

4.10 PUBLIC SERVICES AND UTILITIES

This section provides an overview of existing public services and utilities for the City of Manteca (City) and the proposed project area, including water supply, wastewater service, solid waste management, electrical service, natural gas service, telephone service, fire protection, and police service. Because the proposed project would not involve the construction of residential structures, it would not require schools or parks. Therefore, these resources are not addressed further in this section. Impacts are evaluated in relation to increased demand for public services associated with the proposed project and actions needed to provide the services and utilities that could potentially lead to physical environmental effects. Stormwater management is addressed in Section 4.9, “Hydrology and Water Quality.”

4.10.1 ENVIRONMENTAL SETTING

WATER SUPPLY AND CONVEYANCE

The City operates a system of groundwater wells interconnected with a transmission and distribution pipeline. Well depths range from 155 feet to 400 feet, and individual capacities of the operating wells range from 380 gallons per minute (gpm) to 2,300 gpm. The groundwater aquifers underlying the City extend to depths in excess of 600 feet, and the strata slope from the hills east of the City downward to the west. Area groundwater levels are influenced by the proximity of the Sacramento-San Joaquin Delta (Delta) channels to the west. Groundwater recharge comes from irrigation of agricultural lands surrounding the City and infiltration from streams flowing west out of the Sierra Nevada. This recharge occurs in areas with permeable materials that allow filtration of water along streams, alluvial fans, and foothill areas; however, none of these features are present within the City, and there are no notable groundwater recharge areas within the City (City of Manteca 2003). The groundwater basin safe yield was estimated at 1.0 acre-foot per acre per year; however the basin is currently in a state of groundwater overdraft. The City began receiving surface water from the South County Water Supply Project (SCWSP) in 2005 to reduce the overdraft (City of Manteca 2006a). The SCWSP is a joint effort between the Cities of Manteca, Lathrop, Tracy, and Escalon, and the South San Joaquin Irrigation District (SSJID) to implement a conjunctive use water system for these cities.

The *City of Manteca 2005 Urban Water Management Plan* (2005) recommends a conjunctive use of surface water from the SCWSP and groundwater pumped by the City’s groundwater wells. Surface water supply would be used as the base supply and groundwater facilities would be used to meet peak water demands.

The City is currently participating in the SCWSP. In 1995, the City, along with the Cities of Lathrop, Tracy, and Escalon, entered into an agreement with the SSJID for surface water delivery to these jurisdictions. The SCWSP will deliver up to 11,500 acre-foot per year (AFY) of treated surface water through 2010 from Woodward Reservoir to turnouts located on Lathrop Road, east of Union, and on West Yosemite Avenue near the City’s Wastewater Quality Control Facility (WQCF). A subsequent phase would increase the City’s water allocation to 18,500 AFY by 2027 (City of Manteca 2003). Construction of a new water treatment plant at Woodward Reservoir and transmission lines to the City’s turnouts were completed in 2005 (City of Manteca 2006a), and the City received 6,740 AF from the SCWSP in 2006.

Reclaimed water is wastewater that has been collected and highly treated, after human use. Reclaimed water is frequently used to irrigate golf courses, parks, and crops; fill decorative fountains; and fight fires. The 2005 Urban Water Management Plan includes reclaimed water use in future planning for the City. This would require construction of additional filtration and disinfection facilities at the City’s wastewater treatment plant, as well as a distribution system. The use of reclaimed water is planned for dust control and irrigation at the “Big League Dreams” sports complex, construction sites, and for some agricultural irrigation (City of Manteca 2005). Additionally, it is anticipated that the City will use reclaimed water for golf course and miscellaneous landscape irrigation by 2010 (Richard, pers. comm., 2006). There are no current plans to use reclaimed water on the proposed project site.

WASTEWATER CONVEYANCE AND TREATMENT

The City is currently in the process of updating its wastewater facility master plans and is near completion of the *City of Manteca Wastewater Quality Control Facility (WQCF) Master Plan Update* and the *City of Manteca Wastewater Collection System Master Plan Update*. These documents would update the 1995 Manteca WQCF Master Plan and the 1993 *City of Manteca Sewer System Master Plan* (City of Manteca 1993) and are planned for adoption by late 2007 or 2008.

The City provides sanitary sewer service through a network of gravity and force main sewer lines. Several pump stations are located throughout the City to augment this sewer line network. This conveyance system terminates at the City of Manteca WQCF, located on West Yosemite Avenue northwest of the project site. The WQCF has a current capacity of 9.87 million gallons per day (mgd) and treats an average of 6 mgd, with approximately 15% of the wastewater treated conveyed from the City of Lathrop. Treated wastewater (secondary effluent) from the Manteca WQCF is disinfected and then a majority of the wastewater is discharged into the San Joaquin River through a single outfall, from October to March. Wastewater generated during the spring and summer is used as flood irrigation for agricultural purposes on City-owned lands adjacent to the WQCF or is discharged to the San Joaquin River.

The 1993 Master Plan addressed the planning period up to 2014 and concentrated on areas of future growth. The 1993 Plan separated these growth areas into two main sections divided by Yosemite Avenue, as the North and South Service Areas. The South Service Area was further subdivided into the South (including the proposed project site) and Southwest Sheds. The 1993 Master Plan proposed the South Manteca Trunk Sewer (SMTS) to extend gravity service to areas south of State Route (SR) 120. The SMTS would extend south from Austin Road, west along Woodward Avenue to Airport Way, then north to the Manteca WQCF.

The City's 1995 Wastewater Quality Control Facility Master Plan identified several improvements. The planned expansion process has been divided into four schedules:

- ▶ Schedule A, improvements to the northside nitrification facilities including aeration basins, secondary clarifier sludge collection mechanisms, and centrifugal blowers, were completed in 2003.
- ▶ Schedule B, improvements to southside facilities and influent pump station, including aerated grit tanks, primary sedimentation basins, and secondary clarifiers, were completed in 2005 and increased the treatment capacity of the WQCF from 7.5 mgd to 9.87 mgd.
- ▶ Schedule C, improvements to solids handling facilities, will require the physical expansion of the existing facilities and development of new structures; this has been designed but not constructed. Schedule C improvements are scheduled to begin construction in 2007.
- ▶ Schedule D, development of tertiary filtration and UV disinfection facilities, is under construction and will be completed in late 2007.

The combination of the proposed improvements would result in a treatment capacity of 9.87 mgd (average dry weather flow) that is anticipated to support City wastewater requirements for approximately 5 to 10 years. The City has recognized the need to accommodate higher average dry weather flows in the future to accommodate growth planned for in the City's 2023 general plan. As a result, the City has prepared the Manteca WQCF Master Plan Update and the Manteca Collection System Master Plan Update. The City is currently preparing an EIR for these master plans. Facilities recommended in these master plans would expand the capacity of the WQCF to 27 mgd, increase the discharge of wastewater to the San Joaquin River, and extend conveyance pipelines to undeveloped areas south of SR 120. Buildout of the WQCF to 27 mgd, if approved, would occur over the next 10 to 15 years.

Existing sewage lines that would connect to the project site are located along Daniels Street and would convey wastewater to the WQCF.

SOLID WASTE DISPOSAL

Pick up and disposal of solid waste is provided by the City of Manteca Solid Waste Division. The City provides the following solid waste services: residential, biweekly curbside pickup of compost materials; leaf and Christmas tree pickup; oil collection pickup; commercial recycling; and household hazardous waste collection.

Wastes are transported to the Lovelace Transfer Station. Recyclable materials are stored at this facility, while other solid waste and green waste is transported to the Forward Landfill on Austin Road. At present, the Forward Landfill is permitted to accept 8,668 maximum tons per day (tpd) of solid waste. The landfill has a total capacity of 51 million cubic yards and a remaining capacity of 40.03 million cubic yards. The landfill has an estimated closure date of 2020 without future expansion plans (CIWMB 2007).

Assembly Bill 939 (AB 939) requires local agencies to implement source reduction, recycling, and composting. The countywide Integrated Waste Management Plan (IWMP) requires recycling programs, which are expected to result in a 50 percent diversion away from landfills, thereby extending the life of landfills.

ELECTRICITY AND NATURAL GAS

Pacific Gas and Electric (PG&E) is responsible for provision of electricity and natural gas to the City and the proposed project area. PG&E delivers approximately 81,626 million kilowatt-hours (kWh) of electricity to its 15 million customers throughout the 70,000-square-mile service area in northern and central California (PG&E 2005). The service area is divided into seven distribution areas, with Manteca located in the Stockton Division of PG&E's Operations, Maintenance, and Construction Area 5.

PG&E is also responsible for the provision of natural gas to the City. Gas is delivered to the city and the proposed project area through portions of PG&E's 46,000 miles of natural gas pipelines.

FIRE PROTECTION

The project site is in the service area of the Manteca Fire Department (MFD). The following information on the MFD was obtained from the district's website (Manteca Fire Department 2006). The MFD's service area covers approximately 60 square miles in southern San Joaquin County and includes 3 fire stations. The closest fire station to the project area is Fire Station 242, located at 1154 South Union Road, immediately north of SR 120 on Union Road, approximately one mile east of the project site. Two other fire stations, Station 241 at 290 South Powers Avenue and Station 243 at 399 West Louise Avenue, could provide additional back-up in an emergency. Stations 241 and 243 are located approximately 4 miles from the project area.

The MFD is equipped with three engines, three reserve engines, one rescue unit, one communications trailer, eight staff vehicles, and one pickup truck. The MFD will also be purchasing a ladder truck in the near future (Mears, pers. comm., 2007). Additional assistance can be summoned under mutual aid and automatic aid agreements with surrounding cities, the County, and state firefighting agencies.

An important requirement in fire suppression is adequate fire flow, which is the amount of water, expressed in gallons per minute, available to control a given fire and the duration this flow is available. The total fire flow needed to extinguish a structural fire is determined by a variety of factors, including building design, internal square footage, construction materials, dominant use, height, number of floors, and distance to adjacent buildings. Minimum requirements for available fire flow at a given building are dependent on standards set in the California Fire Code. Generally, fire flow requirements for the type of development associated with the proposed project are

2,500 gpm for commercial and 3,500 gpm for industrial development (measured at 20 psi) with a minimum 2-hour duration.

The MFD provides public fire education, fire prevention, organized and efficient response to fires, first response to hazardous materials incidents, and basic level medical response. Medically related responses account for slightly over 50% of all requests for service. To maintain a standard level of care, all fire personnel are trained and certified Emergency Medical Technician-1 (EMT) and EMT-D. The MFD has adopted an EMT-defibrillation program. This program allows the fire personnel to deliver an electrical shock to victims of cardiac arrest while also performing cardiopulmonary resuscitation. All medical patients in the MFD service area are transported to one of two local hospitals, depending on proximity and available space.

POLICE SERVICES

The Manteca Police Department is a full service law enforcement agency comprised of over 70 sworn staff and 30 civilian support staff. The department is organized into two divisions: Operations and Services. Operations is the largest division of the department and includes all uniformed officers and their support teams. Operations Division units include patrol, traffic, school resource officers, community service officers, special weapons and tactics (SWAT), crisis response team, mounted patrol, canine, gangs, and bomb squad. The Services Division includes all the teams and units that support the police function of the department, including dispatch, records, property and evidence, crime analysis, and animal services. In addition, the department has more than 200 volunteers working with its officers and employees. The department operates out of 1001 West Center Street, Manteca, approximately 1 ½ miles northeast of the project site (Manteca Police Department 2007).

4.10.2 REGULATORY SETTING

FEDERAL PLANS, POLICIES, REGULATIONS, AND LAWS

No federal plans, policies, regulations, or laws are applicable to the proposed project.

STATE PLANS, POLICIES, REGULATIONS, AND LAWS

Senate Bill 610/Section 10910 of the State Water Code

The State of California has legislation applicable to the CEQA consideration of larger projects. Senate Bill (SB) 610 (Section 21151.9 of the Public Resources Code and Section 10910 et seq. of the Water Code) requires the preparation of “water supply assessments” for large developments (i.e., a proposed shopping center or business establishment employing more than 1,000 persons or having more than 500,000 square feet of floor space; a proposed commercial office building employing more than 1,000 persons or having more than 250,000 square feet of floor space; or a proposed hotel or motel, or both, having more than 500 rooms). These assessments, prepared by “public water systems” responsible for serving project areas (in this case, the City itself), address whether there are adequate existing or projected water supplies available to serve such projects, in addition to existing urban and agricultural demands and other anticipated development in the service area which the project is located. Where a water supply assessment concludes that insufficient supplies are available, the assessment must lay out the steps that would be required to obtain the necessary supply. The content requirements for the assessment include, but are not limited to, identification of the existing and future water suppliers and quantification of water demand, and supply by source in 5-year increments over a 20-year projection. This information must be provided for average normal, single-dry, and multiple-dry years. The absence of an adequate current water supply does not preclude project approval, but does require a lead agency to address a water supply shortfall in its project approval findings.

Because the project involves development of a shopping center with less than 500,000 square feet total of floor space and less than 1,000 persons, an SB 610 water supply assessment was not prepared.

REGIONAL AND LOCAL PLANS, POLICIES, REGULATIONS, AND ORDINANCES

City of Manteca General Plan

General

- ▶ **Policy ED-I-55:** Collect appropriate fees from new development to provide necessary infrastructure.

Water Supply

- ▶ **Policy PF-P-12:** The City shall continue to assess a water development fee on all new commercial, industrial, and residential development sufficient to fund systemwide capacity improvements. The water development fee schedule shall be periodically reviewed and revised as necessary.
- ▶ **Policy PF-P-13:** Ensure that all new development provides for and funds a fair share of the costs for adequate water distribution, including line extensions, easements, and plant expansions.
- ▶ **Policy PF-I-3:** The City shall require, as a condition of project approval, dedication of land and easements, or payments of appropriate fees and exactions, to help offset municipal costs of expansion of water treatment facilities and delivery systems.

Wastewater

- ▶ **Policy PF-P-24:** Ensure that all new development provides for and funds a fair share of the costs for adequate sewer distribution, including line extensions, easements, and plant expansion.

Solid Waste Disposal

Policy PF-P-31: The City will implement and enforce the provisions of its Source Reduction and Recycling Element.

Electricity, Natural Gas, and Telephone Services

- ▶ **Policy PF-I-17:** The City will require undergrounding of utility lines in new development, and as areas are redeveloped, except where infeasible for operational reasons.

Fire Protection

- ▶ **Policy PF-P-43:** The City shall endeavor through adequate staffing and patrol arrangements to maintain minimum feasible fire response time for fire and emergency calls.

Police Services

- ▶ **Policy PF-P-39:** The City shall endeavor through adequate staffing and patrol arrangements to maintain minimum feasible police response times for police calls.

4.10.3 ENVIRONMENTAL IMPACTS

ANALYSIS METHODOLOGY

Evaluation of potential public service and utility impacts was based on a review of documents pertaining to the proposed project area, including the City general plan, *City of Manteca 2005 Urban Water Management Plan*, *City of Manteca Sewer System Master Plan*, *City of Manteca Wastewater Quality Control Facility (WQCF)*

Master Plan Update, City of Manteca Wastewater Collection System Master Plan Update, consultation with appropriate agencies, and field review of the project site and surroundings. Impacts on public services and utilities that would result from the project were identified by comparing existing service capacity and facilities against future demand associated with project implementation. The following analysis assumed the project would consist of an approximately 170,589 square-foot Lowe's Home Improvement Warehouse and approximately 32,000 square feet of retail space on 16 acres. The project would be built in two phases anticipated to begin in 2008 with the first phase involving construction of the Lowe's Home Improvement Warehouse and second phase involving construction of the retail buildings.

THRESHOLDS OF SIGNIFICANCE

For the purpose of this analysis, the following applicable thresholds of significance have been used to determine whether implementing the proposed project would result in a significant impact. These thresholds of significance are based on the State CEQA Guidelines. A public utilities impact is considered significant if implementation of the proposed project would do any of the following:

- ▶ create demand beyond available service capacity;
- ▶ create demand for wastewater treatment/disposal beyond available service;
- ▶ cause generation of recycled water beyond available disposal capacity;
- ▶ create demand for electrical or natural gas service that is substantial in relation to the existing demands;
- ▶ exceed wastewater treatment requirements of the Regional Water Quality Control Board;
- ▶ require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;
- ▶ have insufficient water supplies available to serve the project from existing or permitted entitlements and resources, or require new or expanded entitlements; or
- ▶ result in a determination by the wastewater treatment provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments.

A public services impact is considered significant if implementation of the proposed project would do any of the following:

- ▶ result in substantial adverse physical impacts associated with the provision of or need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, to maintain acceptable service ratios, response times, or other performance objectives for
 - fire protection,
 - police protection, or
 - other public facilities;
- ▶ create circumstances where existing services and facilities could not meet established performance standards (i.e., response times, provider per resident ratios);
- ▶ generate solid waste beyond the capacity of existing landfills; or
- ▶ violate federal, state, or local statutes and regulations related to solid waste.

CONSISTENCY WITH THE CITY OF MANTECA GENERAL PLAN

The City general plan includes a number of policies related to public services and utilities. As described in the impact analyses below, the project would be consistent with policies related to water supply (policies ED-I-55, PF-P-12, PF-P-13, PF-I-3), wastewater, solid waste, underground utilities, and police service (policies PF-P-24, PF-P-31, PF-I-17, and PF-P-39). Also, as described in Impact 4.10-6 below, adequate fire protection staff and facilities are available to serve the site, and the project would be consistent with general plan policy PF-P-43 related to fire protection response. Therefore, the project would be consistent with the City's public services and utilities policies.

IMPACT ANALYSIS

The project does not include development of new housing. Therefore, the project would not generate students or increase demands for school services or facilities. Because there would not be any additional residents generated by the proposed project, the project would not increase demands on parks or other recreational facilities, and would not result in accelerated physical deterioration of existing recreational facilities. As such, no impacts related to these resources are anticipated, and these issue areas will not be evaluated further in this section.

IMPACT 4.10-1 Public Services and Utilities — Increased Demand for Water Supply, Treatment, Storage, and Distribution. *Although the project would increase potable and landscape water demands, adequate water supplies (i.e., groundwater and surface water) would be available to serve the proposed project over the long-term. Water would be conveyed to the project site by water mains in Daniels Street and Airport Way, and distributed throughout the project site via new water distribution lines constructed as part of the project. Because adequate water supply and distribution facilities are available and no new or expanded facilities would be required to serve the project, this impact would be less than significant.*

The proposed project's water demand would consist of potable and landscape irrigation demands, with an estimated average day load demand of approximately 7,300 gallons per day (gpd) for potable water and up to 64,000 gpd for irrigation (City of Manteca 2006b). Average day water demands would total approximately 71,300 gallons per day. The peak potable demand and the peak irrigation demand for the project would not occur at the same time because irrigation would occur at night when the development is unoccupied. Future water supply for the City is planned to consist of conjunctive use of groundwater from the City's existing and planned municipal wells and surface water deliveries from the SCWSP. Presently, the City of Manteca can receive up to 11,500 AFY of surface water per its water supply agreement with the South San Joaquin Irrigation District, which includes provisions to increase the supply to 18,500 acre-feet per year. The proposed project (71,300 gpd) accounts for approximately 0.43% of the total available potable water deliveries from the SCWSP to the City (71,300 gallons per day = 26,024,500 gallons per year = 79.87 AFY). Because sufficient water supplies are available to serve project land uses and the project site is located within the city's urban services boundary, the City, through its general plan, has planned for water supplies to serve the project.

The project would pay its fair-share portion of any needed water distribution facilities through payment of required Public Facility Implementation Plan (PFIF) fees consistent with City general plan policies for water supply facilities (PF-P-12, PF-P-13, ED-I-55, and PF-I-3). Water for the project would be provided through the conjunctive use of both groundwater from city wells and surface water from the SCWSP. The project would construct on-site water infrastructure improvements that would tie into the existing 12-inch water line located in Daniels Street and a new 12-inch water line extension along Airport Way. On-site water conveyance facilities consisting of one 8-inch and one 10-inch water line would be constructed to connect the project to the city water main.

Based on proposed project water use estimates (City of Manteca 2006b) and consistent with City general plan policies, existing facilities and proposed water infrastructure improvements would be adequate to serve the

project. Therefore, the project’s water supply and water distribution facilities impacts would be **less than significant**.

IMPACT 4.10-2 **Public Services and Utilities — Environmental Impacts Associated with the SSJID SCWSP.** *The proposed project creates a demand for potable water provided by the SCWSP. According to the EIR prepared for the SSJID SCWSP, construction and operation of these facilities could contribute to significant impacts for the following issue areas: hydrology, flooding, and water quality; air quality; geology, soils, and seismicity; biological resources; noise; hazardous materials/public health; visual resources; transportation and traffic circulation; public services and utilities/energy; cultural resources; and recreation. The SCWSP would provide municipal water to the City, including the proposed project. These impacts would be reduced to **less-than-significant** levels with implementation of the mitigation measures identified in the SCWSP EIR.*

Because the proposed project is located in the City of Manteca, land uses associated with the project would create a demand for potable water that would be provided by the SCWSP. Under contract to the cities of Manteca, Escalon, Lathrop, and Tracy, SSJID constructed Phase I of the SCWSP with Phase II anticipated to be completed by 2012. The SCWSP provides treated potable water to the participating cities through construction and operation of a water treatment plant (WTP) and water transmission facilities to deliver treated water. The new WTP is located near SSJID’s Woodward Reservoir in Stanislaus County. Water is delivered from the reservoir to the approximately 40-acre WTP facility. An approximately 36.5-mile pipeline conveys treated water from the WTP to turnouts for each participating city. Under normal precipitation conditions, approximately 42.9% of the overall water supply delivered to the participating cities by the SCWSP will be allocated to the City of Manteca (see Table 4.10-1).

Table 4.10-1 SCWSP Annual Deliveries to Participating Cities	
City Receiving SCWSP Deliveries	Maximum Annual Delivery (AFY) ¹
Manteca	18,500
Escalon	2,799
Lathrop	11,791
Tracy	10,000
Total	43,090

¹ Normal precipitation year delivery at full project buildout
Source: SSJID 2000

SSJID’s water supply source for the project is the Stanislaus River, based on pre-1914 rights for direct diversion and diversion to storage. Total water deliveries to the participating cities at full project buildout, and during normal precipitation years, would be approximately 43,090 AFY. Maximum deliveries to each city under normal precipitation conditions are shown in Table 4.10-1. During drought conditions, deliveries would be reduced.

The EIR prepared for the SCWSP describes the environmental impacts associated with the project and mitigation measures to address significant impacts. A copy of the EIR is available for review at the City of Manteca Community Development Department, 1001 West Center Street, Manteca, California 95337. According to the SCWSP EIR, the project would result in the following significant environmental effects, summarized by issue area:

Land Use

- ▶ Farmland or adjacent agricultural activities could be affected due to siting and operation of project facilities.
- ▶ Sensitive land uses, primarily residences, may incur short-term disturbance due to construction of proposed project facilities.

Hydrology, Flooding, and Water Quality

- ▶ Use of Woodward Reservoir as a drinking water supply source would increase its sensitivity to water quality degradation issues within the watershed.
- ▶ Local storm runoff volumes may increase due to increased impervious surface area at the WTP.
- ▶ Increased sedimentation in the stream channel may result from possible creek bed erosion during the pipeline installation or proposed project construction.
- ▶ Potential damage to structures in the project area may result from inundation due to the remote chance of dam failure at Woodward Reservoir.
- ▶ Increased erosion and sedimentation, with subsequent impacts to water quality and/or storm drain capacity, may result from construction of the proposed facilities.
- ▶ Surface water quality may be affected due to discharge from dewatering activities during construction.

Air Quality

- ▶ Temporary increases in air pollutant emissions will occur during construction.
- ▶ Operational, equipment, and vehicular air emissions will result at the WTP.

Geology, Soils, and Seismicity

- ▶ Potential seismic activity and resulting hazards in the region could affect the project facilities and its users.
- ▶ Underlying soil properties may cause damage at the proposed facilities.

Biological Resources

- ▶ Jurisdictional wetlands and annual grasslands may be removed during construction of the project facilities.
- ▶ Temporary and permanent impacts on special-status plants and animals, supported by wetlands and annual grasslands, may result from construction of the project facilities.
- ▶ Sensitive tree resources would be removed during construction of the water transmission lines and Tracy pump station.
- ▶ Temporary impacts to riparian habitats, and associated special-status plants and animals, may result during construction of the water transmission lines.

Noise

- ▶ Noise levels will be temporarily increased during construction.
- ▶ Increased noise will be generated from operation of the WTP and Tracy pump station.

Hazardous Materials / Public Health

- ▶ Workers, the public, and the environment could be affected by hazardous materials stored and used at the WTP.
- ▶ Pre-existing hazardous materials could contaminate construction workers, the public, and the environment during construction of the proposed project components.

Visual Resources

- ▶ Visual quality in the project area could be adversely affected by project facilities.

Transportation and Traffic Circulation

- ▶ Public roads in the construction zone may experience short-term traffic delays during construction of the water transmission lines.
- ▶ Vehicle trips by workers will be increased during construction.
- ▶ Access to adjacent land uses, streets, and access for bicycles/pedestrians will be adversely affected by the proposed project.
- ▶ Transit service will be disrupted on pipeline alignment routes due to construction of the proposed project.
- ▶ Vehicular, bicycle, and pedestrian traffic safety hazards on public roadways will increase due to construction of the proposed project.
- ▶ Designated haul routes will incur increased wear-and-tear during construction of the proposed project.
- ▶ Newly repaved streets would be disrupted due to construction of the proposed project.
- ▶ Use of some existing agricultural dirt roads could be prohibited or limited due to construction and operation of the pipeline alignments.

Public Services and Utilities / Energy

- ▶ Utility services may be disrupted during pipeline construction.
- ▶ Utility conflicts may result from construction of specific segments of the water transmission lines.
- ▶ Access for local emergency services may be temporarily blocked during pipeline construction.
- ▶ Short-term police and fire protection services will be required for traffic management and accidents during construction activities.

Cultural Resources

- ▶ Within the project area, damage to known and/or unknown prehistoric archeological, historical, or paleontological resources may result during construction.

Recreation

- ▶ Use of Woodward Reservoir as a drinking water supply may place restrictions on current recreational activities to comply with public health regulations for drinking water and to protect water quality.

As indicated in the SCWSP EIR, each of the above impacts would be reduced to less-than-significant levels with implementation of adopted mitigation measures. As noted above, maximum deliveries to the City of Manteca (18,500 AFY) constitute approximately 42.9% of the total water deliveries associated with the SCWSP in normal precipitation years, while the proposed project (71,300 gallons per day) constitutes approximately 0.43% of the total SCWSP deliveries to Manteca (71,300 gallons per day = 26,024,500 gallons per year = 79.87 AFY). Although implementation of the project would contribute to the need for and overall environmental impacts of the SCWSP as assessed in the SCWSP EIR, these impacts would be reduced to a less-than-significant level with implementation of recommended mitigation in the SCWSP EIR. Therefore, this impact would be **less than significant**.

IMPACT 4.10-3 **Public Services and Utilities — Increased Demand for Wastewater Treatment and Conveyance Facilities.** *Although implementation of the proposed project would increase demand for wastewater treatment and conveyance facilities, existing wastewater treatment facilities would be adequate to serve the proposed project, and no expansion of these facilities would be required. This impact is considered less than significant.*

The proposed project would result in the generation of a total average daily flow of 40,000 gpd with a peak daily flow of 57,000 gpd. The City of Manteca WQCF has a current capacity of 9.87 mgd. The wastewater generated by the proposed project (described above as being approximately 0.06 mgd), in combination with the average wastewater flows currently being treated at the WQCF (approximately 6 mgd), would not exceed the plant's permitted capacity. The City has recently adopted an allocation schedule for sewer treatment and conveyance capacity (Resolution No. R2005-435). The City has indicated that they would be able to meet the project's wastewater treatment demands in combination with other existing and projected demands. No new or expanded wastewater treatment facilities would be required to serve the project.

Sewage disposal for the project site would be provided by connecting to an existing 12-inch sewer main located in Daniels Street. On-site wastewater conveyance facilities consisting of a 6-inch sewer line would be constructed to connect the project to the city sewer main. As described in the City general plan, the project applicant would be responsible for paying the required sewer connection and capacity fees (i.e., PFIP fees). The project's internal wastewater conveyance system would be designed and constructed in conformance with the City's standards for materials and installation. Project land uses would discharge into the on-site collection lines which extend and connect to the City's sewer system in Daniels Street. Furthermore, the project would be consistent with City general plan policies related to provision of adequate wastewater facilities through payment of required PFIP fees (policy PF-P-24). Because adequate wastewater treatment capacity would be available to serve the project and on-site conveyance facilities would be designed according to city standards, this would be a **less-than-significant** impact.

IMPACT 4.10-4 **Public Services and Utilities — Increased Generation of Solid Waste.** *Although the proposed project would increase solid waste generation, Forward Landfill, which would receive solid waste from the project site, has sufficient available capacity to accommodate the project's solid waste demands through 2020. Therefore, this impact is considered less than significant.*

The applicant identifies between 150 and 250 employees working on the project site at buildout. The California Integrated Waste Management Board (CIWMB) provides an average per-capita solid waste disposal rate for business types (CIWMB 2004). The proposed project provides for several types of commercial development, including a home improvement warehouse, general retail uses, and restaurants. Business waste disposal rates are calculated by CIWMB to range from 0.3 ton per year for general merchandise stores (retail) to 3.3 tons per year

for building material and garden stores (retail trade) (CIWMB 2004). The majority of employees at the project site are likely to be working in jobs within waste categories in the building material and garden store (3.3 tons per employee per year), restaurants (3.1 tons per employee per year), and general merchandise stores (0.3 tons per employee per year). To estimate the waste disposal rate for the project, a ratio of square footages for the two main land uses on the project (building material and garden store, and general merchandise stores and restaurants) was utilized. The project would construct 170,589 square feet of building material and garden store (i.e., Lowe's Home Improvement Warehouse) and 32,000 square feet of general merchandise stores and restaurants (i.e., retail). Using these square footages, general merchandise stores and restaurants would account for approximately 19% of total employees. Of the total number employees estimated by the applicant (between 150 and 250), it can be estimated that between 29 and 48 employees would work in the general merchandise stores and restaurants. The remaining employees are assumed to work in the building material and garden store which accounts for between 121 and 202 employees.

Because general merchandise stores and restaurants have differing solid waste disposal rates (0.3 and 3.1 tons per employee per year), these rates were averaged resulting in a generation rate of 1.7 tons per employee per year. Using the average general merchandise stores and restaurants waste disposal rate of 1.7 tons per employee per year results in the generation of between 49.3 and 81.6 tons of waste generated annually by employees working in general merchandise stores and restaurants. Using the waste disposal rate for a building material and garden store (3.3 tons per employee per year) results in the generation of between 399 and 667 tons of waste generated annually by employees working in the building material and garden store (i.e., Lowe's Home Improvement Warehouse). Combining all land uses of the project, the project is estimated to generate between 449 and 748 tons of solid waste per year.

The Forward Landfill has approximately 40.03 million cubic yards of remaining capacity, an estimated closure date of 2020, and is permitted to accept a maximum of 8,668 tons per day of solid waste (CIWMB 2007). The proposed project would generate a maximum of 2.05 tons of waste per day which accounts for approximately 0.02% of the total daily solid waste allowance at the Forward Landfill, and is not substantial in relation to the total solid waste volumes accepted each day. Therefore, this landfill has sufficient permitted capacity to accommodate the project's solid waste disposal needs. In addition, the proposed project would comply with all federal, state, and local statutes and regulations related to solid waste reduction and recycling and the project would be consistent with City general plan policies related to source reduction and recycling (Policy PF-P-31). Therefore, this impact is considered **less than significant**.

IMPACT 4.10-5 **Public Services and Utilities — Increased Demand for Electricity and Natural Gas and Required Extension of Electrical and Natural Gas Infrastructure.** *Implementation of the project would increase demand for natural gas and electricity in the City. However, the energy demands created by the project are not substantial in relation to the total energy supplied by PG&E in its northern and central California service area (estimated in 2006 to be 24,967 million KW per day) or energy demands expected in the future. Proposed on-site natural gas and electrical infrastructure improvements would be required to comply with existing City, PG&E, and applicable Uniform Building Code requirements, and would be sufficient to serve the project. Therefore, this impact is considered less than significant.*

Buildout of the proposed project would increase electrical and natural gas demands within the City. The energy demands created by the project are not substantial in relation to the total energy supplied to northern California (estimated in 2006 to be 24,967 million KW per day) or energy demands expected in the future (CEC 2006). The on-site service lines would be sized to meet the demands of the project, and public utility easements would be dedicated for all underground facilities. Extension of lines and construction of facilities to serve the project site would occur concurrently with development, and the location of this infrastructure would be identified in the final project design. All new on-site infrastructure would be installed underground, in conformance with City general plan standards (policy PF-I-17). Because the proposed electrical and natural gas improvements would be required to comply with existing City, PG&E, and applicable Uniform Building Code requirements, proposed improvements would be sufficient to serve the project. Therefore, this would be a **less-than-significant** impact.

IMPACT 4.10-6 Public Services and Utilities — Increased Demand for Fire Protection Facilities and Services. *Development of the proposed project would result in increased demand for fire protection services. The proposed project would be required to pay development fees to cover the costs of equipment and services, and would meet the minimum necessary fire protection and safety requirements identified in applicable codes and regulations. The City fire department currently has adequate staff and facilities to serve proposed project land uses, and a full fire protection system would be installed in the Lowe's Home Improvement Warehouse (Mears, pers. comm., 2007). Therefore, adequate fire protection staff and facilities are available to serve the project site. This impact is considered **less than significant**.*

The proposed project would result in the development of retail and commercial space. The project area is located within a 5-minute response time from Fire Station 242, which is staffed by at least three personnel. MFD staff indicated that personnel are available to serve the proposed land uses on the project site. The recent passage of Measure M in November 2006 increased the sales tax rate in the city to provide funding for necessary public services including funding for additional fire personnel, and has allowed the fire department to receive sufficient revenue for an additional fire station and ladder truck. Existing and future fire protection staff and facilities would have the capability to adequately serve the proposed development, and a full fire protection system would be installed as part of the Lowe's Home Improvement Warehouse (Mears, pers. comm., 2007). Because adequate facilities and staff would be available to serve the project, this impact would be a **less than significant**.

IMPACT 4.10-7 Public Services and Utilities — Increased Demand for Fire Flow. *The proposed project would include fire suppression facilities that would provide adequate fire flow capacity consistent with City standards. Therefore, this impact is considered **less than significant**.*

MFD maintains oversight authority to ensure that adequate water volume and pressure are available in the department's service area. Methods to calculate minimum fire flow involve design-specific calculations, including the density of structures, height, numbers of stories, square footage, building materials, and structural design. Minimum requirements for available fire flow at a given building are dependent on standards set in the California Fire Code. Generally, fire flow requirements for the commercial development associated with the proposed project is 2,500 gpm with a minimum 2-hour duration. The proposed project would incorporate fire flow requirements into project designs, and the City would not authorize the occupancy of any structures until the project applicant has confirmed the provision of fire flows as required by the MFD and the California Fire Code. Therefore, this impact would be **less than significant**.

IMPACT 4.10-8 Public Services and Utilities — Increased Demand for Police Protection Facilities and Services. *Development of the proposed project would increase demand for police protection facilities and services. However, the project would contribute sales tax revenue which would help ensure funding for any additional necessary officers or equipment, and existing and future police protection services would have the capability to adequately serve the proposed development (Halford, pers. comm., 2007). This impact is considered **less than significant**.*

Police services would be provided to the proposed project site by the Manteca Police Department, which is composed of more than 70 sworn staff, 30 civilian support staff, and more than 200 volunteers. The police department is located approximately 1 ½ miles northeast of the project site.

The proposed project does not include new housing and would not generate additional residents in the City. However, the City would provide police services to new commercial uses on the project site. The recent passage of Measure M increased the sales tax rate in the City to provide funding for necessary public services including funding for additional police personnel. With the increased funding from Measure M and increased sales tax revenue from proposed commercial land uses, sufficient funding would be available to provide any additional and necessary police officers and equipment. Consistent with City general plan policy PF-P-39, existing and future police protection services would have the capability to adequately serve the proposed development (Halford, pers.

comm., 2007). Therefore, levels of service provided by the Manteca Police Department would be adequate to serve the proposed project. This impact is considered **less than significant**.

IMPACT 4.10-9 **Public Services and Utilities — Impacts on Existing Utility Corridors.** *Development of the proposed project could potentially disrupt existing aboveground and underground utility facilities in the project area, resulting in interruption of service. This would be a **potentially significant** impact.*

Implementation of the proposed project could potentially disrupt existing aboveground and underground utility facilities in the project area. During the project’s design phase, the City would consult with the local utility companies that operate utility facilities in the project area to avoid potential disturbances, where possible. Existing utilities are installed within several roadways throughout the project area. Project-related construction activities could potentially disrupt existing utility facilities in the project area. In accordance with City policies, the City would consult during the design phase with utility companies that operate underground or aboveground utilities in the project area to determine the exact location of these facilities. Typically, the City would avoid existing utilities where possible. If these utilities cannot be avoided, the City would coordinate with the utility companies to determine the best method for minimizing potential disturbances. Because implementation of the proposed project could potentially disrupt existing aboveground and underground utility facilities in the project area, this impact would be **potentially significant**.

4.10.4 MITIGATION MEASURES

No mitigation measures are required for the following less-than-significant impacts:

- Impact 4.10-1 Increased Demand for Water Supply, Treatment, Storage, and Distribution.
- Impact 4.10-2 Environmental Impacts Associated with the SSJID SCWSP.
- Impact 4.10-3 Increased Demand for Wastewater Treatment and Conveyance Facilities.
- Impact 4.10-4 Increased Generation of Solid Waste.
- Impact 4.10-5 Increased Demand for Electricity and Natural Gas and Required Extension of Electrical and Natural Gas Infrastructure.
- Impact 4.10-6 Increased Demand for Fire Protection Facilities and Services.
- Impact 4.10-7 Increased Demand for Fire Flow.
- Impact 4.10-8 Increased Demand for Police Protection Facilities and Services.

Mitigation is recommended for the following potentially significant impact.

Mitigation Measure 4.10-9: Impacts on Existing Utility Corridors. PG&E owns and operates natural gas and electric facilities that are located within and adjacent to the proposed project area. To promote the safe and reliable maintenance and operation of utility facilities, the California Public Utilities Commission (CPUC) has mandated specific clearance requirements between utility facilities and surrounding objects or construction activities. To ensure compliance with these standards, the City of Manteca will coordinate with PG&E early in the development of project plans. Any proposed development plans will provide for unrestricted utility access and prevent easement encroachments that might impair the safe and reliable maintenance and operation of PG&E’s facilities.

The project applicant shall be responsible for the costs associated with the relocation of existing PG&E facilities to accommodate the development of the proposed project. Because facilities relocations require long lead times

and are not always feasible, the applicant is encouraged to consult with PG&E as early in the planning stages as possible. Relocations of PG&E's electric transmission and substation facilities (50,000 volts and above) could also require formal approval from the CPUC. If required, this approval process could take up to 2 years to complete. The City will consult with PG&E for additional information and assistance in the development of its project schedule to reduce effects on utility service associated with project development.

4.10.5 LEVEL OF SIGNIFICANCE AFTER MITIGATION

With implementation of the above mitigation, the project's impacts on existing utility corridors would be reduced to a less-than-significant level, because the City of Manteca would coordinate with PG&E early in the development of project plans.