



CITY OF OAKDALE

**2007-2014 HOUSING ELEMENT
ADOPTED BY CITY COUNCIL, SEPTEMBER 7, 2010
RESOLUTION No. 2010-136**

ENVIRONMENTAL DETERMINATION & CHECKLIST

**CERTIFIED
INITIAL STUDY/NEGATIVE DECLARATION
SEPTEMBER 7, 2010**

Applicant and Lead Agency:
Planning Division
Community Development & Services Department

In consultation with:





This space reserved for the Clerk's Office

**City of Oakdale
Initial Study/Negative Declaration
City of Oakdale 2007-2014 Housing Element Update**

1. SUMMARY OF PROJECT DESCRIPTION

The City of Oakdale 2007-2014 Draft Housing Element is an update of the 2001-2008 Housing Element that was adopted by the City of Oakdale in December 2003 (City Council Resolution No. 2003-203), with subsequent revisions in May 2004 (City Council Resolution 2004-70). California State law (Government Code Sections 65580 through 65589) mandates the contents of the housing element. This Initial Study/Negative Declaration (IS/ND) tiers from the City's Environmental Impact Report (December 2003) prepared for the 2015 General Plan.

The 2007-2014 draft Housing Element includes the following proposed changes:

- Inclusion of updated information with regards to population growth, housing characteristics, housing affordability, employment and unemployment trends, jobs/housing balance, special needs groups, preservation of at-risk housing units, and the regional housing needs allocation.
- Demonstration of adequate vacant residential sites suitable to accommodate the City's share of regional housing needs for all income groups.
- Development of quantified objectives illustrating the City's maximum number of housing units, by income category, based on the City's assigned share of regional housing needs over a five-year period.
- Development of new housing information and implementation programs to address new State law requirements.

The Stanislaus Area Association of Governments (StanCOG), as required by State law, has determined the City's projected share of the regional housing needs. These allocations are contained in StanCOG's Regional Housing Needs Allocation Plan that covers a seven and one-half year timeframe (January 1, 2007 to June 30, 2014). The City's share of the 2007-2014 Regional Housing Needs Allocation (RHNA) is 983 units or 229 very low-income units, 161 low-income units, 189 moderate-income units, and 404 above moderate-income units. State law (California Government Code Section 65583(b)) also requires the housing element contain quantified objectives for the City's five-year planning period regarding new construction, conservation/preservation of existing housing, and housing rehabilitation. Oakdale's 2009-2014 quantified objective of 809 units is a target goal for the City to achieve based on needs, resources, and constraints.

The 2007-2014 Housing Element update contains the goals, policies, and implementation programs the City intends to implement during the five-year planning period (2009-2014). The proposed goals of the 2007-2014 Housing Element include maximizing housing choices to match housing supply with the need and to provide safe and decent housing (Goal #1) and implementing a variety of institutional actions that will help achieve greater housing affordability (Goal #2). New State law requirements addressed include Senate Bill 2 (Local Planning and Approval for Emergency Shelters and Transitional and Supportive Housing), Senate Bill 520 (Reasonable Accommodations for Persons with Disabilities), Assembly Bill 162 (Flood Risk Management), Senate Bill 1087 (Water and Sewer Service Priority for Housing Affordable to Lower-Income Households), and Assembly Bill 2634 (Support for Identifying Extremely Low-Income Housing Needs).

Oakdale is required by State law to have an approved update of the Housing Element by August 31, 2010. On April 5, 2010, the City of Oakdale City Council approved the 2007-2014 draft Housing Element for review by the California Department of Housing and Community Development (HCD). The City submitted the draft Housing Element to HCD on April 8, 2010 for the statutorily-required 60-day review. The City of Oakdale received the HCD comment letter on the 2007-2014 draft Housing Element on June 7, 2010. The City will address HCD comments and anticipates adopting a final Housing Element by August 31, 2010, which will then become part of the Oakdale 2015 General Plan currently being prepared. Once adopted, the 2007-2014 Housing Element will be submitted to HCD for the statutorily-required 90-day review and certification by the State.

2. PROJECT LOCATION

City of Oakdale, California (citywide)

3. APPLICANT

City of Oakdale

Community Development & Services Department, Planning Division

4. FINDING OF NO SIGNIFICANT IMPACT

Based on the information contained in the Initial Study, there is no substantial evidence that the project will have a significant adverse effect on the environment.

5. INITIAL STUDY and NEGATIVE DECLARATION

A complete description of the project and the IS/ND may be viewed at, or obtained from the City of Oakdale Community Development & Services Department, 120 South Sierra Avenue, Oakdale, CA 95361; (209) 845-3625. Comments concerning this proposed determination were filed with the above Department between June 23, 2010 and July 22, 2010.

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I. BACKGROUND

1. Project Title:

City of Oakdale 2007-2014 Housing Element Update

2. Lead Agency Name and Address:

City of Oakdale
Community Development & Services Department, Planning Division
120 South Sierra Avenue
Oakdale, CA 95361

3. Contact Person and Phone Number:

Danelle Stylos
Community Development & Services Director
(209) 845-3625

4. Project Location:

City of Oakdale, California (citywide)

5. Project Sponsor's Name and Address:

City of Oakdale
Community Development & Services Department, Planning Division
120 South Sierra Avenue
Oakdale, CA 95361

6. General Plan Designation:

Varies (citywide)

7. Zoning:

Varies (citywide)

8. Project Description:

The 2007-2014 Housing Element is an update of the 2001-2008 Housing Element that was adopted by the City of Oakdale in December 2003 (City Council Resolution No. 2003-203), with subsequent revisions in May 2004 (City Council Resolution 2004-70). California State law (Government Code Sections 65580 through 65589) mandates the contents of the housing element. The City of Oakdale 2007-2014 Housing Element addresses State law requirements and statutory regulations.

The physical development of Oakdale is guided by the General Plan, and as part of the City's General Plan the Housing Element must include identification and analysis of existing and projected housing needs; an identification of resources and constraints to address its housing needs; and goals, policies, and implementation programs for adequate housing opportunities for all economic segments of the community.

The update of the Housing Element is necessary to ensure that housing policies properly address changing conditions as well as existing and projected housing needs. The Housing Element plans for and guides development of affordable housing to address the needs of lower income households and special needs groups and minimizes, where possible, the impediments to the production of affordable housing.

The City's 2007-2014 draft Housing Element is organized into the following four major chapters and one appendix:

- Chapter 1 - Introduction to the Housing Element discusses State Housing Policy, including statutory requirements and the community outreach process, and describes how the Housing Element is consistent with the City's General Plan.
- Chapter 2 - Evaluation of the Previous Housing Element evaluates the City's accomplishments toward meeting the goals, policies, and implementation programs set forth in the 2001-2008 Housing Element.
- Chapter 3 - Summary of Housing Needs, Constraints, and Opportunities documents and analyzes the demographic, housing, income, employment, and special needs characteristics and trends within the City. Reviews potential non-governmental (market-driven) and governmental constraints on the production of housing that may impact the City's ability to address its housing needs. Describes the City's energy efficient programs and residential energy efficient measures. Analyzes the land available for potential new residential development to address the housing goals in the City of Oakdale and the determination of compliance with the City's Regional Housing Needs Allocation.
- Chapter 4 - Goal, Policies, and Implementation Programs describes the housing strategy to address the City of Oakdale's identified housing needs and quantified objectives, including housing goals, policies, and implementation programs.
- Appendix A - City of Oakdale 2002 Housing Conditions Survey provides information on the condition of housing units within the city.

The 2007-2014 draft Housing Element includes the following proposed changes:

- Inclusion of updated information with regards to population growth, housing characteristics, housing affordability, employment and unemployment trends, jobs housing balance, special needs groups, preservation of at-risk housing units, and the RHNA.
- Demonstration of adequate vacant residential sites suitable to accommodate the City's share of regional housing needs for all income groups.
- Development of quantified objectives illustrating the maximum number of housing units by income category based upon the City's assigned share of the regional housing needs over a five-year period.
- Development of new housing information and implementation programs to address new State law requirements.

Regional Housing Needs Allocation

The Stanislaus Area Association of Governments (StanCOG), as required by State law, has determined the City's projected share of the regional housing needs. These allocations are contained in StanCOG's Regional Housing Needs Allocation Plan (adopted September 2008), which covers a seven and one-half year timeframe (January 1, 2007 to June 30, 2014). The City is required by State law to incorporate its regional share into the Housing Element.

The City's share of the 2007-2014 RHNA is 983 units or 229 very low-income units, 161 low-income units, 189 moderate-income units, and 404 above moderate-income units. The allocation is equivalent to an annual need of 131 housing units during the seven and one-half years.

State law does not mandate that each city must construct the allocated RHNA units, instead, jurisdictions must show how they will accommodate (e.g., available vacant residential and land appropriately zoned for residential development affordable to all income categories) the construction of the RHNA units through a sufficient amount of land with the appropriate land use designations and zoning.

Pursuant to State housing law, Oakdale's RHNA may be reduced by the number of residential units constructed during the "interim planning period" (2007 and 2008). After accounting for the new units that were constructed and sold between January 1, 2007 and December 31, 2008 (206 units), Oakdale has a remaining need of 777 units for the 2009-2014 planning period (i.e., the very low-income household need remains 229 units and the revised low-income household need is 152 units, the revised moderate income household need is 101 units, and the revised above moderate-income household need is 295 units).

Suitable Sites to Accommodate the Regional Housing Needs Allocation

The City's Housing Element is required to identify specific sites suitable for residential development with appropriate zoning, development standards, infrastructure, and public services that will be available for the development of housing within the five-year planning period 2009-2014. To demonstrate that the City has sufficient land capacity to accommodate the remaining regional housing need of 777 units, the City conducted an inventory of vacant sites that would allow residential development at various densities. The vacant land inventory revealed that Oakdale, at a minimum, has a total residential capacity of 935 units and a maximum residential capacity of 2,204 units, which in both instances is in excess of its need. Further, using the historical construction densities of residential units built in Oakdale, the sites within the vacant land inventory would, on average, allow for approximately 1,342 units. Based on the City's analysis, Oakdale would not need to rezone for additional sites to accommodate its RHNA. The following is a summary description of the determination:

- Land designated Low Density Residential (LDR) could accommodate 629 new dwelling units at densities potentially affordable to above moderate-income households, which is sufficient to accommodate the City's above moderate-income revised regional allocation of 295 dwelling units.
- Land designated LDR, Medium Density Residential (MDR), and High Density Residential (HDR) could accommodate 252 new dwelling units at densities potentially affordable to moderate-income households, which is sufficient to accommodate the City's moderate-income revised regional allocation of 101 dwelling units.
- Land designated MDR and HDR could accommodate 158 new dwelling units at densities potentially affordable to low-income households, which is sufficient to accommodate the City's low-income revised regional allocation of 152 dwelling units.
- Land designated MDR and HDR could accommodate 303 new dwelling units at densities potentially affordable to very low-income households, which is sufficient to accommodate the City's very low-income revised regional allocation of 229 dwelling units.

Quantified Objectives

State law (California Government Code Section 65583(b)) also requires the housing element contain quantified objectives for new construction, conservation/preservation, and housing rehabilitation. Oakdale's 2009-2014 Housing Element five-year planning period quantified objective of 809 units, or 559 new construction units, 245 conservation/preservation units, and 5 housing rehabilitation units is a target goal for the City to achieve based on needs, resources, and constraints. State law recognizes the total housing needs identified for a community may exceed available resources and the community's ability to satisfy this need.

Under these circumstances, the quantified objectives need not be identical to the total RHNA. The quantified objectives do, however, establish the likely number of housing units by income category, including extremely low income, that can or are anticipated to be constructed, rehabilitated, and conserved/preserved during the City's five-year Housing Element planning period (2009-2014), as follows:

- Oakdale's new housing construction objective of 559 units is estimated based on the construction of senior restricted affordable units under the direction of the Oakdale Redevelopment Agency, trends in residential construction in the City over the last three years, and the assumption the region's housing market would modestly improve with some new housing growth in Oakdale.
- Oakdale's housing conservation/preservation objective of 245 units is targeted based on the historical number of Section 8 vouchers issued within the City (120) and the City's Farmers Home Administration Section 515 affordable units at Garden Apartments (42 units), Oakridge Apartments (44 units), and Oakdale Apartments (39 units).
- Oakdale's housing rehabilitation objective of 5 units targeted based on the anticipated amount of funding from the City's Community Development Block Grant funded Neighborhood Stabilization Program.

Proposed Policies and Implementation Programs

State law (Government Code Section 65583(c)) provides that each local jurisdiction must establish a program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, the provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available and the utilization of moneys in a low- and moderate-income housing fund of an agency if the locality has established a redevelopment project area pursuant to the Community Redevelopment Law.

The 2007-2014 Housing Element update contains the goals, policies, and implementation programs the City intends to implement during the five-year planning period (2009-2014). Key implementation programs that are designed to assist the City in achieving its fair share of the RHNA include providing for a variety of housing types at varying income levels, assisting in the development of affordable housing, addressing governmental constraints, conserving and rehabilitating the existing housing stock, preserving at-risk units, and promoting equal housing opportunities.

The proposed goals and policies in the 2007-2014 Housing Element include the following:

GOAL #1 Maximize housing choices to match housing supply with the need and to provide safe and decent housing.

- Policy 1.1: Ensure an adequate supply of residential land is available to accommodate the City's Regional Housing Needs Allocation (RHNA).
- Policy 1.2: Include a mix of housing types to provide increased opportunity for diverse income groups in existing and newly annexed areas.
- Policy 1.3: Work to supply housing for the unmet needs of special needs groups, including the disabled, the elderly, the homeless, single parent households, extremely low-income households, farmworkers, and large families.
- Policy 1.4: Focus the use of resources for housing rehabilitation and assisted housing to those neighborhoods and residents that have the greatest need for housing assistance.
- Policy 1.5: Maintain the supply of safe, decent, and sound affordable housing through the conservation and rehabilitation of existing housing stock.
- Policy 1.6: Make a strong commitment to the issue of fair housing practices, as well as ensure that fair housing opportunities prevail for all City residents regardless of age, sex, family status, income, or source of income, race, creed, national origin, or disabilities.

GOAL #2 Implement a variety of institutional actions that will help achieve greater housing affordability.

- Policy 2.1: Work to establish programs to assist in the removal of constraints to the production of housing, where feasible.
- Policy 2.2: Establish and/or support programs to supply housing to meet the needs of extremely low-, very-low, low-, and moderate-income households.
- Policy 2.3: Make every effort to preserve at-risk units in assisted housing developments that are eligible to transfer to market rate units.
- Policy 2.4: Ensure that all new development complies with State law regarding energy conservation.

Discussions and implementation programs that address new State law requirements include:

- Implementation Program 1.7 addresses Senate Bill 2 (Local Planning and Approval for Emergency Shelters and Transitional and Supportive Housing)
 - 1) Allow emergency shelters in at least one zoning district without a conditional use permit or other discretionary action.
 - 2) Consider transitional and supportive housing as a residential use and allow in all residential districts subject to only those restrictions that apply to other residential uses of the same type in the same district.

- 3) Identify at least one-year round emergency shelter site with sufficient capacity to accommodate the identified homeless need in Oakdale.
- Implementation Programs 1.11 and 1.12 address Senate Bill 520 (Reasonable Accommodations for Persons with Disabilities)
 - 1) Conduct a needs analysis for persons with disabilities.
 - 2) Analyze potential governmental constraints to the development, improvement, and maintenance of housing for persons with disabilities.
 - 3) Provide a reasonable accommodation procedure for housing designed for occupancy by, or with supportive services for persons with disabilities.
 - Relationship of the Housing Element to Other General Plan Elements discussion under Section 1.4 addresses Assembly Bill 162 (Flood Risk Management)
 - 1) Amend the safety, conservation, and land use elements of the General Plan to include analysis and policies regarding flood hazard management information. Any amendments made to the three above elements require a review of the housing element for internal consistency, which may in turn, require amendments to the housing element.
 - Implementation Program 2.14 addresses Senate Bill 1087 (Water and Sewer Service Priority for Housing Affordable to Lower-Income Households)
 - 1) Provide a copy of the City's adopted Housing Element to all water and sewer providers serving Oakdale in support of granting priority for service allocations to proposed development that include affordable housing.
 - Special Needs Groups discussion under Section 3.1 and Implementation Program 1.5 and 1.6 address Assembly Bill 2634 (Support for Identifying Extremely Low-Income Housing Needs)
 - 1) Requires quantification and analysis of existing and projected housing needs for extremely low-income (ELI) households.
 - 2) Identify zoning districts that encourage and facilitate supportive housing and single-room occupancy units.

In Summary

Oakdale is now required by State law to have an approved update of the Housing Element by August 31, 2010. On April 5, 2010, the City of Oakdale City Council approved the 2007-2014 draft Housing Element for review by the California Department of Housing and Community Development (HCD). The City submitted the draft Housing Element to HCD on April 8, 2010 for the statutorily-required 60-day review. The City of Oakdale received the HCD comment letter on the 2007-2014 draft Housing Element on June 7, 2010. The City will address HCD comments and anticipates adopting a final Housing Element by August 31, 2010, which will then become part of the Oakdale 2015 General Plan. Once adopted, the 2007-2014 Housing Element will be submitted to HCD for the statutorily-required 90-day review and certification by the State.

This IS/ND tiers from the City's Environmental Impact Report (December 2003) prepared for the 2015 General Plan. As discussed in Section 15152 of the CEQA Guidelines, "tiering refers to using the analysis of general matters contained in a broader EIR (such as one prepared for a general plan or policy statement) with later EIRs and negative declarations on narrower projects; incorporating by reference the general discussions from the broader EIR; and concentrating the later EIR or negative declaration solely on the issues specific to the later project." Tiering is generally appropriate when "...the sequence of analysis is from

an EIR prepared for a general plan, policy, or program of lesser scope, or to a site-specific EIR or negative declaration...” Consequently, because the Housing Element update would not result in alterations of the land uses evaluated in the 2003 General Plan EIR, and instead, merely addresses updated policies to meet the revised RHNA, the tiering process is appropriate in this situation.

9. Surrounding Land Uses and Setting:

The City of Oakdale is approximately 6 square miles in area and is located at the base of the foothills of the Sierra Nevada Mountains in eastern Stanislaus County, California, approximately 15 miles northeast of the City of Modesto, 20 miles north of the City of Turlock, 22 miles east of the City of Manteca, and 30 miles southeast of the City of Stockton. Other smaller cities surrounding Oakdale include Escalon (9 miles northwest), Riverbank (5 miles west), Waterford (10 miles southeast), Hughson (13 miles south), and Ceres (18 miles southwest).

The topography of the city is generally flat, with rolling hills southeast and northwest of the city limits. The Stanislaus River winds through the northern edge of the city, and historically the area has been used for orchards and other agricultural uses.

The city of Oakdale has a balanced mix of uses offering a variety of residential neighborhoods, a unique central downtown core, several parks and river recreation opportunities, and is home to a number of manufacturing companies. The Oakdale economy centers on agriculture, food manufacturing, and tourism. Oakdale has experienced significant growth in recent years. This growth reflects the City’s desirable qualities as a livable community and its success in determining the pace, location, and character of new development. Oakdale is projected to continue growing at a steady pace with its population estimated to increase from approximately 19,600 residents in 2009 to approximately 29,000 residents in 2030.

Generally, the City’s existing land uses can be characterized by residential, commercial, industrial, and parkland. Residential areas are located throughout the city. Oakdale’s single-family homes constructed within the last ten years are generally concentrated in specific plan planning areas in the southwest and northeast portions of the city. The City’s historic residential neighborhoods are located north of West F Street (SR 108) and the historic downtown commercial core.

Existing commercial uses are predominately located in a linear fashion along the length of West and East F Streets (SR 108/120) within the city limits. Other blocks with commercial uses include North Yosemite Avenue (SR 120) from Oakdale’s northern city limits at the Stanislaus River to the F Street/Yosemite Avenue (SR 108/120) intersection.

Oakdale’s existing large industrial park is located in the southern portion of the city, accessible from South Yosemite Avenue. Oakdale’s parkland areas are generally located within a half-mile walk from the city’s residential neighborhoods and are characterized by larger community parks, neighborhood-serving residential parks, mini-parks, and linear parks/trails. In addition, public and semi public land uses within the city include schools, churches, hospital/medical facilities, city utilities, fire and police stations, the Oakdale Municipal Airport, and the Oakdale Rodeo Grounds.

Agricultural uses and residential agricultural areas predominately surround the city of Oakdale. The agricultural residential areas are distinguished by large lot suburban or rural estate residential homes and active agricultural lands with field crops, orchards, dairy production, pastureland, and/or livestock grazing.

10. Other Public Agencies Whose Approval is Required:

The California Department of Housing and Community Development (HCD) is required by State housing element law to review housing elements and report written findings to local governments. If HCD finds a housing element is in full compliance with State law, HCD provides its “certification” of the element.

II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology /Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Land Use / Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Population / Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Noise | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Recreation | <input type="checkbox"/> Mandatory Findings of Significance |

III. ENVIRONMENTAL DETERMINATION

On the basis of this initial evaluation:

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

Signature: 

 Danelle Stylos
 Community Development & Services Director

Date: June 23, 2010

IV. ENVIRONMENTAL CHECKLIST

The type, density, location, and design of residential development projects are primarily controlled by the City's General Plan Land Use Element and Zoning Code. When assessing environmental impacts of the 2007-2014 Housing Element update, it is recognized that the Housing Element is a policy document that reflects and anticipates development as described in other City plans and ordinances and does not propose new land uses or regulate development. Further, no changes to the allowable type, density, location, or design of new housing development are proposed in the Housing Element update. It is important to be clear that no residential development proposals would be approved as part of the adoption of the City's Housing Element update. As a result, no new environmental effects are anticipated that would directly result in physical changes.

The Housing Element update would not grant additional entitlements for future development. The City would evaluate future proposals based on its compliance with the General Plan, Zoning Code, and other related City development codes and standards. Additional environmental review of potential environmental effects in compliance with CEQA would be required prior to the development of future residential projects.

In some instances (e.g., amendments regarding emergency shelters, transitional and supportive housing, and reasonable accommodations for persons with disabilities) the Housing Element identifies changes to the City's Zoning and/or Building Codes as part of the proposed Implementation Programs addressing State law requirements that would occur sometime after the Housing Element is adopted. The proposed amendments to the City's Zoning and/or Building Codes focus on the process by which such facilities are reviewed and approved rather than changes to the physical characteristics. These new code amendments would be subject to a subsequent public review and approval process that includes appropriate CEQA analysis and documentation, which is anticipated as part of the City's 2030 General Plan update and EIR that is currently underway and estimated to be completed in spring 2012.

The following Checklist contains the environmental checklist form presented in Appendix G of the CEQA Guidelines. The checklist form is used to describe the impacts of the Oakdale 2007-2014 Housing Element update or proposed project. A discussion follows each environmental issue identified in the checklist. For this checklist, the following designations are used:

- Potentially Significant Impact:** An impact that could be significant, and for which no mitigation has been identified. If any potentially significant impacts are identified, an EIR must be prepared.
- Less Than Significant With Mitigation Incorporated:** An impact that requires mitigation to reduce the impact to a less-than significant level.
- Less Than Significant Impact:** Any impact that would not be considered significant under CEQA relative to existing standards.
- No Impact:** The project would not have any impact.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS				
<i>Would the project:</i>				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a-b) ***Less Than Significant***

The Stanislaus River corridor is one of the major existing visual resources of the city. This corridor extends for a distance of five miles along the north side of the city's existing urban area. The river can be viewed from bridge crossings, public access points, and some residential homes. The agricultural areas around Oakdale provide the city with a distinctive edge. Views of farms, fields, pastures, orchards and small wetlands provide important visual assets. Orchards in bloom, green crop panels, and open vistas surround the city. Traveling east on Highway 120 from Oakdale provides a view of the foothills in the foreground and Sierra Nevada Mountains behind. Other views of surrounding mountains include the Pacific Range to the west. Mature trees in the older areas of the city also provide a particular visual quality. The old and historic buildings of Oakdale also display valuable visual resources. The major vehicular corridors in Oakdale are along North Yosemite Avenue (State Route 120), East F Street (State Route 108/120), and West F Street (SR 108) and provide views of buildings, parking areas, signs, trees, and landscaping. While the views and visual resources described above are important visual assets in Oakdale, none are officially designated as a scenic vista¹ or State scenic highway.² *Potential impacts are considered less than significant and no mitigation is required.*

¹ City of Oakdale 2015 General Plan Draft Environmental Impact Report, December 1992, Visual Resources, page IV-170.
² California Scenic Highway Mapping System, http://www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm, accessed May 26, 2010.

c-d) **Less Than Significant**

The Housing Element update identifies a need for 777 additional housing units during the five-year RHNA planning period (2009-2014). This level of development is consistent with what was planned for under the 2015 General Plan Land Use Element and no change to land use types or intensity is proposed. As noted in the project description, adoption of the Housing Element update would not allow or approve specific development projects. Consequently, the proposed project would not directly create new sources of light or glare that would adversely affect day or nighttime views in areas of the city. Any new residential development project would be required to adhere to the policies outlined in the City’s 2015 General Plan and would be subject to subsequent site-specific CEQA environmental evaluations where the appropriate design review, standards, conditions, and mitigation measures would be determined at that time. Therefore, the Housing Element update alone would not directly result in physical changes in the City and would not degrade the existing visual character or quality of the City. *Potential impacts are considered less than significant and no mitigation is required.*

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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2. AGRICULTURE AND FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program in the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) or timberland (as defined by Public Resources Code section 4526)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant 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 forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a) **No Impact**

The most recent data from the Farmland Mapping and Monitoring Program reports there is approximately 350 acres of Prime Farmland, 2 acres of Unique Farmland, and 130 acres of Farmland of Statewide Importance in the city of Oakdale.³ As noted in the project description, adoption of the Housing Element update would not change any existing land use designations or allow or approve any specific development projects. All new residential development projects would be required to adhere to the policies outlined in the City’s 2015 General Plan and would be subject to subsequent site-specific CEQA environmental review. Therefore, the Housing Element update alone would not directly result in physical changes in the city that would lead to the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to residential uses. The project would result in *no impact*.

b) **No Impact**

No change or conflict to existing zoning for agricultural use is proposed under the Housing Element update. Williamson Act properties in the city comprise approximately 162 acres.⁴ As noted in the project description, adoption of the Housing Element update would not change any existing land use designation or allow or approve any specific development projects. All new residential development projects would be required to adhere to the policies outlined in the City’s 2015 General Plan and would be subject to subsequent site-specific CEQA environmental review. Therefore, the Housing Element update alone would not directly result in physical changes in the City that would conflict with a Williamson Act contract. The project would result in *no impact*.

c-d) **No Impact**

There is no forest land or timberland identified in the city of Oakdale. Therefore, the loss or conversion of forest land to non-forest uses or conflicts with existing zoning for forest land or timberland would not occur. The project would result in *no impact*.

e) **No Impact**

Adoption of the Housing Element update would not change existing land use designations or result in any project-specific developments or physical changes in the existing environment that

³ California Department of Conservation Farmland Mapping & Monitoring Program, Stanislaus County GIS, 2006.
⁴ Stanislaus County, Public Works Department, Williamson Act Contract GIS data, April 2009.

could result in conversion of farmland to non-agricultural use or conversion of forest land to non-forest use. The project would result in *no impact*.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

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

Discussion

a-c) **Less Than Significant**

The city of Oakdale is located in the San Joaquin Valley Air Basin (SJVAB), which is within the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). The SJVAB is approximately 250 miles long and averages 35 miles in width spanning eight counties in Central California. The SJVAB is in non-attainment for the federal 8-hour ozone standard, the State 1-hour and 8-hour ozone standards, the PM₁₀ and PM_{2.5} 24-hour State standards, and the federal PM_{2.5} standard.⁵ All new residential development projects in Oakdale would be required to adhere to the policies outlined in the 2015 General Plan that address air quality in order to minimize emissions. Policies in the City’s General Plan Transportation Element encourage accessibility to transit services and an efficient multi-modal transportation system, which would reduce vehicle miles traveled and, therefore, help to minimize air quality impacts.⁶

⁵ City of Oakdale General Plan Update Technical Background Report, November 2009, page C.3-7.

⁶ City of Oakdale 2015 General Plan Transportation Element, January 1994 (with revisions through December 2003), Policies CT2, CT3, CT6, CT8, CT12, and CT15, pages 3.17 – 3.18.

Future residential development anticipated under the Housing Element update would generate pollutant emissions due to new vehicle trips, stationary sources (e.g., use of natural gas and electricity for heating, cooling, and lighting of residential units), and use of construction equipment. Future development generating air pollutants could also violate air quality standards, including those that could contribute to cumulatively considerable air quality impacts when combined with other past, present, or reasonably foreseeable future projects within the Oakdale vicinity. However, because the Housing Element update would not result in changes to any land uses within the 2015 General Plan, the level of and emissions associated with residential development under the Housing Element update is assumed and mitigated for, as necessary, within the 2003 General Plan EIR.

As mentioned previously, the Housing Element update alone would not directly result in physical changes in the city because the Housing Element does not regulate development, rather it is a policy document that reflects and anticipates development as described in other City plans and ordinances. Each new development project would be subject to its own environmental review process where project-related impacts associated with air quality would be properly analyzed and feasible mitigation measures identified to reduce potential impacts when necessary. *Potential impacts are considered less than significant and no mitigation is required.*

d-e) Less Than Significant

The Housing Element update would allow new residential development that could potentially have a significant impact on sensitive receptors (e.g., hospitals, nursing homes, day care providers, and schools). Emissions and odors could also result from the construction (e.g., emissions from construction equipment exhaust during grading and construction activities) and operation of new residential development (e.g., household waste management activities) anticipated under the Housing Element update. However, because the Housing Element update would not result in changes to any land uses within the 2015 General Plan, the level of and emissions associated with residential development under the Housing Element update is assumed and mitigated for, as necessary, within the 2003 General Plan EIR.

The proposed project alone would not directly result in physical changes in the city. Each new development project would be subject to its own environmental review process where project-specific related impacts associated to air quality would be properly analyzed and feasible mitigation measures would be identified to reduce potential impacts when necessary. *Potential impacts are considered less than significant and no mitigation is required.*

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
4. BIOLOGICAL RESOURCES				
<i>Would the project:</i>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a-d) *Less Than Significant*

Three special-status wildlife species occur or have the potential to occur within the city of Oakdale: California tiger salamander, vernal pool tadpole shrimp, and hardhead.⁷ In addition, thirteen other special-status wildlife species occur or potentially occur within the Oakdale area: burrowing owl, legenera, hoary bat, tricolored blackbird, Western pond turtle, Western mastiff bat, Western red bat, yuma myotis, valley elderberry longhorn beetle, Chinook salmon, Central Valley Steelhead, yellow-breasted chat, and Swainson's hawk.⁸ A wide variety of non-listed birds use vegetation communities within and surrounding Oakdale, particularly riparian woodlands, for nesting and shelter. Though these species are not listed as threatened or endangered, their nests are protected under the Migratory Bird Treaty Act (MBTA) and sections of the California Fish and Game Code.⁹ Further, several federal and State regulations, including the Federal Endangered Species Act (FESA) and the California Endangered Species Act (CESA), restrict activities that may result in the "take" (kill, harm, harass, etc.) of certain species.

The Housing Element update identifies a need for 777 additional housing units during the 2009-2014 planning period. The proposed project sets forth goals and policies that support new and infill development throughout the city consistent with those areas previously designated for residential development in the 2015 General Plan. However, adoption of the Housing Element update would not directly result in physical changes in the city, therefore, the proposed project would not have a substantial adverse effect on species identified as a candidate, sensitive, or special status species; on any riparian habitat or other sensitive natural community; on federally protected wetlands as defined by Section 404 of the Clean Water Act; or 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 use of wildlife nursery sites.

Compliance with all federal and State regulations (e.g., MBTA, FESA, Federal Clean Water Act, CESA, and the California Fish and Game Code), as well as implementation of local goals and policies in the 2015 General Plan, would reduce potential impacts associated with any future residential development. The Housing Element update does not include specific development projects, and instead, only provides a framework for the City's anticipated future residential growth and housing demand. Consequently, the Housing Element update would not cause a substantial adverse effect on biological resources or habitat. Prior to the approval of any future residential development, proposed plans would be reviewed and subject to CEQA review to determine any potential impacts. *Potential impacts are considered less than significant and no mitigation is required.*

e) *Less Than Significant*

All new residential development projects in Oakdale would be required to adhere to the policies outlined in the 2015 General Plan that address biological resources in order to minimize impacts. Policies and implementation in the City's General Plan Open Space and Conservation Element preserve and protect natural resource, sensitive habitat areas, and heritage trees.¹⁰

⁷ City of Oakdale General Plan Update Technical Background Report, November 2009, page C.1-7 – C.1-15.

⁸ City of Oakdale General Plan Update Technical Background Report, November 2009, page C.1-7 – C.1-15.

⁹ City of Oakdale General Plan Update Technical Background Report, November 2009, page C.1-2.

¹⁰ City of Oakdale 2015 General Plan Open Space and Conservation Element, January 1994 (with revisions through December 2003), Policies OS9 and OS10, and Implementation 106, 108, and 111, pages 4.14 – 4.15.

The City of Oakdale's Oak and Significant Tree Preservation Ordinance¹¹ establishes regulations and policies for the installation, preservation, protection, and selected removal of trees within Oakdale. Specifically, provisions necessary to govern the preservation and safeguard oak or significant trees during and after construction and to control the removal of oak trees and significant sized trees with an approved permit are included. These provisions apply to new development, redevelopment, and zoning changes that could result in development of land use intensities and development patterns that could impact existing oak trees and existing significant sized trees. The policies and procedures contained in the City's ordinance apply equally to private property and to projects being pursued by public agencies.

As previously mentioned, adoption of the Housing Element update would not directly result in physical changes within the city. Each new development project would be subject to its own environmental review process where project-specific related impacts would be analyzed and local policies and regulations related to the protection of biological resources and preservation of trees would apply. *Potential impacts are considered less than significant and no mitigation is required.*

f) **No Impact**

There are no adopted habitat conservation plans; natural conservation community plans; or other local, regional, or state habitation conservation plans that overlay or are adjacent to the City of Oakdale's jurisdictional boundary. Therefore, no conflict with these types of plans would occur. The project would result in *no impact*.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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5. CULTURAL RESOURCES

Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

¹¹ Oakdale Municipal Code, Chapter 36, Zoning, Section 36-28.

Discussion

a-d) *Less Than Significant*

Historical resource types in Oakdale include some of the first homes constructed in the city dating from the 1870s and 1880s, early-twentieth-century homes, early brick buildings in the commercial area dating from 1910s-1920s, and buildings and structures associated with the railroad and the processing of agricultural goods. In 1986, the City commissioned a survey to identify historic resources in Oakdale. A total of 257 buildings dating from 1870 to 1940 were recorded. Of the 257 resources surveyed, 200 were determined to be eligible for the National Register of Historic Places and 49 were determined as potentially eligible.¹² While a significant number of the resources surveyed in 1986 remain and appear to have maintained integrity, based on updated reconnaissance-level surveys conducted in 2009 at least 35 buildings identified in the 1986 survey could no longer retain sufficient integrity to be eligible for listing, either individually or as part of a district, due to their current physical condition. The City has not submitted any of the eligible resources to the Register for review and listing. The 1986 Survey has been the single largest recordation effort for potentially significant historical resources in the City of Oakdale.

The Central California Information Center (CCIC) of the California Historical Resources Information System (CHRIS) at California State University, Stanislaus records search investigations in 2009 report 20 prehistoric and historic-period archaeological resources within and surrounding the Oakdale area, including portions of railroad lines; canal construction and materials; historic water pipes; and prehistoric sites with identified artifacts (e.g., bowl mortar, pestle, pieces of fire-affected rock, pieces of unmodified flaking debris, shell, and bone).¹³

There are a number of federal, State, and local laws and regulations designed to protect significant cultural resources. The National Historic Preservation Act (NHPA) and CEQA are the basic federal and State laws governing the preservation of historic and archaeological resources of national, regional, State, and/or local significance. All new residential development projects in Oakdale would be required to adhere to applicable federal and State requirements, as well as the policies outlined in the 2015 General Plan that address cultural resources. Policies in the City's General Plan Open Space and Conservation Element protect and preserve significant archaeological and historical area sites; support the identification and restoration of historic or architecturally significant resources; promote historic restoration; provide programs oriented to the preservation of Oakdale's history; and require prior to development plan approval of new annexation areas, a cultural resources survey must be conducted to ensure potential sites are identified for avoidance.¹⁴

As discussed previously, the Housing Element update does not include specific development projects, and instead, only provides a framework for the City's anticipated future residential growth and housing demand. Consequently, the Housing Element update would not cause a substantial adverse change in the significance of any cultural resources, including archeological, paleontological, and human remains. *Potential impacts are considered less than significant and no mitigation is required.*

¹² City of Oakdale General Plan Update Technical Background Report, November 2009, page C.4-1.

¹³ City of Oakdale General Plan Update Technical Background Report, November 2009, page C.4-6 – C.4-9.

¹⁴ City of Oakdale 2015 General Plan Open Space and Conservation Element, January 1994 (with revisions through December 2003), Policies OS10 and OS11, and Implementation 101, 112, 117, and 118, pages 4.14 – 4.16.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less-Than-Significant Impact</i>	<i>No Impact</i>
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6. GEOLOGY AND SOILS

Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.
 - ii. Strong seismic ground shaking?
 - iii. Seismic-related ground failure, including liquefaction?
 - iv. Landslides?
- b) Result in substantial soil erosion, or the loss of topsoil?
- 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?
- d) Be located on expansive soils, as defined in Table 18-1-13 of the Uniform Building Code (1994), creating substantial risks to life or property?
- e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

Discussion

a-d) *Less Than Significant*

The City of Oakdale is subject to seismic activity from the following major faults that have produced earthquakes of the greatest magnitude in the Central Valley during the past 200 years: Calaveras, Hayward, and San Andreas faults in the Coast Ranges; the Greenville and Midland faults on the west side of the Valley; and the Sierra Nevada and Owens Valley faults east of the Sierra Nevada.¹⁵ Liquefaction generally occurs in saturated or near-saturated cohesionless soils at depths shallower than 50 feet below the ground surface. Only the Tujunga sands within the Oakdale vicinity would present the likelihood of liquefaction.¹⁶ The Oakdale area is essentially flat, except for the steep banks of the Stanislaus River, which would be subject to landslides, mudslides, or rockfalls induced by seismic activity or excessive rainfall.¹⁷ Erosion is a soil hazard that occurs in the Oakdale vicinity Tujunga and Montpelier soils being present and subject to moderate to high wind erosion. Water erosion rates are moderate to high on steeper slopes of the Montpelier, Columbia, Pentz, and San Joaquin soils. The Columbia soils located between the Stanislaus River and River Road in northwest Oakdale are expansive and subject to subsidence. The Greenfield soils adjacent to the Stanislaus River are also subject to subsidence.¹⁸

The Housing Element update identifies a need for 777 additional housing units during the 2009-2014 planning period. The Housing Element update does not include specific development projects, and instead, only provides a framework for the City's anticipated future residential growth and housing demand. Consequently, the Housing Element update would not directly result in physical changes in the city that would expose people or structures to seismic activity or landslides, result in the loss of soil or substantial erosion, or locate structures on unstable or expansive soils. As mentioned previously, future development projects would be analyzed when applications are submitted to the City and appropriate requirements and mitigation measures would be identified at that time. Impacts related to geology and soils can generally be addressed through adherence to applicable State and local regulations, design, grading, and structural recommendations from and including the Uniform Building Code, California Building Code (Title 24), Oakdale Municipal Code, Structural Engineers Association of California, Alquist-Priolo Earthquake Fault Zoning Act, California Public Resources Code (Seismic Hazards Mapping Act), CEQA, and the National Pollution Discharge Elimination System (NPDES). *Potential impacts are considered less than significant and no mitigation is required.*

e) *No Impact*

All future residential development within the Oakdale city limits would be required to connect to the City's wastewater system. Therefore, no new septic tanks or on-site septic systems would be allowed. The project would result in *no impact*.

¹⁵ City of Oakdale General Plan Update Technical Background Report, November 2009, page D.1-9.

¹⁶ City of Oakdale General Plan Update Technical Background Report, November 2009, page D.1-14.

¹⁷ City of Oakdale General Plan Update Technical Background Report, November 2009, page D.1-14.

¹⁸ City of Oakdale General Plan Update Technical Background Report, November 2009, page D.1-1.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less-Than-Significant Impact</i>	<i>No Impact</i>
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7. GREENHOUSE GAS EMISSIONS

Would the project:

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

Discussion

a-b) *Less Than Significant*

Over the last five years the California legislature adopted two bills that focus on reducing greenhouse gas emissions in the State. Assembly Bill (AB) 32, or the California Global Warming Solutions Act of 2006, charged the California Air Resources Board (ARB) to develop regulations to address climate change. Senate Bill (SB) 375 was signed in 2008 to address implementation of the Global Warming Act. AB 32 requires that statewide greenhouse gas (GHG) emissions be reduced to 1990 levels by 2020. SB 375 coordinates regional transportation planning efforts, regional GHG reduction targets, and land use and housing allocations. Continued participation by the City with StanCOG in regional planning efforts pursuant to SB 375 would occur.

The Housing Element update assumes that future residential development would occur consistent with the levels planned for and evaluated under the 2015 General Plan Land Use Element, City’s growth forecast, and StanCOG’s RHNA assessment. Without specific information regarding future residential development, it is difficult to impossible to accurately quantify GHG emissions resulting from the implementation of the Housing Element update.

All new residential development projects in Oakdale would be required to adhere to federal, State, and local plans, policies, and regulations that address emissions of GHG in order to minimize impacts. As mentioned previously, the Housing Element update does not include specific development projects, and instead, only provides a framework for the City’s anticipated future residential growth and housing demand. Additional environmental review of potential environmental effects in compliance with CEQA, including those related to GHG emissions, would be required prior to the development of future projects. *Potential impacts are considered less than significant and no mitigation is required.*

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
8. HAZARDS AND HAZARDOUS MATERIALS				
<i>Would the project:</i>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a-c) *Less Than Significant*

Hazardous materials use and waste generators within Oakdale generally include industries, businesses, public and private institutions, and residential households. Of these, the largest hazardous waste generators are manufacturing and food processing industries.¹⁹ Construction and operation of future residential development projects may involve the use, storage, transport, and/or generation of limited amounts of hazardous materials in the form of household-type cleaning and maintenance products (e.g., fuels, cleaners and degreasers, solvents, paints, lubricants, adhesives, sealers, and pesticides/herbicides). Oakdale has approximately ten (public and private) schools within the city limits.²⁰

Compliance with federal, State, and local regulations would minimize risks and potential hazards associated with the routine transport, use, or disposal of hazardous materials to the public, including school sites, and the environment. Policies contained in the 2015 General Plan Noise, Air Quality, and Safety Element would further ensure that new development would not result in the release of hazardous materials into the environment through the encouragement of businesses and industry to avoid air pollution or hazardous materials uses; reduction of potential danger to public health and safety from hazardous materials; siting of hazardous material production, storage, and distribution that does not unnecessarily impact populated areas; utilization of CEQA and the California Occupational Health and Safety Administration regulations and guidelines to review and determine appropriate mitigation measures for uses which may involve the storage, processing, or distribution of potentially hazardous materials; and designation of truck routes within the city to minimize the transportation of hazardous materials through residential areas.²¹

Future residential development associated with implementation of the Housing Element would not be expected to introduce any unusual hazardous materials that would create a significant hazard to the public or the environment, introduce any unusual hazardous materials that would result in reasonably foreseeable upset or accident conditions involving the release of hazardous materials into the environment, or pose an increased risk of hazardous materials emissions within one-quarter mile of an existing or proposed school. Additional environmental review of any future residential projects would be required which would evaluate potential impacts associated with the use, storage and/or transportation of hazard and hazardous materials. *Potential impacts are considered less than significant and no mitigation is required.*

d) *Less Than Significant*

All residential development projects would be required to comply with existing federal, State, and local regulations, including the General Plan policies described above in 8(a-c), pertaining to hazardous materials sites. Any future residential projects associated with implementation of the Housing Element update would be subject to site-specific CEQA review in order to assess whether the site is listed as a hazardous materials site, pursuant to Government Code Section 65962.5. If a residential project is located in an area identified as a hazardous materials site, appropriate remediation action would be required prior to construction activities. *Potential impacts are considered less than significant and no mitigation is required.*

¹⁹ City of Oakdale General Plan Update Technical Background Report, November 2009, page D.4-1.

²⁰ City of Oakdale General Plan Update Technical Background Report, November 2009, page B.3-23.

²¹ City of Oakdale 2015 General Plan Noise, Air Quality, and Safety Element, January 1994 (with revisions through December 2003), Policies S14, S19-S23, pages 6.16 – 6.17.

e) **Less Than Significant**

The Oakdale Municipal Airport is located approximately 3 miles southeast of the City of Oakdale center. Owned and operated by the City, the 117-acre airfield site houses approximately 55 aircraft and contains a single 3,020 foot runway which serves single and twin engine aircraft, as well as business jets. No commercial airlines are permitted due to the length of the runway.²²

As discussed previously, the Housing Element update does not include specific development projects, and instead, only provides a framework for the City's anticipated future residential growth and housing demand. Potential impacts related to future development would be analyzed at the time a specific project application is submitted to the City. At that time, any proposed residential land uses surrounding the Oakdale Municipal Airport would be required to comply and be compatible with the land use standards established in the City's Municipal Code, the 2015 General Plan, the Oakdale Airport Master Plan, and the Stanislaus County Airport Land Use Commission's Plan. Therefore, adherence to these codes and plans would ensure that future residential development would not be located in an area that would result in exposure of people residing or working in Oakdale to a safety hazard. *Potential impacts are considered less than significant and no mitigation is required.*

f) **No Impact**

There are no existing private airstrips within the City of Oakdale. Therefore, no safety hazard to people residing or working in Oakdale resulting from over flight activity of a private airstrip would occur. The project would result in *no impact*.

g) **Less Than Significant**

The release of a hazardous material into the environment could cause a multitude of problems to property, or human health, the significance of which is dependent on the type, location, and quantity of the material released. The Oakdale Fire Department is responsible for responding to a hazardous materials release in the city. The Department has five Hazardous Materials/Specialists who are members of Stanislaus County Hazardous Materials Team. According to the Stanislaus County Multi-Jurisdictional Hazard Mitigation Plan, State Route 120/108 is identified as the emergency evacuation route within Oakdale.²³ The Housing Element update does not include specific development projects, and instead, only provides a framework for the City's anticipated future residential growth and housing demand. Because the Housing Element update does not propose specific development projects, potential impacts associated with future residential development on emergency response plans or the physical interference with emergency evacuation plans would be analyzed through a separate CEQA process and appropriate mitigation measures identified, if necessary. *Potential impacts are considered less than significant and no mitigation is required.*

h) **Less Than Significant**

Much of Oakdale has been developed as urban uses, and most of these areas would not be susceptible to risks from wildland fires. However, the area of Oakdale that is the most susceptible to wildland fires is the dense brush located along the Stanislaus River and weed-filled properties within the city.²⁴ To help cut back and prevent urban wildfire incidents, the City's

²² City of Oakdale General Plan Update Technical Background Report, November 2009, page B.2-41.

²³ Stanislaus County, Multi-Jurisdictional Hazard Mitigation Plan, 2005, page 7.

²⁴ City of Oakdale General Plan Update Technical Background Report, November 2009, page D.3-5.

Fire Department implements an aggressive weed/fire hazard abatement program that identifies properties within the Fire Department’s service area that may pose a risk for fire on adjacent properties. The Housing Element update does not propose specific development projects. Any future residential development from implementation of the Housing Element would be analyzed through a separate CEQA process and appropriate mitigation measures, if necessary, would be developed to minimize the exposure of people or structures to wildland fires. *Potential impacts are considered less than significant and no mitigation is required.*

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
9. HYDROLOGY AND WATER QUALITY				
<i>Would the project:</i>				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (i.e., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
h) Place within a 100-year floodplain structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a) **Less Than Significant**

The Housing Element update identifies a need for 777 additional housing units during the 2009-2014 planning period. The Housing Element update does not include specific development projects, and instead, only provides a framework for the City’s anticipated future residential growth and housing demand. Adoption of the Housing Element update would not directly result in physical changes or the violation of any water quality standards or waste discharge requirements.

All future residential development would be required to comply with applicable federal, State, and local water quality requirements including the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) program, and the Oakdale Municipal Code. Issues related to the violation of water quality standards or waste discharge requirements from future construction activities associated with new residential development would be analyzed when a project application is submitted to the City. *Potential impacts are considered less than significant and no mitigation is required.*

b) **Less Than Significant**

The source of potable water for the City of Oakdale is exclusively groundwater from the Modesto Groundwater Subbasin. Based upon the City’s 2009 Urban Water Management Plan, the City of Oakdale has adequate groundwater supply (14,519 acre feet per year) to meet projected 2030 water demand (10,075 acre feet per year).²⁵

Because the Housing Element update is a policy document and, alone, would not directly result in physical changes in the city, any potential impacts related to groundwater supplies and recharge from future construction activities associated with new residential development would be analyzed as part of a separate planning and development review process. *Potential impacts are considered less than significant and no mitigation is required.*

²⁵ City of Oakdale General Plan Update Technical Background Report, November 2009, page B.1-3.

c-f) **Less Than Significant**

Adoption of the Housing Element update would not directly result in physical changes in the city that would substantially alter the existing drainage patterns causing substantial erosion or surface runoff, create or contribute runoff water exceeding capacity of stormwater drainage facilities, provide substantial additional sources of polluted runoff, or otherwise substantially degrade water quality.

Typical residential construction activities would involve stockpiling, grading, excavation, dredging, paving, and other earth-disturbing activities resulting in the alteration of existing drainage patterns. These types of activities could constitute a temporary alteration of drainage patterns, degrade water quality, or contribute as an additional source of runoff. Compliance with State, regional, and local regulations including the NPDES permit system and the City's Municipal Code would be required for any future construction activities associated with new residential development. *Potential impacts are considered less than significant and no mitigation is required.*

g-i) **Less Than Significant**

A 100-year flood event is primarily contained within the Stanislaus River channel or just adjacent to the Stanislaus River where residential development is not feasible. The entire Oakdale city limits would be inundated during failure of the New Melones Dam, and the northern half of the City would be inundated if the Tulloch Dam failed. However, existing federal and State inspections and oversight render the likelihood of dam failure as remote.²⁶

Adoption of the Housing Element update would not directly result in physical changes within the city. Each new development project would be subject to its own environmental review process where project-specific related impacts would be properly analyzed and federal, State, and local regulations related to flooding, failure of a levee or dam, and development within 100-year flood hazard areas would apply. *Potential impacts are considered less than significant and no mitigation is required.*

j) **No Impact**

Inundation by a tsunami is unlikely due to the location of Oakdale and its proximity to large bodies of water including inland reservoirs and the Pacific Ocean. And, although Oakdale is primarily flat, mudflows could be possible along the banks of the Stanislaus River. As mentioned previously, the Housing Element update would not directly result in physical changes in the city. Potential impacts associated with future new residential development from inundation by seiche, tsunami, or mudflow would be analyzed as part of a separate CEQA process. The project would result in *no impact*.

²⁶ City of Oakdale General Plan Update Technical Background Report, November 2009, page D.2-1.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less-Than-Significant Impact</i>	<i>No Impact</i>
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10. LAND USE AND PLANNING

Would the project:

- a) Physically divide an established community?

- b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating on environmental effect?

- c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

Discussion

a) ***Less Than Significant***

Implementation of the proposed project would provide the policy framework for residential growth anticipated between 2007 and 2014. Future residential development anticipated under the Housing Element update would be consistent with the land use patterns established in the 2015 General Plan Land Use Element. The proposed project would guide housing and population growth within the city to include a variety of housing types for all social and economic segments. Proposed Policy 1.5 in the Housing Element update supports maintaining the supply of safe, decent, and sound affordable housing through the conservation and rehabilitation of existing housing stock. As part of the planning and development review process, all future residential development projects would be evaluated to determine potential impacts to Oakdale's established community. *Potential impacts are considered less than significant and no mitigation is required.*

b) ***Less Than Significant***

The proposed 2007-2014 Housing Element is an update and revision of the 2001-2008 Housing Element and predominately consists of new technical data and updated policies and implementation programs to reflect current state law requirements. The Housing Element update would not grant additional entitlements for future development. New residential development would be required to comply with all applicable plans and regulations including the 2015 General Plan, adopted specific plans, and the City's Municipal Code and would be subject to additional environmental review of potential environmental effects in compliance with CEQA prior to approval.

The Housing Element update identifies changes to the City's Zoning and/or Building Codes as part of the proposed implementation programs addressing State law requirements including amendments regarding emergency shelters and transitional and supportive housing (Implementation Program 1.6) and reasonable accommodations for persons with disabilities (Implementation Program 1.10). The proposed amendments to the City's Zoning and/or Building Codes focus on the process by which such facilities are reviewed and approved rather than changes to the physical characteristics. These new code amendments would be subject to a subsequent public review and approval process that includes appropriate CEQA analysis and documentation, which is anticipated as part of the City's 2030 General Plan update and EIR that is currently underway and estimated to be completed in spring 2012. *Potential impacts are considered less than significant and no mitigation is required.*

c) **No Impact**

There are no adopted habitat conservation plans or natural community conservation plans that overlay or are adjacent to the City of Oakdale's jurisdictional boundary. Therefore, no conflict with these types of plans would occur. The project would result in *no impact*.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less-Than-Significant Impact</i>	<i>No Impact</i>
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11. MINERAL RESOURCES

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion

a-b) **Less Than Significant**

Historic mineral production in the vicinity of Oakdale included construction aggregate. The California Geological Survey (CGS) has defined areas along the Stanislaus River within the city as Mineral Resource Zone 2 (MRZ-2), which indicates the likelihood for occurrence of significant mineral deposits is high.²⁷ No commercial mining operations are currently active in Oakdale and no oil or gas wells are located within the city. As previously mentioned, adoption of the Housing Element update would not directly result in physical changes within the city. Potential impacts associated with any new residential development to known valuable or locally-important mineral resources would be analyzed through a separate CEQA process and appropriate mitigation measures developed, if necessary. *Potential impacts are considered less than significant and no mitigation is required.*

²⁷ City of Oakdale General Plan Update Technical Background Report, November 2009, page C.2-13.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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12. NOISE

Would the project result in:

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?
- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?
- 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 expose people residing or working in the project area to excessive noise levels?
- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

Discussion

a-d) **Less Than Significant**

Construction noise associated with demolition, grading, and excavation activities could result in temporary or short-term noise impacts including groundborne vibration or an increase in noise levels, while operational noise associated with vehicular traffic, outdoor activities, and stationary mechanical equipment could result in a permanent ambient increase in noise levels. The City of Oakdale does not have an adopted noise ordinance. Any new residential development, generally considered a noise-sensitive use, would be required to comply with the City’s noise policies and standards in the 2015 General Plan Noise, Air Quality, and Safety Element including protecting residential areas that are classified as sensitive from excessive noise levels, requiring that effective mitigation measures be incorporated into the design of new noise-generating and new noise-sensitive land uses, requiring acoustical analysis as part of the environmental review process for proposed projects which include potentially significant noise-

generating characteristics, and prohibiting new development with noise-sensitive uses where the existing noise sources will exceed the noise level standards.²⁸

The level of development assumed under the Housing Element update is consistent with what was planned for under the 2015 General Plan Land Use Element. As mentioned previously, the Housing Element update does not include specific development projects, and instead, only provides a framework for the City’s anticipated future residential growth and housing demand. Additional environmental review of potential environmental effects in compliance with CEQA, including those related to noise, would be required prior to the development of future projects. All future new residential development projects would be subject to site-specific analysis of potential noise impacts and appropriate mitigation measures developed, if necessary. *Potential impacts are considered less than significant and no mitigation is required.*

e) Less Than Significant

As discussed previously, the Housing Element update does not include specific development projects, and instead, only provides a framework for the City’s anticipated future residential growth and housing demand. Potential impacts related to future development would be analyzed at the time a specific project application is submitted to the City. At that time, any proposed residential land uses surrounding the Oakdale Municipal Airport would be required to comply and be compatible with the land use standards established in the City’s Municipal Code, the 2015 General Plan, the Oakdale Airport Master Plan, and the Stanislaus County Airport Land Use Commission’s Plan. Therefore, adherence to these codes and plans would ensure that future residential development would not be located in an area that would result in exposure of people residing or working in Oakdale to excessive noise levels. *Potential impacts are considered less than significant and no mitigation is required.*

f) No Impact

There are no existing private airstrips within the City of Oakdale. Therefore, excessive noise levels from over flight activity of a private airstrip affecting people residing or working in the Oakdale vicinity would not occur. The project would result in *no impact*.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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13. POPULATION AND HOUSING

Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?

²⁸ City of Oakdale 2015 General Plan Noise, Air Quality, and Safety Element, January 1994 (with revisions through December 2003), Policies S3-S7, page 6.16.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a) **Less Than Significant**

The Housing Element update outlines the necessary measures to meet the City’s total identified RHNA contained in StanCOG’s Regional Housing Needs Allocation Plan of 983 housing units between 2007 and 2014. The new residential development anticipated in the Housing Element update would result in population growth assumed under and consistent with the 2015 General Plan Land Use Element. However, implementation of the Housing Element update would not result in a direct or indirect population increase, as no specific projects are proposed as part of the update. Rather, the Housing Element update provides appropriate policy guidance for residential growth that would occur with or without project implementation. *Potential impacts are considered less than significant and no mitigation is required.*

b-c) **Less Than Significant**

The proposed Housing Element update would provide a sound policy framework that addresses the housing requirements of the RHNA, increased assistance in the development of affordable housing, and would allow reuse/redevelopment of existing structures and construction of new residential units. Although no specific projects are proposed under the Housing Element update, future growth permitted through implementation of the Housing Element could result in the displacement of existing housing or people and/or necessitate the construction of replacement housing in the city. Existing law requires that the City provide suitable replacement housing and proper relocation assistance to any displaced residents for projects that are assisted with public funds.

Furthermore, the proposed Housing Element update is intended to provide affordable housing options throughout the city in order to accommodate the expected population growth, and would not decrease housing availability. Policy 1.3 works to supply the unmet need of housing for the City’s special needs populations (e.g., disabled, elderly, homeless, farmworkers, and large families) and Policy 2.2 supports programs to supply housing to extremely low-, very low-, low-, and moderate-income households. *Potential impacts are considered less than significant and no mitigation is required.*

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less-Than-Significant Impact</i>	<i>No Impact</i>
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14. PUBLIC SERVICES

Would the project 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Police protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion

a-d) ***Less Than Significant***

The Oakdale Police Department provides law enforcement services within the city. Fire protection services are provided by the Oakdale Fire Department. The Oakdale Joint Unified School District (OJUSD) serves Oakdale residents with schools and park facilities are managed by the City’s Public Works Department. As previously mentioned, adoption of the Housing Element update would not directly result in physical changes within the city. However, new residential development as a result of implementation of the Housing Element would be expected to affect and potentially increase the demand for public services. As part of the planning and development review process, all new residential development projects would be evaluated to determine the level of and demand for public services that would be generated by the project. All projects would be subject to the policies and standards in the 2015 General Plan and appropriate mitigation developed, as necessary, to ensure adequate service levels would be maintained. *Potential impacts are considered less than significant and no mitigation is required.*

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less-Than-Significant Impact</i>	<i>No Impact</i>
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15. RECREATION

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less-Than-Significant Impact</i>	<i>No Impact</i>
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- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion

a-b) **Less Than Significant**

Adoption of the Housing Element update would not directly result in physical changes within the city; however, an increase in population resulting from implementation of the proposed Housing Element may place a higher demand on the City’s existing recreation facilities such that deterioration of these facilities could be accelerated or that construction of new facilities could adversely affect the environment. However, policies and implementation programs in the City’s General Plan Open Space and Conservation Element address these potential issues including preserving appropriate open space land for use in meeting current and future community park and recreation needs, requiring a ratio of parkland acres to residents, and prescribing guidelines that must be used in the review of development proposals to determine consistency with the General Plan related to parks and open space.²⁹

As part of the planning and development review process, all new residential development projects would be evaluated to determine potential impacts on existing and demand for future recreational facilities. Appropriate mitigation, as necessary, would be imposed to ensure projects would not cause the deterioration of or negatively affect the City’s exiting recreation facilities or environment. *Potential impacts are considered less than significant and no mitigation is required.*

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less-Than-Significant Impact</i>	<i>No Impact</i>
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16. TRANSPORTATION/TRAFFIC

Would the project:

- a) Exceed the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in a general plan policy, ordinance, etc.), taking into account all

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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²⁹ City of Oakdale 2015 General Plan Open Space and Conservation Element, January 1994 (with revisions through December 2003), Policy OS8, and Implementation 121 and 126, pages 4.16 – 4.17.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
relevant components of the circulation system, including but limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a-b and d-f) **Less Than Significant**

The City of Oakdale has adopted level of service (LOS) D as the minimum desirable operating level of intersections and roadways along arterial streets, and LOS C as the minimum desirable operating level of intersections and roadways along collector streets.³⁰ The level of residential development assumed under the Housing Element update is consistent with what was planned for under the 2015 General Plan Land Use Element and Transportation Element circulation system.

Future residential development that would be permitted as a result of implementation of the Housing Element would not be expected to exceed the capacity of the existing circulation system; conflict with an applicable congestion management program or other standards established by the county congestion management agency for designated roads or highways; substantially increase hazards due to a design feature or incompatible uses; result in inadequate emergency access; or conflict with adopted policies, plans, or programs supporting alternative transportation.

³⁰ City of Oakdale General Plan Update Technical Background Report, November 2009, page B.2-2.

Additional environmental review of potential environmental effects would be required prior to the development of future residential projects with transportation/traffic impacts evaluated and appropriate mitigation measures adopted. *Potential impacts are considered less than significant and no mitigation is required.*

c) **No Impact**

The Housing Element update does not propose aviation-type development or land uses. Therefore, a change in air traffic patterns would not occur. The project would result in *no impact*.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less-Than-Significant Impact</i>	<i>No Impact</i>
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17. UTILITIES AND SERVICE SYSTEMS

Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes, and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a-e) *Less Than Significant*

The new residential development anticipated in the Housing Element update would result in population growth assumed under and consistent with the 2015 General Plan Land Use Element. Based upon the City's 2009 Urban Water Management Plan, the City of Oakdale has adequate water supply (14,519 acre feet per year) to meet projected 2030 water demand (10,075 acre feet per year).³¹ The City's wastewater treatment plant is located on Liberini Avenue on the north side of the Stanislaus River and is designed to treat up to 2.4 million gallons per day (mgd) of domestic and industrial wastewater, which is adequate through 2014.³²

Adoption of the Housing Element update would not directly result in physical changes within the city; however, an increase in population resulting from implementation of the proposed Element may place a higher demand on the City's existing utilities and service systems such that capacity of these systems could be compromised or the requirements could be exceeded. Future residential development that would be permitted as a result of implementation of the Housing Element would not be expected to exceed wastewater treatment requirements; require or result in the construction of new water, wastewater treatment, or storm water drainage facilities or the expansion of the existing applicable facilities; need new or expanded water supply entitlements, or result in a determination that there is inadequate capacity to serve the wastewater demand in addition to the existing commitments of the system.

Additional environmental review of potential environmental effects would be required prior to the development of future residential projects with utilities and service systems impacts evaluated and appropriate mitigation measures adopted. *Potential impacts are considered less than significant and no mitigation is required.*

f-g) *Less Than Significant*

Gilton Solid Waste Management, Inc. provides curbside solid waste collection, disposal, and recycling for City of Oakdale residents. The Gilton Resource Recovery/Transfer Facility (GRR) is a State permitted solid waste facility that provides a full range of waste management options. Approximately 80 to 90 percent of the solid waste collected by Gilton in Oakdale requires disposal at a landfill. The Forward Landfill near Manteca is the primary disposal facility for Oakdale's solid waste. The Forward Landfill has approximately 46 percent remaining capacity and an estimated closure date of 2022.³³

The City of Oakdale does not have policies related to solid waste, rather solid waste management is conducted under federal and State regulatory policies as implemented and enforced by the California Integrated Waste Management Board (CIWMB) and the Regional Water Quality Control Board (RWQCB). Title 40 of the Code of Federal Regulations (CFR), Part 258 (Resource Conservation and Recovery Act RCRA, Subtitle D) contains regulations for municipal solid waste landfills and requires states to implement their own permitting programs incorporating the federal landfill criteria. The federal regulations address the location, operation, design, groundwater monitoring, and closure of landfills. Requirements set forth in federal regulations are enacted by the California Public Resources Code Sections 40000 et seq. (California Integrated Waste Management Act). Assembly Bill 939 (AB 939) (Public Resources

³¹ City of Oakdale General Plan Update Technical Background Report, November 2009, page B.1-2.

³² City of Oakdale General Plan Update Technical Background Report, November 2009, page B.1-23.

³³ City of Oakdale General Plan Update Technical Background Report, November 2009, page B.1-35.

Code Section 41780) is designed to increase landfill life and conserve other resources through increased source reduction and recycling. AB 939 requires cities and counties to prepare Solid Waste Management Plans to implement AB 939's goals, particularly to divert approximately 50 percent of solid waste from landfills. A significant portion of the industrial waste streams, particularly from food processing facilities, is diverted on an annual basis and provides a significant benefit to the City in meeting the diversion goals within AB 939.³⁴

Because the Housing Element update is a policy document and, alone, would not directly result in physical changes in the city, any potential impacts related to landfill capacity or compliance with federal and State solid waste statues and regulations associated with new residential development would be analyzed as part of a separate planning and development review process that would include CEQA. *Potential impacts are considered less than significant and no mitigation is required.*

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less-Than-Significant Impact</i>	<i>No Impact</i>
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18. MANDATORY FINDINGS OF SIGNIFICANCE

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

³⁴ City of Oakdale General Plan Update Technical Background Report, November 2009, page B.1-38.

Discussion

a) ***Less Than Significant***

The City of Oakdale is required by State law to prepare a Housing Element that incorporates and identifies how the City would accommodate its total identified RHNA, which is contained in StanCOG's Regional Housing Needs Allocation Plan. As mentioned previously, the City's total share of the RHNA is 983 units between 2007 and 2014. The City's revised RHNA for the five-year planning period between 2009 and 2014 is 777 units.

It is recognized that the Housing Element is a policy document that reflects and anticipates development as described in other City plans and ordinances. It does not regulate or approve development and would not directly result in physical changes. As a result, no new environmental effects that would have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory are anticipated. Additional environmental review of potential environmental effects in compliance with CEQA would be required prior to the development of future residential projects implemented under the proposed Housing Element. *Potential impacts are considered less than significant and no mitigation is required.*

b) ***Less Than Significant***

Where the Housing Element update would have no impacts on the issues addressed herein, it would also not contribute to cumulative impacts. The remainder and majority of the issues addressed would be less than significant. No specific development projects would occur as a result of the Housing Element update. Rather, the proposed project would update policies that guide future population and housing growth within the City. As such, these less than significant impacts would not combine with impacts from other projects to cause a cumulative effect. Furthermore, the Housing Element update is guiding future anticipated development, and is not considered growth-inducing or encouraging of development. Thus, the Housing Element update would not contribute to the cumulative effects of population growth. *Potential impacts are considered less than significant and no mitigation is required.*

c) ***Less Than Significant***

As identified throughout the analysis herein, the proposed Housing Element update would not have an environmental effect that would cause substantial adverse effects on human beings either directly or indirectly. *Potential impacts are considered less than significant and no mitigation is required.*

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