

Mitigation Monitoring and Reporting Program Spreckels Distribution Center Project

State Clearinghouse No. 2021050017

Prepared for:

**City of Manteca
1215 W. Center Street, Suite 201
Manteca, CA 95337**

Prepared by:

**T&B Planning, Inc.
3200 El Camino Real, Suite 100
Irvine, CA 92602
714-505-6360**

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CEQA Requirements

The California Environmental Quality Act (CEQA) requires that when a public agency completes an environmental document that includes measures to mitigate or avoid significant environmental effects, the public agency must adopt a Mitigation Monitoring and Reporting Program (MMRP) for the changes to the project that it has adopted or made a condition of project approval in order to mitigate or avoid significant environmental impacts. The appropriate reporting or monitoring plan must be designed to ensure compliance during project implementation (Public Resources Code §21081.6; 14 Cal. Code Regs. §15091(d)).

The City of Manteca will coordinate the monitoring of the mitigation measures and regulatory requirements with each applicable City department or division, while various City departments/divisions would be responsible for monitoring and verifying compliance of specific mitigation measures and regulatory requirements (see the beginning on page 3). Monitoring will include: 1) verification that each mitigation measure and regulatory requirement has been implemented; 2) recordation of the actions taken to implement each mitigation measure and regulatory requirement; and 3) retention of records in the project file.

Project Objectives

The objectives of the proposed Spreckels Distribution Center (the “Project”) include the following:

- Create a professional, well-maintained and attractive environment for the development of a warehouse building consistent with the underlying zoning adjacent to nearby transportation infrastructure such as the State Route-99, State Route-120, and the Union Pacific Railroad.
- Provide the entitlements and framework for redevelopment of the site with a Class “A” warehouse and office building that is responsive to local and regional trade demands.
- Provide development that will enhance the City’s economic well-being and employment opportunities for community residents.
- Facilitate a project that provides goods to the regional economy.

Overview of the Project

The Project Applicant, Prologis, L.P., is seeking approval of a Conditional Use Permit and Site Plan Review for the construction and operation of an industrial building with approximately 289,449 square feet (s.f.) of building floor area, including 279,449 s.f. of warehouse space and 10,000 s.f. of ancillary office use (the “Project”). Refer to EIR Section 3.0, *Project Description*, of the Draft EIR for a detailed description of the Project.

Mitigation Monitoring and Reporting Plan

This MMRP delegates responsibilities for monitoring the implementation of the Spreckels Distribution Center Project mitigation measures and applicable regulatory requirements and allows responsible City entities flexibility and discretion in determining how best to monitor implementation. Monitoring procedures will vary according to the type of mitigation measure or regulatory requirement. The timing for monitoring and reporting is described in the monitoring and reporting summary table, below. Adequate monitoring requires demonstration of monitoring procedures and implementation of mitigation measures and regulatory requirements.

In order to enhance the effectiveness of the monitoring program, the City will utilize existing systems where appropriate. These inspectors are familiar with a broad range of regulatory issues and will provide first line oversight for much of the monitoring program during construction activities.

Program Changes

If changes are required to this MMRP, they will be made in accordance with CEQA and applicable provisions of the City's Municipal Code. Such changes could include reassignment of monitoring and reporting responsibilities and/or modifications to mitigation measures that achieve the same or better end results. No change will be permitted unless the Mitigation Monitoring and Reporting Program continues to satisfy the requirements of Public Resources Code §21081.6.

Mitigation Monitoring and Reporting Program

THRESHOLD	MITIGATION MEASURES (MMS)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
4.1 Air Quality					
Summary of Impacts					
Threshold a: Would the Project conflict with or obstruct implementation of the applicable air quality plan?	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
Threshold b: Would the Project 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?	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
Threshold c: Would the Project expose sensitive receptors to substantial pollutant concentrations?	MM 4.1-1 Prior to the issuance of a building permit, the building's electrical room shall be sufficiently sized to hold additional panels that may be needed in the future to supply power to trailers with Transportation Refrigeration Units (TRUs) during the loading/unloading of refrigerated goods. Conduit should be installed from the electrical room to the loading docks determined by the Project Applicant during construction document plan check as the logical location(s) to receive trailers with TRUs.	Project Applicant	City of Manteca Development Services Department Planning Division	Prior to the issuance of a building permit	Less-than-Significant Impact with Mitigation Incorporated
	MM 4.1-2 Prior to the issuance of a building permit for a cold storage operator, the Project applicant shall provide evidence to the City that all TRU loading docks install electrical hookups to facilitate plug-in capabilities and support use of electric standby and/or hybrid electric TRUs, and all loading docks are designed to be compatible with SmartWay trucks. All site and architectural plans submitted to the City Planning Department shall note all the truck/dock bays designated for electrification.	Project Applicant	City of Manteca Development Services Department Planning Division	Prior to the issuance of a building permit for a cold storage operator	
	MM 4.1-3 Legible, durable, weather-proof signs shall be placed at truck access gates, loading docks, and truck parking areas that identify applicable California Air Resources Board (CARB) anti-idling regulations. At a minimum, each sign shall include: 1) instructions for truck drivers to shut off engines when not in use; 2) instructions for drivers of diesel trucks to restrict idling to no more than three (3) minutes once the vehicle is stopped, the transmission is set to "neutral" or "park," and the parking brake is engaged; and 3) telephone numbers of the building facilities manager and CARB to report violations. Prior to the issuance of an occupancy permit, the City shall conduct a site inspection to ensure that the signs are in place.	Project Applicant	City of Manteca Development Services Department Planning Division	Prior to the issuance of an occupancy permit	

THRESHOLD	MITIGATION MEASURES (MMs)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
<u>Threshold d:</u> Would the Project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
4.2 Biological Resources					
Summary of Impacts					
<u>Threshold a:</u> Would the Project 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?	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
<u>Threshold b:</u> Would the Project 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 US Fish and Wildlife Service?	No mitigation is required.	N/A	N/A	N/A	No Impact
<u>Threshold c:</u> Would the Project have substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	No mitigation is required.	N/A	N/A	N/A	No Impact
<u>Threshold d:</u> Would the Project 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?	MM 4.2-1 Migratory / Nesting Bird Survey and Protection. To maintain compliance with the Migratory Bird Treaty Act and California Fish and Game Code Sections 3503, 3503.5, and 3513, site preparation activities (such as ground disturbance, construction activities, and/or removal of trees and vegetation) should be conducted, to the greatest extent possible, outside of the nesting season (February 1 through September 15). If avoidance of the nesting season is not feasible, then a qualified biologist shall conduct a pre-construction nesting bird survey within three days prior to any disturbance to the Project site. If active nests are identified, the biologist shall establish appropriate avoidance buffers around the nest (based on the species detected), and the buffer areas shall be avoided until the nests are no longer occupied (through routine nest monitoring by the qualified biologist) and the juvenile birds can survive independently from	Qualified biologist	City of Manteca Development Services Department Planning Division	Prior to any disturbance to the Project site	Less-than-Significant Impact with Mitigation Incorporated

THRESHOLD	MITIGATION MEASURES (MMs)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
	their nest(s). In addition, if portions of the Project site have not been disturbed within three days after the initial nesting bird survey, additional nesting bird surveys will be conducted (within the nesting bird season, February 1 to September 15) until all portions of the Project site have been disturbed appropriately (as determined by a qualified biologist) as to not provide potential nesting habitat.				
Threshold e: Would the Project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	No mitigation is required.	N/A	N/A	N/A	No Impact
Threshold f: Would the Project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	No mitigation is required.	N/A	N/A	N/A	No Impact
4.3 Cultural Resources					
Summary of Impacts					
Threshold a: Would the Project cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	<p>MM 4.3-1 Prior to issuance of a grading permit, the Project Applicant shall provide written verification in the form of a letter from the archaeologist to the City's Development Services Director stating that a Qualified Archaeologist that meets the U.S. Secretary of Interior Standards has been retained to implement the monitoring program. The monitoring program shall require that:</p> <p>a) The Archaeologist shall be present during all ground-disturbing activities to identify any known or suspected archaeological and/or cultural resources.</p> <p>b) Prior to any ground disturbing activities, the Archaeologist shall conduct Worker Environmental Awareness Training. The purpose of the training is to educate the construction crew and establish protocols for identifying and evaluating the significance of unanticipated finds. The Archaeologist shall provide cultural resource awareness training to all field crew and field supervisors. The training shall include a description of the types of resources that may be found in the Project area, the protocols to be used in the event of an unanticipated discovery, the importance of cultural resources to the Native American community, and the laws protecting significant archaeological and historical sites.</p>	Project Applicant	City of Manteca Development Services Department Planning Division; Project Archaeologist	Prior to issuance of a grading permit	Less-than-Significant Impact with Mitigation Incorporated

THRESHOLD	MITIGATION MEASURES (MMs)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
	<p>c) If unknown precontact or historic-era cultural resources are encountered during Project activities, all ground-disturbing activities within 50 feet of the find shall cease until the Archaeologist can evaluate the significance of the resource, including potential eligibility for listing in the California Register of Historical Resources (CRHR), and recommend appropriate treatment measures.</p> <p>d) If any buried historic-era cultural resources are found to be eligible for listing in the CRHR, shall first consider avoidance and preservation in place. If avoidance is infeasible, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the Archeologist and approved by the City before being carried out using professional archaeological methods. All cultural material collected during the grading monitoring program shall be processed and curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to an appropriate curation facility, to be accompanied by payment of the fees necessary for permanent curation.</p> <p>e) The City shall consult with interested Native American representatives in determining appropriate mitigation for unearthed cultural resources if the resources are precontact or important to Native American culture.</p> <p>f) If additional studies or data recovery mitigation is necessary, the qualified subject matter expert shall prepare a report documenting these studies and/or additional mitigation of the resource. A copy of the report shall be provided to City and the CCAIC. Construction can recommence based on the direction of the Archaeologist and/or other subject matter expert with the City's concurrence.</p>				
<u>Threshold b:</u> Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	MM 4.3-1 would apply.	Refer to MM 4.3-1.	Refer to MM 4.3-1.	Refer to MM 4.3-1.	Less-than-Significant Impact with Mitigation Incorporated
<u>Threshold c:</u> Would the Project disturb any human remains, including those interred outside of formal cemeteries?	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
4.4 Energy					
Summary of Impacts					
<u>Threshold a:</u> Would the Project result in potentially significant environmental impact due to	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact

THRESHOLD	MITIGATION MEASURES (MMs)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?					
<u>Threshold b:</u> Would the Project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
4.5 Geology and Soils					
Summary of Impacts					
<u>Threshold a:</u> Would the Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: 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; strong seismic ground shaking; seismic-related ground failure, including liquefaction; landslides?	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
<u>Threshold b:</u> Would the Project result in substantial soil erosion or the loss of topsoil?	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
<u>Threshold c:</u> Would the Project 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?	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
<u>Threshold d:</u> Would the Project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
<u>Threshold e:</u> Would the Project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal	No mitigation is required.	N/A	N/A	N/A	No Impact

THRESHOLD	MITIGATION MEASURES (MMs)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
systems where sewers are not available for the disposal of waste water?					
<p><u>Threshold f:</u> Would the Project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</p>	<p>MM 4.5-1 Prior to issuance of grading permits, the Project Applicant shall demonstrate that a paleo monitor has been retained to conduct full time monitoring of grading/excavation activities in undisturbed sediments. If paleontological resources are discovered during earth disturbance activities, the discovery shall be cordoned off with a 50-foot radius buffer so as to protect the discovery from further potential damage, and an San Joaquin County Certified Professional Paleontologist shall be consulted to assess the discovery. The Project Applicant shall submit a monitoring and recovery plan for this Project to the City for review, in the event that paleontological resources are uncovered during grading activities. The monitoring and recovery plan shall include the following requirements.</p> <p>a) Monitoring of mass grading and excavation activities shall be performed by a qualified paleontologist. Monitoring will be conducted full-time in areas of grading or excavation in undisturbed sediments.</p> <p>b) Paleontological monitors will be equipped to salvage fossils as they are unearthed to avoid construction delays. The monitor must be empowered to temporarily halt or divert equipment to allow removal of fossils in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or, if present, are determined upon exposure and examination by qualified paleontological personnel to have low potential to contain fossil resources. The monitor shall notify the project paleontologist, who will then notify the concerned parties of the discovery.</p> <p>c) Paleontological salvage during trenching and boring activities is typically from the generated spoils and does not delay the trenching or drilling activities. Fossils will be collected and placed in cardboard flats or plastic buckets and identified by field number, collector, and date collected. Notes will be taken on the map location and stratigraphy of the site, which is photographed before it is vacated and the fossils are removed to a safe place. If the site involves remains from a large terrestrial vertebrate, such as large bone(s) or a mammoth tusk, that is/are too large to be easily removed by a single monitor, a fossil recovery crew shall excavate around the find, encase the find within a plaster and burlap jacket, and remove it after the plaster is set. For large fossils, use of the contractor’s construction equipment may be solicited to help remove the jacket to a safe location.</p>	Project Applicant	City of Manteca Development Services Department Planning Division, Project Paleontologist	Prior to issuance of grading permits	Less-than-Significant Impact with Mitigation Incorporated

THRESHOLD	MITIGATION MEASURES (MMs)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
	<p>d) Recovered specimens will be prepared to a point of identification and permanent preservation, including screen-washing sediments to recover small invertebrates and vertebrates.</p> <p>e) Recovered specimens shall be identified and curated into a professional, accredited public museum / repository with a commitment to archival conservation and permanent retrievable storage (e.g., University of California Museum of Paleontology). The paleontological curation program should include a written repository agreement prior to the initiation of monitoring activities. Prior to curation, the lead agency (e.g., the City of Manteca Planning Division) will be consulted on the repository/museum to receive the fossil material.</p> <p>f) A final report of findings and significance will be prepared, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location(s). The report, when submitted to, and accepted by, the appropriate lead agency, will signify satisfactory completion of the project program to reduce impacts to any potential nonrenewable paleontological resources (i.e., fossils) that might have been lost or otherwise adversely affected without such a program in place</p>				

4.6 Greenhouse Gas Emissions

Summary of Impacts

<p><u>Threshold a:</u> Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</p>	<p>MM 4.1-1 through 4.1-3 would apply.</p> <p>MM 4.6-1 Prior to issuance of occupancy permits, all on-site outdoor cargo handling equipment (including yard trucks, hostlers, yard goats, pallet jacks, forklifts, and other on-site equipment) shall be required to be powered by electricity, compressed natural gas, or gasoline and all indoor cargo handling equipment shall be required to be powered by electricity.</p>	Project Applicant	City of Manteca Development Services Department Planning Division	Prior to issuance of occupancy permits	Significant and Unavoidable Impact
	<p>MM 4.6-2 All landscape equipment (e.g. leaf blower) used for property management shall be electric powered only. The property manager/facility owner shall provide documentation (e.g., purchase, rental, and/or services agreement) to the Development Services Department to verify, to the City's satisfaction, that all landscaping equipment utilized will be electric powered.</p>	Property Manager/Facility Owner	City of Manteca Development Services Department Planning Division	Prior to issuance of occupancy permits	
<p><u>Threshold b:</u> Would the Project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</p>	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact

4.7 Hazards and Hazardous Materials

THRESHOLD	MITIGATION MEASURES (MMs)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
Summary of Impacts					
<u>Threshold a:</u> Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	MM 4.7-1 Prior to the issuance of grading permits, the Project Applicant shall prepare an Addendum to the Soil Management Plan (SMP) to address grading and excavation activities specific to the Project. The SMP Addendum shall be submitted for approval by the Central Valley Regional Water Quality Control Board (RWQCB). The Project Contractor shall adhere to the protocols and performance standards stipulated in the SMP (Technical Appendix H2 of this EIR). Contractors working at the site shall have the current HAZWOPER health and safety training and follow all applicable Cal/OSHA regulations for construction safety. A Completion Report shall be prepared at the conclusion of grading activities. The report shall document field monitoring activities and visual observations made during grading/excavations, as well as soil sampling locations and results. The report shall include a description of the location of impacted soil encountered, actions taken to characterize and mitigate impacts, confirmation soil sampling results, and disposition of any excavated soil. In addition, the report shall include a description of encountered subsurface structures and steps to remove and close such structures. The report shall be reviewed and approved by the City of Manteca Director of Development Services, prior to issuance of building permits.	Project Applicant	City of Manteca Development Services Department Planning Division	Prior to the issuance of grading permits	Less-than-Significant Impact with Mitigation Incorporated
<u>Threshold b:</u> Would the Project 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?	MM 4.7-1 would apply.	Refer to MM 4.7.1	Refer to MM 4.7.1	Refer to MM 4.7.1	Less-than-Significant Impact with Mitigation Incorporated
<u>Threshold c:</u> Would the Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	MM 4.7-1 would apply.	Refer to MM 4.7.1	Refer to MM 4.7.1	Refer to MM 4.7.1	Less-than-Significant Impact with Mitigation Incorporated
<u>Threshold d:</u> Would the Project 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?	MM 4.7-1 would apply.	Refer to MM 4.7.1	Refer to MM 4.7.1	Refer to MM 4.7.1	Less-than-Significant Impact with Mitigation Incorporated
<u>Threshold e:</u> For a project located within an airport land use plan or, where such a plan has not been	No mitigation is required.	N/A	N/A	N/A	No Impact

THRESHOLD	MITIGATION MEASURES (MMs)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
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 in the project area?					
<u>Threshold f:</u> Would the Project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
<u>Threshold g:</u> Would the Project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	No mitigation is required.	N/A	N/A	N/A	No Impact
4.8 Hydrology and Water Quality					
Summary of Impacts					
<u>Threshold a:</u> Would the Project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
<u>Threshold b:</u> Would the Project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
<u>Threshold c:</u> Would the Project 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: result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact

THRESHOLD	MITIGATION MEASURES (MMs)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
sources of polluted runoff; or impede or redirect flood flows?					
<u>Threshold d:</u> Would the Project in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	No mitigation is required.	N/A	N/A	N/A	No Impact
<u>Threshold e:</u> Would the Project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	No mitigation is required.	N/A	N/A	N/A	No Impact
4.9 Land Use Planning					
Summary of Impacts					
<u>Threshold a:</u> Would the Project physically divide an established community?	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
<u>Threshold b:</u> Would the Project 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?	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
4.10 Noise					
Summary of Impacts					
<u>Threshold a:</u> Would the Project generate 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 applicable standards of other agencies?	MM 4.10-1 Prior to the issuance of a grading permit, the Project Applicant shall install a minimum 12-foot-high temporary noise barrier along the northern, western and southwestern Project site boundary, as shown in Figure 4.10-4, Temporary Construction Noise Barrier. The noise control barriers must have a solid face from top to bottom. The noise control barriers must meet the minimum height and be constructed as follows: a) The temporary noise barriers shall provide a minimum transmission loss of 20 dBA (Federal Highway Administration, Noise Barrier Design Handbook). The noise barrier shall be constructed using an acoustical blanket (e.g. vinyl acoustic curtains or quilted blankets) attached to the construction site perimeter fence or equivalent temporary fence posts. b) The noise barrier must be maintained, and any damage promptly repaired. Gaps, holes, or weaknesses in the barrier or openings between the barrier and the ground shall be promptly repaired. c) The noise control barrier and associated elements shall be completely removed, and the site appropriately restored upon the conclusion of the construction activity.	Project Applicant	City of Manteca Development Services Department Planning Division	Prior to the issuance of a grading permit	Less-than-Significant Impact with Mitigation Incorporated

THRESHOLD	MITIGATION MEASURES (MMs)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
	<p>MM 4.10-2 Prior to the issuance of grading permits, the Project Applicant shall submit a construction management plan demonstrating that best management practices are implemented for construction activities, including but not limited to:</p> <ul style="list-style-type: none"> a) Construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. b) All stationary construction equipment shall be placed in such a manner so that emitted noise is directed away from any sensitive receivers. c) Construction equipment staging areas shall be located at the greatest feasible distance between the staging area and the nearest sensitive receivers. d) The construction contractor shall limit equipment and material deliveries to the same hours specified for construction equipment for MM-2. e) Electrically powered air compressors and similar power tools shall be used, when feasible, in place of diesel equipment. f) No music or electronically reinforced speech from construction works shall be allowed. 	Project Applicant	City of Manteca Development Services Department Planning Division	Prior to the issuance of a grading permit	
	<p>MM 4.10-3 Prior to the issuance of building permits, the Project Applicant shall install a minimum 14-foot-high noise barrier for the loading dock areas along the southwestern corner of the Project site boundary, as shown on Figure 4.10-5, Proposed Noise Barrier. The 12-foot-high noise barrier may be an addition to the existing 8-foot-high wall or replacement.</p>	Project Applicant	City of Manteca Development Services Department Planning Division	Prior to the issuance of a grading permit	
Threshold b: Would the Project generate excessive groundborne vibration or groundborne noise levels?	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
Threshold 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?	No mitigation is required.	N/A	N/A	N/A	No Impact
4.11 Transportation					
Summary of Impacts					
Threshold a: Would the Project conflict with a program, plan, ordinance or policy addressing the	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact

THRESHOLD	MITIGATION MEASURES (MMs)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE
circulation system, including transit, roadway, bicycle and pedestrian facilities?					
<u>Threshold b:</u> Would the Project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
<u>Threshold c:</u> Would the Project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
<u>Threshold d:</u> Would the Project result in inadequate emergency access?	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact

4.12 Tribal Cultural Resources

Summary of Impacts

<u>Threshold a:</u> 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: 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), or 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 Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	MM 4.12-1 Prior to the issuance of grading permits, the Project Applicant shall provide written verification in the form of a letter from a tribal representative to the City's Development Services Director stating that a tribal/archaeological monitor from the Muwekma Ohlone Tribe has been retained to implement the monitoring program. The tribal representative will assist in the identification of Native American resources and shall be on-site during all ground-disturbing activities. The tribal representative should be onsite any time the consulting archaeologist is required to be on-site. Working with the consulting archaeologist, the tribal representative shall have the authority to halt, redirect, or divert any activities in areas where the identification, recording, or recovery of Native American resources are on-going. If significant artifacts are identified, treatment of the artifact in coordination with the tribal representative which may include reburial, relocation, or curation.	Project Applicant	City of Manteca Development Services Director, Tribal/Archaeological Monitor	Prior to issuance of grading permits and during all ground-disturbing activities	Less-than-Significant Impact with Mitigation Incorporated
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