



Initial Study

CEQA Guidelines Section 15183

PSS Group Apartments and Retail Site Plan Review, Conditional Use Permit, and Master Sign Program No. 25-09

prepared by

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Introduction

The Applicant, PSS Apartments & Retail Holding, has applied for a Site Plan Review, Conditional Use Permit, and Master Sign Program for the development of the “PSS Apartments and Retail” Project, located in the City of Manteca (hereinafter referred to as the “Proposed Project”). The Proposed Project is a discretionary ‘project’ under the California Environmental Quality Act (CEQA) and therefore is subject to CEQA. CEQA Guidelines Section 15183 states that projects that are consistent with the development intensity established by a General Plan or Zoning for which an Environmental Impact Report (EIR) has been certified “shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or the site. The General Plan EIR was prepared and certified on July 18, 2023, by the City Council as part of the General Plan Update process (SCH #2020019010).

On August 18, 2026, the Manteca City Council approved the Yosemite Mixed-Use Conversion (Batched GPAs Site 5) Project and certified the Mitigated Negative Declaration prepared for the project (SCH# 2026040460). This project included a General Plan Amendment (GPA) to change the General Plan land use designation from Industrial (I), Commercial Mixed Use (CMU), Public/Quasi-Public (PQP), and Medium Density Residential (MDR) to CMU, as well as a rezone from Light Industrial (M1), Planned Development (PD), Limited Multiple Family Dwelling (R-2), and CMU for ten (10) parcels located at Assessor Parcel Numbers (APNs) 241-300-04, -05, -06, -07, -67, -68, -71, -74, -75, and -76. This project included the Proposed Project site, which was re-designated from MDR, CMU, and I to CMU and was rezoned from R-2, CMU, and M1 to CMU.

The Proposed Project proposes to develop a 4.56-acre site located at 2218, 2210, & 2226 West Yosemite Avenue (APN: 241-300-76). The Proposed Project will include the development of 164 multifamily apartments and a 13,913 square foot commercial building with eight (8) retail suites. Access to the Proposed Project will be provided via Yosemite Avenue. As analyzed in this Environmental Checklist, there are no peculiar environmental features associated with the site, and the Proposed Project will not result in any peculiar effects beyond what is allowed per City standards or previously addressed in the General Plan for residential uses. The Proposed Project is consistent with the land use characteristics of development contemplated in the General Plan EIR. An Initial Study (Environmental Checklist) has been prepared to document these conclusions.

Conclusion

The Proposed Project is consistent with the CMU Land Use Designation and density established by existing zoning and General Plan policies for which an EIR was certified. The Proposed Project has been conditioned to comply with all applicable City standards. There are no Project-specific effects peculiar to the Project or its site, which the General Plan EIR failed to analyze as significant effects. No potential new impacts related to the Project have been identified that will necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the General Plan EIR. Therefore, no additional environmental review is required per CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan or Zoning).

Environmental Setting

Existing Project Site

The Project Site is located at 2218, 2210, & 2226 West Yosemite Avenue and has been assigned Assessor Parcel Number 241-300-76. According to the City's General Plan, the Project site has a General Plan Land Use Designation of Commercial Mixed-Use and according to the Zoning Map, is located within the Commercial Mixed-Use Zone.

Surrounding Land Uses

Land uses surrounding the Project Site primarily consist of residential uses. Specific land uses located in the immediate vicinity of the Project Site include the following:

- **North:** Vacant Land
- **East:** Single-Family Homes
- **South:** Vacant Land
- **West:** Single Family-Home

Site photographs have been provided in Figure 2 to illustrate the Project site's existing condition.

Project Description

The Proposed Project consists of a Site Plan Review, Conditional Use Permit, and Master Sign Program to allow for the development of a 4.56-acre site located 2218, 2210, & 2226 West Yosemite Avenue (APN: 241-300-76). The Project site has a General Plan Land Use Designation of Commercial Mixed Use and is located in the Commercial Mixed Use Zoning District. The Proposed Project will include the development of 164 multifamily apartments and a 13,913 square foot commercial building with eight (8) retail commercial suites. Site improvements include new paved driveways, landscaping, sidewalk infrastructure and frontage improvements, utility connections, and four (4) new fire hydrants. Access to the Proposed Project will be provided via Yosemite Avenue. A gated entrance and exit will be provided for the apartment building.

The residential component of the Proposed Project consists of a 75-foot five-story apartment building with 164 multi-family apartments. The Proposed Project contains 92 one-bedroom units and 72 two-bedroom units. The Proposed Project has a density of thirty-six (36) dwelling units per acre. Ten percent of the units (17 units) will be designated for lower-income households. The ground floor of the building will be designated for covered parking. The second floor will contain one- and two-bedroom units with an open common area courtyard in the center. The third, fourth, and fifth floors will contain one- and two-bedroom units with an open-air interior within the center. The sixth floor will contain a rooftop deck for entertainment and small gatherings. The commercial component will front Yosemite Avenue on the north of the Proposed Project and will contain a two-story 13,913 square foot retail building. The building will contain three general retail spaces and a restaurant on the ground floor and four office and retail spaces on the second floor. The recreational components will include a community building, playground, pool, spa, and outdoor lounging area. The community building will be 1,789 square feet and will contain a fitness center, a gathering room, an office, restrooms, storage, a parcel locker room, and a covered patio. The outdoor area will include the playground, pool, spa, fire pit, outdoor kitchen and bar, and a dining/lounging area.

The Proposed Project includes 350 parking spaces, with 179 covered and 171 uncovered. Fourteen (14) accessible spaces are proposed. The commercial building will have eight (8) short-term bike parking spaces outside. The Proposed Project includes the demolition of eleven (11) existing buildings and existing fencing on the eastern and western boundaries of the site. Seven trees and one bush will be removed from the Proposed Project site, along with an existing septic tank and lighting. Two gravel paths will be removed for the Proposed Project. Two trash enclosures are proposed for the project. The City of Manteca will provide utility services to the Proposed Project via connections to the existing water, sewer, and irrigations mains in Yosemite Avenue. The Proposed Project will install 12-inch, 18-inch, and 36-inch water lines. New 6-inch sewer lines will be installed, while new 48-inch irrigation lines will be installed. The Proposed Project will utilize urban ponds for storm drainage. Trees and shrubs will be installed throughout the Project site, including shade trees, screen trees, and accent trees.

The Master Sign Program includes eight (8) tenant signs on the north side of the commercial building and one (1) sign on the community building. The Proposed Project will include three (3) illuminated signs: one (1) multi-tenant monument and two (2) directional monuments.

Figure 1 – Vicinity Map

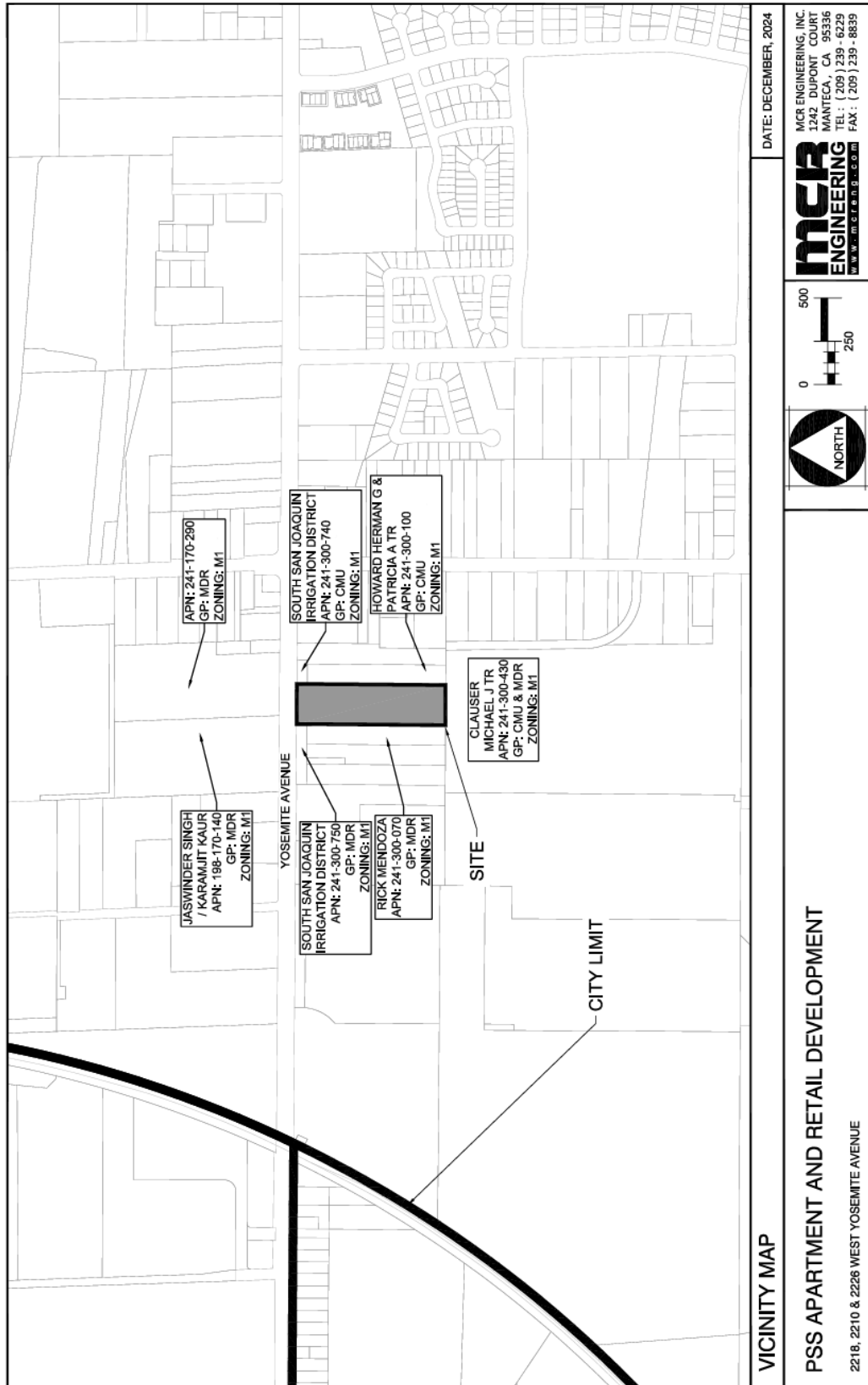


Figure 2 – Aerial Photos



Figure 3 – Site Plan

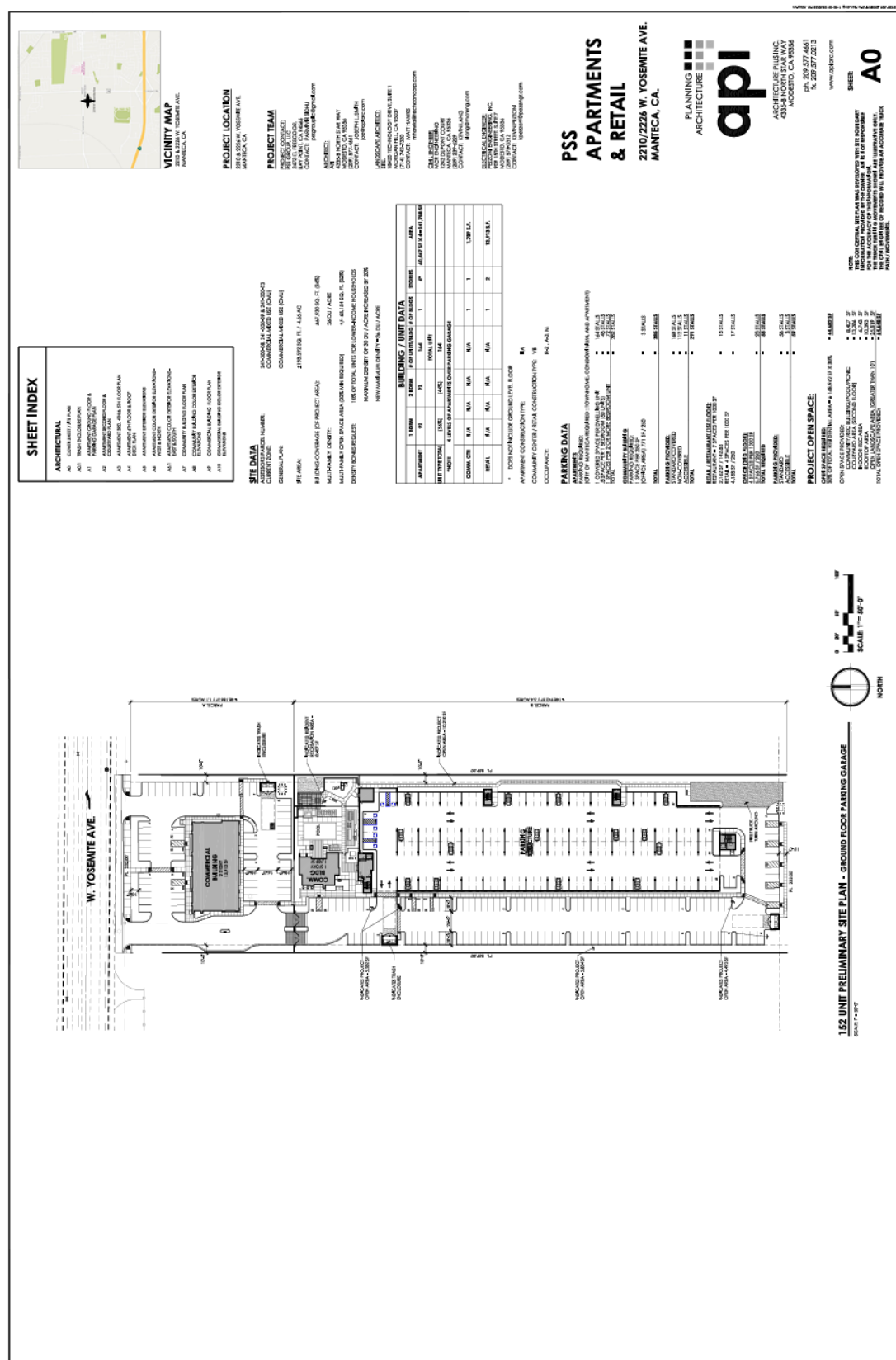


Figure 4 – Apartment Building Elevations

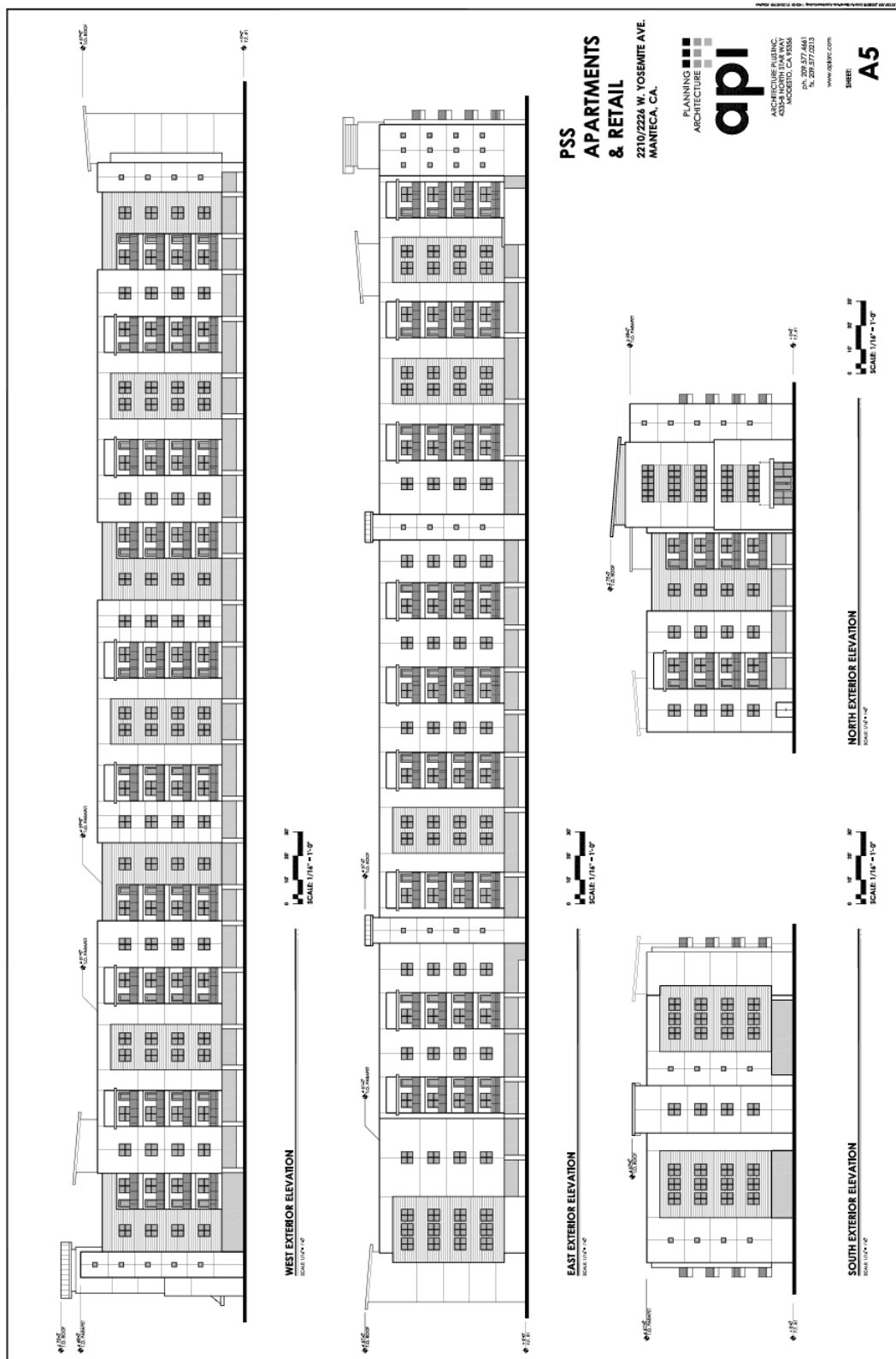


Figure 5 – Community Building Elevations



Figure 6 – Commercial Building Elevations



Figure 7 – Utility Plan

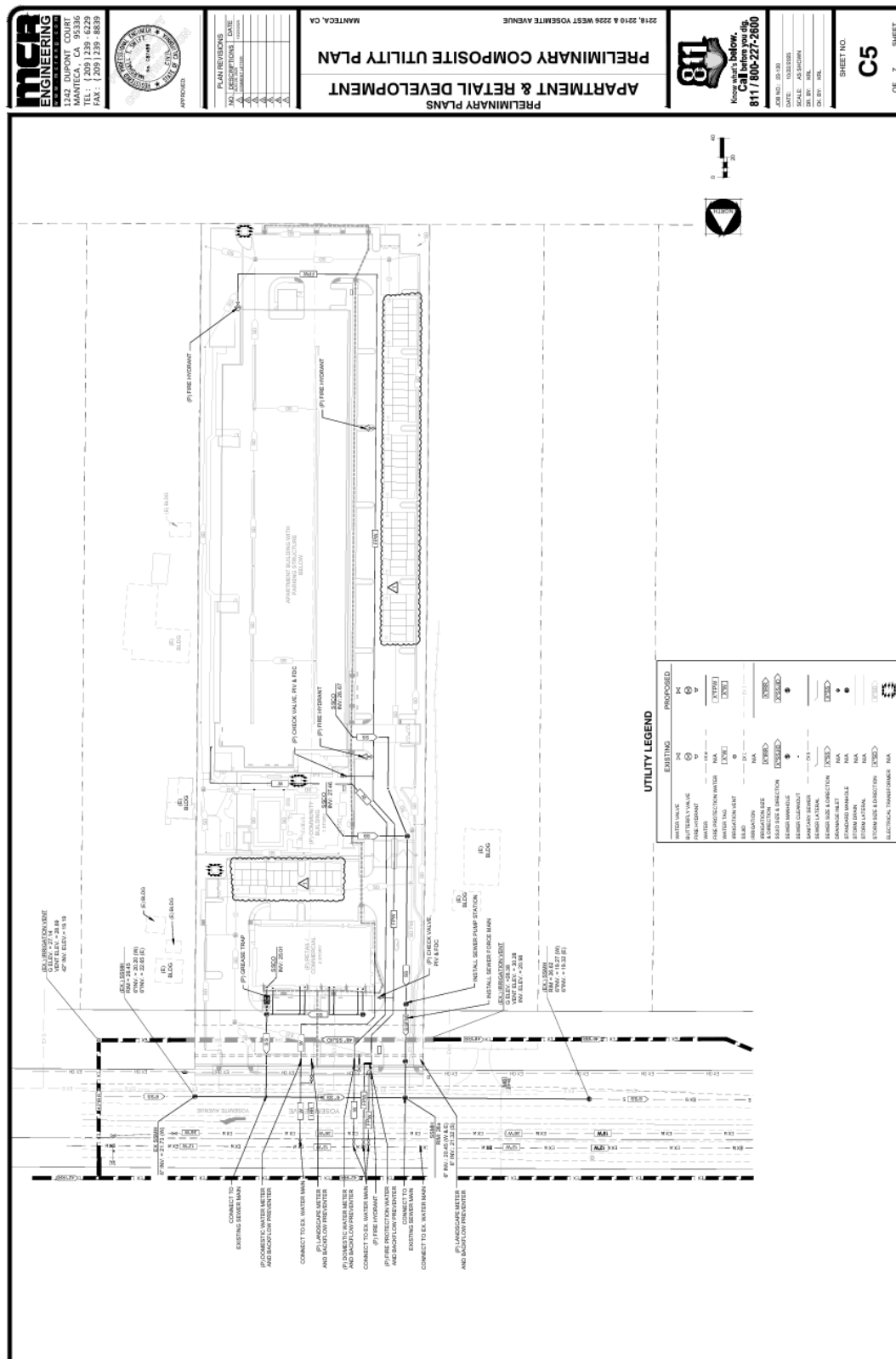


Figure 8 – Grading Plan

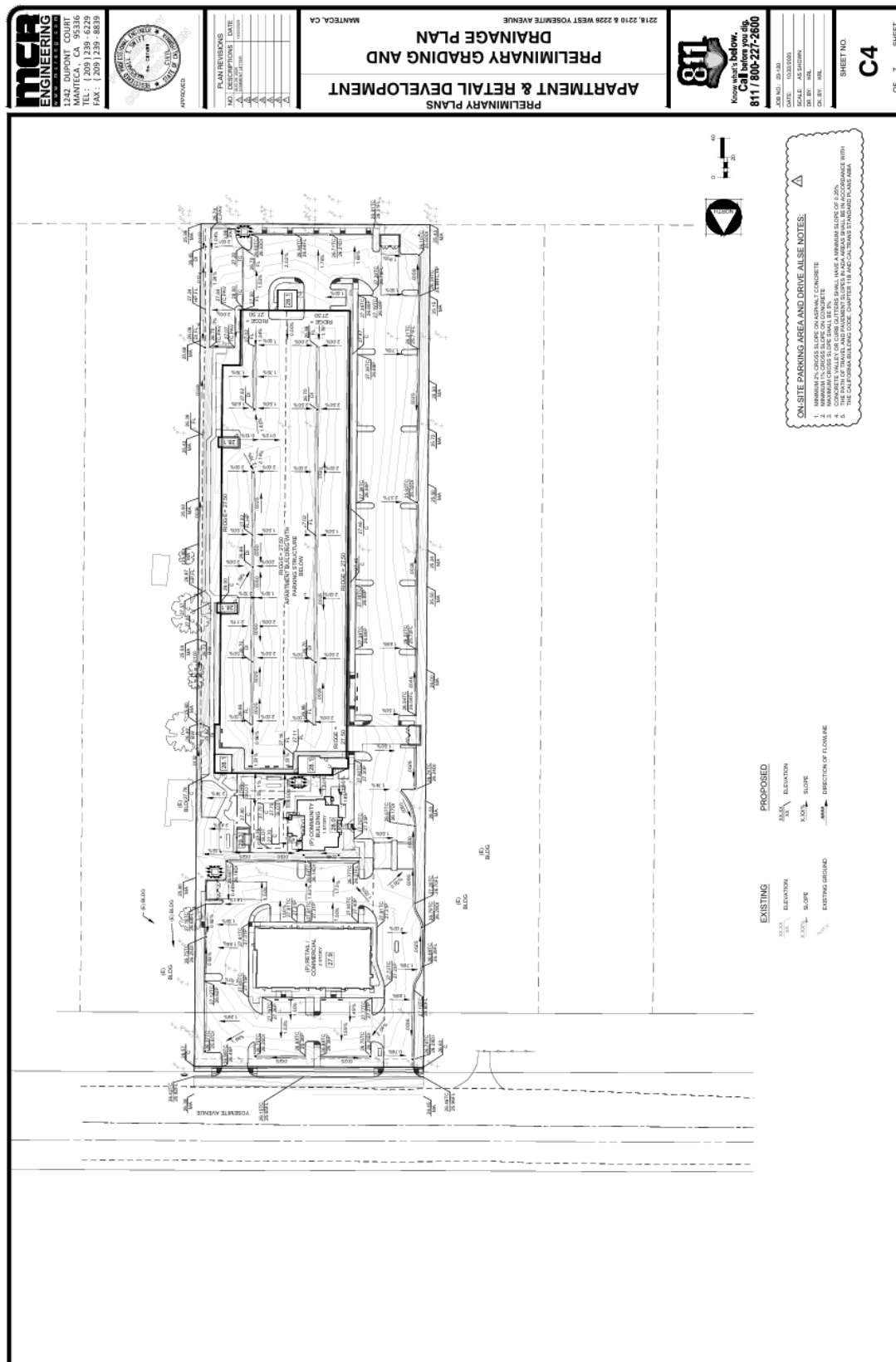
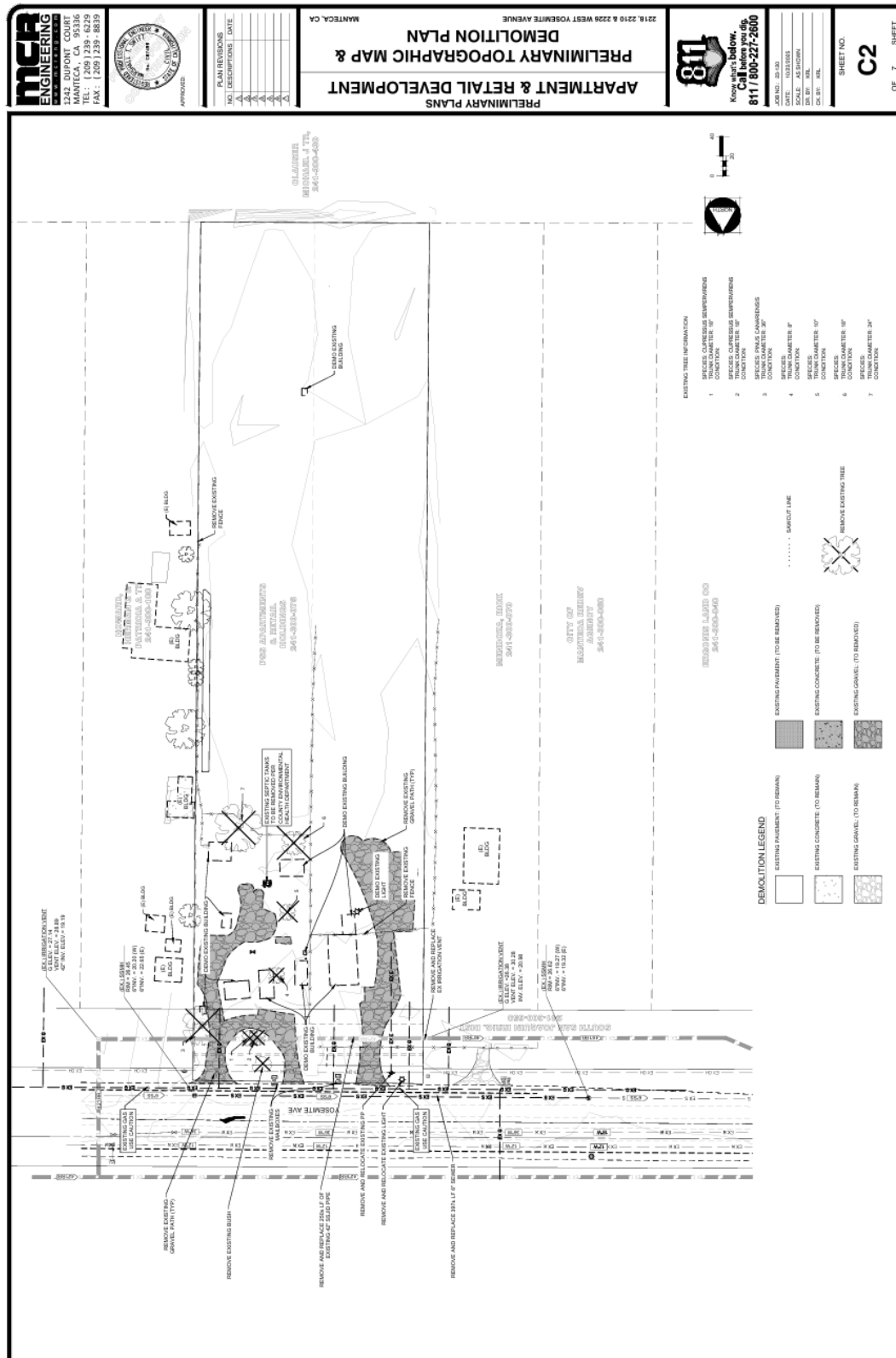


Figure 9 – Landscaping Plan



Figure 10 – Demolition Plan



Requested Entitlements and Other Approvals

The Applicant is requesting approval of a Site Plan Review, Conditional Use Permit, and Master Sign Program from the City of Manteca. The entitlements will allow for the development of the proposed Project site.

Previous Environmental Analysis

On July 18, 2023, the City of Manteca adopted the Manteca General Plan and certified the associated General Plan EIR (State Clearinghouse SCH #2020019010). The Manteca General Plan EIR evaluated cumulative impacts associated with the full development and buildout of the General Plan Area.

On August 18, 2026, the Manteca City Council approved the Yosemite Mixed-Use Conversion (Batched GPAs Site 5) Project and certified the Mitigated Negative Declaration prepared for the project (SCH# 2026040460). This project included a General Plan Amendment (GPA) to change the General Plan land use designation from Industrial (I), Commercial Mixed Use (CMU), Public/Quasi-Public (PQP), and Medium Density Residential (MDR) to CMU, as well as a rezone from Light Industrial (M1), Planned Development (PD), Limited Multiple Family Dwelling (R-2), and CMU for ten (10) parcels located at Assessor Parcel Numbers (APNs) 241-300-04, -05, -06, -07, -67, -68, -71, -74, -75, and -76. This project included the Proposed Project site, which was re-designated from MDR, CMU, and I to CMU and was rezoned from R-2, CMU, and M1 to CMU.

The Proposed Project is consistent with the Manteca General Plan designation of CMU Commercial Mixed Use. As such, the cumulative impacts associated with the buildout of the General Plan were fully addressed in the General Plan EIR.

Studies and Reports

This Environmental Checklist document includes references to the following studies and reports that were prepared for the project:

- Sewer Analysis Report, prepared by MCR Engineering, Inc., dated January 16, 2025
- Geotechnical Engineering Investigation, prepared by Krazan & Associates, Inc., dated April 15, 2025
- CalEEMod, prepared by J.B. Anderson Land Use Planning, dated May 2026

CEQA Guidelines Section 15183 Exemptions

15183. Projects Consistent with a Community Plan, General Plan, or Zoning

CEQA Guidelines Section 15183 allows a streamlined environmental review process for projects that are consistent with the densities established by existing zoning, community plan or general plan policies for which an EIR was certified. As noted above, the Proposed Project is consistent with the land use designation and densities established in the Manteca General Plan, for which an EIR was certified. The provision contained in Section 15183 of the CEQA Guidelines are presented below.

15183. Projects Consistent with a Community Plan, General Plan, or Zoning

“(a) CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.

(b) In approving a project meeting the requirements of this section, a public agency shall limit its examination of environmental effects to those which the agency determines, in an initial study or other analysis:

- (1) Are peculiar to the project or the parcel on which the project would be located.*
- (2) Were not analyzed as significant off-site impacts and cumulative impacts in a prior EIR or the zoning action, general plan or community plan with which the project is consistent.*
- (3) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan, or zoning action, or*
- (4) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.*

(c) If an impact is not peculiar to the parcel or to the project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, as contemplated by subdivision (e) below, then an additional EIR need not be prepared for the project solely on the basis of that impact.

(d) This section shall apply only to projects which meet the following conditions:

(1) The project is consistent with:

(A) A community plan adopted as part of a general plan

(B) A zoning action which zoned or designated the parcel on which the project would be located to accommodate a particular density of development, or

(C) A general plan of a local agency, and

(2) An EIR was certified by the lead agency for the zoning action, the community plan, or the general plan.

(e) This section shall limit the analysis of only those significant environmental effects for which:

(1) Each public agency with authority to mitigate any of the significant effects on the environment identified in the planning or zoning action undertakes or requires others to undertake mitigation measures specified in the EIR which the lead agency found to be feasible, and

(2) The lead agency makes a finding at a public hearing as to whether feasible mitigation measures will be undertaken.

(f) An effect of a project on the environment shall not be considered peculiar to the project or the parcel for the purposes of this section if uniformly applied development policies or standards have been previously adopted by the City or county with a finding that the development policies or standards will substantially mitigate that environmental effect when applied to future projects, unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect. The finding shall be based on substantial evidence which need not include an EIR. Such development policies or standards need not apply throughout the entire City or county, but can apply only within the zoning district in which the project is located, or within the area subject to the community plan on which the lead agency is relying. Moreover, such policies or standards need not be part of the general plan or any community plan, but can be found within another pertinent planning document such as a zoning ordinance. Where a City or county, in previously adopting uniformly applied development policies or standards for imposition on future projects, failed to make a finding as to whether such policies or standards would substantially mitigate the effects of future projects, the decision-making body of the City or county, prior to approving such a future project pursuant to this section, may hold a public hearing for the purpose of considering whether, as applied to the project, such standards or policies would substantially mitigate the effects of the project. Such a public hearing need only be held if the City or county decides to apply the standards or policies as permitted in this section.

(g) Examples of uniformly applied development policies or standards include, but are not limited to:

- (1) Parking Ordinance.*
- (2) Public access requirements.*
- (3) Grading ordinance.*
- (4) Hillside development ordinances.*
- (5) Flood Plain ordinances.*
- (6) Habitat protection or conservation ordinances.*
- (7) View protection ordinances.*
- (8) Requirements for reducing greenhouse gas emissions, as set forth in adopted land use plans, policies, or regulations.*

(h) An environmental effect shall not be considered peculiar to the project or parcel solely because no uniformly applied development policy or standard is applicable to it.

(i) Where the prior EIR relied upon by the lead agency was prepared for a general plan or community plan that meets the requirements of this section, any rezoning action consistent with the general plan or community plan shall be treated as a project subject to this section.

(1) "Community plan" is defined as a part of the general plan of a City or county which applies to a defined geographic portion of the total area included in the general plan, includes or references each of the mandatory elements specified in Section 65302 of the Government Code, and contains specific development policies and implementations measures which will apply those policies to each involved parcel.

(2) For purposes of this section, "consistent" means that the density of the proposed project is the same or less than the standard expressed for the involved parcel in the general plan, community plan or zoning action for which an EIR has been certified, and that the project complies with the density-related standards contained in that plan or zoning. Where the zoning ordinance refers to the general plan or community plan for its density standard, the project shall be consistent with the applicable plan.

(j) This section does not affect any requirement to analyze potentially significant offsite or cumulative impacts if those impacts were not adequately discussed in the prior EIR. If a significant offsite or cumulative impact was adequately discussed in the prior EIR, then this section may be used as a basis for excluding further analysis of that offsite or cumulative impact."

INITIAL STUDY CHECKLIST

This section of the Initial Study incorporates the most current Appendix G Environmental Checklist Form, contained in the CEQA Guidelines.

1. AESTHETICS -- WOULD THE PROJECT:

	<i>Significant Impact Peculiar to the Project or the Project Site</i>	<i>Significant Impact due to New Information</i>	<i>Impact Adequately Addressed in the General Plan EIR</i>	<i>Impact not Previously Addressed in the General Plan EIR</i>
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?			X	
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

RESPONSES TO CHECKLIST QUESTIONS

Response a) through d): Adequately addressed in the General Plan EIR.

Aesthetic resource impacts associated with the Proposed Project will be consistent with what was analyzed for the Project site by the Manteca General Plan EIR. Chapter 3.1, Aesthetics and Visual Resources, of the Manteca General Plan EIR, addresses the impacts to Aesthetics associated with the buildout of the General Plan. The Manteca General Plan EIR did not identify any impacts associated with Aesthetics Resources. Specific responses to a) through d) are provided as follows:

- a. Scenic Vistas

Scenic vistas are generally interpreted as long-range views, while scenic corridors are comprised of short, middle-, and long-range views. The Manteca General Plan EIR notes that while the Manteca Planning Area contains areas and viewsheds with scenic characteristics, such as views of open space and agricultural land, there are no officially designated scenic vista points in the Planning area. The most significant visual features within or adjacent to the Manteca Planning Area are the San Joaquin River located to the west of the City and agricultural land and open space located in undeveloped areas within and around the City. As noted in the Project Description, the Project site is located within an existing urbanized area and is bounded by existing residential uses. The existing built environment severely limits views, and the Proposed Project would not detract from or improve existing views. Therefore, the Proposed Project will not impact scenic vistas and the impact is adequately addressed in the Manteca General Plan EIR.

b. Scenic Resources and Highways

A scenic road is defined as a highway, road, driveway, or street that provides for the enjoyment of natural and human-made scenic resources, in addition to its transportation function. Scenic roads direct views to areas of exceptional beauty, natural resources or landmarks, or historic or cultural interest. As shown on the California Scenic Highway System Map, there are no highways designated as a State Scenic Highway in the City of Manteca. As noted above, the Proposed Project is located in an urbanized area. Therefore, the Proposed Project will not impact scenic highways and the impact is adequately addressed in the Manteca General Plan EIR.

c. Visual Character and Quality

The Proposed Project site is located within an urbanized area of Manteca designated for mixed-use land uses by the General Plan. The General Plan EIR analyzed the visual character effects of converting vacant land to mixed-use developments with new housing units, retail uses, landscaping, and fencing, and found such changes will be consistent with anticipated community buildout. The Proposed Project is consistent with General Plan land use and zoning designations and complies with applicable development standards, including lot sizes, fencing, and building design. Therefore, the Proposed Project will not degrade visual character in a manner that was not already evaluated in the General Plan EIR.

d. Light and Glare

The Proposed Project will introduce typical multi-family residential and commercial lighting sources such as exterior building lighting. These lighting sources will be consistent with other nearby residences and are regulated by City standards to avoid excessive glare. The General Plan EIR determined that such lighting will not result in significant impacts beyond normal urban development. The Proposed Project does not introduce new or unusual sources of light or glare peculiar to the site. Therefore, the Proposed Project will not introduce new sources of substantial light or glare which would adversely affect day or nighttime views and the impact is adequately addressed in the Manteca General Plan EIR.

As analyzed above, impacts under these criteria were adequately addressed in the Manteca General Plan EIR and there are no effects peculiar to the Proposed Project or the Project site. There is no new information that will result in more severe impacts. Thus, pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

2. AGRICULTURE AND FORESTRY RESOURCES -- WOULD THE PROJECT:

	<i>Significant Impact Peculiar to the Project or the Project Site</i>	<i>Significant Impact due to New Information</i>	<i>Impact Adequately Addressed in the General Plan EIR</i>	<i>Impact not Previously Addressed in the General Plan EIR</i>
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, as updated) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the State's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. 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?			X	
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X	
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104 (g))?			X	
d) Result in the loss of forest land or conversion of forest land to non-forest use?			X	
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			X	

RESPONSES TO CHECKLIST QUESTIONS

Response a) through e): Adequately addressed in the General Plan EIR.

Agriculture and Forestry Resources Impacts associated with the Proposed Project will be consistent with what was analyzed for the project site by the Manteca General Plan EIR. Chapter 3.2, Agricultural and Forest Resources, of the Manteca General Plan EIR, addresses the impacts to Agriculture and Forestry Resources associated with the buildout of the General Plan. The Manteca General Plan EIR determined Impacts 3.2-1 and 3.2-2 will be Significant and Unavoidable as detailed on Pages 3.2-16 and 3.2.21. Specific responses to a) through e) are provided as follows:

a. Agricultural Land Conversion

The San Joaquin County Important Farmland Map (2022) issued by the California Department of Conservation designates the viability of lands for farmland use, based on the physical and chemical properties of the soils. The maps categorize farmland, in decreasing order of soil quality, as “Prime Farmland,” “Farmland of Statewide Importance,” “Unique Farmland,” and “Farmland of Local Importance.” The first three (3) categories are defined as “Farmland” by CEQA Guidelines Appendix G. According to the Important Farmland Maps, the Project site is classified as “Rural Residential Land.” This is also represented in Figure 3.2-1, Important Farmlands in the Manteca General Plan EIR. As noted, the Project site is surrounded by urban development. The Project site has not historically been utilized for farming operations. As such, the Proposed Project will not convert farmland and the impact is adequately addressed in the Manteca General Plan EIR.

b. Conflict with Agricultural Zoning or Williamson Act Contract

The Williamson Act preserves agricultural land by means of a contract between the landowner and local government that keeps the contracted land in agricultural use in exchange for a lower property tax assessment. The Project site is not zoned for agricultural use and is not under a Williamson Act Contract. According to the Manteca General Plan EIR, the Project site and adjacent parcels are not under a Williamson Act contract. Additionally, the Project site has a zoning designation of CMU Commercial Mixed Use. As such, the Proposed Project will have no impact beyond what was already evaluated in the General Plan EIR.

c. and d. Forest Land

As noted above and in the Project Description, the Project site is an existing developed property and is surrounded by existing urban development. There are no forest lands on the Project site or the vicinity. No land in the Project vicinity is zoned as forest land or timberland. As such, the Proposed Project will not have impacts on forest lands and the impact is adequately addressed in the Manteca General Plan EIR.

e. Indirect Conversion of Farmland or Forest Land

As noted above, the Project site is bounded by urban development and is served by existing streets and utility infrastructure. As noted in c and d above, there are no forest lands within the vicinity, so the Project will have no indirect conversion of forest lands. The Proposed Project consists of the development of residential and commercial mixed use and is zoned for CMU Commercial Mixed Use. As such, no agricultural or forestry resources will be converted with the development of the Proposed Project and the impact is adequately addressed in the Manteca General Plan EIR.

Impacts under these criteria were adequately addressed in the Manteca General Plan EIR and there are no effects peculiar to the Proposed Project or the Project site. There is no new information that will result in more severe impacts. Thus, pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

3. AIR QUALITY -- WOULD THE PROJECT:

	<i>Significant Impact Peculiar to the Project or the Project Site</i>	<i>Significant Impact due to New Information</i>	<i>Impact Adequately Addressed in the General Plan EIR</i>	<i>Impact not Previously Addressed in the General Plan EIR</i>
Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied on to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) 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?			X	
c) Expose sensitive receptors to substantial pollutant concentrations?			X	
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	

RESPONSES TO CHECKLIST QUESTIONS

Response a) through d): Adequately addressed in the General Plan EIR.

Air Quality impacts associated with the Proposed Project will be consistent with what was analyzed for the Project site by the Manteca General Plan EIR. Chapter 3.3, Air Quality of the Manteca General Plan EIR, addresses impacts to Air Quality resources associated with the buildout of the General Plan. The Manteca General Plan EIR determined that Impact 3.3-1 will be Significant and Unavoidable as detailed on Pages 3.3-23.

The Project site is located within the San Joaquin Valley Air Basin. The San Joaquin Valley Air Pollution Control District (SJVAPCD), which includes San Joaquin County, has jurisdiction over most air quality patterns in the Air Basin. Vehicle emissions are the responsibility of the California Air Resources Board (CARB). The SJVAPCD is tasked with developing and implementing plans, programs and regulations that will enable the Air Basin to attain ambient air quality standards set under both the federal and California Clean Air Acts. SJVAPCD regulations that are potentially applicable to the project area are summarized below.

Regulation VIII (Fugitive Dust PM10 Prohibitions)

Rules 8011-8081 are designed to reduce PM10 emissions (predominantly dust/dirt) generated by human activity, including construction and demolition activities, road construction, bulk material storage, paved and unpaved roads, carryout and track out, landfill operations, etc.

Rule 4101 (Visible Emissions)

This rule prohibits emissions of visible air contaminants to the atmosphere and applies to any source operation that emits or may emit air contaminants.

Rule 9510 (Indirect Source Review)

Rule 9510, also known as the Indirect Source Review, is intended to reduce or mitigate construction and operational emissions of NOx and PM10 generated by new development, either directly and/or by payment of off-site mitigation fees. Construction emissions of NOx and PM10 exhaust must be reduced by 20% and 45%, respectively. Operational emissions of NOx and PM10 must be reduced by 33.3% and 50%, respectively. All projects subject to Rule 9510 are required to submit an Air Impact Assessment to the SJVAPCD. Rule 9510 applies to projects of a land use not otherwise identified in the rule that is 9,000 sq. ft. of space or greater. However, development projects that have a mitigated baseline below two (2) tons per year of NOx and two (2) tons per year of PM10 are exempt from the requirements in Section 6.0 and 7.0 of the rule, which involve general mitigation requirements and the off-site emission reduction fee.

In 2015, the SJVAPCD adopted a revised Guide for Assessing and Mitigating Air Quality Impacts (GAMAQI). The Guide defines an analysis methodology, thresholds of significance, and mitigation measures for the assessment of air quality impacts for project's within SJVAPCD's jurisdiction. The table below shows the CEQA Thresholds for Significance for pollutant emission within SJVAPCD. The significance thresholds apply to construction emissions and to operational emissions.

Table 1: SJVAPCD Thresholds of Significance			
Pollutant	Construction Emissions	Operational Emissions	
	Emissions (tpy)	Emissions (tpy)	Emissions (tpy)
CO	100	100	100
NO _x	10	10	10
ROG	10	10	10
SO _x	27	27	27
PM ₁₀	15	15	15
PM _{2.5}	15	15	15

The SJVAPCD published the Small Project Analysis Level (SPAL) which is intended to streamline CEQA by providing a list of project sizes (residential, commercial, industrial, and educational) that have pre-quantified emission and determined values to reasonably conclude that a project will not exceed applicable thresholds of significance for criteria pollutants.

Specific responses to a) through e) are provided as follows:

a. Air Quality Plan Consistency

Construction

The Proposed Project will generate temporary air quality emissions associated with site preparation, construction, and installation of project equipment. Construction also includes the operation of construction equipment, workers traveling to and from the site, and the delivery of materials to the Project site. Construction of the Proposed Project will be required to adhere to SJVAPCD Rules and Regulations, including Regulation VIII (Fugitive Dust) to reduce potential air quality impacts. Additional measures are required to reduce dust emission produced during construction activities. Dust control measures are routinely included in site improvement plans and specifications, along with construction contracts.

The California Emissions Estimator Model (CalEEMod) was used to estimate the sum pollutant emissions which will result from the Proposed Project's construction. The full CalEEMod results are shown in Appendix C. The table below illustrates the construction emissions from the Proposed Project.

Table 2: Construction Emissions (tons)						
	CO	NO_x	ROG	SO_x	PM₁₀	PM_{2.5}
Significance Threshold	100	10	10	27	15	15
Construction Emissions	2	2	0.2	<0.1	0.3	0.1
Exceeds Threshold?	No	No	No	No	No	No
Note: Figures are in tons per year.						
Source: CalEEMod Analysis, Appendix C; May 2026						

As shown in the Table above, the construction emissions resulting from the Proposed Project will be substantially less than the significance threshold established by SJVAPCD for criteria pollutant emissions. As the significance threshold was established to ensure consistency with the objectives of air quality attainment plans adopted by the SJVAPCD, the Proposed Project construction emissions will not conflict with these plans and the impact is adequately addressed in the Manteca General Plan EIR.

Operation

The Proposed Project will result in both stationary and mobile sources of emissions during construction. As noted in the Project Description, the Proposed Project consists of the development of a 164-unit apartment complex with a community building and eight-suite commercial building.

To estimate the Proposed Project's operation emissions, CalEEMod was utilized, and a number of assumptions were entered into the model to accurately calculate the Proposed Project's operational emissions.

Table 3: Operational Emissions (tons)						
	CO	NO_x	ROG	SO_x	PM₁₀	PM_{2.5}
Significance Threshold	100	10	10	27	15	15
Operational Emissions	6	0.7	2	<0.1	1	0.5
Exceed Threshold	No	No	No	No	No	No
Note: Figures are in tons per year.						
Source: CalEEMod Analysis, Appendix C; May 2026						

As the significance threshold was established to ensure consistency with the objectives of air quality attainment plans adopted by the SJVAPCD, the Proposed Project operational emissions will not conflict with these plans and the impact is adequately addressed in the Manteca General Plan EIR.

b. Cumulative Emissions

The Proposed Project's contribution to cumulative emissions is directly addressed by the General Plan EIR's significant and unavoidable findings. By being consistent with the General Plan land use, the Proposed Project's incremental contribution to regional air pollution is precisely the contribution contemplated in the General Plan EIR's cumulative analysis. The Proposed Project does not introduce a source of emissions that, either individually or cumulatively, is peculiar to the site or project and will exacerbate the already significant impact found in the General Plan EIR.

c. Exposure to Sensitive Receptors

The potential for the Proposed Project to expose sensitive receptors to substantial pollutant concentrations is consistent with the General Plan EIR. During the construction phase, standard dust and emissions controls will be implemented to minimize impacts to nearby residents. Operationally, the Proposed Project is a mixed-use development and does not introduce major stationary sources of pollution. The General Plan EIR analyzed the cumulative air quality impacts that future residents will face, and this Proposed Project's residents are subject to the impact analyzed in the General Plan EIR.

d. Odors and Other Emissions

The Proposed Project's generation of odors or other emissions is consistent with the General Plan EIR. Standard mixed-use developments, both during construction and operation, are not typically considered sources of significant odors. Any minor construction odors are short-term and common to all urban buildouts assessed in the General Plan EIR. The Proposed Project will not host any industrial uses or facilities known to produce persistent, offensive odors and the impact is adequately addressed in the Manteca General Plan EIR.

The Proposed Project will not result in any new impacts or significant impacts or increase in severity of impacts identified in the Manteca General Plan EIR. Additionally, there are no effects peculiar to the Proposed Project or the project site, and no new information that will result in more severe impacts. Thus, pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met as it relates to impacts to air quality during construction and operation of the Proposed Project.

4. BIOLOGICAL RESOURCES -- WOULD THE PROJECT:

	<i>Significant Impact Peculiar to the Project or the Project Site</i>	<i>Significant Impact due to New Information</i>	<i>Impact Adequately Addressed in the General Plan EIR</i>	<i>Impact not Previously Addressed in the General Plan EIR</i>
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, 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, 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 provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X	

RESPONSES TO CHECKLIST QUESTIONS

Response a) through f): Adequately addressed in the General Plan EIR.

Biological impacts associated with the Proposed Project would be consistent with what was analyzed for the Project site by the Manteca General Plan EIR. Chapter 3.4, Biological Resources, of the Manteca General Plan EIR, addresses impacts to biological resources associated with the buildout of the General Plan. The Manteca General Plan EIR did not identify any impacts and mitigation measures associated with Biological Resources.

a. Special-Status Species

Special-status species include plant and/or wildlife that are legally protected under the federal Endangered Species Act, the California Endangered Species Act, or other laws and regulations, or are considered rare enough by the scientific community and trustee agencies to warrant special consideration. The San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) was adopted in 2001 and provides a framework for promoting the permitting process for planned development, infrastructure, and maintenance activities.

According to the Manteca General Plan EIR, the Project site is located within an “Urban” area (Figure 3.4-1, Land Cover Types). The Proposed Project would be required to obtain coverage under the SJMSCP to mitigate habitat impacts to covered special-status species. Additionally, the Proposed Project would be required to adhere to the Manteca General Plan Policies and Actions intended to protect special-status plants and animals, including habitat, from adverse effects associated with future development and improvement projects. The disturbed, urban location of the project site limits its potential to support special-status species. The General Plan EIR concluded that most sites within the urban limit line would have minimal habitat value. As such, the Proposed Project will have no impact beyond what was already evaluated in the General Plan EIR.

b. Riparian and Sensitive Habitats

There are no streams or surface waters on or near the Project site; therefore, there is no riparian habitat in the Project vicinity. As noted above and in the Project Description, the Project site is an existing residential development and is surrounded by existing urban development. As such, the Proposed Project would have no impact on riparian or sensitive habitats and the impact is adequately addressed in the Manteca General Plan EIR.

c. State and Federally Protected Wetlands

Based on a review of the City’s General Plan and EIR, there are no wetlands, streams, or other surface waters on or near the Project site. The nearest river to the Project site is the San Joaquin River, which is approximately three (3) miles to the west. It is not anticipated that the Proposed Project would have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act. The Proposed Project would have no physical impact on the San Joaquin River and on state or federally protected wetlands and the impact is adequately addressed in the Manteca General Plan EIR.

d. Fish and Wildlife Movement

As noted above, there are no streams on or near the Project site and the site is not part of a designated wildlife corridor. As noted in the Manteca General Plan EIR, subsequent development projects will be required to comply with the General Plan and adopted Federal, State, and local regulations for the protection of movement corridors. As noted above, the Project site is located approximately three (3) miles to the San Joaquin River. As such, the Proposed Project would have no impact to fish and wildlife movement and the impact is adequately addressed in the Manteca General Plan EIR.

e. Local Biological Resource Requirements.

The General Plan contains implementation policies aimed at the preservation of biological resources. These policies include:

- *RC-8a: Continue to require projects to comply with the requirements of the County Habitat Plan when reviewing proposed public and private land use changes.*
- *RC-8d: Continue to enforce the City's heritage tree ordinance which defines and identifies mature trees to be protected and establishes regulations for their protection and removal.*
- *RC-8h: Utilize existing regulations and procedures, including but not limited to, the Zoning Ordinance and the environmental review process, in order to address impacts to special-status species and conserve sensitive habitats, including wetlands and riparian habitats.*
- *RC-8i: Consult with State and Federal agencies during the development review process to help identify wetland and riparian habitat that has candidacy for restoration, conservation, and/or mitigation. Focus restoration and/or conservation efforts on areas that would maximize multiple beneficial uses for such habitat.*

The Proposed Project does not conflict with any local policies or ordinances and the impact is adequately addressed in the Manteca General Plan EIR.

f. Conflict with Habitat Conservation Plans

As stated in the Manteca General Plan EIR, the City of Manteca is a participant in the San Joaquin Multi-Species Conservation Plan (SJMSCP). The Proposed Project does not re-designate any land designated for opens space or habitat protection and therefore is consistent with the adopted SJMSCP. The Manteca General Plan includes Implementation Actions RC-8a and RC-8b regarding the SJMSCP. Action RC-8a states the following:

Continue to require projects to comply with the requirements of the County Habitat Plan when reviewing proposed public and private land use changes.

Action RC-8b states the following:

Require project proponents who opt not to participate in the SJMSCP to: Satisfy applicable U.S. Endangered Species Act (ESA), California Endangered Species Act (CESA), National Environmental Policy Act (NEPA), California Environmental Quality Act (CEQA), and other applicable local, state, and federal laws and regulation provisions through consultations with the Permitting Agencies and local planning agencies; and provide site-specific research and ground surveys for proposed development projects. This research must include a detailed inventory of all biological resources onsite, and appropriate mitigation measures for avoiding or reducing impact to these biological resources. This requirement may be waived if determined by the City that the proposed project area is already sufficiently surveyed.

Biological Resource impacts associated with the Proposed Project will be consistent with what was analyzed for the Project site by the Manteca General Plan EIR. Impacts under these criteria were adequately addressed and there are no effects peculiar to the Proposed Project or the Project site. There is no new information that will result in more severe impacts. Thus, pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

5. CULTURAL RESOURCES -- WOULD THE PROJECT:

	<i>Significant Impact Peculiar to the Project or the Project Site</i>	<i>Significant Impact due to New Information</i>	<i>Impact Adequately Addressed in the General Plan EIR</i>	<i>Impact not Previously Addressed in the General Plan EIR</i>
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?			X	
c) Disturb any human remains, including those interred outside of formal cemeteries?			X	

RESPONSES TO CHECKLIST QUESTIONS

Response a) through c): Adequately addressed in the General Plan EIR.

Cultural Resource impacts associated with the Proposed Project will be consistent with what was analyzed for the Project site by the Manteca General Plan EIR. Chapter 3.5, Cultural and Tribal Cultural Resources, of the Manteca General Plan EIR, addresses impacts to cultural resources associated with the buildout of the General Plan. The Manteca General Plan EIR did not identify any impacts and mitigation measures associated with Cultural Resources. Specific responses to a) through c) are provided as follows:

a. Historical Resources

The CEQA Guidelines define historical resources as meeting the following criteria: listed in, or determined to be eligible for listing in the California Register of Historical Resources; included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code; meets the requirements of Section 5024.1 of the Public Resource Code; or determined to be a historical resource by the Lead Agency.

According to the Manteca General Plan EIR, there are no historical resources located on the Project site. As such, the Proposed Project's impacts have been adequately addressed in the General Plan EIR.

b) Archaeological Resources

According to the Manteca General Plan EIR, there are no archaeological resources located on the Project site.

The Manteca General Plan contains policies RC-10.3 and RC-10.4 regarding archeological resources. General Plan Policy RC-10.3 states the following:

Do not approve any public or private project that may adversely affect an archaeological site without consulting the California Archaeological Inventory at Stanislaus State University, conducting a site evaluation as may be indicated, and attempting to mitigate any adverse impacts according to the recommendation of a qualified archaeologist. City implementation of this policy shall be guided by CEQA and the National Historic Preservation Act.

General Plan Policy RC-10.4 states the following:

Require that the proponent of any development proposal in an area with potential archaeological resources, and specifically near the San Joaquin River and Walthall Slough, and on the east side of State Highway 99 at the Louise Avenue crossing, shall consult with the California Archaeological Inventory, Stanislaus State University to determine the potential for discovery of cultural resources, conduct a site evaluation as may be indicated, and mitigate any adverse impacts according to the recommendation of a qualified archaeologist. The survey and mitigation shall be developer funded.

The Proposed Project will be required to comply with these General Plan policies and the impact is adequately addressed in the Manteca General Plan EIR.

c) Human Remains

It is not anticipated that the Proposed Project will disturb any human remains. However, human remains may be identified, particularly during activities requiring ground disturbance (i.e., grading, trench digging, etc.). In the event of the discovery of human remains, the Proposed Project will be required to follow all stop-work and notification procedures in accordance with California Public Resource Code Section 5097. As such, the Proposed Project will have no impact beyond what was already evaluated in the General Plan EIR.

Therefore, Cultural Resource impacts associated with the Proposed Project would be consistent with what was analyzed for the Project site by the Manteca General Plan EIR. Impacts under these criteria were adequately addressed and there are no effects peculiar to the Proposed Project or the Project site. There is no new information that will result in more severe impacts. Thus, pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

6. ENERGY -- WOULD THE PROJECT:

	<i>Significant Impact Peculiar to the Project or the Project Site</i>	<i>Significant Impact due to New Information</i>	<i>Impact Adequately Addressed in the General Plan EIR</i>	<i>Impact not Previously Addressed in the General Plan EIR</i>
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
b) Conflict with or obstruct a State or local plan for renewable energy or energy efficiency?			X	

RESPONSES TO CHECKLIST QUESTIONS

Response a) and b): Adequately addressed in the General Plan EIR.

Energy impacts associated with the Proposed Project will be consistent with what was analyzed for the Project site by the Manteca General Plan EIR. Chapter 3.7, Greenhouse Gases, Climate Change, and Energy of the Manteca General Plan EIR, addresses impacts to energy resources associated with the buildout of the General Plan. The Manteca General Plan EIR did not identify any impacts and mitigation measures associated with Energy Resources. Specific responses to a) and b) are provided as follows:

a. Project Energy Consumption

Project construction will involve fuel consumption and use of other non-renewable resources. Construction equipment will include but is not limited to grading, tractor, backhoe, transfer trucks for hauling in/off materials and construction debris, and paving equipment. Construction-related fuel consumption will be finite and short-term. This energy use will not be considered wasteful, inefficient, or unnecessary.

The Proposed Project will use energy resources that are standard for apartments and neighborhood commercial operations. The Proposed Project will be in compliance with all applicable Federal, State, and local regulations regulating energy use. Project-related electricity use results in indirect emissions, due to electricity generation activities occurring at off-site power plant locations. For the Proposed Project, electrical power will be supplied by PG&E.

The Proposed Project will be constructed in adherence to energy-saving regulations, including the latest State Title 24 building energy efficiency standards. As a result, the Proposed Project will not result in any significant adverse impacts related to project energy requirements, energy efficiencies, and/or the energy intensiveness of materials by amount for each stage of the project including construction and operations. For these reasons, the Proposed Project will not be expected to cause an inefficient, wasteful, or unnecessary use of energy resources and the impact is adequately addressed in the Manteca General Plan EIR.

b. Consistency with Energy Plans

The City does not have adopted plans for renewable energy or energy efficiency. However, as discussed in a) above, the Proposed Project is not expected to lead to wasteful, inefficient, or unnecessary consumption of energy. The Proposed Project is consistent with the uses identified within the General Plan and will not result in any new or increased energy-related impacts beyond those that were already identified in the General Plan EIR.

Energy impacts associated with the Proposed Project will be consistent with what was analyzed for the Project site by the Manteca General Plan EIR. Impacts under these criteria were adequately addressed and there are no effects peculiar to the Proposed Project or the Project site.

There is no new information that will result in more severe impacts. Thus, pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

7. GEOLOGY AND SOILS -- WOULD THE PROJECT:

	<i>Significant Impact Peculiar to the Project or the Project Site</i>	<i>Significant Impact due to New Information</i>	<i>Impact Adequately Addressed in the General Plan EIR</i>	<i>Impact not Previously Addressed in the General Plan EIR</i>
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
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.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			X	
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	

RESPONSES TO CHECKLIST QUESTIONS

Response a) through f): Adequately addressed in the General Plan EIR.

Geology and Soils impacts associated with the Proposed Project would be consistent with what was analyzed for the Project site by the Manteca General Plan EIR. Chapter 3.6, Geology and Soils, of the Manteca General Plan EIR, addresses impacts to geology and soils resources associated with the buildout of the General Plan. The Manteca General Plan EIR did not identify any impacts and mitigation measures associated with Geology and Soils resources. Specific responses to a) through f) are provided as follows:

a. Fault Rupture Hazards, Seismic Ground Shaking, Seismic-Related Ground Failure, and Landslides

According to the Manteca General Plan EIR, the closest known faults classified as active include an unnamed fault east of the City of Tracy, the San Joaquin Fault, the Midway fault, the Corral Hollow-Carnegie fault, the Greenville fault, the Antioch fault, and the Los Positas fault. The construction of the Proposed Project is required to adhere to the California Building Code (CBC) including provisions related to seismic ground shaking. The City of Manteca and the Project site is not within an Alquist-Priolo Special Study Zone. According to the NRCS Web Soil Survey, the majority of the Project site is of Timor loamy sand, which is a moderately well drained soil. According to the Geotechnical Engineering Investigation (Appendix B), the liquefaction potential of the project site is considered moderate. The Proposed Project will be required to adhere to the policies in the Manteca General Plan related to minimizing the risk of geologic hazards, including liquefaction. Policy S-2.4 requires professional inspection of foundation, excavation, earthwork, and other geotechnical aspects of site development during construction on those sites specified in geotechnical studies as being prone to moderate or greater levels of seismic or geologic hazard. In accordance with this policy, the Project site will be inspected during construction to minimize the liquefaction potential of the site. Therefore, the impact has been adequately addressed in the General Plan EIR. The Project Proponent will also be required to submit an updated Geotechnical Report prior to the issuance of a building permit. As discussed in the Project Description, the Proposed Project includes development of on a partially developed project site. The Project site is relatively flat in topography and is surrounded by urban development. As such, the chance for a landslide is considered low and the impact is adequately addressed in the Manteca General Plan EIR.

b. Soil Erosion

The construction and grading associated with the construction of the Proposed Project would temporarily increase the exposure of soils on the Project site to water and wind erosion. As noted in the Project Description, the Project site is partially developed. Exposed soils not properly contained or capped increase the potential for increase airborne dust and increased discharge of sediment and other pollutants into nearby stormwater drainage facilities. However, the Proposed Project would require implementation of a Storm Water Pollution Prevention Plan (SWPPP) which includes best management measures that would reduce the potential for disturbed soils and ground surfaces to result in erosion and sediment discharge into adjacent surface waters during construction activities. The Manteca General Plan EIR determined that this impact is less than significant.

c. Geologic Instability

Landslides include rockfalls, deep slope failure, and shallow slope failure. Factors such as geological conditions, drainage, slope, and vegetation directly affect the potential for landslides. One of the most common causes of landslides is construction activity that is associated with road building (i.e., cut and fill). The Project site is relatively flat in topography and would include paving to allow for 164 multi-family

housing units and 8 commercial suites. As such, it is unlikely that the construction or operation of the Proposed Project would result in a landslide.

Lateral spreading is generally where blocks of intact, non-liquefied soil move down slope on a liquefied substrate of large areal extent.

Land subsidence is the gradual settling or sinking of an area with little or no horizontal motion due to changes taking place underground. It is a natural process, although it can also occur (and is greatly accelerated) as a result of human activities. Common causes of land subsidence from human activity include: pumping water, oil, and gas from underground reservoirs; dissolution of limestone aquifers (sinkholes); collapse of underground mines; drainage of organic soils; and initial wetting of dry soils. According to the Manteca General Plan EIR, subsidence has not been identified as an issue in the City.

Collapsible soils undergo a rearrangement of their grains and a loss of cementation, resulting in substantial and rapid settlement under relatively low loads. Collapsible soils occur predominantly at the base of mountain ranges, where Holocene-age alluvial fan and wash sediments have been deposited during rapid run-off events.

The Project site and vicinity are topographically flat, so no landslides or lateral spreading would occur. As noted above, the potential for liquefaction is considered moderate. The Proposed Project will have to adhere to the General Plan policies and will be constructed in accordance with the California Building Standards Code (CBSC) to minimize the liquefaction potential. Therefore, the Proposed Project would have less than significant impacts related to geological instability and the impact is adequately addressed in the Manteca General Plan EIR.

d. Expansive Soils

As noted above, the soil materials encountered on site generally consist of Timor loamy sand, which is a moderately well drained soil. Compliance with existing State and local laws and regulations such as the CBC and the Manteca Municipal Code, along with the City's grading and building permit process, would ensure that the impacts associated with development on expansive soils are minimized. The Project applicant will also comply with compaction and other recommendations from a Geotechnical Report prepared prior to construction, as required by the California Building Standards Code (CBSC). As such, the Proposed Project will have no impact beyond what was already evaluated in the General Plan EIR.

e. Adequacy of Soils for Sewage Disposal

The Proposed Project proposes to connect to the City's wastewater collection system. As such, no on-site sewage disposal systems would be installed, so adequacy of soils for such systems is not applicable. As such, the Proposed Project would have no impact as it relates to the adequacy of soils for sewage disposal beyond what was already evaluated in the General Plan EIR.

f. Paleontological Resources

Given the urbanization of the Project site and surrounding area, it is unlikely that paleontological resources could be uncovered during Project construction. As noted in the Cultural Resources Section (Section 5), in the event that archaeological resources are discovered during any construction, construction activities shall cease and the City shall be notified. The Proposed Project would adhere to these requirements and as such, will have a less than significant impact on Paleontological Resources. As such, the Proposed Project will have no impact beyond what was already evaluated in the General Plan EIR.

8. GREENHOUSE GAS EMISSIONS -- WOULD THE PROJECT:

	<i>Significant Impact Peculiar to the Project or the Project Site</i>	<i>Significant Impact due to New Information</i>	<i>Impact Adequately Addressed in the General Plan EIR</i>	<i>Impact not Previously Addressed in the General Plan EIR</i>
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

RESPONSES TO CHECKLIST QUESTIONS

Response a) and b): Adequately addressed in the General Plan EIR.

Greenhouse Gas (GHG) Emissions impacts associated with the Proposed Project would be consistent with what was analyzed for the Project site by the Manteca General Plan EIR. Chapter 3.7, Greenhouse Gases, Climate Change, and Energy, of the Manteca General Plan EIR, addresses impacts to Greenhouse Gas Emissions associated with the buildout of the General Plan. The Manteca General Plan EIR did not identify any impacts and mitigation measures associated with Greenhouse Gas Emissions.

The following criteria are established in CEQA Guidelines Appendix G, to determine whether a project could potentially have a significant adverse effect on GHGs. A project will have a significant impact on GHGs if it will:

- Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; or
- Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

It is generally accepted that individual development projects, in and of themselves, are too small to have a perceptible effect on global climate. However, the GHG emissions from each development project results in an incremental contribution to global warming and climate change. The scope of climate change is global, and the cumulative emissions of GHGs globally have resulted in cumulatively significant climate change impacts. Thus, in CEQA terms, GHG emissions associated with individual development projects are cumulative by nature in their effects.

Specific responses to a) and b) are provided as follows:

- a. Project GHG Emissions

The Proposed Project will generate greenhouse gas emissions through construction activities and long-term operation. These emissions are inherent to the mixed-use land use that was analyzed and anticipated for this location in the General Plan. Because the Proposed Project is consistent with the General Plan's land use designation and density, its contribution to regional GHG emissions falls directly within the scope of Impact 3.7-1, which the General Plan EIR identified as Less than Significant. Since the project's emissions are not peculiar or substantially greater than what was modeled, the impact is consistent with the General Plan EIR.

Estimates of GHG emissions of the Project were developed using the CalEEMod program (see Appendix C).

The Table below presents the results of the CalEEMod analysis.

Table 4: GHG Emissions		
GHG Emission Type	Unmitigated Emissions (metric tons CO₂e)	Mitigated Emission (metric tons CO₂e)³
Construction ¹	469	469
Operational ²	1,329	1,329
¹ Total GHG emissions for construction period. ² Annual emissions. ³ The term "Mitigated" does not mean Mitigation as defined or required by CEQA Guidelines but are the measure(s) used in the CalEEMod output to account for regulatory compliance measures and other inherent project features that reduce air quality emissions. Source: CalEEMod, Appendix C, May 2026		

GHG construction emissions will be limited due to the length of construction activity (estimated 16-month construction period). These emissions will cease once work is completed. For operation of the Proposed Project, the GHG emissions will be standard for mixed-use developments.

b. Consistency with GHG Reduction Plans

The potential for the Proposed Project to conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions is consistent with the General Plan EIR analysis. By being consistent with the City's General Plan, the Proposed Project implicitly complies with the underlying land use assumptions and any embedded GHG reduction measures adopted by the City. The Proposed Project will incorporate all mandatory CALGreen Code requirements and energy efficiency standards. The Proposed Project's consistency with the General Plan EIR means it does not introduce a new or more severe conflict that will warrant further CEQA review pursuant to Section 15183.

Greenhouse Gas Emissions impacts associated with the Proposed Project will be consistent with what was analyzed for the Project site by the General Plan EIR. Impacts under these criteria were adequately addressed and there are no effects peculiar to the Proposed Project or the project site. There is no new information that will result in more severe impacts. Thus, pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

9. HAZARDS AND HAZARDOUS MATERIALS – WOULD THE PROJECT:

	<i>Significant Impact Peculiar to the Project or the Project Site</i>	<i>Significant Impact due to New Information</i>	<i>Impact Adequately Addressed in the General Plan EIR</i>	<i>Impact not Previously Addressed in the General Plan EIR</i>
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 or excessive noise for people residing or working the project area?			X	
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	
h) Be located within the vicinity of a private airstrip and would result in a safety hazard for people residing or working in the project area?			X	

RESPONSES TO CHECKLIST QUESTIONS

Response a) through h): Adequately addressed in the General Plan EIR.

Hazards and Hazardous Materials impacts associated with the Proposed Project would be consistent with what was analyzed for the Project site by the Manteca General Plan EIR. Chapter 3.8, Hazards and Hazardous Materials, of the Manteca General Plan EIR, addresses Hazards and Hazardous Materials impacts associated with the buildout of the General Plan. The Manteca General Plan did not identify any impacts and mitigation measures associated with Hazards and Hazardous Materials. Specific responses to a) through g) are provided as follows:

a. Hazardous Material Transportation, Use and Storage

The Proposed Project, a mixed-use development, involves the transportation, use, and storage of hazardous materials only to the extent typical for residential and commercial construction and occupancy. These impacts are routine for urban development and were fully considered within the scope of the General Plan EIR. Construction and operational activities will adhere to all federal, state, and local regulations concerning hazardous materials, ensuring no new or peculiar impact beyond those previously analyzed. Therefore, the Proposed Project will not impact the transportation, use, and storage of hazardous materials and the impact is adequately addressed in the Manteca General Plan EIR.

b. Upset and Accident Conditions

The Proposed Project will be required to comply with regulatory requirements. The risk of upset and accident conditions involving the release of hazardous materials is consistent with the findings of the General Plan EIR. Since the Proposed Project is residential and commercial retail, it does not involve the storage of large, unanalyzed quantities of hazardous substances or complex industrial processes. No project-specific circumstances exist that will create a more severe risk of accidental release than what was generally assessed for planned residential and retail growth in the General Plan EIR.

c. Release of Hazardous Materials near Schools

The Project site is not located within 0.25 miles of an existing or proposed school. The closest school, Sierra High School, is located 0.54 miles to the southeast of the Project site. As such, the Proposed Project will have no impact beyond what was already evaluated in the General Plan EIR.

d. Hazardous Material Sites

Hazardous material sites of all status are recorded in the GeoTracker database, maintained by the State Water Resources Control Board (SWRCB), and the EnviroStar database, maintained by the Department of Toxic Substances Control. Neither database identified any active hazardous material sites on the Project site. GeoTracker showed one (1) LUST Cleanup site east of the Project site on Yosemite Avenue and Airport Way. As such, the Proposed Project will have no impact beyond what was already evaluated in the General Plan EIR.

e. Public Airports

The nearest public airport, Stockton Metropolitan Airport, is approximately 6.9 miles to the north of the Project site. The Project site is outside the Airport Influence Area, as indicated in the Airport Land Use Compatibility Plan for the Stockton Metropolitan Airport which is prepared and managed by the Airport Land Use Commission. The Proposed Project would not place residents or businesses in the area potentially subject to hazards from airport operations. The Project would have no impact related to public airports and the impact is adequately addressed in the Manteca General Plan EIR.

f. Emergency Response and Evacuation

The Proposed Project will not obstruct any public street once construction is completed, and construction work will primarily occur on the Project site, minimizing disruption to surrounding roadways. Impacts related to emergency response and evacuation are consistent with the General Plan EIR. The General Plan EIR states that future development is not anticipated to remove or impede any established evacuation routes within the City. As the Proposed Project is consistent with the Manteca General Plan, the impact has been adequately addressed.

g. Wildland Fire Hazards

As it relates to wildfire, the Manteca General Plan EIR notes that the General Plan would have a significant impact if they located people or structures in a High or Very High Fire Hazard Severity Zone (FHSZ), as defined by CAL FIRE. The Manteca General Plan EIR notes that there are no High or Very High FHSZs in the Planning Area, including the Project site (Figure 3.8-3). As such, the likelihood of wildfire at the Project site is low. Therefore, the Proposed Project will have no impact beyond what was already evaluated in the General Plan EIR.

h. Private Airstrip

As noted above, the closest public airport, Stockton Metropolitan Airport, is approximately 6.9 miles to the north of the Project site. There are no private airstrips within the project vicinity that would result in a safety hazard for people residing or working in the Project area.

The Manteca General Plan determined that development allowed by the General Plan would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials as new development is required to adhere application City, State and federal policies and regulations related to hazardous materials, such as the CBSC.

Hazards and Hazardous Materials impacts associated with the Proposed Project will be consistent with what was analyzed for the Project site by the Manteca General Plan EIR. Impacts under these criteria were adequately addressed and there are no effects peculiar to the Proposed Project or the Project site. There is no new information that will result in more severe impacts. Thus, pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

10. HYDROLOGY AND WATER QUALITY -- WOULD THE PROJECT:

	<i>Significant Impact Peculiar to the Project or the Project Site</i>	<i>Significant Impact due to New Information</i>	<i>Impact Adequately Addressed in the General Plan EIR</i>	<i>Impact not Previously Addressed in the General Plan EIR</i>
a) Violate any water quality standards or waste discharge requirements?			X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
c) Substantially interfere with groundwater recharge?			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 through the addition of impervious surfaces, in a manner which would:			X	
i) Result in substantial on- or offsite erosion or siltation;			X	
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;			X	
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			X	
iv) Impede or redirect flood flows?			X	
e) Be subject to inundation by seiche, tsunami, or mudflow?			X	
f) 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
g) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X

h) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flood as a result of the failure of a levee or dam.				X
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	

RESPONSES TO CHECKLIST QUESTIONS

Response a) through i): Adequately addressed in the General Plan EIR.

Hydrology and Water Quality impacts associated with the Proposed Project would be consistent with what was analyzed for the Project site by the Manteca General Plan EIR. Chapter 3.9, Hydrology and Water Quality, of the Manteca General Plan EIR, addresses hydrology and water quality impacts associated with the buildout of the General Plan. The Manteca General Plan EIR did not identify any impacts and mitigation measures associated with Hydrology and Water Quality. Specific responses to a) through e) are provided as follows:

a. Surface Waters and Water Quality

The Proposed Project will include the preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP), pursuant to Chapter 13.28, Storm Water Management and Discharges, of the Manteca Municipal Code. This will include the incorporation of Best Management Practices (BMPs) to control sediment, erosion, and hazardous materials runoff during construction. Because of this, the Proposed Project is not expected to contribute adversely to surface or groundwater quality effects and the impact is adequately addressed in the Manteca General Plan EIR.

b. Groundwater Supplies and Recharge

The Proposed Project will require the standard use of water for a mixed-use development with commercial and residential uses, which is fully accounted for within the planned growth and water demand projections of the General Plan EIR. The project will not place substantial or unforeseen demands on groundwater supplies provided by the City or other agencies beyond the effects already analyzed and deemed acceptable in the General Plan EIR.

c. Groundwater recharge

The potential effects of the Proposed Project on groundwater recharge are consistent with the General Plan EIR. As noted in the General Plan EIR, projects located in urban areas would have less of an impact on groundwater recharge than projects that would convert open lands and spaces. The Proposed Project is located in an urban area and is designated for urban uses. Therefore, the Proposed Project falls within the scope of effects analyzed for General Plan buildout, precluding the need for further CEQA review.

d-i, ii, iii. Drainage Patterns and Runoff

As noted above, the Proposed Project will include the preparation of a SWPPP which includes various BMPs that will reduce sediment and other pollutants to be discharged off-site during construction activities. The anticipated effects on drainage patterns, the quantity of surface runoff, and resulting erosion or siltation are consistent with the General Plan EIR. The Proposed Project will be required to meet the City's specific requirements and modern standards for storm drainage infrastructure. Adherence to these required, adopted plans ensures that the cumulative impact of the development on the local and regional drainage system remains consistent with the prior environmental findings. As such, the Proposed Project will have a less than significant impact to drainage patterns and runoff and the impact is adequately addressed in the Manteca General Plan EIR.

d-iv. Flooding Hazards

The Project site is located in "Zone X: 0.2% Annual Chance Flood Hazard" on Flood Insurance Rate Maps (FIRM) prepared by the Federal Emergency Management Agency (FEMA) (FIRM #06077C0620F), and as such, the Proposed Project will not expose people or structures to a significant risk associated with flooding. As such, the Proposed Project will not impede or redirect flood flows and the impact is adequately addressed in the Manteca General Plan EIR.

e. Release of Pollutants in Flood, Tsunami, or Seiche Zones

As noted above, the Project site is not located on a 100-year floodplain. The Project site is not located near any large bodies of water, so it will not be subject to seiches or tsunamis. As such, the Proposed Project will not have significant impact on the release of pollutants in flood, tsunami, or seiche zones and the impact is adequately addressed in the Manteca General Plan EIR.

f. Housing within a 100-year Flood Hazard Area

According to the General Plan EIR, the Manteca Planning Area is not located within a 100-year floodplain. As noted above, the Project site is in "Zone X: 0.2% Annual Chance Flood Hazard" (FIRM #06077C0620F). The Proposed Project includes the development of 164 apartment units, however, there is minimal risk of flooding. As such, the Proposed Project will have a less than significant impact to housing within a 100-year flood hazard area and the impact is adequately addressed in the Manteca General Plan EIR.

g. Structures within a 100-year Flood Hazard Area

As noted above, the Project site is in "Zone X: 0.2% Annual Chance Flood Hazard" (FIRM #06077C0620F). The buildings will not be located within a 100-year Flood Hazard Area as depicted in the FIRMs prepared by FEMA. As such, the Proposed Project will not place structures within a 100-year Flood Hazard Area and the impact is adequately addressed in the Manteca General Plan EIR.

e. Expose People or Structures to Significant Risk including Flooding or Dam Failure

As noted above, the Project site is in “Zone X: 0.2% Annual Chance Flood Hazard” (FIRM #06077C0620F) and exposure to significant risk as a result of flooding is relatively low. According to the General Plan EIR, the Project site is located within the inundation area for the San Luis Reservoir. Per the General Plan EIR, this dam does not have a history of failure but has the potential to inundate habitable portions of the Manteca Planning Area in the unlikely event of dam failure. The dam owners and operators are responsible for the management, monitoring, and improvements to these dams to reduce the risk of dam failure and inundation. As such, the Proposed Project will have a less than significant impact on exposing people or structures to flood of dam failure risks and the impact is adequately addressed in the Manteca General Plan EIR.

i. Conflicts with Water Quality or Groundwater Management Plans

The Proposed Project is not expected to affect groundwater resources or supplies, so the Project would not affect implementation of the Groundwater Sustainability Plan for the Eastern San Joaquin Groundwater Subbasin nor hinder the attainment of its objectives. No effects peculiar to this project will create a conflict or interfere with the implementation of these plans and the impact is adequately addressed in the Manteca General Plan EIR.

Hydrology and Water Quality impacts associated with the Proposed Project will be consistent with what was analyzed for the Project site by the Manteca General Plan EIR. Impacts under these criteria were adequately addressed and there are no effects peculiar to the Proposed Project or the Project site. There is no new information that will result in more severe impacts. Thus, pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

11. LAND USE AND PLANNING - WOULD THE PROJECT:

	<i>Significant Impact Peculiar to the Project or the Project Site</i>	<i>Significant Impact due to New Information</i>	<i>Impact Adequately Addressed in the General Plan EIR</i>	<i>Impact not Previously Addressed in the General Plan EIR</i>
a) Physically divide an established community?			X	
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X	

RESPONSES TO CHECKLIST QUESTIONS

Response a) and b): Adequately addressed in the General Plan EIR.

Land Use and Planning impacts associated with the Proposed Project will be consistent with what was analyzed for the Project site by the Manteca General Plan EIR. Chapter 3.10, Land Use, Population, and Housing, of the Manteca General Plan EIR, addresses land use and planning impacts associated with the buildout of the General Plan. The Manteca General Plan EIR did not identify any impacts and mitigation measures associated with Land Use and Planning. Specific responses to a) and b) are provided as follows:

a. Division of Established Community

The Proposed Project includes the development of a site that is surrounded by urban development. The Project site is partially vacant and located in a predominantly residential area in the City. As stated in the Environmental Setting, the Project site is surrounded by low density residential, medium density residential, and commercial land uses. The Proposed Project will not propose any components such as an interstate highway, airport, roadway, or railroad tracks, or the removal of a means of access will divide an established community. As such, impacts associated with the development of the Proposed Project were adequately addressed in the Manteca General Plan EIR.

b. Conflicts with Land Use Plans, Policies and Regulations

According to the City's General Plan, the Project site has a General Plan designation of Mixed Use Commercial and is located within the CMU, Mixed Use Commercial Zoning District. The Proposed Project includes the development of 164 multi-family units and eight (8) commercial suites on a 4.56-acre site.

According to the General Plan, Commercial Mixed Use Land Use Designation allows for high density residential and retail commercial that are between twenty (20) and thirty (30) dwelling units per net acre, with at least 25 percent of commercial use. The Proposed Project is consistent with the land use designation and zoning district for the Project site.

The Proposed Project will be required to adhere to the City's Policies in the General Plan, provisions for the development and operation of the Proposed Project in the Manteca Municipal Code, and established regulations by the City and associated agencies. Consistent with the General Plan EIR, the Proposed Project will not conflict with any applicable land use plans.

Land Use and Planning impacts associated with the Proposed Project will be consistent with what was analyzed for the project site by the General Plan EIR. Impacts under these criteria were adequately addressed and there are no effects peculiar to the Proposed Project or the project site. There is no new information that will result in more severe impacts. Thus, pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

12. MINERAL RESOURCES -- WOULD THE PROJECT RESULT IN:

	<i>Significant Impact Peculiar to the Project or the Project Site</i>	<i>Significant Impact due to New Information</i>	<i>Impact Adequately Addressed in the General Plan EIR</i>	<i>Impact not Previously Addressed in the General Plan EIR</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?			X	
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	

RESPONSES TO CHECKLIST QUESTIONS**Response a) and b): Adequately addressed in the General Plan EIR.**

Mineral Resource impacts associated with the Proposed Project will be consistent with what was analyzed for the Project site by the Manteca General Plan EIR. Chapter 3.11, Mineral Resources of the Manteca General Plan EIR, addresses mineral resource impacts associated with the buildout of the General Plan. The Manteca General Plan EIR did identify significant impacts and mitigation measures associated with Mineral Resources. Specific responses to a) and b) are provided as follows:

a., b. Availability of Mineral Resources

The California Department of Conservation, Geological Survey classifies lands into Aggregate and Mineral Resource Zones (MRZs) based on guidelines adopted by the California State Mining and Geology Board, as mandated by the Surface Mining and Reclamation Act of 1974. These MRZs identify whether known or inferred significant mineral resources are present in areas. According to the Manteca General Plan EIR, the Project site is located within the MRZ-3, as there are no mineral deposits with evaluated significance with the available data.

Mineral resource impacts associated with the Proposed Project will be the consistent with what was analyzed for the project site by the General Plan EIR. Impacts under these criteria were adequately addressed and there are no effects peculiar to the Proposed Project or the Project site. There is no new information that will result in more severe impacts. Thus, pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

13. NOISE – WOULD THE PROJECT RESULT IN:

	<i>Significant Impact Peculiar to the Project or the Project Site</i>	<i>Significant Impact due to New Information</i>	<i>Impact Adequately Addressed in the General Plan EIR</i>	<i>Impact not Previously Addressed in the General Plan EIR</i>
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or other applicable standards of other agencies?			X	
b) Generation of excessive groundborne vibration or groundborne noise levels?			X	
c) For a project located within the vicinity of a private airstrip or 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 expose people residing or working in the project area to excessive noise levels?			X	

RESPONSES TO CHECKLIST QUESTIONS**Response a) through c): Adequately addressed in the General Plan EIR.**

Noise impacts associated with the Proposed Project will be consistent with what was analyzed for the Project site by the Manteca General Plan EIR. Chapter 3.12, Noise, of the Manteca General Plan EIR, addresses noise impacts associated with the buildout of the General Plan. The Manteca General Plan EIR determined Impact 3.12-1 will be Significant and Unavoidable as detailed on Page 3.12-20. Specific responses to a) through c) are provided as follows:

a. Generation of Noise Exceed Local Standards

As noted, the Proposed Project includes the development of a 164-unit apartment building, with a community building and commercial building, and is located on Yosemite Avenue, just west of Airport Way. As noted in the Manteca General Plan EIR, the noise level on Yosemite Avenue west of Airport Way is anticipated to be 73.3 decibels (dB) for the buildout of the General Plan. The Proposed Project is anticipated to contribute to traffic noise levels identified in the Manteca General Plan EIR. However, the increase in Project-related traffic noise is consistent with what was analyzed in the General Plan EIR.

Table S-1: Maximum Allowable Noise Exposure from Mobile Noise Sources

Land Use ¹	Outdoor Activity Areas ^{2,3}	Interior Spaces	
		Ldn/CNEL, dBA	Leq, dBA ⁴
Residential	60	45	-
Motels/Hotels	65	45	-
Mixed-Use	65	45	
Hospitals, Nursing Homes	60	45	-
Theaters, Auditoriums	-	-	35
Churches	60	-	40
Office Buildings	65	-	45
Schools, Libraries, Museums	70	-	45
Playgrounds, Neighborhood Parks	70	-	-
Industrial	75	-	45
Golf Courses, Water Recreation	70	-	-

¹Where a proposed use is not specifically listed, the use shall comply with the standards for the most similar use as determined by the City.

²Outdoor activity areas for residential development are considered to be the back yard patios or decks of single family units and the common areas where people generally congregate for multi-family developments. Where common outdoor activity areas for multi-family developments comply with the outdoor noise level standard, the standard will not be applied at patios or decks of individual units provided noise-reducing measures are incorporated (e.g., orientation of patio/deck, screening of patio with masonry or other noise-attenuating material). Outdoor activity areas for non-residential developments are the common areas where people generally congregate, including pedestrian plazas, seating areas, and outside lunch facilities; not all residential developments include outdoor activity areas.

³In areas where it is not possible to reduce exterior noise levels to achieve the outdoor activity area standard w using a practical application of the best noise-reduction technology, an increase of up to 5 Ldn over the standard will be allowed provided that available exterior noise reduction measures have been implemented and interior noise levels are in compliance with this table

⁴Determined for a typical worst-case hour during periods of use.

b. Exposure to Groundborne Vibrations

Groundborne vibration is typically associated with construction activities. Vibrations associated with the Proposed Project will be temporary, as the construction is underway. Operation of the Proposed Project is not anticipated to be a source of groundborne vibration, as it is a mixed-use development. The Proposed Project's noise exposure is anticipated to fall under the "maximum allowable" range for Mixed-Use as outlined above in Table S-1 of the Manteca General Plan, which shows the land use compatibility standards for noise generating sources. As such, the Proposed Project will have a less than significant impact on exposure to groundborne vibrations and the impact is adequately addressed in the Manteca General Plan EIR.

c. Public Airport and Private Airstrip Noise

As noted in the Hazards and Hazardous Materials Section, the nearest public airport is the Stockton Metropolitan Airport, approximately 6.9 miles to the north. The Project site is outside the noise contours delineated by the Airport Land Use Compatibility Plan. There are no private airstrips in the Project vicinity and the impact is adequately addressed in the Manteca General Plan EIR.

Noise impacts associated with the Proposed Project will be consistent with what was analyzed for the Project site by the Manteca General Plan EIR. Impacts under these criteria were adequately addressed and there are no effects peculiar to the Proposed Project or the Project site. There is no new information that will result in more severe impacts. Thus, pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

14. POPULATION AND HOUSING – WOULD THE PROJECT:

	<i>Significant Impact Peculiar to the Project or the Project Site</i>	<i>Significant Impact due to New Information</i>	<i>Impact Adequately Addressed in the General Plan EIR</i>	<i>Impact not Previously Addressed in the General Plan EIR</i>
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 people or housing, necessitating the construction of replacement housing elsewhere?			X	

RESPONSES TO CHECKLIST QUESTIONS

Response a) and b): Adequately addressed in the General Plan EIR.

Population and Housing impacts associated with the Proposed Project will be consistent with what was analyzed for the Project site by the Manteca General Plan EIR. Chapter 3.10, Land Use, Population, and Housing, of the Manteca General Plan EIR, addresses population and housing impacts associated with the buildout of the General Plan. Specific responses to a) and b) are provided as follows:

a. Unplanned Population Growth

As stated in the Project Description, the Proposed Project consists of the development of 164 apartment units and one (1) commercial building with eight (8) retail suites. According to the Manteca General Plan EIR, Manteca is expected to grow by 38,005 residents, to a total population of 211,003 as detailed in Table 2.0-3 on page 2.0-23.

According to the General Plan EIR, a total of 11,948 new housing units are anticipated within the City of Manteca. The Proposed 164 units would only make up less than 2 percent of the total new housing units. As such, although the Proposed Project would contribute to the overall housing growth within the City of Manteca, the impact is minor compared to the overall housing growth anticipated. According to the General Plan EIR, a total of 1,372 new jobs are anticipated within the City of Manteca.

As noted above, the Proposed Project includes an eight-suite commercial building that will add new jobs to the City. As such, although the Proposed Project would contribute to the overall employment growth within the City of Manteca, the impact is very minor compared to the overall employment growth anticipated.

b. Displacement of Housing or People

As stated in the Project Description, the Proposed Project includes the demolition of six existing homes. While the Proposed Project would remove these residences, the Proposed Project will build out 164 new housing units, increasing the total number of housing units in the City.

Population and Housing impacts associated with the Proposed Project will be consistent with what was analyzed for the project site by the General Plan EIR. Impacts under these criteria were adequately addressed and there are no effects peculiar to the Proposed Project or the project site. There is no new information that will result in more severe impacts. Thus, pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

15. PUBLIC SERVICES – WOULD THE PROJECT:

	<i>Significant Impact Peculiar to the Project or the Project Site</i>	<i>Significant Impact due to New Information</i>	<i>Impact Adequately Addressed in the General Plan EIR</i>	<i>Impact not Previously Addressed in the General Plan EIR</i>
Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the 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 public services:				
a) Fire protection?			X	
b) Police protection?			X	
c) Schools?			X	
d) Parks?			X	
e) Other public facilities?			X	

RESPONSES TO CHECKLIST QUESTIONS**Response a) through e): Adequately addressed in the General Plan EIR.**

Public Services impacts associated with the Proposed Project will be consistent with what was analyzed for the Project site by the General Plan EIR. Chapter 3.13, Public Services and Recreation, of the General Plan EIR, addresses public services impacts associated with the buildout of the General Plan. The General Plan EIR identified significant impacts or mitigation measures associated with public services. Specific responses to a) and e) are provided as follows:

a. Fire Protection

Fire protection services for the Proposed Project will be provided by the City of Manteca Fire Department (MFD). MFD has five fire stations located throughout the City. The nearest City Fire Station is located approximately 2 miles southeast of the Project site at 1154 South Union Road. The Proposed Project includes the installation of four (4) new on-site fire hydrants and driveways that provide full access for emergency vehicles. The General Plan EIR determined impacts will be less than significant with compliance with City and MFD development standards. No project-specific fire safety concerns have been identified by the MFD that will result in new or more severe impacts.

b. Police Protection

Police protection services for the Proposed Project will be provided by the City of Manteca Police Department (MPD). The City Police Station is located approximately 2 miles northeast of the Project site at 1001 West Center Street. The General Plan EIR determined impacts will be less than significant with compliance with City and MPD development standards. No project-specific public safety concerns have been identified by the MPD that will result in new or more severe impacts.

c. Schools

The Proposed Project is located within the Manteca Unified School District (District). Based on a review of the District's School Facilities Fee Justification Report, dated June 18, 2024, student generation rates consist of the following, 0.3863 per unit (Elementary School – Grades TK – 8) and 0.1921 per unit (High School – Grades 9 – 12). The Proposed Project will generate the following number of students:

Table 5: Proposed Project Student Generation

	Elementary School (TK-8)	High School (9-12)	Total
Proposed Project	64	32	96

As depicted above, the Proposed Project will generate a total of 96 students that will attend District schools. To mitigate any potential impacts to the District, the Proposed Project will be required to pay the applicable school impact fee, which at current time (May 2026) is \$5.17 per square foot for new residential development, and \$0.84 per square foot for new commercial development. The Project site will be required to annex into a Community Facility District and/or the Project developer will be required to enter into a Mitigation Agreement for school facilities, per the Manteca Unified School District letter, dated April 4, 2023 (Appendix D). Therefore, the impact on schools is not considered peculiar to the site and is adequately addressed in the Manteca General Plan EIR.

d. Parks

The construction of the 164 apartment units will generate use of nearby public parks however this demand is not considered to be significant. In addition, the Proposed Project will be required to pay the applicable fees at the time of building permit issuance, a portion of which will be utilized for park capital projects within the City of Manteca. Therefore, the impact on parks is not considered peculiar to the site and is adequately addressed in the Manteca General Plan EIR.

e. Other Public Facilities

The Proposed Project will not result in the need for additional public facilities. The Manteca General Plan EIR determined that the impact to public facilities will be less than significant. Therefore, the impact on public facilities is not considered peculiar to the site and is adequately addressed in the Manteca General Plan EIR.

Public Services impacts associated with the Proposed Project will be the consistent with what was analyzed for the project site by the General Plan EIR. Impacts under these criteria were adequately addressed and there are no effects peculiar to the Proposed Project or the Project site. There is no new information that will result in more severe impacts. Thus, pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

16. RECREATION – WOULD THE PROJECT:

	<i>Significant Impact Peculiar to the Project or the Project Site</i>	<i>Significant Impact due to New Information</i>	<i>Impact Adequately Addressed in the General Plan EIR</i>	<i>Impact not Previously Addressed in the General Plan EIR</i>
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) 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?			X	

RESPONSES TO CHECKLIST QUESTIONS

Response a) and b): Adequately addressed in the General Plan EIR.

Recreation impacts associated with the Proposed Project will be consistent with what was analyzed for the Project site by the General Plan EIR. Chapter 3.13, Public Services and Recreation, of the General Plan EIR, addresses recreation impacts associated with the buildout of the General Plan. The General Plan EIR did not identify any impacts or mitigation measures associated with recreation. Specific responses to a) and b) are provided as follows:

a, b. Recreational Facilities

As stated in the Project Description, the Proposed Project includes the development of 164 multi-family units, which could increase the use of existing neighborhoods and regional parks. The nearest publicly owned neighborhood park to the Project site is Valley Vista Park. Valley Vista Park is located north of the Project site on Lazio Street. The Proposed Project includes the development of a playground, pool, and spa, as illustrated on the Site Plan. While future residents of the Proposed Project may utilize nearby parks such as Valley Vista Park, playground within the Proposed Project provides recreational opportunities as well. The Proposed Project does not require the construction or expansion of recreational facilities outside of the Project Site.

The Project applicant would need to pay in-lieu fees to reduce potential impacts on recreation pursuant to California Government Code Section 66477. This would allow the City to upgrade, expand, or upkeep existing neighborhood and regional recreational facilities. Therefore, the Proposed Project will not have a significant impact on recreation and the impact is adequately addressed in the Manteca General Plan EIR.

Recreation impacts associated with the Proposed Project will be the consistent with what was analyzed for the project site by the General Plan EIR. Impacts under these criteria were adequately addressed and there are no effects peculiar to the Proposed Project or the Project site. There is no new information that will result in more severe impacts. Thus, pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

17. TRANSPORTATION/TRAFFIC -- WOULD THE PROJECT:

	<i>Significant Impact Peculiar to the Project or the Project Site</i>	<i>Significant Impact due to New Information</i>	<i>Impact Adequately Addressed in the General Plan EIR</i>	<i>Impact not Previously Addressed in the General Plan EIR</i>
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?			X	
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			X	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
d) Result in inadequate emergency access?			X	

RESPONSES TO CHECKLIST QUESTIONS**Response a) through d): Adequately addressed in the General Plan EIR.**

Transportation/Traffic impacts associated with the Proposed Project would be consistent with what was analyzed for the Project site by the General Plan EIR. Chapter 3.14, Transportation and Circulation, of the Manteca General Plan EIR, addresses transportation/traffic impacts associated with the buildout of the General Plan. The Manteca General Plan EIR determined Impacts 3.14-1, 3.14-2, and 3.14-3 would be Significant and Unavoidable as detailed on Pages 3.14-28, 3.14-36, and 3.14-41. Specific responses to a) through d) are provided as follows:

a. Conflicts with Transportation Programs and Plans

Roadway Network Impacts

Access to the Project site is provided via Yosemite Avenue, which is classified as an Arterial road per the Manteca General Plan EIR. The Project site is located 0.15 miles from Airport Way which is also classified as an Arterial road. The Proposed Project will include improvements to Yosemite Avenue, which will improve the roadway network. There are no peculiar or site-specific impacts that differ from the analysis and conclusions contained in the Manteca General Plan EIR.

Pedestrian and Bicycle Impacts

As noted in the Manteca General Plan EIR, the City adopted the Manteca Active Transportation Plan (ATP) in 2020. The ATP aims to enhance the existing bicycle and pedestrian networks in Manteca. The Circulation Element developed as part of the Manteca General Plan contains Goal C-4 which calls for safe, secure, comfortable, and convenient pedestrian and bicycle system that connects riders of all ages and abilities to schools, retail, employment centers, public facilities, and parks.

Presently, there is no sidewalk for pedestrian access along the Project site's frontage on Yosemite Avenue. The Proposed Project would install a ten (10) foot sidewalk along Yosemite Avenue, which is consistent with the planned sidewalk for this segment of Yosemite in the ATP. The Proposed Project does not disrupt existing pedestrian facilities, nor does the Proposed Project conflict with adopted pedestrian system plans, guidelines, policies or standards. Therefore, the Proposed Project does not create a significant pedestrian impact and is adequately addressed in the Manteca General Plan EIR.

Presently, there are no bikeways along the Project site's frontage on Yosemite Avenue. The Proposed Project would install a five (5) foot bike lane with a four (4) foot buffer along Yosemite Avenue, which is consistent with the planned Class IV Bikeway (Separated Bikeway) for this segment of Yosemite in the ATP. The Proposed Project would neither disrupt existing bicycle facilities, or conflict with or create inconsistencies with applicable or adopted bicycle system plans, guidelines, programs, or policies, nor otherwise decrease the performance or safety of bicycle facilities. Therefore, the Project does not create a significant bicycle impact and is adequately addressed in the Manteca General Plan EIR.

Transit Impacts

As noted in the Manteca General Plan EIR, the City has prepared the Manteca Short Range Transit Plan (SRTP), which was most recently updated in 2025. The SRTP outlines short-term operational, financial, and capital improvements for Manteca Transit. The Circulation Element developed as part of the Manteca General Plan contains Goal C-5 which calls for a coordinated, efficient bus service that provides an effective alternative to automobile use, serves members of the community that cannot drive, and includes regional transit connections that link Manteca to other destinations.

The Proposed Project is not located along a transit route. The nearest stop on the Manteca Transit Routes 1 and 4 is located adjacent to the Kaiser Permanente Medical Center on Yosemite Avenue, located about a half-mile east of the Project site. According to the SRTP, there are no planned transit stops located near the Project site. Therefore, the Proposed Project would neither conflict with existing nor planned transit facilities. The Proposed Project does not significantly impact the existing transit facilities.

The Proposed Project does not conflict with any of the City's adopted plans or programs related to the transportation network, nor would the project hinder ongoing or future efforts to implement transportation improvements in the City. There are no peculiar or site-specific impacts that differ from the analysis and conclusions contained in the Manteca General Plan EIR.

b. Conflict with CEQA Guidelines Section 15064.3(b)

As described in the Manteca General Plan EIR, the General Plan goals, policies, and implementation actions will achieve meaningful reductions in vehicle miles traveled (VMT) generated by land uses within the City, however, this impact was found to be significant and unavoidable.

Traffic impacts related to the Proposed Project were evaluated for both compliance with applicable regulatory documents and environmental significance as defined in the California Environmental Quality Act (CEQA). California Senate Bill (SB) 743 is intended to reduce greenhouse gas emissions and particulates, encourage infill development and a diversity of uses instead of sprawl, and promote multi-modal transportation networks.

For the Proposed Project, the City of Manteca's 2022 SB 743 Implementation Policy was used to evaluate changes in VMT due to land use developments.

VMT Screening Criteria

Manteca's 2022 SB 743 Implementation Policy includes the following screening criteria for identifying projects that can be presumed to have a less than significant impact:

- Small projects (Less than 1,000 average daily trips for projects consistent with the General Plan and 500 average daily trips for projects not consistent with the General Plan)
- Provision of affordable housing (Located in an area supported by a quality walking and biking network with nearby retail and employment opportunities)
- Local-serving retail of less than 125,000 square feet
- Project located in a High-Quality Transit Area (within 0.5 miles of City's Downtown Transit Center or the Altamont Commuter Express (ACE) Manteca/Lathrop station)
- Project located in low VMT area

The Proposed Project meets two of the screening criteria detailed in the City's policy to identify projects that can be presumed to have a less than significant impact. The Proposed Project is a local-serving retail of less than 125,000 square feet and is located in a High-Quality Transit Area (within 0.5 miles of the ACE station). Thus, a quantitative VMT analysis is not required and the Proposed Project is presumed to have a less than significant impact on VMT.

c. Transportation Hazards

Site Access and Internal Circulation

As noted in the Project Description, access to the Proposed Project is provided via Yosemite Avenue. Two (2) driveways are proposed on Yosemite Avenue. The eastern driveway will allow for direct access into the parking lot for the commercial building, while the western driveway allows for direct access to security gate for the apartment complex.

Beyond the security gate, the internal driveway along the western side of the Project site provides three (3) entrances to the parking garage on the first floor of the apartment complex. The first entrance is located at the northwest corner of the building, while the second and third are located on the south side of the building. The access and design of the internal circulation of the Proposed Project is adequate for a mixed-use development and is expected to be less than significant.

Parking

As noted in the Project Description, the Proposed Project includes the development of a 164-unit apartment building, community recreational building, and an eight (8) suite commercial building. The Manteca Municipal Code (MMC) outlines parking standards for multi-family residential and commercial uses. Under Section 17.52.050 of the MMC, multi-family apartments require 1 covered space per dwelling unit plus 0.25 space per studio, 0.5 space per one bedroom, and 1 space per 2 or more bedrooms. General retail requires 4 spaces per 1,000 square feet, while restaurants require 7 spaces per 1,000 square feet. Office uses, which fall under “Other Commercial Uses” in Table 17.52.050-1 of the MMC, require 4 spaces per 1,000 square feet. The Proposed Project will require 282 spaces for the apartment building, 3 spaces for the community building, and 55 spaces for the commercial building.

The Proposed Project will include a total of 350 parking spaces, including 14 accessible parking spaces. The proposed parking will not cause hazardous driving conditions and is adequate for residential use and is expected to be less than significant.

The Proposed Project is consistent with uses identified for the Project site by the Manteca General Plan. This impact was adequately addressed in the Manteca General Plan EIR. The Proposed Project would not result in a new or more severe impact than what was previously analyzed.

d. Emergency Access

As noted, the Project site will be accessible via two (2) driveways on Yosemite Avenue. The Proposed Project provides a fire truck turn around at the southeast corner of the Project site. As such, the Proposed Project would not impede emergency access or evacuation routes.

Transportation and Traffic impacts associated with the Proposed Project will be consistent with what was analyzed for the Project site by the General Plan EIR. Impacts under these criteria were adequately addressed and there are no effects peculiar to the Proposed Project or the project site. There is no new information that will result in more severe impacts. Thus, pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

18. TRIBAL CULTURAL RESOURCES -- WOULD THE PROJECT:

	<i>Significant Impact Peculiar to the Project or the Project Site</i>	<i>Significant Impact due to New Information</i>	<i>Impact Adequately Addressed in the General Plan EIR</i>	<i>Impact not Previously Addressed in the General Plan EIR</i>
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?			X	
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?			X	

RESPONSES TO CHECKLIST QUESTIONS

Response a): Adequately addressed in the General Plan EIR.

Tribal Cultural Resources impacts associated with the Proposed Project will be consistent with what was analyzed for the project site by the General Plan EIR. Chapter 3.5, Cultural and Tribal Cultural Resources, of the General Plan EIR, addresses impacts to tribal cultural resources associated with the buildout of the General Plan. The General Plan EIR did not identify any impacts and mitigation measures associated with Tribal Cultural Resources. Specific responses to a) are provided as follows:

a. Tribal Cultural Resources

Based on a review of the City's General Plan EIR, the Project site is not listed on the California Register of Historical Resources, or a local register of resources as defined in Public Resources Code Section 5020.1(k).

Because the Project site has been partially developed, the likelihood of finding any tribal resources is low. However, in the event of any discovery or disturbance of tribal cultural resources, the Manteca General Plan has outlined one policy regarding discovery, Policy RC-10j. Policy RC-10j states the following:

Require all new development, infrastructure, and other ground disturbing projects to comply with the following conditions in the event of an inadvertent discovery of cultural resources or human remains: If construction or grading activities result in the discovery of significant historic or prehistoric archaeological artifacts or unique paleontological resources, all work within 100 feet of the discovery shall cease, the Development Services Director shall be notified, the resources shall be examined by a qualified archaeologist, paleontologist, or historian for recommended protection and preservation measures; and work may only resume when recommended protections are in place and have been approved by the Development Services Director; If construction or grading activities result in the discovery of significant tribal cultural resources, all work within 100 feet of the discovery shall cease, the Development Services Director shall be notified, the resources shall be examined by a qualified archaeologist and Native American tribes on the City's SB 18 and AB 52 list for recommended protection and preservation measures and work may only resume when recommended protections are in place and have been approved by the Development Services Director; and If human remains are discovered during any ground disturbing activity, work shall stop until the Development Services Director and the San Joaquin County Coroner have been contacted; if the human remains are determined to be of Native American origin, the Native American Heritage Commission and the most likely descendants have been consulted; and work may only resume when measures to relocate or preserve the remains in place, based on the above consultation, have been taken and approved by the Development Services Director.

The City, acting as the Lead Agency, distributed consultation request letters to the following Native American Tribes: Amah Mutsun Tribal Band; Tule River Indian Tribe; Wilton Rancheria; Muwekma Ohlone Indian Tribe of the SF Bay Area; North Valley Yokuts Tribe; Wuksachi Indian Tribe/Eshom Valley Band; and The Confederated Villages of Lisjan. The City did not receive any consultation requests in response to the letters.

Tribal Cultural Resource impacts associated with the Proposed Project will be consistent with what was analyzed for the Project site by the General Plan EIR. Impacts under these criteria were adequately addressed and there are no effects peculiar to the Proposed Project or the project site. There is no new information that will result in more severe impacts. Thus, pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

19. UTILITIES AND SERVICE SYSTEMS -- WOULD THE PROJECT:

	<i>Significant Impact Peculiar to the Project or the Project Site</i>	<i>Significant Impact due to New Information</i>	<i>Impact Adequately Addressed in the General Plan EIR</i>	<i>Impact not Previously Addressed in the General Plan EIR</i>
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?			X	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	
c) 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	
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
e) Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?			X	

RESPONSES TO CHECKLIST QUESTIONS**Response a) through e): Adequately addressed in the General Plan EIR.**

Utilities and Service System impacts associated with the Proposed Project will be consistent with what was analyzed for the Project site by the General Plan EIR. Chapter 3.15, Utilities and Service Systems, of the General Plan EIR, addresses impacts to utilities and service systems associated with the buildout of the General Plan. The General Plan EIR did not identify significant impacts and mitigation measures associated with Utilities and Service Systems.

Specific responses to a) through e) are provided as follows:

a. Relocation or Construction of Utility Facilities

The Proposed Project will not require or result in the relocation or construction of new or expanded regional utility facilities for water, wastewater treatment, stormwater drainage, electric power, natural gas, or telecommunications whose construction could cause significant environmental effects beyond those analyzed in the General Plan EIR. As stated in the Project Description, the Proposed development will connect to the existing infrastructure. Therefore, no project-specific impacts related to utility facilities are considered peculiar to the site and the impact is adequately addressed in the Manteca General Plan EIR.

b. Water Supplies

Water service for the project will be provided by the City of Manteca via 12-, 18-, and 36-inch water mains located in Yosemite Avenue. The project includes a new fire protection water line for four new fire hydrants. These utility demands are typically for residential and commercial development and are consistent with residential and commercial uses anticipated under the General Plan. The General Plan EIR evaluated long-term water supply availability and infrastructure capacity based on full buildout of designated land uses. There is no indication that the project would result in unusual or excessive water demands that would exceed the City's supply or infrastructure capabilities. Therefore, no project-specific impacts related to water service are considered peculiar to the site and the impact is adequately addressed in the Manteca General Plan EIR.

c. Wastewater Treatment Capacity

Sewer and wastewater treatment will also be provided by the City of Manteca. An existing sanitary sewer main runs along Yosemite Avenue, and the project proposes new 6-inch sewer lines. The wastewater generation is typical for residential and commercial uses and would not result in a substantial increase in wastewater that could affect treatment capacity. These connections and usage levels are within the utility capacity evaluated in the General Plan EIR.

d., e. Solid Waste Services

The Proposed Project's generation of solid waste, both during construction and long-term operation, is consistent with the anticipated waste of 164 multi-family apartments and retail use. The General Plan EIR assessed the capacity of the City's solid waste infrastructure and determined that overall buildout, including this project, will be adequately served without resulting in significant unmitigated impacts. The project does not introduce a unique or high-intensity waste generator, meaning the volume of waste produced falls within the scope of the General Plan EIR analysis and will not exceed the permitted capacity of local infrastructure or uniquely impair state or local waste reduction goals.

The Proposed Project will be required, as a condition of development, to comply with all Federal, State, and local statutes and regulations related to solid waste management and reduction, including state mandates. Compliance with these mandatory regulations, which are assumed as baseline conditions for all new development, ensures that the project remains consistent with the foundational planning and impact analysis established by the General Plan EIR. No new or peculiar conflicts with solid waste plans are created by this standard residential development.

Utilities and Service Systems impact associated with the Proposed Project will be consistent with what was analyzed for the Project site by the General Plan EIR. Impacts under these criteria were adequately addressed and there are no effects peculiar to the Proposed Project or the project site. There is no new information that will result in more severe impacts. Thus, pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

20. WILDFIRE -- WOULD THE PROJECT:

	<i>Significant Impact Peculiar to the Project or the Project Site</i>	<i>Significant Impact due to New Information</i>	<i>Impact Adequately Addressed in the General Plan EIR</i>	<i>Impact not Previously Addressed in the General Plan EIR</i>
If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			X	
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X	
c) Require the installation of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X	
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X	

RESPONSES TO CHECKLIST QUESTIONS**Response a) through d): Adequately addressed in the General Plan EIR.**

Wildfire impacts associated with the Proposed Project will be consistent with what was analyzed for the Project site by the General Plan EIR. Chapter 3.16, Wildfires, of the General Plan EIR, addresses impacts to wildfires associated with the buildout of the General Plan. Specific responses to a) through d) are provided as follows:

a. Emergency Response Plans and Emergency Evacuation Plans

CAL FIRE maps indicate that the Project site is not part of a State Responsibility Area or Fire Hazard Severity Zone and not within a Fire Hazard Severity Zone. The Project site is located within an urban area and is surrounded by developed properties.

b. Exposure of Project Occupants to Wildfire Hazards

As noted, the Project site is not part of a State Responsibility Area or Fire Hazard Severity Zone and not within a Fire Hazard Severity Zone. The Project site is located within an urban area and is surrounded by developed properties.

c. Installation and Maintenance of Infrastructure

As noted, the Project site is not part of a State Responsibility Area or Fire Hazard Severity Zone and not within a Fire Hazard Severity Zone. The Project site is located within an urban area and is surrounded by developed properties.

d. Risks from Runoff, Post-Fire Slope Instability, or Drainage Changes

As noted, the Project site is not part of a State Responsibility Area or Fire Hazard Severity Zone and not within a Fire Hazard Severity Zone. The Project site is located within an urban area and is surrounded by developed properties.

Wildfire impacts associated with the Proposed Project will be consistent with what was analyzed for the Project site by the General Plan EIR. Impacts under these criteria were adequately addressed and there are no effects peculiar to the Proposed Project or the project site. There is no new information that will result in more severe impacts. Thus, pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

21. MANDATORY FINDINGS OF SIGNIFICANCE -- WOULD THE PROJECT:

	<i>Significant Impact Peculiar to the Project or the Project Site</i>	<i>Significant Impact due to New Information</i>	<i>Impact Adequately Addressed in the General Plan EIR</i>	<i>Impact not Previously Addressed in the General Plan EIR</i>
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat 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, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of major period of California history or prehistory?			X	
b) 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	
c) Does the project have environmental effects which cause substantial adverse effects on human beings, either directly or indirectly?			X	

RESPONSES TO CHECKLIST QUESTIONS**Response a) through c): Adequately addressed in the General Plan EIR.**

Mandatory Findings of Significance associated with the Proposed Project will be consistent with what was analyzed for the Project site by the General Plan EIR. Chapter 4.0 Other CEQA-Required Topics, of the General Plan EIR, addresses cumulative significant impacts associated with the buildout of the General Plan. Specific responses to a) through c) are provided as follows:

- a. Substantially degrade the quality of the environment, habitat, fish, plant or animal community, or important examples of major period of California history or prehistory.

The Proposed Project will not substantially degrade the quality of the environment, habitat, fish, plant or animal community, or important examples of major periods of California history or prehistory beyond what was analyzed in the General Plan EIR. Environmental chapters (such as Biological Resources and Cultural Resources) have already concluded that this project is consistent with the General Plan EIR's findings, which addressed the potential for habitat loss and impacts to historical resources across the General Plan area. The project site's designation for urban development and the consistency of the project with that designation confirm that no peculiar circumstances exist to create a unique or exacerbated degradation of these resources.

- b. Individually limited, but cumulatively considerable impacts

While the Proposed Project's individual impacts may be limited, its contribution to cumulatively considerable impacts is entirely consistent with the General Plan EIR. The General Plan EIR analyzed the cumulative effect of all projected development, and, in several key areas (such as Air Quality and Transportation), determined that impacts will remain Significant and Unavoidable even after mitigation. By adhering to the land use and density assumptions of the General Plan, this project's incremental contribution to cumulative impacts is precisely the contribution assessed and accepted in the prior certified EIR. The project does not, therefore, trigger a need for new analysis under CEQA Guidelines Section 15183.

- c. Substantial adverse effects on human beings, either directly or indirectly

The Proposed Project will not result in substantial adverse effects on human beings, either directly or indirectly that were not already fully analyzed in the General Plan EIR. Chapters covering issues like Hazards, Noise, Air Quality, and Traffic examined potential adverse effects on people, and any identified significant impacts were addressed in the General Plan EIR's findings. Because the project's design and location are consistent with the General Plan and do not involve unusual, high-risk, or high-intensity uses, there are no peculiar circumstances that will introduce new or more severe health or safety risks to human populations than those addressed by the General Plan EIR.

Mandatory Findings of Significance associated with the Proposed Project will be consistent with what was analyzed for the Project site by the General Plan EIR. Impacts under these criteria were adequately addressed and there are no effects peculiar to the Proposed Project or the Project site. There is no new information that will result in more severe impacts. Thus, pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

List of Preparers

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APPENDIX A

APPENDIX B

APPENDIX C

APPENDIX D