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1. SUMMARY

1.1 INTRODUCTION

This document is an Environmental Impact Report (EIR) for the City of Manteca General Plan 2023. An EIR provides information to the public and to decision-makers regarding the significant or potentially significant environmental impacts of a proposed project. The Guidelines for the California Environmental Quality Act (CEQA), Section 15002(f) define an EIR as:

> *"…the public document used by the governmental agency to analyze the significant environmental effects of a proposed project, to identify alternatives, and to disclose possible ways to reduce or avoid the possible environmental damage."*

The State Legislature has found that:

> *"Decisions involving the future growth of the state, most of which are made and will continue to be made at the local level, should be guided by an effective planning process, including the local general plan, and should proceed within the framework of officially approved statewide goals and policies directed to land use, population growth and distribution, development, open space, resource preservation and utilization, air and water quality, and other related physical, social and economic development factors."* (California Government Code Section 65030.1)

The City of Manteca, Lead Agency, has commenced a comprehensive planning and environmental review process for the purpose of updating the following documents: (1) the existing 1988 Manteca General Plan; (2) the Housing Element; (3) any associated revisions to the City of Manteca Municipal Code; and (4) any associated revisions to the Redevelopment Plans for Manteca's redevelopment project areas resulting from General Plan activities.

The 1988 General Plan constitutes the current policy document relating to the City's long-term vision for its physical development. The Municipal Code contains the City's regulations for the implementation of those policies. The Redevelopment Plans present the strategies of the Manteca Redevelopment Agency for the elimination of those blighting conditions within the City that adversely affect the attainment of those policies. Specific plans provide for the systematic implementation of the General Plan, containing standards and criteria by which development can proceed within those areas governed by the specific plans.

The General Plan Steering Committee, in conjunction with the City's Community Development Department and Consultant, have prepared a set of draft revisions to the 1988 General Plan. The General Plan 2023 identifies those revisions required to describe the current conditions and represent the current policies of the community.

The proposed revisions to the 1988 General Plan and any subsequent amendments to the Municipal Code and/or Redevelopment Plans, as may be required to ensure internal consistency among those documents, constitute a "project" as defined under the California Environmental Quality Act (CEQA) and the Guidelines. A "project" means the whole of an action, which has a potential for resulting in either a direct physical change in the environment or a reasonable foreseeable indirect physical change in the environment and includes:

> *"...an activity directly undertaken by any public agency including but not limited to public works construction and related activities, clearing or grading of land, improvements to existing public structures, enactment and amendment of local general plans or elements thereof."* (Government Code Sections 65000-66499)

Projects that are so defined are subject to compliance with both CEQA and the Guidelines, notwithstanding whether those activities are sponsored by public agencies or by private parties. Since it is the policy of the State that public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects, CEQA imposes an obligation on the City to analyze and disclose the potential environmental impacts that may result either directly or ultimately from its actions.

1.1.1 Program EIR and Tiering

This EIR for the City of Manteca General Plan 2023 is a "Program EIR."

At the community-wide level, when no site-specific development or redevelopment projects and no project-specific capital improvement projects are presented in sufficient detail to allow a site-specific analysis, it may not be possible to fully assess the direct effects associated with the intensification of any individual parcel or parcels within the City. In the absence of a list of pending projects, the description of the physical changes that are assumed to occur within the community are derived from a more generalized assessment of existing land use patterns and proposed land use policies. As indicated in Section 15146 of the Guidelines:

> *"The degree of specificity required in an EIR will correspond to the degree of specificity involved in the underlying activity which is described in the EIR.*
>
> *(a) An EIR on a construction project will necessarily be more detailed in the specific effects of the project than will be an EIR on the adoption of a local general plan or comprehensive zoning ordinance because the effects of the construction can be predicted with greater accuracy.*
>
> *(b) An EIR on a project such as the adoption of an amendment of a comprehensive zoning ordinance or a local general plan should focus on the secondary effects that can be expected to follow from the adoption or amendment, but the EIR need not be as detailed as an EIR on the specific construction projects that might follow."*

Although the build-out assumptions presented in this EIR were derived from a detailed assessment of existing conditions and proposed policies, it is not possible at the community-wide level to conduct individual parcel-by-parcel assessments of the direct impacts associated with that development. Under such circumstances, CEQA authorizes public agencies to prepare a "Program EIR" as the environmental basis for the adoption of a new or revised general plan (Section 15168). Although individual development, redevelopment, and capital improvement projects may not be examined at a site-specific and project-specific level of detail, a Program EIR allows agencies to focus on the secondary and cumulative impacts of those activities authorized under the proposed general plan "program" that may otherwise be slighted in a case-by-case analysis of each future project as it comes to fruition.

Throughout this Program EIR, except as otherwise noted, the terms "project" and "program" are assumed to be interchangeable. Although all development and redevelopment activities authorized under the General Plan 2023 constitute a "program" within the meaning of CEQA, those activities collectively constitute the "project" analyzed in this EIR. Similarly, the term "project" may be used in the context of later development or redevelopment activities that may occur within the City and its Sphere of Influence following adoption of the General Plan 2023.

Section 15183 of the Guidelines minimizes the need for future environmental review of residential projects determined to be consistent with the community's general plan and where an EIR has been certified by the lead agency for that general plan. Should further environmental review for later site-specific activities be required, the Lead Agency is authorized to "tier" those subsequent or supplemental reviews based on the information, analysis, and conclusions presented in the general plan EIR. Section 15152 of the Guidelines explains:

> *"(a) Tiering" refers to using the analysis of general matters contained in a broad EIR (such as one prepared for a general plan or policy statement) with later EIRs and negative declarations on narrower projects; incorporating by reference the general discussions from the broader EIR; and concentrating the later EIR or negative declaration solely on the issues specific to the later project.*
>
> *(b) Agencies are encouraged to tier the environmental analyses which they prepare for separate but related project including general plans, zoning changes, and development projects. This approach can eliminate repetitive discussions of the same issues and focus the later EIR or negative declaration on the actual issues ripe for decision at each level of environmental review.*
>
> *(c) Where a lead agency is using the tiering process in connection with an EIR for a large-scale planning approval, such as a general plan or component thereof (e.g. an area plan or community plan), the development of detailed, site-specific information may not be feasible but can be deferred, in many instances, until such time as the lead agency prepares a future environmental document in connection with a project of a more limited*

geographical scale, as long as deferral does not prevent adequate identification of significant effects of the planning approval at hand."

In accordance with the provisions of CEQA and the Guidelines, later site-specific and project-specific activities consistent with the General Plan 2023 or subject to rezoning of the pending project to achieve or maintain consistency, may be tiered from this program-level assessment, pursuant to Section 15152(e) of the Guidelines.

1.2 INTENDED USE OF THIS EIR

This EIR is intended to inform the public and decision-makers of the potential significant environmental impacts of the proposed City of Manteca General Plan 2023, to indicate mitigation measures which may reduce or avoid these potential significant environmental impacts, and to identify reasonable alternatives to the proposed project.

1.3 GENERAL PLAN REQUIREMENTS

As required under Section 65300 of the California Government Code:

"Each planning agency shall prepare and the legislative body of each county and city shall adopt a comprehensive, long-term general plan for the physical development of the county or city, and of any land outside its boundaries which in the planning agency's judgement bears relation to its planning."

The State General Plan Guidelines further discuss the general plan:

"The general plan expresses the community's development goals and embodies public policies relative to the distribution of future public and private land uses. The general plan serves to bridge the gap between a community's values, visions, and objectives, and physical decisions, such as subdivisions and public works projects." (Office of Planning and Research, State of California General Plan Guidelines, page 10)

Preparing, adopting, implementing, and maintaining the general plan serves to:

Identify the community's land use, circulation, environmental, economic, and social goals and policies as they relate to land use and development;

Provide a basis for local government decision making, including decisions on development approvals and exactions;

Provide citizens the opportunity to participate in the planning and decision making processes of their community;

Inform citizens, developers, decision-makers, and other cities and counties of the ground rules that guide development and redevelopment within the community.

As required under Section 65302 of the California Government Code (CGC), a general plan must include seven "mandatory" elements (i.e., land use, circulation, housing, conservation, open space, noise, and safety) and may include such other "optional" elements as may, in the sole judgement of the agency, be deemed appropriate to address the full range of issues affecting the community. The general plan shall address each of the required elements "to the extent that the subject of the element exists in the planning area. The degree of specificity and level of detail of the discussion of each such element shall reflect local conditions and circumstances." (CGC Section 65302)

In compliance with that requirement, the City previously adopted, and has periodically revised, a comprehensive General Plan as the primary policy document for the community. Section 65350 et seq. of the CGC authorizes local agencies to amend their general plans in accordance with the policies and procedures outlined therein. This "project" has been initiated in accordance with that authority, and is undertaken to ensure that the adopted plans and policies of the City reflect the current conditions within the community, and the current policy direction of the City of Manteca Planning Commission and City Council, and that they present an implementation program designed to guide the City's future actions and assist in the Planning Commission's and City Council's future deliberations.

The elements of the general plan may, at the discretion of the city or county in whose jurisdiction the general plan applies, be combined in such manner as deemed appropriate by that agency. The format must, however, comply with all applicable requirements regarding the content and adoption of each mandatory general element. As indicated in the 1988 General Plan, it has been the historic policy of the City to combine both mandatory and optional general plan elements in a manner deemed to the best suited to the needs of the City. In accordance with that authority, the 1988 General Plan and this General Plan 2023 have been formatted in a manner that combined individual mandatory and optional elements.

1.4 CEQA PROCESS

1.4.1 Initial Study and Notice of Preparation

During a preliminary review (Initial Study) of the General Plan 2023, the City of Manteca, as Lead Agency, identified potential impacts that might result from implementation of the project, providing cause for the preparation of an EIR. A Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) and Initial Study/Environmental Checklist was distributed to responsible and interested agencies, and other interested parties, on April 17, 2002, for a 30-day review. Copies were also available for public review at Manteca City Hall. A copy of the NOP with the Initial Study/Environmental Checklist and comment letters received are included as Appendix A in the Technical Appendix to this EIR (Volume 2). The distribution list for the NOP and this Draft EIR is included as Appendix B in Volume 2. Comments on the NOP were received from:

Central Valley Regional Water Quality Control Board (May 9, 2002)

Malma M. Nicholson (May 17, 2002)

California Department of Food and Agriculture (May 20, 2002)

Kjeldsen, Sinnock, and Neudeck, Inc., on behalf of Reclamation District No. 17 (May 20, 2002)

San Joaquin County Department of Public Works (May 20, 2002)

City of Stockton, Community Development Department (May 22, 2002)

San Joaquin Valley Air Pollution Control District (May 30, 2002)

U.S. Army Corps of Engineers (July 29, 2002)

1.4.2 Public Comment Period on the Draft EIR

This Draft EIR (DEIR) will be available for public review at the City of Manteca Community Development Department, 1001 W. Center Street, Manteca, and at the Manteca City Library, 320 W. Center Street, Manteca, for a 45-day review period. All documents referenced in the DEIR will also be available for public review at the City of Manteca Community Development Department. The Manteca Planning Commission will hold a public meeting on the DEIR during this comment period to receive comments. The distribution list for the DEIR is included as Appendix B in the Technical Appendix to this EIR (Volume 2). In addition, the public may submit comments in writing to the City of Manteca. All comments should be sent to:

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

1.4.3 Final EIR

Comments received during the comment period and public hearing will be addressed in the Final Environmental Impact Report (FEIR). The Manteca Planning Commission and City Council will consider the FEIR, with these comments and written responses prior to certification of the EIR.

1.4.4 "Findings" and Certification of the Final EIR

Prior to considering the approval of the General Plan 2023, the City of Manteca must certify that the EIR has been completed in compliance with CEQA, and must make one or more of the following "findings" for each significant impact identified (CEQA Guidelines Section 15091(a)(1-3)):

1. Changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect as identified in the Final EIR.

2. Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding.

3. Specific economic, legal, social, technological or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the Final EIR.

Substantial evidence in the record must support these findings.

1.4.5 "Statement of Overriding Considerations" and Approval of a Project

> *"CEQA requires the decision-making agency to balance the economic, legal, social, technological, or other benefits of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If specific economic, legal, social, technological, or other benefits of the proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered "acceptable."* (CEQA Guidelines Section 15093(a))

The Lead Agency must state in writing the specific reasons to support approval of a project that will result in significant environmental effects identified as not avoided or substantially avoided in the certified Final EIR. Substantial evidence in the public record is required to support such a "statement of overriding considerations." (CEQA Guidelines Section 15093(b))

1.5 EIR FOCUS AND EFFECTS FOUND NOT TO BE SIGNIFICANT

The preliminary environmental assessment concluded that potentially significant impacts could result in the areas of aesthetics, agricultural resources, air quality, biological resources, hazardous materials, ground water resources, land use issues, noise, traffic, population and housing, and public facilities and services.

Although not identified in the preliminary environmental assessment as potentially resulting in significant impacts, this EIR also evaluates issues of cultural resources, geology and soils.

Mineral resources and wildland fire were found not to be significant issues requiring further environmental analysis.

The California Division of Mines and Geology has identified one location within the General Plan Study Area as a Zone MRZ-2, Significant Mineral Resource Zone **(1)**. The designation in this location near the San Joaquin River refers to sand deposits that are considered to be of regional significance. Brown Sand and Gravel, Incorporated, has produced processed sand at

Oakwood Lake Pit, located within the Study Area. These mining operations have ceased. Oakwood Lake Resort has been created from these reclaimed mined lands. A residential project has been approved by San Joaquin County on the site of this former quarry. A second Brown Sand and Gravel, Incorporated, operation (Mossdale Ranch) is located outside the Study Area in the unincorporated County area. Therefore, mineral resources are not further analyzed in this EIR.

The threat to Manteca from wildland fires is extremely low due to the agricultural lands surrounding the City. Therefore, wildland fire is not further analyzed in this EIR.

1.6 LEVELS OF SIGNIFICANCE

CEQA (Section 21068) defines a significant effect on the environment as that which has:

> *"...a substantial, or potentially substantial, adverse change in the environment."*

CEQA Guidelines (Section 15360) defines "environment" as:

> *"…the physical conditions which exist within the area which will be affected by a proposed project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historical or aesthetic significance. The area involved shall be the area in which significant effects would occur either directly or indirectly as a result of the project. The "environment" includes both natural and man-made conditions."*

Level of significance varies for each project, depending upon the change in the existing physical conditions of the setting. For each proposed project:

> *"The lead agency shall determine whether a project may have a significant effect on the environment based on substantial evidence in light of the whole record."* (CEQA, Section 21082.2(a))

Based upon CEQA's definition of significant effect on the environment, the following levels of significance have been defined for evaluating the impacts that may result from the General Plan 2023:

No Impact: No change from existing environmental conditions.

Less than Significant Impact: No substantial adverse change in existing environmental conditions. Mitigation is not required, although mitigation measures may be applied to further reduce an adverse impact.

Significant Impact: A substantial adverse change in existing environmental conditions that should be mitigated, if feasible.

Significant and Unavoidable Impact: A substantial adverse change in existing environmental conditions that would not be mitigated to a less-than-significant level.

Beneficial Impact: A positive change in the existing environmental conditions.

1.7 POTENTIAL AREAS OF CONTROVERSY AND ISSUES TO BE RESOLVED

Five (5) potential areas of controversy are expected during the review of this General Plan and General Plan EIR:

land use and agricultural resource conversion

population increase

air quality

domestic water

open space

traffic

Land Use and Agricultural Resource Conversion

The General Plan 2023 proposes changes in land use designations. As these changes may result in increased urban development, including areas that are currently adjacent to or designated agricultural land, controversy over development projects and agricultural resource conversion may arise.

Population Increase

The build-out of the proposed General Plan will substantially increase the population of the City of Manteca. Controversy over a perceived loss of Manteca's "small town atmosphere" may arise.

Air Quality

The City of Manteca is under the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). The San Joaquin Valley suffers from serious air pollution, due to long, warm summers and surrounding mountains that trap smog in the valley, not allowing the smog to dissipate. In addition to smog, dry weather conditions and topography allow small particles of man-made compounds, as well as soot, ash, and dust to become suspended in the air, creating particulate matter. While these weather conditions benefit the agricultural uses in the area, they do not promote healthful air quality.

Domestic Water

Water facilities in the City of Manteca consist primarily of water wells and transmission mains. Past development has generally occurred concentrically out from the center of the community. Water distribution facilities in the portion of the City that is generally developed (i.e., from Airport Way to State Route 99, and from Lathrop Road to State Route 120) have the capacity to serve the existing development plus the future infill development. The outlying areas will need water transmission pipelines extended from the existing grid before development can occur.

Open Space

Protection of open space and areas for recreation is fundamental to maintain the quality of life enjoyed by current and future residents. New development will inherently change some aspects of the open space resource through conversion of agricultural land.

Traffic

There has been a significant increase in both population and development in Manteca in recent years. These increases have translated into more intensified use of automobiles and commuting to out-of-area jobs. Manteca's circulation system is addressed in the General Plan as a means of improving traffic conditions in and around the City.

1.8 SCOPING AND CONSULTATION

In the preparation of this EIR, the City has undertaken outreach efforts to solicit comments, suggestions, and recommendations for consideration. In addition to the active participation by the General Plan Steering Committee, the City has consulted with a broad range of public agencies, individuals, and organizations. Formal consultation occurred with those parties potentially affected by the project, those parties possessing information concerning the project site or the resources located on the project site, and those entities from which later discretionary actions may be required.

Pre-circulation consultation included, but was not limited to:

1) the preparation and dissemination of environmental notices (as required under Public Resources Code Section 21092(f));

2) consultation with other public agencies (as required under Public Resources Code Section 21153 and Section 15086 of the CEQA Guidelines);

3) consultation with transportation planning organizations and public agencies with transportation planning facilities within their jurisdictions (as required under Public Resources Code Section 21092.4); and

4) consultation with affected water agencies (as required under Public Resources Code Section 21151.9 and Section 15083.5 of the CEQA Guidelines).

Written comments received by the City in response to the NOP are included as Appendix A in the Technical Appendix to this EIR (Volume 2).

1.9 AGENCIES AND ORGANIZATIONS THAT MAY USE THIS EIR IN THEIR DECISION-MAKING

In addition to the City's use of this document as the environmental basis for the adoption of the General Plan 2023, revisions to the City's Municipal Code and Redevelopment Plans, and for the approval or conditional approval of any later actions, other local, regional, State, and/or federal agencies may elect to utilize the information presented as the environmental basis for the later discretionary actions of those agencies. Other agencies and organizations which may use this document in their capacity as responsible agencies or in permitting procedures include, but are not limited to:

Community Development Department, San Joaquin County

Department of Public Works, San Joaquin County

San Joaquin Local Agency Formation Commission (LAFCo)

San Joaquin Council of Governments (SJCOG)

San Joaquin Valley Unified Air Pollution Control District

So. San Joaquin Irrigation District

San Joaquin County Agricultural Commission

California State Department of Food and Agriculture

Central Valley Water Quality Control Board

California Department of Fish and Game

U.S. Fish and Wildlife Service

U.S. Army Corps of Engineers

1.10 INCORPORATED BY REFERENCE

Pursuant to Section 15150 (CEQA Guidelines), the Lead Agency is authorized to "incorporate by reference" all or portions of other documents that are a matter of public record and that contain information applicable to the pending project or the impacts associated with the project. The following documents are hereby incorporated by reference:

"City of Manteca General Plan 2023" as adopted by the City of Manteca, 2003.

"Air Quality Guidelines for General Plans." San Joaquin Valley Unified Air Pollution Control District, 1994.

"San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP)." San Joaquin County Council of Governments et al, November 14, 2000.

"Draft Joint EIR/EIS for the Approval and Implementation of the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP)." San Joaquin County Council of Governments et al, September 23, 1999.

"Final Joint EIR/EIS for the Approval and Implementation of the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP)." San Joaquin County Council of Governments et al, November 5, 2000.

These documents are available for review at the City of Manteca Community Development Department during the regular business hours of the Department. The Department is the custodian of records for the General Plan 2023 and its accompanying CEQA documentation.

1.11 INDEPENDENT JUDGMENT

The preliminary findings presented in this EIR reflect the independent judgment of the City of Manteca relative to the nature and magnitude of the potential impacts resulting from the adoption of the General Plan 2023, and the subsequent build-out of the City and its Sphere of Influence in accordance with the plans, policies, and programs contained within the General Plan. Additionally, this document presents the independent judgment of the City of Manteca relative to each of the alternatives examined in this EIR, and the efficacy of the recommended actions now proposed by the Lead Agency to reduce or avoid the significant or potentially significant environmental effects as identified.

1.12 ORGANIZATION OF THIS DRAFT EIR DOCUMENT

This Draft EIR for the City of Manteca General Plan 2023 is organized into the following eighteen (18) sections:

SECTION 1 SUMMARY

Summary of the Draft General Plan 2023 EIR and the CEQA Process.

SECTION 2 PROJECT AND ALTERNATIVES DESCRIPTION

Description of the Draft General Plan 2023 and overview of the analyzed alternatives.

SECTIONS 3–15 IMPACT ANALYSIS

Discussion and analysis of potential impacts of the Draft General Plan 2023 upon the following:

Aesthetics and Visual Resources (Section 3)

Agricultural Resources (Section 4)

Air Quality (Section 5)

Biological Resources (Section 6)

Cultural Resources (Section 7)

Geology, Soils, and Seismicity (Section 8)

Hazardous Materials (Section 9)

Hydrology and Water Quality (Section 10)

Land Use and Planning (Section 11)

Noise (Section 12)

Population and Housing (Section 13)

Public Facilities and Services (Section 14)

Traffic and Circulation (Section 15)

SECTION 16 ALTERNATIVES ANALYSIS

Discussion of the alternatives analyzed and the Environmentally Preferred Alternative.

SECTION 17 OTHER CEQA-REQUIRED IMPACT ANALYSIS

Analysis of Growth-Inducing Impacts, Significant Environmental Effects Which Cannot be Avoided, Cumulative Impacts, and Significant Irreversible Environmental Changes.

SECTION 18 REPORT PREPARATION

Listing of Agencies and Organizations that contributed to the preparation of this Draft EIR for the General Plan 2023.

1.13 SUMMARY OF IMPACTS AND MITIGATION MEASURES

The potential impacts, mitigation measures, and the residual level of significance resulting from implementation of the General Plan 2023 and recommended mitigation measures are summarized in Table 1-1. A discussion of each of these impacts can be found in the corresponding Sections of this EIR.

Table 1-1

Summary of Impacts and Mitigation Measures

AESTHETICS AND VISUAL RESOURCES

POTENTIAL IMPACT AV-1: **Buildout of the proposed General Plan 2023 would degrade the existing scenic vistas found in the General Plan Study Area.**

Level of Significance: **Significant and Unavoidable**

Buildout of the General Plan Study Area will occur as development at the edge of Manteca, primarily in current agricultural areas. New development will be visible from locations within the community, from the highway overpasses, and from the nearby unincorporated agricultural areas beyond the Study Area boundaries. New development will impact the current views of open space, which are primarily vistas of agricultural fields and orchards.

AV-1.1 The Resource Conservation Element of the proposed City of Manteca General Plan 2023 provides the following policy (P) regarding existing scenic vistas:

RC-P-17 Maximize the potential for open space and visual experiences.

Residual Level of Significance: **Significant and Unavoidable**

POTENTIAL IMPACT AV-2: **The existing visual character or quality of the area will be degraded.**

Level of Significance: **Potentially Significant**

Mitigation Measures:

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

Resource Conservation Element

RC-P-15 Promote the provision of public and private open space within urbanized parts of Manteca, in order to provide visual contrast

with the built environment and to provide for the recreational needs of residents.

Community Design Element

Goal CD-11 Retain visual reminders of the agricultural heritage of the community.

CD-P-47 Allow pockets of agricultural activity to remain within the urban areas of the city where such uses are compatible with the surrounding urban use.

CD-P-48 Encourage use of small under-utilized parcels of new agricultural activity, such as truck farms, strawberries, and small orchards.

CD-P-49 In order to establish a visual character that retains the agricultural heritage, the city will permit the use of orchard trees (or similar non-fruiting species) in landscape corridors along major streets adjacent to residential neighborhoods, in-lieu of formalized landscape. In such landscapes, the groundcover may be limited to bare earth and weed control and/or groundcovers compatible with the orchard characteristics.

CD-I-14: Establish design guidelines for non-residential uses within 200 feet of SR 99 and SR 120. The guidelines should address the following concepts…The landscape along SR 120 and SR 99 will reflect the natural character of the region in the selection of trees and groundcover.

Residual Level of Significance: Significant and Unavoidable

Although conformance with the goal, policies, and implementation measure identified above will lessen the impact to some extent, the impact of development on the existing visual character of the City of Manteca will remain significant. There is no way to fully mitigate the impact of development of agricultural open space.

POTENTIAL IMPACT AV-3: There will be an increased impact of light or glare from buildout of the General Plan 2023.

Level of Significance: Potentially Significant

Mitigation Measures:

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

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

CD-P-44: Provide minimal street lighting to meet safety standards and provide direction.

CD-P-45 Provide directional shielding for street and parking lot lighting.

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

Residual Level of Significance: Less Than Significant With Mitigation

AGRICULTURAL RESOURCES

POTENTIAL IMPACT AG-1: Implementation of the City of Manteca General Plan 2023 (Project) will result in conversion of Prime Farmland, Farmland of Statewide Importance, and Farmland of Local Importance to non-agricultural use.

Level of Significance: Potentially Significant

Mitigation Measures:

AG-1.1: The Land Use Element of the proposed General Plan 2023 provides the following policy (P) and implementation measure (I) intended to protect important farmland within the Study Area:

LU-P-41 The City shall encourage the continuation of agricultural uses on lands within the Primary and Secondary Urban Services

Boundary lines pending their development as urban uses consistent with the General Plan.

LU-I-1: The City shall maintain a growth management system that provides a mechanism for the annual allocation of the amount of residential, commercial, and industrial development that may occur. The growth management system shall have the following objectives:

Conserve viable agricultural and open space lands.

The Resource Conservation Element of the proposed General Plan 2023 provides the following goal and policies (P) intended to conserve agricultural resources within the Study Area:

Goal RC-9 To promote the continuation of agricultural uses in the Manteca area and to discourage the premature conversion of agricultural land to nonagricultural uses, while providing for the urban development needs of Manteca.

RC-P-18 The City shall support the continuation of agricultural uses on lands designated for urban use, until urban development is imminent.

RC-P-19 The City shall provide an orderly and phased development pattern so that farmland is not subjected to premature development pressure.

AG-1.2: The Land Use Element of the proposed General Plan 2023 directs the major growth area, as defined by the Primary Urban Service boundary, in a manner that avoids Prime Farmlands where feasible. Some areas of Prime Farmlands are within existing urban areas.

Residual Level of Significance: Significant and Unavoidable

Although conformance with the goal, policies, and implementation measures identified above will lessen the conversion of the agricultural resources to some extent, the impact will remain significant.

POTENTIAL IMPACT AG-2: Implementation of the General Plan 2023 will cause a conflict with existing zoning for agricultural use, or a Williamson Act contract.

Level of Significance: Potentially Significant

Mitigation Measures:

AG-2.1: The Resource Conservation Element of the proposed General Plan 2023 provides the following policies (P) and implementation measure (I) intended to conserve agricultural zoning within the Study Area:

RC-P-22 Protect designated agricultural lands, without placing an undue burden on agricultural landowners.

RC-P-26 The City shall discourage the cancellation of Williamson Act contracts outside the Primary Urban Service Boundary line.

RC-I-31 Work with San Joaquin County on the following issues:

Support the continuation of County agricultural zoning in areas designated for agricultural land use in the Area Plan.

Residual Level of Significance: Significant and Unavoidable

Although conformance with the policies and implementation measure identified above will lessen the conflicts with existing agricultural zoning within the Primary Urban Service Boundary, the impact will remain significant within the Study Area.

POTENTIAL IMPACT AG-3: The location or nature of some proposed General Plan 2023 changes could result in the conversion of farmland to non-agricultural use.

Level of Significance: Potentially Significant

Mitigation Measures:

AG-3.1: The Resource Conservation Element of the proposed General Plan 2023 provides the following policies (P) and implementation measure (I) intended to maintain agricultural use within the Study Area:

RC-P-20 In approving urban development near existing agricultural lands, the City shall act so that such development will not unnecessarily constrain agricultural practices or adversely affect the viability of nearby agricultural operations.

RC-P-23 Provide buffers at the interface of urban development and farmland in order to minimize conflicts between these uses.

RC-P-24 The City shall endeavor to ensure, in approving urban development near existing agricultural lands, that such development will not unnecessarily constrain agricultural practices or adversely affect the economic viability of nearby agricultural operations.

RC-P-25 The City shall restrict the fragmentation of agricultural land parcels into small rural residential parcels except in areas designated for estate type development in the General Plan Land Use Diagram.

RC-P-27 The City shall not extend water and sewer lines to premature urban development that would adversely affect agricultural operations.

RC-I-30 Apply the following conditions of approval where urban development occurs next to farmland:

- Require notifications in urban property deeds that agricultural operations are in the vicinity, in keeping with the City's right-to-farm ordinance.
- Require adequate and secure fencing at the interface of urban and agricultural use.
- Require phasing of new residential subdivisions so as to include an interim buffer between residential and agricultural use.

Residual Level of Significance: Less Than Significant With Mitigation

AIR QUALITY

POTENTIAL IMPACT AQ-1: Implementation of the General Plan 2023 could conflict with or obstruct implementation of the applicable air quality plan.

Level of Significance: Potentially Significant

Mitigation Measures:

AQ-1.1: The General Plan 2023 includes the following goal, policy (P) and implementation measures (I) to direct cooperation with San Joaquin Valley Air Pollution Control District's air quality plans, including air toxic plans:

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

Minimizing public exposure to toxic or hazardous air pollutants.

AQ-P-1 Cooperate with other agencies to develop a consistent and coordinated approach to reduction of air pollution and management of hazardous air pollutants.

AQ-I-1 Work with the San Joaquin Valley Air Pollution Control District (SJVAPCD) to implement the Air Quality Management Plan (AQMP).

Cooperate with the APCD to develop consistent and accurate procedures for evaluating project-specific and cumulative air quality impacts.

Cooperate with the APCD and the California Air Resources Board to develop a local airshed model.

Cooperate with the APCD in their efforts to develop a cost/benefits analysis of possible control strategies (mitigation measures to minimize short and long-term stationary and area source emissions as part of the development review process, and monitoring measures to ensure that mitigation measures are implemented.

AQ-I-2 In accordance with CEQA, submit development proposals to the APCD for review and comment prior to decision.

Residual Level of Significance: Less Than Significant with Mitigation

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POTENTIAL IMPACT AQ-2: Implementation of the General Plan 2023 could violate air quality standards or contribute substantially to the current nonattainment status for ozone and PM10.

Level of Significance: Significant and Unavoidable

The San Joaquin Valley is currently designated as "severe nonattainment" for the state ozone 1-hour standard, and "serious nonattainment" for the federal 1-hour ozone and 24-hour fine particulate matter (PM10) standards. Any additional sources of these pollutants will contribute to this nonattainment status. Therefore, there are no mitigation measures which will reduce the increase of these air pollutants to a less-then-significant level.

AQ-2.1: The General Plan 2023 includes the following goals, policies (P), and implementation measures (I) to help meet air quality standards and reduce the net contribution to the current ozone and PM10 nonattainment status.

Goal AQ-1	Improve Manteca's air quality by: Achieving and maintaining ambient air quality standards established by the U.S. Environmental Protection Agency, the California Air Resources Board, and the San Joaquin Valley Air Pollution Control District.
Goal AQ-2	Integrate air quality planning with land use and transportation planning processes in order to reduce vehicle miles traveled in the City and by commuters.
Goal AQ-3	Increase opportunities for alternatives to internal combustion automobiles including, but not limited to, public transportation, bicycles, walking and alternative fuel vehicles including hybrid gas-electric, electric and compressed natural gas.
Goal AQ-4	Reduce air emissions through energy conservation.
AQ-P-8	Woodburning devices shall meet current standards for controlling particulate air pollution.
AQ-P-9	Burning of any combustible material within the City will be controlled to minimize particulate air pollution.
AQ-I-13	All residences built in a new subdivision or housing development shall be equipped with conventional heating devices with sufficient capacity to heat all areas of the building without reliance on woodburning heating devices.
AQ-I-14	All woodburning-heating devices installed shall meet EPA standards applicable at the time of project approval.

Air quality issues relating to construction activities are also addressed in the Air Quality Section of the General Plan 2023:

AQ-P-7 New construction will be managed to minimize fugitive dust and construction vehicle emissions.

AQ-I-4. Construction activity plans shall include and/or provide for a dust management plan to prevent fugitive dust from leaving the property boundaries and causing a public nuisance or a violation of an ambient air standard.

Project development applicants shall be responsible for ensuring that all adequate dust control measures are implemented in a timely manner during all phases of project development and construction.

Residual Level of Significance: Significant and Unavoidable

POTENTIAL IMPACT AQ-3: Implementation of the General Plan 2023 would result in a cumulatively considerable net increase in ozone and PM10 air pollutants.

Level of Significance: Significant and Unavoidable

Given that the Valley is nonattainment for ozone and PM10, there are no mitigation measures to reduce the cumulative increase of these air pollutants when proposing additional urban development. There are no mitigation measures which will reduce this impact to a less-than-significant level. However, the following policies (P) and implementation measures (I)are intended to reduce the net increase to the region's cumulative air pollution from the General Plan 2023:

Air Quality and Land Use

AQ-P-2 Develop a land use plan that will help to reduce the need for trips and will facilitate the common use of public transportation, walking, bicycles, and alternative fuel vehicles.

AQ-I-4 Encourage mixed-use development that is conveniently accessible by pedestrians and public transit.

AQ-I-5	Locate employment, school, and daily shopping destinations near residential areas.
AQ-I-6	Locate higher density development such as multi-family housing, institutional uses, services, employment centers and retail along existing and proposed transit corridors.
AQ-I-7	Locate public facilities in areas easily served by current and planned public transportation.

Air Quality and Transportation

AQ-P-4	Develop and maintain street systems that provide for efficient traffic flow and thereby minimize air pollution from automobile emissions.
AQ-P-5	Develop and maintain circulation systems that provide alternatives to the automobile for transportation, including bicycles routes, pedestrian paths, bus transit, and carpooling.
AQ-P-6	Coordinate public transportation networks, including trains, local bus service, regional bus service and rideshare facilities to provide efficient public transit service.
AQ-I-9	Maintain acceptable traffic levels of service (LOC) as specified in the Circulation Element.
AQ-I-10	In new subdivisions, require internal street design to include the installation of dedicated pedestrian/bicycle pathways connecting to adjacent residential and commercial areas as well as schools, parks and recreational areas.

Residual Level of Significance: **Significant and Unavoidable**

POTENTIAL IMPACT AQ-4: **Implementation of the General Plan 2023 could expose sensitive receptors to substantial pollutant concentrations.**

Level of Significance: **Potentially Significant**

Mitigation Measures:

AQ-4.1: The General Plan 2023 includes the following implementation measures (I) to help reduce exposure of sensitive receptors to pollutants:

AQ-I-8 Locate air pollution point sources, such as manufacturing and extracting facilities, in areas designated for industrial development and separated from residential areas and sensitive receptors (e.g., homes, schools, and hospitals).

AQ-I-15 Design review criteria shall include the following considerations, at a minimum:

Establish buffer zones (e.g., setbacks, landscaping) within residential and other sensitive receptor site plans to separate those uses from highways, arterial streets, hazardous material locations and other sources of air pollution or odor.

Residual Level of Significance: Less Than Significant With Mitigation

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POTENTIAL IMPACT AQ-5: Implementation of the General Plan 2023 could create objectionable odors affecting a substantial number of people.

Level of Significance: Potentially Significant

Mitigation Measures:

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

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

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

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

Residual Level of Significance: Less Than Significant with Mitigation

BIOLOGICAL RESOURCES

POTENTIAL IMPACT B-1: **Implementation of the General Plan 2023 (proposed project) could result in the loss of identified special status species.**

Level of Significance: **Potentially Significant**

Mitigation Measures:

B-1.1 The Resource Conservation Element of the proposed City of Manteca General Plan 2023 provides the following policies (P) and implementation (I) measures to protect and maintain special status species.

RC-P-32 Protect special status species and other species that are sensitive to human activities.

RC-I-32 Continue to support and comply with the requirements of the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) when reviewing proposed public and private land use changes.

RC-I-34 Project proponents who opt not to participate in the SJMSCP shall satisfy applicable U.S. Endangered Species Act (ESA), California Endangered Species Act (CESA), National Environmental Policy Act (NEPA), California Environmental Quality Act (CEQA), and other applicable local, state, and federal laws and regulation provisions through consultations with the Permitting Agencies and local planning agencies.

Residual Level of Significance: **Less Than Significant With Mitigation**

POTENTIAL IMPACT B-2: **Implementation of the City of Manteca General Plan 2023 could result in the loss of riparian habitat or other sensitive natural communities.**

Level of Significance: **Potentially Significant**

Mitigation Measures:

B-2.1: The Resource Conservation Element of the proposed City of Manteca General Plan 2023 provides the following goal, policies (P), and implementation (I) measures to protect and maintain riparian and other sensitive habitats.

Goal RC-10 Protect sensitive native vegetation and wildlife communities and habitat in Manteca.

BR-P-30 Condition new development in the vicinity of the San Joaquin River and Walthall Slough to promote and protect riparian habitat, wetlands, and other native vegetation and wildlife community.

BR-P-34 Consider the development of new drainage channels planted with native vegetation, which would provide habitat as well as drainage.

RC-I-32 Continue to support and comply with the requirements of the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) when reviewing proposed public and private land use changes.

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

RC-I-34 Project proponents who opt not to participate in the SJMSCP shall satisfy applicable U.S. Endangered Species Act (ESA), California Endangered Species Act (CESA), National Environmental Policy Act (NEPA), California Environmental Quality Act (CEQA), and other applicable local, state, and federal laws and regulation provisions through consultations with the Permitting Agencies and local planning agencies.

BR-I-36 Limit the access of pedestrians and cyclists to wetland areas so that access is compatible with long-term protection of these natural resources.

Residual Level of Significance: Less Than Significant With Mitigation

POTENTIAL IMPACT B-3: **The General Plan 2023 may have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, or hydrological interruption.**

Level of Significance: **Potentially Significant**

Mitigation Measures:

B-3.1: The Resource Conservation Element of the proposed City of Manteca General Plan 2023 provides the following implementation (I) measure to protect federally protected wetlands.

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

Residual Level of Significance: **Less Than Significant With Mitigation**

POTENTIAL IMPACT B-4: **Implementation of the General Plan 2023 could substantially interfere with the movement of wildlife species or with established native or migratory wildlife corridors.**

Level of Significance: **Potentially Significant**

Mitigation Measures:

B-4.1: The Resource Conservation Element of the proposed City of Manteca General Plan 2023 provides the following implementation (I) measures to reduce the impact of loss of agricultural lands to foraging migratory birds.

RC-I-32 Continue to support and comply with the requirements of the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP).

RC-I-34 Project proponents who opt not to participate in the SJMSCP shall satisfy applicable U.S. Endangered Species Act (ESA), California Endangered Species Act (CESA), National Environmental Policy Act (NEPA), California Environmental Quality Act (CEQA), and other applicable local, state, and federal laws and regulation provisions through consultations with the Permitting Agencies and local planning agencies.

Residual Level of Significance: Less Than Significant With Mitigation

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POTENTIAL IMPACT B-5: Impacts on biological resources from the buildout of the General Plan 2023 may be cumulatively significant.

Level of Significance: Potentially Significant

Mitigation Measures:

B-5.1: The Resource Conservation Element of the proposed City of Manteca General Plan 2023 provides the following implementation (I) measure to reduce the impact of expanding urban development on biological resources.

RC-I-32 Continue to support and comply with the requirements of the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) when reviewing proposed public and private land use changes.

Residual Level of Significance: Significant

Given the voluntary nature of participation in the SJMSCP, the level of significance cannot be mitigated to less than significant. The SJMSCP is, in effect, a plan to mitigate both the site specific and the cumulative impacts of individual projects on biological resources within San Joaquin County. If all project proponents opted to participate in the SJMSCP, cumulative effects of the buildout of the General Plan 2023 could be mitigated to a less than significant level. However, it cannot be assumed that all project proponents will opt to participate in the SJMSCP. Any project proponent who opts against participating in the Plan will be proceeding under the "project-by-project" evaluation and mitigation process with each permitting agency. Since project-by-project evaluation cannot reasonably foresee the overall effects on biological resources of individual projects under multiple agency control, cumulative impacts may result.

CULTURAL RESOURCES

POTENTIAL IMPACT C-1: **Implementation of the General Plan 2023 (proposed project) may cause a substantial adverse change in the significance of known and unknown archaeological or historical resources, or a unique paleontological resource or geologic feature.**

Level of Significance: **Potentially Significant**

Mitigation Measures:

C-1.1 The Resource Conservation Element of the proposed City of Manteca General Plan 2023 provides the following Goals, policies (P) and implementation (I) measures to protect archaeological and historical resources.

Goal RC-11 Preserve and enhance Manteca's archaeological and historic resources for their aesthetic, educational and cultural values.

Goal RC-12 Protect Manteca's Native American heritage.

RC-P-35 The City shall not knowingly approve any public or private project that may adversely affect an archaeological site without consulting the California Archaeological Inventory at Stanislaus State University, conducting a site evaluation as may be indicated, and attempting to mitigate any adverse impacts according to the recommendation of a qualified archaeologist. City implementation of this policy shall be guided by the California Environmental Quality Act (CEQA) and the National Historic Preservation Act (NHPA).

RC-P-36 The City shall refer development proposals that may adversely impact archaeological sites to the California Archaeological Inventory, Stanislaus State University.

RC-P-37 The City shall set as a high priority the protections and enhancement of Manteca's historically and architecturally significant buildings.

RC-P-38 The City shall work with property owners in seeking registration of historical structures as State Historic Landmarks or listing on the Federal Register of Historic Sites.

RC-P-39 The City shall prepare and adopt a Historical Preservation Ordinance.

RC-P-40 The City and Redevelopment Agency shall support the efforts of property owners to preserve and renovate historic and architecturally significant structures. Where such buildings cannot be preserved in tact, the City shall seek to preserve the building facades.

RC-I-38 Require a records search for any proposed development project, to determine whether the site contains known archaeological, historic, or cultural resources and/or to determine the potential for discovery of additional cultural resources. This requirement may be waived if determined by the City that the proposed project area is already sufficiently surveyed.

RC-I-39 Require that sponsors of proposed development projects on sites where probable cause for discovery of archaeological resources (as indicated by records search and where resources have been discovered in the vicinity of the project) retain a consulting archaeologist to survey the project site. If unique resources, as defined by California State law, are found, a qualified archaeologist or historian shall be called to evaluate the find and to recommend proper action. Require a monitoring plan for the project to ensure that mitigation measures are implemented.

RC-I-40 When feasible, incorporate significant archaeological sites into open space areas.

RC-I-41 The City should continue its inventory of all historic sites throughout the City. The inventory should contain a narrative of the significant facts regarding the historic events or persons associated with the site, and pictures of the site.

RC-I-42 The City should maintain an archive of historic information, including photographs, publications, oral histories and other materials.

RC-I-43 The historic archives will be compiled according to location in the City, and will be maintained in a safe environment to protect it over time.

RC-I-44 The City should develop policies and the means to make the information available to the public for viewing and research.

RC-I-45 All City permits for reconstruction, modification of existing buildings will require submittal of a photograph of the existing structure or site. The intent is to create a record of the buildings in the City over time. A photograph will also be required for vacant sites that will be modified with new construction of new buildings or other above ground improvements.

RC-I-46 Encourage the placement of monuments or plaques that recognize and celebrate historic sites, structures, and events.

RC-I-47 The City shall adopt and implement a historic building code, as authorized by state law.

Residual Level of Significance: **Less Than Significant With Mitigation**

POTENTIAL IMPACT C-2: **Implementation of the General Plan 2023 could disturb human remains, including those interred outside of formal cemeteries.**

Level of Significance: **Potentially Significant**

Mitigation Measures:

C-2.1: The Resource Conservation Element of the proposed City of Manteca General Plan 2023 provides the following implementation (I) measure to reduce disturbance to discovered human remains.

RC-I-48 If human remains are discovered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the coroner determines that no investigation of the cause of death is required and if the remains are of Native American origin, the coroner will notify the Native American Heritage Commission, which in turn will inform a most likely descendant. The descendant will then recommend to the landowner appropriate disposition of the remains and any grave goods.

Residual Level of Significance: **Less Than Significant With Mitigation**

GEOLOGY, SOILS, AND SEISMICITY

POTENTIAL IMPACT GSS-1: **Implementation of the General Plan 2023 may expose people and structures to rupture of a known earthquake, as delineated on the Alquist-Priolo Earthquake Fault Zoning Map.**

Level of Significance: **Less Than Significant Impact**

Manteca is not located within an Alquist-Priolo Fault-Rupture Hazard Zone. There are no known active surface fault ruptures located within or adjacent to the Study Area.

POTENTIAL IMPACT GSS-2: **Implementation of the General Plan 2023 may expose people and structures to ground shaking, ground failure (including liquefaction) or landslides.**

Level of Significance: **Potentially Significant**

Mitigation Measures:

GSS-2.1: The General Plan 2023 Safety Element (Section 7) provides the following goals, policies (P), and implementation measures (I) to lessen the possible exposure of people and structures to ground shaking or ground failure, including liquefaction:

Goal S-1: Prevent loss of lives, injury, and property damage due to seismic activity and geological hazards.

Goal S-2: Prevent loss of lives, injury, and property damage due to the collapse of buildings and critical facilities and to prevent disruption of essential services in the event of an earthquake.

S-P-1 The City shall require preparation of geological reports and/or geological engineering reports for proposed new development located in areas of suspected significant geological hazards, including potential subsidence (collapsible surface soils) due to groundwater extraction.

S-P-2 The City shall require new development to mitigate the potential impacts of geologic hazards through Building Plan review.

S-P-3 The City shall avoid potential seismic induced settlement of uncompacted fill and liquefaction (water-saturated soil) due to the presence of a high water table.

S-P-4 The City shall maintain an inventory of pre-1940 unreinforced masonry buildings within the city. No change in use to a higher occupancy or more intensive use shall be approved in such structures until an engineering evaluation of the structure has been conducted and any structural deficiencies corrected. The Redevelopment Agency shall be encouraged to assist property owners in reinforcing buildings.

S-P-5 The City should ensure that all public facilities, such as buildings, water tanks, and reservoirs, are structurally sound and able to withstand seismic shaking and the effects of seismically induced ground failure.

S-P-6 The City shall comply with the California State seismic and building standards in the design and siting of critical facilities, including police and fire stations, school facilities, hospitals, hazardous materials manufacturing and storage facilities, and large public assembly halls.

SG-I-1 Comply with the current Uniform Building Code (UBC) requirements for Seismic Zone 3, which stipulates building structural material and reinforcement.

SG-I-2 Comply with California Health and Safety Code Section 19100 et seq. (Earthquake Protection Law), which requires that buildings be designed to resist stresses produced by natural forces caused earthquakes and wind.

SG-I-3 The City shall inventory potentially hazardous buildings within the City and adopt a mitigation program, including requirements for strengthening buildings, changing the use of the buildings to an acceptable occupancy level, or demolishing the buildings.

Residual Level of Significance: Less Than Significant With Mitigation

POTENTIAL IMPACT GSS-3: **Implementation of the General Plan 2023 may result in substantial soil erosion or loss of topsoil.**

Level of Significance: **Potentially Significant**

Mitigation Measures:

GSS-3.1: The Conservation and Open Space Resource Conservation Element (Section 8) of the City of Manteca General Plan 2023 provides the following goal, policy (P), and implementation measures (I) to mitigate the potential of substantial soil erosion or loss of topsoil.

Goal RC-6 Preserve and maintain Manteca's soils to avoid pollution of surface waters, decreased air quality, and loss of soil.

RC-P-9 Minimize soil erosion and loss of topsoil from land development activities, wind, and water flow.

RC-I-16 Comply with the Uniform Building Code (UBC) requirements for specific site development and construction standards for specific soils types.

RC-I-17 Comply with the Uniform Building Code (UBC), Chapter 70, regulating grading activities including drainage and erosion control.

RC-I-18 Require site-specific survey and research for proposed development projects, including appropriate mitigation measures for avoiding or reducing erosion, if needed. This requirement may be waived if the City determines that the proposed project area is already sufficiently surveyed.

Residual Level of Significance: **Less Than Significant With Mitigation**

POTENTIAL IMPACT GSS-4: **Implementation of the General Plan 2023 may expose people and structures to the hazards of expansive soils.**

Level of Significance: **Potentially Significant**

Mitigation Measures:

GSS-4.1: The General Plan 2023 Safety Element (Section 7) provides the following policies (P) to lessen the possible exposure of people and structures to the shrink-swell hazards of expansive soils:

S-P-1 The City shall require preparation of geological reports and/or geological engineering reports for proposed new development located in areas of suspected significant geological hazards, including potential subsidence (collapsible surface soils) due to groundwater extraction.

S-P-2 The City shall require new development to mitigate the potential impacts of geologic hazards through Building Plan review.

The General Plan 2023 Resource Conservation Element (Section 8) provides the following policies implementation measure (I) to lessen the possible exposure of people and structures to the shrink-swell hazards of expansive soils:

RC-I-16 Comply with the Uniform Building Code (UBC) requirements for specific site development and construction standards for specific soil types.

Residual Level of Significance: Less Than Significant With Mitigation

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POTENTIAL IMPACT GSS-5: Septic tanks or alternative waste water systems could be placed in soils incapable of supporting their use.

Level of Significance: No Impact

All proposed development within the Study Area will be served by the City's municipal sewer system. No septic tanks or alternative waste water systems will be used.

HAZARDOUS MATERIALS

POTENTIAL IMPACT HM-1: The existing and future residents of the City of Manteca could be exposed to increased risk resulting from the routine use, transport, or disposal of hazardous materials.

Level of Significance: **Potentially Significant**

Mitigation Measures:

HM-1.1 The Safety Element of the City of Manteca General Plan (Subsection 7.3) provides the following goal, policy (P), and implementation measures (I) to mitigate the exposure of residents to hazardous materials:

Goal S-5	Protect the health, safety, natural resources, and property through regulation of use, storage, transport, and disposal of hazardous materials.
S-P-15	The City shall maintain an awareness of hazardous materials throughout the Manteca region.
S-I-9	Require businesses that manufacture, store, use, or transport significant quantities of hazardous materials to identify annually such materials and their quantities.
S-I-10	Require the submittal of lists of hazardous materials used in existing and proposed industrial and commercial businesses within the City of Manteca. The list shall be maintained through the Manteca Fire Department and updated through periodic review.

Residual Level of Significance: **Less Than Significant With Mitigation**

POTENTIAL IMPACT HM-2: **The existing and future residents of the City of Manteca could be exposed to increased risk of accidental release of hazardous materials.**

Level of Significance: **Potentially Significant**

Mitigation Measures:

HM-2.1 The Safety Element of the City of Manteca General Plan (Subsection 7.3) provides the following policies (P) and implementation measure (I) to reduce the risk of accidental release of hazardous materials:

S-P-17	Within its authority, the City shall regulate the production, use, storage, and transport of hazardous materials to protect the health of Manteca residents.
S-I-11	Work with San Joaquin County and other public agencies to inform consumers about household use and disposal of hazardous materials.
S-I-12	Cooperate fully with Union Pacific Railroad and other public agencies, such as the CHP, in the event of a hazardous material emergency.

HM-2.2 The General Plan Air Quality Element (Section 10) provides the following implementation measure (I) to help reduce the exposure to hazardous materials:

AQ-I-3 Cooperate with San Joaquin County Environmental Health Department in identifying hazardous material users and in developing a hazardous materials management plan.

Residual Level of Significance: Less Than Significant With Mitigation

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POTENTIAL IMPACT HM-3: Use and possible emission of hazardous materials within one-quarter mile of an existing or proposed school could occur.

Level of Significance: Potentially Significant

Mitigation Measures:

HM-3.1 The Safety Element of the City of Manteca General Plan (Subsection 7.3) provides the following policy (P) to mitigate the possible exposure of schools to hazardous materials:

SP-P-16 City approvals of all new development shall consider the potential for the production, use, storage, and transport of hazardous materials and provide for reasonable controls on such hazardous materials.

Residual Level of Significance: Less Than Significant With Mitigation

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POTENTIAL IMPACT HM-4: Placing development on a site which included on the Cortese list of hazardous materials would create a significant impact.

Level of Significance: No Impact

The City of Manteca does not contain sites that are identified on the Cortese List.

POTENTIAL IMPACT HM-5: **The City of Manteca General Plan 2023 could interfere with emergency response or evacuation procedures.**

Level of Significance: **Potentially Significant**

Mitigation Measures:

HM-5.1 The Safety Element of the City of Manteca General Plan (Subsection 7.4) provides the following goal, policy (P), and implementation measures to facilitate emergency procedures.

Goal S-6 Ensure that City emergency procedures are adequate in the event of potential natural or man-made disasters.

S-P-18 The City shall maintain and periodically update the City's Emergency Plan.

S-I-14 The City shall conduct periodic emergency response exercises to test the effectiveness of City emergency response procedures.

S-I-15 The City shall review County and state emergency response procedures that must be coordinated with City procedures.

Residual Level of Significance: **Less Than Significant With Mitigation**

HYDROLOGY AND WATER QUALITY

POTENTIAL IMPACT HWQ-1: **Planned development in the General Plan 2023 could violate water quality standards or waste discharge requirements.**

Level of Significance: **Potentially Significant**

Mitigation Measures:

HWQ-1.1: Subsection 8.6 of the Resource Conservation Element of the proposed General Plan 2023 addresses water quality. The following implementation measure (I) should be **amended (as shown below in bold)** to meet water quality standards and waste discharge requirements for groundwater and surface water:

RC-I-24 Comply with the Regional Water Control Board's regulations and standards to maintain and improve groundwater **and surface water** quality in Manteca.

Residual Level of Significance: Less Than Significant With Mitigation

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POTENTIAL IMPACT HWQ-2: Planned development in the General Plan 2023 could substantially deplete groundwater supplies or interfere with groundwater recharge.

Level of Significance: Less Than Significant

Continued use of groundwater as the City's primary source of domestic water would be a significant impact. However, the level of significance will be reduced when surface water supplies are available through the SSJID Surface Water Project. Delivery of this water is planned for 2005, well before major new development would occur under the General Plan 2023. Therefore, the impact is less than significant.

In addition, the General Plan 2023 provides the following goals, policies (P), and implementation measures (I) from the Resource Conservation Element (Section 8) will help to lessen the impacts to groundwater supplies:

Goal RC-1 Minimize the consumption of water to reasonable levels consistent with a high level of amenities and quality of life for City residents and visitors.

Goal RC-2 Maximize the beneficial uses of water by recycling water for irrigation and other non-potable uses.

Goal RC-7 To protect water quality in the San Joaquin River and in the area's groundwater basin.

RC-P-1 The City shall continue to implement water conservation standards for all commercial and industrial development, and for all existing and new residential development.

RC-P-2 The City shall explore potential uses of treated wastewater when such opportunities become available.

RC-P-4	The City shall promote water conservation in both City operations and private development to minimize the need for the development of new water sources.
RC-I-1	Continue to implement standards for water conserving landscape practices, including the use of drought tolerant plants, for both public and private projects.
RC-I-2	Continue efforts to increase public participation in water conservation.
RC-I-3	Require large commercial and industrial water users to submit a use and conservation plan as part of the project entitlement review and approval process, and develop a program to monitor compliance with and effectiveness of that plan.
RC-I-4	Cooperate with other agencies and jurisdictions to expand water conservation programs, and to develop methods of water reuse.
RC-I-5	Actively pursue the use of treated wastewater in irrigation and industrial applications, including development of appropriate infrastructure.
RC-P-12	Protect the quality of Manteca's groundwater.
RC-P-13	Encourage participation of the County and surrounding communities in a basin-wide groundwater management study.
RC-I-19	The City shall work with the County and surrounding communities to develop an action plan and/or to create an agency to manage and protect local and regional groundwater resources.
RC-I-20	The City shall not approve new industrial or commercial development that has a significant potential for adversely affecting water quality in the San Joaquin River or in the area's groundwater basin.

POTENTIAL IMPACT HWQ-3: **Implementation of the General Plan 2023 could alter the existing drainage pattern, or increase the rate of runoff that could result in flooding.**

Level of Significance: **Potentially Significant**

Mitigation Measures:

HWQ-3.1: The Safety Element (Section 7) of the General Plan 2023 addresses the issue of impervious surfaces and flooding potential. The following implementation measures (I) are intended to reduce the amount of impervious surfaces and the subsequent flooding potential:

S-I-6 Discourage large continuous paved areas.

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

S-I-8 Where feasible, maintain natural stream courses and adjacent habitat and combine flood control, recreation, water quality, and open space functions.

Residual Level of Significance: Less Than Significant With Mitigation

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POTENTIAL IMPACT HWQ-4: Runoff from new development and impervious surfaces would contain urban contaminants that could affect receiving water quality.

Level of Significance: Potentially Significant

Mitigation Measures:

HWQ-4.1: The Resource Conservation Element (Section 7) of the proposed General Plan 2023 provides the following policy (P) and implementation measures (I) to help reduce urban contaminants from polluting receiving water bodies:

RC-P-11 Minimize pollution of waterways and other surface water bodies from urban runoff.

RC-I-22 Maintain a buffer areas between waterways and urban development to protect water quality and riparian areas.

RC-I-23 Utilize cost-effective urban runoff controls, including Best Management Practices (BMPs), to limit urban pollutants from entering the water courses.

Residual Level of Significance: Less Than Significant With Mitigation

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POTENTIAL IMPACT HWQ-5: Implementation of the City of Manteca General Plan 2023 may expose people and structures to the flood hazards of the San Joaquin River 100-year floodplain.

Level of Significance: Potentially Significant

Mitigation Measures:

HWQ-5.1: The Safety Element (Section 7) of the City of Manteca General Plan 2023 provides the following goals, policies (P), and implementation measures (I) to mitigate potential exposure of people and structures to a significant loss of property and life involving flooding from the designated San Joaquin River 100-year floodplain:

Goal S-3 Prevent loss of lives, injury, and property damage due to flooding.

Goal S-4 Pursue flood control solutions that minimize environmental impacts.

S-P-7 Regulate all uses and development in areas subject to potential flooding through zoning and other land use regulations.

S-P-8 Pursue a regional approach to flood issues.

S-P-9 Combine flood control, recreation, water quality, and open space functions where feasible.

S-P-10 Ensure that any existing structures subject to the 100-year flood provide adequate protection from flood hazards.

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

S-P-12	New residential development, including mobile homes, shall be constructed so that the lowest floor is at least one foot above the 100-year flood level.
S-P-13	Non-residential development shall be anchored and flood-proofed to prevent damage from the 100-year flood or, alternatively, elevated to at least one foot above the 100-year flood level.
S-I-4	The City shall continue to participate in the National Flood Insurance Program. To this end, the City shall ensure that local regulations are in full compliance with standards adopted by the Federal Emergency Management Agency (FEMA).
S-I-5	Provide flood warning and forecasting information to City residents.

Residual Level of Significance: **Less Than Significant With Mitigation**

POTENTIAL IMPACT HWQ-6: **Implementation of the proposed General Plan 2023 could expose people of structures to inundation by seiche, tsunami, or mudflow.**

Level of Significance: **Less Than Significant**

It is highly unlikely that inundation from a seiche (earthquake-induced, tsunami-like flows of water from an inland body of water) will affect the Study Area. The nearest body of inland water is the San Joaquin River, and the Study Area is protected by a levee system.

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

LAND USE AND PLANNING

POTENTIAL IMPACT LU-1: **Proposed land use would divide an existing community.**

Level of Significance: **Less Than Significant**

Manteca has grown outward from the historic core of the City. Continued urbanization as planned would continue this expansion and would seek to reinforce the historic concentric

growth pattern focused on the geographic center of the City. Such expansion would not interfere with any adjacent community. However, the planned urbanization of Manteca would overlap the Ripon Unified School District boundary near Austin Road and Sedan Avenue. This area is currently undeveloped, but is contiguous to the Ripon community.

The Land Use Element (Section 2) of General Plan 2023 establishes specific policies (P) for addressing the potential annexation of an adjacent area.

LU-P-9 The City will consider applications for annexations that:

- are contiguous with city boundaries and provide for a logical expansion of the city;
- create clear and reasonable boundaries;
- ensure the provision of adequate municipal services;
- reflect a long-term fiscal balance to the city and its residents, when reviewed cumulatively with other annexations;
- are consistent with State law and San Joaquin County Local Agency Formation Commission standards; and
- are consistent with the General Plan.

LU-P-10 The City will consider expanding its sphere of influence to incorporate areas that logically should be planned and serviced by Manteca. The City shall consider the following factors when making determinations involving sphere of influence boundaries:

- Present and planned land uses in the area;
- Present and probable need for public facilities and services in the area;
- Present capacity of public facilities and adequacy of public services; and
- Existence of any social or economic communities of interest in the area.

POTENTIAL IMPACT LU-2: **The proposed General Plan 2023 would conflict with any applicable land use plan, policy, or regulation of any agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect.**

Level of Significance: **Less Than Significant**

The General Plan 2023 proposes urbanization of land that is currently unincorporated territory of San Joaquin County and is subject to the San Joaquin County General Plan and Zoning Ordinance. The County General Plan designates much of the area surrounding Manteca as Agriculture. Approximately 15,700 acres, or 60 percent of the General Plan Study Area, is in the unincorporated area of San Joaquin County. However, the General Plan 2023 does not propose to urbanize the entire Study Area. The Primary Urban Service Area would affect 4,221 acres outside of the existing City of Manteca Boundary.

The area planned for urbanization is substantially within or contiguous to the Manteca Sphere of Influence and is therefore designated for urban use. The procedures and standards for annexation of unincorporated areas are established by the San Joaquin County Local Agency Formation Commission. The General Plan 2023 policies LU-P-5, LU-P-6, LU-P-7, and LU-P-9 establish the City policies for proceeding with annexations that would convert the current County land use designations to City of Manteca land use designations.

The General Plan 2023 proposes land uses that differ from the 1988 General Plan and the Manteca South Area Plan. It is the purpose of the General Plan 2023 to update the 1988 General Plan and the South Area Plan. Therefore, although different land use policies and a new land use map will apply, the General Plan 2023 does not conflict with existing plans.

POTENTIAL IMPACT LU-3: **The proposed General Plan 2023 would conflict with any applicable habitat conservation plan or natural community conservation plan.**

Level of Significance: **Less Than Significant**

The San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) identifies the location of sensitive species habitat within the General Plan Study Area, and establishes the procedures for compensating for the loss of such habitat. Through the compensation methods described in Section 6 of this EIR, the development of such habitat is allowed.

NOISE

POTENTIAL IMPACT N-1: **Planned development in the General Plan 2023 could result in exposure of persons to noise levels in excess of established standards.**

Level of Significance: **Potentially Significant**

Mitigation Measures:

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

N-P-2: New development of residential or other noise-sensitive land uses will not be permitted in noise-impacted areas unless effective mitigation measures are incorporated into the project design to satisfy the performance standards in Table 9-1.

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

N-P-4 The City shall require stationary noise sources proposed adjacent to noise sensitive uses to be mitigated so as to not exceed the noise level performance standards in Table 9-2.

N-P-6 Where the development of residential or other noise-sensitive land use is proposed for a noise-impacted area, an acoustical analysis is required as part of the environmental review process so that noise mitigation may be considered in the project design. The acoustical analysis shall:

- Be the responsibility of the applicant.
- Be prepared by a qualified acoustical consultant experienced in the fields of environmental noise assessment and architectural acoustics.
- Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions and the predominant noise sources.
- Estimate existing and projected (20 years) noise levels in terms of the standards of Table 9-1or Table 9-2, and compare those levels to the adopted policies of the Noise Element.
- Recommend appropriate mitigation measures to achieve compliance with the adopted policies and standards of the Noise Element.
- Estimate noise exposure after the prescribed mitigation measures have been implemented.

Describe a post-project assessment program that could be used to monitor the effectiveness of the proposed mitigation measures.

N-P-8 The City shall enforce the Sound Transmission Control Standards of the California Building Code concerning the construction of new multiple occupancy dwellings such as hotels, apartments, and condominiums.

N-P-10 The Manteca Police Department shall actively enforce requirements of the California Vehicle Code relating to vehicle mufflers and modified exhaust systems.

Residual Level of Significance: Less Than Significant With Mitigation

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POTENTIAL IMPACT N-2: Implementation of the General Plan 2023 could expose people to the impacts of construction noise.

Level of Significance: Potentially Significant

Mitigation Measures:

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

N-P-5 The City shall regulate construction-related noise to reduce impacts on adjacent uses.

Residual Level of Significance: Less Than Significant With Mitigation

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POTENTIAL IMPACT N-3: Implementation of the General Plan 2023 could expose residents to the impact of future roadway traffic noise.

Level of Significance: Potentially Significant

Mitigation Measures:

N-3.1 The Noise Element of the General Plan 2023 (Section 9) provides the following policies (P) to mitigate the levels of roadway traffic noise levels throughout the General Plan Study Area:

N-P-11 In residential subdivisions backing on to a freeway or railroad right-of-way, the developer shall be required to build a sound barrier wall, and provide for other appropriate mitigation measures, in accordance with City development standards.

N-P-12 The City shall require new roadways to be mitigated so as to not exceed the noise levels specified in Table 9-1. Widening or other improvement projects of existing roadways shall be mitigated to the most practical extent.

Residual Level of Significance: Less Than Significant With Mitigation

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POTENTIAL IMPACT N-4: Implementation of the General Plan 2023 could expose residents to the impact of railroad noise.

Level of Significance: Potentially Significant

Mitigation Measures:

N-4.1 The Noise Element of the General Plan 2023 (Section 9) provides the following implementation measure (I) to mitigate the levels of railroad noise within the Study Area:

N-I-8 Work in cooperation with Caltrans and the Union Pacific Railroad to maintain noise level standards for both new and existing projects in compliance with Table 9-1.

Residual Level of Significance: Less Than Significant With Mitigation

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Potential Impact N-5: Implementation of the General Plan 2023 could expose residents to the impacts of future industrial/commercial, emergency, and outdoor activity noise.

Level of Significance: Potentially Significant

Mitigation Measures:

N-5.1 The Noise Element of the General Plan 2023 (Section 9) provides the following policies (P) and implementation measures (I) to mitigate the noise levels from industrial/commercial, emergency, and outdoor activities throughout the General Plan 2023 Study Area:

N-P-2: New development of residential or other noise-sensitive land uses will not be permitted in noise-impacted areas unless effective mitigation measures are incorporated into the project design to satisfy the performance standards in Table 9-1.

N-P-4 The City shall require stationary noise sources proposed adjacent to noise sensitive uses to be mitigated so as to not exceed the noise level performance standards in Table 9-2.

N-P-7 Noise level criteria applied to land uses other than residential or other noise-sensitive uses shall be consistent with recommendations of the *Guidelines for the Preparation and Content of Noise Element of the General Plan.*

N-P-13 The City shall carefully review and shall give potentially affected residents an opportunity to fully review any proposals for the establishment of helipads or heliports.

N-I-1 New development in residential areas with an actual or projected exterior noise level of greater than 60 dB Ldn will be conditioned to use mitigation measures to reduce exterior noise levels to less than or equal to 60 dB Ldn.

N-I-14 Control noise at the source through use of insulation, berms, building design and orientation, buffer space, staggered operating hours and other techniques. Use noise barriers to attenuate noise to acceptable levels.

Residual Level of Significance: Less Than Significant With Mitigation

POPULATION AND HOUSING

POTENTIAL IMPACT H-1: Implementation of the General Plan 2023 would increase the City's population over existing conditions.

Level of Significance: Significant and Unavoidable

There are no specific mitigation measures that will reduce or eliminate the impact of increased population on Manteca and the surrounding area. However, monitoring and regulating growth to a responsible level will maintain the integrity of the community.

POTENTIAL IMPACT H-2: The number and type of dwellings will exacerbate the existing jobs and housing imbalance in the Study Area.

Level of Significance: Potentially Significant

Mitigation Measures:

The General Plan Land Use Element establishes the mix of land uses designed to sustain a balance of jobs and housing over a period of twenty years. Implementation of goals, policies, and implementation measures as identified in the General Plan 2023 would lessen the significance of the impact.

H-2.1: The General Plan 2023 provides the following policies (P) and implementation measures (I) to assist in the mitigation of a jobs/housing imbalance by encouraging employment development in the City.

LU-P-1: The City shall promote, cooperate in, and assist in the maintenance and expansion of Manteca's industrial sector employment development within the City of Manteca and in the south San Joaquin County area that will help reduce the home-to-work commute distance for Manteca residents.

LU-P-2: New employment centers that may include office, business-professional, research and development, and light industrial or industrial development and shall be located in areas served by full City services or served by suitable facilities approved by the City. Employment centers should be located along major arterials with easy freeway access and with access from public transit, and accessible to bicyclists and pedestrians.

LU-P-3: The City shall continue to support full development of its existing industrial park.

LU-P-4: The City shall promote the development of "clean" industries that do not create problems or pose health risks associated with water and air pollution or potential leaks or spills. However, the City will designate appropriate locations that accommodate light industrial and heavy industrial uses.

LU-P-5: Redevelopment incentives shall be used judiciously to promote industrial employment development in approved Project Areas and for projects benefiting approved Project Areas.

LU-P-6: The City shall monitor employment development to maintain the balance of residential, commercial, and industrial development.

LU-P-7: The City shall promote and plan for at least one Primary Employment Center to accommodate a variety of employment opportunities compatible with the employment skills of the Manteca resident labor force.

LU-I-1 The City shall maintain a growth management system that provides a mechanism for the annual allocation of the amount of residential, commercial, and industrial development that may occur.

LU-I-7 The City will continue to cooperate with planning efforts among local jurisdictions to minimize the impacts of growth to Manteca and in the south San Joaquin County area.

H-2.2: The General Plan 2023 Land Use designations provide an expanded range of housing densities to encourage development of a diverse mix of housing types and prices.

Residual Level of Significance: Less Than Significant With Mitigation

PUBLIC FACILITIES AND SERVICES

POTENTIAL IMPACT PFS-1: The General Plan 2023 would create a demand for domestic water beyond current entitlements, resulting in significant adverse effects upon the environment.

Level of Significance: Potentially Significant

Mitigation Measures:

PFS-1.1: The Public Facilities and Services Element (Section 6) of the General Plan 2023 addresses domestic water supply through the following goal, policies (P), and implementation measures (I):

Goal PF-7 Maintain an adequate level of service in the City's water system to meet the needs of existing and project development.

PF-P-4 Secure sufficient sources of water to meet the needs of the existing community and planned residential and commercial growth.

PF-P-5 The City will continue to rely principally on groundwater resources for its municipal water in the near term, but will participate in the regional improvements to deliver surface water to augment the City's groundwater supply.

PF-P-6 The City shall develop new water sources as necessary to serve new development.

PF-P-7 The City shall develop new water storage and major distribution lines as necessary to serve new development.

PF-P-9 City water services shall not be extended to unincorporated areas except in extraordinary circumstances. Existing commitments for City water service outside the City limits shall continue to be honored.

PF-P-11 The City will develop and implement water conservation measures as necessary elements of the water system.

PF-I-2 The City shall update the Public Facilities Implementation Plan regarding water supply and distribution, every five years. The update shall be reviewed annually for adequacy and consistency with the General Plan.

PF-I-3 The City shall require, as a condition of project approval, dedication of land and easements, or payment of appropriate

fees and exactions, to help offset municipal costs of expansion of water treatment facilities and delivery systems.

PF-I-7 The City will encourage the use of recycled water for landscape irrigation where feasible, within the parameters of State and County Health Code and standards.

PFS-1.2: The City of Manteca Water Service Master Plan (1998) defines the future water supply, storage and delivery system for the City. The Master Plan recommends a conjunctive use of surface water from the South San Joaquin Irrigation District (SSJID) Surface Water Project to meet the future water needs of the City. SSJID plans to commence surface water supply deliveries to the City in 2005. Based on limiting average groundwater supplies to the safe yield of 1.0 acre-foot per acre per year, it is estimated that under a conjunctive use program groundwater could meet 48 percent of the City's annual water needs and surface water would meet the remaining 52 percent.

Residual Level of Significance: Less Than Significant With Mitigation

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POTENTIAL IMPACT PFS-2: The General Plan 2023 would create a demand for wastewater (sewer) treatment beyond capacity of current facilities, resulting in significant adverse effects upon the environment.

Level of Significance: Potentially Significant

Mitigation Measures:

PFS-2.1: The Public Facilities and Services Element (Section 6) of the General Plan 2023 addresses wastewater (sewer) treatment through the following goal, policies (P), and implementation measures (I):

Goal PF-8 Maintain an adequate level of service in the City's sewage collection and disposal system to meet the needs of existing and projected development.

PF-P-16 Ensure wastewater collection and treatment for all development in the City and the safe disposal of wastes.

PF-P-17 The City will maintain capacity to process combined residential, commercial, and industrial flow.

PF-P-18 The City shall develop new sewage treatment and trunk line capacity as necessary to serve new development.

PF-P-19 City sewer services will not be extended to unincorporated areas, except in extraordinary circumstances. Existing commitments for sewer service outside the City limits shall continue to be honored.

PF-P-23 The City will maintain the ability to handle peak discharge flow while meeting State Regional Water Quality Control Board Standards as established in the current NPDES Permit.

PF-I-8 The City shall update the Public Facilities Implementation Plan regarding wastewater collection and treatment. The update shall be reviewed annually for adequacy and consistency with the General Plan.

PF-I-10 The City will encourage and permit an industrial pretreatment program for business parks and other industrial uses in accordance with state and federal requirements.

PF-I-12 The City will promote reduced wastewater system demand through efficient water use by:

requiring water conserving design and equipment in new construction,

encouraging retrofitting with water conserving devices;

designing wastewater systems to minimize inflow and infiltration to the extent economically feasible; and

maintaining a Citywide map of all sewer collection system components and monitoring the condition of the system on a regular basis.

Residual Level of Significance: Less Than Significant With Mitigation

POTENTIAL IMPACT PFS-3: The General Plan 2023 would create a demand for stormwater drainage beyond capacity of current facilities, resulting in significant adverse effects upon the environment.

Level of Significance: Potentially Significant

Mitigation Measures:

PFS-3.1: The Public Facilities and Services Element (Section 6) of the General Plan 2023 addresses stormwater drainage through the following goal, policies (P), and implementation measure (I):

Goal PF-9 Maintain an adequate level of service in the City's drainage system to accommodate runoff from existing and projected development and to prevent property damage due to flooding.

PF-P-24 The City shall continue to complete gaps in the drainage system in areas of existing development.

PF-P-25 The City shall require the dedication and improvement of drainage detention basins as a condition of development approval according to the standards of the Drainage Master Plan. The responsibility for the dedication and improvement of detention basins shall be based on the prorated share of stormwater runoff resulting from each development.

PF-P-26 Storm drainage systems within new development areas shall include open drainage corridors where feasible to supplement or replace an underground piped drainage system. The drainage systems would provide for short-term stormwater detention, stormwater conveyance for stormwaters exceeding a 10-year event, stormwater quality treatment, bike and pedestrian paths, and visual open space within neighborhoods.

PF-I-13 The City shall update the Storm Drainage Master Plan and Public Facilities Implementation Plan, regarding stormwater drainage, every five years. The update shall

be reviewed annually for adequacy and consistency with the General Plan.

PFS-3.2: The Public Facilities Implementation Plan (PFIP) 1993 addresses additional drainage capacity made necessary by development occurring through June 30, 2020.

Residual Level of Significance: **Less Than Significant With Mitigation**

POTENTIAL IMPACT PFS-4: **The General Plan 2023 would create a demand for solid waste services beyond the capacity of current landfill facilities, resulting in significant adverse effects upon the environment.**

Level of Significance: **Potentially Significant**

Mitigation Measures:

PFS-4.1: The Public Facilities and Services Element (Section 6) of the General Plan 2023 addresses solid waste handling and disposal through the following goals, and policies (P):

Goal PF-11 Provide for the implementation and enforcement of the provisions for the Source Reduction and Recycling Element, as mandated by the State.

Goal PF-12 Maintain efficient, effective and economical solid waste services for the residents, businesses and visitors to Manteca.

PF-P-30 The City shall support the continued use of the Lovelace Transfer Station on Lovelace Road, between Union Road and Airport Way, for the processing and shipping of solid waste materials.

Residual Level of Significance: **Less Than Significant With Mitigation**

POTENTIAL IMPACT PFS-5: **The General Plan 2023 would not comply with statutes and regulations related to solid waste.**

Level of Significance: **Potentially Significant**

Mitigation Measures:

PFS-5.1: The Public Facilities and Services Element (Section 6) of the General Plan 2023 addresses compliance with statutes and regulations related to solid waste through the following goal and policy (P):

Goal PF-11 Provide for the implementation and enforcement of the provisions for the Source Reduction and Recycling Element, as mandated by the State.

PF-P-29 The City will implement and enforce the provisions of its Source Reduction and Recycling Element.

Residual Level of Significance: Less Than Significant With Mitigation

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POTENTIAL IMPACT PFS-6: Implementation of the General Plan 2023 would require additional facilities and LOS for police protection, fire protection, schools, and parks.

Level of Significance: Potentially Significant

Mitigation Measures:

PFS-6.1: The Public Facilities and Services Element (Section 6) of the General Plan 2023 addresses police protection, fire protection, schools, and parks and recreation through the following goals, policies (P), and implementation measures (I):

Police Protection

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

PF-P-40 The City shall provide police services to serve the existing and projected population.

PF-P-41 The City will establish the criteria for determining the circumstances under which police service will be enhanced.

PF-I-22 The Police Department shall continuously monitor response times and report annually on the results of the monitoring.

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

Fire Protection

PF-P-42 The City shall endeavor to maintain an overall fire insurance (ISO) rating of 4 or better.

PF-P-43 The City shall endeavor through adequate staffing and station locations to maintain the minimum feasible response time for fire and emergency calls.

PF-P-45 The City shall establish the criteria for determining the circumstances under which fire service will be enhanced.

PF-I-24 The Fire Department shall continuously monitor response times and report annually on the results of the monitoring.

PF-I-25 The Planning Commission and City Engineer will review proposed residential street patterns to evaluate the accessibility for fire engines and emergency response.

Education (Schools)

Goal PF-13 Provide for the educational needs of the Manteca residents.

PF-P-33 The City shall cooperate with the Manteca Unified School District and others in locating and reserving appropriate sites for new schools. Adequate facilities shall be planned to accommodate new residential development.

PF-P-34 The City shall cooperate with the Manteca Unified School District in their collection of school facility development fees from new development.

PF-P-35 Financing of new school facilities will be planned concurrent with new development.

PF-P-36 The City and Manteca Unified School District will work together to develop criteria for the designation of school sites and consider opportunities for reducing the cost of land for school facilities. The City will encourage the school district to

comply with City standards in the design and landscaping of school facilities.

PF-P-37 The City will consider opportunities for joint-use of facilities the school district. When feasible, a joint-use agreement will be pursued to maximize public use of facilities, minimizing duplication of services provided, and facilitate shared financial and operational responsibilities.

PF-P-38 When feasible, schools will be located away from hazards of sensitive resource conservation areas, except where the proximity of resources may be of educational value and the protection of resources is reasonably assured.

PF-I-18 The City will maintain an inventory of all public lands to identify opportunities for joint-use facilities.

PF-I-19 The City shall cooperate with the Manteca Unified School District to select a suitable location for a high school south of SR-120.

PF-I-20 The City will request an annual meeting with the Administrator and the Board of Trustees of the Manteca Unifi9ed School District to review development issues and opportunities for cooperation between the school district and the City.

PF-I-21 The City will encourage the expansion of higher education program offerings and opportunities in Manteca.

Parks and Recreation

Goal PF-14 Establish and maintain a park system and recreation facilities that support economic development and residential growth in the City.

Goal PF-15 Establish and maintain a park system and recreation facilities that are suited to the needs of Manteca residents and visitors.

Goal PF-16 Promote the provision of private recreational facilities and opportunities.

Goal PF-17 Establish a recreation program that is suited to the needs and interests of all Manteca residents.

Goal PF-18 Provide a network of pedestrian and bicycle routes connecting Manteca's major open space areas and destination points.

PF-P-46 The City shall expand the community and neighborhood park system with the goal of providing neighborhood park facilities within reasonable walking distance of all City residential areas.

PF-P-47 The City shall use joint development of park and drainage detention basins in the development of neighborhood parks.

PF-P-48 The City shall cooperate with the Manteca Unified School District in opportunities for joint-use of school and park and recreation facilities.

PF-P-49 City park acquisition efforts shall be based on a goal of 5 acres of developed neighborhood and community parkland per 1,000 residents within the City limits.

PF-P-50 Neighborhood parks shall conform to the following general guidelines (specific detail and standards to be determined within the Parks and Recreation Master Plan):

- The typical minimum size shall be set to support active and passive recreation activities.
- The typical service areas for a neighborhood park is approximately ¼ mile walking distance.
- Neighborhood parks shall include a turf area above the basin flood line of sufficient area to be used for playgrounds, sports, picnic areas, and other recreational facilities.

PF-P-51 The City shall aggressively pursue State and County funding to supplement City revenues to the extent such funding is available.

PF-P-52 The City shall endeavor to identify, acquire, and develop one or more community parks as defined in the Parks and Recreation Master Plan.

PF-P-53 All new residential development will be required to pay a park acquisition and improvement fee, based on providing 5 acres per 1,000 residents, to fund system-wide improvements.

PF-P-54 The City shall promote the provision of private open space and recreational facilities as part of new residential developments.

PF-P-55 The City shall not discourage the expansion of private commercial recreational facilities.

PF-P-56 The City shall consider cooperative agreements with the Manteca Unified School District for the use of school facilities for City-sponsored recreation programs on a case-by-case basis.

PF-P-57 The City should develop a convenient system of pedestrian sidewalks and pathways linking City parks, major open space areas, and the downtown core.

PF-P-58 The City shall develop a bicycle route system linking open space areas, schools, public facilities, the downtown core, and neighborhoods. Bicycle lanes shall be included in new street widenings where the street falls within the adopted Bicycle Route Master Plan.

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

PF-I-27 The City shall periodically review projected park development needs and plans, update cost estimates for park acquisition and development, and remaining development potential based on the General Plan.

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

Residual Level of Significance: Less Than Significant With Mitigation

POTENTIAL IMPACT PFS-7: **The General Plan 2023 would require expanded energy sources and infrastructure for expanded urban development.**

Level of Significance: **Potentially Significant**

Mitigation Measures:

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

Goal PF-10 Ensure adequate, reliable electric service is available to all users in the City.

PF-P-28 Cooperate with and encourage efforts to expand the opportunities for electric power service in the City.

PF-I-14 The City will consider participating on generating and/or distributing electric service within the City.

FP-I-15 The City will encourage energy conservation measures and innovative uses of solar energy, heat recovery, and co-generation in all structural and industrial processes.

PF-I-16 The City will communicate its major development plans with utility companies and coordinate planning extension of these utilities.

Residual Level of Significance: **Significant and Unavoidable**

The need for expanded energy sources and infrastructure is a significant impact with expanded urban development. Implementation of the above goal, policy and implementation measures will help reduce the amount of energy and infrastructure needed to serve new urban development in the City of Manteca, but not to a less-than-significant level.

TRAFFIC AND CIRCULATION

POTENTIAL IMPACT TC-1: **Planned development in the General Plan 2023 may not meet City of Manteca LOS standards for local roadways.**

Level of Significance: **Potentially Significant**

Mitigation Measures:

TC-1.1: The Circulation Element (Section 4) of the General Plan 2023 includes, among others, the following policies (P) to meet the standards for local roadways:

C-P-1: The City shall strive to attain the highest possible traffic levels of service (LOS) consistent with the financial resources available and the limits of technical feasibility. The impact of new development and land use proposals on LOS should be considered in the review process.

C-P-2 Manteca's target for transportation LOS is to provide **("citywide average" removed)** LOS of C or better, and a minimum of LOS D at any individual location. LOS C, LOS D and the other Level of Service ratings as defined in current traffic engineering standards. This "LOS C average, LOS D minimum" shall be accomplished by attempting to provide LOS C at all locations, but accepting LOS D under the following circumstances:

- Where constructing facilities with enough capacity to provide LOS C is found to be unreasonably expensive. This applies to facilities, for example, on which it would cost significantly more per dwelling unit equivalent (DUE) to provide LOS C than to provide LOS D.
- Where it is difficult or impossible to maintain LOS C because surrounding facilities in other jurisdictions operate at LOS D or worse.
- Where free-flowing roadways or interchange ramps would discourage use of alternate travel modes.
- Where maintaining LOS C will be a disincentive to use of existing alternative modes or to the implementation of new transportation modes that would reduce vehicle travel.

Residual Level of Significance: **Less Than Significant With Mitigation**

POTENTIAL IMPACT TC-2: **Planned development in the General Plan 2023 may not meet City of Manteca LOS standards for local intersections.**

Level of Significance: **Potentially Significant**

Mitigation Measures:

TC-2.1: The Circulation Element policies (P) listed above in Potential Impact TC-1 address LOC standards, which also apply to local intersections.

TC-2.2: Improvements to the impacted intersections can allow LOS D operations or better.

Residual Level of Significance: **Less Than Significant With Mitigation**

POTENTIAL IMPACT TC-3: **Planned development in the General Plan 2023 may not meet SJCOG LOS standards for regional roadways.**

Level of Significance: **Potentially Significant**

Mitigation Measures:

TC-3.1: **Travel Demand Management:** The Circulation Element includes several policies (P) and implementation measures (I) aimed at encouraging alternate modes. These include:

C-I-15 The City shall establish a requirement for a transportation demand management program in any business park, industrial or commercial land use that employs more than 50 full time equivalent employees.

Transit Use: The Circulation Element encourages transit use, including the following policies (P):

C-P-49 The City shall encourage the use of local transportation services, such as jitneys, local shuttles and commuter buses.

C-P-52 The City shall promote the development of park-and-ride facilities near I-5, SR 120, and SR 99.

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

C-P-33 The City should establish a safe and convenient network of identified bicycle routes connecting residential areas with recreation, shopping, and employment areas within the city". By establishing this network, the City of Manteca is encouraging bicycle use in the City. This policy is currently being implemented through the update of the City's Bicycle Master Plan.

Participation Regional Cost-Sharing Program: SJCOG is conducting a study regarding the implementation of a region wide traffic fee. The City of Manteca has supported this effort by participating in the study regarding this fee. The City should continue to support similar efforts to develop a mechanism to share the cost of regional transportation improvements when such an effort fairly allocates the costs and benefits of projects through an appropriate nexus-based study. These cost-sharing efforts could be addressed through both region-wide efforts and sub-regional efforts. A sub-regional cost sharing approach could consist of a program to allocate improvement costs to only a limited number of adjacent cities (Tracy, Lathrop, Manteca only) or cities utilizing a particular corridor (I-205).

Residual Level of Significance: Less Than Significant With Mitigation

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POTENTIAL IMPACT TC-4: Planned development in the General Plan 2023 could conflict with regionally adopted transportation goals and policies.

Level of Significance: Less Than Significant

As judged by the four major policies contained in the SJCOG RTP, the proposed General Plan 2023 does not conflict with the regional transportation goals and policies.

POTENTIAL IMPACT TC-5: **Planned development in the General Plan 2023 could impede the operations of alternate travel modes including transit, bicycles, and pedestrians.**

Level of Significance: **Less Than Significant**

A review of the goals, policies, and implementation measures indicates that the General Plan 2023 promotes the use of bicycles and walking to the extent possible; therefore there is no significant impact.

References:

(1) Mines and Mineral Producers Active in California (1997-1998). Special Publication 103. California Department of Conservation, Division of Mines and Geology. Revised 1999.

2. PROJECT AND ALTERNATIVES DESCRIPTION

The General Plan 2023 is a comprehensive update to the General Plan adopted by the City of Manteca in 1988. In 2001, the City Council recognized the need for a new General Plan that anticipates new development in the City and surrounding areas. The City Council established a General Plan Steering Committee to serve as the advisory committee for development of the Plan concepts and principles. A consultant team was selected in mid-2001, and preparation of the General Plan 2023 commenced with the Steering Committee and the City's Community Development Department.

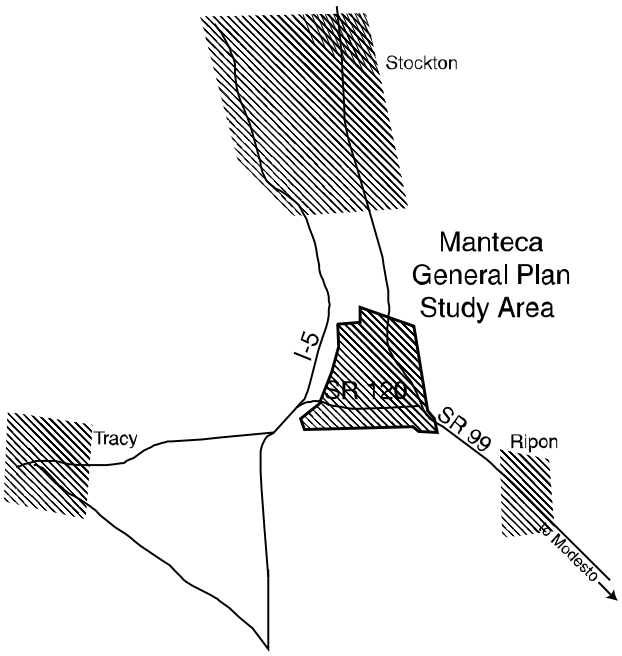
2.1 PLAN AREA CONTEXT

2.1.1 Regional Setting

The City of Manteca, incorporated May 28, 1918, is located in the "heartland" of California's Great Central Valley, with historical roots as an important agricultural center. Due to excellent soil, great climate, and access to clean water, Manteca was predominantly an agricultural area for much of the early 20th century. However, the community has transformed from an agricultural base to an urbanized base. The economic growth in south San Joaquin County has been powered by the area's advanced transportation infrastructure.

Figure 2-1

Regional Location Map



Manteca is located near the northern end of the San Joaquin Valley of central California at the junction of State Route 99 and State Route 120, approximately 75 miles east of San Francisco and 55 miles south of Sacramento. The area between Manteca and Stockton brings State Route 99 and Interstate 5 to their closest point in California, with State Route 120 connecting them through Manteca. Manteca is located approximately 12 miles south of downtown Stockton, and 14 miles northwest of the City of Modesto.

2.1.2 General Plan Study Area

The General Plan must cover all territory within the General Plan boundaries as well as "any land outside its boundaries, which in the planning agency's judgement bears relation to its planning" (Government Code Section 65300). A local government can formally communicate its concerns for the future of lands under its neighbors' jurisdiction by this means:

"Cooperative 'extraterritorial' planning can be used to guide the orderly and efficient extension of services and utilities, ensure the preservation of open space, agriculture, and resource conservation lands, and establish consistent standards for development in the plans of adjoining jurisdictions."

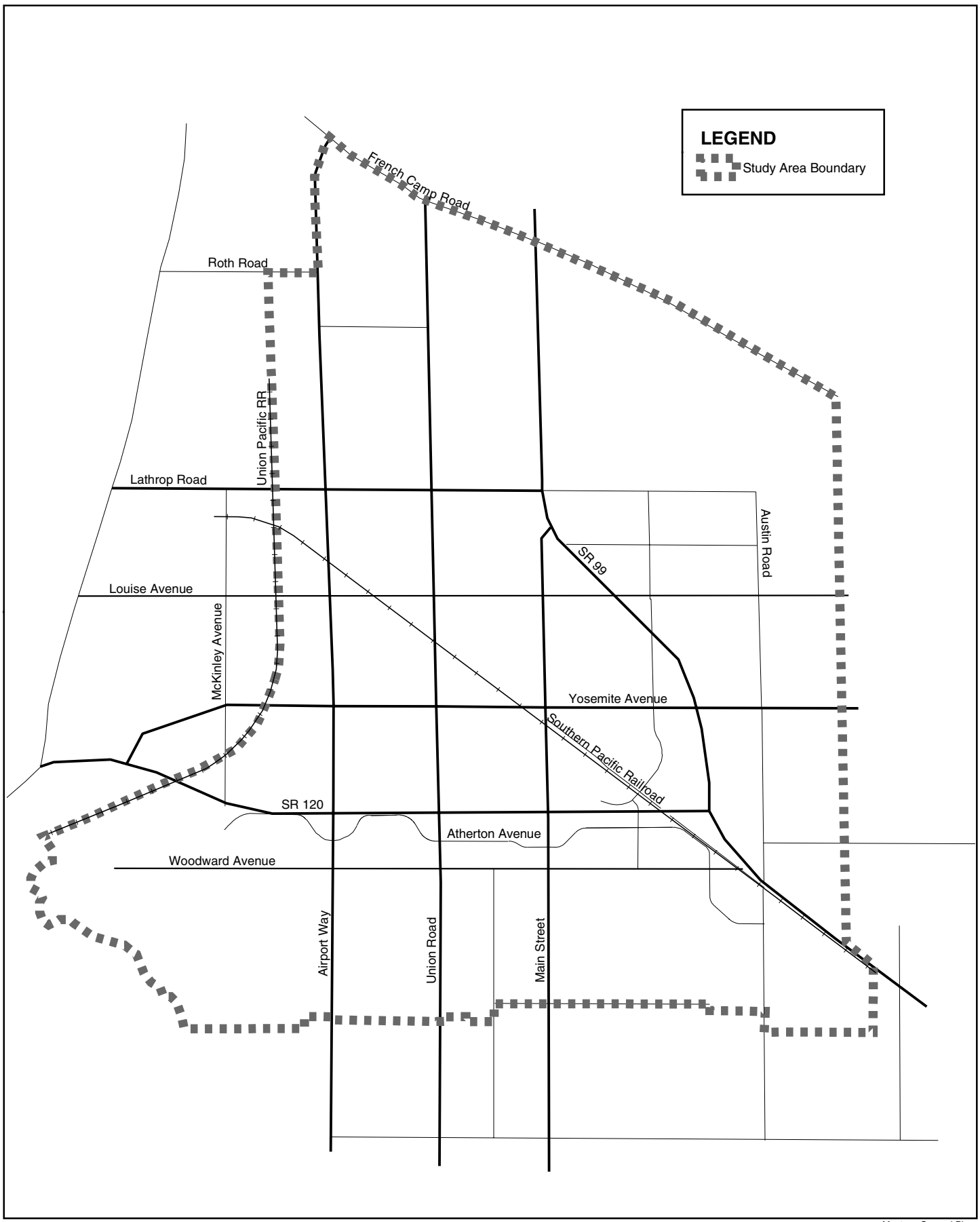
In order to consider the Sphere of Influence of adjacent jurisdictions and the potential impacts of development in the surrounding area, the General Plan Study Area boundary encompasses more land than is required to accommodate the projected growth of the City. Land use is not allocated to all land within the General Plan Study Area. The areas not addressed in the Study Area are within the unincorporated area of San Joaquin County and the land use in these areas will continue to be regulated by San Joaquin County. The City may include in its General Plan any land outside its boundaries which relates to its planning. The General Plan Study Area encompasses approximately 25,975 acres within and outside of the existing City limits. The purpose in establishing the Study Area boundary larger than the existing City is to identify and evaluate the areas surrounding the City that may affect the future economic viability, traffic, services, and aesthetic quality of the City.

In addition, since many issues such as air quality, traffic and economic development, extend beyond political boundaries, the law provides for planning outside of the jurisdiction's territory.

The Study Area boundary follows French Camp Road on the north, the Union Pacific Railroad on the west, Walthall Slough and a line contiguous to Sedan Avenue on the south, and a line approximately one-half mile east of Austin Road on the east. The General Plan Study Area is shown in Figure 2-2.

Figure 2-3 illustrates the location of the Study Area boundary relative to the current municipal boundaries and Spheres of Influence of the adjacent municipalities: the City of Stockton to the north, the City of Lathrop to the west, and the City of Ripon to the southeast.

The General Plan Study Area boundary is generally within the boundaries of the Manteca Unified School District, but overlaps the Ripon Unified School District boundary in the area of Austin Road and Sedan Avenue as shown in Figure 2-4.

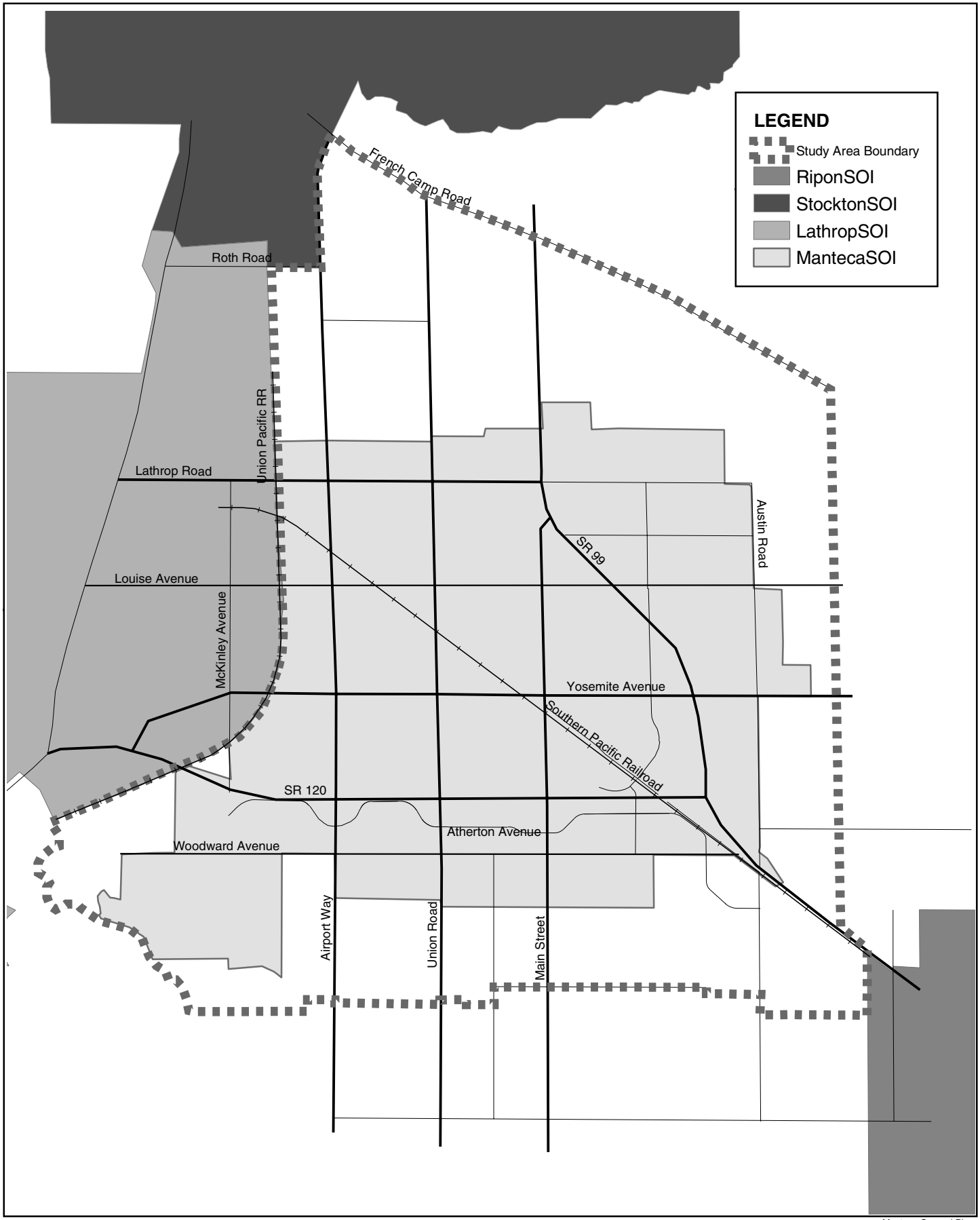


Manteca General Plan

WADE ASSOCIATES
urban planning & design
environmental planning

May 2003

GENERAL PLAN STUDY AREA
FIGURE 2-2



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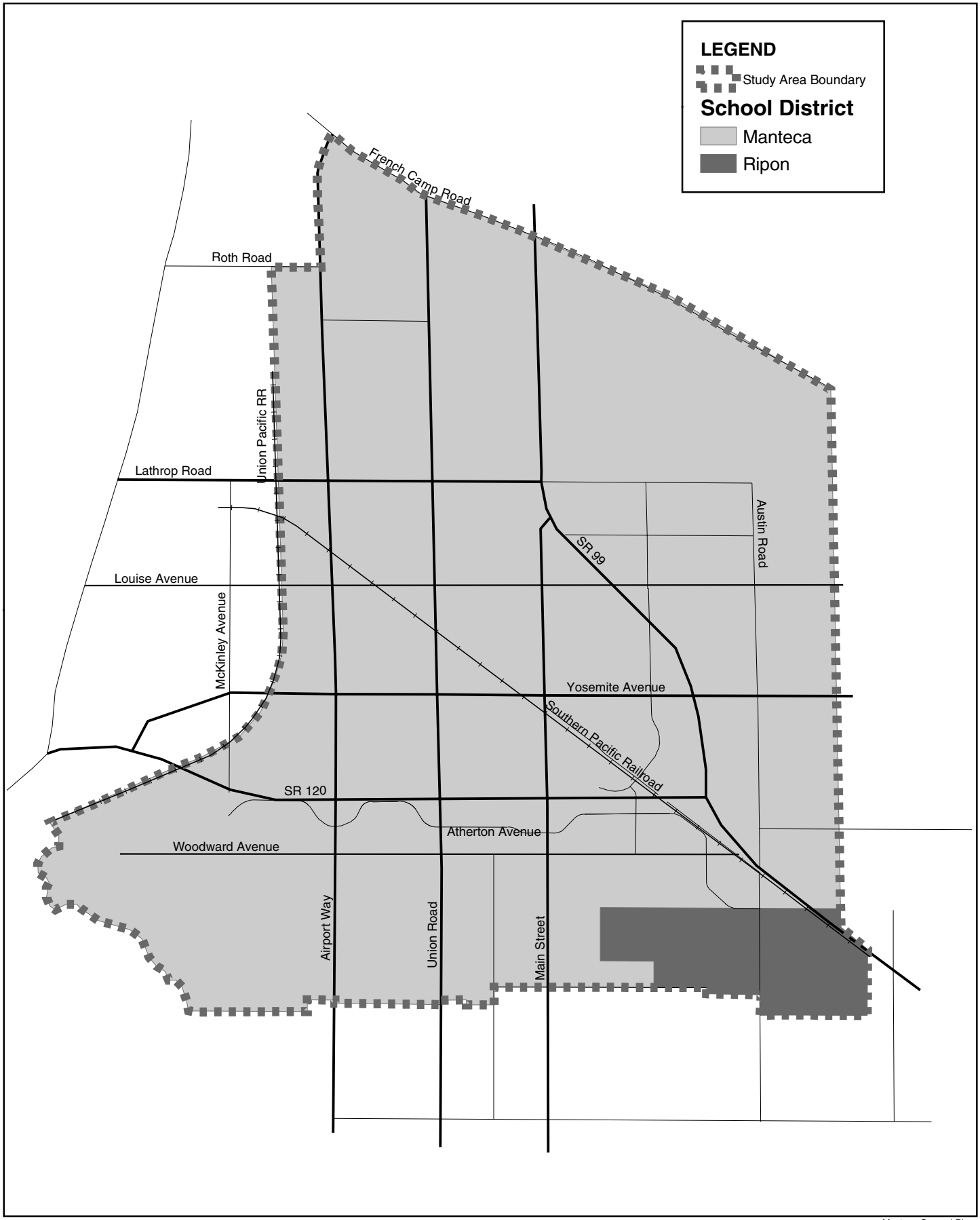
GENERAL PLAN STUDY AREA AND ADJACENT MUNICIPALITIES

May 2003

FIGURE 2-3



Manteca General Plan

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SCHOOL DISTRICTS WITHIN THE GENERAL PLAN STUDY AREA

May 2003

FIGURE 2-4

2.2 GENERAL PLAN DESCRIPTION

The General Plan includes a policy document and a background report, supplemented by technical reports on cultural resources, traffic, and noise. The Draft background report and technical reports are available for review at the City of Manteca Community Development Department, 1001 W. Center Street, Manteca.

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

- Land Use- establishes land use designations with types and intensities of use and sets policies and programs regarding future development of the City.
- Community Design- establishes urban design guidelines to ensure that new development is attractive and contributes to the sense of Manteca as a location.
- Circulation- contains policies for the City's roadway system, transit, pedestrian and bicycle circulation, and methods of managing transportation demand, accounting for the relationship between land use and circulation.
- Economic Development- addresses the need for Manteca to broaden its employment base to maintain the high quality of life currently enjoyed, and to implement an economic development strategy.
- Housing- includes policies and programs to increase the variety and types of housing in the City, emphasizing infill sites, increased density, and mixed uses downtown, and also includes a discussion of housing needs and programs to provide additional housing for special needs populations.
- Public Facilities and Services- discusses public facilities including domestic water, sewer, storm drainage, electricity services, solid waste, education, police protection, fire protection, and parks and recreation.
- Safety- contains policies and programs to protect the community from injury, loss of life, and property damage resulting from natural disasters and hazardous conditions.
- Resource Conservation- emphasizes the accommodation of population growth while conserving and protecting the area's natural resources and quality of life.
- Noise- identifies policies that will protect the community from noise hazards.

- Air Quality- addresses the community's need to cooperate regionally so that increased development does not further degrade the air quality.
- Administration

2.3 KEY LAND USE ISSUES AND DEVELOPMENT CONCEPTS

The General Plan reflects community vision and values, and the conditions that influence development of the community.

2.3.1 Logical Growth of the City

Manteca has generally grown in a compact pattern around the historic center of the City at the crossroads of Yosemite Avenue and Main Street. Residential neighborhoods have developed within boundaries established by the major streets spaced one mile apart. This General Plan directs land use to continue the historic pattern of compact urbanization. The developed portion of the City should retain its distinct, compact form with clear, well-defined edges.

The expansion of the urbanized area is enabled by the extension of basic public services, notably sewer, drainage and streets. The City plans the extension of these services through periodic preparation of various public facility master plans, such as water, sewer and drainage. These master plans are coordinated through a Public Facilities Implementation Plan (PFIP) that identifies and establishes the funding mechanism for specific capital improvements. The PFIP is a key to implementing the land use goals (Land Use Element) and public facilities goals (Public Services and Facilities Element) of the General Plan.

2.3.2 Community Form, Scale and Identity

The community identity is established by important visual characteristics that provide cues for travelers, as well as residents. Among these are:

- the scale or size of the City
- well-defined edges and gateways
- an identifiable pattern of streets and land uses
- attractive streetscapes and public places
- notable landmarks, both natural and man-made

Attractive new land uses along the major highways, new landmarks visible from several vantage points throughout the City, and new gateway features along the highways and other major roads at City boundaries can contribute significantly to establishing a strong positive identity for Manteca.

The existing commercial core area should be retained and reinforced as the functional and social center of the City for residents. Urbanization should generally extend outward from this center.

In the future, population increases and a growing regional role for Manteca may generate the need for a second commercial, office, residential, institutional and entertainment core area east of the existing downtown. The Land Use Map identifies such a site designated as Commercial Mixed Use along Austin Road between Yosemite Avenue and the future extension of SR 120. This site would provide a new town center complex that would include employment, high-density residential use, entertainment, and regional retail use under a comprehensive master plan.

2.3.3 Attractive, Sustainable Neighborhoods

Neighborhoods are the fundamental organizing concept for residential land use. The neighborhoods are typically not more than one mile in any dimension to provide a reasonable walking distance from any part of the neighborhood to the schools, parks, and commercial centers.

The land use in each neighborhood is predominantly residential, but will typically include a neighborhood school, parks, and a mixed-use commercial area that includes retail or commercial goods or service facilities.

Preservation of the existing housing and enhancement of existing neighborhoods is important to maintaining the quality of life in the City.

2.3.4 Support of Public Transit and Bicycle and Pedestrian Circulation

High activity areas should be located to facilitate the use of public transit.

The organization of land use and circulation networks should permit and encourage walking and bicycling to major activity centers such as shopping, recreation facilities, and schools. Commercial, employment, recreational and institutional land uses should be conveniently located near the residential neighborhoods.

2.3.5 Housing Opportunity

The General Plan responds to the need for diversity in housing opportunity and changes in market demand for housing types in two primary ways. First, the residential density (dwelling units per acre) categories are broadened to provide more flexibility and diversity in the types of dwelling units in each neighborhood. Second, the Land Use Map identifies more sites distributed throughout the community for specific residential categories in order to ensure more diversity in the housing supply. The Land Use Map is available at the Community Development Department, City of Manteca.

2.3.6 Employment and Economic Development

During the twenty-year horizon of this General Plan, Manteca will experience economic development that will add to and diversify the local economy. This will consist of additional growth in warehousing and distribution, but should also include significant new components, such as office and service sectors, research and development, and manufacturing.

Increases in population have the potential to drive a demand for new retail establishments and local-serving professional office uses. The range of commercial and professional services will expand as Manteca reaches threshold populations.

The General Plan responds to the needs of economic development by designating locations for:

- warehouse, distribution and manufacturing;
- business park;
- research and development and light manufacturing, and
- a major mixed-use regional retail and service center.

The General Plan also provides two new land use categories not previously used in the General Plan. The newly-established Commercial Mixed Use (CMU) and Business Industrial Park (BIP) categories are intended to expand the opportunities for economic development by providing opportunities to integrate high density residential, office and retail/service uses on a single site.

2.3.7 Live/Work Housing

It is anticipated that the percentage of individuals working at home will increase over the next twenty years. At home workers may include telecommuters, professional services, small service businesses, mail order, and any number of other entrepreneurial endeavors. It is the intent of this General Plan to support such activities. The residential design policies provide the flexibility to include most types of small business within the premises, and the mixed use commercial sites are intended to include services and facilities that would support workers in the neighborhood. Such support services include technical services, such as copy and secretarial services, teleconferencing centers and day care. The commercial sites will also typically contain coffee shops and plazas that provide a social setting for people who work at home.

2.3.8 Public Services and Fiscal Stability

Growth will provide additional revenue sources, but will also place additional service burdens on the City of Manteca. The challenge is to balance growth with funds for required new services. The Land Use Element provides a mix of land use categories and implementation measures to ensure that the overall balance of land use is sustained over time.

The City will monitor the mix of land use in order to gauge future decisions on land use, public service levels and capital investments.

2.3.9 Access to Open Space

Existing open space is found in the neighborhood parks, a few agricultural areas within and on the perimeter of the urban area, and the utility corridors.

The City is surrounded by agricultural land that provides visual open space on the north, east and south. Agricultural activity has significantly altered most of the natural features that predated the urban development of the area. Consequently, there are no natural drainage ways, significant stands of trees, or other natural features that would guide or provide the core of an open space network within the City.

In the absence of natural features that could define an open space network, the General Plan encourages the creation of a network of open spaces in the storm drainage channels, and naturalized landscaping along major thoroughfares and bike paths. The open drainage systems would provide a pedestrian connection between parks and access to open space from residential neighborhoods. The neighborhoods would be designed with homes oriented to, rather than backing on the open space corridor.

2.3.10 Agricultural Productivity

Agricultural productivity will remain a significant element of the economy in San Joaquin County. The General Plan supports the existing level of agricultural production by directing development in a compact, concentric form in order to reduce the demand for new development areas. Existing agricultural activities will be retained within the City where practical.

2.4 LAND USE SUMMARY

The General Plan 2023 provides a range of residential, commercial, industrial, business-professional and public land uses, as summarized in Table 2-1.

Table 2-1

General Plan 2023 Land Use

	Proposed Developable Land Use	**Existing Urbanized Land Use**	**Total 2023 Land Use**
LAND USE	Acres	Acres	Acres
AG Agriculture	3960.0		3960.0
GC General Commercial	518.0	154	672.0
NCC Neighborhood Commercial	111.8	380	491.8
CMU Commercial Mixed Use	255.0		255.0
HI Heavy Industrial	715.0	194.9	909.9
LI Light Industrial	798.1	226	1024.1
BIP Business Industrial Park	258.0		258.0
BP Business Professional	133.0		133.0
HDR High Density Residential (15.1 to 25 du/ac)	251.0	191	442.0
MDR Medium Density Residential (8.1to 15 du/ac)	359.0	187.6	546.6
LDR Low Density Residential (2.1 to 8 du/ac)	3685.9	2741.7	6427.6
VLDR Very Low Density Residential (0.5 to 2 du/ac)	248.0	109.8	357.8
P/QP/ Public/Quasi-public Schools/Utilities	317.6	788.3	1105.9
OS Open Space	516.0	27	543.0
P Park	175.7	342.4	518.1
Total	12302.1	5342.7	17644.8

Source: Wade Associates May 2003

2.5 ASSUMPTIONS REGARDING POPULATION GROWTH AS A BASIS FOR ENVIRONMENTAL IMPACT EVALUATION

Many environmental impacts are related directly or indirectly to population increase. Notably, traffic, public service demands, and land required for urban uses can be directly correlated to increases in population.

The General Plan land use is designed to achieve an adequate supply of land to accommodate the projected population through the General Plan horizon, within the City's Growth Management Ordinance.

The projected population is derived from the General Plan land use through assumptions relating to residential density, the average density, the efficiency of the land use, vacancy factors, and a market reserve for each residential land use type. The General Plan Steering Committee reviewed and affirmed these assumptions for use in the General Plan process.

Residential Density

Residential density is the number of dwelling units per developed acre allowed in each residential land use category in the General Plan. The General Plan provides for a wide range of residential densities in each category, and the General Plan 2023 provides for higher densities in the residential land use category compared to the 1988 General Plan, in order to allow for diversity in residential development.

Average Density

Average density is the estimate of actual residential density in each residential land use category. The actual land use will vary from one development to another. For planning purposes an average density is assumed that reflects the cumulative development of all residential land use within a land use category.

Efficiency

The General Plan land use categories in new growth areas apply to undeveloped or "raw" ground. The land area in each category does not account fully for land required for streets, parks, schools and other uses. Consequently, the actual area available for use depends on the efficiency of the land use development. For planning purposes average land use efficiency is assumed for each residential development category.

Vacancy Factor

Even at full development a small percentage of residential units will be vacant. A vacancy factor is assumed for each residential land use category.

Market Reserve

The market reserve allows for a surplus of residential land use to account for the varying demand for housing supply. If the residential land available for development were limited to only the amount required at any time, the resulting price pressure would increase the cost of housing. The market reserve factor provides an excess supply to ensure that there will be competitive land prices and more affordable housing.

Each of these factors has the effect of translating the gross land area designated in the General Plan to the net land area actually available to accommodate increases in population.

Table 2-2 identifies the assumptions that affect the actual land area available for urban use.

Table 2-2

Residential Land Use Assumptions

Land Use Category	Dwelling Units per Acre	Average Dwellings per Acre	% Efficiency	% Vacancy	Market Reserve
Very Low Density Residential	0 to 2	1	80%	0.04	120%
Low Density Residential	2.1 to 8	5	80%	0.04	120%
Medium Density Residential	8.1 to 15	8	80%	0.04	120%
High Density Residential	15.1 to 25	20	90%	0.04	120%
Commercial Mixed Use	15.1 to 25	20	90%	0.04	120%

Source: Wade Associates, May 2003

Average Household Population

The level of population accommodated by a given number of dwelling units also depends on the average number of residents in each dwelling. The 2000 Census indicates that the average household size in Manteca is 2.98 persons per household. This is a slight decrease from the 1990 Census. For planning purposes it is assumed that the household size will remain constant through the time horizon of the General Plan. However, the average household population will vary depending on the dwelling unit type. Generally, single family dwellings will have a slightly larger average household population than an apartment.

Table 2-3 provides the assumed household size and the estimate of total population based on the land use summarized in Table 2-1 and the land use assumptions summarized in Table 2-2.

Table 2-3

Estimate of Population at Full Development of the 2023 General Plan

	Net Acres Available	Average Housing Units per Acre	Dwellings	% of Dwelling Units by Type	Average Household Size	Total Estimated Population
Very Low Density Residential	825.6	1	826	2.6%	3.06	2,526
Low Density Residential	4,129.3	5	20,646	65.0%	3.06	63,178
Medium Density Residential	358.4	8	2,867	9.0%	3.00	8,602
High Density Residential	324.0	20	6,480	20.4%	2.70	17,496
Commercial Mixed Use	47.7	20	954	3.0%	2.70	2,576
Total	5,685.0		31,773	100%	2.97	94,378
Average Residential Net Density	5.59					

Source: Wade Associates, May 2003

2.6 ASSUMPTIONS REGARDING NON-RESIDENTIAL AND CUMULATIVE LAND USES

In addition to providing residential land use to accommodate the projected population, the General Plan seeks to enhance the opportunities for increasing employment opportunities within the City. Therefore, the land area requirements for development of the City also include the non-residential land uses, as well as public facilities. The General Plan also must provide adequate land area for public services, and should maintain a balance of uses so that there is adequate revenue to sustain public services over time.

2.6.1 Land Area Required for Jobs/Housing Balance

Employment and economic development is identified as one of the Key Land Use Issues and Development Concepts in the General Plan. The General Plan includes policies designed to significantly increase the opportunity for residents to find local employment by providing substantial land area for employment land uses. The land area required for commercial, industrial, and business-professional land uses can be estimated on the basis of the number of resident workers per dwelling unit, or an average jobs/housing ratio. The jobs/housing ratio depends on:

- the number of resident workers,

- the mix of employment types likely to comprise the local economy,
- the average commercial or industrial space required per employee, and
- the average number of employees per dwelling.

The assumptions include a jobs/housing surplus factor that corresponds to the objective of providing employment opportunities for the resident work force. The surplus factor would ensure that there is adequate land area available to provide a surplus of job opportunities, that is, Manteca would become a net importer of workers. The allocation of land does not alone, of course, ensure any growth in employment opportunities. However, suitably located and served land is necessary to accommodate any growth in employment, and the General Plan emphasizes the goals of economic development and new job creation in the City.

Table 2-4 summarizes the employment assumptions used in estimating the total land area required to accommodate the full, local employment of the population estimated in Table 2-3.

Table 2-4

Employment Assumptions

	Average Employees per Dwelling	**Total Employees**	**Job/Housing Surplus % Factor**
	1.35	42,894	120%
	% of Employment	Employees by Industry	Employees plus Surplus by Industry
Agriculture and Mining	0.1%	47	57
Manufacture/ Wholesale	1.1%	471	566
Retail	22.0%	9,427	11,313
Services	30.8%	13,198	15,838
Other (Trans. & Utilities, FIRE)	46.2%	19,797	23,757
	100.1%	42,941	51,529

Source: Wade Associates 2003

2.6.2 Land Area Required for Institutional Uses and Public Services

In addition to residential and employment land uses, the City will require land designated for public facilities, including schools, parks, hospitals, civic centers and fire stations, among other

public uses. The assumptions used to estimate the facilities and land area required for each public service are provided in Section 14, Public Facilities and Services.

2.7 PERMITS AND OTHER APPROVALS REQUIRED TO IMPLEMENT THE GENERAL PLAN 2023

The permits and approvals required in order to implement the proposed General Plan 2023 include the following:

Approval of the General Plan 2023

Possible amendments to the City of Manteca Municipal Code, including the Zoning and Subdivision Ordinances

Possible rezoning for consistency with the General Plan 2023

Revisions in the City of Manteca Redevelopment Plans for consistency with the General Plan 2023.

Certification of environmental review documentation under the California Environmental Quality Act (CEQA).

2.8 PROJECT ALTERNATIVES

CEQA Guidelines require EIRs to analyze alternatives to a proposed project, in this case the General Plan 2023 (CEQA Guidelines Section 15126.6(f)). The range of alternatives is governed by a "rule of reason," requiring the EIR to evaluate only those alternatives necessary to permit a reasoned choice. Furthermore, the EIR need examine only those alternatives that the lead agency determines could feasibly attain most of the basic objectives of the project. Among the factors that may be taken into account when addressing the feasibility of alternatives are (CEQA Guidelines Section 15126.6(f)(1)):

Site suitability

Economic viability

Availability of infrastructure

General plan consistency

Other plans or regulatory limitations

Jurisdictional boundaries

Whether the project proponent can reasonably acquire, control or otherwise have access to alternative site.

Defining a range of reasonable alternatives is guided by the "feasibility" of those alternatives. CEQA defines feasible as "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social and technological factors." (CEQA Guidelines, Section 15364)

The alternatives to the General Plan 2023 include:

No Project Alternative No. 1: No Development

Under this scenario, no additional dwelling units are constructed, and no additional square footage of non-residential uses is added to the City. The City would not develop beyond the current urban area.

No Project Alternative No. 2: Build-Out of 1988 General Plan

Under this second "no project" scenario, build-out of the Study Area occurs in accordance with the land use map and policies contained in the 1988 City of Manteca General Plan.

Higher Density Alternative

This alternative allows the same population projection as the proposed project, but allocates less land area to residential land use. This alternative would result in higher density residential development.

Reduced Development Alternative

This alternative allocates the land use types and policies in the General Plan 2023 to the land area defined as the Primary Urban Service Area in the 1988 General Plan. These new policies would result in reduced development of the Study Area.

Section 16, Alternatives Analysis, provides a description and comparative analysis of these alternatives to the General Plan 2023.

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3. AESTHETICS AND VISUAL RESOURCES

3.1 EXISTING CONDITIONS

Manteca is located at the center of California's Central Valley and near the north end of the San Joaquin Valley. Typical of the Central Valley, the Manteca area is virtually flat, a quality that determines how the city is perceived. With the exception of views from highway overpasses that provide brief panoramic views, the entire cityscape and surrounding landscape are viewed from the ground level perspective.

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

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

Figure 3-1

Agriculture in the Study Area

The residential neighborhoods are typically composed of single family dwellings in a mix of one and two story structures. Many neighborhoods include a small park and detention basin (approximately 5 acres or larger) that serves the local neighborhood.

Figure 3-1

Existing Neighborhood

Although the distance between northern Manteca and southern Stockton is only four miles, the rural agricultural character of these four miles is critically important to the scenic and open space qualities that define the city. Only the southern two miles of this buffer area is located in

the Study Area.

3.1.1 Downtown

Figure 3-2

Downtown Street Scene

The Manteca Downtown area has undergone revitalization efforts in recent years. Projects have included the addition of packing facilities, benches and other pedestrian amenities, vehicular and pedestrian lighting, and signage. The City and the Redevelopment Agency have also established programs to enhance the economic viability of downtown, in an effort to encourage both visitors and residents to use the area.

The City's goal is to foster an authentic downtown. Factors that contribute to the authenticity of downtown include rehabilitation activities to restore the character of older buildings that have architectural details not ordinarily found in contemporary buildings. Pedestrian traffic has been encouraged by designing areas that are protected from winter and summer weather, and that have landscaping to the rear of stores. Pedestrian-scale parking lots, thoughtful signage, and street lighting also enhance this ambience.

3.1.2 Tidewater Bikeway and Pedestrian Path

Figure 3-3

Tidewater Bike Path

A prominent visual feature of the city is the Tidewater Bike Path. It is a 3½ mile Class I bikeway and pedestrian path. The trail runs from the south end of the city along Moffat Boulevard to the north end at Lathrop Road. The path passes through Downtown, Library Park, and many residential neighborhoods.

3.1.3 Railroad

The Union Pacific Railroad running generally north-south through Manteca is another prominent visual feature.

3.2 REGULATORY SETTING

3.2.1 Applicable Federal Regulation

A number of federal, state, and local agencies establish policies and programs relative to visual resources and impacts on those resources as follows:

National Environmental Policy Act (NEPA*).* Provides information on potential impacts to the environment, including aesthetic resources (Section 101 [b]). NEPA is implemented by regulations included in the Code of Federal Regulations (40CFR6), which require careful consideration of the environmental effects of federal actions or plans, including projects that receive federal funds, if they may have a significant adverse affect on the environment. Impacts on scenic resources (40CFR6, Section 6.108 [f]) and conflicts with state, regional, or local plans and policies (40CFR6, Section 6.108 [b]) are among the considerations included in the regulations. The regulations also require that projects requiring NEPA review seek to avoid or minimize adverse effects of proposed actions, and restore and enhance environmental quality as much as possible.

Transportation Equity Act for the 21st Century (TEA-21). The reauthorization legislation that closely follows the intent of the Intermodal Surface Transportation Efficiency Act of 1991 (ISTEA), which had earlier made major changes in federal transportation policy and programs. TEA-21 includes numerous provisions for improvements and changes to the implementation of transportation enhancement activities, which are funded by a ten percent set aside of Surface Transportation Program funds that is earmarked for transportation enhancement projects. TEA-21 includes a list of qualifying transportation enhancement activities which include several items supportive of visual quality enhancement such as acquisition of scenic easements and scenic or historic sites, scenic or historic highway programs, landscaping or other scenic beautification, and control and removal of outdoor advertising, among others.

Transportation enhancement activities are no longer required to have a direct link to surface transportation, and they are sufficiently qualified if they merely relate to surface transportation.

Federal Highway Administration (FHWA) – National Scenic Byways Program. Designates selected highways as an "All American Road" (a roadway that is a destination unto itself) or "National Scenic Byway" (a roadway that possesses outstanding qualities that exemplify regional characteristics). However, no roadway within the SJCOG region currently has either of these designations.

3.2.2 Applicable State Regulations

California Environmental Quality Act (CEQA). Similar to the NEPA, CEQA affords protection for the environment, including aesthetic resources. The CEQA Guidelines provide four criteria that may be used to evaluate the significance of visual quality impacts: negative effects on a scenic vista, damage to scenic resources within a state scenic highway, degradation of the visual character or quality of a site and its surroundings, and creation of a new source of substantial light or glare affecting views.

California Department of Transportation (Caltrans) – California Scenic Highways Program. Created by the State legislature in 1963 to preserve and protect scenic highway

corridors from change that would reduce the aesthetic value of lands adjacent to highways. To be included in the State program, the highways proposed for designation must meet Caltrans' eligibility requirements and have visual merit.

3.2.3 Applicable Local Regulations

County and City Controls. Most local planning guidelines to preserve and enhance the visual quality and aesthetic resources of urban and natural areas are established in the jurisdiction's General Plan. The value attributed to a visual resource generally is based on the characteristics and distinctiveness of the resource and the number of persons who view it. Vistas of undisturbed natural areas, unique or unusual features forming an important or dominant portion of a viewshed, and distant vistas offering relief from less attractive nearby features are frequently considered to be scenic resources. In some instances, a case-by-case determination of scenic value may be needed, but often there is agreement within the relevant community about which features are valued as scenic resources.

In addition to federal and State designations, counties and cities have their own scenic highway designations, which are intended to preserve and enhance existing scenic resources. Criteria for designation are commonly included in the conservation/open space element of the city or County General Plan.

Cities and counties can use open space easements as a mechanism to preserve scenic resources, if they have adopted open-space plans, as provided by the Open Space Easement Act of 1974 and codified in California Government Code (Section 51070 et seq.) According to the Act, a city or County may acquire or approve an open-space easement through a variety of means, including use of public money.

3.3 IMPACT EVALUATION CRITERIA

In accordance with CEQA Guidelines, Appendix G, the proposed project would have a significant adverse impact on the environment if the project would:

1. have a substantial adverse effect on a scenic vista;

2. substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway;

3. substantially degrade the existing visual character or quality of the site and its surroundings;

4. create a new source of substantial light or glare that would adversely affect day or nighttime views in the area.

3.4 IMPACTS AND MITIGATION

POTENTIAL IMPACT AV-1: Buildout of the proposed General Plan 2023 would degrade the existing scenic vistas found in the General Plan Study Area.

Buildout of the General Plan Study Area will occur as development at the edge of Manteca, primarily in current agricultural areas. New development will be visible from locations within the community, from the highway overpasses, and from the nearby unincorporated agricultural areas beyond the Study Area boundaries. New development will impact the current views of open space, which are primarily vistas of agricultural fields and orchards.

Level of Significance: Significant and Unavoidable

Mitigation Measures:

AV-1.1 The Resource Conservation Element of the proposed City of Manteca General Plan 2023 provides the following policy (P) regarding existing scenic vistas:

RC-P-17 New development shall m~~M~~aximize the potential for open space and visual experiences.

Residual Level of Significance: Significant and Unavoidable

The level of significance will remain significant and unavoidable, even after implementation of the above policy.

POTENTIAL IMPACT AV-2: The existing visual character or quality of the area will be degraded.

The visual character and quality of agricultural open space will be impacted if the proposed development occurs. Residential development will be similar in character to any existing residences in the immediate vicinity. However, commercial uses and higher-density residential will be different in character from any existing nearby residential, and therefore may be considered a degradation of the existing visual character and quality of the area.

Level of Significance: Potentially Significant

Mitigation Measures:

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

Resource Conservation Element

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

Community Design Element

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

CD-P-47 Allow pockets of agricultural activity to remain within the urban areas of the city where such uses are compatible with the surrounding urban use.

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

CD-P-49 In order to establish a visual character that retains the agricultural heritage, the city will permit the use of orchard trees (or similar non-fruiting species) in landscape corridors along major streets adjacent to residential neighborhoods, in-lieu of formalized landscape. In such landscapes, the groundcover may be limited to bare earth and weed control and/or groundcovers compatible with the orchard characteristics.

CD-I-14: Establish design guidelines for non-residential uses within 200 feet of SR 99 and SR 120. The guidelines should address the following concepts…The landscape along SR 120 and SR 99 will reflect the natural character of the region in the selection of trees and groundcover.

Residual Level of Significance: Significant and Unavoidable

Although conformance with the goal, policies, and implementation measure identified above will lessen the impact to some extent, the impact of development on the existing visual character of the City of Manteca will remain significant. There is no way to fully mitigate the impact of development of agricultural open space.

POTENTIAL IMPACT AV-3: There will be an increased impact of light or glare from buildout of the General Plan 2023.

Proposed development in the current agricultural open space areas will constitute new sources of light and glare. Impacts associated with nighttime light and glare are directly related to the level of development.

Level of Significance: Potentially Significant

Mitigation Measures:

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

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

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

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

CD-P-46 Provide automatic shutoff or motion sensors for lighting features in newly developed areas. The City shall adopt light and glare standards that minimize the creation of new light source and the annoyance of direct and indirect glare.

Residual Level of Significance: Less Than Significant With Mitigation

The level of significance will be mitigated to less than significant if the above listed policies and are implemented. Given that the areas proposed for new development are contiguous with existing development, some nighttime light and glare already exist in the area.

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4. AGRICULTURE RESOURCES

The City of Manteca is located in an area of rich agricultural resources, including orchards, dairies, vineyards, row crops, and pasture land. Due to excellent soil, great climate, and access to clean water, Manteca was predominantly an agricultural area for much of the early 20th century.

4.1 EXISTING CONDITIONS

4.1.1 Soils Suitable for Agriculture

San Joaquin County includes some of the best agriculture resources in the world.

Suitability for agricultural use is evaluated using the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation. The model considers six factors in determining the level of significance of potential impacts of converting agriculture use to urban use. These include:

- Natural Resources Conservation Service (NRCS) Land Capability Classification
- Storie Index
- Project Size Rating
- Water Resources Availability Rating
- Surrounding Agriculture Rating
- Surrounding Protected Resources Rating

The General Plan encompasses such a large area of similar land uses that the project size, water resources availability, surrounding agriculture and surrounding protected resources would be comparable for all areas of the Study Area. The significant factors are the Land Capability Classification and the Storie Index. Both the Storie Index and the Land Capability Classification are provided in the Soil Survey of San Joaquin County, California, USDA Soil Conservation Service (now Natural Resources Conservation Service). **(1)**

The Storie Index expresses numerically the relative degree of suitability of a soil for general intensive agricultural uses. Four general factors are used in determining the index rating, which ranges from 1-100: (A) permeability, available water capacity, and depth of the soil; (B) texture of surface soil; (C) dominant slope of soils body; and (X) other conditions more readily subject to management or modification by land user. The Storie Index is incorporated into the farmland category systems discussed below under Important Farmland Inventory, and Farmland Mapping and Monitoring Program.

Land Capability Classification Systems

The U.S. Department of Agriculture, Natural Resources Conservation Service (NRCS) is a primary source of information concerning the suitability of soils for agricultural use. The NRCS Land Capability Classification System organizes soils into eight categories designated by Roman numerals (Class I-VIII). Generally, soils receiving a Class I or II rating are designated Prime Farmland. The eight categories are defined as:

Class I	Soils have few limitations that restrict their use.
Class II	Soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.
Class III	Soils have severe limitations that reduce the choice of plants or that require special conservation practices, or both.
Class IV	Soils have very severe limitations that reduce the choice of plants or that require very careful management, or both.
Class V	Soils are not likely to erode but have other limitations, impractical to remove, that limit their use.
Class VI	Soils have severe limitations that make them generally unsuitable for cultivation.
Class VII	Soils have very severe limitations that make them unsuitable for cultivation.

Table 4-1 shows the Study Area soils Land Capability Classifications. One (1) Study Area soil series, the Honcut series, is a Class I soil (few limitations), and is considered prime farmland where irrigated. Nine (9) of the Study Area Soil Series are Class II soils (moderate limitations), and are considered prime farmland where irrigated. The remainder of the soils in the Study Area are Class III soils where irrigated (severe limitations, and are not considered prime farmland).

Table 4-1
Study Area Soils

Soil (Map Symbol & Series)	Prime Farmland	Land Capability Classification	Expansive (Shrink Swell Potential)
108 Arents	No	III irrigated; IV non-irrigated	Information not available.
109 Bisgani	No	III irrigated; IV non-irrigated	low
130 Columbia	Yes (where irrigated)	II irrigated; IV non-irrigated	low
131 Columbia	Yes (where irrigated)	II irrigated; IV non-irrigated	low
141 Delhi	No	III irrigated; IV non-irrigated	low
142 Delhi	No	III irrigated; IV non-irrigated	low
143 Delhi-Urban	No	III irrigated; IV non-irrigated	low
144 Dello	No	III irrigated; IV non-irrigated	low
145 Dello	No	III irrigated; IV non-irrigated	low
152 Egbert	Yes (where irrigated)	II irrigated; IV non-irrigated	moderate-high
153 Egbert	Yes (where irrigated)	II irrigated; IV non-irrigated	moderate-high
160 Galt	No	III irrigated; IV non-irrigated	high
166 Grangeville	Yes (where irrigated)	II irrigated; IV non-irrigated	low
169 Guard	Yes (where irrigated)	II irrigated; IV non-irrigated	moderate
175 Honcut	Yes (where irrigated)	I irrigated; IV non-irrigated	low
196 Manteca	No	III irrigated; IV non-irrigated	low
197 Merritt	Yes (where irrigated)	II irrigated; IV non-irrigated	low
254 Timor	No	III irrigated; IV non-irrigated	low
255 Tinnin	No	III irrigated; IV non-irrigated	low
260 Urban Land	-	-	-
265 Veritas	Yes (where irrigated)	II irrigated; IV non-irrigated	low
266 Veritas	Yes (where irrigated)	II irrigated; IV non-irrigated	low

Source: Extracted from Soil Survey of San Joaquin County, California. October 1992. U.S. Department of Agriculture, Soil Conservation Service.

Important Farmland Inventory

The NRCS also implements another soils classification system: the "Important Farmland Inventory" (IFI). The program provides a source of information for state and local agencies concerned with agricultural land conversion. The IFI identifies four farmland categories: Prime Land, Farmland of Statewide Importance, Unique Farmland, and Farmland of Local Importance.

Farmland Mapping and Monitoring Program

The California Department of Conservation, Office of Land Conservation, utilizing NRCS data discussed above, has developed a Farmland Mapping and Monitoring Program (FMMP). The FMMP maps agricultural products, as well as acreage statistics from the Farmland Conversion Report. These maps are used for many projects associated with assessment of agricultural land resources. Prime Farmland qualifications include a requirement that the area must have been in production of irrigated crops at some time during the four years prior to the Important Farmland Map date. In addition, the soil must meet the physical and chemical criteria for Prime Farmland or Farmland of Statewide Importance as determined by the NRCS. As discussed above, the NRCS compiles lists of which soils in each survey area meet the quality criteria.

Table 4-2 defines the farmland categories applied in the Farmland Mapping and Monitoring Program.

Table 4-2

Important Farmland Inventory Definitions

Category	Definition
Prime Farmland (P)	Farmland with the best combination of physical and chemical features able to sustain long term production of agricultural crops. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for production of irrigated crops at some time during the four years prior to the mapping date.
Farmland of Statewide Importance (S)	Farmland similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Land must have been used for production of irrigated crops at some time during the four years prior to the mapping date.
Unique Farmland (U)	Farmland of lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated, but may include non-irrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date.
Farmland of Local Importance (L)	Land of importance to the local agricultural economy as determined by each county's board of supervisors and a local advisory committee.
Grazing Land (G)	Land on which the existing vegetation is suited to the grazing of livestock. This category was developed in cooperation with the California Cattlemen's Association, University of California Cooperative Extension, and other groups interested in the extent of grazing activities. The minimum mapping unit for Grazing Land is 40 acres.
Urban and Built-up Land (D)	Land occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. This land is used for residential, industrial, commercial, construction, institutional, public administration, railroad and other transportation yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, water control structures, and other developed purposes.
Other Land (X)	Land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; vacant and nonagricultural land surrounded on all sides by urban development; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits; and water bodies smaller than forty acres.
Water (W)	Perennial water bodies with an extent of at least 40 acres.

Source: California Department of Conservation, Office of Land Conservation. Farmland Mapping and Monitoring Program. www.conservation.ca.gov. April 2003.

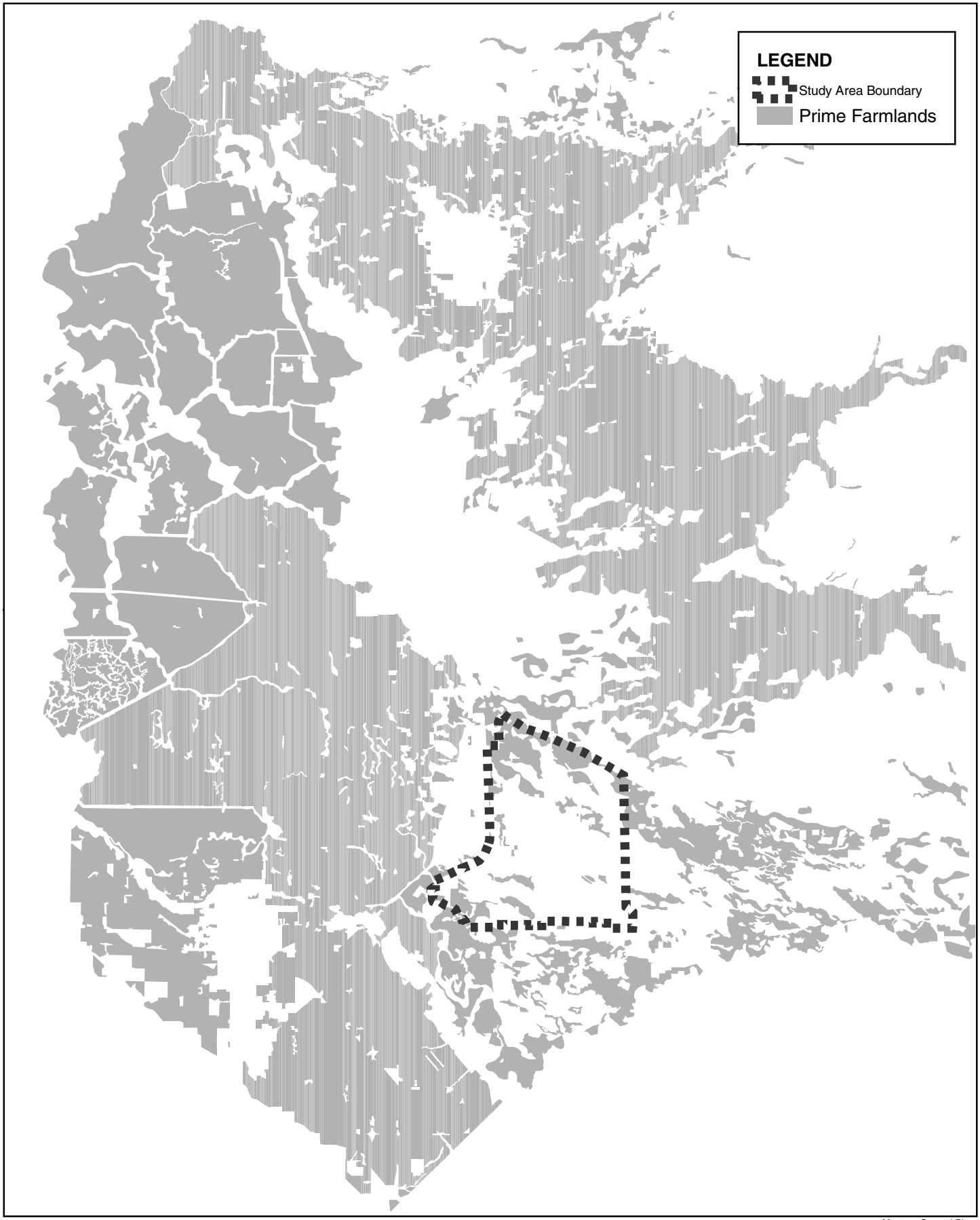
Table 4-3 summarizes the prime farmlands in San Joaquin County and in the General Plan Study Area. Figure 4-1 shows the distribution of these farmland categories within the County, and Figure 4-2 shows the distribution of these farmland categories within the Manteca General Plan 2023 Study Area. Table 4-4 summarizes the conversion of important farmlands to urban uses in San Joaquin County from 1992 to 2000.

Table 4-3

Summary of Prime Farmlands in San Joaquin County and the Study Area

	Land Use Category	San Joaquin County	Percent of San Joaquin County as of 2002	Total Study Area As of 2002	Percent of Total Study Area as of 2002
		Acres	Percent	Acres	Percent
D	Developed	74,148.7	8.1%	7,556.3	29.1%
G	Grazing	150,332.1	16.5%	0.0	0.0%
L	Farmland of Local Importance	56,008.8	6.1%	273.5	1.1%
P	Prime Farmland	423,158.4	46.4%	5,265.1	20.2%
S	Farmland of Statewide Importance	93,846.2	10.3%	11,863.2	45.6%
U	Unique Farmland	57,977.4	6.4%	0.0	0.0%
W	Water	11,648.2	1.3%	51.8	0.2%
X	Other Land	45,479.9	5.0%	998.9	3.8%
	Total	912,599.8	100.0%	26,008.8	100.0%

Source: California Department of Conservation, Office of Land Conservation. Farmland Mapping and Monitoring Program. www.conservation.ca.gov. April 2003.



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PRIME FARMLAND IN SAN JOAQUIN COUNTY
FIGURE 4-1

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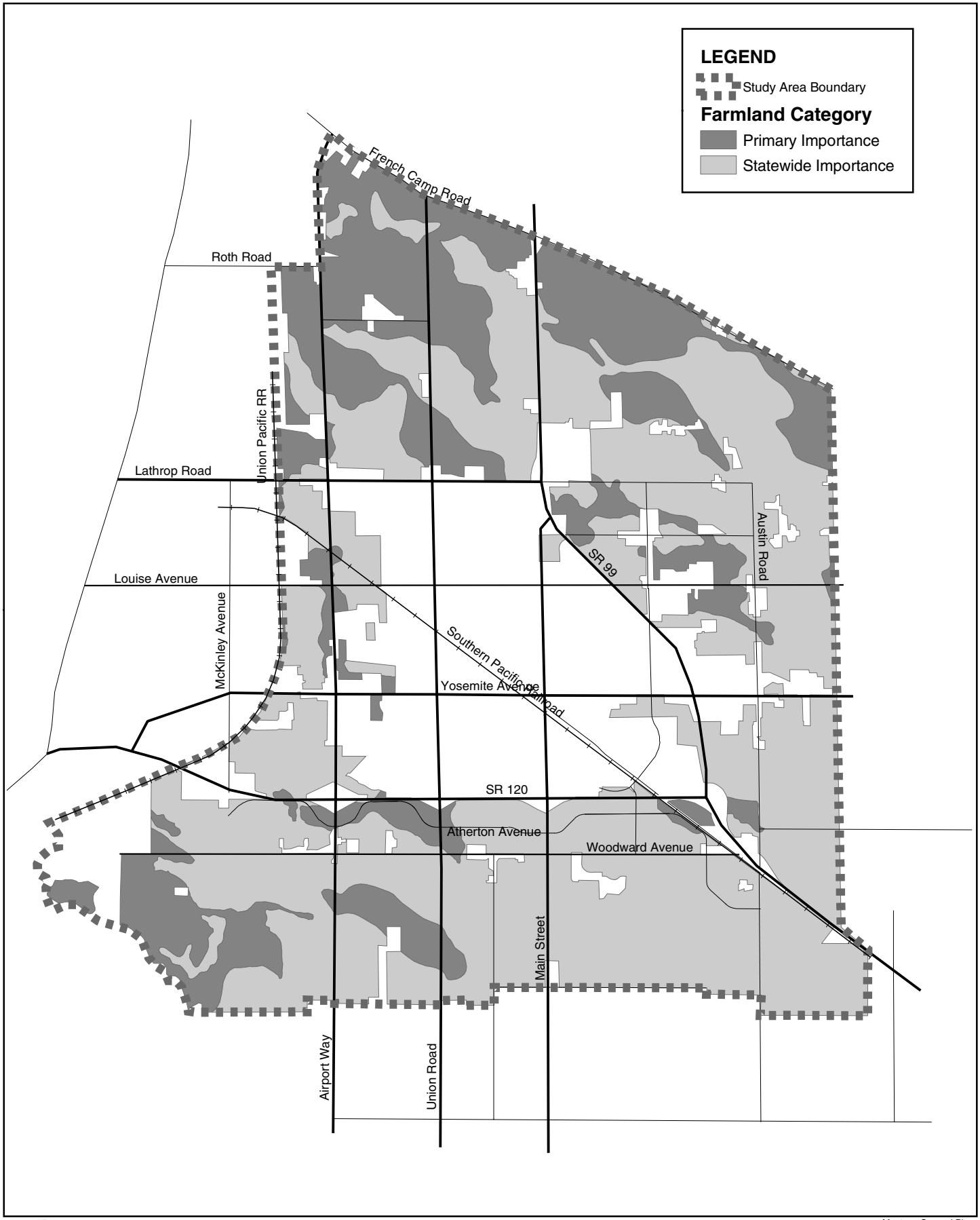

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PRIME FARMLANDS AND FARMLANDS OF STATEWIDE IMPORTANCE IN THE STUDY AREA

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FIGURE 4-2

Table 4-4

San Joaquin County Land Use Conversion

Land Use Category	*1992*	*1994*	*1996*	*1998*	*2000*	*Net Change*
Prime Farmland	436,003	434,328	433,134	429,168	429,179	-6,824
Farmland of Statewide Importance	99,548	33,132	98,163	96,795	96,800	-2,748
Unique Farmland	47,084	47,202	48,759	52,715	52,719	+5,635
Farmland of Local Importance	53,020	54,252	53,479	53,682	53,677	+657
IMP. FARMLAND SUBTOTAL	635,655	634,914	633,535	632,360	632,369	-3,286
Grazing Land	157,708	157,391	156,185	152,699	152,699	-5,009
AG. LAND SUBTOTAL	793,363	792,305	789,720	785,059	785,068	-8,295
Urban and Built-up Land	66,297	67,621	69,739	71,596	71,595	+5,298
Other Land	42,509	42,243	42,905	44,297	44,289	+1,780
Water Area	10,159	10,159	10,236	11,648	11,648	+1,489
TOTAL AREA INVENTORIED	912,328	912,328	912,600	912,600	912,600	+272

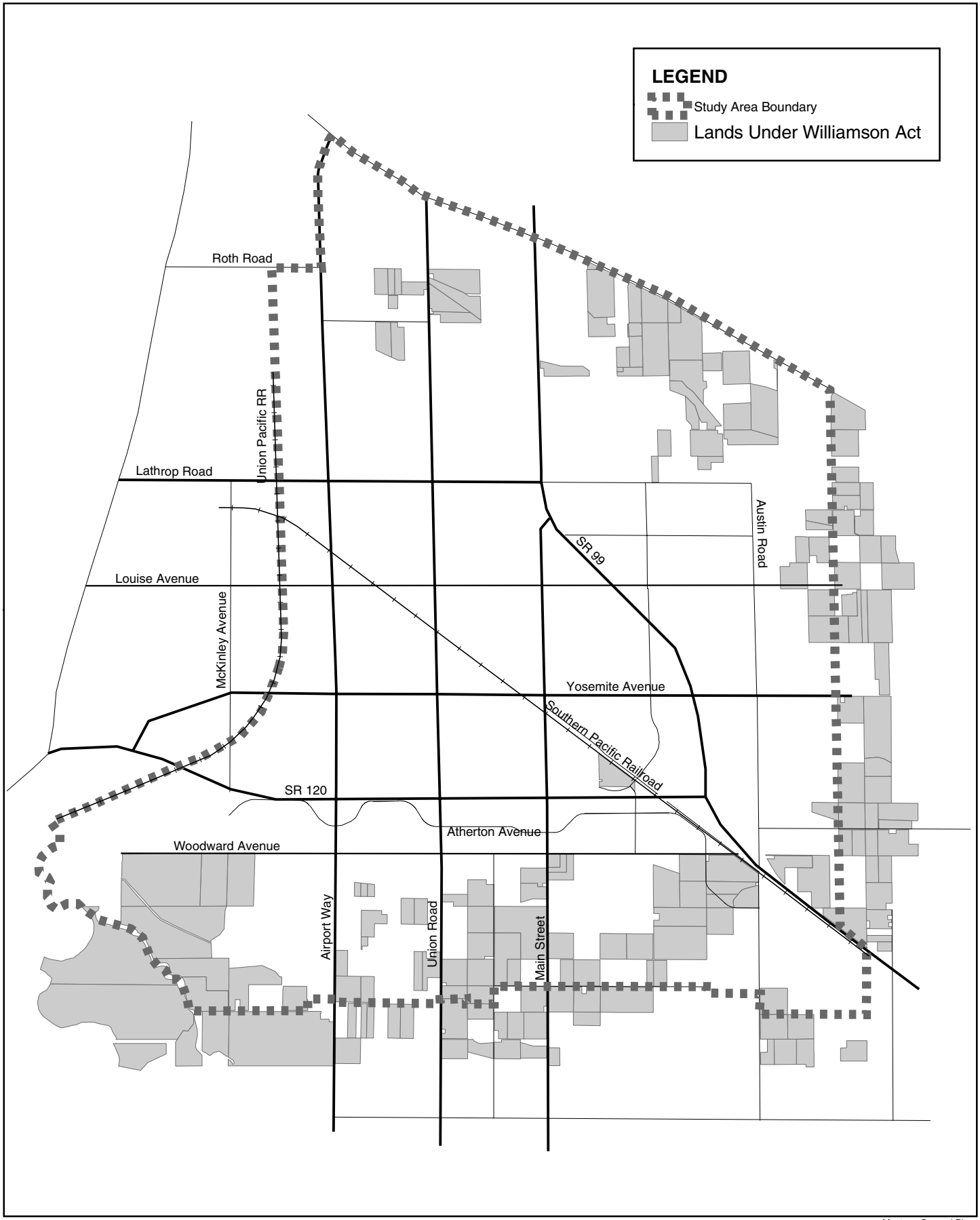
Source: California Department of Conservation, Office of Land Conservation. Farmland Conversion Reports. www.conservation.ca.gov. April 2003.

4.1.2 Land Conservation Act (Williamson Act)

More than 16 million of the State's 30 million acres of farm and ranch land are currently protected under the Williamson Act.

Under a Williamson Act contract, the property owner is guaranteed that the property will be taxed according to its potential agricultural income, as opposed to the maximum valued use of the property. Contracts have a 10-year term that is renewed annually. Contracts can be terminated by cancellation or nonrenewal.

A local government, or landowner, can initiate the non-renewal process to terminate the Williamson Act contract. A "notice of non-renewal" starts the nine-year non-renewal period. During the non-renewal process, the annual tax assessment gradually increases and the property continues to be limited to Williamson Act allowed uses. At the end of the nine-year non-renewal period, the contract is terminated.



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LANDS UNDER WILLIAMSON ACT CONTRACTS WITHIN THE GENERAL PLAN STUDY AREA

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FIGURE 4-3

The precise number of acres subject to a Williamson Act varies from year-to-year as individual contracts are added or removed through the non-renewal process. As of the end of 2002, there were approximately 3,861 acres subject to Williamson Act contracts within the Study Area. An undetermined number of the contracts had filed for non-renewal. Figure 4-3 illustrates the location of the lands under contract in 2002.

4.2 REGULATORY SETTING

4.2.1 Applicable Federal Regulation

U.S. Land Evaluation and Site Assessment (LESA) System

The Land Evaluation and Site Assessment (LESA) system ranks lands for suitability and inclusion in the U.S. Department of Agriculture, Natural Resources Conservation Service (NRCS) Farmland Protection Program (FPP). The FPP is a voluntary program aimed at keeping productive farmland in agricultural uses. LESA evaluates several factors that are used to numerically rank the suitability of parcels based on local resource evaluation and site considerations. These factors include soils potential for agricultural use, location, market access, and adjacent land use.

4.2.2 Applicable State Regulation

California Land Evaluation and Site Assessment (LESA)

The California Land Evaluation and Site Assessment (LESA) model was based on the U.S. LESA system, and can be used to rank the relative importance of farmland, including the potential significance of its conversion on a site-by-site basis. The evaluation factors are discussed above in Subsection 4.1.1.

Farmland Mapping and Monitoring Program (FMMP)

The California Department of Conservation began the Farmland Mapping and Monitoring Program (FMMP) in 1980 to document how much agricultural land in the State was being converted to nonagricultural land or transferred into Williamson Act contracts. The requirements to be shown on the FMMP Important Farmland Maps as Prime Farmland or Farmland of Statewide Importance are discussed above in Subsection 4.1.1.

California Land Conservation Act (Williamson Act)

The California Land Conservation Act (Williamson Act), California Government Code Sections 51290 et seq., encourages the conservation of agricultural lands by providing tax incentives to

land owners who contract with the County to restrict land uses to agriculture and compatible uses. Although most Williamson Act contracts protect land in agricultural production, the Act also provides for contracts to preserve open space areas (recreational, scenic, and natural resources).

The vehicle for Williamson Act agreements is a rolling term ten-year contract (i.e., unless either party files a "notice of non-renewal," the contract is automatically renewed for an additional year). In return, restricted parcels are assessed for property tax purposes at a rate consistent with their actual use, rather then their potential market value. An agricultural preserve, consisting of no less than 100 acres, defines the boundary of an area within which a city or county will enter into contracts with landowners. Only land located within an agricultural preserve is eligible for a Williamson Act contract. Preserves are regulated by rules and restrictions designated in the resolution to ensure that the land within the preserve is maintained for agricultural or open space use.

Although the State Department of Conservation coordinates and monitors implementation of the Williamson Act, each county regulates the criteria for participation and administers the program.

4.2.3 San Joaquin County

San Joaquin County Zoning

The General Plan Study Area surrounding the City of Manteca to the north, east and south is within the unincorporated area of San Joaquin County, and is subject to the County General Plan and zoning. Agriculture 40-acre minimum parcel area (AG-40) is the predominant County zone in the Study Area, and accounts for 11,667 acres. Agriculture Urban (AU-20), 20-acre minimum, accounts for 2,930 acres. The AU-20 zone designation is found adjacent to the existing City boundary east of SR 99, north of Lathrop Road, and along the south side of SR 120.

4.2.4 City of Manteca Right to Farm Ordinance

Chapter 8.24 of the Manteca Municipal Code is a “Right to Farm” Ordinance intended to protect agricultural productivity in the City. The Ordinance states:

> *“It is the policy of this City to preserve, protect and encourage the use of viable agricultural lands for the production of food and other agricultural products. When nonagricultural land-uses extend into or approach agricultural areas, conflicts often arise between such land-uses and agricultural operations. Such conflicts often result in the involuntary curtailment or cessation of agricultural operations, and discourage investment in such operations. This chapter is intended to reduce the occurrence of conflicts between nonagricultural and agricultural land uses within the City.”*

4.2.5 City of Manteca 1988 General Plan

The Natural Resources Element (Section VI) of the existing 1988 General Plan includes the following goal, policies, and implementation measure to protect agricultural resources in the City of Manteca:

Goal B To promote the continuation of agricultural uses in the Manteca area and to discourage the premature conversion of agricultural land to nonagricultural uses, while providing for the urban development needs of Manteca.

Policy B-1 The City shall support the continuation of agricultural uses on lands designated for urban uses until urban development is imminent.

Policy B-2 The City shall discourage the cancellation of Williamson Act contracts within the Primary Urban Service Boundary line until it is demonstrated that the lands with such contracts will be needed for urban development in the immediate future.

Policy B-3 The City shall endeavor to ensure, in approving urban development near existing agricultural lands, that such development will not unnecessarily constrain agricultural practices or adversely affect the economic viability of nearby agricultural operations.

4.3 IMPACT EVALUATION CRITERIA

In accordance with CEQA Guidelines, Appendix G, the proposed project would have a significant adverse impact on the environment if the project would:

1. Convert Prime Farmland, Unique Farmland, or 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 use.

2. Conflict with existing zoning for agricultural use, or a Williamson Act contract.

3. Involve other changes in the existing environmental which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

4.4 IMPACTS AND MITIGATION

POTENTIAL IMPACT AG-1: Implementation of the City of Manteca General Plan 2023 (Project) will result in conversion of Prime Farmland, Farmland of Statewide Importance, and

Farmland of Local Importance to non-agricultural use.

Table 4-5 summarizes the potential conversion of important farmland to urban use at full development of the land uses within the Primary Urban Services Area boundary.

Table 4-5

Summary of Farmland Conversion in the Primary Service Area

	Land Use Category	Agricultural Lands in the Study Area as of 2002	Agricultural Lands as a Percent of Study Area (26,008.8 ac) as of 2002	Acres Converted in the General Plan Proposed Growth Area	Agricultural Lands Remaining at Full Development of the General Plan
		Acres	Percent	Acres	Acres
L	Farmland of Local Importance	273.5	1.1%	79.7	193.8
P	Prime Farmland	5,265.1	20.2%	1,052.2	4,212.9
S	Farmland of Statewide Importance	11,863.2	45.6%	4,780.9	7,082.3
U	Unique Farmland	0.0	0.0%	0.0	0.0
	TOTAL	17,401.8	66.9%	5,912.8	11,489.0

Source: Wade Associates, May 2003

As shown in Table 4-5, a total of 5,912.8 acres (34%) of the total 17,401.8 acres of important farmland existing in 2002 would be converted to nonagricultural uses at full buildout of the General Plan 2023. A total of 11,489.0 acres (66%) of existing important farmland would remain in agricultural use.

Level of Significance: **Potentially Significant**

Mitigation Measures:

AG-1.1: The Land Use Element of the proposed General Plan 2023 provides the following policy (P) and implementation measure (I) intended to protect important farmland within the Study Area:

LU-P-41 The City shall encourage the continuation of agricultural uses on lands within the Primary and Secondary Urban Services Boundary lines pending their development as urban uses consistent with the General Plan.

LU-I-1: The City shall maintain a growth management system that provides a mechanism for the annual allocation of the amount of residential, commercial, and industrial development that may occur. The growth management system shall have the following objectives:

- Conserve viable agricultural and open space lands.

The Resource Conservation Element of the proposed General Plan 2023 provides the following goal and policies (P) intended to conserve agricultural resources within the Study Area:

Goal RC-9 To promote the continuation of agricultural uses in the Manteca area and to discourage the premature conversion of agricultural land to nonagricultural uses, while providing for the urban development needs of Manteca.

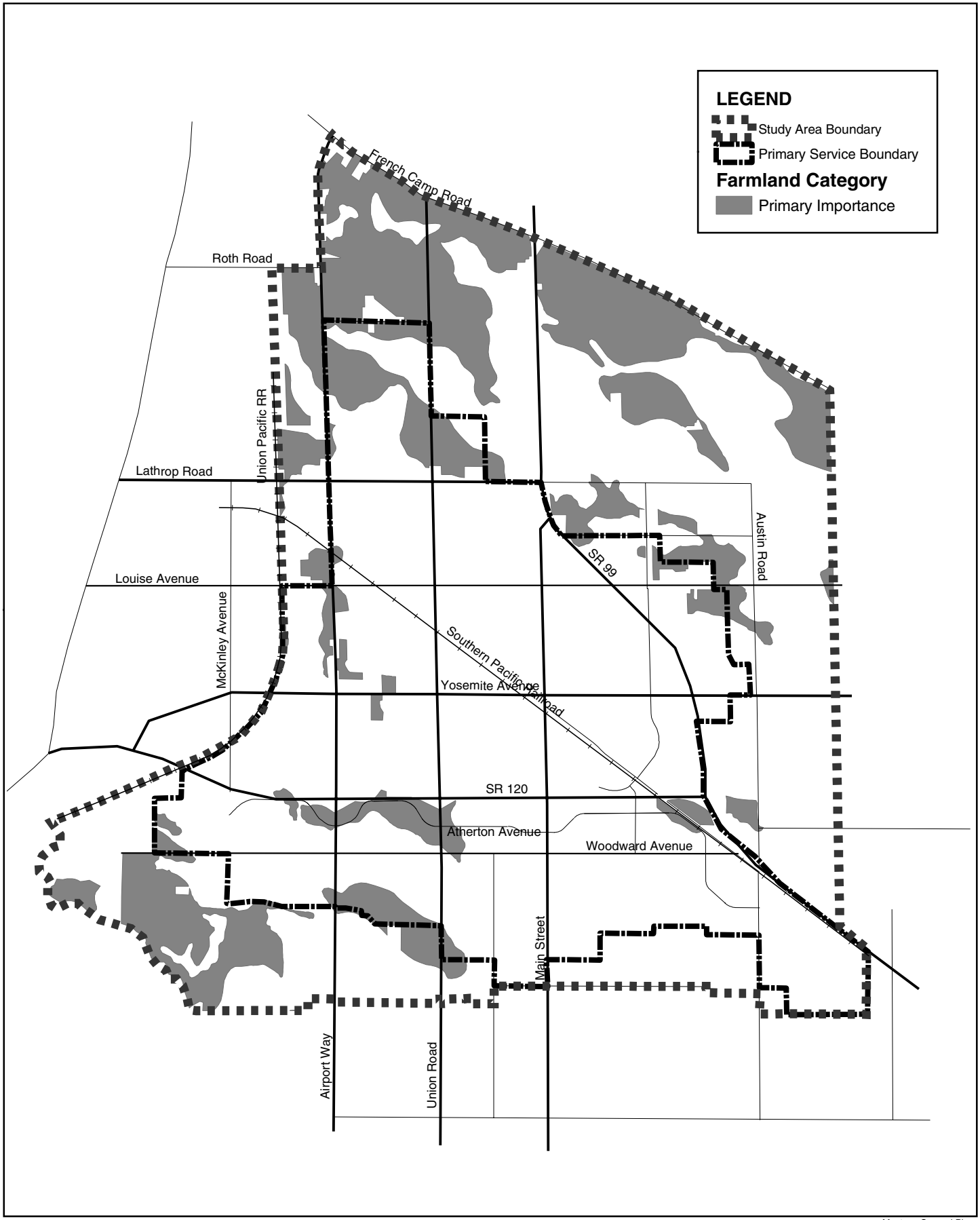
RC-P-18 The City shall support the continuation of agricultural uses on lands designated for urban use, until urban development is imminent.

RC-P-19 The City shall provide an orderly and phased development pattern so that farmland is not subjected to premature development pressure.

AG-1.2: The Land Use Element of the proposed General Plan 2023 directs the major growth area, as defined by the Primary Urban Service boundary, in a manner that avoids Prime Farmlands where feasible. Some areas of Prime Farmlands are within existing urban areas. Figure 4-4 illustrates the location of Prime Farmlands relative to the Primary Urban Service boundary.

Residual Level of Significance: Significant and Unavoidable

Although conformance with the goal, policies, and implementation measures identified above will lessen the conversion of the agricultural resources to some extent, the impact will remain significant.



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PRIMARY URBAN SERVICE BOUNDARY AND PRIME FARMLANDS

May 2003

FIGURE 4-4

POTENTIAL IMPACT AG-2: **Implementation of the General Plan 2023 will cause a conflict with existing zoning for agricultural use, or a Williamson Act contract.**

The precise number of acres subject to a Williamson Act varies from year-to-year as individual contracts are added or removed through the non-renewal process. As of the end of 2002, there were approximately 3,861 acres subject to Williamson Act contracts within the Study Area. An undetermined number of the contracts had filed for non-renewal.

Level of Significance: **Potentially Significant**

Mitigation Measures:

AG-2.1: The Resource Conservation Element of the proposed General Plan 2023 provides the following policies (P) and implementation (I) measures intended to conserve agricultural zoning within the Study Area:

RC-P-22 Protect designated agricultural lands, without placing an undue burden on agricultural landowners.

RC-P-26 The City shall discourage the cancellation of Williamson Act contracts outside the Primary Urban Service Boundary line. The City will not accept for processing any application for annexation of land under Williamson Act contract when there is more than two years remaining on the contract term.

RC-I-31 Work with San Joaquin County on the following issues:

Support the continuation of County agricultural zoning in areas designated for agricultural land use in the Area Plan.

Residual Level of Significance: **Significant and Unavoidable**

Although conformance with the policies and implementation measure identified above will lessen the conflicts with existing agricultural zoning within the Primary Urban Service Boundary, the impact will remain significant within the Study Area.

POTENTIAL IMPACT AG-3: **The location or nature of some proposed General Plan 2023 changes could result in the conversion of farmland to non-agricultural use.**

Level of Significance: Potentially Significant

Mitigation Measures:

AG-3.1: The Resource Conservation Element of the proposed General Plan 2023 provides the following policies (P) and implementation measures (I) intended to maintain agricultural use within the Study Area:

RC-P-20 In approving urban development near existing agricultural lands, the City shall act so that such development will not unnecessarily constrain agricultural practices or adversely affect the viability of nearby agricultural operations.

RC-P-23 Provide buffers at the interface of urban development and farmland in order to minimize conflicts between these uses.

RC-P-24 The City shall ~~endeavor to~~ ensure, in approving urban development near existing agricultural lands, that such development will not unnecessarily constrain agricultural practices or adversely affect the economic viability of nearby agricultural operations.

RC-P-25 The City shall restrict the fragmentation of agricultural land parcels into small rural residential parcels except in areas designated for estate type development in the General Plan Land Use Diagram.

RC-P-27 The City shall not extend water and sewer lines to premature urban development that would adversely affect agricultural operations.

RC-I-30 Apply the following conditions of approval where urban development occurs next to farmland:

- Require notifications in urban property deeds that agricultural operations are in the vicinity, in keeping with the City's right-to-farm ordinance.
- Require adequate and secure fencing at the interface of urban and agricultural use.

- Require phasing of new residential subdivisions so as to include an interim buffer between residential and agricultural use.

Residual Level of Significance: Less than Significant With Mitigation

The level of significance will be mitigated to less than significant if the above policies and implementation measures are implemented to maintain agricultural use adjacent to nonagricultural uses.

References:

(1) U.S. Department of Agriculture, Soil Conservation Service. Soil Survey of San Joaquin County, California, October 1992.

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