

**Newman Well 10 Project**  
**Addendum #1**  
**to the Northwest Newman Master Plan EIR**  
**(SCH#2013032010)**

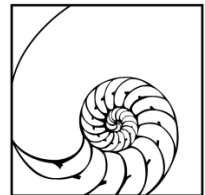
April 2019

**Lead Agency:**

City of Newman  
Community Development Department  
938 Fresno Street  
Newman, CA 95360

**Prepared By:**

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A: City of Newman Well 10 Project Mitigation Monitoring and Reporting Program

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# I. Project Characteristics

- 1. Project Title:** Newman Well 10 Project
- 2. Lead Agency Name and Address:** City of Newman  
Community Development Department  
938 Fresno Street  
Newman, CA 95360
- 3. Contact Person and Phone Number:** Michael E. Holland  
City Manager  
938 Fresno Street  
Newman, CA 95360  
Tel: (209) 862-3725  
mholland@cityofnewman.com
- 4. Project Location:** Well 10 Site: a 1.98-acre portion of APN 026-031-005 along Jensen Road, approximately 2,900 ft west of Fig Lane. (Site has been parcelized but no new APN assigned yet.)  
Transmission Lines: 4130' of water transmission pipeline to link with existing infrastructure in Jensen Road, Fig Lane, and extended north beyond the end of Harden Road.  
In City of Newman and adjacent Stanislaus County.
- 5. Project Sponsors' Names and Addresses:** City of Newman  
Community Development Department  
938 Fresno Street  
Newman, CA 95360
- 6. Existing General Plan Designations:** County: UT (Urban Transition)  
City's Northwest Newman Master Plan: Planned Mixed Residential
- 7. Existing Zoning:** County: General AG 10 Acres UT  
City's Pre-zoning: Planned Mixed Residential
- 8. Requested Approvals:** Stanislaus County Well Construction Permit #19-10  
SWRCB Permit Amendment for Domestic Water System #5010013

## II. Executive Summary

The Well 10 project represents water infrastructure improvements including a new well and storage tank and associated infrastructure as contemplated in the City of Newman Northwest Master Plan as a higher quality water source to address Hexavalent Chromium (Cr6) levels in the City's water supply.

As presented in Section V: Summary of Findings, this Addendum has determined that the Well 10 project qualifies for an Addendum pursuant to CEQA Guidelines Section 15164 and that the NWMP EIR and this Addendum comprises the full and complete CEQA evaluation necessary for the proposed project and no further CEQA evaluation for the project is required.

The Section VI: Environmental Checklist provides substantial evidence pursuant to CEQA Guidelines Section 15162 that with implementation of the applicable MMs, the proposed project would not result in a substantial increase in the severity of significant impacts previously identified in the NWMP EIR or any new significant impacts that were not previously identified in the NWMP EIR.

# III. Purpose and Organization

## Purpose

The purpose of this CEQA document is to analyze the Newman Well 10 project, to determine if it qualifies for an Addendum pursuant to Public Resources Code Section 21166 and State CEQA Guidelines Section 15164 such that no additional environmental review is required.

The project site is within the Northwest Master Plan (NWMP) area. The City adopted the NWMP and certified the associated EIR in 2017 (State Clearinghouse No. 2013032010). The NWMP establishes a land use and development framework and identifies needed transportation and infrastructure improvements. A new well (and storage tank) site and connecting infrastructure was specifically identified as an infrastructure improvement that would occur within the NWMP area. The NWMP showed a placeholder location for the well site farther to the west than the current project and to the south of Jensen Road, but it was acknowledged at the time that the specific site had not been identified and that was a placeholder. The specific location of the Well 10 project is analyzed for the potential for environmental impacts in this document.

Subsequent activities under the NWMP are subject to environmental requirements pursuant to the NWMP EIR. The NWMP EIR analyzed the environmental impacts of implementation of the NWMP, including development of the project site.

The NWMP EIR is hereby incorporated by reference and can be obtained from the City of Newman Community Development Department at 938 Fresno Street in Newman, CA, and on the City of Newman website at:

<http://www.cityofnewman.com/departments/community-development/e-docs.html>.

State CEQA Guidelines Section 15164 states that an Addendum to a certified EIR is allowed when minor changes or additions are necessary and none of the conditions for preparation of a Subsequent EIR pursuant to Section 15162 are satisfied. Section 15162 further specifies that no subsequent EIR shall be prepared unless one or more of the following conditions are met:

- 1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- 2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- 3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
  - A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

- B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
- C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The Environmental Checklist contained in this document summarizes the impact findings of the NWMP EIR, which is the underlying EIR for the proposed project, and assesses whether impacts of the proposed project would fall within those identified in the NWMP EIR or whether new or more significant environmental impacts than those identified in the NWMP EIR are identified which would trigger the need for a Subsequent EIR.

## **Organization**

Section I, Project Characteristics presents a quick reference of the project details.

Section II, Executive Summary includes a summary of conclusions of this document.

Section III, Purpose and Organization (this section).

Section IV, Project Description details the proposed project.

Section V, Summary of CEQA Findings explains the findings of this document.

Section VI, Environmental Checklist details the potential environmental impacts of the project, including the impact findings of the NWMP EIR and relevant Mitigation Measures (MMs) and explains whether the Well 10 project would cause new or more significant environmental impacts than those identified in the NWMP EIR.

Attachment A includes full text of the MMs applicable to the Well 10 project in the proposed Mitigation Monitoring and Reporting Program.



## IV. Project Description

The City of Newman (City) relies entirely on groundwater supply for its municipal water system. The City's wells have Hexavalent Chromium (Cr6) levels that formerly exceeded the State of California's Primary Drinking Water Maximum Contaminant Level (MCL) set in 2014, requiring the City to place one well on standby.

The City proposes to construct a new well, Well 10, northwest of the City that will be drilled to a depth of approximately 500 feet – deep enough to tap into aquifers below Corcoran Clay and access water supplies with better water quality characteristics as well as replace lost water system capacity from existing well sources due to the prevalence of Cr6. This construction project received grant funding from DWSRF (funding agreement D16-02Q48I, project number 5010013-001P) for project planning and design and a grant funding from CA Safe Drinking Water Bond Law of 1988 (#E59534) to construct the well casing by drilling the hole and installing the sleeving.

The Well 10 project site is a 1.98-acre portion of APN 026-031-005 along Jensen Road, approximately 2,900 ft west of Fig Lane. This site has been parcelized and a new APN will be assigned, but was not yet available at the time of this document preparation. The well drilling and sleeving project is currently under construction at the site. The Well 10 project also includes installation of transmission line in Jensen Road, Fig Lane, and an extension north from Harden Road. See Figures 1 and 2 for the location and site plan.

Specifics of the Well 10 project include:

- 20" diameter casing
- 2500 gallons per minute 200 HP Vertical Turbine
- Cement grout seal
- 1 Million Gallon Tank
- Booster pump station: 2 60 HP Turbine
- 2000' of 16" Transmission Main
- 2130' of 8" Transmission Main

The Well 10 project site is within the Northwest Master Plan (NWMP) area. The City adopted the NWMP and certified the associated EIR in 2017 (State Clearinghouse No. 2013032010). The NWMP establishes a land use and development framework and identifies needed transportation and infrastructure improvements. A new well (and storage tank) site and connecting infrastructure was specifically identified as an infrastructure improvement that would occur within the NWMP area. The NWMP showed a placeholder location for the well site farther to the west than the current project and to the south of Jensen Road, but it was acknowledged at the time that the specific site had not been identified and that was a placeholder.

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**Figure 1. Well 10 Site and Transmission Lines Location**

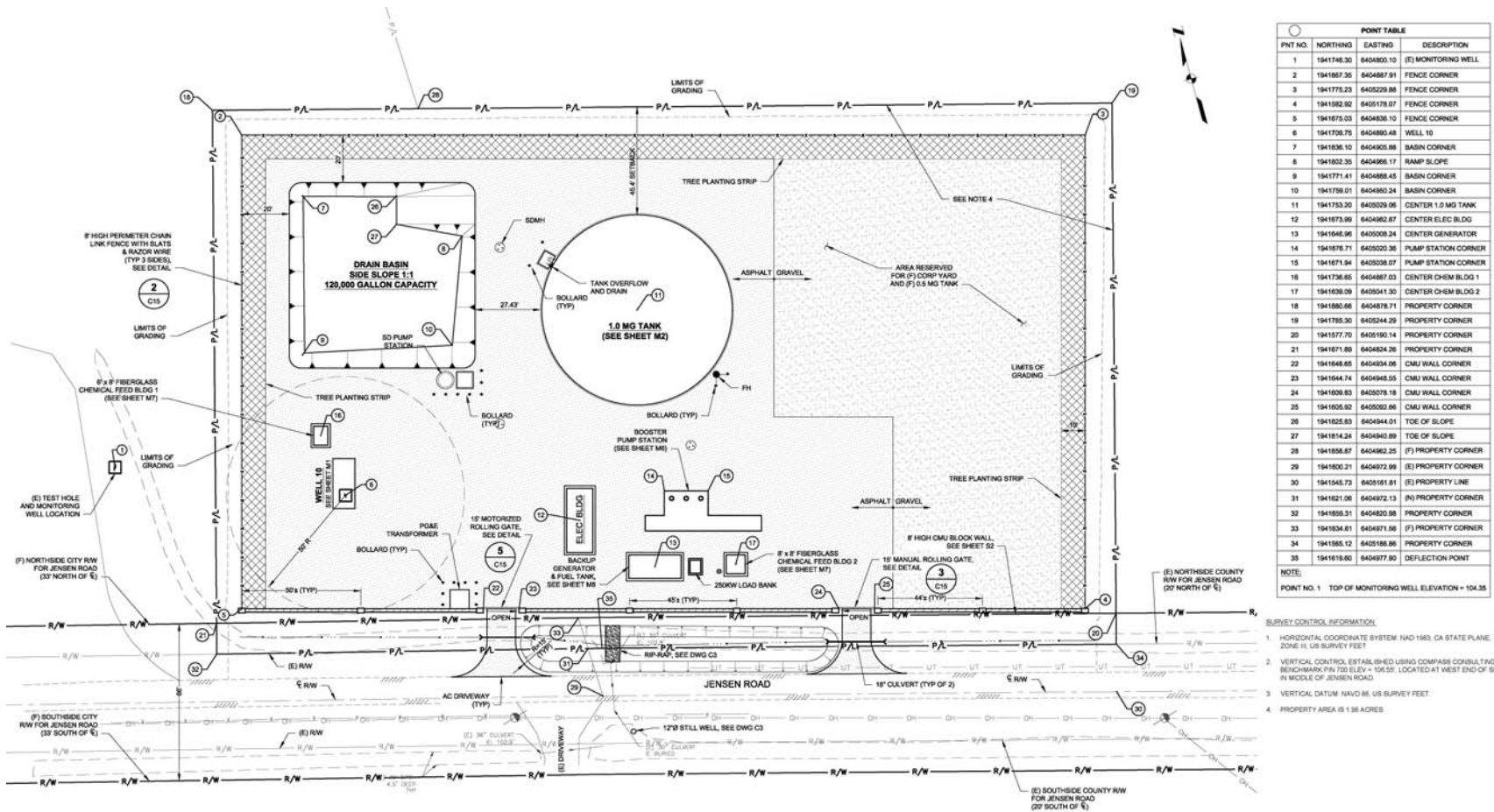


Figure 2. Well 10 Site Plan

## V. Summary of CEQA Findings

California Public Resources Code section 21166 and CEQA Guidelines section 15164 State CEQA Guidelines Section 15164 states that an Addendum to a certified EIR is allowed when minor changes or additions are necessary and none of the conditions for preparation of a Subsequent EIR are met.

Section VI: Environmental Checklist below provides substantial evidence that the Well 10 project would not require preparation of a Supplemental EIR and that an Addendum is the appropriate CEQA document, per the following conclusions:

- (1) Although the proposed project identifies the final site and adds project-level details to the new well project identified in the NWMP EIR, these project changes would not result in new significant environmental effects or a substantial increase in the severity of impacts identified in the NWMP EIR.
- (2) Although the Environmental Checklist was completed to take into account current conditions, there would be no new significant environmental effect or a substantial increase in the severity of impacts identified in the NWMP EIR due to changes in circumstances.
- (3) Although the Environmental Checklist was completed to take into account new information, including the specific of the Well 10 project, there would be no new significant environmental effect or a substantial increase in the severity of impacts identified in the NWMP EIR due to new information.

Therefore, in accordance with California Public Resources Code section 21166 and CEQA Guidelines section 15164, the NWMP EIR and this Addendum comprise the full and complete CEQA evaluation necessary for the proposed Well 10 project and no further CEQA evaluation for the project is required.

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Michael E. Holland, City Manager  
City of Newman

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Date

## VI. ENVIRONMENTAL CHECKLIST

The Abbreviated Environmental Checklist below compares potential environmental impacts of the project to the findings of the NWMP EIR, notes whether the project would result in new significant impacts or impacts substantially greater or more severe than those previously identified in NWMP EIR, and includes an explanation substantiating the findings for each topic. It uses the abbreviation SU for significant and unavoidable, LTS for less-than-significant, LTS w/ MMs for impacts that are reduced to LTS with implementation of identified mitigation measures (MMs), and NI for when No Impact was identified in the NWMP EIR.

The checklist also lists mitigation measures applicable to the Well 10 project impacts. A full list of the MMs applicable to the Well 10 project can be found in Attachment A, Mitigation Monitoring and Reporting Program (MMRP). More detail regarding the significance criteria used in this Addendum and the environmental impacts of implementation of the NWMP is available in the NWMP Draft and Final EIR available from the City of Newman Community Development Department at 938 Fresno Street in Newman, CA, and on the City of Newman website at:

<http://www.cityofnewman.com/departments/community-development/e-docs.html>.

When a dash (--) appears in the checklist below, it means that the NWMP EIR did not identify any MMs related to that environmental impact. N/A appears when an MM was identified but it does not apply to the Well 10 project (e.g., the project characteristics do not meet the criteria specified in the MM).

## A. Aesthetics

Impacts Related To:	NWMP EIR Findings with Implementation of MM (If Required)	PROJECT			
		Relationship to NWMP EIR Findings		Applicable MMs	Project Level of Significance
		Equal or Less Severity	Substantial Increase in Severity		
a. Scenic Vistas	LTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	--	LTS
b. Scenic Resources	NI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	--	NI
c. Visual Character	LTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	--	LTS
d. Light or Glare	LTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	--	LTS

### Discussion

#### Scenic Vistas

None of the NWMP area is designated as a scenic vista. The Diablo Range is a designated scenic vista in the area; however, due to their relative locations, development in the NWMP area would not have the potential to block views of Diablo Range from public scenic vista viewing locations. Consistent with NWMP EIR conclusions, the Well 10 project will not have a significant impact related to scenic vistas.

#### Scenic Resources

The NWMP area is not near enough to a State-designated scenic highway to be considered a scenic resource. Consistent with NWMP EIR conclusions, the Well 10 project would have no impact related to scenic resources.

#### Visual Character

Consistent with NWMP EIR conclusions, development of the NWMP area, including infrastructure projects such as the Well 10 project, would result in changes to the currently agricultural character of the area but would be consistent with the character of other development within the city of Newman and would not represent a significant environmental impact related to changed character.

#### Light and Glare

Consistent with NWMP EIR conclusions, development of the NWMP area, including infrastructure projects such as the Well 10 project, would result in potential new sources of light and glare but these sources would be required to demonstrate compliance with identified City requirements and impacts related to light and glare would be less than significant.

## B. Agricultural and Forest Resources

Impacts Related To:	NWMP EIR Findings with Implementation of MM (If Required)	PROJECT			
		Relationship to NWMP EIR Findings		Applicable MMs	Project Level of Significance
		Equal or Less Severity	Substantial Increase in Severity		
a. Convert Farmland	No New Impact	<input checked="" type="checkbox"/>	<input type="checkbox"/>	--	No New Impact
b. Conflict with Agricultural Designation	LTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	--	LTS
c. Conflict with Forest Designation	NI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	--	NI
d. Convert Forest	NI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	--	NI
e. Indirect Conversion of Agricultural or Forest Land	LTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	--	LTS

### Discussion

#### Convert Farmland

The City's General Plan EIR identified loss of farmland, including the loss of farmland on the entire NWMP site as a SU impact. The NWMP EIR determined that the NWMP was consistent with that analysis and would not result in additional impacts not already disclosed and noted that the NWMP would comply with the County LAFCOs Agricultural Preservation Policy through compliance with the City's strict urban growth boundary and right-to-farm ordinance. Consistent with NWMP EIR conclusions, the Well 10 project will not have any new impacts related to conversion of farmland.

#### Conflict with Agricultural Designation

The entire NWMP area was identified for development in the City's General Plan, so is not inconsistent with the Newman General Plan or zoning even though it represents annexation into the City of Newman prior to development. The Well 10 site is not on property under William Act Contract. Consistent with NWMP EIR conclusions, the Well 10 project would not have significant impacts related to conflict with agricultural designations.

#### Conflict with Forest Designation and Convert Forest

Consistent with NWMP EIR conclusions, the NWMP area, including the Well 10 site, does not include any properties used for or designated as forest land or timberland and there would therefore be no impact related to conflict with forest designations or conversion of forest land.

#### Indirect Conversion of Agricultural or Forest Land

Consistent with NWMP EIR conclusions, development in the NWMP area, including the Well 10 site, is required to comply with the City's right-to-farm ordinance and urban growth boundary and therefore would not result in significant impacts related to indirect conversion of agricultural or forest land.



## C. Air Quality

Impacts Related To:	NWMP EIR Findings with Implementation of MM (If Required)	PROJECT			
		Relationship to NWMP EIR Findings		Applicable MMs	Project Level of Significance
		Equal or Less Severity	Substantial Increase in Severity		
a. Conflict with Air Quality Plan	SU w/ MMs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	MM-AIR-1a: Compliance with SJVAPCD Rule 9510 MM-AIR-1b: Off-Road Construction Equipment Standards	SU w/ MMs
b. Criteria Air Pollutants	SU w/ MMs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	MM-AIR-1a: Compliance with SJVAPCD Rule 9510 MM-AIR-1b: Off-Road Construction Equipment Standards	SU w/ MMs
c. Sensitive Receptors	LTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	--	LTS
d. Odors	LTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	--	LTS

### Discussion

#### Conflict with Air Quality Plan/Criteria Air Pollutants

Air Quality was analyzed in the NWMP EIR pursuant to the San Joaquin Valley Air Pollution Control District's (SJVAPCD) Air Quality Plan and it was determined that development of the NWMP area, including a new well represented by the current Well 10 project, would have significant and unavoidable impacts related to construction-period and operational air pollutant emissions despite implementation of the identified feasible measures to reduce emissions.

Consistent with NWMP EIR conclusions, the Well 10 project would contribute to the previously identified significant and unavoidable impacts in the NWMP EIR but would not increase the severity of the impacts beyond those already identified as a well project was included in the NWMP and EIR analysis.

#### Sensitive Receptors and Odors

The NWMP EIR assessed potential impacts to sensitive receptors per SJVAPCD guidance and determined that development of the NWMP area, including a well project, would result in nuisance odors and dust but that the environmental impacts to sensitive receptors would be less-than-significant. Consistent with NWMP EIR conclusions, the Well 10 project would not have significant impacts related to sensitive receptors and odors.

## D. Biological Resources

Impacts Related To:	NWMP EIR Findings with Implementation of MM (If Required)	PROJECT			
		Relationship to NWMP EIR Findings		Applicable MMs	Project Level of Significance
		Equal or Less Severity	Substantial Increase in Severity		
a. Special-Status Species	LTS w/MMs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	MM-BIO-1: Pre-Construction Swainson's Hawk Survey MM-BIO-2: Pre-Construction Burrowing Owl Survey MM-BIO-3a: Pre-Construction Nesting Bird Survey MM-BIO-3b: Pre-Construction Roosting Bat Survey	LTS w/MMs
b. Riparian/Sensitive Habitat	NI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	--	NI
c. Wetlands	LTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	--	LTS
d. Wildlife Corridors/ Nursery Sites	NI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	--	NI
e. Conflict with Local Biological Policies	NI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	--	NI
f. Conflict with Adopted Conservation Plans	NI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	--	NI

## Discussion

### Special-Status Species

The NWMP EIR determined that the NWMP area consists of leveled agricultural land and developed urban uses with no sensitive biological habitats, no special-status plant species, and no potential for special-status wildlife except Swainson's Hawks, Burrowing Owls, and nesting birds or roosting bats. The identified mitigation measures would reduce the potential for impacts to sensitive species to less-than-significant levels. As a portion of the NWMP area, the Well 10 project would be consistent with NWMP EIR conclusions.

### Riparian/Sensitive Habitat

The NWMP EIR determined that the NWMP development area does not contain riparian habitat or other sensitive natural communities. Consistent with NWMP EIR conclusions, the Well 10 project would have no impact related to riparian habitat or sensitive natural communities.

### Wetlands

The NWMP EIR determined that the NWMP development would not substantially impact the CCID Main Canal (along the eastern boundary of the NWMP area) or the irrigation lateral (along the northern boundary) and that there were no other wetlands on/adjacent to the NWMP area. The Well 10 project site is along the southern boundary, not near the identified wetlands area, and in

any case, consistent with NWMP conclusions that there would not be a significant impact on wetlands.

#### Wildlife Corridors/Nursery Sites

The NWMP EIR determined that there are no creeks, valleys, or other wildlife movement corridors in the NWMP area and that the cultivated agricultural lands and developed lands were not suitable for substantial wildlife movement or nursery sites. Consistent with NWMP EIR conclusions, the Well 10 project, as a portion of the NWMP area, would have no impact related to wildlife corridors or nursery sites.

#### Conflict with Local Policies or Conservation Plans

The NWMP EIR determined that there are no adopted conservation plans covering the site and that development of the NWMP area would not conflict with local policies. Consistent with NWMP EIR conclusions, the Well 10 project, as a portion of the NWMP area, would have no impact related to conflict with biological policies or conservation plans.

## E. Cultural Resources

Impacts Related To:	NWMP EIR Findings with Implementation of MM (If Required)	PROJECT			
		Relationship to NWMP EIR Findings		Applicable MMs *	Project Level of Significance
		Equal or Less Severity	Substantial Increase in Severity		
a-c. Historical Resources, Archaeological, Paleontological, and Tribal Resources and Human Remains	LTS w/MMs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	MM-CUL-1d: Training and Reporting MM-CUL-1h: Human Remains	LTS w/MMs

\* Completion of the HPIR satisfies the requirement for a preconstruction survey (MMs Cultural-1a ) and screens out measure related to known resources, of which none were found (MMs Cultural-1b, -1c, -1e, -1f, and -1g) so these are not listed as applicable above.

### Discussion

#### Cultural Resources

The NWMP EIR determined that while no known cultural resources exist on the site, it was possible that historic-age buildings could be determined to be significant historic resources and/or that buried resources could be discovered during ground disturbance.

Consistent with the requirements in the NWMP EIR MMs, a Historic Property Inventory Report (HPIR) was prepared for the Well 10 project (included as attachment A). The HPIR includes archival and records searches, Native American consultation, and the results of the cultural resources field inventory survey. (Note that while not yet required when the NWMP EIR was completed, the HPIR conducted the appropriate tribal cultural resources screening and contacting of local tribes.) The HPIR concluded that there were no known cultural (or tribal cultural) resources with the potential to be affected by the Well 10 project but that mitigation measures should be followed to address the possibility of discovery during ground disturbance. Completion of the HPIR satisfies the requirement for a preconstruction survey and screens out measures related to known resources, of which none were found (MMs Cultural-1a, -1b, -1c, -1e, -1f, and -1g). MMs Cultural-1d, and -1h would remain applicable and require training of construction personnel in the appropriate identification and procedures should resources be discovered and appropriate handling of human remains if discovered.

## F. Geology and Soils

Impacts Related To:	NWMP EIR Findings with Implementation of MM (If Required)	PROJECT			
		Relationship to NWMP EIR Findings		Applicable MMs	Project Level of Significance
		Equal or Less Severity	Substantial Increase in Severity		
a. Seismic Hazards	LTS / NI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	--	LTS / NI
b. Soil Erosion	LTS w/MM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	MM-GEO-1: Erosion Control Plan/Stormwater Pollution Prevention Plan	LTS w/MM
c. Unstable Soil	LTS / NI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	--	LTS / NI
d. Expansive Soil	LTS / NI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	--	LTS / NI
e. Septic Tanks	NI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	--	NI

### Discussion

#### Seismic Hazards

The NWMP EIR noted that there are no Alquist-Priolo Earthquake Fault Zones within the NWMP area and low risk of seismic-related ground failure and that with compliance with building code standards and required geotechnical studies, there would not be a significant impact related to seismic hazards. Consistent with the conclusions of the NWMP EIR, as part of the NWMP area, the Well 10 project would have no impact / a less than significant impact related to seismic hazards.

#### Soil Erosion

The NWMP EIR concluded that construction activities had the potential to result in soil erosion but that the impact would be reduced to less than significant through implementation of an erosion control plan/stormwater pollution prevention plan (MM-GEO-1). Consistent with conclusions of the NWMP EIR, the Well 10 project would implement such plans and the impacts would be less than significant with mitigation.

#### Unstable and Expansive Soils

The NWMP EIR assessed soil conditions and determined that the risk of unstable soils (such as liquefaction, subsidence, lateral spreading) was low, and noted that with relatively flat topography, the potential for landslides was also low and that, through compliance with applicable building codes, there would not be a significant impact related to unstable or expansive soils. Consistent with the conclusions of the NWMP EIR, as part of the NWMP area, the Well 10 project would have no impact / a less than significant impact related to unstable and expansive soils.

#### Septic Tanks

Consistent with conclusions of the NWMP EIR, no septic tanks are proposed for the Well 10 project (or other new NWMP development) and there would be no impact related to septic tanks.

## G. Greenhouse Gas Emissions and Climate Change

Impacts Related To:	NWMP EIR Findings with Implementation of MM (If Required)	PROJECT			
		Relationship to NWMP EIR Findings		Applicable MMs	Project Level of Significance
		Equal or Less Severity	Substantial Increase in Severity		
a. GHG Emissions	SU	<input checked="" type="checkbox"/>	<input type="checkbox"/>	MM-CLIMATE-1: Implement Greenhouse Gas Reduction Measures	SU
b. Conflict with GHG Reduction Plans	NI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	--	NI

### Discussion

#### GHG Emissions

The NWMP EIR evaluated impacts related to GHG emissions from construction and operation of development under the NWMP and concluded that even with implementation of feasible GHG reduction measures, it could not be determined whether required reductions would be met for the development as a whole and was therefore considered significant and unavoidable. While the current Well 10 project would not in itself generate substantial GHG emissions, as infrastructure supporting area development, it is considered to contribute to the impact identified for the NWMP. MM-CLIMATE-1 requiring implementation of applicable reduction measures is strictly applicable to the Well 10 project through few if any of the specific reduction measure may apply to this project.

#### Consistency with GHG Reduction Plans

The NWMP EIR concluded that the plan would comply with applicable reduction measures and that there would be no impact related to conflict with applicable plans. Consistent with NWMP EIR conclusions and as discussed above, the Well 10 project would also have no impact related to conflict with GHG Reduction Plans.

## H. Hazards and Hazardous Materials (and Wildfire)

Impacts Related To:	NWMP EIR Findings with Implementation of MM (If Required)	PROJECT			
		Relationship to NWMP EIR Findings		Applicable MMs	Project Level of Significance
		Equal or Less Severity	Substantial Increase in Severity		
a. Routine Hazardous Materials Use	LTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	--	LTS
b. Risk of Upset	LTS w/ MMs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	-- *	LTS
c. Hazardous Materials within a ¼-mile of a School	LTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	--	LTS
d. Hazardous Materials Site	NI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	--	NI
e. Airport Hazards	LTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	--	LTS
f. Emergency Access Routes	LTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	--	LTS
g. Wildfire	LTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	--	LTS

\* Assessment below determined no hazardous materials, satisfying MM-HAZ-1 so this is not listed as applicable above.

### Discussion

#### Routine Hazardous Materials Use

The NWMP EIR noted that while construction and operations of development in the NWMP area would use common hazardous materials (such as fuel, cleaners, etc.), such routine use would follow applicable regulations and the impact would not be significant. Consistent with the conclusions of the NWMP EIR, and routine use of hazardous materials for construction or operation of the Well 10 project would comply with applicable regulations and the impact related to routine hazardous materials use would be less than significant.

#### Risk of Upset

The NWMP EIR noted the potential for hazardous materials in the NWMP area and need for assessment prior to development (MM-HAZ-1). For the Well 10 project site and off-site improvements, a review of RWQCB (GeoTracker)<sup>1</sup> and DTSC (Envirostor)<sup>2</sup> hazardous materials databases was performed, and the Well 10 project included no areas identified as hazardous materials sites and no known hazardous materials. This assessment satisfies MM-HAZ-1 and consistent with the conclusions of the NWMP EIR, the Well 10 project would have a less than significant impact related to risk of upset.

<sup>1</sup> State Water Resources Control Board, GeoTracker records, available at <https://geotracker.waterboards.ca.gov/>, accessed 4/16/2019.

<sup>2</sup> State Department of Toxic Substances Control, EnviroStor records, available at <https://www.envirostor.dtsc.ca.gov/public/>, accessed 4/16/2019.

### Hazardous Materials Near Schools

The NWMP EIR determined that only routine hazardous materials use would result from development of the NWMP and that when handled according to applicable regulations would not have a significant impact. Consistent with conclusions of the NWMP EIR, the Well 10 project impact related to hazardous materials near schools would be less than significant.

### Hazardous Materials Site

As discussed under Risk of Upset above, the Well 10 project site (and off-site improvements) is not located on an identified hazardous materials site. Consistent with conclusions of the NWMP EIR, the Well 10 project would have no impact related to hazardous materials sites.

### Airport Hazards

The NWMP area, including the Well 10 site, is not located near or within a plan area for a public or private airstrip. Consistent with conclusions of the NWMP EIR, the Well 10 project impact related to airport hazards is less than significant.

### Emergency Access Routes

As noted in the NWMP EIR, development of the NWMP area would add new development and roads and would establish and avoid interference with emergency access routes. The Well 10 project would not affect any emergency response route and consistent with conclusions in the NWMP EIR would have a less than significant impact related to emergency response routes.

### Wildfire

The NWMP EIR concludes that given the relatively low fire potential of agricultural land, which is generally irrigated and managed to avoid buildup of wildfire fuel, the risk of wildfires in the area is low. Consistent with the conclusions of the NWMP EIR, the Well 10 project impact related to wildfire is less than significant.



## I. Hydrology and Water Quality

Impacts Related To:	NWMP EIR Findings with Implementation of MM (If Required)	PROJECT			
		Relationship to NWMP EIR Findings		Applicable MMs	Project Level of Significance
		Equal or Less Severity	Substantial Increase in Severity		
a. Water Quality	LTS w/ MMs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	MM-HYDRO-1: Preparation and Implementation of Project SWPPP MM-HYDRO-2: Implement Water Quality BMPs for All Stormwater Discharge Areas	LTS w/ MMs
b. Groundwater	LTS w/ MMs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	MM-HYDRO-3: Implement BMPs for Protection of Groundwater Quality and Supply	LTS w/ MMs
c. Alter Drainage	LTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	--	LTS
d. Inundation	LTS w/MMs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N/A *	LTS
e. Conflict with Water Plans	LTS w/ MMs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	MM-HYDRO-1: Preparation and Implementation of Project SWPPP MM-HYDRO-2: Implement Water Quality BMPs for All Stormwater Discharge Areas	LTS w/ MMs

\* MM-HYDRO-4 is applicable to properties within the flood zone only. Since the Well 10 project improvements are not within the flood zone, this MM is not applicable to the Well 10 project.

### Discussion

#### Water Quality/Conflict with Water Plans

The NWMP EIR noted the potential to affect water quality through construction period runoff and increase in non-point source pollution during operations. These impacts are reduced to less than significant through implementation of a Stormwater Pollution Prevention Plan (MM-HYDRO-1) and implementation of BMPs for stormwater discharge (MM-HYDRO-2) to comply with applicable water plans and would be applicable to the Well 10 project. Note that the Well 10 project intends to comply with requirements through inclusion of an on-site drainage basin shown on project plans. Consistent with conclusions in the NWMP EIR, the impact related to water quality would be less than significant with implementation of identified mitigation measures.

#### Groundwater

The NWMP EIR assessed the potential impact on groundwater, including a new well (now called Well 10) and determined that because the aquifers are generally not in a condition of overdraft, the proposed well would be within the capacity of the aquifers in the vicinity and would not cause depletion of the groundwater or poor quality groundwater.

The City's civil engineering consultants, KJ & Associates, assessed the Well 10 project and confirmed that the well location is more than 3,800 ft. from the nearest City well that is drawing water from the same and the new City well 10 is far enough away and the capacity of this well will not impact

the capacity of any of the other City wells or shallow private wells used by individual residents in the vicinity.

Consistent with conclusions of the NWMP EIR, the Well 10 Project would implement BMPS for stormwater handling (MM-HYDRO-3) and would result in a less than significant impact related to groundwater quality, supply and recharge.

#### Alter Drainage

As noted in the NWMP EIR, development of the NWMP area would add new development and impervious surfaces but would comply with regulations requiring retention and treating of stormwater. The Well 10 project intends to comply with requirements through inclusion of an on-site drainage basin shown on project plans and consistent with conclusions of the NWMP EIR, would have a less than significant impact related to altering drainage.

#### Inundation

As noted in the NWMP EIR, the NWMP area does not have a significant risk of inundation from dam failure, seiches, tsunami or mudflow, though a portion of the NWMP area is subject to inundation from flooding of Orestimba Creek. However, the Well 10 site is not in the flood hazard area and would have a less than significant impact related to inundation with no mitigation required.

## J. Land Use

Impacts Related To:	NWMP EIR Findings with Implementation of MM (If Required)	PROJECT			
		Relationship to NWMP EIR Findings		Applicable MMs	Project Level of Significance
		Equal or Less Severity	Substantial Increase in Severity		
a. Division of an Existing Community	NI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	--	NI
b. Conflict with Land Uses / Land Use Plans	LTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	--	LTS

### Discussion

#### Division of an Existing Community

Consistent with NWMP EIR findings, the Well 10 project will be located on formerly agricultural land and will not disrupt or divide a community (no impact).

#### Conflict with Land Uses / Land Use Plans

The NWMP EIR concludes that the NWMP development, including a well site, is generally consistent with and implements planning goals for plans policies and regulations applicable to the site and that any potential for incompatibility between agricultural uses and proposed non-agricultural uses would be limited by the City's right-to-farm ordinance. Consistent with conclusions of the NWMP EIR, the Well 10 project would have a less than significant impact related to conflict with land use plans or land uses.

## K. Mineral Resources

Impacts Related To:	NWMP EIR Findings with Implementation of MM (If Required)	PROJECT			
		Relationship to NWMP EIR Findings		Applicable MMs	Project Level of Significance
		Equal or Less Severity	Substantial Increase in Severity		
a. Loss of Mineral Resources	LTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	--	LTS
b. Loss of Mineral Recovery Sites	LTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	--	LTS

### Discussion

#### Loss of Mineral Resources or Recovery Sites

The NWMP EIR determined that the NWMP area, including the Well 10 site, does not contain known significant mineral resources or mineral recovery sites and would not affect access to significant mineral resources (MRZ-2 designated concrete-grade aggregate resource areas) in the region but outside the site. Consistent with NWMP EIR conclusions, the Well 10 project would have a less than significant impact related to mineral resources and recovery sites.

## L. Noise

Impacts Related To:	NWMP EIR Findings with Implementation of MM (If Required)	PROJECT			
		Relationship to NWMP EIR Findings		Applicable MMs	Project Level of Significance
		Equal or Less Severity	Substantial Increase in Severity		
a. Noise Increase	LTS w/ MMs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	MM-NOISE-4: Construction Noise Mitigation *	LTS w/ MMs
b. Vibration	LTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	--	LTS
c. Airport Noise	LTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	--	NI

\* MM-NOISE-1a, -1b, -2 apply to residential or recreational uses or commercial uses adjacent to those uses and are not applicable to the Well 10 utility infrastructure project.

## Discussion

### Noise and Vibration

The NWMP EIR concluded that increases in noise and vibration would result from construction activities and operational noise (largely traffic noise) in the NWMP area. Operational impacts are reduced to less than significant through implementation of site specific noise-reduction for projects with or adjacent to sensitive uses (MM-NOISE-1a, -1b, and -2), which does not describe the Well 10 project and therefore would not be applicable. Construction impacts would be mitigated through implementation of construction noise mitigation (MM-NOISE-4), which would be applicable to the Well 10 project. Consistent with conclusions in the NWMP EIR, the impact related to water quality would be less than significant with implementation of applicable identified mitigation measures.

### Airport Noise

As noted under the Hazards section, the NWMP area, including the Well 10 site, is not located near or within a plan area (or noise impact area) for a public or private airstrip. Consistent with conclusions of the NWMP EIR, the Well 10 project impact related to airport noise is less than significant.

## M. Population & Housing

Impacts Related To:	NWMP EIR Findings with Implementation of MM (If Required)	PROJECT			
		Relationship to NWMP EIR Findings		Applicable MMs	Project Level of Significance
		Equal or Less Severity	Substantial Increase in Severity		
a. Population Growth	LTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	--	LTS
b. Displacement of Housing or People	LTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	--	LTS

### Discussion

#### Population Growth

As noted in the NWMP EIR, while the NWMP proposes additional housing and population growth, such growth has been anticipated in local and regional plans and does not represent unplanned growth. While not directly increasing population, the Well 10 project would provide necessary infrastructure for planned growth. Consistent with conclusions in the NWMP EIR, the Well 10 project would not result in unplanned population growth.

#### Displacement of Housing or People

As noted in the NWMP EIR, while the NWMP could result in redevelopment of some existing low-density areas, it would result in a net gain in housing and people. The Well 10 site is located on an agricultural area and would not displace any housing or people. Consistent with the conclusions of the NWMP EIR, the Well 10 project would have a less than significant impact related to displacement of housing or people.

## N. Public Services & Recreation

Impacts Related To:	NWMP EIR Findings with Implementation of MM (If Required)	PROJECT			
		Relationship to NWMP EIR Findings		Applicable MMs	Project Level of Significance
		Equal or Less Severity	Substantial Increase in Severity		
a. Public Services	LTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	--	LTS
b. Recreation	LTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	--	LTS

### Discussion

#### Public Services and Recreation

The NWMP EIR concluded that while development of the NWMP area would increase demand for public services and recreation, it also includes improvements and would pay development fees to support services and the impacts in this regard would be less than significant. As a utility infrastructure project, the Well 10 project would not substantially contribute toward increased demand for public services or recreation. Consistent with conclusions in the NWMP EIR, the impact related to public services and recreation would be less than significant.

## O. Transportation and Circulation

Impacts Related To:	NWMP EIR Findings with Implementation of MM (If Required)	PROJECT			
		Relationship to NWMP EIR Findings		Applicable MMs	Project Level of Significance
		Equal or Less Severity	Substantial Increase in Severity		
a-b. Conflict with Circulation Plans and Traffic Impacts *	LTS w/ MMs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N/A	LTS
c. Increase Hazards	LTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	--	LTS
d. Inadequate Emergency Access	LTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	--	LTS

<sup>a</sup> State CEQA Guidelines have been revised since the NWMP EIR such that intersection and roadway specific service level analysis will be replaced by an analysis of the amount of vehicle miles traveled per CEQA Section 15064.3. However, such a change is not yet required to be implemented and has not been implemented by City of Newman and is therefore not further discussed.

### Discussion

#### Conflicts with Circulation Plans and Traffic Impacts

Transportation and circulation was analyzed in the NWMP EIR for build out of the NWMP area and impacts to various intersections and roadways were identified. As a utility infrastructure project, the Well 10 project would not generate substantial numbers of trips and as a replacement for a closed well site, the trips would not necessarily be new to the circulation system. Therefore, the Well 10 project would have a less than significant impact related to circulation plans and traffic impacts and no mitigation would be warranted.

#### Hazards and Emergency Access

As noted in the NWMP, new roadways, intersections, and developments would be built to required standards of safety, non-vehicle access, and for emergency access and this is true of the Well 10 project as well. Consistent with conclusions in the NWMP EIR, the Well 10 project would not have a significant impact related to increased hazards or inadequate emergency access.



## P. Utilities and Service Systems

Impacts Related To:	NWMP EIR Findings with Implementation of MM (If Required)	PROJECT			
		Relationship to NWMP EIR Findings		Applicable MMs	Project Level of Significance
		Equal or Less Severity	Substantial Increase in Severity		
a. Impacts from New Facilities	LTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	--	LTS
b. Water Supplies	LTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	--	LTS
c. Wastewater Services	LTS w/MM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N/A *	LTS
d-e. Solid Waste	LTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	--	LTS

\* MM-UTIL-1 related to wastewater generation and treatment. Because the proposed Well 10 project is a utility infrastructure and would not generate substantial amounts of wastewater, this mitigation measure is not applicable to the Well 10 project.

### Discussion

#### New Facilities

The NWMP EIR included construction of the new well project and associated infrastructure as part of the NWMP EIR. Consistent with conclusions of the NWMP EIR, the Well 10 project would have no additional impacts related to new facilities.

#### Water Supply

The NWMP EIR included a Water Supply Assessment, which determined that with construction of a new well and water storage tank as planned in the NWMP area (represented by the current Well 10 project), there would be adequate water supply for current and proposed development. Consistent with conclusions in the NWMP EIR, the Well 10 project impact related to water supply is less than significant.

#### Wastewater

The NWMP EIR determined that the wastewater generated by development in the NWMP area could be accommodated through improvements to the wastewater system proposed as part of the NWMP but that mitigation was required to ensure such improvements were in place as developments proceeds. As a utility infrastructure project, the Well 10 project would not generate substantial amounts of wastewater and therefore the mitigation would not be required. The Well 10 project impact related to wastewater is less than significant.

#### Solid Waste

The NWMP EIR determined that the solid waste generated by development in the NWMP area would meet reduction standards and be within availability capacity of applicable facilities. As a utility infrastructure project, the Well 10 project would not generate substantial amounts of wastewater. Consistent with conclusions in the NWMP EIR, the Well 10 project impact related to water supply is less than significant.



## Attachment A: City of Newman Well 10 Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Verification Action and Timing	Monitoring Responsibility	Verification (Date/Initials)
Air-1a: Compliance with San Joaquin Valley Air Pollution Control District (SJVAPCD) Rule 9510. New development projects in the Plan area that would generate substantial air pollutant emissions would be required by SJVAPCD Rule 9510 to mitigate construction- and operation-period emissions by applying the SJVAPCD-approved measures and paying fees to support programs that reduce emissions.	Verify SJVAPCD has determined the proposed project is in compliance prior to issuance of any construction permits	City of Newman Community Development Department	
Air-1b: Off-Road Construction Equipment Standards. Construction contracts for development in the Plan area shall specify use of off-road construction equipment that achieves fleet average emissions equal to or less than the Tier III emissions standard of 4.8 NO <sub>x</sub> grams per horsepower-hour (g/hp-hr). The fleet average can be achieved through any combination of uncontrolled engines and engines complying with Tier III and above engine standards.	Implemented throughout construction phases of proposed projects. The noted mitigations will appear on the grading or street improvement plans as Air Quality requirements.	City of Newman Building Department	
Bio-1: Pre-Construction Swainson's Hawk Survey. Pre-construction surveys for nesting Swainson's hawks within 0.5 miles of proposed project sites shall be conducted if construction commences between March 1 and September 15 for public or private projects. If active nests are found, a qualified biologist, as approved by the Newman Planning Department, shall determine the need (if any) for temporal restrictions on construction or through setbacks from active nests. The determination shall be pursuant to criteria set forth by California Department of Fish and Wildlife.	Verify survey results are negative or approved measures have been incorporated into construction plans prior to construction and site grading activities for proposed projects.	City of Newman Planning Department	
Bio-2: Pre-construction Burrowing Owl Survey. Pre-construction surveys for burrowing owls within a proposed project site in the Plan area shall be conducted if construction commences between February 1 and August 31. If occupied burrows are found, a qualified biologist, as approved by the Newman Planning Department, shall determine the need (if any) for temporal restrictions on construction. The determination shall be pursuant to criteria set forth by California Department of Fish and Wildlife.	Verify survey results are negative or approved measures have been incorporated into construction plans prior to construction and site grading activities for proposed projects.	City of Newman Planning Department	
Bio-3a: Pre-Construction Nesting Bird Survey. Pre-construction surveys for nesting birds protected by the Migratory Bird Treaty Act of 1918 and/or Fish and Game Code of California within 100 feet of a development site in the Plan area shall be	Verify survey results are negative or approved measures have been incorporated into construction plans prior to construction and site grading activities for proposed projects.	City of Newman Planning Department	

Mitigation Measures	Verification Action and Timing	Monitoring Responsibility	Verification (Date/Initials)
<p>conducted if construction commences during the avian nesting season, between February 1 and August 31. The survey should be undertaken no more than 15 days prior to any site-disturbing activities, including vegetation removal or grading. If active nests are found, a qualified biologist, as approved by the Newman Planning Department, shall determine an appropriate buffer in consideration of species, stage of nesting, location of the nest, and type of construction activity. The buffers should be maintained until after the nestlings have fledged and left the nest.</p>			
<p>Bio-3b: Pre-Construction Roosting Bat Survey. Pre-construction surveys for roosting Western red bat, pallid bat, and other special-status bats within 100 feet of a development site in the Plan area shall be conducted if the removal of trees or structures commences during the avian nesting season, between March 1 and July 31. The survey should be undertaken by a qualified biologist, as approved by the Newman Planning Department, no more than 30 days prior to any removal of trees or structures. If active maternity roosts or hibernacula are found, removal of trees or structures should be delayed until after July 31 or until a qualified biologist determines the young are volant (i.e., flying).</p>	<p>Verify survey results are negative or approved measures have been incorporated into construction plans prior to construction and site grading activities for proposed projects.</p>	<p>City of Newman Planning Department</p>	
<p>Cultural-1d: Training and Reporting. Prior to the initiation of ground disturbing activities within the proposed Plan area, all construction personnel will be alerted to the potential for encountering buried or unanticipated cultural remains, including prehistoric and/or historic period resources. Construction personnel will be instructed that upon discovery of buried cultural materials, all work within a 30-meter vicinity of the find will be halted immediately, and the lead agency will be notified. Once the find has been identified by a qualified archaeologist, the lead agency will make the necessary plans for treatment of the find(s) and for the evaluation and mitigation of impacts if the find is found to be a historical resource per State CEQA Guidelines. Application of Mitigation Measure Cultural-1b would be appropriate if the find is to be avoided; if the find cannot be avoided, Mitigation Measure Cultural-1e would be implemented.</p> <p>Cultural-1h: Human Remains. If human remains are encountered during ground disturbing activities, all work within a 30-meter vicinity of the find will be halted immediately, and the lead agency and the Stanislaus County Coroner will be</p>	<p>Verify measures are included in construction contracts prior to grading/construction permits and implemented during ground-disturbing activities</p>	<p>City of Newman Planning Department</p>	

Mitigation Measures	Verification Action and Timing	Monitoring Responsibility	Verification (Date/Initials)
<p>notified. If the remains are determined to be Native American, the Native American Heritage Commission will be notified within 24 hours as required by PRC Sections 5097.94 and 5097.98. The Native American Heritage Commission will notify the designated Most Likely Descendant(s), who will in turn provide recommendations for the treatment of the remains within 48 hours of being granted access to the find.</p>			
<p>Geo-1: Erosion Control Plan/Stormwater Pollution Prevention Plan. Development within the Master Plan area shall comply with Central Valley Regional Water Quality Control Board (RWQCB) guidelines applicable at the time of the issuance of any grading permit and shall adopt acceptable best management practices (BMPs) for control of sediment and stabilization of erosion on the subject site. Acceptable BMPs for the protection of water quality shall also be adopted. Development under the Master Plan will be dependent upon approval of an Erosion Control Plan and a Stormwater Pollution Prevention Plan (SWPPP) as outlined below.</p> <p>(1) Erosion Control Plan</p> <p>An Erosion Control Plan shall be prepared and implemented for development projects in the Plan area. The plan shall be submitted to the City of Newman in conjunction with the Project Grading Plan prior to start of construction, and a final report is required prior to final building acceptance.</p> <p>The Plan shall include locations and specifications of recommended soil stabilization techniques, such as placement of straw wattles, silt fence, berms, and storm drain inlet protection. The Plan shall also depict staging and mobilization areas with access routes to and from the site for heavy equipment. The Plan shall include temporary measures to be implemented during construction, as well as permanent measures.</p> <p>City staff or representatives shall visit the site during grading and construction to ensure compliance with the grading ordinance and plans, as well as note any violations, which shall be corrected immediately. A final inspection shall be completed prior to occupancy. Elements of this Plan may be incorporated into the SWPPP, where applicable.</p> <p>(2) Stormwater Pollution Prevention Plan (SWPPP)</p> <p>In accordance with the Clean Water Act and the State Water Resources Control</p>	<p>Verification that an Erosion Control has been submitted in conjunction with the Project Grading Plan prior to start of construction of proposed projects, and verification that a final report is submitted prior to final building acceptance.</p> <p>Verification that a SWPPP has been filed prior to issuance of a grading permit and implementation during construction activities of proposed projects.</p>	<p>City of Newman Public Works Department</p>	

Mitigation Measures	Verification Action and Timing	Monitoring Responsibility	Verification (Date/Initials)
<p>Board (SWRCB), the Permittee shall file a SWPPP prior to the start of construction. The SWPPP shall include specific best management practices to reduce soil erosion. This is required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit, 99-08-DWQ).</p>			
<p>Climate-1: Implement Greenhouse Gas Emissions Reduction Measures. Development projects within the Plan area shall demonstrate greenhouse gas (GHG) emissions reductions to comply with State and Federal requirements, as feasible, through implementation of SJVAPCD GHG emission reduction measures or quantification of reduction from additional measures.</p> <p>Or, if the City of Newman has adopted an alternate GHG emission reduction plan or GHG mitigation program in the interim, compliance with that plan or program will satisfy this mitigation measure.</p>	<p>Verification of GHG reduction prior to approval of proposed projects.</p>	<p>City of Newman Community Development Department</p>	
<p>Hydro-1: Preparation and Implementation of Project SWPPP. Development within the Plan area shall ensure that local and surface waters are protected from pollution. Future individual developments shall comply with Central Valley Regional Water Quality Control Board guidelines applicable at the time of the issuance of any grading permit and shall adopt acceptable BMPs for control of sediment and stabilization of erosion on the subject site. Acceptable BMPs for the protection of water quality shall also be adopted. Development under the Plan will be dependent upon approval of an Erosion Control Plan and a SWPPP as outlined below.</p> <p>1) An Erosion Control Plan shall be prepared and implemented for development projects in the Plan area. The plan shall be submitted to the City of Newman in conjunction with the Project Grading Plan prior to start of construction, and a final report is required prior to final building acceptance. The Plan shall include locations and specifications of recommended soil stabilization techniques, such as placement of straw wattles, silt fence, berms, and storm drain inlet protection, The Plan shall also depict staging and mobilization areas with access routes to and from the site for heavy equipment. The Plan shall include temporary measures to be implemented during construction, as well as permanent measures. City staff or representatives shall visit the site during grading and construction to ensure compliance with the grading ordinance and plans, as well as note any violations,</p>	<p>Verification that an Erosion Control has been submitted in conjunction with the Project Grading Plan prior to start of construction of proposed projects, and verification that a final report is submitted prior to final building acceptance.</p> <p>Verification that a SWPPP has been filed prior to issuance of a grading permit and implementation during construction activities of proposed projects.</p>	<p>City of Newman Public Works Department</p>	

Mitigation Measures	Verification Action and Timing	Monitoring Responsibility	Verification (Date/Initials)
<p>which shall be corrected immediately. A final inspection shall be completed prior to occupancy. Elements of this Plan may be incorporated into the SWPPP, where applicable.</p> <p>2) Future individual developers shall file a SWPPP with the State Water Resources Control Board prior to the start of construction. The SWPPP shall include specific best management practices to minimize soil erosion.</p> <p>Pursuant to National Pollutant Discharge Elimination System (NPDES) requirements, development project applicants in the Plan area shall develop a SWPPP to protect water quality during and after construction. Prior to the issuance of a grading permit, the Applicant shall file with the State Water Resources Control Board a Notice of Intent to comply with the General Permit for Storm Water Discharges Associated with Construction Activities (General Permit) under the NPDES regulations, and comply with the requirements of the permit to minimize pollution to storm water discharge during construction activities. The SWPPP shall include, but is not limited to, the following mitigation measures for the construction period:</p> <p>All pollutant sources, including sources of sediment that may affect storm water quality associated with construction activity shall be identified.</p>			
<p>Hydro-2: Implement Water Quality BMPs for All Stormwater Discharge Areas. Development project applicant shall implement storm water quality BMPs as required under the NPDES permit at the time of development. Possible BMPs include, pervious pavement, infiltration swales, or other treatment controls to be included and described in the SWPPP under Mitigation Measure Hydro-1. Final designs and calculations for the treatment capacity and efficiency of any water quality BMP implementation shall be submitted to the City Development Services Department prior to permit approval.</p>	<p>Verification that BMPs have been included on construction contracts and plans prior to issuance of grading or construction permits for proposed projects.</p>	<p>City of Newman Public Works Department</p>	
<p>Hydro-3: Implement BMPs for Protection of Groundwater Quality and Supply. New development in the Plan area shall provide storm water management measures to maximize on-site infiltration of runoff from commercial, public facility, residential areas, and open space areas. Possible measures include design and construction of pervious surface areas, and infiltration swales and basins. Storm water infiltration measures at the site shall be approved by the City's Public Works Department and should follow, to the maximum extent practicable, California</p>	<p>Verification that BMPs have been included on construction contracts and plans prior to issuance of grading or construction permits for proposed projects.</p>	<p>City of Newman Public Works Department</p>	

Mitigation Measures	Verification Action and Timing	Monitoring Responsibility	Verification (Date/Initials)
Stormwater Quality Association guidelines.			
<p>Noise-4: Construction Noise Mitigation. In addition to complying with construction noise controls outlined in the City of Newman General Plan, the following measures shall be implemented when applicable and feasible to reduce noise from construction activities:</p> <ul style="list-style-type: none"> <li>• Ensure construction equipment is well maintained and used judiciously to be as quiet as practical.</li> <li>• Equip all internal combustion engine-driven equipment with mufflers, which are in good condition and appropriate for the equipment.</li> <li>• Utilize “quiet” models of air compressors and other stationary noise sources where technology exists.</li> <li>• Locate stationary noise-generating equipment as far as feasible from sensitive receptors when sensitive receptors adjoin or are near a construction project area.</li> <li>• Prohibit unnecessary idling of internal combustion engine.</li> <li>• Construct solid plywood fences around construction sites adjacent to operational business, residences or noise-sensitive land uses, or erect temporary noise control blanket barriers as necessary. This mitigation would only be necessary if conflicts occurred which were irresolvable by proper scheduling.</li> <li>• Route construction related traffic along major roadways and as far as feasible from sensitive receptors.</li> <li>• Ensure that all construction activities (including the loading and unloading of materials and truck movements) are limited to the hours of 7:00 a.m. to 7:00 pm on weekdays and between the hours of 8:00 a.m. and 7:00 p.m. on Saturdays.</li> <li>• Businesses, residences or noise-sensitive land uses adjacent to construction sites should be notified of the construction schedule in writing. Designate a “construction liaison” that would be responsible for responding to any local complaints about construction noise. The liaison would determine the cause of the noise complaints (e.g., starting too early, bad muffler) and institute reasonable measures to correct the problem. Conspicuously post a telephone number for the liaison at the construction site.</li> </ul>	<p>Verification that noise reduction measures have been included in construction contracts prior to issuance of any grading or construction permits and implementation during construction activities.</p>	<p>City of Newman Building Department</p>	



