMSCP to mitigate for habitat impacts to covered special status species. Coverage involves compensation for habitat impacts on covered species through implementation of incidental take and minimization Measures (ITMMs) and payment of fees for conversion of lands that may provide habitat for covered special status species.</p>	<p>City of Manteca Community Development Department San Joaquin</p>	<p>Prior to any ground disturbance</p>	

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	<p><i>These fees are used to preserve and/or create habitat in preserves to be managed in perpetuity. Obtaining coverage for a Project includes incidental take authorization (permits) under the Endangered Species Act Section 10(a), California Fish and Game Code Section 2081, and the MBTA. Coverage under the SJMSCP would fully mitigate all habitat impacts on covered special-status species.</i></p>	<p>Council of Governments</p>		
CULTURAL AND TRIBAL RESOURCES				
<p>Impact 3.5-1: Project implementation has the potential to cause a substantial adverse change to a significant historical or archaeological resource, as defined in CEQA Guidelines §15064.5</p>	<p>Mitigation Measure 3.5-1: <i>Prior to the initiation of construction activities, a training session for all workers shall be conducted at the site by a qualified archeologist. The training session will provide information on recognition of artifacts, human remains, and cultural deposits to help in the recognition of potential issues.</i></p> <p>Mitigation Measure 3.5-2: <i>In concurrence with initial grading, a qualified archeologist shall be present to observe the initial land disturbance, and be able to halt work in the immediate vicinity should artifacts, exotic rock, shell or bone are uncovered during the construction. The monitor will document the finding, and determine if additional work is necessary to excavate or remove the artifacts or feature.</i></p> <p>Mitigation Measure 3.5-3: <i>If any historical resources, cultural resources, including prehistoric or historic artifacts, or other indications of archaeological or paleontological resources, are found during grading and construction activities during any phase of the Project, all work shall be halted immediately within a 200-foot radius of the discovery until an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology, as appropriate, has evaluated the find(s).</i></p> <p><i>Work shall not continue at the discovery site until the archaeologist conducts sufficient research and data collection to make a determination that the resource is either 1) not cultural in origin; or 2) not potentially significant or eligible for listing on the NRHP or CRHR; or 3) not a significant Public Trust Resource.</i></p> <p>If Native American resources are identified, a Native American monitor, following the Guidelines for Monitors/Consultants of Native American</p>	<p>City of Manteca Community Development Department</p> <p>Qualified archaeologist</p>	<p>If any cultural resources, including prehistoric or historic artifacts, or other indications of archaeological resources are found during grading and construction activities</p>	

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	<p>Cultural, Religious, and Burial Sites established by the Native American Heritage Commission, may also be required and, if required, shall be retained at the Project applicant's expense.</p>			
<p>Impact 3.5-3: Project implementation has the potential to disturb human remains, including those interred outside of formal cemeteries.</p>	<p>Mitigation Measure 3.5-4: <i>If human remains are discovered during the course of construction during any phase of the Project, work shall be halted at the site and at any nearby area reasonably suspected to overlie adjacent human remains until the San Joaquin County Coroner has been informed and has determined that no investigation of the cause of death is required. If the remains are of Native American origin, either of the following steps will be taken:</i></p> <ul style="list-style-type: none"> • <i>The coroner shall contact the Native American Heritage Commission in order to ascertain the proper descendants from the deceased individual. The coroner shall make a recommendation to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods, which may include obtaining a qualified archaeologist or team of archaeologists to properly excavate the human remains.</i> • <i>The landowner shall retain a Native American monitor, and an archaeologist, if recommended by the Native American monitor, and reburial the Native American human remains and any associated grave goods, with appropriate dignity, on the property and in a location that is not subject to further subsurface disturbance when any of the following conditions occurs:</i> <ul style="list-style-type: none"> ○ <i>The Native American Heritage Commission is unable to identify a descendent.</i> ○ <i>The descendant identified fails to make a recommendation.</i> <p><i>The City of Manteca or its authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.</i></p>	<p>City of Manteca Community Development Department</p> <p>Qualified archaeologist</p>	<p>If any cultural resources, including prehistoric or historic artifacts, or other indications of archaeological resources are found during grading and construction activities</p>	

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GEOLOGY, SOILS, AND MINERAL RESOURCES				
<p>Impact 3.6-1: The proposed Project may directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: rupture of a known earthquake fault, strong seismic ground shaking, seismic related ground failure, or landslides.</p>	<p>Mitigation Measure 3.6-1: Prior to issuance of a Grading Permit, a certified geotechnical engineer, or equivalent, shall be retained to perform a final geotechnical evaluation of the soils at a design-level as required by the requirements of the California Building Code Title 24, Part 2, Chapter 18, Section 1803.1.1.2 related to expansive soils and other soil conditions. The evaluation shall be prepared in accordance with the standards and requirements outlined in California Building Code, Title 24, Part 2, Chapter 16, Chapter 17, and Chapter 18, which addresses structural design, tests and inspections, and soils and foundation standards. The final geotechnical evaluation shall include design recommendations to ensure that soil conditions do not pose a threat to the health and safety of people or structures, including threats from liquefaction or lateral spreading. The grading and improvement plans, as well as the storm drainage and building plans for each phase of the Project shall be designed in accordance with the recommendations provided in the final geotechnical evaluation.</p>	<p>City of Manteca Community Development Department Regional Water Quality Control Board</p>	<p>Prior to clearing, grading, and disturbances to the ground such as stockpiling, or excavation</p>	
<p>Impact 3.6-6: The proposed Project has the potential to directly or indirectly destroy a unique paleontological resource or site or unique geologic feature</p>	<p>Mitigation Measure 3.6-2: If any paleontological resources are found during grading and construction activities of the Project, all work shall be halted immediately within a 200-foot radius of the discovery until a qualified paleontologist has evaluated the find.</p> <p>Work shall not continue at the discovery site until the paleontologist evaluates the find and makes a determination regarding the significance of the resource and identifies recommendations for conservation of the resource, including preserving in place or relocating on the Project site, if feasible, or collecting the resource to the extent feasible and documenting the find with the University of California Museum of Paleontology.</p>	<p>City of Manteca Community Development Department Certified geotechnical engineer</p>	<p>Prior to earthmoving activities</p>	
GREENHOUSE GASES AND CLIMATE CHANGE				
<p>Impact 3.7-1: Project implementation would generate greenhouse gas emissions, either directly or indirectly, that may</p>	<p>Mitigation Measure 3.7-1: Prior to the approval of individual phases of development (i.e. final maps, improvement plans, site plan review, etc.), the Project applicant(s) shall coordinate with the SJVAPCD to ensure that the Project would not exceed the applicable SJVAPCD greenhouse gas thresholds</p>	<p>City of Manteca Community Development</p>	<p>During construction, operation, and maintenance /</p>	

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<p>have a significant impact on the environment to conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.</p>	<p>for Project construction and operations. The intent is that each phase of development would demonstrate that the Project does not exceed the applicable SJVAPCD greenhouse gas pollutant thresholds for project operations or construction. If the SJVAPCD greenhouse gas pollutant thresholds are exceeded, the project applicant shall develop a reasonably feasible off-site mitigation strategy to reduce long-term air quality impacts to below the applicable SJVAPCD thresholds of significance. For example, this may consist of fee payments to the SJVAPCD for their use in funding offsite mitigation strategies. Each off-site mitigation strategy shall be developed with, and approved by, the SJVAPCD and the City of Manteca. Each off-site mitigation strategy is subject to the review and approval of the Air District and the City of Manteca on a phase-by-phase basis, and is intended to be in addition to offsets that are obtained through any on-site mitigation measures. The City of Manteca is required to verify each offsite mitigation strategy and its associated reductions to ensure that the associated greenhouse gas impacts are reduced to the maximum extent feasible (i.e. to below the applicable SJVAPCD thresholds of significance, at minimum). Examples of off-site mitigation strategies may include (but are not limited to) transportation demand management (TDM) measures and/or financial incentives for project employees to utilize alternative transportation options such as buses, bicycles, or electric vehicles. Measures may be designed in tandem with the mitigation requirements incorporated into Mitigation Measure 3.3-1 (see Section 3.3: Air Quality for further detail).</p>	<p>Department</p>	<p>landscaping</p>	
<p>HAZARDS AND HAZARDOUS MATERIALS</p>				
<p>Impact 3.8-1: Potential to create a significant hazard through the routine transport, use, or disposal of hazardous materials or through the reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.</p>	<p>Mitigation Measure 3.8-1: Prior to the issuance of a Grading Permit, a Soils Management Plan (SMP) shall be submitted and approved by the San Joaquin County Department of Environmental Health. The SMP shall establish management practices for handling hazardous materials, including fuels, paints, cleaners, solvents, etc., during construction. The approved SMP shall be posted and maintained onsite during construction activities and all construction personnel shall acknowledge that they have reviewed and understand the plan.</p> <p>Mitigation Measure 3.8-2: Prior to the issuance of a Grading Permit, the applicant shall hire a licensed well contractor to obtain a well abandonment</p>	<p>San Joaquin County Department of Environmental Health</p> <p>City of Manteca Community Development</p>	<p>Prior to the issuance of a grading permit</p>	

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	<p>permit from San Joaquin County Environmental Health Department, and properly abandon the on-site wells, pursuant to review and approval of the City Engineer and the San Joaquin County Environmental Health Department.</p> <p>Mitigation Measure 3.8-3: The applicant shall hire a qualified consultant to perform additional testing prior to the issuance of grading permits or demolition permits for construction activities in the following areas that have been deemed to have potentially hazardous conditions present:</p> <ul style="list-style-type: none"> • The residential units and adjoining structures. • The soils in the area where farming equipment and above ground tanks have been used. <p>The intent of the additional testing is to investigate whether any of the buildings, facilities, or soils contain hazardous materials. If asbestos-containing materials and/or lead are found in the buildings, a Cal-OSHA certified ACBM and lead based paint contractor shall be retained to remove the asbestos-containing materials and lead in accordance with EPA and California Occupational Safety and Health Administration (Cal/OSHA) standards. In addition, all activities (construction or demolition) in the vicinity of these materials shall comply with Cal/OSHA asbestos and lead worker construction standards. The ACBM and lead shall be disposed of properly at an appropriate offsite disposal facility. If surface staining is found on the Project site, a hazardous waste specialist shall be engaged to further assess the stained area.</p> <p>Mitigation Measure 3.8-4: Prior to the issuance of a Grading Permit, evenly distributed soil samples shall be conducted throughout the proposed Project for analysis of pesticides and heavy metals. The samples shall be submitted for laboratory analysis of pesticides and heavy metals per DTSC and EPA protocols. The results of the soil sampling shall be submitted to the San Joaquin County Environmental Health Department. If elevated levels of pesticides or heavy metals are detected during the laboratory analysis of the soils, a soil cleanup and remediation plan shall be prepared and implemented prior to the commencement of grading activities.</p>	Department		
HYDROLOGY AND WATER QUALITY				

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<p>Impact 3.9-1: The proposed Project has the potential to violate water quality standards or waste discharge requirements during construction.</p>	<p>Mitigation Measure 3.9-1: Prior to clearing, grading, and disturbances to the ground such as stockpiling, or excavation for each phase of the Project, the Project proponent shall submit a Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) to the RWQCB to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-0009-DWQ amended by 2010-0014-DWQ & 2012-0006-DWQ). The SWPPP shall be designed with Best Management Practices (BMPs) that the RWQCB has deemed as effective at reducing erosion, controlling sediment, and managing runoff. These include: covering disturbed areas with mulch, temporary seeding, soil stabilizers, binders, fiber rolls or blankets, temporary vegetation, and permanent seeding. Sediment control BMPs, installing silt fences or placing straw wattles below slopes, installing berms and other temporary run-on and runoff diversions. These BMPs are only examples of what should be considered and should not preclude new or innovative approaches currently available or being developed. Final selection of BMPs will be subject to approval by City of Manteca and the RWQCB. The SWPPP will be kept on site during construction activity and will be made available upon request to representatives of the RWQCB.</p>	<p>City of Manteca Community Development Department</p>	<p>Prior to the issuance of a grading permit</p>	
<p>Impact 3.9-2: The proposed Project has the potential to violate water quality standards or waste discharge requirements during operation.</p>	<p>Mitigation Measure 3.9-2: <i>The Project applicant shall implement the following nonstructural BMPs that focus on preventing pollutants from entering stormwater:</i></p> <ul style="list-style-type: none"> • <i>Pollution Prevention/Good Housekeeping</i> <ul style="list-style-type: none"> ○ <i>Prior to clearing, grading, and disturbances to the ground such as stockpiling, or excavation in each phase of the Project, the Project proponent shall develop a spill response and prevention plan as a component of (1) SWPPPs prepared for construction activities, (2) SWPPPs for facilities subject to the NPDES Stormwater Permit, and (3) spill prevention control and countermeasure plans for qualifying facilities. The spill response and prevention plan shall be implemented during all construction activities.</i> 	<p>City of Manteca Community Development Department</p> <p>Regional Water Quality Control Board</p>	<p>Prior to approval of improvement plans</p>	

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	<ul style="list-style-type: none"> ○ Streets and parking lots in all non-residential portions, including the right-of-way, of the Project site shall be swept at least once every two weeks. • Operation and Maintenance (O&M) of Treatment Controls <ul style="list-style-type: none"> ○ Prior to clearing, grading, and disturbances to the ground such as stockpiling, or excavation in each phase of the Project, the Project proponent shall develop an Operation and Maintenance (O&M) Plan for the storm drainage facilities to ensure long-term performance. The O&M plan shall incorporate the manufacturers' recommended maintenance procedures and include (1) provisions for debris removal, (2) guidance for addressing public health or safety issues, and (3) methods and criteria for assessing the efficacy of the storm drainage system. An annual report shall be submitted to the City certifying that maintenance of the facilities was conducted according to the O&M plan. <p>Mitigation Measure 3.9-3: The Project applicant shall implement the following structural BMPs that focus on preventing pollutants from entering stormwater, or alternative BMPs approved by the City of Manteca. Implementation of BMPs apply to all non-residential parcels, including the right-of-way, as appropriate.</p> <ul style="list-style-type: none"> • Extended Detention Facilities: Extended detention refers to the facilities proposed for the Project site that would detain and temporarily store stormwater runoff to reduce the peak rates of discharge to the storm drainage system. Detention of stormwater allows particles and other pollutants to settle and thereby potentially reduce concentrations and mass loading of contaminants in the discharge. • Grassed Swales: A swale is a vegetated, open channel management practice designed to treat and attenuate stormwater runoff for a specified water quality volume. Stormwater runoff flowing through these channels is treated by being filtered through vegetation in the 			

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	<p><i>channel, through a subsoil matrix, and/or through infiltration into the underlying soils. Swales can be used throughout the proposed Project area where feasible in the landscape design to treat parking lot runoff.</i></p> <p><i>Proprietary Devices: There are a variety of commercially available stormwater treatment devices designed to remove contaminants from drainage once flows enter the conveyance systems. StormFilter™ units, or equivalent filtration-type systems, and Bioswales are recommended for streets and parking areas. Drop inlet filters should also be used to control drainage runoff water quality.</i></p>			
<p>Impact 3.9-6 Place housing or structures that would impede/redirect flows within a 100-year, or 200-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.</p>	<p>Mitigation Measure 3.9-3: <i>The Project site is located within the City of Manteca’s F-200 zone, which makes it at risk from the 200-year flood. As such, the Project is subject to the Manteca Municipal Code Section 17.30.040 Subsection C which places construction limitations on development proposed in areas that are at risk of flooding under the 200-year storm. The Project applicant shall pay the adopted SB5 fee to go toward SJAFCA’s effort to provide urban level of flood protection for the Project site and region. In addition, the Project shall remain consistent with the finding of adequate progress by SJAFCA (the “local flood management agency”) on an annual basis.</i></p>	<p>City of Manteca Community Development Department SJAFCA</p>	<p>Prior to approval of improvement plans</p>	
NOISE				
<p>Impact 3.11-1: The proposed Project may generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.</p>	<p>Mitigation Measure 3.11-1A: <i>Construction activities shall adhere to the requirements of the City of Manteca Municipal Code with respect to hours of operation. This requirement shall be noted in the improvements plans prior to approval by the City’s Public Works Department.</i></p> <p>Mitigation Measure 3.11-1B: <i>All equipment shall be fitted with factory equipped mufflers, and in good working order. This requirement shall be noted in the improvements plans prior to approval by the City’s Public Works Department.</i></p> <p>Mitigation Measure 3.11-2: <i>An 8-foot tall sound wall shall be constructed along the Woodward Avenue and South Airport Way frontages, adjacent to proposed Development Area residential uses, in order to achieve the City’s</i></p>	<p>City of Manteca Public Works Department</p>	<p>Prior to approval of improvements plans</p>	

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	<p>exterior noise standards. Noise barrier walls shall be constructed of concrete panels, concrete masonry units, earthen berms, or any combination of these materials that achieve the required total height. These requirements shall be included in the improvements plans prior to their approval by the City's Public Works Department. Figure 3.11-2 shows the recommended sound wall locations.</p> <p>Mitigation Measure 3.11-3: For the first rows of lots on the Development Area site adjacent to the Woodward Avenue or South Airport Way right of way, second floor exterior facades with a view of Woodward Avenue or South Airport Way would need the following noise control measures:</p> <ul style="list-style-type: none"> • Windows shall have a sound transmission class (STC) rating of 32. • Interior gypsum at exterior walls shall be 5/8"; • Ceiling gypsum shall be 5/8"; • Exterior finish shall be stucco, fiber cement lap siding, or system with equivalent weight per square foot; • Mechanical ventilation shall be installed in all residential uses to allow residents to keep doors and windows closed, as desired for acoustical isolation. • As an alternative to the above-listed interior noise control measures, the applicant may provide a detailed analysis of interior noise control measures once building plans become available. The analysis should be prepared by a qualified noise control engineer and shall outline the specific measures required to meet the City of Manteca 45 dB L_{dn} interior noise level standard. <p>Mitigation Measure 3.11-4: To reduce traffic noise increases to less than +1.5 dB, the following roadway segments shall be paved with quiet pavement:</p> <ul style="list-style-type: none"> • Airport Way from Atherton to Woodward Avenue (Includes Non-Development Area 2) • Airport Way South of Woodward Avenue • Woodward Avenue west of Airport Way (includes Non-Development 			

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	<p>Area 1)</p> <p>The pavement would be required for any portion of roadway passing a noise-sensitive use not protected by an existing sound wall, and for a distance of 100 feet on either side of the sensitive-use. This requirement shall be noted on the Project improvement plans. Approximate pavement locations are shown on Figure 3.11-3.</p>			
<p>Impact 3.11-2: The proposed Project would not generate excessive groundborne vibration or groundborne noise levels.</p>	<p>Mitigation Measure 3.11-4: Any compaction required less than twenty-six (26) feet from the adjacent residential structures shall be accomplished by using static drum rollers which use weight instead of vibrations to achieve soil compaction. As an alternative to this requirement, pre-construction crack documentation and construction vibration monitoring could be conducted to ensure that construction vibrations do not cause damage to any adjacent structures.</p>	<p>City of Manteca Public Works Department</p>	<p>Prior to approval of improvements plans</p>	
TRANSPORTATION AND CIRCULATION				
<p>Impact 3.13-2: Project implementation may conflict with a program, plan, policy or ordinance addressing the circulation system, including transit, bicycle, and pedestrian facilities.</p>	<p>Conditions of Approval have been incorporated to ensure that the project does not conflict with policy and/or ordinances relating to the circulation system.</p> <ul style="list-style-type: none"> • Traffic COA #1 - The developer shall install a traffic signal at Airport Way/W Atherton Drive prior to issuance of the 193rd building permit, unless an alternative installation plan is agreed to by the Director of Public Works or City Engineer. The design of the traffic signal and associated intersection improvements shall be reviewed and approved by the Director of Public Works or City Engineer. The developer shall pay for the total cost for the design and installation of the traffic signal but will be reimbursed by the City of Manteca for the cost less their fair share. The project contributes to approximately 12 percent of volumes at this intersection; therefore, the project's fair share would be 12 percent. • Traffic COA #2 - The developer shall install a traffic signal at Airport Way/Woodward Avenue prior to issuance of the 432nd building permit, unless an alternative installation plan is agreed to by the Director of Public Works or City Engineer. The design of the traffic 	<p>City of Manteca Public Works Department</p>	<p>Prior to issuance of building permits for each phase of the Project</p>	

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	<p>signal and associated intersection improvements shall be reviewed and approved by the Director of Public Works or City Engineer. The developer shall pay for the total cost for the design and installation of the traffic signal but will be reimbursed by the City of Manteca for the cost less their fair share. The project contributes to approximately 22 percent of volumes at this intersection; therefore, the project's fair share would be 22 percent.</p> <ul style="list-style-type: none"> Traffic COA #3 – Woodward Avenue/Bella Terra Drive shall be constructed as a roundabout concurrent with the first phase of development. The developer shall be fully responsible for this improvement. <p>Traffic COA #4 – The developer shall pay their fair share for improvements identified in the PFIP at the Airport Way/Daniels Street and Woodward Avenue/McKinley Avenue intersections. The project's fair share at Airport Way/Daniels Street would be three percent (3%) and the project's fair share at Woodward Avenue/McKinley Avenue would be six percent (6%). This condition will be satisfied when the developer pays the PFIP fee, which is collected upon issuance of each home's building permit</p>			
UTILITIES				
Impact 3.14-5: The proposed Project has the potential to require or result in the construction of new stormwater drainage facilities, the construction of which could cause significant environmental effects.	Mitigation Measure 3.14-1: Prior to the issuance of a building or grading permit, the Project applicant shall submit a drainage plan to the City of Manteca for review and approval. The plan shall include an engineered storm drainage plan that demonstrates attainment of pre-Project runoff requirements prior to release at the outlet canal and describes the volume reduction measures and treatment controls used to reach attainment consistent with the Manteca Storm Drain Master Plan.	City of Manteca Public Works Department	Prior to issuance of building permits for each phase of the Project	
Impact 3.14-6: The proposed Project has the potential to be served by a landfill with sufficient permitted capacity to accommodate the Project's solid	Mitigation Measure 3.14-2: Prior to the issuance of a building or grading permit for each phase of the Project, the Project applicant shall pay the City's waste connection fee which equates to the Project's fair share contribution, consistent with section 13.02.050, Charges for solid waste collection services,	City of Manteca Public Works Department	Prior to issuance of building permits for each phase of the	

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waste disposal needs and comply with federal, State, and local statutes and regulations related to solid waste.	<i>of the City's municipal code.</i>		Project	

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