

Newman 2030 General Plan Housing Element

CEQA Initial Study



City of Newman

March 2016



Coastal Plans
Land Use and Housing Plans
Transportation Plans
Environmental Reports

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Section I. Background

A. BACKGROUND

1. **Project Title:** Newman 2030 General Plan Housing Element (2016 Update)
2. **Lead Agency Name and Address:**
City of Newman
983 Fresno Street
Newman, Ca 95360
3. **Contact Persons and Phone Numbers:**

Stephanie Ocasio City Planner City of Newman 209-862-3725 socasio@cityofnewman.com	Martin Carver, AICP, Principal Coastplans 507 Caledonia Street Santa Cruz, CA 95062 831-426-4557 mcarver@coastplans.com
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4. **Project Location:**
Newman, California 95360
(Stanislaus County and Merced County)
5. **Project Applicant's/Sponsor's Name and Address:**
City of Newman
938 Fresno Street
Newman, CA 95360
5. **General Plan Designation:** All General Plan designations.
6. **Zoning:** All zoning designations.
7. **Other public agencies whose approval is required:** The Newman 2030 General Plan Housing requires certification by the California Department of Housing and Community Development.

B. PROJECT OVERVIEW

Under the requirements of state law, each city and county in California must update its general plan housing element every five years. The contents of housing elements are mandated by State law, and the housing element must show that the City has adequate land of appropriately designated to meet housing goals established by the State Housing and Community Development Department and the applicable Council of Governments (in the case of Newman, the Stanislaus County Council of Governments). The housing element must provide adequate land for development of housing for low and moderate income housing, as well as market rate housing. The baseline used in this analysis consists of those proposed changes to the existing General Plan Housing Element (last updated in 2008) that have the possibility of resulting in significant environmental effects, plus any existing conditions on the ground that could result from maintaining a state-certified Housing Element.

C. PROGRAM-LEVEL REVIEW THAT INCORPORATES GENERAL PLAN EIR

This Initial Study (IS) has been prepared pursuant to the California Environmental Quality Act (CEQA). Because the proposed project is the update of the “Newman General Plan Housing Element,” which is part of the *Newman 2030 General Plan*, this Initial Study incorporates the “Newman 2030 General Plan Environmental Impact Report” (GP EIR; SCH # 2006072025) by reference and relies on its analysis of impacts.

The GP EIR addresses, in part, the impacts of the “Newman 2030 General Plan Land Use Element,” which facilitates the expansion of the City’s Sphere of Influence and subsequent annexation and urbanization of the Northwest Master Plan Area. Annexation of the Northwest Master Plan Area is the subject of Program H-1 of the proposed “Newman General Plan Housing Element” and is identified as a necessary component to meet the City’s Regional Housing Needs Allocation, as set forth by the Stanislaus Council of Government (StanCOG). As such, the annexation is not a new land use initiative proposed for the first time in this Housing Element update, but an implementation of a program fully acknowledged and analyzed in the GP EIR.

Nonetheless, the GP EIR was published in 2007 and was not required at that time to analyze the impacts of greenhouse gas (GHG) emissions. Since that time CEQA statutes codified in the Public Resources Code have been revised to require the analysis of GHG emissions. This constitutes new information of substantial importance, which was not known and could not have been known at the time the GP EIR was certified. This Initial Study will provide a program-level analysis of possible GHG emission impacts as a corrective measure.

This Initial Study builds on the GP EIR analysis without delving into the project-specific impacts of annexing the approximately 350 acres that constitute the Northwest Area Master Plan Area. This is because the City is currently undertaking the development of a project-specific EIR for annexation and development of the Northwest Master Plan Area, an analysis that will fully analyze the project-level GHG emission and other impacts associated with that project.

D. PURPOSE OF INITIAL STUDY

The purposes of this initial study is to:

1. Provide the Lead Agency with information to use as the basis for deciding whether to prepare an Environmental Impact Report (EIR) or a Negative Declaration (ND).
2. Provide documentation of the factual basis for the finding in a ND that a project will not, after mitigation, have a significant effect on the environment.
3. Determine whether a previously prepared EIR could be used with the project. [Per CEQA Guidelines Section 15063(c)]:

According to CEQA Guidelines §15070, a public agency shall prepare a Mitigated Negative Declaration when the initial study identifies potentially significant effects, but revisions in the project plans made before a proposed mitigated negative declaration and initial study are released for public review

would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and there is no substantial evidence, in light of the whole record before the agency, that the project as described may have a significant effect on the environment.

Section II. Project Description

A. PROJECT LOCATION AND SETTING

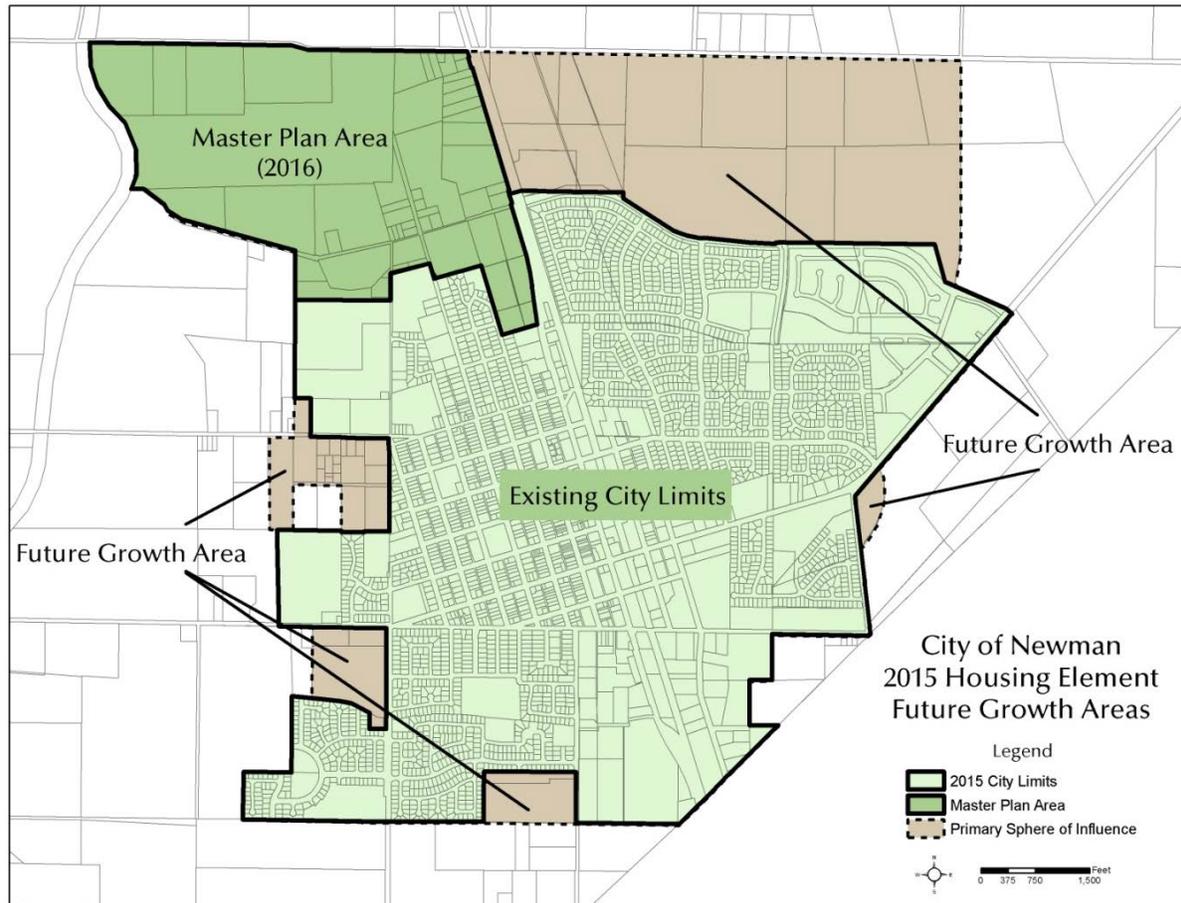
The City of Newman was incorporated in 1908 and has an estimated 2008 population of 10,586 residents. The city is situated in southern Stanislaus County on the western side of the San Joaquin Valley, approximately 25 miles southwest of Modesto, the County seat. The City is located on State Highway 33 just north of the Merced County line, and about five miles east of Interstate 5. A small portion of the City of Newman planning area extends into Merced County. Figure 1 shows the regional location of the City of Newman. Figure 2 shows the existing city limits and future growth areas.

The City of Newman adopted the *Newman 2030 General Plan* in April 2007. The last Housing Element was prepared in 2008.

FIGURE 1: LOCATION MAP



FIGURE 2: CITY LIMITS AND FUTURE GROWTH AREAS



B. PROJECT DESCRIPTION

The proposed project is the adoption of an updated housing element for the *Newman General Plan*. The initial study has been prepared based on the Public Review Draft of the *City of Newman General Plan Housing Element*, (hereinafter referred to as the "Housing Element,") prepared in March 2016. The Housing Element presents background data including a population profile, housing stock characteristics, employment and income figures, and housing costs and affordability. A housing needs assessment is provided based on the demographic data and the City's share of regional housing needs as

determined by the California Department of Housing and Community Development and the Stanislaus County Council of Governments. The needs of populations with special housing requirements such as senior citizens and farm workers are also considered. The Housing Element surveys the availability of land and public services and utilities in Newman. This updated data and analysis is then used as the basis for revising the policies, programs, and quantified objectives of the Housing Element.

The Draft Housing Element proposes the following new and/or revised policies, programs, and quantified objectives.

- Rescind Policy H-1.3, which called for maintaining an overall mix of 75% single family and 25% multi-family housing.
- Revise Policy H-3.1 to add specific reference to California Uniform Building Code (Title 24).
- Revise Policy H-5.1 to add the phrase “and developmentally” to the list of special needs groups.
- Rescind Program H-1, which called for the City to amend its Zoning Map to rezone identified sites (Sites #1, 2, and 3 as specified in Figure II-5) to R-3 for low- and very low-income housing consistent with the 2003 RHNA, per the requirements of Government Code §65584.09.
- Add new Program H-1, which calls for the annexation of the Northwest Master Plan Area to accommodate the 2014 Regional Housing Needs Allocation and requires that nine (9) acres be designated for exclusive use for multi-family and condominium housing at a minimum of 20 units per acre.
- Rescind Program H-4, which called for the creation of an incentive program to encourage upper-story housing on Downtown sites.

- Revise Program H-6 to better explain actions to be taken to implement universal design concepts in new for-sale housing.
- Revise Program H-7 to add the phrase “including persons with developmental disabilities” to the target population for which a new program would be developed to provide for reasonable accommodations.
- Revise Program H-8 to better identify actions to be taken to build relationships with non-profit housing developers.
- Revise Policy H-9 to better identify actions to be taken to disseminate information on weatherization programs.
- Revise Program H-10 to delete reference to past deadlines and to provide for ongoing update of uniform building codes.
- Revise Program H-12 to better identify actions to be taken to disseminate information on the fair housing complaint referral process.
- Revise Program H-15 to better identify actions to be taken to disseminate consumer protection information to first-time homebuyers.
- Rescind Program H-16, which called for the development of a neighborhood stabilization program.
- Revise Program H-17 to clarify that “allowed by right” means “ministerial process only.”
- Revise Program H-19 to clarify that transitional and supportive housing is allowed in all zones that allow residential uses.

- Revise Program H-20 to clarify language related to use of residual funds from the now-defunct Newman Redevelopment Agency's Affordable Housing Fund.
- Revise timing of various housing programs to apply in the new housing element period (i.e., 2014 through 2023).

The following new quantified objectives have been proposed for the updated Housing Element (Table 1):

Table 1. Proposed Quantified Objectives for Housing, 2014 to 2023

Category	RHNA	New Construction	Rehab/ Preservation	Notes
Extremely Low	86	108	0	1/3 of units from Site #6 (36 units); 1/2 of units from Site #4 (72 units)
Very Low	100	108	0	1/3 of units from Site #6 (36 units); 1/2 of units from Site #4 (72 units)
Low	119	126	0	1/3 of units from Site #6 (36 units); 90 units from Sites #20 and 21
Moderate	136	143	0	1/2 of Mattos Ranch (53 units); 40 starter homes on Site #11; 50 units from Heritage Collection on Site #8
Above Moderate	337	353	0	1/2 of Mattos Ranch (53 units); 160 units from active subdivision development on northeast side; 140 units from Northwest Master Plan Area (to be annexed – see Housing Program H-1)
Total	778	838	0	

Source: Draft Newman Housing Element, March 2016

The quantified objectives set forth above represent the City's best estimate of housing construction, all of which would be initiated and undertaken by non-

City actors acting under their own volition. The City's role in achieving these objectives is to:

1. Provide residential zoning for vacant land in sufficient quantities to accommodate the City's Regional Housing Needs Allocation;
2. Implement Housing Element programs, many of which are necessary to remove or lessen governmental constraints (discussed above),
3. Issue planning and building permits for proposed housing projects; and
4. Provide essential public services, such as sanitary sewer treatment and conveyance capacity and potable water service, to accommodate new housing construction.

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Section III. Environmental Checklist

A. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

Of the proposed changes to the Housing Element’s policies, programs, and quantified objectives described in Section II above, only one program has the potential to result in a significant negative impact to the environment—new Program H-1—which calls for the annexation of the Northwest Master Plan area to meet the city’s regional housing needs allocation. While the analysis contained in “Newman 2030 General Plan EIR” (GP EIR) did not address the General Plan Housing Element, it did address the programmatic impacts of including the Northwest Master Plan Area into the City’s Sphere of Influence and the eventual annexation and urbanization of the area. The analysis below acknowledges the findings of the GP EIR as they relate to the Northwest Master Plan Area and by implication Program H-1 and adds a programmatic evaluation of GHG emissions (required subsequently for an adequate CEQA analysis).

The environmental factors checked below could be potentially affected by this program, involving at least one impact that requires mitigation to be reduced to a level of “Less Than Significant,” as indicated by the checklist on the following pages.

	Aesthetics	X	Agricultural and Forestry Resources	X	Air Quality
X	Biological Resources		Cultural Resources		Geology / Soils
X	Greenhouse Gas Emissions		Hazards & Hazardous Materials		Hydrology / Water Quality
	Land Use and Planning		Mineral Resources	X	Noise
	Population and Housing		Public Services		Recreation
X	Transportation/Traffic	X	Utilities and Service Systems		
X	Mandatory Findings of Significance				

B. ENVIRONMENTAL CHECKLIST

The following table contains a checklist of environmental factors that could be affected by the program being evaluated in the Initial Study. As discussed in the previous section, the analysis is limited to the potential effects of adopting Housing Program H-1, which calls for the annexation of the Northwest Area Master Plan. In all impact categories, except in the category of greenhouse gas emission impacts, the impacts of annexing the area to be contained in the Northwest Area Master Plan have been adequately addressed by the GP EIR. Where the GP EIR contained adequate analysis of the proposed annexation area, the checklist below simply reiterates the findings of the GP EIR.

ENVIRONMENTAL IMPACTS	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project: Conclusions of GP EIR reported below.				
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) Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?			X	
II. AGRICULTURE RESOURCES. Would the project: Conclusions of GP EIR reported below.				
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			

ENVIRONMENTAL IMPACTS	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Involve other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	X			

III. AIR QUALITY. Would the project: Conclusions of GP EIR reported below.

a) Conflict with or obstruct implementation of the applicable air quality plan?	X			
b) Violate any air quality standard or contribute to an existing or projected air quality violation?	X			
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	X			
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?			X	

IV. BIOLOGICAL RESOURCES. Would the project: Conclusions of GP EIR reported below.

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	X			
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	

ENVIRONMENTAL IMPACTS	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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

V. CULTURAL RESOURCES. Would the project:

Conclusions of GP EIR reported below.

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

ENVIRONMENTAL IMPACTS	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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VI. GEOLOGY AND SOILS. Would the project: Conclusions of GP EIR reported below.

a) Expose people or structures to 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 wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
f) 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	

ENVIRONMENTAL IMPACTS	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
g) 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	

VII. GREENHOUSE GAS EMISSIONS. Would the project: New Analysis.

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 emission of greenhouse gases?		X		

VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project: Conclusions of GP EIR reported below.

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 three miles of an existing or proposed school?			X	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?			X	

ENVIRONMENTAL IMPACTS	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?			X	
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	

IX. HYDROLOGY AND WATER QUALITY. Would the project:

Conclusions of GP EIR reported below.

a) Violate any water quality standards or waste discharge requirements?			X	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local ground water table level (for example, the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site.			X	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site.			X	

ENVIRONMENTAL IMPACTS	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?			X	
f) Otherwise substantially degrade water quality?			X	
g) Place housing within a 100-year flood-hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			X	
h) Place within a 100-year flood-hazard area structures that would impede or redirect flood flows?			X	
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X	
j) Inundation by seiche, tsunami, or mudflow?			X	
X. LAND USE AND PLANNING. Would the project:		Conclusions of GP EIR reported below.		
a) Physically divide an established community?			X	
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	

ENVIRONMENTAL IMPACTS	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Conflict with any applicable Habitat Conservation Plan or Natural Community Conservation Plan?				X

XI. NOISE. Would the project: Conclusions of GP EIR reported below.

a) Result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?			X	
b) Result in exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?			X	
c) Result in substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	X			
d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e) 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, result in exposing people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, result in exposing people residing or working in the project area to excessive noise levels?				X

XII. POPULATION AND HOUSING. Would the project: Conclusions of GP EIR reported below.

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

ENVIRONMENTAL IMPACTS	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

XIII. PUBLIC SERVICES. Would the project: Conclusions of GP EIR reported below.

a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or need for new or physical 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:				
i) Fire protection?			X	
ii) Police protection?			X	
iii) Schools?			X	
iv) Parks?			X	
v) Other public facilities?			X	

XIV. RECREATION. Would the project: Conclusions of GP EIR reported below.

a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	

ENVIRONMENTAL IMPACTS	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. TRANSPORTATION/TRAFFIC. Would the project:		Conclusions of GP EIR reported below.		
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	X			
b) Conflicts with an applicable congestion management plan, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	X			
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?			X	
d) Substantially increase hazards due to a design feature (for example, sharp curves or dangerous intersections) or incompatible uses (for example, farm equipment)?			X	
e) Result in inadequate emergency access?				X
f) Conflict with adopted policies, plans, or programs supporting alternative transportation (for example, bus turnouts, bicycle racks.				X

ENVIRONMENTAL IMPACTS	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVI. UTILITIES AND SERVICE SYSTEMS. Would the project: Conclusions of GP EIR reported below.

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction or which could cause significant environmental effects?			X	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	X			
e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			X	

XVII. ENERGY USE AND CONSERVATION. Does the project: Conclusions of GP EIR reported below.

Result in the wasteful, inefficient and unnecessary consumption of energy during construction or operation?			X	
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ENVIRONMENTAL IMPACTS	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:		Conclusions of GP EIR reported below.		
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
b) 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 the past projects, the effects of other current projects, and the effects of probable future projects.)	X			
c) Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?			X	

C. CHECKLIST DISCUSSION

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question (see references listed in Section VII). A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that any effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures reduces an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level.
5. Earlier Analysis may be used where, pursuant to a program EIR, one or more effects have already been adequately analyzed (Section 15063(c)(3)(D)). In this case a discussion should identify the following:
 - a) *Earlier analysis used.* Identify earlier analyses and state where they are available for review.
 - b) *Impacts adequately addressed.* Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) *Mitigation measures.* For effects that are "Less than Significant with Mitigation Incorporated," describe the mitigation measures that were

incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

1. Aesthetics

Environmental Concern: Have a substantial adverse effect on a scenic vista; substantially damage scenic resources

Status: Less than Significant Impact

Explanation: These impacts are adequately analyzed in the GP EIR, and a synopsis of that analysis as it relates to the annexation of the Northwest Master Plan Area and Housing Program H-1 follows.

Program H-1 (Annexation of Northwest Area Master Plan), could result in new development that changes the rural/agricultural vistas that surround the city. There are no State-designated scenic highways in or around Newman. The *Newman 2030 General Plan* contains policies that mitigate these impacts to a level of less than significant.

Sources: "Newman 2030 General Plan Draft EIR;" Newman 2030 General Plan Draft Housing Element (2016).

Environmental Concern: Degrade existing visual character

Status: Less than Significant Impact

Explanation: This impact is adequately analyzed in the GP EIR, and a synopsis of that analysis as it relates to the annexation

of the Northwest Master Plan Area and Housing Program H-1 follows.

Program H-1 (Annexation of Northwest Area Master Plan), could result in new development that could modify the visual appearance of Newman, as land changes from its existing rural character to that of an urban community. The *Newman 2030 General Plan* contains policies that mitigate this impact to a level of less than significant.

Source: "Newman 2030 General Plan Draft EIR;" Newman 2030 General Plan Draft Housing Element (2016).

Environmental Concern: New source of light and glare

Status: "Less than Significant Impact"

Explanation: This impact is adequately analyzed in the GP EIR, and a synopsis of that analysis as it relates to the annexation of the Northwest Master Plan Area and Housing Program H-1 follows.

Program H-1 (Annexation of Northwest Area Master Plan), could result in an increase in the number of light sources, as well as the amount and location of glare. The *Newman 2030 General Plan* contains policies that mitigate this impact to a level of less than significant.

Source: "Newman 2030 General Plan Draft EIR;" Newman 2030 General Plan Draft Housing Element (2016).

2. *Agricultural Resources*

Environmental Concern: Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance; conflict with existing zoning for agricultural use; involve other changes that could result in conversion of Farmland

Status: Significant and Unavoidable Impact

Explanation: These impacts are adequately analyzed in the GP EIR, and a synopsis of that analysis as it relates to the annexation of the Northwest Master Plan Area and Housing Program H-1 follows.

Program H-1 (Annexation of Northwest Area Master Plan), would result in the conversion of prime agricultural land. This annexation would conflict with Stanislaus County General Plan agricultural land use designations, place pressure on Williamson Act lands in the region, and could lead to conflicts between urban and agricultural uses. Finally, the conversion of agricultural land contributes to the cumulative impact of the loss of agricultural land in the region. The *Newman 2030 General Plan* contains policies that help mitigate these impacts, but the result remains significant and unavoidable.

Source: "Newman 2030 General Plan Draft EIR;" Newman 2030 General Plan Draft Housing Element (2016).

3. *Air Quality*

Environmental Concern: Conflict with or obstruct implementation of the applicable air quality plan; violate any air quality standard; result in a cumulatively considerable net increase of any criteria pollutant; expose sensitive receptors to substantial pollutant concentrations; Create objectionable odors

Status: Significant and Unavoidable Impact

Explanation: These impacts are adequately analyzed in the GP EIR, and a synopsis of that analysis as it relates to the annexation of the Northwest Master Plan Area and Housing Program H-1 follows.

Program H-1 (Annexation of Northwest Area Master Plan), would result in population growth that exceeds projections in the County's air quality management plan. Wood smoke from new residential fireplaces would also contribute significant amounts of PM₁₀ and PM₂₅. Finally, the annexation would contribute to cumulative impacts related to non-attainment status in the air basin for ozone and particulate matters. The *Newman 2030 General Plan* contains policies that help mitigate these impacts, but the result remains significant and unavoidable.

Source: "Newman 2030 General Plan Draft EIR;" Newman 2030 General Plan Draft Housing Element (2016).

Environmental Concern: Expose sensitive receptors to substantial pollutant concentrations; create objectionable odors

Status: Less than Significant Impact

Explanation: These impacts are adequately analyzed in the GP EIR, and a synopsis of that analysis as it relates to the annexation of the Northwest Master Plan Area and Housing Program H-1 follows.

Program H-1 (Annexation of Northwest Area Master Plan), would result in construction activity that could generate pollutant emissions. The *Newman 2030 General Plan* contains policies that mitigate these impacts to a level of less than significant.

Source: "Newman 2030 General Plan Draft EIR;" Newman 2030 General Plan Draft Housing Element (2016).

4. Biological Resources

Environmental Concern: Have a substantial adverse effect on special-status species; have a substantial adverse effect on any riparian habitat or other sensitive natural community; have a substantial adverse effect on federally protected wetlands; interfere substantially with the movement of any native resident or migratory fish or wildlife species; conflict with any local policies or ordinances protecting biological resources; conflict with the provisions of an adopted Habitat Conservation Plan.

Status: Significant and Unavoidable Impact

Explanation: These impacts are adequately analyzed in the GP EIR, and a synopsis of that analysis as it relates to the

annexation of the Northwest Master Plan Area and Housing Program H-1 follows.

Program H-1 (Annexation of Northwest Area Master Plan), would contribute to the cumulative loss of habitat for a number of special-status species. The *Newman 2030 General Plan* contains policies that help mitigate these impacts, but the result remains significant and unavoidable.

The project could affect federally protected wetlands, but the *Newman 2030 General Plan* contains policies that mitigate these impacts to a level of less than significant.

No local ordinances have been adopted regarding the protection of trees or other biological resources, and no habitat plans have been adopted for the surrounding areas, so no conflicts are expected occur as a result of the annexation.

Source: "Newman 2030 General Plan Draft EIR;" Newman 2030 General Plan Draft Housing Element (2016).

5. Cultural Resources

Environmental Concern: Cause a substantial adverse change in the significance of a historical resource

Status: Less than Significant Impact

Explanation: This impact is adequately analyzed in the GP EIR, and a synopsis of that analysis as it relates to the annexation

of the Northwest Master Plan Area and Housing Program H-1 follows.

Annexation of land in the city's sphere of influence could impact any one of a number of rural buildings that might have historical significance. The *Newman 2030 General Plan* contains policies that mitigate these impacts to a level of less than significant.

Source: "Newman 2030 General Plan Draft EIR;" Newman 2030 General Plan Draft Housing Element (2016).

Environmental Concern: Cause a substantial adverse change in the significance of an archaeological resource; directly or indirectly destroy a unique paleontological resource; disturb any human remains

Status: Less than Significant Impact

Explanation: These impacts are adequately analyzed in the GP EIR, and a synopsis of that analysis as it relates to the annexation of the Northwest Master Plan Area and Housing Program H-1 follows.

Annexation of land in the city's sphere of influence could impact archaeological or paleontological resources and/or human remains that are unknown but that could be disturbed during construction activities. The *Newman 2030 General Plan* contains policies that mitigate these impacts to a level of less than significant.

Source: "Newman 2030 General Plan Draft EIR;" Newman 2030 General Plan Draft Housing Element (2016).

6. *Geology and Soils*

Environmental Concern: Rupture of a known earthquake fault; strong seismic ground shaking; seismic-related ground failure, including liquefaction; Landslides; would the project result in substantial soil erosion or the loss of topsoil; would the project be located on a geologic unit or soil that is unstable; would the project be located on expansive soil; would the project have soils incapable of adequately supporting the use of septic tanks

Status: Less than Significant Impact

Explanation: These impacts are adequately analyzed in the GP EIR, and a synopsis of that analysis as it relates to the annexation of the Northwest Master Plan Area and Housing Program H-1 follows.

Annexation of land in the city's sphere of influence could result in new development that would be affected by seismic hazards that are known to exist in the region. The *Newman 2030 General Plan* contains policies that mitigate these impacts to a level of less than significant.

In addition, annexation could result in construction on soils that are expansive and erodible. Again, the *Newman 2030 General Plan* contains policies that mitigate these impacts to a level of less than significant.

Finally, annexation would preclude future mining of economically significant minerals known to exist along Orestimba Creek. Areas currently being mined would

not, however, be affected. This is a less than significant effect of the proposed project.

Source: "Newman 2030 General Plan Draft EIR;" Newman 2030 General Plan Draft Housing Element (2016).

7. Greenhouse Gas Emissions

Environmental Concern: Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

Status: Less than Significant Impact with Mitigation

Explanation: This impact was not analyzed in the GP EIR, and the following is a new analysis of the program-level impacts related to the annexation of the Northwest Master Plan Area and Housing Program H-1.

Annexation of land in the city's sphere of influence could result in the urbanization of approximately 350 acres of rural/agricultural land that would result in new greenhouse gas emissions. A program-level analysis of GHG emissions (MT CO₂E) was performed by Coastplans using CalEEMod. Model inputs and results are presented in Table 1 and Table 2.

Table 1:
CalEEMod Input Data
Northwest Area Plan

Land Use Type	Land Use Subtype	Unit Amount	Gross Acres
Residential	Apartments Low Rise	144 DU	9.0 acres
Residential	Very Low Density Housing	55 DU	18.4 acres
Residential	Single Family Housing	1,082 DU	159.7 acres
		1,281 DU	
Commercial	Office Park	145,000 SF	8.3 acres
Industrial	Industrial Park	700,000 SF	40.3 acres
Retail	Strip Mall	476,000 SF	27.3 acres
		1,321,000 SF	

Source: Coastplans

Table 2:
CalEEMod Results
Northwest Area Plan

Emission Category	MT CO ₂ E
Vehicles	36,628
Natural Gas Consumption	2,921
Electricity Consumption	6,469
Hearth/Landscaping	1,335
Water/Wastewater	944
Solid Waste	1,221
Total	49,518

The results of the CalEEMod analysis provide evidence that the annexation and urbanization of the Northwest Master Plan Area has the potential to generate substantial GHG emissions. As the City currently has no mechanism to require GHG emission reductions from

project developers, this is a significant impact that would be reduced to a level of less than significant with the following mitigation measure:

Mitigation: **Mitigation Measure #1: The City of Newman will require project developers to prepare GHG emission reduction measures to be included the Northwest Newman Master Plan Area. The emission reduction measures shall be designed to meet or exceed San Joaquin Valley Air Pollution Control District's (SJVAPCD) emission reduction goals and include a monitoring and reporting program to ensure that goals are met.**

Sources: Coastplans 2016; CalEEMod Version 2013.2.2; Figure 3.3 of Northwest Newman Master Plan

Environmental Concern: **Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases.**

Status: Less than Significant Impact with Mitigation

Explanation: This impact was not analyzed in the GP EIR, and the following is a new analysis of the program-level impacts related to the annexation of the Northwest Master Plan Area and Housing Program H-1.

The State of California has adopted GHG emission reduction goals¹ which are applicable to Newman. The

¹ California GHG emission reduction goals as set forth in Executive Order S-03-05, AB 32, and Governor Brown's 2015 Climate Change Pillars is to reach 1990 emission levels by 2020, reach 40% below 1990 levels by 2030, and reach 80% of 1990 levels by 2050. SJVAPCD considers GHG

City of Newman does not currently have a GHG emission reduction plan, and therefore has not set GHG emission reductions goals or identified action measures to achieve GHG emission reduction goals. This is a significant impact that would be reduced to a level of less than significant with Mitigation Measure #1 above.

Mitigation: See Mitigation Measure #1 above

8. Hazards and Hazardous Materials

Environmental Concern: Create a significant hazard to the public through the routine transport, use, or disposal of hazardous materials; emit hazardous emissions or handle hazardous materials; create a hazard to the public from EPA-regulated companies that handle regulated materials; result in a safety hazard for people residing or working in the project area within two miles of a public airport or private airstrip; impair implementation of or physically interfere with an adopted emergency response plan; expose people to wildland fires

Status: Less than Significant Impact

Explanation: These impacts are adequately analyzed in the GP EIR, and a synopsis of that analysis as it relates to the annexation of the Northwest Master Plan Area and Housing Program H-1 follows.

emissions impacts to be less than significant when GHG emission reductions of 29% or more (compared to business-as-usual) are reached through application of GHG emission reduction measures.

Annexation of land in the city's sphere of influence would result in more hazardous materials being used, stored, transported through, and discarded in Newman. It would also result in additional residential and school development that could be affected by adjacent agricultural operations that use pesticides and fertilizers and that would result in the use of additional household hazardous materials. Finally, the proposed annexation would result in new development that could be affected by EPA-regulated companies that operate in Newman. The *Newman 2030 General Plan* contains policies that mitigate these impacts to a level of less than significant.

The proposed annexation area is located in an area that is predominantly agricultural land, where the danger from wildfire is considered low. These impacts would be less than significant.

The proposed annexation area is located more than 30 miles from the nearest public airport in the Modesto area. There is a private airstrip in the vicinity that is used by crop dusters, but this use would be replaced by urban uses as urbanization occurs. These impacts would be less than significant.

Finally, the proposed annexation would result in new development and population growth that would need to be considered in emergency response and evacuation plans. The *Newman 2030 General Plan* contains policies that mitigate these impacts to a level of less than significant.

Sources: "Newman 2030 General Plan Draft EIR;" Newman 2030 General Plan Draft Housing Element (2016).

9. Hydrology and Water Quality

Environmental Concern: Violate any water quality standards; substantially deplete groundwater supplies or interfere with groundwater recharge; cause substantial erosion; cause substantial flooding; create runoff water which would exceed the capacity; substantially degrade water quality; place housing within a 100-year flood-hazard area; place within a 100-year flood-hazard area structures that would impede or redirect flood flows; expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; inundation by seiche, tsunami, or mudflow

Status: Less than Significant Impact

Explanation: These impacts are adequately analyzed in the GP EIR, and a synopsis of that analysis as it relates to the annexation of the Northwest Master Plan Area and Housing Program H-1 follows.

Annexation of land in the city's sphere of influence would result in new development that could impact water quality through the discharge of soils during construction and the discharge of urban pollutants from new parking lots and streets. The *Newman 2030 General Plan* contains policies that mitigate these impacts to a level of less than significant.

New demand for groundwater resources could result in higher salinity content, which occurs as groundwater is depleted. The *Newman 2030 General Plan* contains policies that mitigate these impacts to a level of less than significant.

New develop could place demand on existing drainage systems resulting in the need for additional capacity and monitoring. The *Newman 2030 General Plan* contains policies that mitigate these impacts to a level of less than significant.

The proposed annexation would allow additional development within areas that are subject to flooding. The *Newman 2030 General Plan* contains policies that mitigate these impacts to a level of less than significant.

Sources: "Newman 2030 General Plan Draft EIR;" Newman 2030 General Plan Draft Housing Element (2016).

10. Land Use and Planning

Environmental Concern: Physically divide an established community; conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect; conflict with any applicable Habitat Conservation Plan or Natural Community Conservation Plan

Status: Less than Significant Impact

- Explanation: These impacts are adequately analyzed in the GP EIR, and a synopsis of that analysis as it relates to the annexation of the Northwest Master Plan Area and Housing Program H-1 follows.
- Annexation of land in the city's sphere of influence would result in new residential, commercial, and industrial development along the city's rural edge, thereby extending urbanization further from the city's center. The *Newman 2030 General Plan* contains policies promote neighborhood cohesion and downtown revitalization that would mitigate this impact to a level of less than significant.
- The proposed annexation and urbanization is inconsistent with the adopted land use designations contained in the Stanislaus County General Plan. The *Newman 2030 General Plan* contains policies promote coordination between Newman and Stanislaus County that would mitigate this impact to a level of less than significant.
- Sources: "Newman 2030 General Plan Draft EIR;" Newman 2030 General Plan Draft Housing Element (2016).

11. Noise

Environmental Concern: Exposure of persons to or generation of noise levels in excess of standards; exposure of persons to or generation of excessive ground borne vibration; for a project located within two miles of a public airport or in the vicinity of a private airstrip, expose people residing or working in the project area to excessive noise levels

Status: Less Than Significant Impact

Explanation: These impacts are adequately analyzed in the GP EIR, and a synopsis of that analysis as it relates to the annexation of the Northwest Master Plan Area and Housing Program H-1 follows.

The proposed annexation would result in the development of new noise-sensitive land uses and new noise-generating uses that could impact the noise-sensitive uses. The *Newman 2030 General Plan* contains noise and land use compatibility guidelines that would mitigate this impact to a level of less than significant.

The proposed annexation would also result in temporary construction noise from heavy equipment. The *Newman 2030 General Plan* contains policies that would mitigate this impact to a level of less than significant.

Source: "Newman 2030 General Plan Draft EIR;" Newman 2030 General Plan Draft Housing Element (2016).

Environmental Concern: Substantial permanent increase in ambient noise levels

Status: Significant and Unavoidable Impact

Explanation: This impact is adequately analyzed in the GP EIR, and a synopsis of that analysis as it relates to the annexation of the Northwest Master Plan Area and Housing Program H-1 follows.

The proposed annexation and urbanization would result in additional traffic on area roadways and in the construction of new roadways to which existing roads would connect. This additional traffic would increase noise levels in existing neighborhoods that many of these roadways traverse. While the *Newman 2030 General Plan* contains policies that would help mitigate this impact, it would remain significant and unavoidable.

Sources: "Newman 2030 General Plan Draft EIR;" Newman 2030 General Plan Draft Housing Element (2016).

12. Population and Housing

**Environmental Concern: Induce substantial population growth in an area;
displace substantial numbers of existing housing;
displace substantial numbers of people**

Status: No Impact

Explanation: These impacts are adequately analyzed in the GP EIR, and a synopsis of that analysis as it relates to the annexation of the Northwest Master Plan Area and Housing Program H-1 follows.

The proposed annexation and urbanization would increase the number of dwelling units and population in the city. It would also create new job and shopping opportunities to serve the expanding population. The *Newman 2030 General Plan* promotes well-planned growth that would have no impact in terms of substantial, unplanned population growth.

No people or housing would be displaced by the proposed annexation and urbanization.

Sources: "Newman 2030 General Plan Draft EIR;" Newman 2030 General Plan Draft Housing Element (2016).

13. Public Services (including Recreation)

Environmental Concern: Result in substantial adverse physical impacts associated with fire protection, police protection, schools, parks, other public facilities

Status: Less than Significant Impact

Explanation: These impacts are adequately analyzed in the GP EIR, and a synopsis of that analysis as it relates to the annexation of the Northwest Master Plan Area and Housing Program H-1 follows.

The proposed annexation and urbanization would create new demand for police, fire, school, parks, libraries, and other public services. This could place new demand on existing facilities and services, which in turn could degrade the existing facilities and services. The *Newman 2030 General Plan* contains policies that require that new facilities and services be brought on line to serve new development, and this would mitigate these impacts to a level of less than significant.

The development of new facilities and services could result in potentially significant impacts that are addressed by the policies of the *Newman 2030 General Plan*. As specific plans are made for new facilities and

services, additional, second-tier environmental analysis would be completed.

Sources: "Newman 2030 General Plan Draft EIR;" Newman 2030 General Plan Draft Housing Element (2016).

14. Recreation

Analysis can be found under Public Services (subsection 13).

15. Transportation/Traffic

Environmental Concern: Conflicts with an applicable plan that establishes measures of effectiveness for the performance of the circulation system; conflicts with an applicable congestion management plan, including levels of service standards

Status: Significant and Unavoidable Impact

Explanation: These impacts are adequately analyzed in the GP EIR, and a synopsis of that analysis as it relates to the annexation of the Northwest Master Plan Area and Housing Program H-1 follows.

The proposed annexation and urbanization would result in additional traffic on area roadways and in the construction of new roadways to which existing roads would connect. This additional traffic would contribute to the decay of service levels on area streets and highways and therefore conflict with applicable congestion management plans. While the *Newman 2030 General Plan* contains policies that would help

mitigate these impacts, they would remain significant and unavoidable.

Sources: "Newman 2030 General Plan Draft EIR;" Newman 2030 General Plan Draft Housing Element (2016).

Environmental Concern: Result in a change in air traffic patterns; substantially increase hazards due to a design feature; result in inadequate emergency access; conflict with adopted policies supporting alternative transportation

Status: Less than Significant Impact

Explanation: These impacts are adequately analyzed in the GP EIR, and a synopsis of that analysis as it relates to the annexation of the Northwest Master Plan Area and Housing Program H-1 follows.

The proposed annexation and urbanization would result in a change to air traffic patterns, as a private airstrip would be affected by the expanding urban boundary. It could also increase traffic hazards due to a design feature and impact emergency access. The *Newman 2030 General Plan* contains policies that would mitigate these impacts to a level of less than significant.

The proposed annexation would result in no impact to emergency access, and policies contained in the Newman 2030 General Plan would promote alternative transportation in new development.

Sources: "Newman 2030 General Plan Draft EIR;" Newman 2030 General Plan Draft Housing Element (2016).

16. Utilities and Service Systems

Environmental Concern: Have sufficient water supplies available to serve the project from existing entitlements and resources; substantially deplete groundwater supplies; result in the construction of new or expanded water facilities

Status: Significant and Unavoidable Impact

Explanation: These impacts are adequately analyzed in the GP EIR, and a synopsis of that analysis as it relates to the annexation of the Northwest Master Plan Area and Housing Program H-1 follows.

The proposed annexation and urbanization would require the expansion of water facilities. While there is adequate localized water supplies to support General Plan buildout, there is no study to determine the overall cumulative impact of regional growth on the groundwater supply. While the *Newman 2030 General Plan* contains policies that would help mitigate these impacts, they would remain significant and unavoidable.

Sources: "Newman 2030 General Plan Draft EIR;" Newman 2030 General Plan Draft Housing Element (2016).

Environmental Concern: Exceed wastewater treatment requirements; require or result in the construction of new water or wastewater treatment facilities; require or result in the construction

of new storm water drainage facilities; have sufficient water supplies available to serve the project from existing entitlements and resources; result in a determination by the wastewater treatment provider that serves the project that it has adequate capacity to serve the project's projected demand; be served by a landfill with sufficient permitted capacity; comply with federal, state, and local statutes and regulations related to solid waste; result in wasteful, inefficient and unnecessary consumption of energy

Status: Less than Significant Impact

Explanation: These impacts are adequately analyzed in the GP EIR, and a synopsis of that analysis as it relates to the annexation of the Northwest Master Plan Area and Housing Program H-1 follows.

The proposed annexation and urbanization would require the expansion of wastewater treatment facilities. It would also require expanded capacity at the area's landfill. Implementation of *Newman 2030 General Plan* policies would reduce overall consumption of electricity and natural gas by new development. The *Newman 2030 General Plan* also requires expanded utility systems to serve new development and contains policies that would mitigate these impacts to a level of less than significant.

Sources: "Newman 2030 General Plan Draft EIR;" Newman 2030 General Plan Draft Housing Element (2016).

17. Energy Use And Conservation

Analysis can be found under Utilities and Service Systems (subsection 16).

18. Mandatory Findings of Significance

Environmental Concern: Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population; have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly

Status: Less than Significant Impact

Explanation: These impacts are adequately analyzed in the GP EIR. The analysis contained the Biology Section above addresses these concerns, and should be referred to for details. In all cases, the impacts were found to be less than significant.

Sources: "Newman 2030 General Plan Draft EIR;" Newman 2030 General Plan Draft Housing Element (2016).

Environmental Concern: Have impacts that are individually limited, but cumulatively considerable

Status: Significant and Unavoidable Impact

Explanation: These impacts are adequately analyzed in the GP EIR, and a synopsis of that analysis as it relates to the annexation of the Northwest Master Plan Area and Housing Program H-1.

The proposed annexation and urbanization would contribute to cumulative impacts to agricultural resources, air quality, natural habitats, noise, and traffic. The analysis in the sections above address each of these concerns, but in each case the cumulative impact is found to be significant and unavoidable.

Sources: "Newman 2030 General Plan Draft EIR;" Newman 2030 General Plan Draft Housing Element (2016).

Section IV. Environmental Determination

A. DETERMINATION

On the basis of this initial evaluation:

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

Stephanie Ocasio

Stephanie Ocasio, City Planner

March 31, 2016

Date

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Section V. Mitigation Monitoring Plan

A. MONITORING PROGRAM

Implementation of Program H-1 (Annexation of the Northwest Newman Master Plan Area). The following actions are required for Mitigation Measure #1:

- **Specific Actions Needed for Implementation:** Preparation of GHG emission reduction measures to be included in the Northwest Newman Master Plan.
- **Staff or Agency Responsible for Implementation:** City of Newman Planning Department.
- **Timing of Implementation:** To be completed prior to the final adoption of the Northwest Newman Master Plan.
- **Timing of Monitoring or Reporting:** Planning Department will report to the Newman Planning Commission and/or the Newman City Council, as appropriate, at the completion of the GHG emission reduction plan and during final adoption of the Northwest Newman Master Plan.

B. SUMMARY OF MITIGATION MEASURES

Mitigation Measure #1: Prior to approving development entitlements to the developers of the Northwest Newman Master Plan Area, the City of Newman will append a GHG emission reduction plan to the Northwest Newman Master Plan Area. The plan shall be designed to meet or exceed California emission reduction goals and include a monitoring and reporting program to ensure that goals are met.

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Section VI. References

A. REPORT PREPARATION

Coastplans, Martin Carver, AICP

B. REFERENCES

1. City of Newman, April 2007, *City of Newman 2030 General Plan EIR*.
2. City of Newman, March 2016, *City of Newman 2030 General Plan Draft Housing Element*.