

# TABLE OF CONTENTS

Section	Page
<b>1 Introduction .....</b>	<b>1-1</b>
1.1 Purpose of the EIR.....	1-1
1.2 Scope of the EIR.....	1-1
1.3 Effects Found Not to Be Significant.....	1-2
1.4 Lead, Responsible, and Trustee Agencies .....	1-2
1.5 Public Review Process.....	1-3
1.6 Terminology Used in the EIR.....	1-4
1.7 EIR Organization.....	1-4
1.8 Technical Studies Used in the EIR .....	1-5
<b>2 Executive Summary .....</b>	<b>2-1</b>
2.1 Introduction .....	2-1
2.2 The EIR Process .....	2-1
2.3 Summary of the Project Description .....	2-1
2.4 Summary of Environmental Impacts and Recommended Mitigation Measures .....	2-6
2.5 Areas of Controversy.....	2-6
<b>3 Project Description.....</b>	<b>3-1</b>
3.1 Project Location and Setting.....	3-1
3.2 Project Objectives.....	3-
3.3 Project Characteristics .....	3-4
3.4 Requested Entitlements .....	3-8
<b>4 Affected Environment, Environmental Consequences, and Mitigation Measures.....</b>	<b>4-1</b>
4.1 Land Use.....	4.1-1
4.2 Visual Resources .....	4.2-1
4.3 Air Quality.....	4.3-1
4.4 Noise.....	4.4-1
4.5 Biological Resources .....	4.5-1
4.6 Hazards and Hazardous Materials .....	4.6-1
4.7 Geology, Soils, and Seismicity.....	4.7-1
4.8 Agricultural Resources .....	4.8-1
4.9 Hydrology and Water Quality .....	4.9-1
4.10 Public Services and Utilities.....	4.10-1
4.11 Transportation and Circulation.....	4.11-1
4.12 Cultural Resources.....	4.12-1
<b>5 Cumulative Impacts .....</b>	<b>5-1</b>
5.1 Introduction .....	5-1
5.2 Projects Contributing to Potential Cumulative Impacts .....	5-1
5.3 Analysis of Cumulative Impacts.....	5-5
<b>6 Other CEQA-Mandated Sections .....</b>	<b>6-1</b>
6.1 Significant and Unavoidable Impacts.....	6-1
6.2 Growth-Inducing Impacts.....	6-3
6.3 Significant Irreversible Environmental Changes.....	6-5
<b>7 Alternatives to the Project .....</b>	<b>7-1</b>
7.1 Summary of Environmental Constraints .....	7-1
7.2 No Project Alternative–No Development.....	7-2
7.3 No Project Alternative–Current Entitlement .....	7-5

# TABLE OF CONTENTS

## Continued

Section	Page
7.4 Mitigated Design Alternative .....	7-6
7.5 Off-site Alternative.....	7-10
7.6 Alternatives Previously Considered and Rejected.....	7-14
7.7 Environmentally Superior Alternative.....	7-14
<b>8 Report Preparation .....</b>	<b>8-1</b>
<b>9 References .....</b>	<b>9-1</b>

### Appendices

A	NOP and Comments Received on the NOP
B	Lighting Study
C	Air Quality Modeling Results
D	Noise Modeling Results and Technical Study
E	Transportation and Circulation Technical Appendix
F	Dutra NE Storm Drain Plan and Calculations
G	Health Risk Assessment and Modeling Data

### Exhibits

3-1	Regional Map .....	3-2
3-2	Project Location Map.....	3-3
3-3	Site Plan .....	3-5
4.1-1	Manteca General Plan Land Use Designations .....	4.1-2
4.4-1	Typical Noise Levels.....	4.4-3
4.4-2	Environmental Noise Survey Measurement Locations .....	4.4-7
4.7-1	Soils Map .....	4.7-7
4.4-1	Typical Noise Levels.....	4.4-3
4.4-2	Environmental Noise Survey Measurement Locations .....	4.4-7
4.8-1	Important Farmland.....	4.8-2
4.11-1	Project Vicinity and Study Intersections .....	4.11-4
4.11-2	Existing Bicycle Facilities.....	4.11-11
4.11-3	Existing Transit Service .....	4.11-12
5-1	Location of Related Cumulative Projects.....	5-4

### Tables

2-1	Summary of Environmental Impacts and Mitigation Measures.....	2-7
4.4-1	Subjective Reaction to Changes in Noise Levels of Similar Sources .....	4.4-2
4.4-2	Human Response to Different Levels of Groundborne Noise and Vibration .....	4.4-6
4.4-3	Summary of Long-Term Sound Level Measurements (L <sub>dn</sub> , dBA).....	4.4-7
4.4-4	Existing Ambient Noise Levels (24-Hour L <sub>eq</sub> , dBA).....	4.4-8
4.4-5	City of Manteca General Plan Maximum Allowable Noise Exposure and Performance Standards. ....	4.4-10

# TABLE OF CONTENTS

## Tables (continued)

4.4-6	City of Manteca Zoning Ordinance Noise Performance Standards .....	4.4-12
4.4-7	Typical Construction Equipment Noise Levels .....	4.4-15
4.4-8	Summary of Modeled Traffic Noise Levels.....	4.4-16
4.4-9	Summary of Short-Term Measurements of Stationary and Area Noise Sources at the Wal-Mart Distribution Center in Apple Valley.....	4.4-17
4.4-10	Typical Construction Equipment Vibration Levels.....	4.4-20
4.5-1	Special-status Plant Species with Potential to Occur on the Stadium Center Phase III Project Site...	4.5-3
4.5-2	Special-status Wildlife Species with Potential to Occur on the Stadium Center Phase III Project Site	4.5-4
4.6-1	Summary of Hazardous Materials Regulatory Authority.....	4.6-3
4.7-1	Regional Fault Activity During the Holocene Epoch .....	4.7-2
4.7-2	1998 California Building Code – Seismic Source Type .....	4.7-3
4.7-3	Modified Mercalli Scale of Earthquake Intensity .....	4.7-4
4.7-4	Approximate Relationships between Earthquake Magnitude and Intensity.....	4.7-4
4.7-5	Soil Mapping Unit Descriptions.....	4.7-6
4.8-1	Acreages of Important Farmland in San Joaquin County .....	4.8-3
4.9-1	City of Manteca Groundwater Extraction Rates .....	4.9-2
4.11-1	Level of Service Definitions for Intersections .....	4.11-5
4.11-2	Daily Traffic Volume Levels of Service .....	4.11-6
4.11-3	Daily Traffic Volume Levels of Service .....	4.11-6
4.11-4	Existing Intersection Levels of Service and Signal Warrants .....	4.11-7
4.11-5	Existing Roadway Levels of Service .....	4.11-8
4.11-6	Existing State Route 120 Mainline Levels of Service.....	4.11-9
4.11-7	Existing State Route 120 Levels of Service .....	4.11-10
4.11-8	Project Trip Generation Rates and Estimates.....	4.11-17
4.11-9	Project Intersection Levels of Service and Signal Warrants .....	4.11-23
4.11-10	Project Roadway Levels of Service .....	4.11-24
4.11-11	Project State Route 120 Mainline Levels of Service.....	4.11-25
4.11-12	Project State Route 120 Ramp Levels of Service .....	4.11-25
4.11-13	Cumulative with Project Intersection Levels of Service .....	4.11-27
4.11-14	Cumulative Roadway Levels of Service .....	4.11-28
4.11-15	Cumulative State Route 120 Mainline Levels of Service .....	4.11-29
4.11-16	Cumulative State Route 120 Ramp Levels of Service .....	4.11-29
4.11-17	Cumulative Plus Project with Mitigation Intersection Levels of Service .....	4.11-34
4.11-18	Cumulative Plus Project with Mitigation Roadway Levels of Service .....	4.11-42
4.11-19	Cumulative Plus Project with Mitigation State Route 120 Mainline Levels of Service .....	4.11-43
4.11-20	Cumulative Plus Project with Mitigation State Route 120 Ramp Levels of Service .....	4.11-44
4.12-1	Summary of Previously Conducted Studies Within the Project Area.....	4.12-4
4.12-2	Summary of Previously Conducted Studies within One-Half-Mile Radius of Project Area .....	4.12-4
5-1	Related Cumulative Projects in the City of Manteca .....	5-2
5-2	Acreages of Important Farmland in San Joaquin County.....	5-10
5-3	Population Projections for the City of Manteca and San Joaquin County .....	5-10
7-1	Comparison of the Impacts of the Project to those of the Alternatives .....	7-15

## ABBREVIATIONS AND ACRONYMS

29 CFR	Code of Federal Regulations Title 29
AB 939	Assembly Bill 939
ACE	Altamont Commuter Express
AFY	acre feet per year
ANSI	American National Standards Institute
APN	Parcel Number
ASTM	American Society of Testing and Materials
AST	aboveground storage tank
B.P.	Before Present
Bay-Delta Plan	1995 Bay-Delta Water Quality Control Plan
BMPs	best management practices
Business Plan Act	California Hazardous Materials Release Response Plans and Inventory Law of 1985
Caltrans	California Department of Transportation
CBC	California Building Standards Code
CCIC	Central California Information Center
CCR	California Code of Regulations
CDC	California Department of Conservation
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
C-G	General Commercial
CHABA	Committee of Hearing, Bio Acoustics, and Bio Mechanics
CHP	California Highway Patrol
CHRIS	California Historical Resources Information System
City	City of Manteca
City general plan	City of Manteca General Plan
CIWMB	California Integrated Waste Management Board
CMA	Congestion Management Agency
CMP	congestion management plan
CMU	Commercial Mixed-Use
CNEL	Community Noise Equivalent Level
CNPS	California Native Plant Society

CPS	cycles per second
CPUC	California Public Utilities Commission
CRHR	California Register of Historical Resources
CTR	California Toxics Rule
CVP	Central Valley Project
CWA	Clean Water Act of 1972
dB	decibels
dBA	A-weighted dB
dBA/DD	dBA per doubling of distance
Delta	Sacramento-San Joaquin Delta
DFG	California Department of Fish and Game
DHS	State Department of Health Services
DOT	Department of Transportation
Draft EIR	draft environmental impact report
DTSC	Department of Toxic Substances Control
DUE	dwelling unit equivalent
DWR	Department of Water Resources
EMT	Emergency Medical Technician-1
EPA	U.S. Environmental Protection Agency
EPCRA	Federal Emergency Planning and Community Right-to-Know Act
ESA	environmental site assessment
ESA	federal Endangered Species Act
ESJCGB	Eastern San Joaquin County Groundwater Basin
FAA	Federal Aviation Administration
FEMA	Federal Emergency Management Agency
FHWA	Federal Highway Administration
FMMP	Farmland Mapping and Monitoring Program
FTA	Federal Transit Administration
GLO	General Land Office
gpd	gallons per day
gpm	gallons per minute

HCM	Highway Capacity Manual
HUD	Department of Housing and Urban Development
Hz	Hertz
I-5	Interstate 5
in/sec	inches per second
IWMP	Integrated Waste Management Plan
kW	kilo Watt
kWh	kilowatt-hours
L <sub>dn</sub>	Day-Night Noise Level
LDR	Low Density Residential
L <sub>eq</sub>	Equivalent Noise Level
LIM	Land Inventory and Monitoring
L <sub>max</sub>	Maximum Noise Level
L <sub>min</sub>	Minimum Noise Level
LOS	levels of service
L <sub>x</sub>	Statistical Descriptor
MAX	Modesto Area Express
MCLs	Maximum Contaminant Levels
MDR	Medium Density Residential
MFD	Manteca Fire Department
mg/L	milligrams per liter
mgd	million gallons per day
MLD	Most Likely Descendent
MS4	Small Municipal Separate Storm Sewer System
MSDSs	Material Safety Data Sheets
MUTCD	Manual on Uniform Traffic Control Devices
NAHC	Native American Heritage Commission
NC	Neighborhood Commercial
NEHRP	National Earthquake Hazards Reduction Program
NEHRPA	National Earthquake Hazards Reduction Program Act

NHPA	National Historic Preservation Act
NOAA	National Oceanic and Atmospheric Administration
NOC	Notice of Completion
NOI	Notice of Intent
NOP	Notice of Preparation
NO <sub>x</sub>	nitrogen oxides
NPDES	National Pollutant Discharge Eliminations System
NRCS	U.S. Natural Resources Conservation Service
OES	Office of Emergency Services
OSHA	Occupation Safety and Health Administration
PFIP	Public Facilities Implementation Plan
PG&E	Pacific Gas and Electric Company
PM <sub>10</sub>	respirable particulate matter
Porter-Cologne Act	Porter-Cologne Water Quality Control Act
PPV	peak particle velocity
PRC	Public Resources Code Section
project	Stadium Center Phase III project
PSR	Project Study Report
PUC	Public Utilities Commission
REC	recognized environmental condition
RFC	Research and Forecasting Center
RMS	root mean squared
ROG	reactive organic gasses
RWD	Reports of Waste Discharge
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SCS	U.S. Soil Conservation Service
SCWSP	South County Water Supply Project
SDMP	Storm Drain Master Plan
SENL	Single Event [Impulsive] Noise Level
SJCDEH	San Joaquin County Department of Environmental Health
SJCOG	San Joaquin Council of Governments

SJMSCP	San Joaquin County Multi-species Habitat Conservation and Open Space Plan
SJVAB	San Joaquin Valley Air Basin
SJVAPCD	San Joaquin Valley Air Pollution Control District
SMTS	South Manteca Trunk Sewer
SR	State Route
SSJID	South San Joaquin Irrigation District
SWAT	special weapons and tactics
SWMP	City of Manteca <i>Storm Water Management Program</i>
SWP	State Water Project
SWPPP	Storm Water Pollution Protection Plan
SWRCB	State Water Resources Control Board
TAC	Technical Advisory Committee
TAC	toxic air contaminant
TMDL	Total Maximum Daily Load
tpd	tons per day
UBC	Uniform Building Code
USACE	U.S. Army Corps of Engineers
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
UST	underground storage tank
V/C	volume-to-capacity
VdB	vibration decibels
WDR	waste discharge requirement
WQCF	Wastewater Quality Control Facility
WTP	water treatment plant
μ	micro
μg/L	micrograms per liter