



**NOTICE OF AVAILABILITY AND INTENT
TO ADOPT AN INITIAL STUDY/NEGATIVE DECLARATION
2009 HOUSING ELEMENT**

Project Title: 2009 City of Manteca Housing Element

Project Applicant: City of Manteca

Project Description: The project is the 2009 Housing Element Update for the City of Manteca. The City previously updated its Housing Element in 2003. The 2009 Housing Element is a comprehensive review and update of the 2003 Housing Element. The updated Element serves a 7½-year planning period from January 1, 2007, to June 30, 2014.

No housing developments are being approved as part of the Housing Element adoption. The Housing Element, in itself, would not directly result in changes to the physical environment. Housing developments undertaken in the course of implementing the goals, policies, and programs identified in the 2009 Housing Element will be subject to project-specific environmental review in accordance with Section 10562 et seq. of the CEQA Guidelines.

Project Location: Citywide (i.e., 2009 City limits)

Comment Period: The comment period for the Initial Study/Negative Declaration begins on January 11, 2010 and closes on February 10, 2010. Please submit comments by 5:00 p.m. on Monday, February 10, 2010 to Mark Meissner at the address below or by email to mmeissner@ci.manteca.ca.us

Public Hearing Date: To be determined.

Document Availability: Copies of the Initial Study/Negative Declaration and the 2009 City of Manteca Housing Element are available for review at the following locations:

City of Manteca
Community Development Department
Planning Division
1001 West Center Street
Manteca, CA 95337
(209) 456-8511

Or

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

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 (509 West Weber Avenue, Suite 420, Stockton, CA 95203)
- 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 Notice of Availability with Attachments, and self-addressed envelope:)

- San Joaquin County Clerk (44 North San Joaquin Street, Suite 260, 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)

INITIAL STUDY / NEGATIVE DECLARATION

for the

City of Manteca Housing Element Update

City of Manteca, CA

File No. ND-10-01

January 11, 2010

Prepared by:

CITY OF MANTECA
Community Development Department
Planning Division
1001 West Center Street
Manteca, CA 95337



NEGATIVE DECLARATION

Project Title: 2009 City of Manteca Housing Element

Project Description: The project is the 2009 Housing Element Update for the City of Manteca. The City previously updated its Housing Element in 2003. The 2009 Housing Element is a comprehensive review and update of the 2003 Housing Element. The updated Element serves a 7½-year planning period from January 1, 2007, to June 30, 2014.

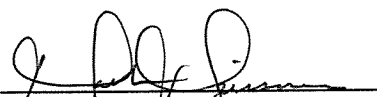
No housing developments are being approved as part of the Housing Element adoption. The Housing Element, in itself, would not directly result in changes to the physical environment. Housing developments undertaken in the course of implementing the goals, policies, and programs identified in the 2009 Housing Element will be subject to project-specific environmental review in accordance with Section 10562 et seq. of the CEQA Guidelines.

Project Location: City of Manteca

Project Applicant: City of Manteca

X	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.
	The INITIAL STUDY conducted by the City of Manteca (attached) shows that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
	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.

01/08/10
Date


Mark Meissner



ENVIRONMENTAL INITIAL STUDY

A. BACKGROUND:

- | | |
|---|--|
| 1. Project Proponent: City of Manteca | 8. Project Location: Citywide |
| 2. Proponent Phone Number:
(209) 456-8511 | 9. Questionnaire Submittal Date: January 11,
2010 |
| 3. Proponent Address: 1001 West Center
Street, Manteca, CA 95337 | 10. Assessor Parcel No.: None |
| 4. Property Owner: None | 11. Staff Contact Person: Mark Meissner |
| 5. Owner Phone Number: None | 12. Staff Contact Phone Number:
(209) 456-8511 |
| 6. Owner Address: None | 13. General Plan Designation: Various |
| 7. Project Title: 2009 City of Manteca Housing
Element | 14. Zoning Designation: Various |

- B. DESCRIPTION OF PROJECT:** The project is the 2009 Housing Element Update. The City of Manteca last updated its Housing Element in 2003, which served a 7½-year planning period from January 2001 to June 2008. The 2009 Housing Element is a comprehensive review and update of the 2003 Housing Element background information and goals, policies, and programs. The 7½-year planning period for the new Housing Element covers the period from January 1, 2007, to June 30, 2014. The City submitted the Draft Housing Element to the California Department of Housing and Community Development (HCD) on September 12, 2009, and HCD responded with a comment letter on November 10, 2009. The City responded to HCD comments and resubmitted the revised Element to HCD on December 7, 2009. Once completed with HCD review, the City will adopt a final Housing Element for certification by HCD. When adopted the Housing Element will become part of the City of Manteca General Plan.

The 2009 Housing Element is a policy document intended as a guide for decision-makers in meeting the City's housing objectives over the next five years. The 2009 Housing Element modifies existing policies and implementation programs in the 2003 Housing Element. The 2009 Housing Element preserves the most successful programs from the last Element and proposes new programs to meet the housing needs of the city's residents. Some of the more significant changes in the 2009 Housing Element Update include additional policies and programs to encourage infill development and higher-density mixed-use projects in the Downtown, prevent and mitigate foreclosures, strengthen programs for persons in need of emergency shelter, and monitor the implementation of the Element.

"Projected housing needs" for the City of Manteca during this Housing Element period were determined through the regional housing needs allocation (RHNA) process. California law requires HCD to project the statewide housing need and allocate the statewide need amongst the various regions in California. The San Joaquin Council of Governments (SJCOG) allocated the region's "fair

share” housing need among the jurisdictions within its boundaries, including Manteca, pursuant to State guidelines. In August 2008, SJCOG assigned a need of 4,054 housing units to the City of Manteca for the period January 1, 2007, through June 30, 2014. Of the 4,054 housing units, 2,292 units must be affordable to moderate-income households and below, including 425 extremely low-income units, 425 very low-income units, 633 low-income units, and 808 moderate-income units. Countywide the total housing need is 38,220 new units, of which the city of Manteca received 9.4 percent.

As part of the 2009 Housing Element Update, in order to demonstrate that the city has sufficient land capacity to accommodate its RHNA, the City conducted an inventory of vacant and underutilized residential sites within existing city limits. After accounting for the housing units that were approved or built (i.e., issued approvals, building permits, or occupancy permits) since January 1, 2007, through the date of the inventory (December 31, 2008), the City of Manteca has a remaining need of 2,188 units (425 extremely low-, 425 very low-, 541 low-, and 797 moderate-income units) for the 2007-2014 planning period. In January 2009, City staff updated its vacant and underutilized parcel list by reviewing the most recent parcel and assessor land use codes, querying permit data, flagging new development and vacant parcels, and reviewing updated aerial photography. The sites inventory demonstrated that the city has a total capacity within existing city limits for 5,876 units, including capacity for 3,223 lower-income units and 967 moderate-income units. This capacity exceeds the City’s remaining RHNA for all income levels. Therefore, the City will not need to rezone any additional sites to accommodate its RHNA.

There is no specific development associated with the Housing Element update, and all future development will require separate environmental evaluation in order to determine that any potential impacts are less than significant. Compliance with the programs and policies of the Housing Element alone does not ensure project approval. Additionally, the 2009 Housing Element contains programs (e.g., Program H-I-1: Density Bonus, Programs H-I-8 and H-I-11: Zoning Ordinance Amendments, Program H-I-24: Emergency Shelter Zoning) that, when implemented, will require further action to amend the City’s Zoning Ordinance. The potential impacts of these amendments will have to be reviewed in conjunction with their enactment.

C. **PROJECT SETTING:** The project applies to the entire 2009 City limits of the City of Manteca.

D. **OTHER PUBLIC AGENCIES APPROVAL:** No other agencies are involved in the approval process.

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

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

F. DETERMINATION:

On the basis of this initial evaluation:

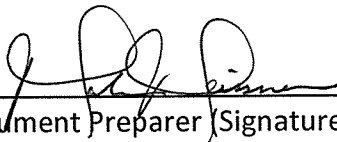
The INITIAL STUDY conducted by the City of Manteca (attached) shows that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION is herein affirmed.

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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.



Document Preparer (Signature)

01/08/10
Date

Mark Meissner, Planning Manager
Printed Name

(209) 456-8511
Phone Number

G. EVALUATION OF ENVIRONMENTAL IMPACTS:

1. Aesthetics. Would the project:

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

Discussion: a-d) The Housing Element update will not have substantial adverse effect on a scenic vista or damage a scenic resource, degrade the existing visual character or quality of the site and surroundings, or create substantial new light or glare. There is no development proposal associated with the Housing Element update, and all future development will require separate environmental evaluation in order to determine that any potential impacts are less than significant. (Manteca General Plan 2023, Final Environmental Impact Report, Chapter 3, Aesthetics and Visual Resources.)

2. Agricultural 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 Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. 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 nonagricultural use?				X
b. Conflict with existing zoning for agricultural use or conflict with a Williamson Act contract?				X
c. Involve other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland to non-agricultural use?				X

Discussion: a-c) The Housing Element update will not convert prime farmland, unique farmland, or farmland of statewide importance to non-agricultural use. Additionally, the amendment will not conflict with the existing zoning for agricultural uses and Williamson Act contact. There is no development proposal associated with the Housing Element update, and all future development will require separate environmental evaluation in order to determine that any potential impacts are less than significant. (Manteca General Plan 2023, Final Environmental Impact Report, Chapter 4, Agricultural Resources.)

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. 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 a nonattainment area for an applicable federal or state ambient air quality standard (including releasing emissions that 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

Discussion: a-e) The Housing Element update will not conflict with implementation of an air quality plan, violate any air quality standards, result in considerable net increase of any criteria pollutant, expose sensitive receptors to substantial pollutant concentrations, or create objectionable odors affecting a substantial number of people. There is no development proposal associated with the Housing Element update, and all future development will require separate environmental evaluation in order to determine that any potential impacts are less than significant. (Manteca General Plan 2023, Final Environmental Impact Report, Chapter 5, Air Quality.)

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, or by the California Department of Fish and Game or U.S. 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, or by the California Department of Fish and Game or U.S. 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, marshes, vernal pools, coastal wetlands, 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 provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan?				X

Discussion: a-f) The Housing Element update will not have a substantial adverse effect on any species identified as a candidate, sensitive, or special status species identified by the California Department of Fish and Game or U.S. Fish and Wildlife Service. The Housing Element will not have a substantial adverse effect on riparian habitat, native resident, migratory fish, wildlife species, or federally-protected wetlands. The Housing Element will not conflict with any local policies or ordinance protecting biological resources or provisions of an adopted Habitat Conservation Plan. There is no development proposal associated with the Housing Element update, and all future development will require separate environmental evaluation in order to determine that any potential impacts are less than significant. (Manteca General Plan 2023, Final Environmental Impact Report, Chapter 6, Biological Resources.)

5. Cultural Resources. Would the project:

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

Discussion: a-d) The Housing Element update will not cause substantial adverse change in the significance of historical or archaeological resources. The Housing Element will not directly or indirectly destroy unique paleontological resources or disturb any human remains. There is no development proposal associated with

the Housing Element update, and all future development will require separate environmental evaluation in order to determine that any potential impacts are less than significant. (Manteca General Plan 2023, Final Environmental Impact Report, Chapter 7, Cultural Resources.)

6. Geology and Soils. <i>Would the project:</i>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. <i>Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:</i>				X
(1) <i>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.</i>				X
(2) <i>Strong seismic groundshaking?</i>				X
(3) <i>Seismic-related ground failure, including liquefaction?</i>				X
(4) <i>Landslides?</i>				X
b. <i>Result in substantial soil erosion or the loss of topsoil?</i>				X
c. <i>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 an onsite or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?</i>				X
d. <i>Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1998), creating substantial risks to life or property?</i>				X
e. <i>Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems in areas where sewers are not available for the disposal of waste water?</i>				X
f. <i>Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?</i>				X

Discussion: a-f) The Housing Element update will not expose people or structures to potential substantial adverse effects, including the risk of injury or death. The Housing Element will not result in substantial soil erosion, loss of topsoil, landslide, liquefaction, or destroy unique paleontological resources. There is no development proposal associated with the Housing Element update, and all future development will require separate environmental evaluation in order to determine that any potential impacts are less than significant. (Manteca General Plan 2023, Final Environmental Impact Report, Chapter 8, Geology and Soils.)

7. Hazards and Hazardous Materials. Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c. Emit hazardous emissions or involve handling 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 that 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. Be located within an airport land use plan area or, where such a plan has not been adopted, be within two miles of a public airport or public use airport, and result in a safety hazard for people residing or working in the project area?				X
f. Be located within the vicinity of a private airstrip and 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 wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?.				X

Discussion: a-f) The Housing Element update will not create a hazard to the public or environment from hazardous materials, emit hazardous emissions, interfere with an adopted emergency response plan, or expose people or structures to wildland fires. The Housing Element will not result in a safety hazard for people residing or working in a public or private airstrip. There is no development proposal associated with the Housing Element update, and all future development will require separate environmental evaluation in order to determine that any potential impacts are less than significant. (Manteca General Plan 2023, Final Environmental Impact Report, Chapter 9, Hazardous Materials.)

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. <i>Violate any water quality standards or waste discharge requirements?</i>				X
b. <i>Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, resulting in a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?</i>				X
c. <i>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 that would result in substantial erosion or siltation on- or off-site?</i>				X
d. <i>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 that would result in flooding on- or off-site?</i>				X
e. <i>Create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?</i>				X
f. <i>Otherwise substantially degrade water quality?</i>				X
g. <i>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</i>				X
h. <i>Place within a 100-year flood hazard area structures that would impede or redirect floodflows?</i>				X
i. <i>Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?</i>				X

Discussion: a-i) The Housing Element update will not violate any water quality standards, substantially deplete groundwater supplies, alter any existing drainage pattern, create or contribute runoff water, or degrade water quality. The Housing Element will not place housing within a 100-year flood hazard area or expose people or structures to significant risk of injury or death involving flooding. There is no development proposal associated with the Housing Element update, and all future development will require separate environmental evaluation in order to determine that any potential impacts are less than significant. (Manteca General Plan 2023, Final Environmental Impact Report, Chapter 10, Hydrology and Water Quality.)

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

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

Discussion: a-c) The Housing Element update will not divide an established community or conflict with any applicable habitat conservation plan. The Housing Element is consistent with the land use designations and policies in the Manteca General Plan Land Use Element and the zoning designations in the City’s Zoning Ordinance. There is no development proposal associated with the Housing Element update, and all future development will require separate environmental evaluation in order to determine that any potential impacts are less than significant.

10. Mineral Resources. *Would the project:*

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
<i>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 state?</i>				X
<i>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?</i>				X

Discussion: a-b) The Housing Element update will not result in the loss of mineral resources. There is no development proposal associated with the Housing Element update, and all future development will require separate environmental evaluation in order to determine that any potential impacts are less than significant.

11. Noise. *Would the project:*

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
<i>a. Expose persons to or generate noise levels in excess of standards established in a local general plan or noise ordinance or applicable standards of other agencies?</i>				X

b. Expose persons to or generate excessive groundborne vibration or groundborne noise levels?				X
c. Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
d. Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X
e. Be located within an airport land use plan area, or, where such a plan has not been adopted, within two miles of a public airport or public use airport and expose people residing or working in the project area to excessive noise levels?				X
f. Be located in the vicinity of a private airstrip and expose people residing or working in the project area to excessive noise levels?				X

Discussion: a-f) The Housing Element update will not expose the public to noise levels in excess of standards established in the City’s Noise Ordinance or create excessive noise levels. There is no development proposal associated with the Housing Element update, and all future development will require separate environmental evaluation in order to determine that any potential impacts are less than significant. (Manteca General Plan 2023, Final Environmental Impact Report, Chapter 12, Noise.)

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 (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?				X
b. Displace a substantial number of existing housing units, necessitating the construction of replacement housing elsewhere?				X
c. Displace a substantial number of people, necessitating the construction of replacement housing elsewhere?				X

Discussion: a-c) The Housing Element update will not induce substantial population growth or displace existing housing or people. As required by State law the Housing Element is designed to address the housing needs projected for the City of Manteca for the planning period. There is no development proposal associated with the Housing Element update, and all future development will require separate environmental evaluation in order to determine that any potential impacts are less than significant. (Manteca General Plan 2023, Final Environmental Impact Report, Chapter 13, Population and Housing.)

13. Public Services. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or a need for new or physically altered governmental 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 following 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

Discussion: 1-5) The Housing Element update will not result in adverse physical impacts associated with the provision of new or physically altered government facilities. There is no development proposal associated with the Housing Element update, and all future development will require separate environmental evaluation in order to determine that any potential impacts are less than significant. (Manteca General Plan 2023, Final Environmental Impact Report, Chapter 14, Public Facilities and Services.)

14. Recreation. *Would the project:*

- a. *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?*
- b. *Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?*

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. 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?				X
b. Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?				X

Discussion: a-b) The Housing Element update will not increase the use of existing park facilities or require the construction or expansion of new recreational facilities. There is no development proposal associated with the Housing Element update, and all future development will require separate environmental evaluation in order to determine that any potential impacts are less than significant. (Manteca General Plan 2023, Final Environmental Impact Report, Chapter 14, Public Facilities and Services.)

15. Transportation/Traffic. Would the project:

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

Discussion: a-g) The Housing Element update will not result in substantial adverse impacts to transportation or traffic. There is no development proposal associated with the Housing Element update, and all future development will require separate environmental evaluation in order to determine that any potential impacts are less than significant. (Manteca General Plan 2023, Final Environmental Impact Report, Chapter 15, Traffic and Circulation.)

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 or expansion of existing 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 would new or expanded entitlements be needed?				X
e. Result in a determination by the wastewater treatment provider that 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 regulations related to solid waste?				X

Discussion: a-g) The Housing Element update will not exceed wastewater treatment requirements, construct new storm water drainage facilities or produce solid waste. The Housing Element will not have any adverse impact on utilities and service systems. There is no development proposal associated with the Housing Element update, and all future development will require separate environmental evaluation in order to determine that any potential impacts are less than significant. (Manteca General Plan 2023, Final Environmental Impact Report, Chapter 14, Public Facilities and Services.)

17. Global Climate Change. Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Result in a significant effect on, or a cumulatively considerable contribution to, global climate change?				X

Discussion: a) The Housing Element update will not result in a significant effect on, or a cumulatively considerable contribution to, global climate change. The Housing Element contains policies and programs intended to further the goals of reducing GHG emissions resulting from new development. For example, several policies and programs promote higher-density, mixed-use, and transit-oriented development. Other policies and programs encourage infill development and energy conservation. Adopting the Housing Element will not have a negative impact on global climate change. There is no development proposal associated with the Housing Element update, and all future development will require separate environmental evaluation in order to determine that any potential impacts are less than significant.

18. Mandatory Findings of Significance. Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
b. 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?				X
c. 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.)				X
d. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?				X

Discussion: a-c) The Housing Element update will not degrade the quality of the environment, reduce the habitat or the population of fish and wildlife species, eliminate a plant or animal community, or eliminate important examples of California history or prehistory. The Housing Element will not have any impacts that are individually limited but cumulatively considerable or cause substantial adverse effects on human beings, either directly or indirectly. There is no development proposal associated with the Housing Element update, and all future development will require separate environmental evaluation in order to determine that any potential impacts are less than significant.

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 West Center Street, Manteca, California 95337.

I. REFERENCES:

1. City of Manteca General Plan 2023 Final EIR and Policy Document adopted October 6, 2003.
2. City of Manteca Zoning Ordinance Title 17 adopted April 20, 1992, as amended.

J. INITIAL STUDY PREPARATION:

Mark Meissner, Planning Manager