



**NOTICE OF AVAILABILITY AND INTENT
TO ADOPT AN INITIAL STUDY/NEGATIVE DECLARATION
ZONING TEXT AMENDMENT NO. 09-901**

TO: Responsible and Interested Parties

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

The City of Manteca (City) (as lead agency) has prepared an Initial Study and Negative Declaration for the project pursuant to the requirements of the California Environmental Quality Act Section 21000 *et seq.* and the State CEQA Guidelines Section 15070 through 15075. The Initial Study/Negative Declaration ND-09-03 is being circulated for public review and comment for a review period of 20 days starting on May 22, 2009.

Project Title: Zoning Text Amendment No. 09-901

Project Applicant: City of Manteca

Project Description: Minor amendments to the City of Manteca Municipal Code (MMC) Section 17.17.030 H. Community Directional Signs on Public Streets and Section 17.61.030 Definitions. The amendment provides flexibility and new provision regarding the installation of citywide community directional signs on public streets or public ways. The amendment also provides a new definition of "Community Directional Sign" in Section 17.61.030 of the MMC.

Project Location: Citywide

Comment Period: The comment period for the Initial Study/Negative Declaration begins on May 22, 2009 and closes on June 12, 2009. Please submit comments by 5:00 p.m. on June 12, 2009 to Rick Caguiat, Assistant Planner, at the address below or by email to rcaguiat@ci.manteca.ca.us

Public Hearing Date: June 23, 2009

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

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

Or

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

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

Notice of Intent Distribution List
(per CEQA §15072)

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

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

- San Joaquin County Clerk (6 South El Dorado St., 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

NEGATIVE DECLARATION

PROJECT TITLE: Zoning Text Amendment No. 09-901

CASE NO.: ND-09-03

PROJECT DESCRIPTION: Minor amendments to the City of Manteca Municipal Code (MMC) Section 17.17.030 H. Community Directional Signs on Public Streets and Section 17.61.030 Definitions. The amendment provides flexibility and new provision regarding the installation of citywide community directional signs on public streets or public ways. The amendment also provides a new definition of "Community Directional Sign" in Section 17.61.030 of the MMC.

LOCATION: Citywide

APPLICANT: City of Manteca

ADOPTED:

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.

5/19/09
Date

Rick Cagulat



ENVIRONMENTAL INITIAL STUDY
(Completed by Community Development Staff)

A. BACKGROUND:

- | | |
|--|--|
| 1. Project Proponent: City of Manteca | 8. Project Location: Citywide |
| 2. Proponent Phone Number: (209) 239-8427 | 9. Questionnaire Submittal Date: May 19, 2009 |
| 3. Proponent Address: 1001 W. Center Street, Manteca, CA 95337 | 10. Assessor Parcel No.: Various |
| 4. Property Owner: Various | 11. Staff Contact Person: Rick Caguiat |
| 5. Owner Phone Number: Various | 12. Staff Contact Phone Number: (209) 825-1768 |
| 6. Owner Address: Various | 13. General Plan Designation: Various |
| 7. Project Title: Zoning Text Amendment No. 09-901 | 14. Zoning Designation: Various |

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.)

Minor amendments to the City of Manteca Municipal Code (MMC) Section 17.17.030 H. Community Directional Signs on Public Streets and Section 17.61.030 Definitions. The amendment provides flexibility and new provision regarding the installation of citywide community directional signs on public streets or public ways. The amendment also provides a new definition of "Community Directional Sign" in Section 17.61.030 of the MMC.

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

Various parcels throughout the City of Manteca may be affected by the amendments.

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.

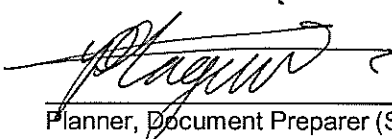
E. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: (The environmental factors checked below would be potentially affected by this project.)

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

F. DETERMINATION:

On the basis of this initial evaluation:

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



 Planner, Document Preparer (Signature)

5/19/09

 Date

Rick Caquiati, Assistant Planner

 Printed Name

(209) 825-1768

 Phone Number

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

1. Aesthetics. *Would the project:*

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

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

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

a-c) The zoning text amendment will not convert prime farmland, unique farmland, or farmland of statewide importance to non-agricultural use. Additionally, the amendment will not conflict with existing zoning for agricultural uses and Williamson Act contract. There is no development proposal associated with the zoning text amendment, 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. <i>Conflict with or obstruct implementation of the applicable air quality plan?</i>				X
b. <i>Violate any air quality standard or contribute substantially to an existing or projected air quality violation?</i>				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-e) The zoning text amendment will not conflict with implementation of an air quality plan, violate any air quality standard, 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 zoning text amendment, 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 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

a-f) The zoning text amendment will not have 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 amendment will not have substantial adverse affect on riparian habitat, native resident, migratory fish, wildlife species or federally protected wetlands. The amendment will not conflict with any local policies or ordinance protecting biological resource or provisions of an adopted Habitat Conservation Plan. There is no development proposal associated with the zoning text amendment, 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 §15064.5?				X

- 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?

			X
			X
			X

a-d) The zoning text amendment will not cause substantial adverse change in the significance of a historical resource or archaeological resource. The amendment will not directly or indirectly destroy unique paleontological resource or disturb any human remains. There is no development proposal associated with the zoning text amendment, 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. Would the project:

- a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - 1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.
 - 2. Strong seismic ground shaking?
 - 3. Seismic-related ground failure, including liquefaction?
 - 4. Landslides?
- b. Result in substantial soil erosion or the loss of topsoil?
- c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?
- 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?
- 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?
- f. Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?

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

a-f) The zoning text amendment will not expose people or structures to potential substantial adverse effects, including the risk of injury or death. The amendment will not result in substantial soil erosion, loss of topsoil, landslide, liquefaction or destroy unique paleontological resource. There is no development proposal associated with the zoning text amendment, 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:

- a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- 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?
- c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

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

a-h) The zoning text amendment will not create 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 amendment will not result in a safety hazard for people residing or working in a public airport or private airstrip. There is no development proposal associated with the zoning text amendment, 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. 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

a-i) The zoning text amendment 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 amendment will not place housing within a 100-year flood hazard area or expose people or structures to significant risk of injury or death involving flood. There is no development proposal associated with the zoning text amendment, 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 and Planning. *Would the project:*

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

a-c) The zoning text amendment will not divide an established community or conflict with any applicable habitat conservation plan. The amendment conforms to the land use designation and policies identified for the Residential, Commercial and Industrial zone districts of the Manteca General Plan. If approved, the amendment will be consistent with the City's Zoning Ordinance and General Plan.

10. Mineral Resources. *Would the project:*

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

a-b) The zoning text amendment will not result in the loss of mineral resource. There is no development proposal associated with the zoning text amendment, 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 result in:*

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a. <i>Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?</i>				X
b. <i>Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?</i>				X
c. <i>A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?</i>				X
d. <i>A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?</i>				X
e. <i>For a project located within an airport land use plan or, where such a plan has been adopted, within two miles or a public airport or public use airport, would the project expose</i>				X

people residing or working in the project area to excessive noise levels?

f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

			X

a-f) The zoning text amendment will not expose the public to noise levels in excess of standards established in the City's Noise Ordinance. The amendment will not create excessive noise levels. There is no development proposal associated with the zoning text amendment, 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:*

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

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

a-c) The zoning text amendment will not induce substantial population growth or displace existing housing or people. There is no development proposal associated with the zoning text amendment, 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 government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*

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

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

13. 1-5) The zoning text amendment 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 zoning text amendment, 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.

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

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

a-b) The zoning text amendment 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 zoning text amendment, 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 which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?				X
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				X
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e. Result in inadequate emergency access?				X
f. Result in inadequate parking capacity?				X
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X

a-g) The zoning text amendment will not result in a substantial adverse impact to transportation or traffic. There is no development proposal associated with the zoning text amendment, 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, 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-g) The zoning text amendment will not exceed wastewater treatment requirements, construct new storm water drainage facilities or produce solid waste. The amendment will not have any adverse impact to utilities and service systems. There is no development proposal associated with the zoning text amendment, 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. Mandatory Findings of Significance

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

a-c) The zoning text amendment will not degrade the quality of the environment, reduce the habitat or the population of fish and wildlife species, eliminate plant or animal community, or eliminate important examples of California history or prehistory. The amendment 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 zoning text amendment, 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 W. Center Street, Manteca, California, 95337.

I. REFERENCES

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

J. INITIAL STUDY PREPARATION

1. Rick Caguiat, Assistant Planner