

Project Information

- 1. Project Title:** Oakwood Shores Unit No. 3
- 2. Lead Agency Name and Address:** San Joaquin County
Community Development Department
Planning/Development Service
1810 East Hazelton Ave
Stockton, CA 95205
- 3. Contact Person:** David Ragland
dragland@laffertycommunities.com
- 4. Project Location:** Assessor's Parcel Number: 241-520-21
- 5. Project Sponsor's Name and Address:** Lafferty Communities
5000 Executive Parkway #350
San Ramon, CA 94583
- 6. Existing General Plan Designation:** Commercial Recreation
- 7. Existing Zoning:** Commercial Recreation
- 8. Requested Permits/Approvals:** Tentative Subdivision Map Approval

Purpose of this CEQA Document

The purpose of this document is to provide the required environmental review of the Oakwood Shores Unit No. 3 residential development ("Project"), pursuant to the California Environmental Quality Act ("CEQA"). Pursuant to CEQA Guidelines Section 15060-15065, San Joaquin County ("County"), as Lead Agency for environmental review of this Project, is required to commence the environmental review process according to the following processes:

1. "Once a lead agency has determined that an activity is a project subject to CEQA, the lead agency shall determine whether the project is exempt from CEQA. A project is exempt from CEQA if" it is exempt by statute (commencing with CEQA Guidelines Section 15260), or exempt pursuant to a categorical exemption (commencing with CEQA Guidelines Section 15300) and the application of that categorical exemption is not barred by one of the exceptions set forth in Section 15300.2. (CEQA Guidelines Section 15061).
2. "Following preliminary review, the Lead Agency shall conduct an Initial Study to determine if the Project may have a significant effect on the environment." (CEQA Guidelines Section 15063[a]).
3. "If the agency determines that there is substantial evidence that any aspect of the project, either individually or cumulatively, may cause a significant effect on the environment, the lead agency shall do one of the following:
 - Prepare a Mitigated Negative Declaration or an EIR;
 - Use a previously prepared EIR which the Lead Agency determines would adequately analyze the project at hand; or
 - Determine, pursuant to a program EIR, tiering or another appropriate process, which of a project's effects were adequately examined by an earlier EIR or negative declaration. "Another appropriate process" may include, for example . . . approval of residential projects consistent with a community plan, general plan or zoning as described in CEQA Guidelines Section 15183." (CEQA Guidelines Section 15063[b]).
4. "The Lead Agency shall then ascertain which effects, if any, should be analyzed in a later EIR or Negative Declaration." (CEQA Guidelines Section 15063[c]).

The County has determined that the Project requires consideration of discretionary actions or approvals including, but not limited to a Tentative Subdivision Map. As such, the Project is subject to CEQA.

Initial Study

Pursuant to CEQA Guidelines Section 15063, this document consists of an Initial Study prepared by the County, as Lead Agency, intended to provide the County's decision-making bodies (i.e., the Planning Commission and Board of Supervisors) with information as to the potential environmental effects of the proposed Project. This initial study provides substantial evidence that supports the conclusion that the Project qualifies as a "project consistent with a Community Plan, General Plan, or Zoning" pursuant to CEQA Guidelines Section 15183. Consistent with these CEQA Guidelines, this Initial Study contains the following information:

- A description of the Project, including its location
- An examination of whether the Project is consistent with the Oakwood Shores Special Purpose Plan
- An identification of the existing environmental setting
- An identification of potential environmental effects of the Project, using a checklist method that includes adequate explanation and evidence to support the Checklist entries

The checklist also includes a determination of whether the Project would result in significant effects that are peculiar to the Project or its site that were not adequately examined in an earlier EIR, such that the Project may qualify as a project that is consistent with a Community Plan, General Plan or zoning, pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183. The CEQA Checklist also provides information as to which environmental effects, if any, should be analyzed in a later Environmental Impact Report (EIR), Negative Declaration or Mitigated Negative Declaration (MND).

Project Consistent With a Community Plan or Zoning

Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 state that *"projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site."* These provisions of CEQA are intended to streamline the environmental review of certain types of projects, and to reduce the need to prepare repetitive environmental studies. These CEQA provisions apply only to projects that are consistent with a community plan adopted as part of a General Plan, a zoning action which zoned or designated the parcel on which the Project would be located to accommodate a particular density of development, or the General Plan of a local agency. Per CEQA Guidelines section 15183(i)(2), *"consistent means that the density of the proposed project is the same or less than the standard expressed for the involved parcel in the general plan, community plan or zoning action for which an EIR has been certified, and that the project complies with the density-related standards contained in that plan or zoning. Where the zoning ordinance refers to the general plan or community plan for its density standard, the project shall be consistent with the applicable plan."* An EIR must have been certified by the Lead Agency for the community plan, the zoning action or the General Plan, for these provisions to apply.

Section 15183(a) of the CEQA Guidelines provides that, in approving a project meeting these requirements, *"a public agency shall limit its examination of environmental effects to those impacts that the agency determines, in an Initial Study or other analysis:*

- *are peculiar to the project or the parcel on which the project would be located,*
- *are not analyzed as significant effects in a prior EIR on the zoning action, General Plan or community plan,*
- *are potentially significant off-site impacts and cumulative impacts that were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or*
- *are previously identified significant effects which, as a result of substantial new information which was not known at the time the prior EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR"*

When reviewing the environmental effects of the Project pursuant to these provisions, an effect of the Project on the environment shall not be considered peculiar to the Project if uniformly applied development policies or standards have been previously adopted by the County. A finding must have been made that the applicable development policies or standards will substantially mitigate environmental effects when applied to future projects, unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect. The finding shall be based on substantial evidence, which need not include an EIR.

This Initial Study/CEQA Checklist includes information to determine whether the Project is consistent with the development density for the Oakwood Lake Expansion Project established in the Oakwood Shores Special Purpose Plan. This CEQA Checklist also examines whether the potential impacts of the Project have already been addressed in the Oakwood Lake Expansion Project Final Environmental Impact Report (the "EIR") certified by the County in 2001, or whether the Project may have Project-specific significant effects which are peculiar to the Project or its site.

Potential for Additional Environmental Review

CEQA Guidelines Section 15183 applies to projects that are consistent with the development density established by the Oakwood Shores Special Purpose Plan and applicable zoning regulations. These CEQA provisions would not apply if the Project would have Project-specific significant environmental effects that are peculiar to the Project or its site, or if the Project would result in new or more severe significant environmental effects than were previously addressed in the Oakwood Lake Expansion Project EIR. Under such circumstances, the Project would trigger preparation of a Mitigated Negative Declaration (MND) or an EIR. This Initial Study fully analyzes the environmental impacts of the Project to determine the most appropriate approach for CEQA documentation of the Project in light of the certified Oakwood Lake Expansion Project EIR, and provides substantial evidence to support the conclusion that the Project is exempt from further CEQA review pursuant to CEQA Section 21083.3 and CEQA Guidelines Section 15183.

Project Description

Lafferty Communities (the Project applicant) has proposed the subdivision of APN 241-520-21, a 6.25 acre parcel located on Woodward Avenue in unincorporated San Joaquin County ("Property"), into 32 single-family residential lots between Oakwood Lake and the San Joaquin River (defined above as "Project"). The Property is located within the Oakwood Lake Expansion Project area. Upon completion of the Project, the Oakwood Lake Expansion Project will consist of a total of 468 single-family residences, 11 fewer units than the 479 previously evaluated in the Oakwood Lake Expansion Project EIR and approved by the County as part of the approval of the Oakwood Lake Expansion Project.

This section describes the proposed Project as evaluated in this CEQA Analysis, as well as the previously approved Oakwood Lake Expansion Project.

GENERAL PLAN AMENDMENT

In 2001, the County adopted the General Plan Amendment for the 360-acre project site for the development of 479 new residential units, the construction of a boat storage facility, and the reclamation of the existing sand and gravel quarry pit as a lake, as well as a total of 98 mobile homes. ("Oakwood Lake Expansion Project" or "Original Project"). The General Plan Amendment allows a residential development potential of 479 single family residential units and 98 mobile homes for the entire Oakwood Lake Expansion Project area. The County certified the Oakwood Lake Expansion Project EIR for the Oakwood Lake Expansion Project and General Plan Amendment pursuant to CEQA.

OAKWOOD LAKE EXPANSION PROJECT LOCATION

The Oakwood Lake Expansion Project is located in an unincorporated area of southern San Joaquin County. The 360-acre site is located west of the City of Manteca and south of the City of Lathrop. The site is irregular in area: bounded by the Union Pacific Railroad and State Route 120 to the north; the San Joaquin River and Walthall Slough to the west; Walthall Slough and Woodward Avenue to the south and agricultural land to the east (see Figure 1). Major highway access is provided by State Route 120 via Airport Way to Woodward Avenue.

Existing development in the Oakwood Lake Expansion Project area includes 436 single family residential units, 57 mobile homes, and Oakwood Lake, which was reclaimed from a previously existing sand and gravel quarry pit. The property to the north of the project site is improved with warehousing and industrial uses. To the east are agricultural lands; to the south is Wetherbee Lake residential subdivision; to the west is the San Joaquin River, agriculture, and a sand and gravel quarry operation.

The irregular-shaped Project Site fronts Woodward Avenue, an L shaped, two lane road with one lane traveling north and then east and the other lane traveling west and then south; there are no existing sidewalks on either side of Woodward Avenue. On the opposite side of the Project Site is Oakwood Lake. The Project Site is otherwise bordered by residential development to the south and to the east of the Project Site is a site owned by the Oakwood Lake Water District. The Project Site is not identified on a hazardous waste or substances site list as compiled pursuant to Government Code Section 65962.5 (i.e., the properties are not on the Cortese List). There are no known historic resources within or directly adjacent to the Project site.

OAKWOOD LAKE EXPANSION PROJECT BACKGROUND

In 1969, San Joaquin County granted a use permit for the operation of a sand quarry at the project site. As a condition of the reclamation plan required of the quarry operation, the applicant deposited funds into a trust for the purpose of developing 100 camping sites. The campground was opened in 1974. In 1978 the use permit was expanded to address a Master Development Plan that incorporated various commercial recreational land uses. The Oakwood Lake Master Plan designated areas of the property for commercial recreation activities that included a water park, 160 tent sites without sewer service, 247 RV sites, a 98-unit mobile home park, a 100-room hotel, 2 stores, 3 restaurants, 2 meeting halls, a beer garden, a stage/dance area, baseball diamond, outdoor roller skating rink, a catering kitchen, service station, theater, recreation hall, sailing and tennis club, a non-motorized boat rental facility, enclosed roller rink, two amphitheaters, a wastewater treatment plant, two RV storage sites and a swim area. Buildout of the master plan included the water park features, 160 tent sites, 197 RV sites, 56 mobile home sites, and a sewage treatment plant with percolation ponds. Many of the features, such as the RV storage facilities and one of the RV camping areas have not been built, as well as the hotel, one of the stores, the recreational hall and kitchen, the restaurants, the sailing and tennis club, the enclosed roller rink and the second wastewater treatment plant.

In 2001, San Joaquin County adopted a general plan amendment, zone reclassification and special purpose plan for 157.5 acres of a 360-acre project site for the development of 479 new residential units, the construction of a boat storage facility, and the reclamation of the existing sand and gravel quarry pit as a lake ("Oakwood Lake Expansion Project"). The general plan amendment, zone reclassification and special purpose plan also permitted the relocation of the existing commercial/recreational uses. The Oakwood Lake Expansion Project EIR also evaluated a total of 98 mobile homes within the Oakwood Lake Expansion Project; only 57 mobile homes are currently at the project site.

The Oakwood Lake Expansion Project EIR concluded the Oakwood Lake Expansion Project would result in a potentially significant impact as portions of the residential development would have occurred in the levee setback area that existed at that time. The EIR mitigation measures addressed this potentially significant impact in four ways. First, the County required that the developer obtain Reclamation District 17's (RD 17) approval of a reduced setback along certain portions of the Project Site. Secondly, the County required that the developer enter into an agreement to install certain improvements to the levee at identified locations prone to levee seepage. Third, Mitigation Measure 4.2-4A required that the former State Reclamation Board (now the Central Valley Flood Protection Board (CVFPB)) and RD 17 place restrictions on privately owned parcels and on construction in the vicinity of the Walthall Slough levee. Finally, Mitigation Measure 4.2-4B required establishment of a setback or emergency access plan along the San Joaquin River to protect existing development adjacent to the river while also preserving a reasonable area for the performance of work in the event of an impending levee failure. These measures were designed to ensure that any residential development on the Project site did not interfere with RD 17's ability to access, improve, and maintain the levees.

Since the County certified the Oakwood Lake Expansion Project EIR, RD 17 has obtained approval of and implemented the Levee Seepage Repair Project, as required by the United States Army Corps of Engineers (USACE). The Levee Seepage Repair Project has strengthened the levees and addressed the USACE's levee seepage criteria, so that they now provide greater than 100-year protection. San Joaquin County Area Flood Control Agency (SJAFCFA) is undertaking further improvements to bring the levees up to 200-year flood protection requirements by 2028 in accordance with Senate Bill 5, enacted by the California Legislature in 2007 ("SB 5"). These repairs have removed this part of unincorporated San Joaquin County from the 100 year floodplain as further discussed in the Hydrology and Water Quality Section below.

PROJECT OBJECTIVES

- To reallocate residential lots approved with the original Oakwood Lake Expansion Project to a location within the project site that is more suitable for the development of residential uses.
- To construct 32 single-family residences consistent with the surrounding residences within the overall Oakwood Lake Expansion Project.
- To identify lots sold to RD 17 to implement the Levee Seepage Repair Project as precluded from any further residential development due to the extensive infrastructure improvements made and planned at that location, including levee improvements, a setback from the toe of the levee, overhead transmission facilities, and a future City of Manteca sewer line scheduled to be installed in the levee profile.

DETAILED PROJECT DESCRIPTION

The project sponsor, Lafferty Communities, has submitted an application for Oakwood Shores Unit No. 3 subdivision for the subdivision of 6.25 acres located on Woodward Avenue, APN 241-520-21, into 32 single-family residential lots between Oakwood Lake and the San Joaquin River. Upon completion of the Project, the Oakwood Lake Expansion Project will consist of a total of 468 single-family residences, 11 fewer units than the 479 previously evaluated in the Oakwood Lake Expansion Project EIR and approved by the County as part of the approval of the Oakwood Shores Project.

The Project is limited to a 6.25-acre portion ("Project Site") of the 360 acres that comprise the Oakwood Lake Expansion Project. The Project Site is currently vacant. The Oakwood Lake Expansion Project originally included the development of 44 single-family residences on 44 lots on the southernmost portion of the Project Area, adjacent to the Walthall Slough (see Figure 2). As those lots have been sold to RD 17 for the implementation of the Levee Seepage Repair Project, which has precluded any further development (see below), the Project consists of 32 single-family residences that would be developed at a location further set back from the levee than originally approved (see Figure 2). The Project consists of an 11-unit reduction in the number of single-family residences that would be developed compared to the 44 lots in the Original Project. The Project will include 32 residential lots, paved roadways and landscaped area.

To implement the Levee Seepage Repair Project, 44 lots in the Oakwood Lake Expansion Project were sold to RD17. Existing improved conditions do not allow for residential development on those lots. Since RD 17's acquisition of the 44 lots, RD 17 has completed levee improvements on significant portions of the 44 lots have been developed. The levee improvements also include a setback from the toe of the levee, and overhead transmission facilities. A future City of Manteca sewer line is also scheduled to be installed in the levee profile. These existing (and planned) improvements have not only made the construction of residential uses in the remaining area infeasible, they have also resulted in restrictions imposed by the Department of Water Resources, CVFPB and USACE. As the Levee Seepage Repair Project improvements have precluded residential development on these lots, the Project would reallocate a portion (32 of the 44) of the residential units approved for this location to a different location at the Project Site.

The applicant applied for a Special Purpose Plan (PP-98-04) to facilitate the revised residential development. The applicant prepared a land use diagram based upon the General Plan Amendment and Zone Reclassification approved in 2001. This land use diagram is shown in Figure 2, and identifies the 44 residential lots which have been sold to RD 17 for construction of the Levee Seepage Repair Project. Figure 2 identifies the proposed location of the 32 residential lots for the Project. The Project includes rezoning from Commercial/Recreational to

Residential Low density and a Tentative Subdivision Map that would subdivide the Project Site into 32 single family lots as shown in Figure 2.

A single primary access road enters the property off of Woodward Avenue (as shown in Figure 2). Each single family residence would include a two car garage, consistent with the San Joaquin County Development Title (SJCDT) requirement for two parking spaces. (SJCDT § 9-406.040.) Street parking, sidewalks, and pedestrian amenities would also be included consistent with County requirements.

The Project includes off-site water, sanitary sewer, stormwater drainage, and gas/electric utility and infrastructure connections that will be located within existing and approved road rights-of-way to provide service to the proposed subdivision consistent with the Original Project.

Project construction is anticipated to begin in February of 2024. Mass grading will require about 45 working days. Stormwater management systems will then be installed. This will be followed by connection to wastewater and water systems, and improvements on Woodward Avenue. Final grading is planned for June of 2024. Final paving, signage, striping and landscaping is anticipated to be completed in July of 2024. Construction of residences is anticipated to begin by mid-2024 and continue into 2026.

COMPARISON OF THE PROJECT AND THE ORIGINAL PROJECT

The Project is consistent with the original project evaluated by the Oakwood Lake Expansion Project EIR as it 1) results in fewer dwelling units than were evaluated and approved for the project site, and 2) the new location of the 32 single-family residences is set back further from the levee than was originally evaluated and approved, avoiding the flood control impacts identified in the Oakwood Lake Expansion Project EIR.

Project's Consistency with the Oakwood Shores Special Purpose Plan

In 2001, the County adopted the General Plan Amendment, Oakwood Shores Special Purpose Plan, and zoning reclassification when it approved the Oakwood Lake Expansion Project. The General Plan Amendment allows a total of 479 single family residential units and 98 mobile homes for the entire Oakwood Lake Expansion Project area.

The following analysis has been conducted to determine whether the Project is consistent with the land use and development assumptions of the General Plan Amendment. To be considered eligible for CEQA streamlining as a Project Consistent with a community plan per CEQA Guidelines Section 15183, the Project must be consistent with the development density established by the Oakwood Shores Special Purpose Plan. A project is consistent with the Oakwood Shores Special Purpose Plan if the density is the same or less than the density identified in that community plan. (CEQA Guidelines section 15183(i)(2).)

Consistency with the 2001 Oakwood Shores Special Purpose Plan

Four hundred and thirty-six (436) homes and 57 mobile homes have been developed within the Oakwood Lake Expansion Project area. The Project would add another 32 single family residential unit subdivision. Upon completion of the Project, the Oakwood Lake Expansion Project will consist of a total of 468 single family residential units, 11 fewer units than the allowable residential density of 479 single family residential units

previously evaluated in the Oakwood Lake Expansion Project EIR and approved by the County as part of the approval of the Oakwood Lake Expansion Project and General Plan Amendment.

The Oakwood Lake Expansion Project EIR concluded the Original Project would result in a potentially significant impact as portions of the residential development would have occurred in the levee setback area that existed at that time. The EIR mitigation measures addressed this potentially significant impact in four ways. First, the County required that the developer obtain RD 17's approval of a reduced setback along certain portions of the Project Site. Second, the County required that the developer enter into an agreement to install certain improvements to the levee at identified locations prone to levee seepage. Third, Mitigation Measure 4.2-4A required that the former State Reclamation Board (now the CVFPB) and RD 17 place restrictions on privately owned parcels and on construction in the vicinity of the Walthall Slough levee. Finally, Mitigation Measure 4.2-4B required establishment of a setback or emergency access plan along the San Joaquin River to protect existing development adjacent to the river while also preserving a reasonable area for the performance of work in the event of an impending levee failure. These measures were designed to ensure that any residential development on the Original Project site did not interfere with RD 17's ability to access, improve, and maintain the levees.

Since the County certified the Oakwood Lake Expansion Project EIR, RD 17 has obtained approval of and implemented the Levee Seepage Repair Project. To implement the Levee Seepage Repair Project, 44 lots in the Oakwood Lake Expansion Project were sold to RD17, which completed levee improvements on significant portions of the 44 lots. Existing improved conditions do not allow for residential development on those lots. The levee improvements also include a setback from the toe of the levee, and overhead transmission facilities. A future City of Manteca sewer line is also scheduled to be installed in the levee profile. These existing (and planned) improvements have not only made the construction of residential uses in the remaining area infeasible, they have also resulted in restrictions imposed by the Department of Water Resources, CVFPB and USACE. As the Levee Seepage Repair Project improvements have precluded residential development on these lots, the Project would reallocate a portion (32 of the 44) of the residential units approved for this location to a different location at the Original Project Site.

As described above, Lafferty has constructed 436 single family residential units within the Oakwood Lake Expansion Project area. Upon completion of the Project's 32 single family residential units, the Oakwood Lake Expansion Project area would have a total of 468 single family residential units, 11 fewer units than the allowable residential density of 479 single family residential units previously evaluated in the Oakwood Lake Expansion Project EIR approved by the County as part of the approval of the Oakwood Lake Expansion Project and General Plan Amendment. Accordingly, in addition to the Project's 32 single family residential units being within the total number of single family residential units for the Oakwood Lake Expansion Project identified by the General Plan Amendment, the Levee Seepage Repair Project has the effect of precluding any further residential development within the Oakwood Lake Expansion Project area.

The Project's proposed development density is consistent with the Oakwood Shores Special Purpose Plan's approved density for the Oakwood Lake Expansion Project area. As such, the Project qualifies as a Project that is consistent with a Community Plan, General Plan and/or zoning, pursuant to CEQA Guidelines Section 15183.

Initial Study / CEQA Checklist

The following Initial Study/CEQA Checklist includes an assessment of the potential environmental impacts that may result from approval and implementation of the Project. Consistent with CEQA Guidelines Section 15063, this Initial Study identifies potential environmental effects of the Project using a checklist method, with adequate explanation and evidence to support the Checklist entries and conclusions. These explanations include narrative analysis of the Project. The Checklist uses the following acronyms for CEQA conclusions:

- No Impact - for environmental factors that would not be affected in any manner
- LTS - for less than significant impacts
- LTS w/PR - for impacts that would be reduced to LTS with implementation of identified Project Requirements (including regulations, standard conditions and/or policy requirements), including measures identified in an applicable prior EIR (i.e., Oakwood Lake Expansion Project EIR), and
- SU - for significant and unavoidable impacts

CEQA Section 15183 Checklist

Section 15183(a) of the CEQA Guidelines states that, “projects that are consistent with the development density established by the existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified shall not require additional environmental review, except as may be necessary to examine whether there are project-specific significant effects that are peculiar to the project or its site.”

The analysis in the following Initial Study/CEQA Checklist provides an assessment of whether the Project qualifies for streamlined review under CEQA Guidelines Section 15183. It evaluates the potential environmental impacts of the Project in relation to the impacts identified in the Oakwood Lake Expansion Project EIR. The analysis determines whether the potential impacts of the Project were fully evaluated and disclosed in the prior EIR for the Oakwood Lake Expansion Project and Oakwood Shores Special Purpose Plan, and whether uniformly applied development policies or standards as identified in the Oakwood Lake Expansion Project EIR would apply to the Project. It also determines whether the Project would have significant effects on the environment that may be peculiar to the Project or the site. This Initial Study/CEQA Checklist incorporates by reference the discussion and analysis of all potential environmental impact topics as presented in the Oakwood Lake Expansion Project EIR. This CEQA Checklist provides an analysis in support of a determination of whether the Project would result in:

- an equal or less severe impact than previously identified in the Oakwood Lake Expansion Project EIR, or
- a new impacts, or a substantial increase in the severity of a significant impact as disclosed in the prior Oakwood Lake Expansion Project EIR

If the severity of a potential impact of the Project would be the same as or less than the severity of the impact as described in the Oakwood Lake Expansion Project EIR, the checkbox for “Equal or Less Severe” is checked. If the checkbox is marked as “New or Substantial Increase in Severity”, that would indicate that the Project’s impacts are either:

- peculiar to the Project or the Project site, pursuant to CEQA Guidelines §15183(b)(1)
- not identified in the Oakwood Lake Expansion Project EIR (the prior EIR), per CEQA Guidelines §15183(b)(2), including off-site and cumulative impacts, per CEQA Guidelines §15183(b)(3), or
- due to substantial new information that was not known at the time the Oakwood Lake Expansion Project EIR was certified, per CEQA Guidelines §15183(b)(4)

In such a circumstance, an MND or a new EIR would be required for the Project, focused on those topics that might be indicated as new or substantially more severe effects. Current CEQA Checklist topics that may not have been addressed in the prior Oakwood Lake Expansion Project EIR remain applicable to the Project.

Whereas the prior section of this document provides substantial evidence that the Project is consistent with the development assumptions of the Oakwood Lake Expansion Project and Oakwood Shores Special Purpose Plan, the Project is therefore eligible for consideration of CEQA streamlining pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183.

Oakwood Lake Expansion Project EIR

Prior to approving the Oakwood Lake Expansion Project and adopting the Oakwood Shores Special Purpose Plan, the County certified the Oakwood Lake Expansion Project EIR. The Oakwood Lake Expansion Project EIR is the prior EIR examined in this CEQA analysis to determine whether this prior EIR applies to the Project, and whether it supports streamlining under CEQA Guidelines Section 15183. The Project's CEQA analysis evaluates the specific environmental effects of the Project in light of the analysis and conclusions addressed in the prior EIR. The Final Oakwood Lake Expansion Project EIR is hereby incorporated by reference.

CEQA Streamlining

The Oakwood Lake Expansion Project EIR evaluates the environmental impacts of the Oakwood Lake Expansion Project and adoption and implementation of the Oakwood Shores Special Purpose Plan. The document serves as a source of information in the review and analysis of the Oakwood Lake Expansion Project and the associated General Plan Amendment, Zone Reclassification, and Special Purpose Plan for the environmental impacts for the entire 360 acre site. According to the Oakwood Lake Expansion Project EIR,

"The purpose of this Environmental Impact Report (EIR) is to evaluate the environmental consequences that would result from approving a general plan amendment, zone reclassification and a special purpose plan for the Oakwood Lake expansion project. The project site encompasses 360 acres and is located in southern San Joaquin County adjacent to the western boundary of the City of Manteca. This document includes an analysis of potential significant environmental impacts, as well as recommended mitigation measures that would reduce those impacts to less-than-significant levels...The proposed project is a general plan amendment, zone reclassification and special purpose plan for 157.5 acres of a 360-acre site located in Southern San Joaquin County adjacent to the western boundary of the City of Manteca. The underlying project is the development of 479 new residential units..."

Significant Unavoidable Impacts

The Oakwood Lake Expansion Project EIR determined that development consistent with the Oakwood Lake Expansion Project and General Plan Amendment would, for the most part, result in impacts that would be less than significant, or would result in impacts that would be reduced to a level of less than significant with implementation of existing regulatory requirements and implementation of mitigation measures identified in the Oakwood Lake Expansion Project EIR. However, the Oakwood Lake Expansion Project EIR determined that development consistent with the Oakwood Lake Expansion Project and Oakwood Shores Special Purpose Plan would result in certain significant impacts that could not be avoided:

- *Increase in Use of Groundwater:* The Oakwood Lake Expansion Project would contribute to the increase in the overall use of groundwater in the southern portion of San Joaquin County. The Original Project implemented Mitigation Measure 4.3-7, directing the Oakwood Lake Water District to institute a comprehensive water conservation program, which could include restricting the permitted hours for landscape irrigation, requiring incorporation of xeriscape landscaping techniques, and irrigating publicly maintained property with either reclaimed water or other non-potable water. However, even with the

implementation of existing regulations and Mitigation Measure 4.3-7, the impact would not be reduced to a less than significant level and would remain significant and unavoidable.

- *Area Source Emissions:* New traffic and area-source emissions generated by the Oakwood Lake Expansion Project and implementation of the General Plan Amendment would increase regional emissions and exceed the air district's thresholds of significance. The Original Project would implement Mitigation Measure 4.8-3 which required the following air pollution controls to be included in the building design and landscape plans: use of energy efficient design, lighting, and appliances that exceed Title 24 requirements, use of low emitting and/or high efficiency water heaters, allowing only natural gas fire places or EPA-certified wood burning fireplaces/stoves, inclusion of project amenities to encourage walking and bicycle use, inclusion of electrical capacity to allow installation of electric car recharging in residential garages, and outdoor outlets to encourage use of electrical landscaping equipment. However, even with the implementation of Mitigation Measure 4.8-3, the impact would not be reduced to a less than significant level and would remain significant and unavoidable.

Due to these potentially significant unavoidable impacts, the County adopted a Statement of Overriding Considerations as part of the County's approval of the Oakwood Lake Expansion Project, Oakwood Shores Special Purpose Plan, and General Plan Amendment.

Applicable Mitigation

The Oakwood Lake Expansion Project EIR includes mitigation measures that apply to the Original Project, and under CEQA Guidelines Section 15183, would apply to the Project. The Project is required to comply with policies, regulatory requirements and/or other mitigation as identified in the Oakwood Lake Expansion Project EIR, as applicable. The Project sponsor must agree to incorporate and/or implement these policies, regulatory requirements and/or other mitigation as part of the Project.

- A dash (–) is used in the Checklist to indicate that the Oakwood Lake Expansion Project EIR did not identify any requirements or mitigation measures for the respective environmental impact, and so none would apply to the Project.
- The abbreviation N/A is used when a policy, regulatory requirement or mitigation was identified in the Oakwood Lake Expansion Project EIR, but it does not apply to the Project.

In some instances, the Project applicant has submitted analysis or plans as required pursuant to mitigation, policies and/or standard conditions of approval as identified in the Oakwood Lake Expansion Project EIR. In these instances, the Checklist describes the results or conclusions of these Project-specific analyses or plans in the narrative under the heading "Project Plans in Furtherance of Required Mitigation". This heading also identifies any Project-specific measures that are recommended to provide further clarification for the underlying mitigation, and which have been accepted by the Project applicant and incorporated into the Project design to avoid any greater impacts. Consequently, the Project would not result in new significant impacts or substantially greater impacts than the impacts identified in the Oakwood Lake Expansion Project EIR.

General Plan Update EIR

Pursuant to CEQA Guidelines Section 15168, "a Program EIR is an EIR that has been prepared on a series of actions that can be characterized as one large project and that are related either geographically, as logical parts in a chain of contemplated actions, in connection with general criteria to govern the conduct of a continuing program, or as individual activities carried out under the same authorizing statute or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways". CEQA Guidelines Section 15168(c) provides that, "later activities in the program must be examined in the light of the Program EIR to determine whether an

additional environmental document must be prepared (unless that project is determined to be eligible for a categorical exemption):

- If a later activity would have effects that were not examined in the program EIR, a new initial study would need to be prepared leading to either an EIR or a negative declaration. That later analysis may tier from the program EIR as provided in Section 15152.
- If the agency finds, pursuant to Section 15162, that no subsequent EIR would be required, the agency can approve the activity as being within the scope of the project covered by the Program EIR, and no new environmental document would be required. Whether a later activity is within the scope of a Program EIR is a factual question that the lead agency determines based on substantial evidence in the record. Factors that an agency may consider in making that determination include, but are not limited to consistency of the later activity with the type of allowable land use, overall planned density and building intensity, geographic area analyzed for environmental impacts, and covered infrastructure, as described in the program EIR.
- The Lead Agency shall incorporate feasible mitigation measures and alternatives developed in the Program EIR into later activities in the program.
- Where the later activities involve site-specific operations, the Lead Agency should use a written checklist or similar device to document the evaluation of the site and the activity, to determine whether the environmental effects of the operation are within the scope of the program EIR.

In December 2016, the County adopted the 2035 General Plan for San Joaquin County ("General Plan Update"). A program EIR analyzing the General Plan Update was certified by the County. The purpose of this document is to analyze the Project consistent with the Oakwood Lake Expansion Project EIR described above. This document does not review the Project's consistency with the General Plan Update, which was also subject to environmental review. However, the generally applicable mitigation measure identified in the General Plan Update EIR will also apply to the Project.

Aesthetics

Would the Project:	Oakwood Lake Expansion Project EIR Findings	Relationship to Oakwood Lake Expansion Project EIR Findings:		Project Conclusions:	
		Equal or Less Severe	New or Substantial Increase in Severity	Applicable Standards and Requirements	Resulting Level of Significance
a) Have a substantial adverse effect on a scenic vista	No Impact	■	□	-	No Impact
b) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway	No Impact	■	□	-	No Impact
c) As the Project is located in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality	LTS	■	□	Regulatory Requirement SJCDT 400.050: Screening of Equipment.	LTS
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area	LTS	■	□	Regulatory Requirement SJCDT § 9-403.040: Lighting prohibitions.	LTS

Scenic Vistas

Oakwood Lake Expansion Project EIR Conclusions

The Oakwood Lake Expansion Project EIR did not identify any scenic vistas that would not be affected by the Project and there would be no impact.

Project Analysis

The Project Site is not located within any scenic vista or scenic resources as designated by the County, so the Project would not obstruct a designated public vista, nor would it result in the placement of an arguably offensive or negative-appearing object within a designated public vista. Most of the Original Project Site is developed with single family residential uses, so the development of the Project Site with 32 single family homes would be consistent with the existing development and character of the surrounding community. The Project would be constructed consistent with architectural guidelines, lot and development standards, landscaping requirements, and other regulations intended to promote aesthetic quality within the County. Accordingly, the Project would not have an adverse impact on a scenic vista.

Scenic Resources within a State Scenic Highway

Oakwood Lake Expansion Project EIR Conclusions

The Oakwood Lake Expansion Project EIR did not identify any scenic highways within a state scenic highway that would be affected by the Project and there would be no impact.

Project Analysis

The Project Site is not adjacent to or in close proximity to a designated or eligible scenic highway, and its development would be consistent with the surrounding residential community, the Oakwood Lake Expansion Project, and the Oakwood Shores Special Purpose Plan. As such, the Project would not damage scenic resources within a designated state scenic highway.

Visual Character

Oakwood Lake Expansion Project EIR Conclusions

The Oakwood Lake Expansion Project EIR did not identify any aesthetic impacts to the visual character of the surrounding urban environment, any impacts would be less than significant.

Project Analysis

The Project Site is an urban area,¹ and its development would not conflict with regulations governing scenic quality. The Project Site is located in the Oakwood Lake Expansion Project area, which was designated by the Oakwood Shores Special Purpose Plan for the development of up to 479 single family residential units. Existing development on site includes 436 single family residential units, and the development of 32 single family residential units at the Project site would be consistent with the character of the existing residential development.

Regulatory Requirement

The San Joaquin County Development Title (SJCDT) includes development and design standards that would ensure that impacts to visual character remain less than significant.

Exterior mechanical equipment, including heating, ventilation, air conditioning, refrigeration equipment, plumbing lines, ductwork, transformers, smoke exhaust fans, water meters, backflow preventers, and similar utility devices, whether on a roof or side of a structure, must be screened from public view from an adjacent public road. (SJCDT § 9-400.050.) Screening must be architecturally integrated into the main structure; when using plants, evergreen vegetation must be planted and maintained. (*Id.*)

Light and Glare

Oakwood Lake Expansion Project EIR Conclusions

The Oakwood Lake Expansion Project EIR did not identify any aesthetic impacts associated with light and glare, any impacts would be less than significant.

Project Analysis

The Project Site is currently vacant and its development would be consistent with the surrounding residential community, the Oakwood Lake Expansion Project, and anticipated by the Oakwood Shores Special Purpose Plan. The Project will add new sources of light at the Project Site consistent with the existing, surrounding residential community, including new street lighting standards and lighting on the exterior of single family residential units. The Project will not include any outdoor floodlighting, searchlights, laser lights, or similar high intensity light. No lighting device that is visible beyond the property boundaries will have intermittent fading, flashing, blinking,

¹ <https://sjmap.org/DistrictViewer/>

rotating or strobe light illumination, and no lighting standards will result in glare to motor vehicles on public rights-of-way. There is nothing specific or unusual about the Project that might be a source of substantial daytime glare. Development of the Project would not include materials that are highly reflective, and would not include large expanses of reflective glass. Impacts from light and glare would be less than significant and no mitigation is required.

Regulatory Requirement

The San Joaquin County Development Title (SJCDT) includes development and design standards that would ensure that impacts to light and glare remain less than significant.

Searchlights, laser source lights projected above the horizon, unshielded outdoor illumination of outdoor advertising or landscaping, mercury vapor, and blinking, flashing, revolving, flickering, changing intensity of illumination, and changing color lights are prohibited. (SJCDT § 9-403.040.)

CEQA Conclusion Pertaining to Aesthetics

Based on the analysis, findings and conclusions of the prior Oakwood Lake Expansion Project EIR and applicable regulatory requirements related to Aesthetics, implementation of the Project would not substantially increase the severity of any significant aesthetic impacts, nor would it result in new significant impacts related to aesthetics or visual resources that were not previously identified. The Oakwood Lake Expansion Project EIR did not identify any impacts or mitigation measures related to aesthetics or visual resources that would apply to the Project and none would be needed. No further environmental analysis of the Project pertaining to aesthetics impacts is required.

Agriculture and Forestry Resources

Would the Project:	Oakwood Lake Expansion Project EIR Findings	Oakwood Lake Expansion Project EIR Findings:		Project Conclusions:	
		Equal or Less Severe	New or Substantial Increase in Severity	Applicable Standards and Requirements	Resulting Level of Significance
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	No Impact	■	□	-	No Impact
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract	No Impact	■	□	-	No Impact
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))	No Impact	■	□	-	No Impact
d) Result in the loss of forestland or conversion of forestland to non-forest use	No Impact	■	□	-	No Impact
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use	No Impact	■	□	-	No Impact

Agriculture and Forestry Resources

Oakwood Lake Expansion Project EIR Conclusions

The Oakwood Lake Expansion Project EIR did not identify any agriculture or forestry impacts that required mitigation.

Project Analysis

According to the California Department of Conservation's Farmland Mapping and Monitoring Program, the Project Site does not contain Prime Farmland, Farmland of Statewide Importance, or Unique Farmland,² and does not

² California Department of Conservation, Farmland Mapping and Monitoring Program accessed August 2021 at: <https://maps.conservation.ca.gov/DLRP/CIFF/>

meet the state definition of "forest land." The Project Site does not contain active farmlands or grazing lands, is not encumbered by Williamson Act contracts, and is not included within an agricultural preserve or forest resources zoning district. The Project would not convert Important Farmland to non-agricultural use, and would not result in loss of an active forest resource. The Project would not create pressures to convert farmland or forestland to non-agricultural use.

CEQA Conclusions Pertaining to Agriculture

Based on the analysis, findings and conclusions of the Oakwood Lake Expansion Project EIR, implementation of the Project would not substantially increase the severity of any significant agricultural or forestland impacts, nor would it result in new significant impacts related to agriculture or forestlands that were not previously identified. The Oakwood Lake Expansion Project EIR did not identify any mitigation measures related to agriculture or forestlands that would apply to the Project and none would be needed.

Air Quality

Would the Project:	Oakwood Lake Expansion Project EIR Findings	Oakwood Lake Expansion Project EIR Findings:		Project Conclusions:	
		Equal or Less Severe	New or Substantial Increase in Severity	Applicable Standards and Requirements	Resulting Level of Significance
a) Conflict with or obstruct implementation of the applicable air quality plan	SU	■	□	MM 4.8-1, Dust Control Plan MM 4.8-3, Air Pollution Controls	LTS with MM
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard	LTS with MM	■	□	MM 4.8-1, Dust Control Plan MM 4.8-3, Air Pollution Controls	LTS with MM
c) Expose sensitive receptors to substantial pollutant concentrations	LTS with MM	■	□	MM 4.8-4, Setback for Residential Uses General Plan Update MM 4.G-3: Sensitive Receptors	LTS with MM
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people	LTS with MM	■	□	N/A	LTS

Consistency with the Applicable Air Quality Plan

Oakwood Lakes Expansion Project EIR Conclusions

The Oakwood Lakes Expansion Project EIR (Impact 4.8-3) concluded that new traffic and area-source emissions generated by the Oakwood Lakes Expansion Project would increase regional emissions and exceed the San Joaquin Valley Air Pollution Control District's (SJVAPCD) thresholds of significance, which would be inconsistent with the applicable air quality plan. The Oakwood Lakes Expansion Project EIR includes Mitigation Measure 4.8-3, which identified air pollution controls to be incorporated into building design and landscape plans. However, even with the incorporation of Mitigation Measure 4.8-3, the Oakwood Lakes Expansion Project would still exceed the SJVAPCD's thresholds of significance and air quality impacts would be significant and unavoidable.

Project Analysis

The Project would develop a 6.25-acre portion of the 360 acres that comprise the Oakwood Lake Expansion Project area. The Project Site is located within the San Joaquin Valley Air Basin (Air Basin) and is under the regulatory authority of the SJVAPCD. According to the SJVAPCD, a project with emissions below the thresholds of significance for criteria pollutants would be determined to not conflict with or obstruct implementation of the SJVAPCD's air quality plan. A project is conforming if it complies with all applicable SJVAPCD rules and regulations and is

consistent with the growth forecasts in the applicable General Plan. Conformity with growth forecasts can be established by demonstrating that the project is consistent with the land use plan that was used to generate the growth forecast. An example of a non-conforming project would be one that increases the gross number of dwelling units, increases the number of trips, and/or increases the overall vehicle miles traveled in an affected area (relative to the applicable land use plan).

The Project Site is located within the Oakwood Lake Expansion Project area. The Oakwood Shores Special Purpose Plan allows the development of 479 single family residential units and 98 mobile homes for the entire Oakwood Lake Expansion Project area. The Oakwood Lake Expansion Project area includes 436 existing single family residential units and 57 mobile homes. The Oakwood Shores Special Purpose Plan assumed the development of the entire Oakwood Lake Expansion Project as part of the baseline condition. The Project would add 32 single family residential units, so upon completion of the Project, the Oakwood Lake Expansion Project will consist of a total of 468 single family residential units, 11 fewer units than the allowable residential density of 479 single family residential units previously evaluated in the Oakwood Lake Expansion Project EIR and approved by the County as part of the approval of the Oakwood Lake Expansion Project and Oakwood Shores Special Purpose Plan.

Further, RD 17's Levee Seepage Repair Project has precluded the development of other lots zoned for residential uses. With Project's 32 single family residential units, the Project would result in 11 fewer dwelling units within the Oakwood Lake Expansion Project area. The Project is consistent the Oakwood Shores Special Purpose Plan and the residential development would add to the Oakwood Lake Expansion Project area. This is consistent with the density that was analyzed by the Oakwood Lake Expansion Project EIR and the Oakwood Shores Special Purpose Plan. As such, it is consistent with the growth forecasts in the applicable General Plan, and therefore would not conflict with or obstruct implementation of the SJVAPCD's air quality plan. The Project would implement Mitigation Measures 4.8-1 and 4.8-3 to minimize emissions and generation of particulate matter.

Applicable Mitigation Measures

Consistent with the Oakwood Lake Expansion Project EIR, the following mitigation measures pertaining to air quality would be applicable to the Project:

MM 4.8-1: The applicant shall prepare a dust control plan that incorporates the following measures:

- Limit traffic speeds on unpaved roads to 15 mph.
- Install wheel washers for all exiting trucks, or wash off all trucks and equipment leaving the site.
- Suspend excavation and grading activities when winds exceed 20 mph.
- Limit size of area subject to excavation, grading or other construction activity at any one time.

MM 4.8-3: The following measures are feasible air pollution controls for a project of this type and should be included in the building design and landscape plans:

- Use energy-efficient design, including automated control systems for heating/air conditioning and energy efficiency beyond Title 24 requirements lighting controls and energy-efficient lighting in buildings, increased insulation beyond Title 24 requirements, and light colored roof materials to reflect heat.
- Provide low nitrogen oxide emitting and/or high efficiency water heaters.
- Allow only natural gas fireplaces or EPA-certified wood burning fireplaces/stoves. Conventional open-hearth fireplaces should not be permitted.
- Install sidewalks and bike paths throughout as much of the project as possible connecting residences and commercial/recreational uses.
- Provide secure bicycle parking facilities at the commercial area.
- Provide residential garages with electrical service that would allow installation of electric car recharge outlets at a later date.

- Provide outdoor outlets at residences to allow use of electrical lawn and landscape maintenance equipment.

As the Project is consistent with the Oakwood Shores Special Purpose Plan land use designation and applicable residential density for the Oakwood Lake Expansion Project, the Project also is consistent with the growth forecasts in the applicable General Plan, and therefore would not conflict with or obstruct implementation of the SJVAPCD's air quality plan. The Project would implement Mitigation Measures 4.8-1 and 4.8-3 to minimize emissions and generation of particulate matter. Project impacts would be less than significant and no additional mitigation measures would be required.

Criteria Pollutant Emissions

Oakwood Lake Expansion Project EIR Conclusions

The U.S. Environmental Protection Agency (EPA) and the California Air Resources Board (CARB) designate air basins where ambient air quality standards are exceeded as "nonattainment" areas. If standards are met, the area is designated as an "attainment" area. The Air Basin has been designated as a nonattainment area for ozone (O₃) and Particulate Matter (PM).³ Criteria pollutants that contribute to the formation of O₃ are VOCs and NO_x.

The Oakwood Lake Expansion Project EIR (Impact 4.8-1) determined that implementation of the Oakwood Lake Expansion Project and Oakwood Shores Special Purpose Plan would have a less than significant impact on criteria pollutant emissions. Although construction activities such as clearing, excavation and grading operations, construction vehicle traffic and wind blowing over exposed earth would generate exhaust emissions and fugitive particulate matter emissions that would affect local air quality, these emissions would be addressed through the implementation of Mitigation Measures 4.8-1 and 4.8-3. With implementation of these mitigation measures, this impact would be less than significant, and no further mitigation is required.

Project Analysis

By its nature, air pollution is largely a cumulative impact resulting from emissions generated over a large geographic region. The nonattainment status of regional pollutants is a result of past and present development within the Air Basin, and this regional impact is a cumulative impact. The cumulative analysis focuses on whether a specific project would result in cumulatively considerable emissions. According to Section 15064(h)(4) of the CEQA Guidelines, the existence of significant cumulative impacts caused by other projects alone does not constitute substantial evidence that the proposed project's incremental effects would be cumulatively considerable. Rather, the determination of cumulative air quality impacts for construction and operational emissions is based on whether the proposed project would result in regional emissions that exceed the SJVAPCD regional thresholds of significance for construction and operations on a project level. The thresholds of significance represent the allowable amount of emissions each project can generate without generating a cumulatively considerable contribution to regional air quality impacts. Therefore, a project that would not exceed the SJVAPCD thresholds of significance on the project level also would not be considered to result in a cumulatively considerable contribution to these regional air quality impacts.

The Project would develop a 6.25-acre portion of the 360 acres that comprise the Oakwood Lake Expansion Project area, consistent with the Oakwood Shores Special Purpose Plan which includes the Oakwood Lake Expansion Project as part of the buildout of the General Plan buildout. The Oakwood Shores Special Purpose Plan established an allowable residential density of 479 single family residential units and 98 mobile homes for the entire Oakwood Lake Expansion Project area. Existing development within the Oakwood Lake Expansion Project area includes 436

³ According to both Federal and State Standards, the Air Basin is a nonattainment area for PM_{2.5}; according to Federal Standards, the Air Basin is in attainment for PM₁₀, though it is not according to State Standards. (<https://www.valleyair.org/aqinfo/attainment.html>)

single family residential units and 57 mobile homes. and the development of 32 single family residential units would result in a total of 468 single family residential units, 11 fewer units than the allowable residential density of 479 single family residential units previously evaluated in the Oakwood Lake Expansion Project EIR. The Project's air quality impacts represent a slight decrease when compared to the impacts analyzed in the Oakwood Lake Expansion Project EIR. These impacts would be reduced through the implementation of Mitigation Measures 4.8-1 and 4.8-3.

Applicable Mitigation Measures

Consistent with the Oakwood Lake Expansion Project EIR, the following mitigation measures pertaining to air quality would be applicable to the Project:

MM 4.8-1: The applicant shall prepare a dust control plan that incorporates the following measures:

- Limit traffic speeds on unpaved roads to 15 mph.
- Install wheel washers for all exiting trucks, or wash off all trucks and equipment leaving the site.
- Suspend excavation and grading activities when winds exceed 20 mph.
- Limit size of area subject to excavation, grading or other construction activity at any one time.

MM 4.8-3: The following measures are feasible air pollution controls for a project of this type and should be included in the building design and landscape plans:

- Use energy-efficient design, including automated control systems for heating/air conditioning and energy efficiency beyond Title 24 requirements lighting controls and energy-efficient lighting in buildings, increased insulation beyond Title 24 requirements, and light colored roof materials to reflect heat.
- Provide low nitrogen oxide emitting and/or high efficiency water heaters.
- Allow only natural gas fireplaces or EPA-certified wood burning fireplaces/stoves. Conventional open-hearth fireplaces should not be permitted.
- Install sidewalks and bikepaths throughout as much of the project as possible connecting residences and commercial/recreational uses.
- Provide secure bicycle parking facilities at the commercial area.
- Provide residential garages with electrical service that would allow installation of electric car recharge outlets at a later date.
- Provide outdoor outlets at residences to allow use of electrical lawn and landscape maintenance equipment.

The Project would comply with Mitigation Measure 4.8-1, requiring the implementation of a dust control plan during construction activities to reduce the Project's generation of Particulate Matter, a criteria pollutant for which the Air Basin has been designated as a nonattainment area. The Project would comply with Mitigation Measure 4.8-3, Air Pollution Control measures during operation. Any emissions of criteria pollutants associated with the Project have already been considered by the Oakwood Shores Special Purpose Plan and General Plan, and therefore accounted for by the SJVAPCD. With implementation of these mitigation measures, the Project would not result in a cumulatively considerable increase in a criteria pollutant; impacts would be less than significant and no further mitigation is required.

Exposure of Sensitive Receptors to Pollutant Concentrations

Oakwood Lake Expansion Project EIR Conclusions

The Oakwood Lake Expansion Project EIR (Impact 4.8-4) determined that implementation of the Oakwood Lake Expansion Project and Oakwood Shores Special Purpose Plan would have a less than significant impact on the exposure of sensitive receptors to substantial pollutant concentrations. Although the Original Project would place

new residences adjacent to agricultural activities and wastewater treatment facilities, these concentrations would be reduced through the implementation of Mitigation Measure 4.8-4. With implementation of this mitigation measure, this impact would be less than significant, and no further mitigation is required.

Project Analysis

SJVAPCD methodology states that health effects from carcinogenic air toxics (toxic air contaminants [TACs]) are usually described in terms of cancer risk. SJVAPCD established a cancer risk threshold of significance of 10 in one million when evaluating the impacts of TAC emissions from both permitted and non-permitted equipment and activities. The Project is a residential project that would, accordingly, not be a source of TACs and the Project Site does not currently contain any operational land uses that emit TACs.

The Project would be consistent with the Oakwood Shores Special Purpose Plan policies addressing the development of residential uses in proximity to TACs. PHS-5.6 requires buffers between residential areas and uses which generate TACs, and PHS-5.7 requires development projects to implement all applicable best management practices that will reduce exposure of sensitive receptors to TACs. The Oakwood Shores Special Purpose Plan EIR concluded that implementation of the Oakwood Shores Special Purpose Plan could place residential uses in proximity to sources of TACs, and cited the California Air Resources Board (CARB) *Air Quality and Land Use Handbook* as well as the SJVAPCD's *Guide for Assessing and Mitigating Air Quality Impacts* (GAMAQI) for guidance in considering potential impacts based on proximity to TACs. SJVAPCD confirmed in its review of the Project that Project-specific annual criteria pollutant emissions from construction and operation are not expected to exceed any of the significance thresholds identified in the GAMAQI.

The Oakwood Lake Expansion Project EIR identified a wastewater treatment plant planned for the Original Project Site as potential source of TACs, and included Mitigation Measure 4.8-4 to address potential impacts based on siting of residential uses in close proximity to the wastewater treatment plant. As the Project is consistent with the Oakwood Lake Expansion Project, it would comply with this mitigation measure.

Applicable Mitigation Measure

Consistent with the Oakwood Lake Expansion Project EIR, the following mitigation measure pertaining to air quality would be applicable to the Project:

MM 4.8-4: The Vesting Tentative Map for the project shall provide a minimum 150-foot setback between the wastewater treatment plant property and new residential lots.

Consistent with the General Plan Update EIR, the following mitigation measure pertaining to paleontological resources would be applicable to the Project:

Mitigation 4.G-3: The following additional policy shall be included to address potential health risks from new development under the 2035 General Plan:

PHS-5.185: Health Risk Evaluation. Prior to project approval, the County shall evaluate health risks when proposed developments would result in new sensitive receptors near existing sources of substantial toxic air contaminants (TACs) or the development of sources of substantial toxic air contaminants near existing sensitive receptors. Evaluation would be based on consideration of the California Air Resource's Board Air Quality and Land Use Handbook: A Community Health Perspective distance recommendations between sources and receptors. If the project would not meet the distance recommendations between sources and receptors, the County shall require the applicant to ensure TAC impacts would be below the carcinogenic threshold (i.e., probability of contracting cancer for the Maximally Exposed Individual would be less than 10 in one million) and below the non-carcinogenic threshold (i.e., result in a Hazard Index less than 1 for the Maximally Exposed Individual). In addition, several measures to reduce potential risk from commercial or industrial land uses that would be considered include:

- Proposed commercial or industrial land uses that have the potential to emit toxic air contaminants (such as loading docks for diesel delivery trucks) would be located as far away as possible from existing and proposed sensitive receptors.
- Signs would be posted at all loading docks and truck loading areas which indicate that diesel-powered delivery trucks must be shut off when not in use for longer than 5 minutes on the premises in order to reduce idling emissions.
- Proposed commercial and industrial land uses that have the potential to host diesel trucks would incorporate idle reduction strategies that reduce the main propulsion engine idling time through alternative technologies such as, IdleAire, electrification of truck parking, and alternative energy sources for transport refrigeration units to allow diesel engines to be completely turned off.

The Project would comply with Mitigation Measure 4.8-4, requiring a 150-foot setback between the wastewater treatment plant at the Oakwood Lake Expansion Project Site and any new residential lots. The Project would also be consistent with General Plan Update EIR Mitigation Measure 4.G-3. With implementation of these mitigation measures, the Project would reduce the risk of exposing sensitive receptors to elevated pollutant concentrations; this impact would be less than significant and no further mitigation is required.

Odors

Oakwood Lake Expansion Project EIR Conclusions

The Oakwood Lake Expansion Project EIR concluded that the land use designations proposed by the Oakwood Lake Expansion Project and Oakwood Shores Special Purpose Plan (e.g., residential) would not result in additional odor complaints. The Oakwood Lake Expansion Project EIR did not identify residential areas as likely to be subject to objectionable odors, except for those located in close proximity to aeration ponds when treatment plants are overloaded or not operated efficiently. With implementation of Mitigation Measure 4.5-4, this impact would be less than significant, and no further mitigation is required.

Project Analysis

The Project would develop a 6.25-acre portion of the 360 acres that comprise the Oakwood Lake Expansion Project area, consistent with the General Plan Amendment and the General Plan. The Project consists of residential uses, which is not typically associated with odor complaints.

The General Plan Amendment established an allowable residential density of 479 single family residential units and 98 mobile homes for the entire Oakwood Lake Expansion Project area. Existing development within the Oakwood Lake Expansion Project area includes 436 single family residential units and 57 mobile homes. At the time the Oakwood Lake Expansion Project EIR analyzed the Original Project, the EIR noted that there were 56 mobile homes existing at the Oakwood Lake Expansion Project area, located on the western side of the Original Project Site; the Project is located on the eastern side of the Original Project Site. The EIR further states that “the new aeration ponds would be located in close proximity to both existing mobile homes and proposed single family lots.” As the Project Site is not in close proximity to the mobile homes, it will not be affected by the objectionable odors.

Accordingly, the Project is neither a use that will emit objectionable odors nor will it site new residential uses in close proximity to sources of objectionable odors. This impact would be less than significant and no further mitigation is required.

CEQA Conclusion Pertaining to Air Quality

Based on the analysis, findings, and conclusions of the Oakwood Lake Expansion Project EIR, implementation of the Project would not substantially increase the severity of any significant impacts related to air quality as identified in the prior Oakwood Lake Expansion Project EIR, nor would it result in new significant impacts related to air quality that were not previously identified. The Oakwood Lake Expansion Project EIR identified mitigation measures related to air quality that would apply to the Project, and no additional mitigation measures would be needed. Further environmental analysis of the Project pertaining to the topic of air quality is not required, as the Project would not result in a substantial increase in the severity of air quality impacts compared to the impacts identified in the Oakwood Lake Expansion Project EIR.

Biological Resources

Would the Project:	Oakwood Lake Expansion Project EIR Findings	Oakwood Lake Expansion Project EIR Findings:		Project Conclusions:	
		Equal or Less Severe	New or Substantial Increase in Severity	Applicable Standards and Requirements	Resulting Level of Significance
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	LTS with MM	■	□	MM 4.10-5, Preconstruction Survey	LTS with MM
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 US Fish and Wildlife Service	LTS with MM	■	□	Regulatory Requirement SJCDT § 9-707.030: Riparian Habitat	LTS with PR
c) Have a 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	LTS with MM	■	□	MM 4.10-6, Coordination with USACE and CDFW	LTS with MM
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	LTS with MM	■	□	MM 4.10-4, Protective Cover and Nesting Habitat	LTS with MM
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance	LTS with MM	■	□	MM 4.10-2, Preconstruction Survey Regulatory Requirement SJCDT § 9-400.808: Protected Trees	LTS with PR
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	LTS	■	□	-	LTS

Candidate, Sensitive or Special Status Species

Oakwood Lake Expansion Project EIR Conclusions

The Oakwood Lake Expansion Project EIR determined that implementation of the Oakwood Lake Expansion Project and Oakwood Shores Special Purpose Plan would have a less than significant impact, either directly or through habitat modifications, on species identified as candidate, sensitive, or special-status species in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife (CDFW) or United States Fish and Wildlife Service (USFWS) (Impact 4.10-5).

The Oakwood Lake Expansion Project EIR found that implementation of the Oakwood Lake Expansion Project and Oakwood Shores Special Purpose Plan would not be expected to have any significant impacts on special-status species, unless new nesting activity were to be established by burrowing owl or other raptors before construction begins. This impact would be less than significant with implementation of Mitigation Measures 4.10-5A and 4.10-5B, which required a preconstruction survey for raptors prior to initiation of final grading plans, appropriate measures to avoid destruction of an active nest if one is found, the development of buffer zones around active nests, passive relocation, and coordination with federal agencies to ensure no permits are required for modification to the channel habitat. With implementation of Mitigation Measures 4.10-5A and 4.10-5B, impacts would be less than significant and no further mitigation would be required.

The Project Site is within the San Joaquin Multi-Species Conservation Plan ("Conservation Plan"), and was designated as an urban land use at the time of the Conservation Plan's adoption in 2001.⁴ This was reflected in the Oakwood Lake Expansion Project EIR, which showed Oakwood Lake Expansion Project area was almost entirely designated for a Commercial Recreational Land uses, and none of the Oakwood Lake Expansion Project area was designated Open Space/Resource Conservation, and the Oakwood Lake Expansion Project did not convert the project area from open space at that time.

Project Analysis

The 6.25-acre Project site is part of the 360 acres that comprise the Oakwood Lake Expansion Project area. The existing natural landscaping on the Project Site consist of trees, shrubs, and overgrown vegetation. The Project Site is currently vacant and surrounded by wrought-iron fencing. There are no known existing habitat types or vegetation communities on the Project Site, which is classified as urban.⁵ The Project would be developed consistent with the Oakwood Lake Expansion Project; the Oakwood Lake Expansion Project EIR states that proposed development is not anticipated to have a significant impact on special-status species, unless nesting activity is discovered during a preconstruction survey, as required by Mitigation Measure 4.10-5A. In the event a special-status species is discovered at that time, Mitigation Measure 4.10-5A includes provisions to protect that species.

The Project would also be consistent with the General Plan Update EIR, which found that the General Plan Update would not have substantial adverse effects on biological resources as "new development would generally be located in areas that have already been extensively developed with past agricultural and urban uses." (General Plan Update EIR page 4.F-46.) While the General Plan Update EIR acknowledges that implementation of the General Plan Update would "involve some land use designation changes with impacts to biological resources" (*Id.*), the Project would not cause such impacts as it does not involve a change of land use designation. Rather, the Project is consistent with the General Plan Update and its EIR as it is located in an area that has already been subject to past urban uses. The General Plan Update EIR did not identify any applicable mitigation measures.

⁴ <https://ca-sjcog2.civicplus.com/DocumentCenter/View/10/Land-Use-Map-pdf?bidId=>

⁵ <https://sjmap.org/DistrictViewer/>

Applicable Mitigation Measure

Consistent with the Oakwood Lake Expansion Project EIR, the following mitigation measure pertaining to biological resources apply to the Project:

MM 4.10-5A: A pre-construction survey for raptors shall be conducted by a qualified wildlife biologist prior to initiation of final grading plans for the project to confirm the presence or absence of any new nesting activity on the site. If a colony of burrowing owls or tree nesting raptor is found, appropriate measures shall be taken to avoid destruction of an active nest. An appropriate buffer zone shall be established around any active nest based on consultation with representatives of the CDFG. Construction activities shall be restricted from this zone until the qualified biologist has determined that nesting is complete and the young have fledged. For non-nesting burrowing owls, passive relocation methods shall be used by the qualified biologist to remove owls from the impact area.

The Project is unlikely to have the potential to modify habitat needed for candidate, sensitive, or special status species, and in the event that a special status species is found nesting prior to construction, Mitigation Measure 4.10-5A would apply to the Project. Impacts are less than significant and no additional mitigation measures are required.

Riparian Habitat or Other Sensitive Natural Community

Oakwood Lake Expansion Project EIR Conclusions

The Oakwood Lake Expansion Project EIR (Impact 4.10-3) determined that implementation of the Oakwood Lake Expansion Project and Oakwood Shores Special Purpose Plan would not have a substantial adverse effect on any riparian habitat or other sensitive natural community as identified in local or regional plans, policies and regulations, or as identified by CDFW or USFWS. Development consistent with the Oakwood Shores Special Purpose Plan would be required to comply with Mitigation Measure 4.10-3. With implementation of this Mitigation Measure, this impact would be less than significant, and no further mitigation is required.

Project Analysis

The Oakwood Lake Expansion Project area includes or is adjacent to Oakwood Lake, the San Joaquin River, and the Walthall Slough. The Project Site does not contain riparian habitat. Further, although the Project would be developed consistent with the Oakwood Lake Expansion Project, the Project Site is not adjacent to the San Joaquin River and it is unlikely to be in proximity to the shoreline of the western quarry lake where vegetation had been established when the Oakwood Lake Expansion Project EIR was certified.⁶

Regulatory Requirements

The following regulatory requirements are applicable to the Project:

Development within a designated riparian habitat requires County approval and mitigation through a Riparian Habitat Mitigation Plan, which would be included as a condition of approval. (SJCDT § 9-707.030(a).) The Riparian Habitat Mitigation Plan include specific actions to protect existing riparian habitat or a plan to replace, preserve, or develop new habitat, show the existing habitat on site and what is to be affected by the project, establish and maintain a buffer zone, identify mitigation sites, and include replacement vegetation, maintenance, and as appropriate, a conservation easement. (SJCDT § 9-707.030(b).)

⁶ At the time the Oakwood Lake Expansion Project EIR was certified, a waterpark was contemplated at portions of the Project Site. It is unlikely that a waterpark would have been sited at a location which was determined to be habitat designated to be protected.

The Project would with local regulatory requirements pertaining to the protection of riparian habitat and marshland, as applicable. With implementation of local regulatory requirements, the Project would not cause a substantial adverse change to riparian habitat or other sensitive natural communities, and no further mitigation would be required.

Wetlands

Oakwood Lake Expansion Project EIR Conclusions

The Oakwood Lake Expansion Project EIR (Impact 4.10-6) determined that implementation of the Oakwood Lake Expansion Project and Oakwood Shores Special Purpose Plan would not have a 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 as state and federally protected wetlands and non-wetland waters (riverine, freshwater emergent wetlands, saltwater emergent wetlands). Development consistent with the Oakwood Shores Special Purpose Plan would be required to comply with Mitigation Measure 4.10-6. With implementation of Mitigation Measure 4.10-6, this impact would be less than significant, and no further mitigation is required.

Project Analysis

The Oakwood Lake Expansion Project area includes or is adjacent to Oakwood Lake, the San Joaquin River, and the Walthall Slough. The Project site is adjacent to Oakwood Lake. According to the County, small portions of the Project site may be considered to be riverine wetlands;⁷ based on the development plans, these small portions would be well outside the anticipated footprint of any actual development. However, as the Project would be developed consistent with the Oakwood Lake Expansion Project and the Oakwood Shores Special Purpose Plan, it would incorporate Mitigation Measure 4.10-6 as it applies to the Project Site.

Applicable Mitigation Measure

Consistent with the Oakwood Lake Expansion Project EIR, the following mitigation measure pertaining to biological resources would be applicable to the Project:

MM 4.10-6: Any modifications to the outboard site of the levee along the San Joaquin River shall be coordinated with representatives of the Corps [USACE] and CDFG [CDFW], and any necessary permits or authorization shall be obtained by the applicant where required. The applicant shall confirm that proposed modifications to the lakes on the site are exempt from jurisdiction by the Corps and CDFG.

The Project would comply with Mitigation Measure 4.10-6, requiring confirmation with the USACE and CDFG (now CDFW) that any development adjacent to the lake that could be construed as a modification to the lake is exempt from jurisdiction. With implementation of Mitigation Measure 4.10-6, the Project would not cause a substantial adverse change to wetlands, and no further mitigation is required.

Wildlife Corridors or Native Wildlife Nursery Sites

Oakwood Lake Expansion Project EIR Conclusions

The Oakwood Lake Expansion Project EIR (Impact 4.10-4) determined that implementation of the Oakwood Lake Expansion Project and Oakwood Shores Special Purpose Plan would not interfere with the movement of native wildlife species or impede the use of wildlife nursery sites. Development of the site would result in the conversion

⁷ <https://sjmap.org/DistrictViewer/>

of existing ruderal grassland and vineyards to suburban habitat, which in general would not be considered significant. Intensive suburban development could limit the value of the quarry lakes to wildlife unless protected habitat features are created. Development consistent with the Oakwood Shores Special Purpose Plan would be required to comply with Mitigation Measure 4.10-4. With implementation of Mitigation Measure 4.10-4, this impact would be less than significant, and no further mitigation is required.

Project Analysis

The 6.25-acre Project site is part of the 360 acres that comprise the Oakwood Lake Expansion Project area. The Project Site is vacant, although most of the Oakwood Lake Expansion Project area has been developed with suburban development. Neither the Project Site nor the Oakwood Lake Expansion Project is considered a wildlife corridor. However, the Oakwood Lake Expansion Project EIR concludes that as intensive suburban development could limit the value of the quarry lakes to wildlife unless protected habitat features are created, Mitigation Measure 4.10-4 requires the incorporation of protective cover and nesting habitat for wildlife. As the Project would be developed consistent with the Oakwood Lake Expansion Project and the Oakwood Shores Special Purpose Plan, it would be required to incorporate Mitigation Measure 4.10-4 into the Project.

Applicable Mitigation Measure

Consistent with the Oakwood Lake Expansion Project EIR, the following mitigation measure pertaining to biological resources would be applicable to the Project:

MM 4.10-4: A minimum of two islands shall be incorporated into the quarry reclamation and development plans to provide protective cover and nesting habitat for wildlife. Native marsh and riparian vegetation shall be allowed to become established around the perimeter of the islands. The islands shall be designed to extend a few feet above the expected high water in the lakes to provide retreat areas for wildlife.

The Project would comply with Mitigation Measure 4.10-4, requiring the incorporation of protective cover and nesting habitat for wildlife, to the extent the Oakwood Lake Expansion Project has not done so already. With implementation of Mitigation Measure 4.10-4, the Project would not cause a substantial adverse change to wildlife corridors and nursery sites, and no further mitigation is required.

Local Policies or Ordinances Protecting Biological Resources

Oakwood Lake Expansion Project EIR Conclusions

The Oakwood Lake Expansion Project EIR (Impact 4.10-2) determined that implementation of the Oakwood Lake Expansion Project and Oakwood Shores Special Purpose Plan would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance and there would be no impact. SJCDT § 9-1505 *et. seq.* requires the preservation of all mature oak trees to the maximum extent feasible. These provisions include mapping tree trunk location, establishing setbacks around trees pertaining to grading, construction, and creation of impervious surfaces, and tree preservation standards being incorporated into a landscape plan. Development consistent with the Oakwood Shores Special Purpose Plan would be required to comply with Mitigation Measures 4.10-2A and 4.10-2B, requiring compliance with SJCDT § 9-1505 *et. seq.*⁸ With implementation of these mitigation measures, this impact would be less than significant, and no further mitigation is required.

⁸ The SJCDT has since been revised and the relevant provisions appear in section 9-400.080 *et. seq.*

Project Analysis

The Project Site is vacant, although according to online resources there appear to be trees along the portions of the Project Site adjacent to Oakwood Lake and Woodward Avenue. There are no known protected trees on the Project Site, though if any trees designated as protected by SJCDT § 9-400.080 *et. seq.* are discovered, they would be subject to these SJCDT provisions. As the Project would be developed consistent with the Oakwood Lake Expansion Project and the Oakwood Shores Special Purpose Plan, it would be required to incorporate Measures 4.10-2A and 4.10-2B into the Project.

Applicable Mitigation Measures

Consistent with the Oakwood Lake Expansion Project EIR, the following mitigation measures pertaining to biological resources would be applicable to the Project:

MM 4.10-2A: The project shall comply with Section 9-1505 of the County Development Title, and all mature oaks on the site shall be preserved to the maximum extent feasible. Tree trunk location shall be mapped by an engineering survey, and the condition of individual trees evaluated by a certified arborist prior to finalization of plans for the mobile home expansion and residential development in Areas 4 and 5 on Figure 4.10-1. Adequate setbacks shall be provided around the base of all trees to be retained, with grading, construction, and creation of impervious surfaces generally restricted outside the dripline of individual trees. This may include adjustments to proposed lot lines and roadway alignments necessary to protect individual trees and tree clusters.

MM 4.10-2B: Treatment of trees to be preserved shall be defined as part of a tree preservation component of a landscape plan for the project, consistent with the provisions of Section 9-1505 of the County Development Title. Standards contained in the tree preservation component of a landscape plan shall include the following:

- All trees to be retained shall be identified in the field through flagging or other obvious marking method prior to any grading.
- Temporary fencing shall be required along the outermost edge of the dripline of each tree or group of trees to be retained in the vicinity of grading to avoid compaction of the root zone and mechanical damage to trunks and limbs.
- Paving within tree driplines shall be prohibited or stringently minimized using porous materials such as gravel, loose boulders, cobbles, wood chips or bark mulch where hardscape improvements are necessary for access in the vicinity of trees.
- Trenching shall be prohibited within tree driplines, with any required utility line within the dripline installed by boring or drilling through the soil.
- Landscape irrigation within tree driplines shall be minimized prohibiting turf or any landscaping with high water requirements and limiting permanent irrigation improvements to bubbler, drip, or subterranean systems.

Regulatory Requirements

The following regulatory requirements are applicable to protected trees on the Project Site:

A permit is required for the removal of oak trees, which may be granted provided that the tree is replaced. (SJCDT § 9-400.080(c).) Each heritage oak tree shall be replaced with five trees or acorns, and each native oak tree shall be replaced with three trees or acorns, which shall be planted as near to the location of the tree removal as possible. (SJCDT § 9-400.080(d).) Trees are to be protected from development, subject to limitations on grade changes and trenching limitations, as well as a requirement for fencing to be installed at the edge of the protected zone of each protected tree. (SJCDT § 9-400.080(f).) Landscaping limitations are also applicable to the area surrounding oak trees. (SJCDT § 9-400.080(g).)

Consistent with the findings of the Oakwood Lake Expansion Project EIR, the Project would be required to obtain a Tree Removal permit for removal of any protected trees on the Project Site. The Project would be required to provide replacement tree plantings consistent with the provisions of the SJCDT. These Tree Permit requirements would achieve compliance with local policies or ordinances protecting biological resources and no further mitigation is required.

Conflict with HCP or Natural Community Conservation Plans

Oakwood Lake Expansion Project EIR Conclusions

The San Joaquin County Habitat Conservation Plan (SJMSCP) was approved on November 14, 2000 and became effective in 2001, and the Oakwood Lake Expansion Project was approved in 2001. The Oakwood Lake Expansion Project EIR determined that the Oakwood Lake Expansion Project and Oakwood Shores Special Purpose Plan would not conflict with the provisions of the SJMSCP, Natural Community Conservation Plan or other approved local, regional, or State Habitat Conservation Plan. Impacts would be less than significant and no mitigation measures would be required.

Project Analysis

As the Project would be consistent with the Oakwood Lake Expansion Project, the Project would not conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or State Habitat Conservation Plan. The Project would be consistent with the natural and cultural resources element of the General Plan Update and would not contravene any of the policies in promotion of Goal NCR-2, to preserve and protect wildlife habitat for the maintenance and enhancement of biological and ecological integrity.

The Project is proceeding in accordance with the SJMSCP and the Incidental Take Permit issued to San Joaquin County under Section 10 of the Endangered Species Act (ESA). The Project applicant has agreed to implement the applicable SJMSCP Incidental Take Minimization Measures and mitigation requirements set forth in the SJMSCP. In accordance with the SJMSCP, the Project applicant will agree Incidental Take Minimization Measures (ITMMs) issued by SJCOG for the project and must be signed by the project applicant prior to any ground disturbance but no later than six (6) months from receipt of the ITMMs. If ITMMs are not signed within six months, the applicant must reapply for SJMSCP Coverage. The Project is designed so that no ground disturbance will occur without compliance and satisfaction of the ITMMs and payment of the applicable SJMSCP habitat fee.

CEQA Conclusion Pertaining to Biological Resources

Based on the analysis, findings, and conclusions of the Oakwood Lake Expansion Project EIR, implementation of the Project would not substantially increase the severity of any significant impacts to biological resources as identified in that prior EIR, nor would it result in new significant impacts related to biological resources that were not previously identified. The Oakwood Lake Expansion Project EIR identified mitigation measures and regulatory requirements related to biological resources that would apply to the Project and have been incorporated into the Project design, and implementation of those mitigation measures and regulatory requirements would ensure the Project's impacts to biological resources would remain less than significant. No further environmental review of the Project pertaining to the topics of biological resources is required.

Cultural Resources

Would the Project:	Oakwood Lake Expansion Project EIR Findings	Oakwood Lake Expansion Project EIR Findings:		Project Conclusions:	
		Equal or Less Severe	New or Substantial Increase in Severity	Applicable Standards and Regulations	Resulting Level of Significance
a) Cause a substantial adverse change in the significance of a historic resource pursuant to Section 15064.5	No Impact	■	□	-	No Impact
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5	LTS with MM	■	□	MM 4.11-1: Discovery of Archaeological Resources	LTS with MM
c) Disturb any human remains, including those interred outside of formal cemeteries	LTS	■	□	Regulatory Requirement HSC §7050.5 and PRC § 5097.98: Discovery of Human Remains	LTS with PR

Historic Resources

Oakwood Lake Expansion Project EIR Conclusions

The Oakwood Lake Expansion Project EIR determined that implementation of the Oakwood Lake Expansion Project and the Oakwood Shores Special Purpose Plan would not cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5.

Project Analysis

The Project Site is vacant. There are no known known historic resources on the project site. No designated historic resources are located within the Oakwood Lake Expansion Project or on the neighboring parcels.⁹ Accordingly, the Project would not cause a substantial adverse change in the significance of a historic resource.

Archaeological Resources

Oakwood Lake Expansion Project EIR Conclusions

The Oakwood Lake Expansion Project EIR (Impact 4.11-1) determined that implementation of the Oakwood Lake Expansion Project and the Oakwood Shores Special Purpose Plan would not cause a substantial adverse change in the significance of cultural resources pursuant to CEQA Guidelines Section 15064.5. If previously undiscovered cultural resources are unearthed during construction, the Oakwood Lake Expansion Project EIR Mitigation Measure 4.11-1 requires the cessation of construction activities in the immediate area. Construction activities in the immediate area are to remain suspended until a qualified archeologist and County staff can assess the significance of the find and make mitigation recommendations, as warranted. The Oakwood Lake Expansion Project EIR concluded that new development could affect previously unidentified archaeological resources, but

⁹ <https://sjmap.org/DistrictViewer/>

compliance with Mitigation Measure 4.11-1 would reduce impacts to archaeological resources to less than significant, and no additional mitigation was indicated as necessary.

Project Analysis

Conditions on the Project site have not changed since the Oakwood Lake Expansion Project EIR analysis. The Project would require construction and ground-disturbing activities, which has the potential to expose previously unknown archaeological resources. As the Project would be developed consistent with the Oakwood Lake Expansion Project and the Oakwood Shores Special Purpose Plan, it would be required to incorporate Mitigation Measure 4.11-1 into the Project.

Applicable Mitigation Measure

Consistent with the Oakwood Lake Expansion Project EIR, the following mitigation measure pertaining to cultural resources would be applicable to the Project:

MM 4.11-1: In accordance with CEQA Section 15064.5, should previously unidentified cultural resources be discovered during construction, the applicant is required to cease work in the immediate area until such time a qualified archaeologist, and San Joaquin County staff, can assess the significance of the find and make mitigation recommendations, if warranted.

Consistent with the findings of the Oakwood Lake Expansion Project EIR, the Project would be required to comply with Mitigation Measure 4.11-1, ceasing construction activities in the immediate area if previously unidentified cultural resources are discovered during construction. With implementation of Mitigation Measure 4.11-1, the Project would not cause a substantial adverse change in the significance of archeological resources.

Human Remains

Oakwood Lake Expansion Project EIR Conclusions

The Oakwood Lake Expansion Project EIR determined that implementation of the Oakwood Lake Expansion Project and the Oakwood Shores Special Purpose Plan would not be likely to result in the disturbance of human remains.

Project Analysis

There are no known human remains buried at the Project Site, but the potential for such discovery is possible during construction and ground-disturbing activities.

Regulatory Requirements

The following regulatory requirements apply to the Project:

In accordance with California Health and Safety Code, section 7050.5 if construction or grading activities result in the discovery of human remains, then all work within any nearby area shall cease, the County Coroner shall be notified by the project applicant. If it is determined that the remains are Native American in accordance with Section 5097.98 of the California Public Resources Code, appropriate action shall be taken by the project applicant in coordination with the Native American Heritage Commission.

In the unlikely event of discovery of human remains during construction, the Project would be required to comply with State law that addresses such an unanticipated circumstance. These State regulations will ensure that the Project's construction does not disturb human remains, including those interred outside of formal cemeteries, and no additional mitigation is required.

CEQA Conclusions Pertaining to Cultural Resources

Based on the analysis, findings and conclusions of the Oakwood Lake Expansion Project EIR, implementation of the Project would not substantially increase the severity of any significant impacts to cultural resources as identified in the Oakwood Lake Expansion Project EIR, nor would it result in new significant impacts related to cultural resources that were not previously identified. The Oakwood Lake Expansion Project EIR did identify mitigation measures and regulatory requirements related to cultural resources that would apply to the Project and have been incorporated into the Project design, and implementation of those mitigation measures and regulatory requirements would ensure the Project's impacts to cultural resources would remain less than significant. No further environmental review of the Project pertaining to the topic of cultural resources is required.

Energy

Would the Project:	Oakwood Lake Expansion Project EIR Findings	Oakwood Lake Expansion Project EIR Findings:		Project Conclusions:	
		Equal or Less Severe	New or Substantial Increase in Severity	Applicable Standards and Requirements	Resulting Level of Significance
a) Result in potentially significant environmental impacts due to wasteful, inefficient or unnecessary consumption of energy resources, during project construction or operation	LTS	■	□	-	LTS
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency	LTS	■	□	-	LTS

Oakwood Lake Expansion Project

The Oakwood Lake Expansion Project EIR evaluated the Oakwood Lake Expansion Project consistent with the CEQA requirements in effect at the time, which did not require specific analysis of energy impacts. As a subsequent project approval to the Oakwood Lake Expansion Project and the Oakwood Lake Expansion Project EIR, the Project is not required to evaluate impacts beyond which were required at the time the Oakwood Lake Expansion Project EIR was certified.

Project Analysis

The Project is consistent with the Oakwood Shores Special Purpose Plan, and the Project Site and its land use designations were subject to analysis in the Oakwood Lake Expansion Project EIR. The Oakwood Lake Expansion Project EIR concluded that implementation of the Oakwood Shores Special Purpose Plan would not result in unnecessary consumption of energy, as future development would primarily occur in or adjacent to the vicinity of existing developed urban areas. (General Plan Update page 4.P-21.) In addition to these land use patterns allowing the logical extension and utilization of existing utilities, public services, and other amenities, these land use patterns also reduce dependence on motor vehicles and allow for stronger public transportation systems and development of pedestrian and bicycle paths. (*Id.*) As the Project would be an infill development in a designated urban area in close proximity to other existing urban uses, the Project would be consistent with the Oakwood Lake Expansion Project EIR and would not result in the wasteful, inefficient or unnecessary consumption of energy resources, during project construction or operation. Impacts would be less than significant and no mitigation would be required.

As noted above, the Project is not required to evaluate energy impacts. Even if the Project were required to evaluate energy impacts, the Project is consistent with the Oakwood Shores Special Purpose Plan, and the Project Site and land use designations were subject to energy impact analysis in the Oakwood Lake Expansion Project EIR,

which concluded that impacts are less than significant. No further environmental review of the Project pertaining to the topic of energy is required.

Geology

Would the Project:	Oakwood Lake Expansion Project EIR Findings	Oakwood Lake Expansion Project EIR Findings:		Project Conclusions:	
		Equal or Less Severe	New or Substantial Increase in Severity	Applicable Standards and Requirements	Resulting Level of Significance
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death, involving: i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning map issued by the State Geologist for the area or based on other substantial evidence of a known fault ii. Strong seismic ground shaking iii. seismic-related ground failure, including liquefaction iv. Landslides	LTS with MM	■	□	MM 4.2-1: Slope design and compaction. MM 4.2-5A: Incorporation of soil in Project design. MM 4.2-5B: Slope design and setbacks. MM 4.2-5C: Construction consistent with building code and County Grading Ordinance. Regulatory Requirement: CBC Provisions	LTS with PR
b) Result in substantial soil erosion or the loss of topsoil?	LTS with MM	■	□	MM 4.4-2: Stormwater Prevention Plan Regulatory Requirement: SJCDT § 9-402.040(i)	LTS with PR
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?	LTS with MM	■	□	MM 4.2-3: Foundation Requirements. Regulatory Requirement: CBC § 1808A.2	LTS with PR
d) Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994), or other soils conditions creating substantial direct or indirect risks to life or property?	LTS with MM	■	□	MM 4.2-2: Stabilization of expansive soil. Regulatory Requirement: CBC Provisions	LTS with PR
e) Have soils that are incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	LTS	■	□	-	LTS
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	LTS	■	□	General Plan Update MM 4.E-3:	LTS with General Plan Update MM

Seismic Hazards

Oakwood Lake Expansion Project EIR Conclusions

The Oakwood Lake Expansion Project EIR (Impact 4.2-1, 4.2-2) found that Oakwood Lake Expansion Project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving rupture of a known earthquake fault, strong seismic ground shaking, or seismic-related ground failure including liquefaction and landslides. Oakwood Lake Expansion Project development would be required to comply with Mitigation Measures 4.2-1 and 4.1-2. With implementation of these Mitigation Measures, this impact would be less than significant, and no further mitigation is required.

Project Analysis

The Project Site is located in a seismically active region. Numerous earthquakes have been recorded in the region in the past, and moderate to large earthquakes should be anticipated during life of the Project.

Fault Rupture

The Project Site is not located within an Alquist-Priolo Earthquake Fault Zone and there are no known active faults crossing the Project Site as mapped and/or recognized by the State of California. The nearest major active fault is the Greenville Fault, approximately 21.1 miles southwest of the Project Site. There would be no impact from being located within a State-designated Alquist-Priolo Zone or other designated fault zone.

Ground Shaking

During a major earthquake on one of the active faults in the general region, the Project Site will experience very strong to violent ground shaking similar to other areas of the seismically active San Joaquin Valley region. The intensity of the earthquake ground motion at the Project Site will depend upon the characteristics of the generating fault, distance to the earthquake epicenter, magnitude and duration of the earthquake, and site-specific geologic conditions. During its history, the Project Site has been subjected to strong ground shaking from moderate to large earthquakes. A major earthquake on one of the nearby faults could again produce strong to very strong shaking at the site.

The Project Site is located in the seismically active Northern California region and strong seismic ground shaking as a result of earthquakes along several local and regional faults is likely to occur during the design life of the Project. However, the risk from strong seismic shaking on the Project Site is no greater than other areas of Northern California. As required by state and local building regulations, the County would review the building plans for compliance with the County Building Code and the California Building Code (CBC) seismic standards related to seismic safety. Therefore, impacts would be less than significant and no mitigation measures are required.

Seismically Induced Liquefaction

Strong shaking during an earthquake can result in ground failure such as that associated with soil liquefaction. When saturated soil with little to no cohesion liquefies during a major earthquake, it experiences a temporary loss of shear strength. Flow failure, lateral spreading, differential settlement, loss of bearing, ground fissures, and sand boils are evidence of excess pore pressure generation and liquefaction. The Project Site is not within a zone

designated as having the potential for liquefaction.¹⁰ Therefore, impacts would be less than significant and no mitigation measures are required.

Seismic-Related Landslides

The Project site and immediate vicinity is flat and, therefore, not subject to seismically induced landslide hazards. There would be no impact.

Applicable Mitigation Measures

Consistent with the Oakwood Lake Expansion Project EIR, the following mitigation measures pertaining to geology would be applicable to the Project:

MM 4.2-1: Finished slopes shall be graded no steeper than 2 horizontal to one vertical, and all structures shall be set back a minimum of 15 feet from the top of slope, in accordance with the recommendations set forth in the October 1997 Geotechnical Investigation performed by Kleinfelder, Inc. In addition, further studies shall be performed as recommended by the project soils engineer to determine the degree of compaction required to ensure future slope stability and to assess the competence of the underlying ground and of the materials to be used for slope construction in those areas where the existing shoreline of the north lake is to be extended out into the lake for the creation of roadways and homesites.

MM 4.2-5A: The project geotechnical engineer shall determine the degree to which supporting soil layers in the vicinity of the proposed effluent disposal ponds, or elsewhere on the site, would be saturated by high groundwater levels and subject to liquefaction. Where it is determined that liquefaction could occur, project improvements shall be constructed with foundations designed to resist the additional movement and loss of support that might occur within localized areas during an earthquake.

MM 4.2-5B: Slopes around the perimeter of the lakes shall be designed to resist any loss of lateral support that might occur in response to an earthquake, and all project improvements shall be set back from the top of slope as required to be beyond the potential effects of lateral spreading.

MM 4.2-5C: Construct all proposed buildings and perform all earthwork in accordance with the Uniform Building Code and with all applicable provisions of the San Joaquin County Grading Ordinance. These designs would be based on estimates of peak and maximum repeatable earthquake-induced ground surface accelerations expected to occur on the project site, as calculated by the project geotechnical reports.

Required Regulations, Policies and Standards

The following regulatory requirements apply to the Project:

San Joaquin Municipal Code section 8-1000 adopts the California Building Code by reference. Building permit issuance would be based upon satisfactory completion of any identified applicable measures. The Project is therefore subject to those seismic safety requirements as set forth in the California Building Code, and the Project shall be designed and constructed pursuant to those building standards.

Consistent with the findings of Oakwood Lake Expansion Project EIR, full compliance with the CBC regulations and building standards, and site-specific recommendations to be provided by a geotechnical engineer, the effects of strong ground shaking in the event of a likely earthquake scenario would be reduced to levels considered under CEQA to be less than significant. No additional mitigation is required.

¹⁰ <https://maps.conservation.ca.gov/cgs/EQZApp/app/>

Soil Erosion

Oakwood Lake Expansion Project EIR Conclusions

The Oakwood Lake Expansion Project EIR (Impact 4.4-2) concluded that development of the Oakwood Lake Expansion Project would not result in substantial soil erosion or the loss of topsoil. Development would involve construction activities such as stockpiling, grading, excavation, paving and other earth-disturbing activities. Loose and disturbed soils are more prone to erosion and loss of topsoil by wind and water. As such, soil erosion is dependent on individual site locations and conditions on-site during construction. The Oakwood Lake Expansion Project EIR requires compliance with Mitigation Measure 4.4-2. With implementation of Mitigation Measure 4.4-2, this impact would be less than significant, and no further mitigation is required.

Project Analysis

Ground-disturbing activities associated with project construction may result in the removal of some topsoil during construction. The Project would be subject to Erosion Control standards identified in the SJVDT. Additionally, as the Project would be developed consistent with the Oakwood Lake Expansion Project and the Oakwood Shores Special Purpose Plan, it would be required to incorporate Mitigation Measure 4.4-2.

Applicable Mitigation Measure

Consistent with the Oakwood Lake Expansion Project EIR, the following mitigation measure pertaining to geology would be applicable to the Project:

MM 4.4-2: The applicant shall prepare a Storm Water Pollution Prevention Plan to control erosion on the project site during construction and shall obtain a permit for construction from the RWQCB. At a minimum, the SWPPP should include the following provisions:

- Leave existing vegetated areas undisturbed until construction of improvements on each portion of the development site is actually ready to commence.
- Immediately revegetate or otherwise protect all disturbed areas from both wind and water erosion upon the completion of grading activities.
- Collect stormwater runoff into stable drainage channels, from small drainage basins, to prevent the buildup of large, potentially erosive stormwater flows.
- Direct runoff away from all areas disturbed by construction.
- Use sediment ponds or siltation basins to trap eroded soils before runoff is discharged into on-site or off-site drainage culverts and channels.
- To the extent possible, schedule major site development work involving excavation and earth moving for construction during the dry season.
- Develop and implement a program for the handling, storage, use and disposal of fuels and hazardous materials. The program should also include a contingency plan covering accidental hazardous material spills.

Regulatory Requirements

The following SJCDT provisions specifically intended to address the adverse effects of erosion would apply to the Project

SJCDT § 9-402.040(i): Erosion Control. Erosion shall be controlled as follows:

- (1) Slopes created through grading during construction shall be (re)planted with groundcover at a maximum of 18 inches on center or (re)planted with shrubs;
- (2) Slopes shall be restricted to a maximum 2:1 slope ratio;

- (3) Slopes greater than six feet in vertical height shall be planted with groundcover a maximum of 18 inches on center;
- (4) Erosion shall be controlled on all graded sites which remain vacant prior to building construction; and
- (5) Protective netting may be required on an interim basis to ensure bank stability.

Consistent with the conclusions of the Oakwood Lake Expansion Project EIR, the Project's effects related to erosion during construction will be fully addressed through Mitigation Measure 4.4-2 and implementation of existing regulations; this impact would be reduced to less than significant and no further mitigation would be required.

Unstable Geologic Unit

Oakwood Lake Expansion Project EIR Conclusions

The Oakwood Lake Expansion Project EIR (Impact 4.2-3) found that development of the Oakwood Lake Expansion Project would not be located on a geologic unit or soil that is unstable, though excessive, post-construction settlement of artificial fills could overstress buildings, pavement or underground utilities constructed at or just below the ground surface. The Oakwood Lake Expansion Project EIR requires compliance with Mitigation Measure 4.2-3. With implementation of this Mitigation Measure 4.2-3, this impact would be less than significant, and no further mitigation is required.

Project Analysis

The Project Site is generally flat with slopes to the existing lake that are not susceptible to landslides, or where landslide potential may be exacerbated by new development. The Project Site is not within a zone designated as having the potential for liquefaction.¹¹ Therefore, the Project Site is not located on a geologic unit of soil that is unstable. Proper engineering and adherence to required building standards, such as the Uniform Building Code (UBC) and the CBC would be implemented. Impacts would be less than significant and no mitigation measures are required. Additionally, as the Project would be developed consistent with the Oakwood Lake Expansion Project and the Oakwood Shores Special Purpose Plan, it would be required to incorporate Mitigation Measure 4.2-3.

Applicable Mitigation Measure

Consistent with the Oakwood Lake Expansion Project EIR, the following mitigation measure pertaining to geology would be applicable to the Project:

MM 4.2-3: All fill materials that will support building foundations and roadway subgrades shall be fully compacted in accordance with the geotechnical engineer's recommendations before the construction of project improvements. If necessary, fills shall be surcharged until the geotechnical engineer determines that the fill material as well as the underlying basement soils have sufficiently consolidated to effectively support improvements constructed on the surface.

Required Regulations, Policies and Standards

The following regulatory requirement applies to all new construction activity within California and is specifically intended to address building foundation design to protect against differential settlement:

CBC § 1808A.2: Foundations shall be so designed that the allowable bearing capacity of the soil is not exceeded and that differential settlement is minimized. The enforcing agency may require an analysis of foundation elements to determine subgrade deformation in order to evaluate the effects on the superstructure.

¹¹ <https://maps.conservation.ca.gov/cgs/EQZApp/app/>

Expansive or Corrosive Soils, or Hazardous Geologic Conditions

Oakwood Lake Expansion Project EIR Conclusions

The Oakwood Lake Expansion Project EIR (Impact 4.2-2) concluded that development of the Oakwood Lake Expansion Project would not be located on expansive soil as defined by the UBC. Though portions of the Original Project would be constructed on top of expansive soils and potentially would be subject to long-term damage, the Oakwood Lake Expansion Project EIR requires sampling and treatment for the stabilization of expansive soils through Mitigation Measure 4.2-2. With implementation of this Mitigation Measure 4.2-2, this impact would be less than significant, and no further mitigation is required.

Project Analysis

The Project would be required to adhere to UBC and CBC building standards to address the specific nature of the soil. As the Project would be developed consistent with the Oakwood Lake Expansion Project and the Oakwood Shores Special Purpose Plan, it would be required to incorporate Mitigation Measure 4.2-2.

Applicable Mitigation Measure

Consistent with the Oakwood Lake Expansion Project EIR, the following mitigation measure pertaining to geology would be applicable to the Project:

MM 4.2-2: The project geotechnical engineer shall identify areas of expansive soils throughout the site and provide specific recommendations to stabilize expansive materials that may be used for subgrade support and utility encasement or to construct foundations able to resist the damaging effects of expansive soil movement.

Required Regulations, Policies and Standards

The Project would be subject to the soil engineering and foundation design requirements set forth in the CBC, which recommends measures and practices to ensure that new structures are adequately supported and are not susceptible to the adverse effects of expansive soils.

Septic System Capability

Oakwood Lake Expansion Project EIR Conclusions

The Oakwood Lake Expansion Project EIR found that development of the Oakwood Lake Expansion Project would not be located on 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. Impacts would be less than significant and no mitigation is required.

Project Analysis

The Project would connect to the Oakwood Lake Water District sewer lines which connects to the Manteca Wastewater Treatment Plant, and on-site wastewater treatment systems are not required or proposed at the site. Consistent with the findings of the Oakwood Lake Expansion Project EIR, the Project would not have an adverse effect pertaining to septic system capabilities.

Paleontological Resources

Oakwood Lake Expansion Project EIR Conclusions

The Oakwood Lake Expansion Project EIR found that development of the Oakwood Lake Expansion Project would not be likely to directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

Project Analysis

No paleontological deposits were identified on the Project Site during research conducted for the Oakwood Lake Expansion Project EIR. Site conditions have not changed since the time of the DEIR and the presence of prehistoric archaeological deposits is not anticipated. Although paleontological resources (fossils) have not been recorded near the Project Site, the presence of these resources as buried, subsurface phenomena cannot be entirely ruled out. Therefore, it is possible that the earthmoving activities required for the project would result in a significant impact to paleontological resources. As the Project would be developed consistent with the Oakwood Shores Special Purpose Plan, it would incorporate General Plan Mitigation Measure 4.E-3.

Applicable Mitigation Measure

Consistent with the Oakwood Lake Expansion Project EIR, the following mitigation measure pertaining to paleontological resources would apply to the Project:

Mitigation Measure 4.E-3: The following new policy “Inadvertent Discovery of Cultural Resources,” in the 2035 General Plan would reduce impacts to accidentally discovered archaeological resources.

NCR-6.10: Inadvertent Discovery of Cultural Resources.¹² If prehistoric or historic-period archaeological resources are encountered during ground disturbing activities in the county, all activities within 100 feet shall halt and the County shall be notified. A Secretary of the Interior-qualified archaeologist shall inspect the findings within 24 hours of discovery. If it is determined that a project could damage a unique archaeological resource (as defined pursuant to the CEQA Guidelines), mitigation shall be implemented in accordance with PRC Section 21083.2 and Section 15126.4 of the CEQA Guidelines, with a preference for preservation in place. Consistent with Section 15126.4(b)(3), this may be accomplished through planning construction to avoid the resource; incorporating the resource within open space; capping and covering the resource; or deeding the site into a permanent conservation easement. If avoidance is not feasible, a qualified archaeologist shall prepare and implement a detailed treatment plan in consultation with the County. Treatment of unique archaeological resources shall follow the applicable requirements of PRC Section 21083.2. Treatment for most resources would consist of (but would not be not limited to) sample excavation, artifact collection, site documentation, and historical research, with the aim to target the recovery of important scientific data contained in the portion(s) of the significant resource to be impacted by the project. The treatment plan shall include provisions for analysis of data in a regional context, reporting of results within a timely manner, curation of artifacts and data at an approved facility, and dissemination of reports to local and state repositories, libraries, and interested professionals.

With implementation of General Plan Update Mitigation Measure 4.E-3, impacts would be less than significant and no further mitigation would be required.

CEQA Conclusion Pertaining to Geology

Based on the analysis, findings and conclusions of the Oakwood Lake Expansion Project EIR and Oakwood Lake Expansion Project EIR, implementation of the Project would not substantially increase the severity of any significant geologic or paleontological impacts identified in the prior EIR, nor would the Project result in new significant impacts related to geology that were not previously identified. The Oakwood Lake Expansion Project EIR and the Oakwood Lake Expansion Project EIR identified mitigation measures related to geology that would apply to the Project, and no other mitigation other than existing regulatory requirements would be needed. No further environmental of the Project pertaining to the topic of geology is required.

¹² “Cultural resources include historic-era architectural resources, prehistoric and historic-era archaeological resources, paleontological resources, and human remains.” (General Plan Update EIR page 4.E-1.)

Greenhouse Gas Emissions

Would the Project:	Oakwood Lake Expansion Project EIR Findings	Oakwood Lake Expansion Project EIR Findings:		Project Conclusions:	
		Equal or Less Severe	New or Substantial Increase in Severity	Applicable Standards and Requirements	Equal or Less Severe
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment	LTS	■	□	-	LTS
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases	LTS	■	□	-	LTS

Oakwood Lake Expansion Project

The Oakwood Lake Expansion Project EIR evaluated the Oakwood Lake Expansion Project consistent with the CEQA requirements in effect at the time, which did not require specific analysis of Greenhouse Gas (GHG) impacts. As a subsequent project approval to the Oakwood Lake Expansion Project and the Oakwood Lake Expansion Project EIR, the Project is not required to evaluate impacts beyond which were required at the time the Oakwood Lake Expansion Project EIR was certified.

Project Analysis

The Project is consistent with the Oakwood Shores Special Purpose Plan, and the Project Site and its land use designations were subject to analysis in the Oakwood Lake Expansion Project EIR. The Oakwood Lake Expansion Project EIR concluded that implementation of the Oakwood Shores Special Purpose Plan would not conflict with plans, policies, or regulations adopted for the purpose of reducing GHG as the Oakwood Shores Special Purpose Plan would exceed applicable GHG reduction targets for the County. (General Plan Update page 4.P-23.) Implementation of the General Plan would also result in policies, programs, and reduction strategies that would assist in GHG reductions. (General Plan Update pages 4.P-24-25.)

The Project would develop a 6.25-acre portion of the 360 acres that comprise the Oakwood Lake Expansion Project area. The Project Site is located in the Oakwood Lake Expansion Project area. The Oakwood Lake Expansion Project EIR included the development of up to 479 single family residential units on the project site. Existing development on the Original Project Site includes 436 single family residential units, and the development of 32 single family residential units would result in a total of 468 single family residential units, 11 fewer units than the allowable 479 single family residential units. Any potential GHG impacts of the Project were already evaluated as a part of the baseline conditions in the Oakwood Lake Expansion Project EIR. Impacts would be less than significant and no mitigation would be required. As noted above, the Project is not required to evaluate GHG impacts. Even if the Project were required to evaluate GHG impacts, the Project is consistent with the Oakwood Shores Special Purpose Plan, and the Oakwood Lake Expansion Project EIR, which concluded that GHG impacts are less than significant, included the Project in its baseline conditions. No further environmental review of the Project pertaining to the topic of GHG emissions is required.

Hazards and Hazardous Materials

Would the Project:	Oakwood Lake Expansion Project EIR Findings	Oakwood Lake Expansion Project EIR Findings:		Project Conclusions:	
		Equal or Less Severe	New or Substantial Increase in Severity	Applicable Standards and Requirements	Equal or Less Severe
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials	LTS	■	□	-	LTS
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	LTS	■	□	-	LTS
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school	LTS	■	□	-	LTS
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	LTS	■	□	-	LTS
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area	No Impact	■	□	-	No Impact
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan	LTS	■	□	-	LTS
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires	LTS	■	□	-	LTS

Routine Transport of Hazardous Materials

Oakwood Lake Expansion Project EIR Conclusions

The Oakwood Lake Expansion Project EIR did not identify any hazards or hazardous materials impacts that required mitigation. Impacts associated with the transport of hazardous materials would be less than significant.

Project Analysis

Construction of the Project would involve the temporary transport, use, and disposal of potentially hazardous materials. These materials include paints, adhesives, surface coatings, cleaning agents, fuels, and oils that are typically associated with development of any project. These materials would be used temporarily during construction and all potentially hazardous materials associated with construction activities would be used and stored in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations. Any use of potentially hazardous materials utilized during construction of the project would comply with all local, State, and federal regulations regarding the handling of potentially hazardous materials and risk of spills would cease after construction is completed. The transport, use, and storage of hazardous materials during the construction of the Project would be conducted in accordance with all applicable state and federal laws, such as the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, California Hazardous Material Management Act, and CCR Title 2. Construction activities would be contained on the Project Site and, thus, any emissions from the use of such materials would be minimal and localized to the Project Site. Therefore, construction of the project would not expose persons or the environment to a substantial risk resulting from the release of hazardous materials or exposure to health hazards in excess of regulatory standards.

Operation of the Project would not involve the routine use, transport, or disposal of hazardous materials. The Project includes the development of 32 single family residential units. This type of use does not involve the routine use of hazardous materials. Instead, the operation of the project has limited hazardous materials that are similar to any other urban development such as cleaning solvents, paints, and pesticides for landscaping. As a result, the Project generally would not produce significant amounts of hazardous waste, use or transport hazardous waste beyond those materials typically used in an urban development.

Therefore, the Project would not create a significant hazard to the public or environment through the routine transport, use, or disposal of hazardous materials into the environment during construction or operation. Impacts would be less than significant and no mitigation measures are required.

Release of Hazardous Materials into the Environment

Oakwood Lake Expansion Project EIR Conclusions

The Oakwood Lake Expansion Project EIR did not identify any hazard or hazardous materials impacts that required mitigation. Impacts associated with the release of hazardous materials would be less than significant.

Project Analysis

The Project would not involve the use or disposal of hazardous materials. The Project Site is vacant, so it would not be subject to demolition activities and the handling of friable and non-friable asbestos containing materials such as vinyl flooring, vinyl flooring mastic, textured coatings, lay-in ceiling panels, ceiling tiles, stucco, roofing materials, wallboard and joint compound, or lead based paints. Therefore, the Project would not create a significant hazard to the public or the environment with regard to the handling, use, storage, release, or emissions of hazardous materials. Accordingly, impacts related to hazardous materials would be less than significant and no mitigation measures are required.

Proximity to Schools

Oakwood Lake Expansion Project EIR Conclusions

The Oakwood Lake Expansion Project EIR did not identify any hazard or hazardous materials impacts that required mitigation. Impacts associated with hazardous materials in proximity to schools would be less than significant.

Project Analysis

The closest school to the Project Site is Mossdale Elementary School, approximately 1.9 miles from the Project Site. As the Project would consist of the construction of residential uses and no uses are proposed that would emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste, impacts to schools would be less than significant and no mitigation measures are required.

Cortese List / Known Hazardous Conditions at the Site

Oakwood Lake Expansion Project EIR Conclusions

The Oakwood Lake Expansion Project EIR did not identify any hazard or hazardous materials impacts that required mitigation, nor did it identify the Original Project Site as containing hazards or being on a State List of hazardous site. Impacts would be less than significant and no mitigation measures are required.

Project Analysis

The Project Site is vacant and is not within a designated hazardous site. The Project Site is not located on the California Department of Toxic Substances Control's Hazardous Waste and Substances Site List-Site Cleanup (Cortese List), nor is it listed on the EnviroStor database. Further, the Project Site is not on the following lists maintained by the State Water Board: Leaking Underground Storage Tank Sites, Solid Waste Disposal Sites, or Active Cease and Desist Orders and Cleanup and Abatement Orders. The Project Site is also not identified on the list of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, identified by the Department of Toxic Substances Control.

Airport Land Use Plan

Oakwood Lake Expansion Project EIR Conclusions

The Oakwood Lake Expansion Project EIR did not identify any hazard or hazardous materials impacts that required mitigation. The Original Project Site is not within an Airport Land Use Plan (ALUP); there would be no impact and no mitigation is required.

Project Analysis

The Project is not located within an ALUP. The New Jerusalem Airport, located approximately 6.5 miles south of the Project Site, is the closest airport to the Project Site. Therefore, there are no public airports within 2 miles of the Project Site. The Project would not change any of the land uses within the ALUP or otherwise alter safety conditions for people within the Planning Area. Additionally, there would be no impact related to airport safety hazards and excessive noise potentially resulting from future development. There would be no impact and no mitigation is required.

Interference with Emergency Response Plan or Emergency Evacuation Plan

Oakwood Lake Expansion Project EIR Conclusions

The Oakwood Lake Expansion Project EIR did not identify any hazard or hazardous materials impacts that required mitigation.

Project Analysis

The County Office of Emergency Services published the County Emergency Operations Plan to serve as the County's principal guide for mitigating emergencies and disasters and the planned response to extraordinary emergency situations associated with all hazards such as natural disasters, technological emergencies, and acts of civil hostility.¹³ The Emergency Operations Plan identifies Interstate 5, 205, 580 and Highways 99, 12, 88, 4, 120, 132, and 26 as possible evacuation routes in the event of an emergency. While the Project Site is less than a mile from both Interstate 5 and Highway 12, the Project would not alter or block either of these routes, or major thoroughfares connecting them, either during construction or permanently. The addition of Project-generated traffic would have a limited effect on traffic in the area and would not generate traffic that would interfere with an emergency response plan.

Therefore, development of the Project would not physically interfere with an adopted emergency response or evacuation plan. Implementation of the Project would not interfere with roadway operations used in conjunction with an emergency response plan or emergency evacuation plan or generate traffic congestion that would interfere with the execution of such a plan. Impacts would be less than significant and no mitigation measures are required.

Wildland Fires

Oakwood Lake Expansion Project EIR Conclusions

The Oakwood Lake Expansion Project EIR did not identify any hazard or hazardous materials impacts that required mitigation.

Project Analysis

The Project Site is not located in a Very High, High, or Moderate State Responsibility Area (SRA) Fire Hazard Severity Zone. Additionally, the Project would result in the removal of vegetation and planting of drought- and fire-resistant landscaping, further reducing the risk of wildfires. Impacts would be less than significant and no mitigation measures are required.

CEQA Conclusions Pertaining to Hazards and Hazardous Materials

Based on the analysis, findings and conclusions of the prior Oakwood Lake Expansion Project EIR, implementation of the Project would not substantially increase the severity of any significant impacts associated with hazards or hazardous materials, nor would it result in new significant impacts related to hazards or hazardous materials that were not previously identified. The prior Oakwood Lake Expansion Project EIR did not identify any mitigation measures related to hazards or hazardous materials that would apply to the Project, and no mitigation other than existing regulatory requirements would be needed. No further environmental review of the Project pertaining to the topics of hazards and hazardous materials is required.

¹³ https://www.sjgov.org/docs/default-source/office-of-emergency-services-documents/emergency-plans/2022-sjc-emergency-operations-plan.pdf?sfvrsn=6fdd3c17_3

Hydrology and Water Quality

Would the Project:	Oakwood Lake Expansion Project EIR Findings	Oakwood Lake Expansion Project EIR Findings:		Project Conclusions:	
		Equal or Less Severe	New or Substantial Increase in Severity	Applicable Standards and Requirements	Resulting Level of Significance
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality during construction	LTS with MM	■	□	MM 4.4-2: Stormwater Prevention Plan. Regulatory Requirement: State Water Board General Permit	LTS with PR
b) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality during project operations	LTS with MM	■	□	MM 4.3-1: Safe Drinking Water Standards. MM 4.3-3: Well Assessment and Protection Plan. MM 4.3-4: Sealing Existing Wells. MM 4.4-3: Stormwater Prevention Plan. MM 4.5-1: Percolation Testing for Wastewater Production. MM 4.5-2: Percolation Testing of Local Groundwater. MM 4.5-3: Soil Investigation to Determine Percolation Rates.	LTS with MM
c) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin	SU	■	□	MM 4.3-5: Groundwater Mitigation Program. MM 4.3-7: Oakwood Lake Water District Conservation Program.	LTS with MM
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation, substantially increase the rate or amount of surface runoff in a manner which would result in flooding, create or	LTS with MM	■	□	MM 4.4-1: Levee Repair Requirements.	LTS with MM

contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems; or impede or redirect flood flows			
e) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation	LTS with MM	■ □	MM 4.4-1: Levee Repair LTS with MM Requirements.
f) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	LTS with MM	■ □	MM 4.5-2B: LTS with PR Reconfiguration of Existing Treatment Plant Regulatory Requirement: State Water Board General Permit

Water Quality During Construction

Oakwood Lake Expansion Project EIR Conclusions

The Oakwood Lake Expansion Project EIR (Impact 4.4-2) concluded that implementation of the Oakwood Lake Expansion Project and Oakwood Shores Special Purpose Plan would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality during construction. Though soil erosion would be expected to increase during construction, the Oakwood Lake Expansion Project EIR included Mitigation Measure 4.4-2, which requires implementation of a Stormwater Pollution Prevention Plan (SWPPP) and a permit for construction from the Regional Water Quality Board (RWQCB).

If dewatering is required, the SWPPP would include a dewatering plan, which would establish measures to prevent and minimize sediment and contaminant releases into groundwater during excavation. Dewatering activities would be required to comply with the National Pollutant Discharge Elimination System (NPDES) Construction General Permit, and local dewatering requirements to prevent potential water quality impacts on surface waters or ensure proper treatment measures are implemented prior to discharge.

With implementation of Mitigation Measure 4.4-2 and regulatory requirements, this impact would be less than significant.

Project Analysis

Construction of the Project would involve grading, excavation and removal of existing vegetative cover that has the potential to result in runoff that contains sediment and other pollutants. These pollutants could degrade surface and groundwater quality if not properly controlled. Sources of potential pollution associated with construction include fuel, grease, oil and other fluids, concrete material, sediment and litter. These pollutants have the potential to result in impacts due to chemical contamination from construction activities and materials that could pose a hazard to the environment or degrade water quality if not properly managed and controlled.

Consistent with the Oakwood Lake Expansion Project, the Project would be required to comply with Mitigation Measure 4.4-2, to develop a SWPPP to control erosion during construction. That SWPPP, must be filed with the RWQCB prior to commencement of construction.

Applicable Mitigation Measure

Consistent with the Oakwood Lake Expansion Project EIR, the following mitigation measure pertaining to hydrology and water quality would be applicable to the Project:

MM 4.4-2: The applicant shall prepare a Storm Water Pollution Prevention Plan to control erosion on the project site during construction and shall obtain a permit for construction from the RWQCB. At a minimum, the SWPPP should include the following provisions:

- Leave existing vegetated areas undisturbed until construction of improvements on each portion of the development site is actually ready to commence.
- Immediately revegetate or otherwise protect all disturbed areas from both wind and water erosion upon the completion of grading activities.
- Collect stormwater runoff into stable drainage channels, from small drainage basins, to prevent the buildup of large, potentially erosive stormwater flows.
- Direct runoff away from all areas disturbed by construction.
- Use sediment ponds or siltation basins to trap eroded soils before runoff is discharged into on-site or off-site drainage culverts and channels.
- To the extent possible, schedule major site development work involving excavation and earth moving for construction during the dry season.
- Develop and implement a program for the handling, storage, use and disposal of fuels and hazardous materials. The program should also include a contingency plan covering accidental hazardous material spills.

Required Regulations, Policies and Standards

The State Water Board Stormwater General Permit for Construction Activity (Construction General Permit, as amended through 2022-0057-DWQ) applies to all construction activities that would disturb one acre of land or more. Construction activities subject to the Construction General Permit include clearing, grading, stockpiling, and excavation. Dischargers (including the Project's construction activities) are required to eliminate or reduce non-stormwater discharges to storm sewer systems and other waters.

Consistent with the conclusions of the Oakwood Lake Expansion Project EIR, the Project's effects related to water pollution from non-point sources during construction will be fully addressed through implementation of Mitigation Measure 4.4-2 and existing regulations. This impact would be reduced to less than significant, and no further mitigation is required

Water Quality During Operation

Oakwood Lake Expansion Project EIR Conclusions

The Oakwood Lake Expansion Project EIR (Impacts 4.3-1, 4.3-3, 4.3-4, 4.4-3, and 4.5-1, 4.5-2) concluded that implementation of the Oakwood Lake Expansion Project and Oakwood Shores Special Purpose Plan would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality during operation. Existing conditions including the concentration of manganese in groundwater, potential pollutant sources, contamination of groundwater reserves, and stormwater runoff, require implementation of Mitigation Measures 4.3-1, 4.3-3, 4.3-4, 4.4-2, and 4.4-3. The Oakwood Lake Expansion Project also included the potential expansion of a wastewater treatment plant in the Oakwood Lake Expansion Project area. The Oakwood Lake Expansion Project EIR included Mitigation Measures 4.5-1, and 4.5-2 which required percolation testing of soils within proposed disposal ponds and soil investigations to establish the criteria for a long-term groundwater monitoring program. With implementation of these mitigation measures, these impacts would be less than significant.

Project Analysis

Operation of the Project would involve maintenance activities typical of residential uses, including landscape watering and maintenance, parking garage uses, and general site maintenance activities. The Project would be

consistent with the Oakwood Lake Expansion Project, which required specific mitigation measures to protect water quality by testing drinking water to ensure that it meets safe drinking water standards and the protection of existing water wells. Further, the Project's SWPPP will include operational controls in addition to construction controls identified above. Finally, the Project would also include percolation testing of effluent disposal ponds to ensure that they meet or exceed requirements and would not result in a degradation of water quality.

Applicable Mitigation Measures

Consistent with the Oakwood Lake Expansion Project EIR, the following mitigation measures pertaining to hydrology and water quality would be applicable to the Project:

MM 4.3-1: The applicant shall treat the project's water supply as required to meet all applicable primary and secondary drinking water standards.

MM 4.3-3: The applicant shall perform the necessary analysis and prepare an assessment and protection plan for all wells that will supply water to the proposed project, in accordance with applicable State Office of Drinking Water (ODW) requirements. The plan shall be designed to ensure that the project wells will not be subject to contamination and will be able to provide a longterm source of potable water.

MM 4.3-4: The applicant shall properly seal all existing wells that are to remain in service, in accordance with all potable water supply requirements. All wells that will be taken out of service or not used, including test wells, shall be abandoned and "destroyed" prior to the beginning of any earthwork operations.

MM 4.4-3: The applicant shall incorporate long-term source control and pre-discharge treatment measures into the SWPPP, as required to comply with any new water quality monitoring conditions incorporated into Oakwood Lake's revised dewatering permit by the RWQCB. This shall include grassed filtration areas incorporated into the final design.

MM 4.5-1: The applicant shall perform percolation tests as needed. The tests must demonstrate that percolation rates within the proposed effluent disposal ponds would meet or exceed expected rates of wastewater production at Oakwood Lake under all conditions of rainfall and soil saturation. The percolation tests shall be performed under the direction of a registered soils or geotechnical engineer.

MM 4.5-2A: The percolation testing program described in Mitigation Measure 4.5-1 shall also include an evaluation of existing environmental background conditions within local groundwater and within surface waters at Oakwood Lake. This information shall be used to define treatment and disposal requirements for the proposed Oakwood Lake Water District wastewater treatment plant expansion, and to establish criteria for a long-term groundwater monitoring program.

MM 4.5-2B: All soils investigations shall be performed and all treatment requirements and monitoring criteria shall be developed in consultation with the RWQCB, which must approve all aspects of Oakwood Lake's proposed expansion of its existing treatment and disposal facilities. The results of these studies should also be incorporated into the project's well assessment and protection plans, which are described in Section 4.3 of this EIR.

MM 4.5-3: Soils investigations shall be performed to determine percolation rates at the site of all existing and proposed aeration ponds. If it cannot be shown that the existing soils would effectively seal off all seepage from the ponds, the ponds should be lined with clay or with an artificial, impermeable membrane.

Consistent with the conclusions of the Oakwood Lake Expansion Project EIR, the Project's effects related to water quality during operation will be fully addressed through implementation the Oakwood Lake Expansion Project

mitigation measures. With implementation of these mitigation measures, this impact would be reduced to less than significant and no further mitigation would be required.

Groundwater Supplies and Groundwater Recharge

Oakwood Lakes Expansion Project EIR Conclusions

The Oakwood Lakes Expansion Project EIR (Impacts 4.3-5, 4.3-7) concluded that the project could exacerbate lower groundwater elevations which would limit the supplies for use in existing wells, and overall would contribute to the increase in the overall use of groundwater in the southern portion of the County. The Oakwood Lakes Expansion Project EIR concluded that the Oakwood Lakes Expansion Project would substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Original Project may impede sustainable groundwater management, and that the impact would be significant and unavoidable.

Project Analysis

The Project would result in the development of some impervious surfaces on the Project Site, though it would include pervious surfaces and landscaping which would contribute to groundwater recharge. The Project would also implement Mitigation Measures 4.3-5 and 4.3-7 to monitor use of groundwater to ensure that existing wells are not affected, and incorporate water conservation measures into Project design and operation. The Project would be consistent with Oakwood Shores Special Purpose Plan policies addressing groundwater recharge, including LID development design measures (NCR-3.5) and programs which call for water conservation measures towards a goal of sustainability (IS-C.) The Project would be consistent with the General Plan Update EIR, which acknowledged that the Eastern San Joaquin subbasin (in which the Project Site is located) experiences a continued overdraft of groundwater.¹⁴ (General Plan Update page 4.J-46.) The General Plan Update EIR concluded that with implementation of General Plan Update policies and existing regulatory requirements, the impact to groundwater levels would be less than significant. (*Id.*)

Applicable Mitigation Measures

Consistent with the Oakwood Lake Expansion Project EIR, the following mitigation measures pertaining to hydrology and water quality would be applicable to the Project:

MM 4.3-5: The applicant shall initiate a groundwater mitigation and monitoring program to ensure that increased use of Oakwood Lake's equipment yard well, or any other well, does not adversely affect existing wells in the project vicinity. OLWD would be responsible for funding the monitoring program and for implementing any subsequently required mitigation measures. The program shall be designed in accordance with the recommendations set forth by Kleinfelder, Inc.

MM 4.3-7: In addition to incorporating water conservation measures required by law, the Oakwood Lake Water District should institute a more comprehensive water conservation program for the entire Oakwood Lake site. Provisions that might be included in such a program would include:

- restricting the hours when landscape irrigation is permitted;
- require incorporation of xeriscape landscaping techniques on both public and private properties;
- irrigate all publicly maintained parks, landscape features and buffer zones, to the extent feasible, either with reclaimed wastewater or with water drawn from shallow, non-potable wells located immediately adjacent to Oakwood Lake. (Geotechnical studies must demonstrate the wells are using groundwater that would otherwise seep into the lake and be discharged to the San Joaquin River).

¹⁴ <https://sjmap.org/DistrictViewer/>

Consistent with the mitigation measures identified in the Oakwood Lake Expansion Project EIR and Oakwood Shores Special Purpose Plan policies, the Project would implement water conservation measures, and would also include design and landscaping which would help contribute to groundwater recharge. Accordingly, the Project itself would not substantially interfere with groundwater recharge or impede groundwater management, and this impact would be less than significant.

Alter Existing Drainage Patterns

Oakwood Lakes Expansion Project EIR Conclusions

The Oakwood Lakes Expansion Project EIR (Impact 4.4-1) concluded that future seepage along the Original Project's Walthall Slough levee could accumulate along the toe of the levee, creating soft, unstable conditions and/or localized flooding. The Oakwood Lake Expansion Project EIR concluded the Original Project would result in a potentially significant impact as portions of the residential development would have occurred in the levee setback area that existed at that time. The EIR mitigation measures addressed this potentially significant impact in four ways: 1) the County required that the developer obtain RD 17's approval of a reduced setback along certain portions of the Original Project Site, 2) the County required that the developer enter into an agreement to install certain improvements to the levee at identified locations prone to levee seepage, 3) Mitigation Measure 4.2-4A required that the CVFPB and RD 17 place restrictions on privately owned parcels and on construction in the vicinity of the Walthall Slough levee, and 4) Mitigation Measure 4.2-4B required establishment of a setback or emergency access plan along the San Joaquin River to protect existing development adjacent to the river while also preserving a reasonable area for the performance of work in the event of an impending levee failure. These measures were designed to ensure that any residential development on the Project site did not interfere with RD 17's ability to access, improve, and maintain the levees. With implementation of these mitigation measures, impacts would be less than significant.

Existing Flood Control Conditions

The Project Site is located on the 16,110-acre Mossdale Tract that includes the cities of Lathrop, Manteca and Stockton, and unincorporated portions of the County. The Mossdale Tract is protected by a levee system originally constructed in 1863. The RD 17 levee system were authorized by the Lower San Joaquin River and Tributaries Project pursuant to the Flood Control Act of 1944. The levees are USACE federal project levees, and are maintained by RD 17. The levees are certified federal levees pursuant to 100-year flood requirements as specified by the Federal Emergency Management Agency ("FEMA") and RD 17 is undertaking improvements to the levee system to provide a sufficient level of 200-year flood protection to meet SB 5 requirements.

Before 2007, protection from the 100-year flood event was sufficient as described in the Oakwood Lake Expansion Project EIR. In 2007, the California Legislature enacted SB 5 to require the provision of 200-year flood protection in the Sacramento-San Joaquin Valley. The Legislature amended the statute in 2012 by passing SB 1278. SB 5 requires that jurisdictions located in the Sacramento-San Joaquin Valley incorporate amendments to the city or county's general plan to comply with the provision for 200-year Urban Level of Flood Protection ("ULOP"). SB 5 defines ULOP as the "level of protection that is necessary to withstand flooding that has a 1-in-200 chance of occurring in any given year using criteria consistent with, or developed by, the California Department of Water Resources."

After the Oakwood Lake Expansion Project EIR was certified, SB 5 required that effective 2016, local land use agencies must adopt general plan and zoning ordinance amendments to incorporate provisions for 200-year flood protection into the municipality's general plan and zoning ordinance. Following adoption of the general plan and

zoning amendments, in order for local communities in the Sacramento-San Joaquin Delta - like Lathrop and Manteca - to approve tentative subdivision maps, parcel maps, development agreements, or other discretionary permits or entitlements for all projects within an area located in a 200-year flood hazard zone, the land use agency must either provide 200-year flood protection or explain how the local flood management agency will make adequate progress to achieve 200-year flood protection by 2025. Land use agencies also must make one of these findings before approving a ministerial permit (e.g., a building permit) for all projects that would result in the construction of a new residence.

In September 2020, the Governor signed into law Assembly Bill 838 ("AB 838") which authorized an extension for adopting adequate progress findings for the Mossdale Tract. For purposes of AB 838, the Mossdale Tract is defined by RD 17 and the contiguous urban and urbanizing areas to the east of the tract that would be subject to flooding from the San Joaquin River at an urban level of flood protection. AB 838 extended the time for the Mossdale Tract to achieve ULOP. AB 838 amended Government Code section 65962.1 so that San Joaquin County and its municipalities have until 2028 instead of 2025 to meet ULOP for purposes of adopting adequate progress findings when approving development agreements (under Government Code section 65865.5), approving tentative or final maps (under Government Code section 66474.5) and zoning decisions and building permits for residential uses.

From 2018 through 2021, the San Joaquin Area Flood Control Agency ("SJAFCA") issued an annual Adequate Progress Report for the Mossdale Tract Area in accordance with SB 5. SJAFCA's 200-year flood control project incorporates RD 17's Levee Seepage Repair Project and other improvements to the levees that require additional setback levees to preclude residential development in the 200-year floodplain. SJAFCA made an adequate progress finding for 2022.

Project Analysis

Since the County certified the Oakwood Lake Expansion Project EIR, RD 17 has obtained approval of and implemented the Levee Seepage Repair Project, as required by USACE. The Levee Seepage Repair Project has strengthened the levees and addressed the USACE's levee seepage criteria, so that they now provide greater than 100-year protection. The SJAFCA is undertaking further improvements to bring the levees up to 200-year flood protection requirements by 2028 in accordance with Senate Bill 5. These repairs have removed this part of the County from the 100 year flood plain, and have also had the effect of completely mitigating this impact.

Levee Seepage Repair Project

To implement the Levee Seepage Repair Project, 44 lots in the Oakwood Lake Expansion Project were sold to RD17. Since RD 17's acquisition of the 44 lots, RD 17 has completed levee improvements on significant portions of the 44 lots. The levee improvements include a setback from the toe of the levee, satisfying the mitigation measures for levee improvements and requiring a setback from the levee, restricting construction, for emergency access purposes.

These existing improved conditions do not allow for residential development on the 44 lots closest the levee. Further, in addition to existing overhead transmission facilities, a future City of Manteca sewer line is also scheduled to be installed in the levee profile. These existing (and planned) improvements have not only made the construction of residential uses in the remaining area infeasible, they have also resulted in restrictions imposed by the Department of Water Resources, CVFPB and USACE.

Project Location

The Oakwood Lake Expansion Project originally included the development of single-family residences on 44 lots on the southernmost portion of the Project Area, adjacent to the Walthall Slough levee. As the Levee Seepage

Repair Project improvements have precluded residential development on these lots, the Project would reallocate a portion of the residential units approved for this location to a different location within the Original Project Site. This location, the Project Site, is further set back from the levee than required by the Oakwood Lake Expansion Project EIR.

Applicable Mitigation Measures

Consistent with the Oakwood Lake Expansion Project EIR, the following mitigation measures pertaining to hydrology and water quality would be applicable to the Project:

MM 4.2-4A: The proposed project shall conform to the State Reclamation Board and RD 17 restrictions placed on the creation of privately owned parcels and on the construction of both public and private improvements in the vicinity of the Walthall Slough levee.

MM 4.2-4B: The applicant and RD 17 should develop a setback or emergency access plan along the San Joaquin River that would protect existing development entitlements adjacent to the river while also preserving a reasonable area for the performance of work in the event of levee seepage or an impending levee failure. Approval of this plan would be granted by RD 17 in the form of a variance to its standard levee setback requirements, at the discretion of the District's Board of Trustees.

Since the adoption of the Oakwood Lake Expansion Project EIR, the Levee Seepage Repair Project has been implemented by RD 1. The flood protection measures obviate the need for the EIR mitigation measures because levee improvements have removed the Mossdale Tract from the 100 year flood plain. The levee improvements on the 44 lots have precluded residential development within the designated setback area. As the Project would develop a parcel setback from the levee beyond the distance required by the Oakwood Lake Expansion Project EIR, the Project is consistent with the EIR, and no further mitigation is required.

Flood and Tsunami Hazards

Oakwood Lake Expansion Project EIR Conclusions

The Oakwood Lake Expansion Project EIR (Impact 4.2-4) concluded that residential development would be within an existing recommended setbacks from the toe of flood protection levees, which could limit the options for construction of stabilization measures at the levee toe, if required to address future flooding conditions. The EIR mitigation measures addressed this potentially significant impact in four ways: 1) the County required that the developer obtain RD 17's approval of a reduced setback along certain portions of the Original Project Site, 2) the County required that the developer enter into an agreement to install certain improvements to the levee at identified locations prone to levee seepage. 3) Mitigation Measure 4.2-4A required that the CVFPB and RD 17 place restrictions on privately owned parcels and on construction in the vicinity of the Walthall Slough levee, and 4) Mitigation Measure 4.2-4B required establishment of a setback or emergency access plan along the San Joaquin River to protect existing development adjacent to the river while also preserving a reasonable area for the performance of work in the event of an impending levee failure. These measures were designed to ensure that any residential development on the Project site did not interfere with RD 17's ability to access, improve, and maintain the levees to provide adequate flood protection. With implementation of these mitigation measures, impacts would be less than significant.

Project Analysis

Since the County certified the Oakwood Lake Expansion Project EIR, RD 17 has obtained approval of and implemented the Levee Seepage Repair Project, as required by USACE. The Levee Seepage Repair Project has strengthened the levees and addressed the USACE's levee seepage criteria, so that they now provide greater than 100-year flood protection. The SJAFCA is undertaking further improvements to bring the levees up to 200-year

flood protection requirements by 2028 in accordance with Senate Bill 5. These repairs have removed this part of the County from the 100 year flood plain, and have also had the effect of completely mitigating this impact.

Levee Seepage Repair Project

To implement the Levee Seepage Repair Project, 44 lots in the Oakwood Lake Expansion Project were sold to RD17. Since RD 17's acquisition of the 44 lots, RD 17 has completed levee improvements on significant portions of the 44 lots. The levee improvements include a setback from the toe of the levee, satisfying the mitigation measures restricting construction and requiring a setback from the levee for emergency access purposes.

These existing improved conditions do not allow for residential development on the 44 lots closest to the levee. Further, in addition to existing overhead transmission facilities, a future City of Manteca sewer line is also scheduled to be installed in the levee profile. These existing (and planned) improvements have not only made the construction of residential uses in the remaining area infeasible, they have also resulted in restrictions imposed by the Department of Water Resources, CVFPB and USACE.

Project Location

The Oakwood Lake Expansion Project originally included the development of 44 single-family residences on 44 lots on the southernmost portion of the Project Area, adjacent to the Walthall Slough levee. As the Levee Seepage Repair Project improvements have precluded residential development on these lots, the Project would reallocate a portion of the residential units approved for this location to a different location within the Original Project Site. This location, the Project Site, is further set back from the levee than required by the Oakwood Lake Expansion Project EIR.

Applicable Mitigation Measures

Consistent with the Oakwood Lake Expansion Project EIR, the following mitigation measures pertaining to hydrology and water quality would be applicable to the Project:

MM 4.2-4A: The proposed project shall conform to the State Reclamation Board and RD 17 restrictions placed on the creation of privately owned parcels and on the construction of both public and private improvements in the vicinity of the Walthall Slough levee.

MM 4.2-4B: The applicant and RD 17 should develop a setback or emergency access plan along the San Joaquin River that would protect existing development entitlements adjacent to the river while also preserving a reasonable area for the performance of work in the event of levee seepage or an impending levee failure. Approval of this plan would be granted by RD 17 in the form of a variance to its standard levee setback requirements, at the discretion of the District's Board of Trustees.

Since the adoption of the Oakwood Lake Expansion Project EIR, the Levee Seepage Repair Project has been implemented by RD 17, which exceeds the Oakwood Lake Expansion Project EIR's mitigation measures by constructing repairs to the levee which have removed this portion of the County from the 100-year floodplain. The Levee Seepage Repair Project addresses a separate mitigation measure as the improvements on the 44 lots have precluded residential development within the designated setback area, ensuring ongoing access for maintenance and repair of flood control infrastructure. As the Project would develop a parcel setback from the levee beyond the setback required by the Oakwood Lake Expansion Project EIR, the Project is consistent with the Oakwood Lake Expansion Project EIR, and no further mitigation is required.

Conflict with Water Quality Control Plan or Sustainable Groundwater Management Plan

Oakwood Lake Expansion Project EIR Conclusions

The Oakwood Lake Expansion Project EIR (Impact 4.4-2) did not identify any conflicts with water quality control plans or sustainable groundwater management plans as a potential significant impact. Though soil erosion during construction could potentially degrade water quality, the Oakwood Lake Expansion Project EIR included Mitigation Measure 4.4-2, which required the Oakwood Lake Expansion Project to obtain a SWPPP as required for a permit for construction from the RWQCB. With implementation of this mitigation measure, impacts would be less than significant.

Project Analysis

Construction of the Project would involve grading, excavation and removal of existing vegetative cover that has the potential to result in runoff that contains sediment and other pollutants. Consistent with the Oakwood Lake Expansion Project EIR, these potential impacts would be addressed by obtaining a SWPPP as required for a permit for construction from the RWQCB. The Project would be required to comply with applicable requirements of the State Water Board Stormwater General Permit for Construction Activity (Construction General Permit, as amended through 2012-0006-DWQ), and the NPDES, all of which are intended to implement relevant laws and plans related to water quality.

Applicable Mitigation Measure

Consistent with the Oakwood Lake Expansion Project EIR, the following mitigation measure pertaining to hydrology and water quality would be applicable to the Project:

MM 4.4-2: The applicant shall prepare a Storm Water Pollution Prevention Plan to control erosion on the project site during construction and shall obtain a permit for construction from the RWQCB. At a minimum, the SWPPP should include the following provisions:

- Leave existing vegetated areas undisturbed until construction of improvements on each portion of the development site is actually ready to commence.
- Immediately revegetate or otherwise protect all disturbed areas from both wind and water erosion upon the completion of grading activities.
- Collect stormwater runoff into stable drainage channels, from small drainage basins, to prevent the buildup of large, potentially erosive stormwater flows.
- Direct runoff away from all areas disturbed by construction.
- Use sediment ponds or siltation basins to trap eroded soils before runoff is discharged into on-site or off-site drainage culverts and channels.
- To the extent possible, schedule major site development work involving excavation and earth moving for construction during the dry season.
- Develop and implement a program for the handling, storage, use and disposal of fuels and hazardous materials. The program should also include a contingency plan covering accidental hazardous material spills.

Required Regulations, Policies and Standards

The State Water Board Stormwater General Permit for Construction Activity (Construction General Permit, as amended through 2012-0006-DWQ) applies to all construction activities that would disturb at least one acre of land. Construction activities subject to the Construction General Permit include clearing, grading, stockpiling, and excavation. Dischargers (including the Project's construction activities) are required to eliminate or reduce non-stormwater discharges to storm sewer systems and other waters.

Consistent with the conclusions of the Oakwood Lake Expansion Project EIR, the Project would be required to obtain a SWPPP and a permit for construction from the RWQCB. As issuance of an RWQCB permit would require consistency with its water quality control plan, the Project would comply with the water quality control plan. Accordingly, through implementation of Mitigation Measure 4.4-2 and existing regulations, this impact would be reduced to less than significant, and no further mitigation is required.

CEQA Conclusion Pertaining to Hydrology and Water Quality

Based on the analysis, findings, and conclusions of the Oakwood Lake Expansion Project EIR, implementation of the Project would not substantially increase the severity of any significant impacts related to hydrology and water quality as identified in the prior Oakwood Lake Expansion Project EIR, nor would it result in new significant impacts related to hydrology and water quality that were not previously identified. The prior Oakwood Lake Expansion Project EIR identified mitigation measures related to hydrology and water quality that would apply to the Project, and no additional mitigation measures would be required. Further environmental analysis of the Project pertaining to the topic of hydrology and water quality is not required, as the Project would not result in a substantial increase in the severity of hydrology and water quality impacts compared to the impacts identified in the Oakwood Lake Expansion Project EIR. No further environmental review of the Project pertaining hydrology and water quality is required.

Land Use

Would the Project:	Oakwood Lake Expansion Project EIR Findings	Relationship to Oakwood Lake Expansion Project EIR Findings:		Project Conclusions:	
		Equal or Less Severe	New or Substantial Increase in Severity	Applicable Standards and Requirements	Resulting Level of Significance
a) Physically divide an established community	LTS	■	□	-	LTS
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect	LTS with MM	■	□	Regulatory Requirement: SJCDT § 9-200.010	LTS with PR

Physically Divide an Established Community

Oakwood Lake Expansion Project EIR Conclusions

The Oakwood Lake Expansion Project EIR did not conclude that the Oakwood Lake Expansion Project and the Oakwood Shores Special Purpose Plan would physically divide an established community. To the contrary, the purpose of the Oakwood Lake Expansion Project and Oakwood Shores Special Purpose Plan was to develop a comprehensively planned community and reclaim a sand and gravel quarry pit. The Oakwood Lake Expansion Project EIR concluded that the Oakwood Lake Expansion Project and Oakwood Shores Special Purpose Plan would not physically divide an established community and any impacts would be less than significant.

Project Analysis

The Project would develop a 6.25-acre portion of the 360 acres that comprise the Oakwood Lake Expansion Project area. The Project Site is currently vacant, and the Project would subdivide the Project Site into 32 separate single family lots and develop each lot with a single family residential unit consistent with the size and scale of residential development within the Oakwood Lake Expansion Project area.

As the project does not include highways or railways, and improvements to roads associated with the Project would be limited to improvements of the existing Woodward Avenue, there would be no potential to physically divide a community. There would be no impact and no mitigation measures are required.

Conflict with any Plan, Policy, or Regulation

Oakwood Lake Expansion Project EIR Conclusions

The Oakwood Lake Expansion Project EIR (Impacts 4.1-1 and 4.1-7) did not conclude that the Oakwood Lake Expansion Project and the Oakwood Shores Special Purpose Plan would cause a significant impact by conflicting with a plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. To the contrary, the purpose of the Oakwood Lake Expansion Project and Oakwood Shores Special Purpose Plan was to develop a comprehensively planned community and reclaim a sand and gravel quarry pit. The Oakwood Lake Expansion Project EIR identified the potential for land use conflicts between residential development on specific parcels on the Original Project Site and uses adjacent to those parcels; Mitigation Measures 4.1-1 and 4.1-7 would

reduce those impacts to a less than significant level. Accordingly, with implementation of Mitigation Measures 4.1-1 and 4.1-7 would not conflict with existing plans, policies, or regulations and any impacts would be less than significant; no further mitigation would be required.

Project Analysis

As identified in the Project Consistency with the Oakwood Shores Special Purpose Plan section of this Consistency Memo, the Project is consistent with the Oakwood Shores Special Purpose Plan.

The Oakwood Shores Special Purpose Plan established an allowable residential density of 479 single family residential units and 98 mobile homes for the entire Oakwood Lake Expansion Project area. Existing development within the Oakwood Lake Expansion Project area includes 436 single family residential units and 57 mobile homes. The Project would consist of 32 single family residential units, so upon completion of the Project, the Oakwood Lake Expansion Project will consist of a total of 468 single family residential units, 11 fewer units than the allowable residential density of 479 single family residential units previously evaluated in the Oakwood Lake Expansion Project EIR and approved by the County as part of the approval of the Oakwood Lake Expansion Project and Oakwood Shores Special Purpose Plan. Further, RD 17's Levee Seepage Repair Project has precluded the development of other lots zoned for residential uses. Accordingly, in addition to the Project's 32 single family residential units being within the total number of single family residential units for the Oakwood Lake Expansion Project identified by the Oakwood Shores Special Purpose Plan, the Levee Seepage Repair Project has the effect of precluding any further residential development within the Oakwood Lake Expansion Project area.

The Original Project included Mitigation Measures 4.1-1 and 4.1-7, which address potential land use conflicts between residential development on specific parcels in the Oakwood Lake Expansion Project area and adjoining uses adjacent to those parcels. These mitigation measures would not apply to the Project.

The Project is consistent with the Oakwood Shores Special Purpose Plan, which emphasizes the importance of infill development within designated-urban, established residential communities with available infrastructure. The General Plan Update also prioritizes the development of pedestrian and bicycle friendly streets, which will be incorporated into the Project. These General Plan priorities are highlighted in the following policies, which the Project is consistent with: LU-1.1, LU-1.4, LU-2.1, LU-3.4, LU-4.1, C-1.5, C-1.6, C-1.9, and C-2.3. The Project would be subject to and consistent with the development standards and regulations in the SJCDT. As addressed elsewhere in this analysis, the Project is also consistent with specified goals and policies in the Infrastructure and Services, Natural and Cultural Resources, Public Facilities and Services, Public Health and Safety elements of the General Plan Update.

Regulatory Requirements

SJCDT section 9-200.010 *et seq.* identifies land use regulations and development standards specific to residential development in the County. These provisions, which include building height, setbacks, and other development standards, along with other provisions in the SJCDT would apply to the Project.

Therefore, the Project would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

CEQA Conclusions Pertaining to Land Use

Based on the analysis, findings, and conclusions of the Oakwood Lake Expansion Project EIR, implementation of the Project would not substantially increase the severity of any significant land use impacts as identified in that EIR, nor would it result in new significant land use impacts that were not previously identified. The Project would be developed consistent with standards identified in the SJCDT; implementation of these regulatory requirements would ensure the Project's land use impacts would remain less than significant. No further environmental review of the Project pertaining to the topic of land use is required.

Minerals

Would the Project:	Oakwood Lake Expansion Project EIR Findings	Oakwood Lake Expansion Project EIR Findings:		Project Conclusions:	
		Equal or Less Severe	New or Substantial Increase in Severity	Applicable Standards and Requirements	Resulting Level of Significance
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state	No Impact	■	□	-	No Impact
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan	No Impact	■	□	-	No Impact

Oakwood Lake Expansion Project EIR Conclusions

The Oakwood Lake Expansion Project EIR did not identify any impacts to mineral resources that required mitigation.

Project Analysis

There are no known important mineral deposits or active mineral extraction operations identified by the California Department of Conservation at the Project site.¹⁵ The County identifies the Project Site as being within Mineral Resource Zone 1,¹⁶ an area “where adequate geologic information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence.”¹⁷

Based on the analysis, findings and conclusions of the prior Oakwood Lake Expansion Project EIR, implementation of the Project would not substantially increase the severity of any significant impacts on mineral resources as identified in that EIR, nor would it result in new significant impacts related to mineral resources that were not previously identified. The Oakwood Lake Expansion Project EIR did not identify any mitigation measures related to mineral resources that would apply to the Project and none would be needed.

¹⁵ <https://maps.conservation.ca.gov/mol/index.html>

¹⁶ <https://sjmap.org/DistrictViewer/>

¹⁷ <https://www.conservation.ca.gov/smgf/Guidelines/Documents/ClassDesig.pdf>

Noise and Vibration

Would the Project:	Oakwood Lake Expansion Project EIR Findings	Oakwood Lake Expansion Project EIR Findings:		Project Conclusions:	
		Equal or Less Severe	New or Substantial Increase in Severity	Applicable Standards and Requirements	Resulting Level of Significance
a-1) Generate a substantial temporary 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	LTS with MM	■	□	MM 4.1-6: Construction Noise Attenuation Plan. MM 4.7-6: Construction Noise Attenuation Plan. Regulatory Requirement: SJCDT § 9-404.020(c).	LTS with PR
a-2) Generate a substantial 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	LTS with MM	■	□	N/A	LTS
b) Generate excessive groundborne vibration or groundborne noise levels	LTS	■	□	Regulatory Requirement: Federal Transit Administration Vibration Assessment	LTS with PR
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 Impact	■	□	-	No Impact

Temporary Construction Noise

Oakwood Lake Expansion Project EIR Conclusions

The Oakwood Lake Expansion Project EIR (Impacts 4.1-6/4.7-6)¹⁸ concluded that the Oakwood Lake Expansion Project construction activities would not generate a substantial increase in ambient noise levels. Though construction would temporarily increase noise levels at existing noise sensitive receptors, Mitigation Measures 4.1-6 and 4.7-6 would reduce impacts to a less than significant level, and no further mitigation would be required.

Project Analysis

The Project would develop a 6.25-acre portion of the 360 acres that comprise the Oakwood Lake Expansion Project area. The Project Site is currently vacant, with one existing single family residential unit adjacent to the Project

¹⁸ Impacts 4.1-6/4.7-6 are identical, as are Mitigation Measures 4.1-6/4.7-6; they are listed twice in the EIR, once as a less than significant Land Use Impact and once as a less than significant Noise Impact.

Site to the south, and other residential units separated from the Project Site by Oakwood Lake. The Project would comply with Mitigation Measures 4.1-6 and 4.7-6, which limit the hours of construction to 6:00 a.m. and 9:00 p.m., require the maintenance and muffling of loud equipment, and prohibits the staging and unnecessary idling of equipment within 200 feet of residences. Additionally, the Project would comply with the SJCDT, which exempts from enforcement of County noise limits any noise associated with construction that takes place between 6:00 a.m. and 9:00 p.m. (SJCDT § 9-404.020(c).)

Applicable Mitigation Measure

Consistent with the Oakwood Lake Expansion Project EIR, the following mitigation measure pertaining to noise and vibration would be applicable to the Project:

MM 4.1-6/4.7-6: The applicant shall submit a noise attenuation plan that includes the following mitigation measures:

- Limit construction activity between the hours of 6:00 a.m. and 9:00 p.m. daily.
- Properly maintain and muffle loud construction equipment.
- Avoid staging of construction equipment and unnecessary idling of equipment within 200 feet of residences.

Required Regulations, Policies and Standards

SJCDT § 9-404.020(c): Chapter 9-404, Noise, does not apply to noise associated with construction, provided such activities do not take place before 6:00 a.m. or after 9:00 p.m. on any day.

Consistent with the SJCDT, the Project would be exempt from noise limits associated with construction activities between 6:00 a.m. and 9:00 p.m., though the Project would still be required to comply with Measures 4.1-6 and 4.7-6, which also require the maintenance and muffling of loud equipment and prohibits the staging and unnecessary idling of equipment within 200 feet of residences. Construction noise would be temporary, and would cease at the completion of the construction process. As such, the Project would not expose persons to noise levels in excess of adopted standards and regulations; this impact would be less than significant and no additional mitigation is required.

Permanent Operational Noise

Oakwood Lake Expansion Project EIR Conclusions

The Oakwood Lake Expansion Project EIR (Impacts 4.1-4/4.7-4)¹⁹ concluded that operation of the Oakwood Lake Expansion Project would not generate a substantial increase in ambient noise levels. Though interior noise levels in residences may be exceeded as a result of noise generated from concerts at the amphitheater at the Original Project Site, Mitigation Measures 4.1-6 and 4.7-6 would reduce impacts to a less than significant level, and no further mitigation would be required.

Project Analysis

The Project would develop a 6.25-acre portion of the 360 acres that comprise the Oakwood Lake Expansion Project area. The Project Site is currently vacant, with one existing single family residential unit adjacent to the Project Site to the south, and other residential units separated from the Project Site by Oakwood Lake. The Project, which consists of the development of 32 single family residential uses, is not a use that typically is the source of loud noise. As these single family residential uses are consistent with the existing surrounding uses at the Oakwood

¹⁹ Impacts 4.1-4/4.7-4 are identical, as are Mitigation Measures 4.1-4/4.7-4; they are listed twice in the EIR, once as a less than significant Land Use Impact and once as a less than significant Noise Impact.

Lake Expansion Project area, the Project would not introduce new or different noises or noise levels to the Oakwood Lake Expansion Project area.

The Original Project included Mitigation Measures 4.1-4 and 4.7-4, requiring either the elimination of the amphitheater or the construction of a sound wall around it after the first residences in the Original Project were occupied, to ensure that interior noise levels in residences would not be exceeded. These mitigation measures would not apply to the Project as the Original Project has already satisfied its requirements.

As the Project would not generate a substantial increase in ambient noise levels, any noise related impacts associated with the Project would be less than significant, and no mitigation measures are required.

Groundborne Vibration

Oakwood Lake Expansion Project EIR Conclusions

The Oakwood Lake Expansion Project EIR concluded that groundborne vibration caused by the Original Project would be less than significant. The Oakwood Lake Expansion Project EIR (Impacts 4.1-2/4.7-1)²⁰ analysis of groundborne vibration affecting the Original Project was limited to the existing railroad tracks north of the Original Project Site, with Mitigation Measures 4.1-2 and 4.7-1 reducing impacts to a less than significant level, and no further mitigation would be required.

Project Analysis

The Project would require construction equipment, which would produce vibration that may be felt by adjacent land uses. Construction of the Project would not require the use of equipment such as pile drivers, which are known to generate substantial construction vibration levels. The primary vibration source during construction may be from a bulldozer. A large bulldozer has a vibration impact of 0.089 inches per second peak particle velocity (PPV) at 25 feet which is perceptible but below any risk to architectural damage.

Table 10: Vibration Source Levels for Construction Equipment gives approximate vibration levels for particular construction activities. This data provides a reasonable estimate for a wide range of soil conditions.

Table 1: Vibration Source Levels for Construction Equipment*

Equipment	Peak Particle Velocity (inches/second) at 25 feet	Approximate Vibration Level LV (dVB) at 25 feet
Pile driver (impact)	1.518 (upper range)	112
	0.644 (typical)	104
Pile driver (sonic)	0.734 upper range	105
	0.170 typical	93
Clam shovel drop (slurry wall)	0.202	94
Hydromill	0.008 in soil	66
(slurry wall)	0.017 in rock	75
Vibratory Roller	0.21	94
Hoe Ram	0.089	87
Large bulldozer	0.089	87
Caisson drill	0.089	87
Loaded trucks	0.076	86

²⁰ Impacts 4.1-2/4.7-1 are identical, as are Mitigation Measures 4.1-2/4.7-1; they are listed twice in the EIR, once as a less than significant Land Use Impact and once as a less than significant Noise Impact.

Table 1: Vibration Source Levels for Construction Equipment*

Equipment	Peak Particle Velocity (inches/second) at 25 feet	Approximate Vibration Level LV (dVB) at 25 feet
Jackhammer	0.035	79
Small bulldozer	0.003	58
* Source: Transit Noise and Vibration Impact Assessment, Federal Transit Administration, May 2006.		

At a distance of 50 feet, a large bulldozer would yield a worst-case 0.042 PPV (in/sec) which may be perceptible but sustainably below any risk of damage (0.5 in/sec PPV is the threshold of old residential structures). The impact is less than significant, and no mitigation is required.

The Project would be consistent with the Oakwood Lake Expansion Project EIR, which concluded that impacts from groundborne vibration would be less than significant. Further, as demonstrated above, the equipment that would be used for Project construction would not exceed applicable thresholds. As such, the Project would not expose persons or buildings to vibration levels in excess of adopted standards; this impact would be less than significant and no additional mitigation is required.

Excessive Noise Levels from Airport Activity

Oakwood Lake Expansion Project EIR Conclusions

The Oakwood Lake Expansion Project EIR concluded that the Oakwood Lake Expansion Project and Oakwood Shores Special Purpose Plan would not expose people in the Oakwood Lake Expansion Project area to excessive noise levels from airport activities. The New Jerusalem Airport, located approximately 6.5 miles south of the Original Project Site, is the closest airport. Accordingly, the Original Project Site is not within the vicinity of a private airstrip, ALUP, or within 2 miles of a public airport or public use airport. There would be no impact and no mitigation is required.

Project Analysis

The Project would develop a 6.25-acre portion of the 360 acres that comprise the Oakwood Lake Expansion Project area. The New Jerusalem Airport is located approximately 6.5 miles south of the Project site. Therefore, there are no public airports within 2 miles of the Project site. Similar to the findings of the Oakwood Lake Expansion Project EIR, the Project would not worsen the levels of noise that residents at the Project Site would be exposed to. Additionally, based on airport contour maps in the General Plan Update EIR, the Project Site is not substantially affected by the modeled airport noise contours. (General Plan Update page 3.H-32.) The impact would be less than significant and no mitigation is required.

CEQA Conclusions Pertaining to Noise and Vibration

Based on the analysis, findings and conclusions of the prior Oakwood Lake Expansion Project EIR, implementation of the Project would not substantially increase the severity of any significant noise and vibration impacts as identified in that EIR, nor would it result in new significant noise and vibration impacts that were not previously identified. The Project would implement the Oakwood Lake Expansion Project EIR and regulatory requirements mitigation measures. Impacts would be less than significant, and no additional mitigation measures are necessary.

Population and Housing

Would the Project:	Oakwood Lake Expansion Project EIR Findings	Oakwood Lake Expansion Project EIR Findings:		Project Conclusions:	
		Equal or Less Severe	New or Substantial Increase in Severity	Applicable Standards and Requirements	Resulting Level of Significance
a) Induce substantial unplanned 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)	LTS	■	□	-	LTS
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere	LTS	■	□	-	LTS

Oakwood Lake Expansion Project EIR Conclusions

The Oakwood Lake Expansion Project EIR did not identify any impacts to population and housing that required mitigation. The purpose of the Oakwood Lake Expansion Project and Oakwood Shores Special Purpose Plan was to develop a comprehensively planned community and reclaim a sand and gravel quarry pit. All housing induced by the Oakwood Lake Expansion Project was planned and no people or housing were displaced by the Oakwood Lake Expansion Project and General Plan Amendment. Impacts to population and housing were less than significant.

Project Analysis

The Project would develop a 6.25-acre portion of the 360 acres that comprise the Oakwood Lake Expansion Project area, consistent with the Oakwood Shores Special Purpose Plan and the General Plan. The General Plan Amendment established an allowable residential density of 479 single family residential units and 98 mobile homes for the entire Oakwood Lake Expansion Project area. Existing development within the Oakwood Lake Expansion Project area includes 436 single family residential units and 57 mobile homes. The Project would consist of 32 single family residential units, so upon completion of the Project, the Oakwood Lake Expansion Project will consist of a total of 468 single family residential units, 11 fewer units than the allowable residential density of 479 single family residential units previously evaluated in the Oakwood Lake Expansion Project EIR and approved by the County as part of the approval of the Oakwood Lake Expansion Project and Oakwood Shores Special Purpose Plan.

The Project would be consistent with the Original Project and Oakwood Shores Special Purpose Plan, and would be consistent with the growth forecast by the General Plan update. The Project would not constitute unplanned growth nor would it displace existing people or housing. Impacts would be less than significant and no mitigation is required.

CEQA Conclusions Pertaining to Population and Housing

Based on the analysis, findings and conclusions of the Oakwood Lake Expansion Project EIR, implementation of the Project would not substantially increase the severity of any significant impacts related to population and housing as identified in the Oakwood Lake Expansion Project EIR, nor would it result in new significant impacts

related to population and housing that were not previously identified. The Oakwood Lake Expansion Project EIR did not identify any mitigation measures related to population and housing that would apply to the Project and none would be needed.

Public Services

Would the Project:	Oakwood Lake Expansion Project EIR Findings	Oakwood Lake Expansion Project EIR Findings:		Project Conclusions:	
		Equal or Less Severe	New or Substantial Increase in Severity	Applicable Standards and Requirements	Resulting Level of Significance
Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
a) Fire Protection	LTS with MM	■	□	MM 4.9-1: Secondary Emergency Access. MM 4.9-2: Storage Facilities for Fire Protection. MM 4.9-3A: Emergency Access Points.	LTS with MM
b) Police Protection	LTS with MM	■	□	MM 4.9-3C: Review of Subdivision Plans.	LTS with MM
c) Schools, Childcare and Libraries	LTS with MM	■	□	MM 4.9-4: School Impact Fee.	LTS with MM
d) Parks Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment	LTS with MM	■	□	MM 4.9-3B: Pedestrian/Bicycle Trail.	LTS with MM

Fire Protection

Oakwood Lake Expansion Project EIR Conclusions

The Oakwood Lakes Expansion Project EIR (Impacts 4.9-1, 4.9-2, 4.9-3) determined that implementation of the Oakwood Lake Expansion Project and Oakwood Shores Special Purpose Plan would not generate the need for new or physically altered fire protection facilities in order to maintain acceptable service ratios, response times or other performance objectives for fire protection. Although the Original Project 1) would require a secondary emergency access route, 2) could cause a restricted flow capacity of the project's water distribution system, and 3) could result in increased calls for potential land use conflicts as a result of residential uses in close proximity to the railroad and commercial recreational activities, these impacts would be reduced through the implementation of Mitigation Measures 4.9-1, 4.9-2, 4.9-3A. With implementation of these mitigation measures, these impacts would be less than significant, and no further mitigation is required.

Project Analysis

The Lathrop Manteca Fire District is responsible for providing fire protection services to the Project Site.²¹ The Project would develop a 6.25-acre portion of the 360 acres that comprise the Oakwood Lake Expansion Project area. The Project Site is located in the Oakwood Lake Expansion Project area, which was designated by the Oakwood Shores Special Purpose Plan for the development of up to 479 single family residential units. Existing development on the Original Project Site includes 436 single family residential units, and the development of 32 single family residential units would result in a total of 468 single family residential units, 11 fewer units than the allowable residential density of 479 single family residential units previously evaluated in the Oakwood Lake Expansion Project EIR. Accordingly, the Project's impacts to fire protection services represents a slight decrease when compared to the impacts analyzed by the Oakwood Lake Expansion Project EIR; these impacts would be further reduced through the implementation of Mitigation Measures 4.9-1, 4.9-2, 4.9-3A.

The Project Site is not located in a Very High, High, or Moderate State Responsibility Area Fire Hazard Severity Zone. Additionally, the Project would result in the removal of vegetation and planting of drought- and fire-resistant landscaping further reducing the risk of wildfires. Property taxes collected from each of the new single family residential units would be used to support the County's budget for fire protection services. The Project would also be consistent with the General Plan Update policy IS-5.6, which ensures consistent and adequate standards for fire flows and fire protection for new development.

Applicable Mitigation Measures

Consistent with the Oakwood Lake Expansion Project EIR, the following mitigation measures pertaining to public services would be applicable to the Project:

MM 4.9-1: The applicant shall provide a secondary emergency access into the residential community from Bronzan Road and shall be responsible for improving the roadway from the last house, #2371, west to the project site to meet County standards for fire emergency access.

MM 4.9-2: The applicant shall provide storage facilities as needed to meet all fire protection, peak domestic demand and emergency back-up requirements.

MM 4.9-3A: Future development plans shall provide for one emergency access between the single-family residential neighborhood and the existing mobile home park. Access into the mobile home park from the south

²¹ <https://sjmap.org/DistrictViewer/>

shall remain ungated. Access at the north end of the mobile home park shall be gated but accessible for emergency vehicles.

The Project would comply with these mitigation measures. As the Project would not generate the need for new or physically altered fire protection facilities beyond that which was previously evaluated by the Oakwood Lakes Expansion Project EIR, any fire protection related impacts associated with the Project would be addressed through implementation of the mitigation measures. Impacts would be less than significant, and no additional mitigation measures are required.

Police Service

Oakwood Lake Expansion Project EIR Conclusions

The Oakwood Lakes Expansion Project EIR (Impact 4.9-3C) determined that implementation of the Oakwood Lake Expansion Project and Oakwood Shores Special Purpose Plan would not generate the need for new or physically altered police protection facilities in order to maintain acceptable service ratios, response times or other performance objectives for police protection. Although the Original Project could result in increased calls for police services that could deplete personnel available to respond to public safety emergencies, this impact would be reduced through the implementation of Mitigation Measure 4.9-3C. With implementation of Mitigation Measure 4.9-3C, this impact would be less than significant, and no further mitigation is required.

Project Analysis

The San Joaquin County Sheriff is responsible for providing police protection services to the Project Site. The Project would develop a 6.25-acre portion of the 360 acres that comprise the Oakwood Lake Expansion Project area. The Project Site is located in the Oakwood Lake Expansion Project area, which was designated by the Oakwood Shores Special Purpose Plan for the development of up to 479 single family residential units. Existing development on the Original Project Site includes 436 single family residential units, and the development of 32 single family residential units would result in a total of 468 single family residential units, 11 fewer units than the allowable residential density of 479 single family residential units previously evaluated in the Oakwood Lake Expansion Project EIR. Accordingly, the Project's impacts to police protection services represents a slight decrease when compared to the impacts analyzed by the Oakwood Lake Expansion Project EIR; these impacts would be reduced through the implementation of Mitigation Measure 4.9-3C. Additionally, property taxes collected from each of the new single family residential units would be used to support the County's budget for police protection services.

Applicable Mitigation Measure

Consistent with the Oakwood Lake Expansion Project EIR, the following mitigation measure pertaining to public services would be applicable to the Project:

MM 4.9-3C: The Sheriff's Department shall have the opportunity to review subdivision plans prior to County Planning Commission review and approval.

The Project would comply with this mitigation measure. As the Project would not generate the need for new or physically altered police protection facilities beyond that which was previously evaluated by the Oakwood Lakes Expansion Project EIR, any police protection related impacts associated with the Project would be addressed through implementation of the mitigation measure. Impacts would be less than significant, and no additional mitigation measures are required.

Schools, Libraries and Childcare

Oakwood Lake Expansion Project EIR Conclusions

The Oakwood Lakes Expansion Project EIR (Impact 4.9-4) determined that implementation of the Oakwood Lake Expansion Project and Oakwood Shores Special Purpose Plan would not generate the need for new or physically altered school, childcare, or library facilities in order to maintain acceptable service ratios other performance objectives. Although the Original Project would generate up to 606 students which will impact school capacity, this impact would be reduced through the implementation of Mitigation Measure 4.9-4. With implementation of this mitigation measure, this impact would be less than significant, and no further mitigation is required.

Project Analysis

The Project Site is within the Manteca Unified School District. The Project would develop a 6.25-acre portion of the 360 acres that comprise the Oakwood Lake Expansion Project area. The Project Site is located in the Oakwood Lake Expansion Project area, which was designated by the Oakwood Shores Special Purpose Plan for the development of up to 479 single family residential units. Existing development on the Original Project Site includes 436 single family residential units, and the development of 32 single family residential units would result in a total of 468 single family residential units, 11 fewer units than the allowable residential density of 479 single family residential units previously evaluated in the Oakwood Lake Expansion Project EIR. Accordingly, the Project's impacts associated with student generation represents a slight decrease when compared to the impacts analyzed by the Oakwood Lake Expansion Project EIR; these impacts would be reduced through the implementation of Mitigation Measure 4.9-4.

Further, new housing construction that would increase resident population of the County would be required to pay State-mandated school impact fees (as applied under the Leroy F. Greene School Facilities Act of 1998). This incremental contribution to demand for increased school services from implementation of the Project would be offset by payment of proportionate property taxes to the County.

Applicable Mitigation Measure

Consistent with the Oakwood Lake Expansion Project EIR, the following mitigation measure pertaining to public services would be applicable to the Project:

MM 4.9-4: The applicant will be assessed residential impact fees of \$2.80 per square foot to help offset the costs for school facilities.

The Project would comply with this mitigation measure. As the Project would not generate the need for new or physically altered school facilities beyond that which was previously evaluated by the Oakwood Lakes Expansion Project EIR, any impacts to schools due to an increase in students associated with the Project would be addressed through implementation of the mitigation measure. Impacts would be less than significant, and no additional mitigation measures are required.

Parks

Oakwood Lake Expansion Project EIR Conclusions

The Oakwood Lakes Expansion Project EIR (Impact 4.9-3B) determined that implementation of the Oakwood Lake Expansion Project and Oakwood Shores Special Purpose Plan would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of those facilities would occur or be accelerated, or prompt that the construction or expansion of recreational facilities that may have an adverse effect on the environment. Although the Original Project would include up to 479 single family

residential units, which could generate increased demand for parks and recreational facilities, this impact would be reduced through the implementation of Mitigation Measure 4.9-3B. With implementation of Mitigation Measure 4.9-3B, this impact would be less than significant, and no further mitigation is required.

Project Analysis

The Project would develop a 6.25-acre portion of the 360 acres that comprise the Oakwood Lake Expansion Project area. The Project Site is located in the Oakwood Lake Expansion Project area, which was designated by the Oakwood Shores Special Purpose Plan for the development of up to 479 single family residential units. Existing development on the Original Project Site includes 436 single family residential units, and the development of 32 single family residential units would result in a total of 468 single family residential units, 11 fewer units than the allowable residential density of 479 single family residential units previously evaluated in the Oakwood Lake Expansion Project EIR. Accordingly, the Project's impacts to parks represents a slight decrease when compared to the impacts analyzed by the Oakwood Lake Expansion Project EIR; these impacts would be further reduced through the implementation of Mitigation Measure 4.9-3B. The Project would also comply with the General Plan Update policy NCR-8.22, requiring new residential development to dedicate of parkland or pay in-lieu fees.

Applicable Mitigation Measure

Consistent with the Oakwood Lake Expansion Project EIR, the following mitigation measure pertaining to public services would be applicable to the Project:

MM 4.9-3B: Plans shall include a circular pedestrian/bicycle trail throughout the entire residential development.

The Project would comply with these mitigation measures, to the extent that the Original Project has not already satisfied the requirements. As the Project would not accelerate the physical deterioration of existing parks and recreational facilities or prompt the construction of new ones beyond that which was previously evaluated by the Oakwood Lakes Expansion Project EIR, any impacts to parks and recreational facilities due to an increase in population associated with the Project would be addressed through Mitigation Measure 4.9-3B and/or in-lieu fees. Impacts would be less than significant, and no additional mitigation measures are required.

CEQA Conclusions Pertaining to Public Services

Based on the analysis, findings and conclusions of the Oakwood Lake Expansion Project EIR, implementation of the Project would not substantially increase the severity of any significant impacts related to public services as identified in the Oakwood Lake Expansion Project EIR, nor would it result in new significant impacts related to public services that were not previously identified. The Oakwood Lake Expansion Project EIR identified mitigation measures related to public services that would apply to the Project, and property taxes and fees would proportionally address the need for additional services based on the increase in population generated by the Project; no additional mitigation measures would be needed. Further environmental analysis of the Project pertaining to the topic of public services is not required, as the Project would not result in a substantial increase in the severity of public services impacts compared to the impacts identified in the Oakwood Lake Expansion Project EIR.

Transportation

Would the Project:	Oakwood Lake Expansion Project EIR Findings	Relationship to Oakwood Lake Expansion Project EIR Findings:		Project Conclusions:	
		Equal or Less Severe	New or Substantial Increase in Severity	Applicable Standards and Requirements	Resulting Level of Significance
a) Conflict with a program, plan, ordinance or policy assessing the circulation system, including transit, roadways, bicycle, and pedestrian facilities	LTS	■	□	-	LTS
b) Conflict with or be inconsistent with CEQA Guidelines Section 15064.3, subsection (b) re: VMT	LTS with MM	■	□	MM 4.6-1: Traffic Signal Installation. MM 4.6-2: Woodward McKinley Intersection. MM 4.6-3: Traffic Signal Installation.	LTS with MM
c) Substantially increase hazards due to a geometric design feature	LTS	■	□	-	LTS
d) Result in inadequate emergency access	LTS	■	□	-	LTS

Conflict with any Plan, Policy, or Regulation

Oakwood Lake Expansion Project EIR Conclusions

The Oakwood Lake Expansion Project EIR did not conclude that the Oakwood Lake Expansion Project and the Oakwood Shores Special Purpose Plan would cause a significant impact by conflicting with a plan, policy, or regulation assessing the circulation system, including transit, roadways, bicycle, and pedestrian facilities. The purpose of the Oakwood Lake Expansion Project and Oakwood Shores Special Purpose Plan was to develop a comprehensively planned community, which included pedestrian and bicycle friendly streetscapes. The Oakwood Lake Expansion Project EIR concluded that the Oakwood Lake Expansion Project and Oakwood Shores Special Purpose Plan would not conflict with existing plans, policies, or regulations and any impacts would be less than significant.

Project Analysis

The Project would develop a 6.25-acre portion of the 360 acres that comprise the Oakwood Lake Expansion Project area. The Project Site is currently vacant, and the Project would subdivide the Project Site into 32 separate single family lots and develop each lot with a single family residential unit consistent with the size and scale of residential development within the Oakwood Lake Expansion Project area. As the Project Site fronts Woodward Avenue, it would make improvements to that street, subject to review and approval by the County prior consistent with SJCDT requirements.

The Project would also be consistent with the General Plan Update, which emphasizes the importance of complete streets, streets designed and constructed to serve all users of streets, roads, and highways, regardless of their age

or ability, or mode of transportation, including driving, walking, bicycling, or taking transit. The General Plan Update also prioritizes the development of pedestrian and bicycle friendly streets, which will be incorporated into the Project, specifically the improvements to Woodward Avenue. These General Plan priorities are highlighted in the following policies. The Project complies with policies: TM-2.1, TM-2.2, TM-2.3, TM-3.2, TM-3.6, TM-3.9. The Project would also be consistent with other bicycle and pedestrian specific policies: TM-4.1, TM-4.4, TM-4.7, and TM-4.12.

The Project would include improvements to Woodward Avenue, subject to review and approval by the County for consistency with SJCDT requirements. Those improvements would be consistent with the priorities in the General Plan Update emphasizing complete streets and inclusion of pedestrian and bicycle features in the design of those improvements. Accordingly, the Project would be consistent with, and not conflict with, plans, policies, and regulations assessing the circulation system. Impacts would be less than significant and no further mitigation would be required.

Consistency with CEQA Guidelines

Oakwood Lake Expansion Project EIR Conclusions

The Oakwood Lakes Expansion Project EIR (Impacts 4.6-1, 4.6-2, 4.6-3) determined that implementation of the Oakwood Lake Expansion Project and Oakwood Shores Special Purpose Plan would have a less than significant impact on the level of service (LOS) at intersections near the Project Site, which was the applicable threshold of significance for evaluating transportation impacts at the time the EIR was certified. Although the Original Project would increase peak hour trips through the Woodward/McKinley intersection, which could cause vehicle queuing and delays, and also cause delays at the intersection of State Route 120 eastbound and westbound off ramps and Airport Way, these impacts would be reduced with implementation of Mitigation Measures 4.6-1, 4.6-2, 4.6-3, and these impacts would be less than significant, and no further mitigation is required.

Project Analysis

In 2018, the State changed the standard for evaluating traffic impacts from LOS to vehicle miles traveled (VMT). However, as the Project is being evaluated for consistency with the Oakwood Lakes Expansion Project EIR, the threshold evaluated in that document, LOS, is applicable to the Project, rather than the newer VMT threshold.

The Project would develop a 6.25-acre portion of the 360 acres that comprise the Oakwood Lake Expansion Project area. The Project Site is located in the Oakwood Lake Expansion Project area, which was designated by the Oakwood Shores Special Purpose Plan for the development of up to 479 single family residential units. Existing development on the Original Project Site includes 436 single family residential units, and the development of 32 single family residential units would result in a total of 468 single family residential units, 11 fewer units than the allowable residential density of 479 single family residential units previously evaluated in the Oakwood Lake Expansion Project EIR. Accordingly, the Project's trip generation represents a slight decrease when compared to the impacts analyzed by the Oakwood Lake Expansion Project EIR.

Applicable Mitigation Measure

Consistent with the Oakwood Lake Expansion Project EIR, the following mitigation measure pertaining to transportation would be applicable to the Project:

MM 4.6-1: A traffic signal shall be installed at this location and the applicant shall pay a proportional share towards the installation. Based on existing-plus-approved-plus-project volumes, the proposed project's proportional share would be 25 percent.

MM 4.6-2: The applicant shall be responsible for the lane reconfigurations and all-way-stop control at the Woodward/McKinley intersection.

MM 4.6-3: The applicant shall contribute a proportional share (12%) of the cost towards a traffic signal at State Route 120 westbound off-ramp/ Airport Way.

The Original Project has already satisfied the requirements of these mitigation measures. As the Project would not generate a substantial increase in peak hour trips or cause a decrease in LOS that was not previously evaluated by the Oakwood Lakes Expansion Project EIR, any traffic related impacts associated with the Project would be less than significant, and no additional mitigation measures are required.

Substantially Increase Transportation Hazards

Oakwood Lake Expansion Project EIR Conclusions

As described above, the purpose of the Oakwood Lake Expansion Project and Oakwood Shores Special Purpose Plan was to develop a comprehensively planned community, which included pedestrian and bicycle friendly streetscapes. The Oakwood Lake Expansion Project EIR concluded that the design of internal roadways within the Oakwood Lake Expansion Project area would not substantially increase hazards due to the geometric design of roadways and any impacts would be less than significant.

Project Analysis

The Project would develop a 6.25-acre portion of the 360 acres that comprise the Oakwood Lake Expansion Project area. The Project Site is currently vacant, and the Project would subdivide the Project Site into 32 separate single family lots and develop each lot with a single family residential unit consistent with the size and scale of residential development within the Oakwood Lake Expansion Project area. As the Project Site fronts Woodward Avenue, it would make improvements to that street, but will not fundamentally change the geometry of the existing roadway and right of way, which will continue to function as an L shaped, two lane road with one lane traveling north and then east and the other lane traveling west and then south. Improvements to Woodward Avenue would be subject to review and approval by the County prior consistent with SJCDT requirements. Accordingly, impacts would be less than significant and no mitigation will be required.

Adequacy of Emergency Access

Oakwood Lake Expansion Project EIR Conclusions

The Oakwood Lake Expansion Project EIR did not conclude that the Oakwood Lake Expansion Project and the Oakwood Shores Special Purpose Plan would cause a significant impact by reducing emergency access. No mitigation measures were identified and impacts were determined to be less than significant.

Project Analysis

The Project would develop a 6.25-acre portion of the 360 acres that comprise the Oakwood Lake Expansion Project area. The Project Site is currently vacant, and the Project would subdivide the Project Site into 32 separate single family lots and develop each lot with a single family residential unit consistent with the size and scale of residential development within the Oakwood Lake Expansion Project area. As the Project Site fronts Woodward Avenue, it would make improvements to that street, but will not make any fundamental changes to the existing roadway that would impede its ability to serve emergency services vehicles when needed. Woodward Avenue will continue to function as an L shaped, two lane road with one lane traveling north and then east and the other lane traveling

west and then south. Improvements to Woodward Avenue would be subject to review and approval by the County consistent with SJCDT requirements. Impacts would be less than significant and no mitigation will be required.

CEQA Conclusions Pertaining to Transportation

Based on the analysis, findings, and conclusions of the Oakwood Lake Expansion Project EIR, implementation of the Project would not substantially increase the severity of any significant impacts related to transportation as identified in the prior Oakwood Lake Expansion Project EIR, nor would it result in new significant impacts related to transportation that were not previously identified. The Oakwood Lake Expansion Project EIR identified mitigation measures related to transportation that would apply to the Project, and no additional mitigation measures would be needed. Further environmental analysis of the Project pertaining to the topic of transportation is not required, as the Project would not result in a substantial increase in the severity of transportation impacts compared to the impacts identified in the Oakwood Lake Expansion Project EIR.

Tribal Cultural Resources

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:	Oakwood Lake Expansion Project EIR Findings	Oakwood Lake Expansion Project EIR Findings:		Project Conclusions:	
		Equal or Less Severe	New or Substantial Increase in Severity	Applicable Standards and Regulations	Resulting Level of Significance
a) 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	LTS	■	□	-	LTS
b) 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.	LTS	■	□	-	LTS

Oakwood Lake Expansion Project

The Oakwood Lake Expansion Project EIR evaluated the Oakwood Lake Expansion Project consistent with the CEQA requirements in effect at the time, which did not require specific analysis of Tribal Cultural Resources. As a subsequent project approval to the Oakwood Lake Expansion Project and the Oakwood Lake Expansion Project EIR, the Project is not required to evaluate impacts beyond which were required at the time the Oakwood Lake Expansion Project EIR was certified.

Project Analysis

The Project is consistent with the Oakwood Shores Special Purpose Plan, and the Project Site and its land use designations were subject to analysis in the Oakwood Lake Expansion Project EIR, which also did not specifically analyze impacts to Tribal Cultural Resources. The General Plan Update EIR incorporated Tribal Cultural Resources into its analysis of Cultural and Paleontological resources, and concluded that impacts to cultural resources would be less than significant with implementation of Mitigation Measure 4.E-3, which establishes policies and procedures in the event of an inadvertent discovery of cultural resources. As the Project is consistent with the General Plan Update EIR, it would implement this mitigation measure which is similar to Mitigation Measure 4.11-1, identified above.

Applicable Mitigation Measure

Consistent with the General Plan Update EIR, the following mitigation measure pertaining to cultural resources and tribal cultural resources would be applicable to the Project:

Mitigation Measure 4.E-3: The following new policy “Inadvertent Discovery of Cultural Resources,” in the 2035 General Plan would reduce impacts to accidentally discovered archaeological resources during ground disturbing activities in San Joaquin County.

NCR-6.10: Inadvertent Discovery of Cultural Resources. If prehistoric or historic period archaeological resources are encountered during ground disturbing activities in the county, all activities within 100 feet shall halt and the County shall be notified. A Secretary of the Interior-qualified archaeologist shall inspect the findings within 24 hours of discovery. If it is determined that a project could damage a unique archaeological resource (as defined pursuant to the CEQA Guidelines), mitigation shall be implemented in accordance with PRC Section 21083.2 and Section 15126.4 of the CEQA *Guidelines*, with a preference for preservation in place. Consistent with Section 15126.4(b)(3), this may be accomplished through planning construction to avoid the resource; incorporating the resource within open space; capping and covering the resource; or deeding the site into a permanent conservation easement. If avoidance is not feasible, a qualified archaeologist shall prepare and implement a detailed treatment plan in consultation with the County. Treatment of unique archaeological resources shall follow the applicable requirements of PRC Section 21083.2. Treatment for most resources would consist of (but would not be not limited to) sample excavation, artifact collection, site documentation, and historical research, with the aim to target the recovery of important scientific data contained in the portion(s) of the significant resource to be impacted by the project. The treatment plan shall include provisions for analysis of data in a regional context, reporting of results within a timely manner, curation of artifacts and data at an approved facility, and dissemination of reports to local and state repositories, libraries, and interested professionals.

As noted above, the Project is not required to evaluate impacts to Tribal Cultural Resources. Even if the Project were required to evaluate impacts to Tribal Cultural Resources, the Project is consistent with the Oakwood Shores Special Purpose Plan, and the Oakwood Lake Expansion Project EIR, which concluded that impacts to Tribal Cultural Resources would be less than significant. No further environmental review of the Project pertaining to the topic of Tribal Cultural Resources is required.

Utilities and Service Systems

Would the Project:	Oakwood Lake Expansion Project EIR Findings	Relationship to Oakwood Lake Expansion Project EIR Findings:		Project Conclusions:	
		Equal or Less Severe	New or Substantial Increase in Severity	Applicable Standards and Requirements	Resulting Level of Significance
a) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years	LTS	■	□	-	LTS
b) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments	LTS with MM	■	□	N/A	LTS
c) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals d) Comply with federal, state, and local statutes and regulations related to solid waste	LTS	■	□	-	LTS
e) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction of which could cause significant environmental effects	LTS with MM	■	□	N/A	LTS with MM

Water Facilities

Oakwood Lake Expansion Project EIR Conclusions

The Oakwood Lake Expansion Project EIR concluded that the Oakwood Lake Water District (OLWD) had sufficient water supplies available to serve the Oakwood Lake Expansion Project during normal, dry, and multiple dry years. The Oakwood Lake Expansion Project would implement Mitigation Measure 4.3-7 to address impacts to groundwater recharge, which would conserve water and add to OLWD's available supplies to serve the Oakwood Lake Expansion Project. With implementation of Mitigation Measure 4.3-7, OLWD's available supplies to serve the Oakwood Lake Expansion Project would be increased. Impacts would be less than significant, and no further mitigation is required.

Project Analysis

The Project would develop a 6.25-acre portion of the 360 acres that comprise the Oakwood Lake Expansion Project area. The Project Site is located in the Oakwood Lake Expansion Project area, which was designated by the

Oakwood Shores Special Purpose Plan for the development of up to 479 single family residential units. Existing development on the Original Project Site includes 436 single family residential units, and the development of 32 single family residential units would result in a total of 468 single family residential units, 11 fewer units than the allowable residential density of 479 single family residential units previously evaluated in the Oakwood Lake Expansion Project EIR. Accordingly, the Project's impacts to water usage represents a slight decrease when compared to the impacts analyzed by the Oakwood Lake Expansion Project EIR, which concluded that OLWD would have adequate water supplies to serve the Oakwood Lake Expansion Project.

Further, implementation of Mitigation Measure 4.3-7 to address groundwater recharge impacts, would require a comprehensive water conservation project for the Oakwood Lake Expansion Project area, including the Project Site, which would have the effect of supplementing OLWD's available supplies to serve the Project. Additionally, consistent with Oakwood Shores Special Purpose Plan Policy.

As the Project is consistent with the Oakwood Lake Expansion Project and Oakwood Shores Special Purpose Plan, water usage associated with the Project was already considered when determining that OLWD had sufficient water supplies available to serve the Oakwood Lake Expansion Project, and the Project will obtain a will serve letter from OLWD prior to issuance of building permits. Impacts would be less than significant and no mitigation is required.

Wastewater Treatment Facilities

Oakwood Lake Expansion Project EIR Conclusions

The Oakwood Lake Expansion Project EIR (Impacts 4.5-2, 4.5-5) concluded that OLWD had adequate capacity to serve projected wastewater services demand for the Oakwood Lake Expansion Project. Although the Oakwood Lake Expansion Project would require the expansion of the existing wastewater treatment plant, these impacts would be reduced through the implementation of Mitigation Measures 4.5-2, 4.5-5. With implementation of these mitigation measures, these impacts would be less than significant, and no further mitigation is required.

Project Analysis

The Project would develop a 6.25-acre portion of the 360 acres that comprise the Oakwood Lake Expansion Project area. The Project Site is located in the Oakwood Lake Expansion Project area, which was designated by the Oakwood Shores Special Purpose Plan for the development of up to 479 single family residential units. Existing development on the Original Project Site includes 436 single family residential units, and the development of 32 single family residential units would result in a total of 468 single family residential units, 11 fewer units than the allowable residential density of 479 single family residential units previously evaluated in the Oakwood Lake Expansion Project EIR. Accordingly, the Project's impacts to wastewater usage represents a slight decrease when compared to the impacts analyzed by the Oakwood Lake Expansion Project EIR, which concluded that OLWD would have adequate capacity to serve the Oakwood Lake Expansion Project with the expansion of the existing treatment and disposal facilities. The Project will also include sanitary sewer connections to connect with OLWD's system.

The Original Project included Mitigation Measures 4.5-2 and 4.5-5, establishing the parameters for the OLWD wastewater treatment plant expansion. These mitigation measures would not apply to the Project as the Original Project has already satisfied its requirements.

As the Project is consistent with the Oakwood Lake Expansion Project and Oakwood Shores Special Purpose Plan, wastewater generation usage associated with the Project was already considered when determining that OLWD would have sufficient wastewater capacity to serve the Oakwood Lake Expansion Project upon the planned expansion of the wastewater treatment facility. As Mitigation Measures 4.5-2 and 4.5-5 have already been

implemented, ensuring that OLWD has adequate capacity to serve the Project's projected demand for wastewater services, impacts would be less than significant and no further mitigation measures would be required.

Landfill Capacity and Compliance with Solid Waste Regulations

Oakwood Lake Expansion Project EIR Conclusions

The Oakwood Lake Expansion Project EIR concluded that the Oakwood Lake Expansion Project would comply with federal, state, and local statutes and regulations related to solid waste, and would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. Impacts would be less than significant, and no mitigation measures were required.

Project Analysis

The Project would develop a 6.25-acre portion of the 360 acres that comprise the Oakwood Lake Expansion Project area. The Project Site is located in the Oakwood Lake Expansion Project area, which was designated by the Oakwood Shores Special Purpose Plan for the development of up to 479 single family residential units. Existing development on the Original Project Site includes 436 single family residential units, and the development of 32 single family residential units would result in a total of 468 single family residential units, 11 fewer units than the allowable residential density of 479 single family residential units previously evaluated in the Oakwood Lake Expansion Project EIR. Accordingly, the Project's generation of solid waste represents a slight decrease when compared to that which was analyzed by the Oakwood Lake Expansion Project EIR, which concluded that there would be available landfill capacity to accommodate the anticipated solid waste stream generated by implementation of the Oakwood Lake Expansion Project and Oakwood Shores Special Purpose Plan.

Similar to the Oakwood Shores Special Purpose Plan, the Project would be required to comply with federal, state, and local statutes and regulations related to solid waste. As a result, the Project would be served by landfills with sufficient capacity and would comply with applicable regulations related to solid.

Accordingly, no new significant impacts or substantially more severe impacts related to solid waste have been identified for the Project. Impacts associated with solid waste would be less than significant and no mitigation measures are required.

Expansion or Relocation of Facilities

Oakwood Lake Expansion Project EIR Conclusions

The Oakwood Lake Expansion Project EIR (Impacts 4.5-2, 4.5-5) concluded that the Oakwood Lake Expansion Project would require the expansion of an existing OLWD wastewater treatment plant; the Oakwood Lake Expansion Project EIR also concluded that the Oakwood Lake Expansion Project would not require the relocation, construction, or expansion of other facilities, including water, stormwater drainage, electric power, natural gas, or telecommunications facilities. Although the Oakwood Lake Expansion Project would require the expansion of the existing wastewater treatment plant, these impacts would be reduced through the implementation of Mitigation Measures 4.5-2, 4.5-5. With implementation of these mitigation measures, these impacts would be less than significant, and no further mitigation is required.

Project Analysis

The Project intends to connect each the buildings to existing water, wastewater and storm drainage infrastructure, and may require installation of additional electrical and natural gas connections, and minor telecommunications improvements. Such facilities would be installed during construction and within the Project Site; therefore, similar

to the Oakwood Lake Expansion Project, the construction of infrastructure improvements for the Project would not substantially cause a significant environmental effect. Furthermore, the Project Site would consist of infill development; therefore, major upgrades to transmission lines and other facilities is not anticipated.

The Original Project included Mitigation Measures 4.5-2 and 4.5-5, establishing the parameters for the OLWD wastewater treatment plant expansion. These mitigation measures would not apply to the Project as the Original Project has already satisfied its requirements.

As Mitigation Measures 4.5-2 and 4.5-5 have already been implemented, ensuring the wastewater treatment facility can safely expand at its current location, overall impacts on water, wastewater, stormwater drainage, electrical, natural gas, and telecommunication facilities would be less than significant and no further mitigation measures are required.

CEQA Conclusions Pertaining to Utilities and Service Systems

Based on the analysis, findings and conclusions of the Oakwood Lake Expansion Project EIR, implementation of the Project would not substantially increase the severity of any significant impacts related to utilities or service systems as identified in the Oakwood Lake Expansion Project EIR. The Project would not result in new significant impacts related to utilities or service systems that were not previously identified. The Oakwood Lake Expansion Project EIR identified mitigation measures related to the expansion of the wastewater treatment plant which have been satisfied by the Oakwood Lake Expansion Project. Impacts would be less than significant, and no further mitigation would be required.

Wildfire

Would the Project: If located in or near state responsibility areas or lands classified as Very High Fire Hazard Severity Zones:	Oakwood Lake Expansion Project EIR Findings	Oakwood Lake Expansion Project EIR Findings:		Project Conclusions:	
		Equal or Less Severe	New or Substantial Increase in Severity	Applicable Standards and Requirements	Resulting Level of Significance
a) Due to slope, prevailing winds and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrollable spread of a wildfire?	LTS	■	□	-	LTS
b) Substantially impair an adopted emergency response plan or emergency evacuation plan?	LTS	■	□	-	LTS
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risks or that may result in temporary or ongoing impacts to the environment?	LTS	■	□	-	LTS
d) Expose people or structures to significant risk, including downslope or downstream flooding or landslides from runoff post-fire slope instability, or drainage changes?	LTS	■	□	-	LTS

Oakwood Lake Expansion Project

The Oakwood Lake Expansion Project EIR evaluated the Oakwood Lake Expansion Project consistent with the CEQA requirements in effect at the time, which did not require specific analysis of Wildfire impacts. As a subsequent project approval to the Oakwood Lake Expansion Project and the Oakwood Lake Expansion Project EIR, the Project is not required to evaluate impacts beyond which were required at the time the Oakwood Lake Expansion Project EIR was certified.

Project Analysis

The Project is consistent with the Oakwood Shores Special Purpose Plan, and the Project Site and its land use designations were subject to analysis in the Oakwood Lake Expansion Project EIR, which also did not specifically analyze Wildfire impacts separate from its Hazards and Hazardous Materials analysis. The Oakwood Lake Expansion Project EIR concluded that implementation of the Oakwood Shores Special Purpose Plan did not expose people or structures to a significant risk of loss, injury, or death involving wildland fires, as the General Plan Update included policies to address fire suppression, fire prevention, fuel management, and coordination amongst fire agencies to ensure adequate protection.

The Project would develop a 6.25-acre portion of the 360 acres that comprise the Oakwood Lake Expansion Project area. The Project Site is located in the Oakwood Lake Expansion Project area, which was evaluated by the

Oakwood Shores Special Purpose Plan, and thus was evaluated as a part of the baseline conditions in the General Plan Update EIR. The Project Site is not located in a Very High, High, or Moderate State Responsibility Area Fire Hazard Severity Zone. The Project would result in the removal of vegetation and planting of drought- and fire-resistant landscaping, further reducing the risk of wildfires. Impacts would be less than significant and no mitigation would be required.

As noted above, the Project is not required to evaluate Wildfire impacts. Even if the Project were required to evaluate Wildfire impacts, the Project is consistent with the Oakwood Shores Special Purpose Plan, and the Oakwood Lake Expansion Project EIR, which concluded that Wildfire impacts are less than significant. No further environmental review of the Project pertaining to the topic of Wildfire is required.