



**NOTICE OF AVAILABILITY AND INTENT  
TO ADOPT AN INITIAL STUDY/NEGATIVE DECLARATION  
SITE PLAN COMMERCIAL NO. 09-5902**

**TO:** Responsible and Interested Parties

**From:** City of Manteca  
Community Development Department  
Planning Division  
1001 West Center Street  
Manteca, CA 95337

The City of Manteca (City) (as lead agency) has prepared an Initial Study and Negative Declaration for the project pursuant to the requirements of the California Environmental Quality Act Section 21000 *et seq.* and the State CEQA Guidelines Section 15070 through 15075. The Initial Study/Negative Declaration ND-09-04 is being circulated for public review and comment for a review period of 20 days starting on July 2, 2009.

**Project Title:** Site Plan Commercial No. 09-5902 B.R. Funsten Warehouse & Office Expansion

**Project Applicant:** Balch Enterprises – Ron Reese

**Project Description:** The project is an expansion of an existing industrial warehouse and office facility for distribution of flooring products. The project site is situated on a 12-acre site that is fully improved, with existing utilities, access, and roadways located within the Manteca Industrial Park district. The expansion will include an 86,400 square foot warehouse addition, 7,200 square foot office addition, and an expansion of the parking lot to accommodate additional employees. The construction materials and colors will be consistent with the existing structures.

**Project Location:** 105 Industrial Park Drive, Manteca, CA 95337 (APN: 221-050-09)

**Comment Period:** The comment period for the Initial Study/Negative Declaration begins on July 2, 2009 and closes on July 22, 2009. Please submit comments by 5:00 p.m. on July 22, 2009 to Rick Caguiat, Assistant Planner, at the address below or by email to [rcaguiat@ci.manteca.ca.us](mailto:rcaguiat@ci.manteca.ca.us)

**Public Hearing Date:** Pending

**Document Availability:** Copies of the Initial Study/Negative Declaration are available for review at the following locations:

City of Manteca  
Community Development Department  
Planning Division  
1001 West Center Street  
Manteca, CA 95337  
(209) 239-8427

Or

City of Manteca website:  
<http://www.ci.manteca.ca.us/CommunityDevelopment/planningdivisiondocuments.html>

Attachments: Negative Declaration  
Initial Study (CEQA §15073(c))

**Notice of Intent Distribution List**  
(per CEQA §15072)

- Army Corps of Engineers (1325 J Street, Sacramento, CA 95814-2922)
- Union Pacific Railroad Co. (Wayne K. Horiuchi, 915 L Street, Suite 1180, Sacramento, CA 95814)
- Caltrans District 10 (Environmental Branch, 1976 E. Charter Way, Stockton, CA 95201)
- Comcast Cable (3443 Deer Park Dr., Stockton, CA 95219)
- San Joaquin County Local Agency Formation Commission, LAFCO (1860 E. Hazelton Avenue, Stockton, CA 95205)
- SSJID (Sam Bologna, 11011 E Hwy 120, Manteca, CA 95336)
- S.J. Council of Governments (555 E. Weber Street, Stockton, CA 95202)
- S. J. County Multi Species Habitat Conservation (Steve Mayo, 555 E. Weber Street, Stockton, CA 95202)
- Manteca Unified School District (Sandy Dwyer, 2901 E. Louise, Lathrop, CA 95330)
- Ripon Unified School District (Louise Nan, Ed. D., Superintendent, 304 N. Acacia Ave., Ripon, CA 95366)
- Lathrop-Manteca Fire District (Fire Chief, 800 East J Street, Lathrop, CA 95336)
- Pacific Gas & Electric (Land Department, 4040 West Lane, Stockton, CA 95204)
- San Joaquin Valley Air Pollution Control District (1990 E. Gettysburg Ave., Fresno, CA 93726-0244)
- San Joaquin County, Community Development Department (1810 E. Hazelton Avenue, Stockton CA 95205)
- San Joaquin County Environmental Health (600 E. Main Street, Stockton CA 95202-3029)
- San Joaquin County, Public Works Department (P.O. Box 1810, Stockton CA 95201)
- San Joaquin Delta College, Office of the President (5151 Pacific Avenue, Stockton CA 95207)
- State Water Resources Control Board, Division-Water Quality (P.O. Box 1977, Sacramento, CA 95812-1977)
- California Department of Conservation (801 K Street, MS 13-71, Sacramento, CA 95814)
- SoCal Drinking Water Field Ops (31 E Channel Street, Rm 270, Stockton CA 95202)
- Oakwood Lake Water District, Douglas E. Coty, General Counsel, c/o Bold, Polisner, Maddow, Nelson & Judson (5000 Ygnacio Valley Road, Walnut Creek, CA 94596-3840)
- Verizon (Attn: Erica Lucas, 430 W. Center Street, Manteca, CA 95336)

(Include 3 copies of Negative Declaration, 1 copy of initial study, 1 copy NOA, and self-addressed envelope)

- San Joaquin County Clerk (6 South El Dorado St., 2<sup>nd</sup> Floor, Stockton CA 95202)

(Include at least one of the following:)

- Legal Advertisement: Manteca Bulletin.
- Posted at Project Site and Community Development Department Bulletin Board.
- Owners and occupants of property contiguous to the project.

(Projects of Statewide Significance, CEQA §15206:)

- City of Lathrop (Community Development Department, 390 Towne Centre Dr., Lathrop, CA 95330)
- City of Ripon (Community Development Department, 259 Wilma Ave., Ripon, CA 95366)
- S.J. Council of Governments, Transportation Planning (Dana Cowell, Deputy Director, 555 E. Weber Street, Stockton, CA 95202)
- 15 Copies – State Clearing House, Office of Planning & Research (P.O. Box 3044, Sacramento, CA 95812-3044)



City of Manteca

**NEGATIVE DECLARATION**

**PROJECT TITLE:** Site Plan Commercial No. 09-5902 B.R. Funsten Warehouse & Office Expansion

**CASE NO.:** ND-09-04

**PROJECT DESCRIPTION:** The project is an expansion of an existing industrial warehouse and office facility for distribution of flooring products. The project site is situated on a 12-acre site that is fully improved, with existing utilities, access, and roadways located within the Manteca Industrial Park district. The expansion will include an 86,400 square foot warehouse addition, 7,200 square foot office addition, and an expansion of the parking lot to accommodate additional employees. The construction materials and colors will be consistent with the existing structures.

**LOCATION:** 105 Industrial Park Drive, Manteca, CA 95337 (APN: 221-050-09)

**APPLICANT:** Balch Enterprises – Ron Reese

**ADOPTED:**

<b>X</b>	The INITIAL STUDY conducted by the City of Manteca (attached) shows that the proposed project <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> is herein affirmed.
	The INITIAL STUDY conducted by the City of Manteca (attached) shows that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A <b>MITIGATED NEGATIVE DECLARATION</b> will be prepared.
	The INITIAL STUDY conducted by the City of Manteca (attached) shows that the proposed project <b>MAY</b> have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.
	The INITIAL STUDY conducted by the City of Manteca (attached) shows that the proposed project <b>MAY</b> have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An <b>ENVIRONMENTAL IMPACT REPORT</b> is required, but it must analyze only the effects that remain to be addressed.
	The INITIAL STUDY conducted by the City of Manteca (attached) shows that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or <b>NEGATIVE DECLARATION</b> pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or <b>NEGATIVE DECLARATION</b> , including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

7/2/09  
Date \_\_\_\_\_

Rick Caguia \_\_\_\_\_



**ENVIRONMENTAL INITIAL STUDY**  
(Completed by Community Development Staff)

**A. BACKGROUND:**

- |   |  |
|---|--|
| 1. Project Proponent: Balch Enterprises – Ron Reese   | 8. Project Location: 105 Industrial Park Drive Manteca, CA 95337 |
| 2. Proponent Phone Number: (510) 429-9400   | 9. Questionnaire Submittal Date: June 17, 2009                   |
| 3. Proponent Address: 30960 Huntwood Avenue Hayward, CA 94544                                 | 10. Assessor Parcel No.: 221-050-09                              |
| 4. Property Owner: B.R. Funsten & Inc. – Ron Helder   | 11. Staff Contact Person: Rick Caguiat                           |
| 5. Owner Phone Number: (209) 824-7162   | 12. Staff Contact Phone Number: (209) 456-8515                   |
| 6. Owner Address: 105 Industrial Park Drive Manteca, CA 95337                                 | 13. General Plan Designation: LI, Light Industrial               |
| 7. Project Title: Site Plan Commercial No. 09-5902 B.R. Funsten Warehouse & Office expansion. | 14. Zoning Designation: BIP, Business Industrial Park            |

**B. DESCRIPTION OF PROJECT:** (Describe the whole action involved, including project characteristics and features, and later phases and any secondary, support, off-site features necessary for its implementation. Describe the physical characteristics and other features of the project and the project site.)

The project is an expansion of an existing industrial warehouse and office facility for distribution of flooring products. The project site is situated on a 12-acre site that is fully improved, with existing utilities, access, and roadways located within the Manteca Industrial Park district. The expansion will include an 86,400 square foot warehouse addition, 7,200 square foot office addition, and an expansion of the parking lot to accommodate additional employees. The construction materials and colors will be consistent with the existing structures.

**C. PROJECT SETTING:** (Describe surrounding land uses and the project's setting.)

The project site is located within the Manteca Industrial Park district surrounded by various light industrial and commercial uses. Surrounding land uses include: mixed commercial uses, warehouse, storage, light manufacturing, and related light industrial type uses. The majority of the properties surrounding the project are fully developed with the exception of the parcel located directly north of the project site. The project site is approximately 12-acres in size with an existing 108,000 square foot warehouse building and 5,000 square feet of office space. The site is fully improved with existing utilities and the capacity to handle the expansion. The site is relatively flat, with no extraordinary or unusual topographic features. Industrial Park Drive is a major east/west corridor connecting Main Street to Spreckels Drive and is located approximately ¼-mile north of State Route 120.

**D. OTHER PUBLIC AGENCIES APPROVAL:** (List public agencies whose approval is required, eq., permits, financing approval, or participation agreement, etc.)

No other agencies are involved in the approval process. The site plan was forwarded for comment and condition to the City's Public Works, Fire, Building, Parks and Recreation and Police Departments and to the South San Joaquin Irrigation District (SSJID).

**E. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** (The environmental factors checked below would be potentially affected by this project.)

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Aesthetics                    | <input type="checkbox"/> Agricultural Resources             | <input type="checkbox"/> Air Quality            |
| <input type="checkbox"/> Biological Resources          | <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Geology/Soils          |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality            | <input type="checkbox"/> Land Use/Planning      |
| <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Noise                              | <input type="checkbox"/> Population/Housing     |
| <input type="checkbox"/> Public Services               | <input type="checkbox"/> Recreation                         | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utility/Service Systems       | <input type="checkbox"/> Mandatory Findings of Significance |   |

**F. DETERMINATION:**

On the basis of this initial evaluation:

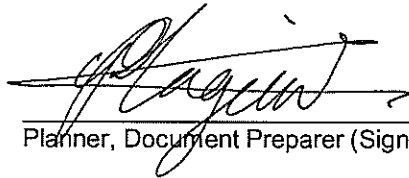
I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

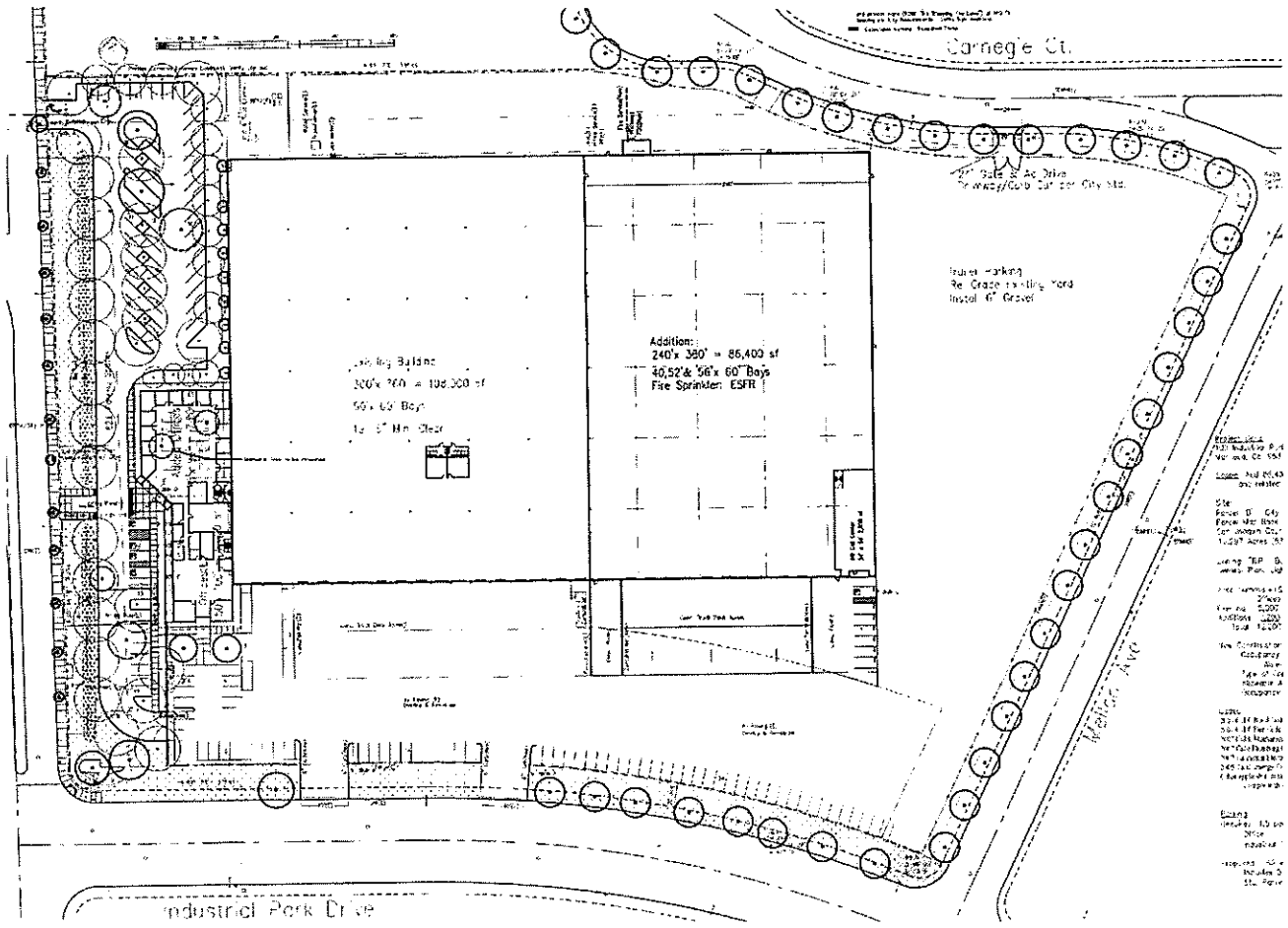
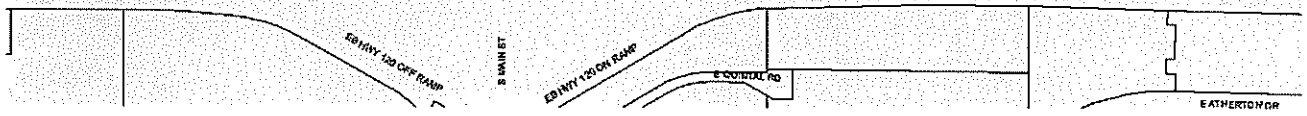
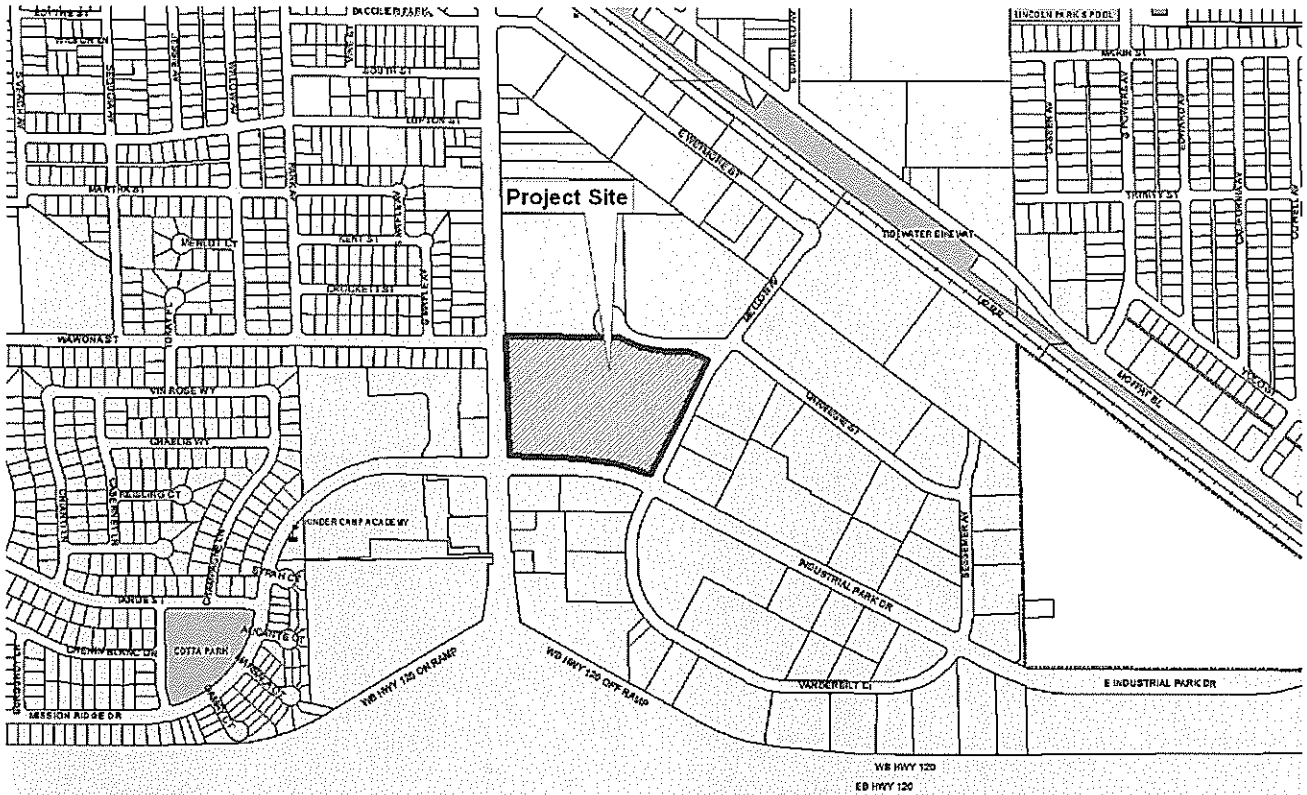


Planner, Document Preparer (Signature)

7/2/09  
Date

Rick Caguiat, Assistant Planner  
Printed Name

(209) 456-8515  
Phone Number



**G. EVALUATION OF ENVIRONMENTAL IMPACTS:** (Describe mitigation measures and explain how they reduce the identified impact to a less than significant level and/or cross-reference an earlier analysis. Any potentially significant impact identified in the Initial Environmental Study and for which mitigation is not incorporated will necessitate the preparation of an EIR.)

**1. Aesthetics.** *Would the project:*

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a. <i>Have a substantial adverse effect on a scenic vista?</i>				X
b. <i>Substantially damage a scenic resource, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?</i>				X
c. <i>Substantially degrade the existing visual character or quality of the site and its surroundings?</i>				X
d. <i>Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?</i>				X

a-d) The project area is located in an urban setting which is surrounded by mostly developed industrially zoned land. Manteca's General Plan does not identify this area as being a scenic vista. The project site does not contain historic buildings nor is it located adjacent to a scenic highway. The proposed development will result in the creation of new light and glare. The Manteca General Plan 2023 EIR indicates that the addition of light and glare will degrade the night sky amenity. The light sources will be consistent with the City's lighting standards to minimize light and glare onto adjoining properties but provide sufficient lighting for health and safety. No impact and no mitigations are required. (Manteca General Plan 2023, Final Environmental Impact Report, Chapter 3, Aesthetics and Visual Resources)

**2. Agriculture Resources.** *In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:*

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a. <i>Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</i>				X
b. <i>Conflict with existing zoning for agricultural use, or a Williamson Act contract?</i>				X
c. <i>Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?</i>				X

a-c) The subject property and general area is planned and designated on the Manteca General Plan Map for light industrial use. The property is not under a Williamson Act contract. The proposed project will not contribute to the loss of agricultural land identified as farmland of Statewide Importance. The project site and the surrounding area are identified on the San Joaquin County Important Farmland Map 2004 as Urban and Built-up land, which has no value as farmland. No impact and no mitigations are required. (Manteca General Plan 2023, Final Environmental Impact Report, Chapter 4, Agricultural Resources)

**3. Air Quality.** *Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:*

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a. <i>Conflict with or obstruct implementation of the applicable air quality plan?</i>			X	
b. <i>Violate any air quality standard or contribute substantially to</i>			X	

an existing or projected air quality violation?

- c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
- d. Expose sensitive receptors to substantial pollutant concentrations?
- e. Create objectionable odors affecting a substantial number of people?

		X	
		X	
		X	

a-e) The project would result in some construction emissions which would be described as "short term" or temporary in duration. Construction activity would temporarily generate emissions of ROG, Nox, and PM10 from site grading and excavation paving, demolition, motor vehicle exhaust associated with construction equipment, employee commute trips, and material transport and other construction operations. To reduce the impact in air quality to a less than significant level, the project will be conditioned to comply with all applicable requirements of the San Joaquin Valley Air Pollution Control District (SJVAPCD). (Manteca General Plan 2023, Final Environmental Impact Report, Chapter 5, Air Quality)

**4. Biological Resources. Would the project:**

- a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations by the California Department of Fish and Game or US Fish and Wildlife Service?
- b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations by the California Department of Fish and Game or US Fish and Wildlife Service?
- c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- f. Conflict with the provision of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
				X
				X
				X
				X
				X
				X

a-f) The project area is located within the area covered by the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). This plan, of which the City is a party to, was developed to minimize and mitigate impacts to plant and wildlife habitat resulting from the conversion of open space to non-open space. Pursuant to the Final EIR/EIS for the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP), dated November 15, 2000, and certified by the San Joaquin Council of Governments on December 7, 2000, implementation of the SJMSCP is expected to reduce impacts to biological resources resulting from the proposed project to a level of less-than-significant. (Manteca General Plan 2023, Final Environmental Impact Report, Chapter 6, Biological Resources)

The project site is located in Category A-Exempt, No Pay Zone, and no conflict will occur relative to the SJMSCP plan. No impacts to biological resources would occur, and no mitigation measures are required. Removal of mature trees (whether native or introduced) associated with this project will adhere to tree replacement in accordance with the City of Manteca Tree Preservation Guidelines.

**5. Cultural Resources. Would the project:**

	Potentially Significant	Less Than Significant	Less Than Significant	No Impact
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	Impact	With Mitigation Incorporation	Impact	
a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?				X
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?				X
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d. Disturb any human remains, including those interred outside of formal cemeteries?				X

a-d) The Manteca General Plan 2023 Final Environmental Impact Report does not identify any historical or archaeological resources within the project area or vicinity. The existing site is currently developed with an existing parking lot and industrial buildings; therefore, no unique paleontological or geologic features or human remains are present. Due to the previous development activity upon the project site, the proposed project is not anticipated to create impacts, and no mitigations are required. (Manteca General Plan 2023, Final Environmental Impact Report, Chapter 7, Cultural Resources)

**6. Geology and Soils. Would the project:**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
2. Strong seismic ground shaking?				X
3. Seismic-related ground failure, including liquefaction?				X
4. Landslides?				X
b. Result in substantial soil erosion or the loss of topsoil?				
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X
f. Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?				X

a-f) Buried faults are identified west of the San Joaquin River and in the Stockton area, none in the Manteca area. Considering the project's distance from active faults, ground surface faulting or displacement is unlikely. The probability of liquefaction taking place is considered relatively small because of the distance to major faults. Area terrain is flat; thus, no landslides are likely. The site is not located in an area rated for expansive soil behavior. The project will not utilize septic tanks as municipal sewer is available. There are no known unique paleontological or geological features on the project site. No impact to geology and soils are anticipated and no mitigations are required. (Manteca General Plan 2023, Final Environmental Impact Report, Chapter 8, Geology and Soils)

**7. Hazards and Hazardous Materials. Would the project:**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b. Create a significant hazard to the public or the environment				X

- through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*
- c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*
- d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*
- e. For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?*
- f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?*
- g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*
- h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where residences are intermixed with wildlands?*

			X
			X
			X
			X
			X
			X

a-h) The project will not involve routine transportation, use, or disposal of hazardous materials. The project will not release hazardous materials or emit hazardous emissions to the environment. No known chemical spills are reported for the site. The project site is not located within an airport land use plan or located within two miles of an airport or airstrip. The project will not impair or interfere with implementation of an emergency plan response plan. No mitigations are required. (Manteca General Plan 2023, Final Environmental Impact Report, Chapter 9, Hazardous Materials)

**8. Hydrology and Water Quality.** *Would the project:*

- a. Violate any water quality standards or waste discharge requirements?*
- b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?*
- c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site?*
- d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?*
- e. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?*
- f. Otherwise substantially degrade water quality?*
- g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?*
- h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?*
- i. Expose people or structures to a significance risk of loss,*

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
				X
				X
			X	
			X	
				X
				X
				X
				X
				X

*injury or death involving flooding, including flooding as a result of the failure of a levee or dam?*

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a-i) The project is not located within a 100-year flood area and will not expose people or structures to significant risk of flooding. The project will not violate water quality standards or waste discharge requirements. The project will be supplied domestic water via the City's municipal water supply system, which relies on a combination of treated groundwater and surface water. The project site is currently connected to the City's storm water collection system and is required to provide on-site storm water treatment and retention to manage storm water run off, per the City's Storm Drain Master Plan as well as meets all requirements and standards, if any, of the South San Joaquin Irrigation District (SSJID). The impact to hydrology and water are less than significant and no mitigations are required. (Manteca General Plan 2023, Final Environmental Impact Report, Chapter 10, Hydrology and Water Quality)

**9. Land Use and Planning.** *Would the project:*

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a. <i>Physically divide an established community?</i>				X
b. <i>Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?</i>				X
c. <i>Conflict with any applicable habitat conservation plan or natural community conservation plan?</i>				X

a-c) The project will not divide an established community and will comply with the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). The project site is designated in the General Plan for light industrial uses which is consistent with the proposed land use. The project complies with the City's Zoning Ordinance and the General Plan. No impacts to land use are anticipated and no mitigations are required. (Manteca General Plan 2023, Final Environmental Impact Report, Chapter 11, Land Use)

**10. Mineral Resources.** *Would the project:*

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a. <i>Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?</i>				X
b. <i>Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?</i>				X

a-b) The City's General Plan does not identify the project area or vicinity as containing known mineral resources, nor is the area designated on any plan as a locally-important mineral resource recovery site. Therefore, no impacts to mineral resources would occur. No impacts to mineral resources are anticipated and no mitigations are required. (Manteca General Plan 2023, Final Environmental Impact Report, Chapter 7, Cultural Resources)

**11. Noise.** *Would the project result in:*

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a. <i>Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?</i>			X	
b. <i>Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?</i>			X	
c. <i>A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?</i>				X
d. <i>A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?</i>				X

- e. For a project located within an airport land use plan or, where such a plan has been adopted, within two miles or a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?
- f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

			X
			X

a-f) The project will not expose people to excessive ground borne vibration (other than those associated with construction of the project), and the project is not located within an airport land use plan or within two miles of an airport or airstrip. The ambient noise level will increase during construction and after development. The increase will be due to operations and vehicle traffic and will not be in excess of the City's established standards. The applicant is required to adhere to the Noise Reduction Construction practices of the 2023 General Plan and the performance standards of the zoning ordinance for light industrial land use categories. The impact to noise is less than significant and no mitigations are required. (Manteca General Plan 2023, Final Environmental Impact Report, Chapter 12, Noise)

**12. Population and Housing.** *Would the project:*

- a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
- b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?
- c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a.				X
b.				X
c.				X

a-c) The subject property is planned and designated on the City's General Plan for light industrial type uses. The project is industrial and will have no impact on population increase or displacement of residential units. No impacts to population and housing are anticipated and no mitigation measures are required. (Manteca General Plan 2023, Final Environmental Impact Report, Chapter 13, Population and Housing and Chapter 11, Land Use)

**13. Public Services.** *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*

1. Fire protection?
2. Police protection?
3. Schools?
4. Parks?
5. Other public facilities?

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
1.				X
2.				X
3.				X
4.				X
5.				X

13. 1-5) The project will not require additional service beyond the existing service provided by the Manteca Fire and Police Departments. Both Fire and Police will provide the same level of protection as presently provided to the rest of the City. The project is industrial in nature and will have no impact on schools and parks. No mitigations are required. (Manteca General Plan 2023, Final Environmental Impact Report, Chapter 14, Public Facilities and Services)

**14. Recreation.**

- a. *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that*

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a.				X

substantial physical deterioration of the facility would occur or be accelerated?

			X

b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

a-b) The proposed industrial expansion project will not affect existing park facilities and will not create the need for additional recreational facilities. No impacts to recreation are anticipated and no mitigations are required. (Manteca General Plan 2023, Final Environmental Impact Report, Chapter 14, Public Facilities and Services)

**15. Transportation/Traffic.** *Would the project:*

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?			X	
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				X
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e. Result in inadequate emergency access?				X
f. Result in inadequate parking capacity?				X
g. Conflict with adopted polices, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X

a-g) The City's circulation master plan included the projected traffic from this project area; no new traffic impacts have been identified. The project will provide the parking and loading as required by the City of Manteca Zoning Ordinance, Title 17. The project will not conflict with any adopted policies, plans or programs supporting alternative transportation, and will have no effect on air traffic patterns or emergency access.

City staff conducted a trip generation analysis for the project and found that approximately 38 peak hour trips will be added to the adjacent roadways. The existing roadway system will be able to accommodate the additional trips additional improvements. The impacts to transportation are less than significant and no mitigations are required. (Manteca General Plan 2023, Final Environmental Impact Report, Chapter 15, Traffic and Circulation, Trip Generation Analysis conducted by Mark McAvoy, Senior Engineer, dated June 23, 2009)

**16. Utilities and Service Systems.** *Would the project:*

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c. Require or result in the construction of new storm water drainage facilities, the construction of which could cause significant environmental effects?			X	
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand				X

*in addition to the provider's existing commitments?*

- f. *Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?*
- g. *Comply with federal, state, and local statutes and regulation related to solid waste?*

			X
			X

a-g) The project is not anticipated to create utilities and service systems impacts greater than those already planned for and associated with like development found throughout the community. Municipal sewer and water systems are available to the project area and only require modification to accommodate the additions. City storm drainage is available to serve the proposed project. Solid waste collection and disposal service is available to the project site. The project will not require the construction of new water, wastewater treatment or drainage facilities. Impacts to utilities and service systems are less than significant, and no mitigation measures other than standard installation of the necessary infrastructure and the payment of development impact fees are required. (Manteca General Plan 2023, Final Environmental Impact Report, Chapter 14, Public Facilities and Services)

**17. Mandatory Findings of Significance**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a. <i>Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</i>				X
b. <i>Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?</i>				X
c. <i>Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</i>				X

a-c) The project does not have the potential to degrade the quality of the environment, reduce the habitat or the population of fish and wildlife species, eliminate plant or animal community, or eliminate important examples of California history or prehistory. The project will not have any impacts that are individually limited but cumulatively considerable or cause substantial adverse effects on human beings, either directly or indirectly. The project site is designated in the City of Manteca 2023 General Plan for the development of light industrial uses. The project is consistent with the goals and policies of the General Plan and with the Zoning Ordinance. The analysis provided in this Initial Study concludes that the proposed project will not have a significant effect on the environment.

**H. INCORPORATIONS BY REFERENCE**

All mitigation of potential impacts identified within the Environmental Impact Report prepared for the Manteca General Plan 2023 and applicable to the subject project, is hereby incorporated by reference and become part of this environmental document.

In accord with Section 15150 of the CEQA Guidelines (Section 21083.3 of the Public Resources Code), the previously certified Environmental Impact Report (EIR) (SCH #2002042088), and findings and mitigations contained therein, prepared for the Manteca General Plan 2023 has been incorporated into this Initial Study. The Final EIR for the Manteca General Plan 2023 was certified by the City Council on October 6, 2003.

The aforementioned environmental documents are available for review at, City of Manteca, Community Development Department, 1001 W. Center Street, Manteca, California, 95337.

**I. REFERENCES**

1. City of Manteca General Plan 2023 Final EIR and Policy Document adopted October 6, 2003.
2. City of Manteca Zoning Ordinance Title 17 adopted April 20, 1992, as amended.
3. Trip Generation Analysis conducted by Mark McAvoy, Senior Engineer, dated June 23, 2009.

**J. INITIAL STUDY PREPARATION**

1. Rick Caguiat, Assistant Planner