

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

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- 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

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-than-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

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

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.

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| 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.

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| 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. |
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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.

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- 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

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

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

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

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:

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| 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**

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:

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| 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

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.

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- | | |
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| 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 9-1 or 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

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

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

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

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.

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- 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

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):

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| 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

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 Unified 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.

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- 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 through 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

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.