



**NOTICE OF AVAILABILITY AND INTENT
TO ADOPT AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
CRIVELLO ESTATES-ANX-04-06, PRZ-04-06 AND SDJ-04-13**

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 Mitigated 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/Mitigated Negative Declaration (ND-09-01) are being circulated for public review and comment for a review period of 20 days starting March 4, 2009.

Project Title: Crivello Estates-ANX-04-06, PRZ 04-06 and SDJ- 04-13

Project Applicant: Edward Machado

Project Description: The proposed Crivello Estates project includes three specific approvals 1) Annexation of 20.22 total acres; 2) Prezone of this area to R-1, Single Family Residential 3) Subdivision of 18.76 acres into 65 single-family residential lots that range in size from 6,000 square feet to 15,270 square feet. A single family home located on Louise Avenue will be included in the annexation but is not a part of the subdivision (Listed as "not a part" in the northwest corner of the subdivision map and identified as 9404 Louise Avenue (APN 208-140-06). The applicant has indicated that the subdivision will be constructed in two phases.

Project Location: 9480 Louise Avenue, 9580 Louise Avenue, 9600 Louise Avenue and 9404 Louise Avenue (APNs 208-140-05, 208-140-17, 208-140-06 and 208-140-16) See attached Vicinity Map.

Comment Period:

The comment period for the Initial Study/Negative Declaration begins March 4, 2009 and closes March 24th, 2009. Please submit comments by 5:00 p.m. on March 24th, 2009 to Lantz Rey, Associate Planner, at the address below or by email to lrey@ci.manteca.ca.us

Public Hearing Date: April 14th, 2009

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

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

(209) 239-8427

Attachments: Mitigated Negative Declaration
Initial Study (CEQA §15073(c))
Mitigation Monitoring and Reporting Program

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., 2nd 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

MITIGATED NEGATIVE DECLARATION

PROJECT TITLE: Crivello Estates- ANX-04-06, PRZ-04-06 and SDJ-04-13

CASE NO.: ND-09-01

PROJECT DESCRIPTION: The proposed Crivello Estates project includes three specific approvals 1) Annexation of 20.22 total acres; 2) Prezone of this area to R-1, Single Family Residential 3) Subdivision of 18.76 acres into 65 single-family residential lots that range in size from 6,000 square feet to 15,270 square feet. A single family home located on Louise Avenue will be included in the annexation but is not a part of the subdivision (Listed as “not a part” in the northwest corner of the subdivision map and identified as APN 208-140-06. The applicant has indicated that the subdivision will be constructed in two phases.

LOCATION: 9480 Louise Avenue, 9580 Louise Avenue, 9600 Louise Avenue and 9404 Louise Avenue (APNs 208-140-05, 208-140-17, 208-140-06 and 208-140-16) See attached Vicinity Map.

APPLICANT: Edward Machado

ADOPTED:

	The INITIAL STUDY conducted by the City of Manteca (attached) shows that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION is herein affirmed.
X	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.
	The INITIAL STUDY conducted by the City of Manteca (attached) shows that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
	The INITIAL STUDY conducted by the City of Manteca (attached) shows 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.
	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 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.

March 4, 2009
Date

Lantz Rey



ENVIRONMENTAL INITIAL STUDY
(Completed by Community Development Staff)

A. BACKGROUND:

1. Project Proponent:: MCR Engineering Inc Attn: Jim Rachels
2. Proponent Phone Number: 209-239-6229
3. Proponent Address: 1242 Dupont Court, Manteca, CA 95337
4. Property Owner: Multiple-List Attached
5. Owner Phone Number: Attached
6. Owner Address: Attached
7. Project Title: Crivello Estates
8. Project Location: 9480 Louise Avenue, 9580 Louise Avenue and 9600 Louise Avenue
Note: The project also includes annexation of 9404 Louise Avenue
9. Questionnaire Submittal Date: December 17, 2004
10. Assessor Parcel No's: 208-140-17, 280-140-05, 208-140-06. Annexation of 208.140-16
11. Staff Contact Person: Lantz Rey, Associate Planner
12. Staff Contact Phone Number: 209-825-2348
13. General Plan Designation: LDR, Low Density Residential
14. Zoning Designation: N/A

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 proposed Crivello Estates project includes three specific approvals 1) Annexation of 20.22 total acres; 2) Prezone of this area to R-1, Single Family Residential 3) Subdivision of 18.76 acres into 65 single-family residential lots that range in size from 6,000 square feet to 15,270 square feet. A single family home located on Louise Avenue will be included in the annexation but is not a part of the subdivision (Listed as "not a part" in the northwest corner of the subdivision map (exhibit 1) and APN 208-140-06 (exhibit 2). The applicant has indicated that the subdivision will be constructed in two phases (exhibit 4).

The project layout is consistent with a standard residential subdivision. The proposed layout will extend Azalea Drive across and through the project site terminating on the east property line. Granite Lane and Vasconcellos Ave will be extended into the project area from the south and will terminate in cul-de-sacs south of Louise Avenue (See Exhibit 1). Additionally, the proposed project proposes to expand the existing Springport Park (located to the SW of the project site) by .77 acres to accommodate the expected storm water runoff created by the subdivision streets. The project also includes a linear park that will run under the existing PG&E transmission lines (east to west), which will also terminate at the east property line.

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

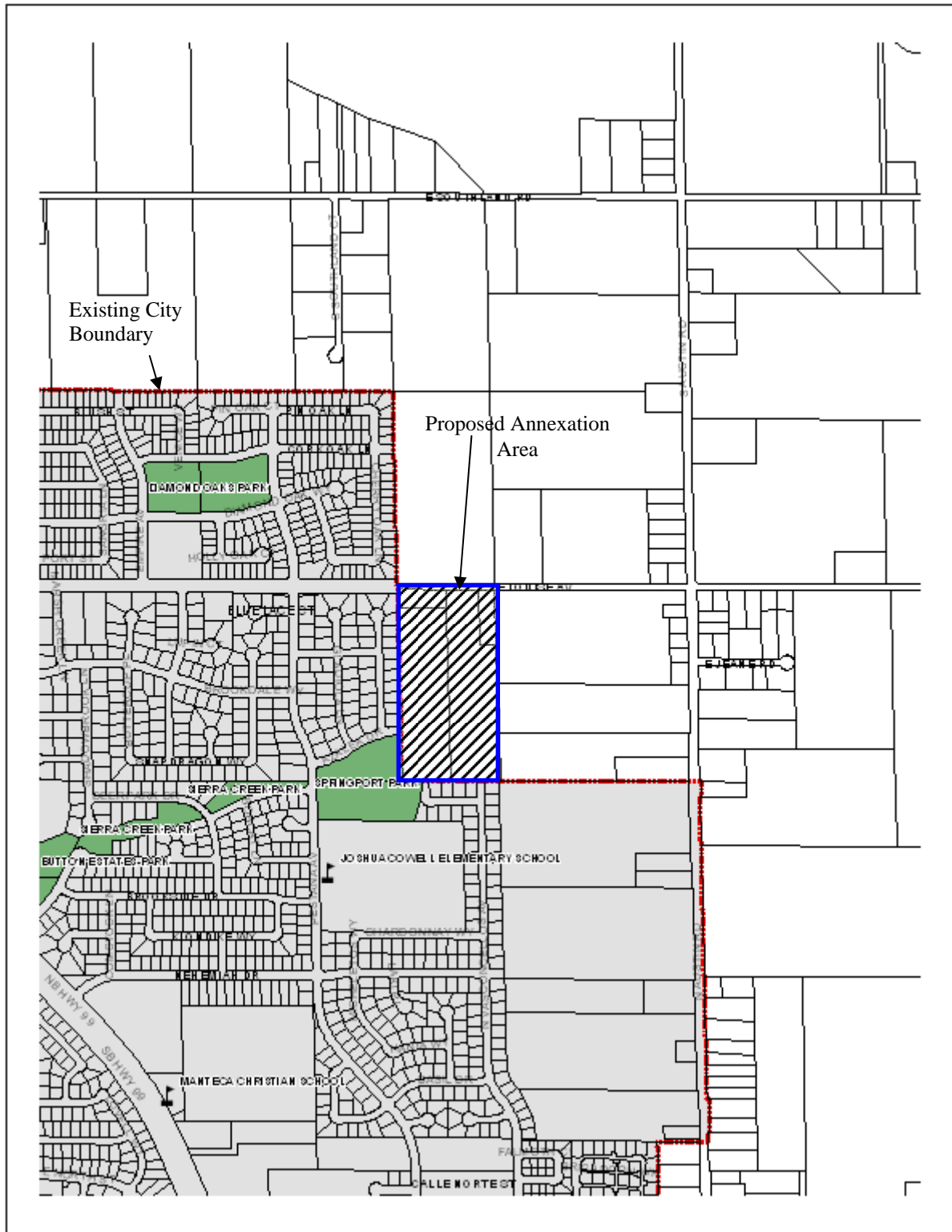
The proposed project site is located directly north of the Eastport Unit No. 1 subdivision and directly east of the Spring Meadows Unit No. 2 Subdivision, both subdivisions are within the City of Manteca (see exhibits 2 and 3). There are a variety of small to medium sized properties that currently have agricultural uses to the east and north of the project site, these properties are located in the County.

The eastern half of the project site is used predominately as pasture, the western half has been used as pasture in the past, but currently is vacant without agricultural uses. Two homes are located within the annexation area, one will be removed during construction of the future subdivision. The second home will remain and be provided access to the internal street layout. Approximately 15 trees are located on the project site; the majority of these will be removed with the construction of the subdivision. The remainder of the project site is relatively flat and covered in a variety of grasses, berry bushes and compacted and mounded dirt.

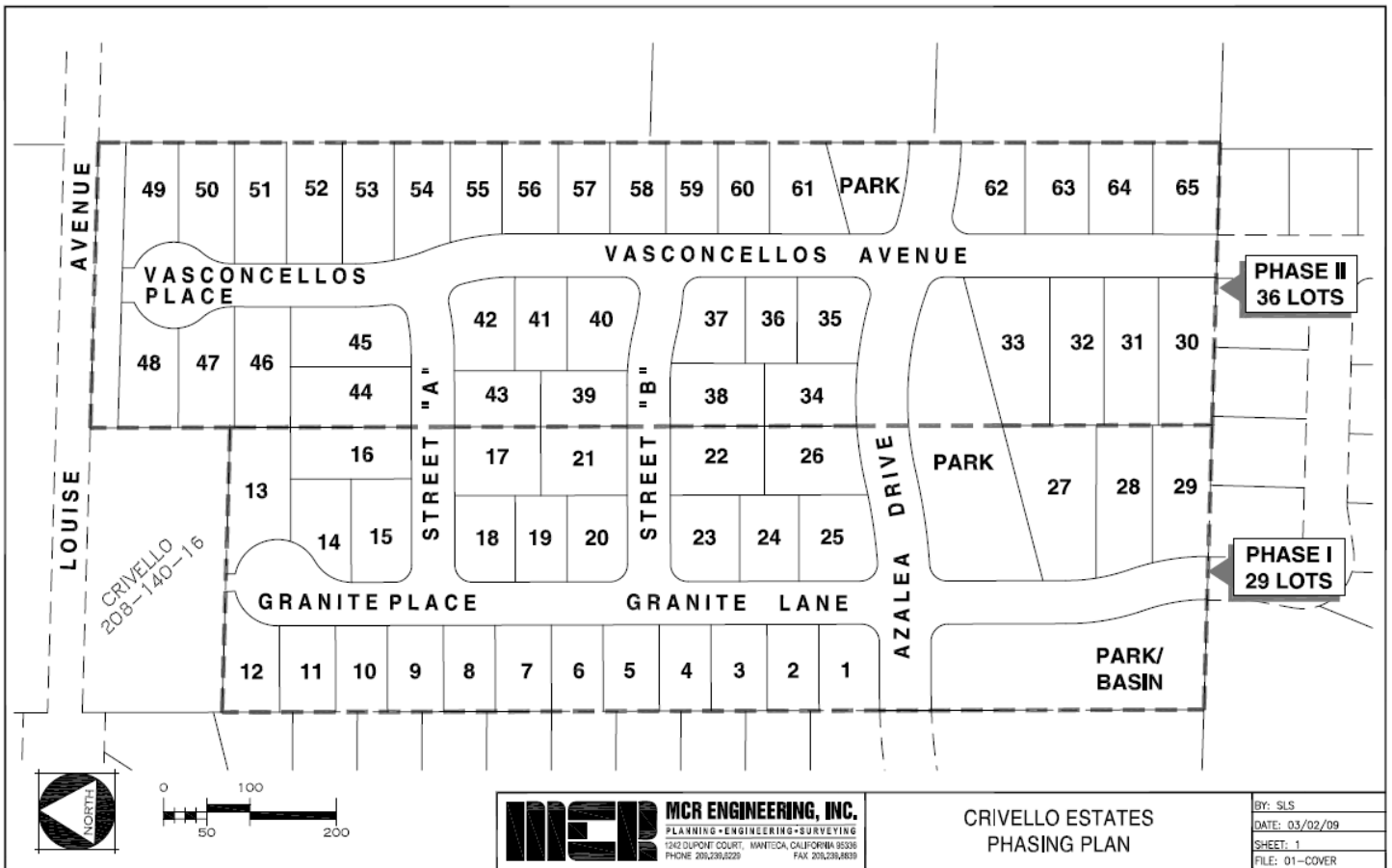
D. OTHER PUBLIC AGENCIES APPROVAL: (List public agencies whose approval is required, eq., permits, financing approval, or participation agreement, etc.)

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, Parks and Recreation, and Police Departments and to the South San Joaquin Irrigation District (SSJID) and Pacific Gas and Electric (PG&E) land department.

Proposed Annexation Area (Exhibit 3)



Proposed Phasing Map (Exhibit 4)



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

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Agricultural Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning |
| <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |
| <input checked="" 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)

Date

Lantz Rey, Associate Planner

Printed Name

209-825-2348

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:*

- a. *Have a substantial adverse effect on a scenic vista?*
- b. *Substantially damage a scenic resource, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*
- c. *Substantially degrade the existing visual character or quality of the site and its surroundings?*
- d. *Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?*

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

a) No scenic vistas occur in the area of the project site. The site is surrounded by urban developed lands. There would be no impact.

b) No scenic resources occur in the area of the project site. The site is surrounded by urban developed lands. There would be no impact.

c) The proposed new homes will be one and two-story structures; the difference in height will not be substantial and will be similar to the height of the adjacent subdivision. This impact would be less than significant.

d) The proposed project will create new sources of nighttime lighting and daytime glare. This project will increase new light, including: lighting of the homes, street lighting and glare from the windows. Although the project would contribute light to the area, the increase would not be considered substantial or highly noticeable because it is comparable to the adjacent areas that have already been developed. The following mitigation measures will ensure that this impact is less than significant.

Mitigation Measure 1.1: Directionally shielded street lighting shall be installed per City Standard Plan, as provided by the Public Works Department, Engineering Division. The lighting shall be installed and operational prior to the approval of final map or city acceptance of the subdivision improvements.

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:*

- a. *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?*
- b. *Conflict with existing zoning for agricultural use, or a Williamson Act contract?*
- c. *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?*

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

a) The 2004 San Joaquin County Important Farmland Map identified the Crivello Estates project area as Prime Farmland. Prime Farmland has the best combination of physical and chemical features able to sustain long term agricultural production. To be classified as Prime, the land must have been used for irrigated agricultural production at sometime in the past four years. The 2023 Manteca General Plan identifies the conversion of Prime Farmland to a non-agricultural use as a potentially significant impact. An iron clad definition of a significant impact is not always possible because the significance of an activity may vary with the setting (Section 15064 [b]). An example would be an impact in a rural setting having a significant effect, whereas in an urban setting the impact would be considered less than significant. In this case the property

is adjacent to an existing residential subdivisions on the west and south property lines. The proximity of these subdivisions and the relatively small size of the parcel (18.76 acres) make the probability of long term sustained agriculture very low. Additionally, in 2005 the City of Manteca adopted an Agricultural Mitigation fee; which is intended to mitigate the loss of productive agricultural lands converted for urban uses within the city Compliance with Mitigation Measure 2.1 will make the project level impact less than significant.

Mitigation Measure 2.1: The developer shall pay the applicable agricultural mitigation fee in place at the time of the issuance of each individual building permit as calculated by the Manteca Building Division.

Cumulative impacts associated with the conversion of Prime Farmland to urban uses are identified as a significant and unavoidable impact for which a statement of overriding consideration was adopted by the City of Manteca on October 6, 2003 (Resolution R2003-412). The Manteca General Plan EIR is considered to be a Program EIR as identified in section 1.1.1 of the Manteca General Plan EIR. In the 2023 Manteca General Plan the project area is designated as LDR, therefore the project site was expected to develop as an single family subdivision and the loss of Prime Farmland was anticipated and addressed in the General Plan EIR. The City finds that the project complies with section 15168.c of the California Environmental Quality Act, in that the impact(s) were 1) previously examined in a Program EIR, 2) and no new effect to the project that are outside the scope of the General Plan assumptions are present, 3) the project complies with the General Plan policies regarding the protection of agricultural land until development is imminent; and 4) the site specific operations are documented in this Initial study and are within the scope of the original Program EIR. Therefore, no additional mitigation is required.

b) The project includes annexation to the City of Manteca, which has assigned the property a Low Density Residential (LDR) designation in the General Plan. A pre-zone application is also included that will zone the property R-1, which is consistent with the proposed development type. Therefore, after annexation the project would not conflict with an existing agricultural zone. The project site is not under a Williamson Act contract, further; none of the neighboring properties in the vicinity are under Williamson Act contracts. The nearest Williamson Act Contract property is on the north side of Louise Avenue, approximately 1/2 mile to the east of the project site. No mitigation is required.

c) The project will extend Azalea Drive to the east, allowing for future development east of the project site. This area is relatively small in size, is designated as LDR in the General Plan, and within the 10 year area of the Manteca sphere of influence. Therefore, the area east of Crivello Estates is expected to develop in the next 10 years with or without the project. This impact is less than significant.

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. Conflict with or obstruct implementation of the applicable air quality plan?		X		
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
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)?			X	
d. Expose sensitive receptors to substantial pollutant concentrations?			X	
e. Create objectionable odors affecting a substantial number of people?			X	

a) 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. The project’s size is deemed to be within the SJVAPCD levels, the project will be conditioned to comply with all applicable requirements of SJVAPCD’s Regulation VIII (Fugitive Dust Prohibitions) and all districts policies to limit construction vehicle emissions as well as with all applicable requirements of SJVAPCD’s Indirect Source Review Rule 9510 and payment of administrative fees for Indirect Source Review Rule 3180. Compliance with the following mitigation measure shall ensure that the proponent complies with the applicable air quality plan.

Mitigation Measure 3.1: The project proponent shall submit an Air Impact Assessment (AIA) application to the San

Joaquin Valley Air Pollution Control District no later than seeking final discretionary approval, and to pay any applicable off-site mitigation fees before issuance of the first building permit. A copy of the AIA shall be on file with the City of Manteca prior to the issuance of the first building permit.

b-c) Criteria air pollutant concentrations are measured at several monitoring stations in San Joaquin County. The purpose of these designations is to identify those areas with air quality problems. And thereby initiate planning efforts for improvement. The three basic designations are non attainment, attainment and unclassified. San Joaquin County has a non attainment status for Ozone, PM10 and PM25. Project emissions are not anticipated to exceed the SJVAPCD's ROG or NOx thresholds of 10 tons per year under 2008 conditions (letter from SJVAPCD, dated July 23, 2008). Therefore, this impact is considered less than significant. Although this impact is considered less than significant, the SJVAPCD encourages innovation in measures to further reduce air quality impacts, as described below under Mitigation Measure 3.3. For impacts specifically related to ozone, the analysis can be determined by concluding whether the proposed project is consistent with the City of Manteca's 2023 General Plan (City General Plan). Because the General Plan is used to help forecast the emissions budget within the SJVAPCD's 2007 Ozone Plan, consistency with the City General Plan would mean that the proposed project does not conflict with the 2007 Ozone Plan. Information contained in the City General Plan indicates that the proposed project has been included in the General Plan. Consequently, operational emissions associated with implementation of the proposed project are not anticipated to conflict with the SJVAPCD's 2007 Ozone Plan and are considered less than significant. For impacts specifically related to PM 10 and PM 25 the SJVAPCD has determined that compliance with its Regulation VIII Fugitive PM10 Prohibitions, including implementation of all feasible control measures specified in its *Guide for Assessing And Mitigating Air Quality Impacts*, as incorporated into mitigation measure 3.3, is sufficient mitigation to minimize adverse air quality effects from construction-related PM10 emissions to less-than-significant levels (San Joaquin Valley Air Pollution Control District 2002).

Mitigation Measure 3.2: Prepare and Implement a Dust Control Plan. To control the generation of construction-related PM10 emissions, the City shall require construction contractors to prepare and submit a dust control plan to the SJVAPCD at least 48 hours prior to any earthmoving or construction activities.

Mitigation Measure 3.3: Incorporate SJVAPCD Recommended Additional Measures to Reduce Air Quality Impacts. The SJVAPCD encourages innovation in measures to reduce air quality impacts. Several measures will be incorporated into the design and operation of the proposed project to provide additional reductions in the overall level of emissions, where feasible. These measures include the following:

- Energy-efficient design will be provided for homes and buildings, including automated control systems for heating and air conditioning and energy efficiency beyond California Code of Regulations Title 24 (California Building Standards Code) requirements, lighting controls and energy efficient lighting in buildings, increased insulation beyond Title 24 requirements, and light-colored roof materials to reflect heat.
- Large canopy trees (24" Box size) will be carefully selected and located in front of each home. Homes located on corner lots shall have one tree per street frontage to protect buildings from energy-consuming environmental conditions and shade paved areas.
- As many energy-conserving features as possible will be incorporated into the design and operation of the proposed project. These include:
 - a) increased wall and ceiling insulation (beyond building code requirements);
 - b) energy-efficient windows (double-paned or Low-E);
 - c) energy-efficient lighting, appliances, and heating and cooling systems;
 - d) provision of low NOx-emitting or high-efficiency, energy-efficient water heaters;
 - e) installation of clean-energy features that promote energy self-sufficiency (e.g., photovoltaic cells, solar thermal electricity systems and small wind turbines);
 - f) installation of programmable thermostats for all heating and cooling systems;
 - g) awnings or other shading mechanisms for windows;
 - h) porch, patio, and walkway overhangs;
 - i) ceiling fans or whole-house fans;
 - j) passive solar cooling and heating designs (e.g., natural convection and thermal flywheels);
 - k) daylighting (natural lighting) systems such as skylights, light shelves, and interior transom windows;
 - l) electrical outlets around the exterior of units to encourage the use of electric landscape maintenance equipment;
 - m) use of low and no-VOC (volatile organic content) coatings and paints;
 - n) natural gas fireplaces (instead of wood burning fireplaces or heaters) and natural gas lines (if available to the project area) in backyard or patio areas to encourage the use of gas barbecues;

d) Sensitive receptors include land uses, such as schools, day care centers, medical facilities, recreational facilities, and others that could contain young children, elderly persons, or people with existing respiratory health problems. The project is located adjacent to a small park and elementary school, there are no known day care centers in the immediate area, but it is conceivable a small day care may be operating in the adjacent subdivision. As stated in the SJVAPCD *Guide for Assessing and Mitigating Air Quality Impacts* (San Joaquin Valley Air Pollution Control District 2002), Air quality problems arise when sources of air pollutants and sensitive receptors are located near one another. There are several types of land

use conflicts that should be avoided: 1) Development projects with sensitive receptors in close proximity to a congested intersection or roadway with high levels of emissions from motor vehicles. High concentrations of carbon monoxide, fine particulate matter, or toxic air contaminants are the most common concerns. 2) Development projects with sensitive receptors close to an industrial source of toxic air contaminants. 3) Development projects with sensitive receptors close to a source of odorous emissions. Although odors generally do not pose a health risk, they can be quite unpleasant and often lead to citizen complaints to the SJVAPCD and to local governments. 4) Development projects with sensitive receptors close to a source of high levels of nuisance dust emissions. The proposed project does not expose sensitive receptors to substantial pollutant concentrations, other than the temporary disturbance during construction of the subdivision which shall comply with the standards and rules established by SJVAPCD

e) The proposed project may cause temporary odors from diesel exhaust. However, these odors would cease after construction is completed. Residential uses are generally not considered to be a source of offensive odors. Therefore, operation of the proposed project is not likely to generate odors or expose receptors to offensive odors. This is considered a less-than significant impact

4. Biological Resources. *Would the project:*

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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?			X	
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?			X	
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?				X
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?			X	
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
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?		X		

Potential impact to wildlife habitat, species, riparian habitat, sensitive natural community, or wetlands are identified by the Manteca General Plan EIR as potentially significant impacts that can be reduced to less than significant levels with mitigation (Manteca General Plan 2023, Final Environmental Impact Report, Chapter 6, Biological Resources). The project site is not identified in the Manteca General Plan 2023 as being located in a biologically sensitive area.

a-b, d) 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. That document is hereby incorporated by reference and is available for review during regular business hours at the San Joaquin Council of Governments (555 E. Weber Av, Stockton, CA 95202 or their web site at www.sjcog.org).

Mitigation Measure 4.1: The developer shall comply with the rules and regulations of the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). An Incidental Take Minimization Measure (ITMM) shall be on file with the City of Manteca prior to the issuance of a grading, building or any other permit required for construction of this site.

c) No wetlands have been identified at or near the project site at the time of preparation of the Crivello Estates environmental document, therefore there is no impact.

e) Approximately 15 non native trees will be removed with the development of the proposed project. These trees could be a small part of a migratory wildlife corridor. There is no evidence however that the site operates as a wildlife nursery. Compliance with Mitigation measure 4.1 will reduce this impact to less than significant.

f) The project is located within the area covered by the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). The Plan, of which the City is part, was developed to minimize and mitigate impacts to plant and wildlife habitat resulting from the conversion of 109,302 acres of open space to non-open space use to occur in San Joaquin County between 2001 and 2051. Ninety-seven species are covered by the SJMSCP, which is intended to provide comprehensive mitigation, pursuant to local, state and federal regulations, for impacts to these species from SJMSCP permitted activities. No conflict will occur relative to such plan.

5. Cultural Resources. *Would the project:*

- a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?
- b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?
- c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
- d. Disturb any human remains, including those interred outside of formal cemeteries?

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

a) The Manteca General Plan 2023 Final Environmental Impact Report does not identify any historic or prehistoric archeological resources within the project area or vicinity.

b) The project may result in substantial adverse change to archaeological resources within the project area. Though no known archeological resources are located within the project area; this may be as a result of the absence of any inventory data for the area. Archaeological resources are generally not visible from a distance and are only located as a result of an intensive pedestrian survey. It is possible that significant archaeological resources, both with and without surface manifestations, are present within the project area. Project activities that may affect such resources include grading and excavation. Any impact on these resources would be a significant impact, but implementation of the following mitigation measure would reduce this impact to a less-than-significant level.

Mitigation Measure 5.1: Stop Work in Case of Accidental Discovery of Buried Archeological Resources. If buried archeological resources, such as chipped or ground stone, historic debris, building foundations, or human bone, are inadvertently discovered during ground-disturbing activities, work would stop in that area and within 100 feet of the find until a qualified archaeologist can assess the significance of the find and, if necessary, develop appropriate treatment measures in consultation with the City and other appropriate agencies (see also Implementation Measure RC-I-46 of the General Plan [City of Manteca 2003a]).

c) No known human remains are present within the project area. It is possible that buried human remains would not be located as a result of this study due to a lack of surficial evidence. However, it is possible that human remains, particularly those outside a designated cemetery, may be encountered during ground-disturbing activities associated with project construction. This impact would be significant, but implementation of Mitigation Measure 5.2 would reduce this impact to a less-than-significant level.

Mitigation Measure 5.2: Stop Work in Case of Accidental Discovery of Buried Human Remains. If human remains of Native American origin are discovered during project construction, it is necessary to comply with state laws relating to the disposition of Native American burials, which fall within the jurisdiction of the Native American Heritage Commission (NAHC) (PRC 5097). If any human remains are discovered or recognized in any location other than a dedicated cemetery, there will be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

- the county coroner has been informed and has determined that no investigation of the cause of death is required; and
- if the remains are of Native American origin,

- the descendants of the deceased Native Americans have made a recommendation to the landowner or the person responsible for the excavation work for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in PRC 5097.98; or
- the NAHC was unable to identify a descendant, or the descendant failed to make a recommendation within 24 hours after being notified by the commission.

According to the California Health and Safety Code, six or more human burials at one location constitute a cemetery (Section 8100), and disturbance of Native American cemeteries is a felony (Section 7052). Section 7050.5 requires that construction or excavation be stopped in the vicinity of discovered human remains until the coroner can determine whether the remains are those of a Native American. If the remains are determined to be Native American, the coroner must contact the NAHC.

6. Geology and Soils. Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<i>a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:</i>				
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
<i>b. Result in substantial soil erosion or the loss of topsoil?</i>			X	
<i>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?</i>				X
<i>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?</i>				X
<i>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?</i>				X
<i>f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</i>		X		

a-1) The project is not located within an identified Earthquake Fault Zone as identified by the State of California (Alquist-Priolo Act). Therefore the risks associated with fault ruptures are considered to be very low and the impacts associated to fault rupture is determined to be less than significant. No mitigation is required. a-2) It is likely that during the lifespan of the proposed project the site will experience strong seismic ground shaking from earthquakes located to the west of the site. The main concern of ground shaking is the corresponding structural damage and the related hazards to life and safety. All of the proposed housing/structures and improvements will be designed to meet relevant requirements of the current California Building Code (CBC). Compliance with the CBC does not eliminate the risks associated with ground shaking, however it would reduce the risks to a level of less than significant. No mitigation is required. a-3) The site could be subject to strong seismic ground shaking as a result of earthquakes on active faults located west of the site. The project site is not located in an area known for expansive soil (Manteca 2023). Therefore the impacts related to liquefaction are considered to be less than significant; no mitigation is required. a-4) Topography at and surrounding the project site is very gentle, and the existing risk of landslide at the site is considered minimal. Creation of cut slopes and fill embankments during project construction could lead to a risk of localized slope failure if the slopes are improperly designed or implemented. However, design and construction of the proposed project would conform with Chapter 33 requirements of the CBC. Conformance to the Appendix Chapter 33 standards and good grading and excavation practices would minimize the potential for failure of cut slopes and fill embankments, and impacts are expected to be less than significant. No mitigation is required.

b) Preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) that provides best management practices (BMPs) to control soil erosion during project construction and compliance with CBC standards regarding finished

site contouring and drainage is expected to effectively manage post-construction (operational) runoff to avoid excessive erosion once the proposed development is in use. Consequently, impacts related to increased soil erosion are expected to be less than significant.

c) At the time of preparation of the environmental document for the Crivello Subdivision the entire area was found not to be subject to unstable soils. There is no substantial evidence that this has changed; therefore, there is no impact.

d) At the time of preparation of the environmental document for the Crivello Subdivision, the entire area was found not to be subject to unstable soils, and there is no impact.

e) The proposed development is planned to connect to City sewer service and storm drains. There would be no impact related to septic system or alternative wastewater disposal needs.

f) The project site may be underlain by the Modesto Formation, which is known to contain vertebrate fossils, including remains of mammoth, bison, rodents, and reptiles. Thus, the formation is considered highly sensitive for paleontological resources. Earthwork required to construct the proposed project could involve the Modesto Formation, with the potential to damage and/or disturb vertebrate and other fossil resources. Depending on the degree of loss, disturbance, or damage affecting vertebrate fossils could represent a significant impact. Implementation of Mitigation Measures 6.1 would reduce impacts on paleontological resources to a less-than significant level and would be consistent with the current standard of care for paleontological resources. Any residual impact would be considered less than significant.

Mitigation Measure 6.1: If paleontological materials are discovered during any site preparation, excavation, or project-related activities, work will stop in the area of the find, and the contractor will notify the City's project manager. A paleontologist will be hired by the project proponent to assess the nature and importance of the find and recommend appropriate treatment, consistent with the SVP's 1995 guidelines and all other applicable standards of care. If the paleontologist identifies a need, a state-licensed professional geologist (California PG) will also be retained to assist with evaluating the potential for project work to further disturb the geologic units in which the find was made. Work will not resume in the area of the find until the find has been assessed by the paleontologist and any treatment identified as necessary has been implemented. However, with the paleontologist's approval, work may resume on other portions of the site during evaluation and treatment of the find. Depending on the nature of the find, on site-specific geologic conditions, and on the project activities planned for the site, treatment may include paleontological monitoring, preparation, and recovery of fossil materials so that they can be housed in an appropriate museum or university collection. Treatment also may include preparation of a report for publication describing the finds, or may include other approaches developed for the site. The project proponent will be responsible for ensuring that the paleontologist's recommendations regarding treatment and reporting are implemented.

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 through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
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?				X
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?				X
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?				X
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X

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
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a-b) Construction of the proposed project could expose construction workers, the public, or the environment to hazardous materials through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Small quantities of potentially toxic substances (e.g., petroleum and other chemicals used to operate and maintain construction equipment) would be used and disposed of at the project site and transported to and from the site during construction. Accidental releases of small quantities of these substances could contaminate soils and degrade the quality of surface water and groundwater, resulting in a public safety hazard. In addition, construction of the proposed project site requires excavation and movement of soils. Although the General Plan EIR (City of Manteca 2003b) indicated that no Superfund or Cortese sites are present within Manteca, it is possible that potentially hazardous sites are located within the area of the project site. No hazardous records searches have been performed for the project site. Unknown hazardous sites have the potential to create a significant hazard to construction workers, the public, and the environment if they are encountered during construction of the proposed project. This impact is potentially significant. Mitigation Measures 7.1a through 7.1c and 7.2 will reduce these impacts to a less-than-significant level.

Mitigation Measure 7.1a: Follow Manteca Fire Department and Other Guidelines for Storage and Handling of Hazardous Materials. The City shall require that contractors transport, store, and handle hazardous materials required for construction in a manner consistent with relevant regulations and guidelines, including those recommended and enforced by the Manteca Fire Department (MFD).

Mitigation Measure 7.1b: Immediately Contain Spills, Excavate Spill-Contaminated Soil, and Dispose of It at an Approved Facility. In the event of a spill of hazardous materials in an amount reportable to the MFD (as established by MFD guidelines), the contractor shall immediately control the source of the leak and contain the spill. If required by the MFD or other regulatory agencies, contaminated soils will be excavated and disposed of off site, at a facility approved to accept such soils.

Mitigation Measure 7.1c Perform Hazards Records Search Prior to Development of Project Site and Implement Necessary Remediation. Prior to development of project site, the Applicant will perform hazardous records searches to determine whether the site is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, could create a significant hazard to the public or the environment. If any hazardous sites are discovered, the developer will implement necessary remediation actions as required by law before developing the site.

Mitigation Measure 7.2: Develop and Implement Plans to Reduce Exposure of People and the Environment to Hazardous Conditions during Construction Activities. The City shall require the applicant to develop plans to prevent the pollution of surface water and groundwater and to promote the health and safety of workers and other people in the project vicinity. These programs shall include an operations and maintenance plan, a site-specific safety plan, and a fire prevention plan, in addition to the SWPPP required for hydrology impacts. The programs are required by law and shall require approval by several responsible agencies. Required approvals are as follows: the SWPPP shall be approved by the Regional Water Quality Control Board; the site-specific safety plan and the operations and maintenance plan shall be approved by the California Occupational Safety and Health Administration (Cal-OSHA). The fire safety plan shall be approved by the MFD. The City shall also require the applicant to develop and implement a hazardous materials management plan that addresses public health and safety issues by providing safety measures, including release prevention measures; employee training, notification, and evacuation procedures; and adequate emergency response protocols and cleanup procedures. Finally, the City shall require the applicant and its designated contractors to comply with Cal-OSHA and federal standards, for the storage and handling of fuels, flammable materials, and common construction-related hazardous materials and for fire prevention. Cal-OSHA requirements can be found in the California Labor Code, Division 5, Chapter 2.5. Federal standards can be found in Occupational Safety and Health Administration Regulations, Standards (29 CFR).

c) The project, a residential development, would not involve the handling of hazardous materials or the creation of hazardous emissions. There would be no impact.

d) As noted in checklist discussion "a, b," though the General Plan EIR indicated that no Superfund or Cortese sites are present within Manteca, it is possible that potentially hazardous sites are located within the area of the project site. No hazardous records searches have been performed for the project site. Locating the project on a listed site would be a potentially significant impact. Performance of such a search as required in Mitigation Measure 7.1c would allow determination of whether there are hazardous sites known to be located on the site. Compliance with existing state regulations would ensure that impacts would not be significant.

e-f). The project site is not located within 2 miles of any public airports or private airstrips, and does not fall within an airport land-use plan area. There would be no impacts. No mitigation is required. g. The proposed project is not expected to result in long-term modifications to existing circulation. Short-term lane closures or slight detours during project construction may be required, which have the potential to interfere with the implementation of emergency response or evacuation plans. This impact is potentially significant. Mitigation Measure 7.3 would reduce the impact to a less-than-significant level.

Mitigation Measure 7.3: Incorporate Emergency Access Routes during Construction. The MFD shall have oversight on emergency access during construction of the program elements. The MFD will verify that adequate emergency access throughout the program area continues during project construction. The MFD and other emergency service providers will be notified of lane closures and detours at least 1 week in advance of the closure so that adequate alternate routes can be determined.

h) The proposed project site is currently pasture surrounded by small ranchettes and single family homes. No wildlands are located within or adjacent to the project site. There would be no impact.

8. Hydrology and Water Quality. Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?			X	
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)?			X	
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?			X	
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?				X
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?		X		
f. Otherwise substantially degrade water quality?			X	
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?				X
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i. Expose people or structures to a significance risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X

No significant impacts to hydrology or water quality have been identified from this project. (Manteca General Plan 2023, Final Environmental Impact Report, Chapter 10, Public Facilities and Services and Chapter 14, Public Facilities and Services)

a) The proposed project will be implemented in accordance with all applicable water quality standards and waste discharge requirements including the City’s NPDES permit, which will ensure that the quality and quantity of surface water flowing from the site would not be substantially affected. The project involves residential development, which would not discharge any hazardous materials into surface or subsurface water bodies. Household hazardous wastes would be disposed of in accordance with local waste requirements and programs. This impact is less than significant.

b) The City has adopted its 2005 Urban Water Management Plan, which includes an assessment of water supply and demand through 2030. With improvements under construction and planned in the future, including increased access to surface water, the City has adequate water supplies to serve all planned development under the General Plan, which includes the proposed project, without contributing to the overdraft of the regional aquifer. There will be no significant impact.

c). Soil erosion can accelerate the delivery of sediment to surface waters, degrading water quality. It can also contribute to loss of topsoil resources. However, implementation of a Storm Water Pollution Prevention Plan (SWPPP) that provides the Best Management Practices (BMPs) to control soil erosion during project construction, and compliance with IBC standards regarding finished site contouring and drainage, is expected to effectively manage post construction (operational) runoff to

avoid excessive erosion once the proposed development is in use. Consequently, project-related increases in soil erosion are expected to be less than significant.

d). The proposed project would result in a substantial increase in impervious surfaces from streets and buildings. Because of this, the project has the potential to substantially increase the rate or amount of surface runoff in a manner that could result in flooding on-site or off-site. The applicant will be required to design and construct onsite drainage facilities to City standards, and connect to the City storm drain system.

Mitigation Measure 8.1: The developer will comply with the City of Manteca’s Storm Drain Master Plan.

Compliance with the Storm Drain Master Plan requires treatment of runoff for water quality and implementation of post-construction BMPs to help mitigate water quality degradation and make this impact less than significant.

e).The project site is currently vacant and undeveloped and contains permeable soils. The proposed project would substantially increase the amount of impermeable surfaces on the project site through development of the proposed project. The project would contribute to increased sources of polluted runoff during wet weather conditions from urban pollutants that are collected and transported to local drainage infrastructure, including trash, debris, rubber, greases, oils, and other vehicular fluids that leak on surface parking areas. This impact is potentially significant. The applicant will be required to design and construct onsite drainage facilities to City standards, and connect to the City storm drain system.

f) The proposed project would not otherwise substantially degrade water quality. Implementation of Mitigation Measure 7.2, requiring the project applicant to conform to all applicable water quality standards and waste discharge requirements relative to construction activities and runoff from roadways or other onsite facilities, will ensure that this impact is less than significant. No other potential sources would contribute to water quality degradation.

g-h). The proposed project site is not located within a 100-year flood zone. There would be no impacts. The proposed project site is not located in the 500-year flood zone. There would be no impacts.

i) The project site is not located near any significantly sized enclosed body of water or coastal area and is therefore not susceptible to a seiche or tsunami. The site is not located at the foot of any significant topographical feature with the potential to be subject to a mudflow. There would be no impact.

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

- a. *Physically divide an established community?*
- b. *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?*
- c. *Conflict with any applicable habitat conservation plan or natural community conservation plan?*

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

a) The subdivision will not physically divide an established community; rather it will be an extension of the existing subdivision known as the Summer Home Tract; no impact.

b) The project design and density are consistent with the Manteca General Plan designation of Low Density Residential (LDR). Additionally, during the review process the project will be conditioned to ensure compliance with the Manteca General Plan and Zoning Ordinance. The project is not located in a specific plan area. No impact.

c) Compliance with Mitigation 4.1, as listed above, will reduce any conflict with applicable habitat plans to less than significant. No additional mitigation is needed.

10. Mineral Resources. *Would the project:*

- a. *Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the*

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

state?
 b. 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?

			X
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a-b) The project site is not located in an area of known mineral resources, nor are any expected to be encountered during project development (Manteca General Plan 2023, Final Environmental Impact Report, Chapter 8, Resource Conservation.

11. Noise. Would the project result in:

- a. 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?
- b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?
- c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
- d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?
- e. For a project located within an airport land use plan or, where such a plan has been adopted, within two miles of 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?

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

a) Temporary noise and ground borne vibration impacts could occur during the construction of the project. A project of this magnitude would require extensive construction activities on site for several months and nearby residents may be exposed to ongoing construction activities. Compliance with mitigation measures 11.1-11.2 Will reduce this impact to less than significant.

Mitigation Measure 11.1: Employ Noise-Reducing Construction Practices. The project applicant shall employ noise-reducing construction practices so that construction noise does not exceed 50 dBA Leq between the hours of 7:00 p.m. and 10:00 p.m. Measures that can be used to limit noise include, but are not limited to:

- prohibiting noise-generating construction activities between the hours of 7:00 p.m. and 7:00 a.m.;
- locating equipment as far a practical from noise sensitive uses;
- requiring that all construction equipment powered by gasoline or diesel engines have sound-control devices that are at least as effective as those originally provided by the manufacturer and that all equipment be operated and maintained to minimize noise generation;
- prohibiting gasoline or diesel engines from having unmuffled exhaust;
- selecting haul routes that affect the fewest number of people;
- using noise-reducing enclosures around noise-generating equipment; and
- constructing barriers between noise sources and noise sensitive land uses or taking advantage of existing barrier features (terrain, structures) to block sound transmission.

Mitigation Measure 11.2: Implement Additional Mitigation Measures, as Needed and/or Required. Throughout the construction period, the contractor will implement additional noise mitigation measures at the request of the city or county. Additional measures may include changing the location of stationary noise-generating equipment, shutting off idling equipment, rescheduling construction activity, installing acoustic barriers around stationary sources of construction noise, using alternative equipment or construction methods that produce less noise, and other site-specific measures as appropriate.

b) Construction activities associated with the proposed project may result in a minor amount of ground vibration. Vibration from construction activity is typically below the threshold of perception when the activity is more than about 50 feet from the receiver. Standard construction activities, such as grading and site preparation, are not expected to generate significant vibration or groundborne noise. In addition, vibration from these activities will be short-term and will end when construction is completed. Because construction activity would not involve high-impact activities (i.e., pile driving) and would be short-term in nature, this impact is less than significant. No mitigation is required.

c-d) The existing residential and ranchette properties on either side of the project site would be subject to noise increases associated with traffic increases from the proposed project. Additionally, future residents could be impacted by noise from future widening and traffic increases on Louise Avenue. However, the project site is not identified on the San Joaquin 65 dba noise contour map as a property impacted by noise from roadway traffic. Additionally, implementation of a City standard condition to construct an 7 foot masonry wall will be required along the northern edge of the property to reduce the impact to future residences located adjacent to Louise Avenue. Therefore the impact is considered less than significant.

e) The proposed project is not located within an airport land use plan or within 2 miles of a public use airport. Therefore, the project would not have the potential to expose people to excessive noise levels from aircraft. No impacts would occur.

f) The proposed project is not located within the vicinity of a private airstrip. Therefore, the project would not have the potential to expose people to excessive noise levels. No impacts would occur.

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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)?			X	
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?			X	
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

a) The proposed layout includes 65 homes; which multiplied by the average household size identified in the Manteca General Plan (3.07) would represent an addition of 200 people. The General Plan identifies the area as Low Density Residential (LDR) which allows up 8 units per acre, which would correspond to approximately 150 possible homes or an increase in population of 461 people. Therefore the project will not induce population growth beyond the specified levels of the General Plan. Therefore the impact is consistent with the City's overall growth plan and not considered to be significant.

b-c) The project includes the removal of a single home, which will be replaced by 65 new homes. This project will not necessitate the construction of housing in an alternate location or displace a substantial number of people. No Impact.

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

a1) The MFD serves Manteca, including the project area (City of Manteca 2005a). The Insurance Services Office has rated Manteca as a Class 3 on a scale of 9. Manteca shares the second-best rating in the county and is rated in the top 15% of fire departments in San Joaquin County. The MFD responds to emergencies and calls for service from three fire stations located within the city limits. It is also the responsibility of the MFD to provide emergency medical services to customers. To maintain a standard level of care, all fire personnel are trained and certified Emergency Medical Technician-1 (EMT) and EMT-D. MFD goals are to maintain a 5-minute response time for all emergencies and to keep all engine and ladder companies staffed with a minimum of three personnel (City of Manteca 2003a). This impact is less than significant. a2) The Manteca Police Department (MPD) serves Manteca, including the project area, with more than 70 sworn officers, 30 civilian staff members, and volunteer workers (City of Manteca 2005b). The MPD provides crime prevention for the residents of Manteca through community policing, neighborhood watch, proactive enforcement, and citizen involvement. There are no known issues with officers responding in a timely manner to calls in the project area (Osborn pers. comm.). a3) Within the

urban area of Manteca, the Manteca Unified School District (MUSD) contains three high schools, 20 elementary schools, one adult education school, and two continuation high schools. Implementation of the following mitigation measure will ensure that this impact is less than significant.

Mitigation Measure 13.1: Require Payment of School Development Fees. The project proponent shall pay the required school development fees.

a4.-a5). The City’s Parks and Recreation Department operates and maintains 275 acres of neighborhood and community parks, along with the Tidewater Bike Way, skate park, and senior center. It also oversees the operations of the 18-hole municipal golf course and library services for the City. Springport Park is the closet park and will be enlarged as part of the Crivello Subdivision. To offset the demands placed on existing recreational facilities the proposed project will include enlarging Springport Park; revisions to the tentative map shall include the extension of this park to the east property line in the transmission line easement. In addition, Chapter 3.2 of the Manteca Municipal Code requires developers to pay the City a park acquisition and improvement fee to finance system-wide improvements. As a result, these impacts are considered to be less than significant.

14. Recreation.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a. <i>Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?</i>			X	
b. <i>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?</i>				X

a) To offset the demands placed on existing recreational facilities the proposed project will include enlarging Springport Park; revisions to the tentative map shall include the extension of this park to the east property line in the transmission line easement. In addition, Chapter 3.2 of the Manteca Municipal Code requires developers to pay the City a park acquisition and improvement fee to finance system-wide improvements. As a result, these impacts are considered to be less than significant.

b) The construction of the project recreational facilities will be done as a part of construction of the entire project and will not result in additional impacts.

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a. <i>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)?</i>			X	
b. <i>Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?</i>			X	
c. <i>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?</i>				X
d. <i>Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</i>				X
e. <i>Result in inadequate emergency access?</i>			X	
f. <i>Result in inadequate parking capacity?</i>				X
g. <i>Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?</i>				X

a) The project would increase localized traffic on nearby streets; an increase of 63 peak hour trips during the PM (entering and exiting combined). This is not considered an individually substantial increase in relation to the existing traffic load which operates at Level of Service (LOS) B. (McAvoy personal correspondence). Compliance with the following mitigations will ensure that the increase in traffic is not a cumulatively significant impact over the lifespan of the project.

Mitigation 15.1: The developer shall pay the current PFIP fee in place at the time of building permit issuance.

b) For congestion on roads within the City of Manteca to be considered individually or cumulatively significant the LOS must be D or less (Manteca General Plan, 2023). A Microtrans Trip Generation Summary provided by Manteca Public Works shows that the nearest signalized intersection (Pestana Ave and Louise Avenue) operates at LOS B; the addition of trips created by this project will not degrade this intersection LOS to a level considered significant by the Manteca General Plan. Therefore, this impact is not considered significant and no additional mitigation measures are needed.

c) The proposed project will have no impact on air traffic patterns. No impact.

d) The proposed project will not substantially increase any known hazards and does not include any design features that create a significant hazard to the surrounding area or future residents. No impacts.

e) The subdivision will have three separate entries (Granite Lane, Azalea Drive and Vasconcellos Ave). Further, the MFD did not identify significant issues with subdivision access. Therefore the impact is less than significant.

f) The proposed project will have no impact on parking capacity. Each home constructed in the subdivision will be required to have two covered parking spaces, and a driveway with a minimum length of 20', which will allow additional vehicles to park. Finally, the lots are of sufficient width to allow additional on-street parking. No impact.

g) The proposed project will not conflict with any of the adopted polices, plans or programs supporting alternative transportation. Additionally the subdivision design extends a pedestrian path that originates west of the project site at Highway 99 and allows provides a pedestrian and bicycle from Vaconcellos Avenue to Louise Avenue. No impact.

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

a., b) The City's Wastewater Quality Control Facility (WQCF) has capacity for 9.87 million gallons per day (mgd). Currently it treats 6.5 mgd. It is a combined biofilter-activated sludge plant. Secondary effluent is land-applied during spring and summer (flood irrigation for alfalfa) and tertiary effluent is discharged into the San Joaquin River during fall and winter. The proposed project calls for sewage disposal to be connected to the City sewer system. In addition, payment for sewer connection fees will be paid for the by the project proponent. This impact would be less than significant.

c) The City operates and maintains the storm drainage system, which serves the existing community. The system consists of approximately 170 miles of pipeline, 36 pump stations, and 35 detention basins. The SSJID operates drainage facilities that pass through Manteca and carry a portion of the City's drainage. Water from the SSJID, along with drainage pumped by the City, flows west into French Camp Outlet Canal, which eventually flows into French Camp Slough. Storm drainage is gravity-discharged from the project area north to French Camp Outlet Canal. As noted above, the applicant will be required

to design and construct onsite drainage facilities to City standards, and connect to the City storm drain system. This impact would be less than significant.

d) The City provides water service for the existing community. Approximately 15,000 connection customers are served, with an average daily usage of 11 million gallons. The City of Manteca, along with the Cities of Escalon, Tracy, and Lathrop, are participating in the South County Surface Water Supply Project (SCSWSP). This project was developed to address future water needs through construction of a water treatment plant, transmission mains, surface storage reservoirs, and booster pump stations. The surface water and groundwater will be utilized in a conjunctive use program in which the surface water becomes the primary source of domestic water for the City. Groundwater will then be allowed to naturally recharge and replenish the groundwater basin. Wells will be operated only for ongoing maintenance and to augment the surface water supply during peak demand periods, though some new supplemental wells will be needed in developing areas. Manteca began receiving deliveries of water from SCSWSP in August 2005. To provide service to the growth planned for in the City General Plan, including the proposed project area, the existing City water distribution system will be required to be extended. The proposed development will be required to connect to the Manteca water system. This impact would be less than significant.

e) Per the City's Wastewater Collection System Master Plan, the project site is located in the Central Manteca Trunk Sewer Shed. The City will provide waste water service to the project site through the existing line within Louise Avenue, which has capacity to accommodate this project. The City has recently transferred capacity from projects throughout the City where uses have changed requiring less capacity, this capacity will be allocated to the project and is sufficient to serve the proposed housing units.

f) Solid waste is collected throughout the city by the City's Solid Waste Division and dumped at the Lovelace Solid Waste Transfer Station. Recyclable materials are sorted there, and green waste is delivered to the Austin Road/Forward Landfill. This landfill has a closure date of 2053 and has a remaining capacity of 1,608,752 cubic yards, which is adequate to serve the solid waste removal need of the project area (City of Manteca 2003b). This impact is less than significant.

g). The proposed project calls for the building of residential units only; therefore, solid waste generated by the project will be limited to construction waste and household wastes. This waste is collected by the City and deposited at the Lovelace Solid Waste Transfer Station. Recyclable materials are sorted there, and green waste is delivered to the Austin Road/Forward Landfill. Residential uses should not produce hazardous materials; therefore, the project will comply with all federal, state, and local statutes and regulations related to solid waste. This impact is less than significant.

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) The proposed project has a low 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.

b) The proposed project will not have potentially significant impacts in these areas that cannot be reduced to a less-than-significant level through mitigation measures identified in this document. Cumulative impacts are considered less than significant.

c) As described throughout the preceding checklist sections, the proposed project would not result in any environmental impacts that would cause substantial adverse effects to human beings, either directly or indirectly

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.

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. Manteca Public Facilities Implementation Plan (PFIP) adopted December 1993.
4. 2004 San Joaquin County Important Farmland Map.
5. San Joaquin Valley Air Pollution Control District, *Guide for Assessing and Mitigating Air Quality Impacts* (2002)
6. San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP)
7. Memo from Mark McAvoy, Senior Engineer, City of Manteca dated January 20th, 2009.

J. INITIAL STUDY PREPARATION

Lantz Rey, Associate Planner

Mitigation Monitoring and Reporting Program

For

Crivello Estates

Prepared by:

City of Manteca



Contact:

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209.825-2348

MITIGATION MONITORING AND REPORTING PROGRAM

INTRODUCTION

This Environmental Mitigation Monitoring and Reporting Program (MMRP) has been prepared pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines to provide for the monitoring of mitigation measures required of the Crivello Estates Project (proposed project) as set forth in the Initial Study/Mitigated Negative Declaration (MND) prepared for the project. Section 21081.6 of the California Public Resources Code and Section 15091(d) and 15097 of the State CEQA Guidelines require public agencies

“to adopt a reporting or monitoring program for changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment.”

A Mitigation Monitoring and Reporting Program (MMRP) is required for the proposed project because the Initial Study/Mitigated Negative Declaration for the project identified potentially significant adverse impacts related to:

- Aesthetics
- Agriculture Resources
- Air Quality
- Biological Resources
- Geology and Soils
- Hydrology and Water Quality
- Noise
- Public Services

and, mitigation measures have been identified to reduce all of those impacts to a less than-significant level.

This MMRP will be adopted by the City Council when it approves the project.

This MMRP will be kept on file at the City of Manteca Community Development/Planning Department, 1001 West Center Street, Manteca, CA 95337.

PURPOSE OF THE MMRP

This MMRP has been prepared to ensure that all required mitigation measures are implemented and completed according to schedule and maintained in a satisfactory manner during project construction and implementation, as required. The MMRP may be modified by the City during project implementation, as necessary, in response to changing conditions or other refinements. A summary table (attached) has been

prepared to assist the responsible parties in implementing the MMRP. The table identifies individual mitigation measures, monitoring/mitigation timing, responsible person/agency for implementing the measure, monitoring procedures, and a record of implementation of the mitigation measures. The numbering of mitigation measures follows the numbering sequence found in the IS/MND.

CHANGES TO MITIGATION MEASURES

Any substantive change in the MMRP made by City staff shall be reported in writing. Reference to such changes shall be made in the annual Environmental Mitigation Monitoring Report prepared by City staff. Modifications to the mitigation measures may be made by City staff subject to one of the following findings and documented by evidence included in the record:

1. The mitigation measure included in the Mitigated Negative Declaration (MND) and the MMRP is no longer required because the significant environmental impact identified in the MND has been found not to exist or to occur at a level which makes the impact less than significant as a result of changes in the project, changes in conditions of the environment, or other factors.

OR

2. The modified or substitute mitigation measure to be included in the MMRP provides a level of environmental protection equal to or greater than that afforded by the mitigation measure included in the MND and the MMRP.

AND

3. The modified or substitute mitigation measures do not have significant adverse effects on the environment in addition to or greater than those which were considered by the responsible hearing bodies in their decisions on the MND and the proposed project.

AND

4. The modified or substitute mitigation measures are feasible, and the City, through measures included in the MMRP or other City procedures, can assure their implementation. Findings and related documentation supporting the findings involving modifications to mitigation measures shall be maintained in the project file with the MMRP and shall be made available to the public upon request.

MMRP SUMMARY TABLE

The MMRP Summary Table that follows should guide the City in its evaluation and records of the implementation of mitigation measures. The column categories identified in the MMRP Summary Table are described below:

Mitigation Number – lists the mitigation measures by number.

Mitigation Measure – provides the text of the mitigation measures identified in the MND.

Timing/Schedule – lists the time frame in which the mitigation will take place.

Implementation Responsibility – identifies the entity responsible for complying with the requirements of the mitigation measure.

Implementation and Verification – verifies compliance. The “Action” column describes the type of action taken to verify implementation. The “Date Completed” column is to be dated and initialed by the

project manager, or his/her designee, based on the documentation provided qualified contractors, or through personal verification by City representatives.

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. Manteca Public Facilities Implementation Plan (PFIP) adopted December 1993.
4. 2004 San Joaquin County Important Farmland Map.
5. San Joaquin Valley Air Pollution Control District, *Guide for Assessing and Mitigating Air Quality Impacts* (2002)
6. San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP)
7. Memo from Mark McAvoy, Senior Engineer, City of Manteca dated January 20th, 2009.

Crivello Estates Project Mitigation Monitoring and Reporting Program Summary Table

Mitigation Number	Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Implementation and Verification Monitoring Action	Date Completed
Mitigations Measures Identified in the Initial Study/Mitigated Negative Declaration					
Aesthetics					
1.1	Directionally shielded street lighting shall be installed per City Standard Plan, as provided by the Public Works Department, Engineering Division. The lighting shall be installed and operational prior to the approval of final map or city acceptance of the subdivision improvements.	Prior to approval of subdivision improvements.	Project applicant	Public Works to Verify that the lighting plans conform to City Standards.	
Agriculture Resources					
2.1	The developer shall pay the applicable agricultural mitigation fee in place at the time of the issuance of each individual building permit as calculated by the Manteca Building Division	At issuance of building permit.	Project applicant	Building Division to collect agricultural mitigation fee at building permit issuance.	
Air Quality					
3.1	The project proponent shall submit an Air Impact Assessment (AIA) application to the San Joaquin Valley Air Pollution Control District no later than seeking final discretionary approval, and to pay any applicable off-site mitigation fees before issuance of the first building permit. A copy of the AIA shall be on file with the City of Manteca.	Prior to grading or initial construction.	Project applicant	Planning Division to verify prior to grading or initial construction.	

Crivello Estates Project Mitigation Monitoring and Reporting Program Summary Table

Mitigation Number	Mitigation Measure	Timing/ Schedule	Implementation Responsibility	<u>Implementation and Verification</u> Monitoring Action Date Completed	
Mitigations Measures Identified in the Initial Study/Mitigated Negative Declaration					
3.2	Prepare and Implement a Dust Control Plan. To control the generation of construction-related PM10 emissions, the City shall require construction contractors to prepare and submit a dust control plan to the SJVAPCD at least 48 hours prior to any earthmoving or construction activities.	Prior to grading or initial construction	Project applicant	Planning Division to verify that applicant has submitted required SJVAPCD material.	
3.3	<p>Incorporate SJVAPCD Recommended Additional Measures to Reduce Air Quality Impacts. The SJVAPCD encourages innovation in measures to reduce air quality impacts. Several measures will be incorporated into the design and operation of the proposed project to provide additional reductions in the overall level of emissions, where feasible. These measures include the following:</p> <p style="padding-left: 40px;">>Energy-efficient design will be provided for homes and buildings, including automated control systems for heating and air conditioning and energy efficiency beyond California Code of Regulations Title 24 (California Building Standards Code) requirements, lighting controls and energy efficient lighting in buildings, increased insulation beyond Title 24 requirements, and light-colored roof materials to reflect heat.</p>	During construction	Project Applicant	Building Division to verify prior to issuance of building permit.	

Crivello Estates Project Mitigation Monitoring and Reporting Program Summary Table

Mitigation Number	Mitigation Measure	Timing/ Schedule	Implementation Responsibility	<u>Implementation and Verification</u> Monitoring Action	Date Completed
Mitigations Measures Identified in the Initial Study/Mitigated Negative Declaration					
	>Large canopy trees (24" Box size) will be carefully selected and located in front of each home. Homes located on corner lots shall have one tree per street frontage to protect buildings from energy-consuming environmental conditions and shade paved areas.	During construction	Project Applicant	Planning Division to verify landscape plan prior to issuance of building permit, on-site inspection to verify the implementation prior to acceptance of improvements.	
	>As many energy-conserving features as possible will be incorporated into the design and operation of the proposed project. These include:	During construction	Project Applicant	A combination of the following items shall be included and verified by the Planning Division and Building Division prior to issuance of building permit.	
a.	increased wall and ceiling insulation (beyond building code requirements);				
b.	energy-efficient window (double-paned or Low-E);				

Crivello Estates Project Mitigation Monitoring and Reporting Program Summary Table

Mitigation Number	Mitigation Measure	Timing/ Schedule	Implementation Responsibility	<u>Implementation and Verification</u>	
				Monitoring Action	Date Completed
Mitigations Measures Identified in the Initial Study/Mitigated Negative Declaration					
c	Energy-efficient lighting, appliances, and heating and cooling systems;				
d	provision of low NOx-emitting or high-efficiency, energy-efficient water heaters				
e	installation of clean-energy features that promote energy self-sufficiency (e.g., photovoltaic cells, solar thermal electricity systems and small wind turbines);				
f	installation of programmable thermostats for all heating and cooling systems;				
g	awnings or other shading mechanisms for windows;				
h	porch, patio, and walkway overhangs;				
i	ceiling fans or whole-house fans;				
j	passive solar cooling and heating designs (e.g., natural convection and thermal flywheels);				
k	daylighting (natural lighting) systems such as skylights, light shelves, and interior transom windows;				
l	electrical outlets around the exterior of units to encourage the use of electric landscape maintenance equipment;				
m	use of low and no-VOC (volatile organic content) coatings and paints;				
n	natural gas fireplaces (instead of wood burning fireplaces or heaters) and natural gas lines (if available to the project area) in backyard or patio areas to encourage the use of gas barbecues;				

Crivello Estates Project Mitigation Monitoring and Reporting Program Summary Table

Mitigation Number	Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Implementation and Verification Monitoring Action	Date Completed
Mitigations Measures Identified in the Initial Study/Mitigated Negative Declaration					
Biological Resources					
4.1	The developer shall comply with the rules and regulations of the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP), including payment of all applicable fees.	During Construction	Project Applicant	SJCOG-Habitat Staff and Building Division staff shall verify payment.	
4.2	An Incidental Take Minimization Measure (ITMM) shall be on file with the City of Manteca prior to the issuance of a grading, building or any other permit required for construction of this site.	Prior to Issuance of building permit.	Project Applicant	Planning Division to verify prior to issuance of building permit.	
Cultural Resources					
5.1	If buried archeological resources, such as chipped or ground stone, historic debris, building foundations, or human bone, are inadvertently discovered during ground-disturbing activities, work would stop in that area and within 100 feet of the find until a qualified archaeologist can assess the significance of the find and, if necessary, develop appropriate treatment measures in consultation with the City and other appropriate agencies (see also Implementation Measure RC-I-46 of the General Plan [City of Manteca 2003a]).	During Construction	Project Applicant	Planning Division to verify that process is followed if archeological resources are identified during ground disturbing activities.	

Crivello Estates Project Mitigation Monitoring and Reporting Program Summary Table

Mitigation Number	Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Implementation and Verification Monitoring Action	Date Completed
Mitigations Measures Identified in the Initial Study/Mitigated Negative Declaration					
5.2	<p>If human remains of Native American origin are discovered during project construction, it is necessary to comply with state laws relating to the disposition of Native American burials, which fall within the jurisdiction of the Native American Heritage Commission (NAHC) (PRC 5097). If any human remains are discovered or recognized in any location other than a dedicated cemetery, there will be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:</p> <ul style="list-style-type: none"> >the county coroner has been informed and has determined that no investigation of the cause of death is required; and >if the remains are of Native American Origin, >the descendants of the deceased Native Americans have made a recommendation to the landowner or the person responsible for the excavation work for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in PRC 5097.98; or >the NAHC was unable to identify a descendant, or the descendant failed to make a recommendation within 24 hours after being notified by the commission. 	During Construction	Project Applicant	Planning Division to verify that process is followed if human remains are found during ground disturbing activities.	

Crivello Estates Project Mitigation Monitoring and Reporting Program Summary Table

Mitigation Number	Mitigation Measure	Timing/ Schedule	Implementation Responsibility	<u>Implementation and Verification</u> Monitoring Action	Date Completed
Mitigations Measures Identified in the Initial Study/Mitigated Negative Declaration					
Geology and Soils					
6.1	<p>If paleontological materials are discovered during any site preparation, excavation, or project-related activities, work will stop in the area of the find, and the contractor will notify the City's project manager. A paleontologist will be hired by the project proponent to assess the nature and importance of the find and recommend appropriate treatment, consistent with the SVP's 1995 guidelines and all other applicable standards of care. If the paleontologist identifies a need, a state-licensed professional geologist (California PG) will also be retained to assist with evaluating the potential for project work to further disturb the geologic units in which the find was made. Work will not resume in the area of the find until the find has been assessed by the paleontologist and any treatment identified as necessary has been implemented. However, with the paleontologist's approval, work may resume on other portions of the site during evaluation and treatment of the find. Depending on the nature of the find, on site-specific geologic conditions, and on the project activities planned for the site, treatment</p>	During Construction	Project Applicant	Planning Division to verify that process is followed if paleontological materials are discovered during ground disturbing activities.	

Crivello Estates Project Mitigation Monitoring and Reporting Program Summary Table

Mitigation Number	Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Implementation and Verification Monitoring Action	Date Completed
Mitigations Measures Identified in the Initial Study/Mitigated Negative Declaration					
Hazard and Hazardous Materials					
7.1a	Follow Manteca Fire Department and Other Guidelines for Storage and Handling of Hazardous Materials. The City shall require that contractors transport, store, and handle hazardous materials required for construction in a manner consistent with relevant regulations and guidelines, including those recommended and enforced by the Manteca Fire Department (MFD).	Prior to grading or initial construction	Project Applicant	The Manteca Fire Department shall approve the plans for storage and handling of Hazardous materials.	
7.1b	Immediately Contain Spills, Excavate Spill-Contaminated Soil, and Dispose of It at an Approved Facility. In the event of a spill of hazardous materials in an amount reportable to the MFD (as established by MFD guidelines), the contractor shall immediately control the source of the leak and contain the spill. If required by the MFD or other regulatory agencies, contaminated soils will be excavated and disposed of off site, at a facility approved to accept such soils.	During construction	Project Applicant	The Manteca Fire Department shall ensure that the applicant responds according to the MFD guidelines.	
7.1c	Perform Hazards Records Search Prior to Development of Project Site and Implement Necessary Remediation. Prior to development of project site, the Applicant will perform hazardous records searches to determine whether the site is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, could create a significant hazard to the public or the environment. If any hazardous sites are discovered, the developer will implement necessary remediation actions as required by law before developing the site.	Prior to grading or initial construction	Project Applicant	Planning Division shall verify that a hazardous records search has been completed. A copy of the search shall be filed with the Planning Division.	

Crivello Estates Project Mitigation Monitoring and Reporting Program Summary Table

Mitigation Number	Mitigation Measure	Timing/ Schedule	Implementation Responsibility	<u>Implementation and Verification</u>	
				Monitoring Action	Date Completed
Mitigations Measures Identified in the Initial Study/Mitigated Negative Declaration					
7.2	<p>Develop and Implement Plans to Reduce Exposure of People and the Environment to Hazardous Conditions during Construction Activities. The City shall require the applicant to develop plans to prevent the pollution of surface water and groundwater and to promote the health and safety of workers and other people in the project vicinity. These programs shall include an operations and maintenance plan, a site-specific safety plan, and a fire prevention plan, in addition to the SWPPP required for hydrology impacts. The programs are required by law and shall require approval by several responsible agencies. Required approvals are as follows: the SWPPP shall be approved by the Regional Water Quality Control Board; the site-specific safety plan and the operations and maintenance plan shall be approved by the California Occupational Safety and Health Administration (Cal-OSHA). The fire safety plan shall be approved by the MFD. The City shall also require the applicant to develop and implement a hazardous materials management plan that addresses public health and safety issues by providing safe</p>	Prior to grading or initial construction	Project Applicant	Public Works Department shall verify that all plans are in conformance with city standards.	

Crivello Estates Project Mitigation Monitoring and Reporting Program Summary Table

Mitigation Number	Mitigation Measure	Timing/ Schedule	Implementation Responsibility	<u>Implementation and Verification</u>	
				Monitoring Action	Date Completed
Mitigations Measures Identified in the Initial Study/Mitigated Negative Declaration					
7.3	Incorporate Emergency Access Routes during Construction. The MFD shall have oversight on emergency access during construction of the program elements. The MFD will verify that adequate emergency access throughout the program area continues during project construction. The MFD and other emergency service providers will be notified of lane closures and detours at least 1 week in advance of the closure so that adequate alternate routes can be determined.	Prior to grading or initial construction	Project Applicant	The Manteca Fire Department shall approve all Emergency access routes during construction.	
Hydrology and Water Quality					
8.1	The developer will comply with the City of Manteca's Storm Drain Master Plan.	Prior to grading or initial construction	Project Applicant	Public Works Department shall verify that all plans are in conformance with city standards.	

Crivello Estates Project Mitigation Monitoring and Reporting Program Summary Table

Mitigation Number	Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Implementation and Verification Monitoring Action	Date Completed
Mitigations Measures Identified in the Initial Study/Mitigated Negative Declaration					
Noise					
11.1	Employ Noise-Reducing Construction Practices The project applicant shall employ noise-reducing construction practices so that construction noise does not exceed 50 dBA Leq between the hours of 7:00 p.m. and 10:00 p.m. Measures that can be used to limit noise include, but are not limited to: >prohibiting noise-generating construction activities between the hours of 7:00 p.m. and 7:00 a.m.; locating equipment as far a practical from noise sensitive uses; requiring that all construction equipment powered by gasoline or diesel engines have sound-control devices that are at least as effective as those originally provided by the manufacturer and that all equipment be operated and maintained to minimize noise generation; prohibiting gasoline or diesel engines from having unmuffled exhaust; selecting haul routes that affect the fewest number of people; using noise-reducing enclosures around noise-generating equipment; and constructing barriers between noise sources and noise sensitive land uses or taking advantage of existing barrier features (terrain, structures) to block sound transmission.	During Construction	Project Applicant	The Planning Division shall ensure that all noise compliants are adequately addressed as appropriate.	
11.2	Implement Additional Mitigation Measures, as Needed and/or Required. Throughout the construction period, the contractor will implement additional noise mitigation measures at the request of the city or county. Additional measures may include changing the location of stationary noise-generating equipment, shutting off idling equipment, rescheduling construction activity, installing acoustic barrie	During Construction	Project Applicant	The Planning Division shall ensure that all noise compliants are adequately addressed as appropriate.	

Crivello Estates Project Mitigation Monitoring and Reporting Program Summary Table

Mitigation Number	Mitigation Measure	Timing/ Schedule	Implementation Responsibility	<u>Implementation and Verification</u>	
				Monitoring Action	Date Completed
Mitigations Measures Identified in the Initial Study/Mitigated Negative Declaration					
	around stationary sources of construction noise, using alternative equipment or construction methods that produce less noise, and other site-specific measures as appropriate.				
Public Services					
13.1	Require Payment of School Development Fees. The project proponent shall pay the required school development fees.	Prior to Issuance of building permit.	Project Applicant	The Building Division shall verify that the required fees are paid prior to issuance of building permit.	
Transportation/Traffic					
15.1	The developer shall pay the current PFIP fee in place at the time of building permit issuance.	Prior to Issuance of building permit.	Project Applicant	The Building Division shall verify that the required fees are paid prior to issuance of building permit.	