

**ADDENDUM #1 TO THE
VILLA TICINO WEST DEVELOPMENT
FINAL ENVIRONMENTAL IMPACT REPORT
CITY OF MANTECA, SAN JOAQUIN COUNTY, CALIFORNIA
(SCH #: 2003112106)**

Prepared by:



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1.0 INTRODUCTION

This Addendum was prepared in accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines. This document has been prepared to serve as an Addendum to the previously certified Villa Ticino West Development Final Environmental Impact Report (Final EIR), which consists of the Draft EIR and Final EIR. The City of Manteca is the lead agency for the environmental review of the proposed Sundance Subdivision (project).

1.1 Background and Purpose of the EIR Addendum

The Villa Ticino West Development Final EIR (State Clearinghouse No. 20031121069) was certified in 2004 by the Manteca City Council. The Villa Ticino West Development Project EIR evaluated the development of a residential subdivision consisting of 760 units on 183.87 acres, 310 estimated apartment units on 12.40 acres, a commercial center consisting of 18.55 acres, a public service facility consisting of 0.78 acres, and 14.61 acres of parks. The project included the following entitlements: Tentative Subdivision Map and a Development Agreement.

The project applicant (A.Rossi, Inc.) has proposed to amend the project land use areas and modify the residential subdivision layout. The proposal includes a General Plan Amendment, Rezone, Tentative Subdivision Map, and Development Agreement Amendment to amend the acreage of the Neighborhood Commercial and Public/Quasi-Public areas, and remap the entire previously approved subdivision. The Villa Ticino West Subdivision will consist of 760 Low Density Residential lots on 182.46 acres, one High Density Residential lot on 12.4 acres, one Neighborhood Commercial parcel on 19.17 acres, and two parks consisting of 7.01 acres and 6.98 acres (Exhibit 2).

In determining whether an Addendum is the appropriate document to analyze the modifications to the project and its approval, CEQA Guidelines Section 15164 (Addendum to an EIR or Negative Declaration) states:

The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.

An addendum need not be circulated for public review but can be included in, or attached to, the Final EIR or adopted negative declaration.

The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.

A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's required findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

1.2 Basis for Decision to Prepare Addendum

Since the Villa Ticino West Development Project EIR has been certified, the environmental impacts of subsequent activities must be examined in light of the impact analysis in the certified EIR to determine if additional CEQA documentation must be prepared. One standard that applies is whether, under Public Resources Code Section 21166 and CEQA Guidelines Sections 15162 and 15163, there are new significant effects or other grounds that require preparation of a subsequent EIR or supplemental EIR in support of further agency action on the project. Under these Guidelines, a subsequent or supplemental EIR shall be prepared if any of the following criteria are met.

When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR, was certified as complete or the negative declaration was adopted, shows any of the following:
 - (A) The project will have one or more significant effect not discussed in the previous EIR or negative declaration;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

- (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Staff completed a Modified Initial Study (Exhibit 1) to assess whether an Addendum was the appropriate environmental documentation. As demonstrated in the environmental analysis provided in Section 3, Environmental Analysis of the first Addendum to the Villa Ticino West Development Project EIR (Addendum), the proposed changes do not meet the criteria for preparing a subsequent or supplemental EIR. The project may be approved as an activity covered within the scope of the Villa Ticino West Development Project EIR. An addendum is appropriate here because, as explained in Section 3, none of the conditions calling for preparation of a subsequent EIR have occurred. The Modified Initial Study also supports this conclusion

1.3 Organization and Scope

Section 1 – Introduction

This section provides an introduction and overview describing the intended use of the EIR Addendum.

Section 2 – Project Description

This section provides a detailed description of the proposed project.

Section 3 – Environmental Analysis

This section contains an analysis of environmental topic areas that were addressed in the Villa Ticino West Development Project EIR and need to be amended.

2.0 PROJECT DESCRIPTION

2.1 Project Location and Setting

Project Location

The project site is located in the City of Manteca, San Joaquin County, California. The project site consists of eight parcels totaling approximately 229 acres, bounded by West Louise Avenue (north), industrial parcels (south), N. Airport Way and a residential subdivision to the east, and industrial businesses to the west. (Township 1 South, Range 6 East, Sections 5, 8, 17, 18, 19, and 21)

Surrounding Land Uses

North

The project site is bounded by West Louise Avenue to the north. Public/Quasi-Public and Industrial parcels are located north of Louise Avenue.

East

The project site is bounded by North Airport Way to the east. A residential subdivision and empty residential land is located on the east side of North Airport Way.

South

Empty farmland and industrial businesses are located south of the site.

West

Industrial businesses located in the city of Lathrop are located to the west of the railroad tracks.

Project Summary

General Plan Amendment, Rezone, Tentative Subdivision Map, and Development Agreement Amendment

The project applicant has proposed to amend the project land use areas and modify the residential subdivision layout. The proposal includes a General Plan Amendment, Rezone, Tentative Subdivision Map, and Development Agreement Amendment to amend the acreage of the Neighborhood Commercial and Public/Quasi-Public areas, and remap the entire previously approved subdivision. The Villa Ticino West Subdivision will consist of 760 Low Density Residential lots on 182.46 acres, one High Density Residential lot on 12.4 acres, one Neighborhood Commercial parcel on 19.17 acres, and two parks consisting of 7.01 acres and 6.98 acres (Exhibit 2).

Information and technical analyses from Villa Ticino West Development Project EIR are utilized throughout this Addendum. Relevant passages from this document (consisting of the Draft EIR and Final EIR) are cited and are provided as Appendix A and Appendix B to this document. They are also available for review at:

City of Manteca
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1001 W. Center Street
Manteca, CA 95337

Exhibit 2: Villa Ticino West Subdivision

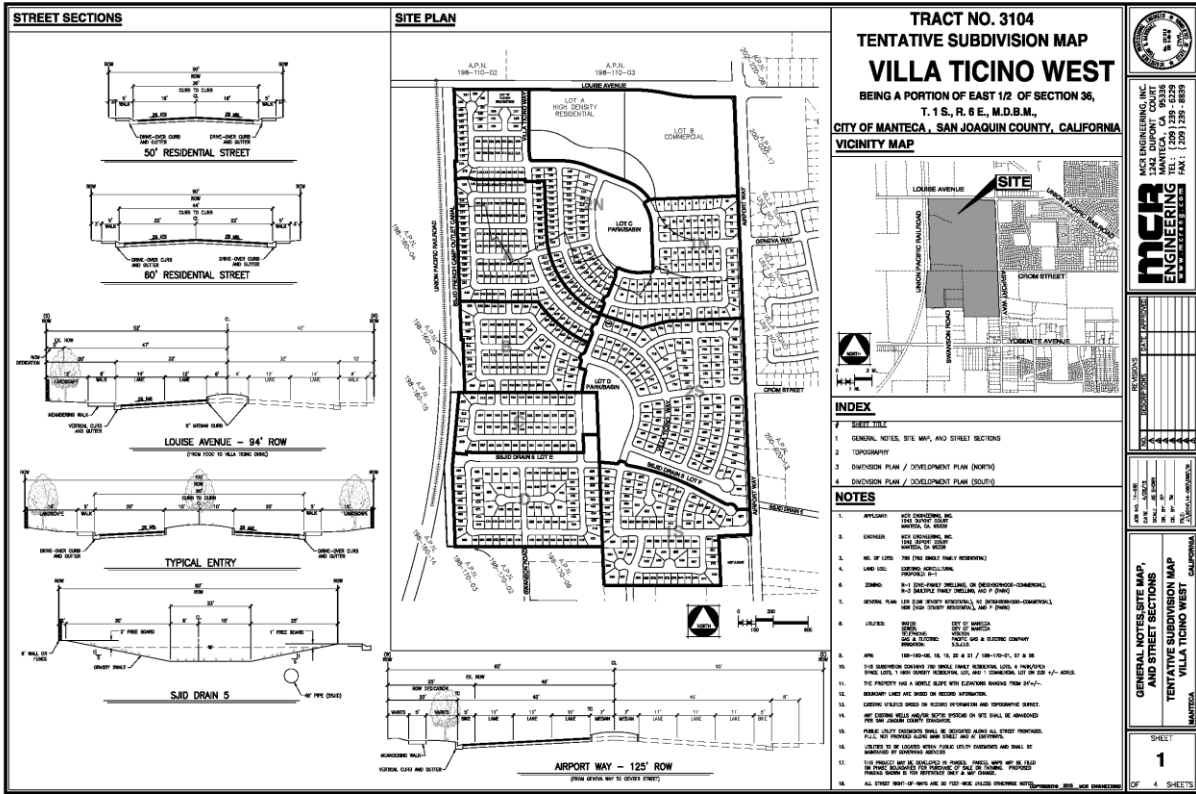
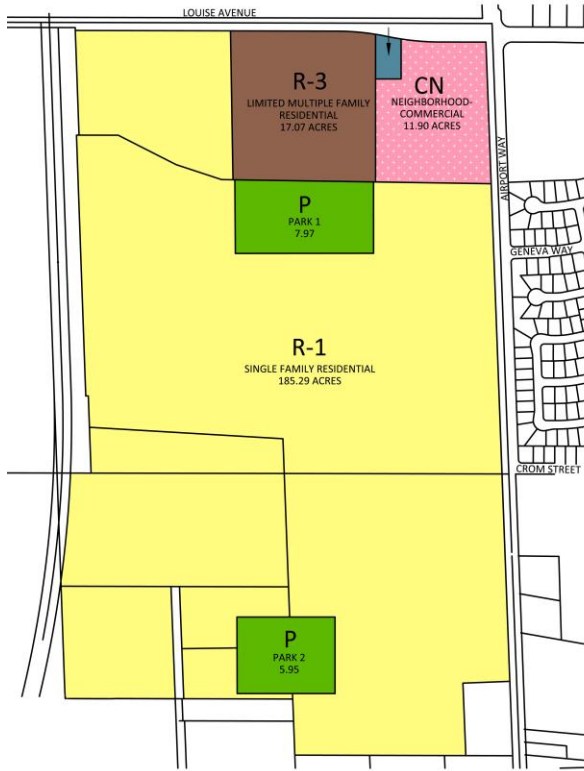


Exhibit 4: Land Use Comparison

Current Zoning:



Proposed Zoning:

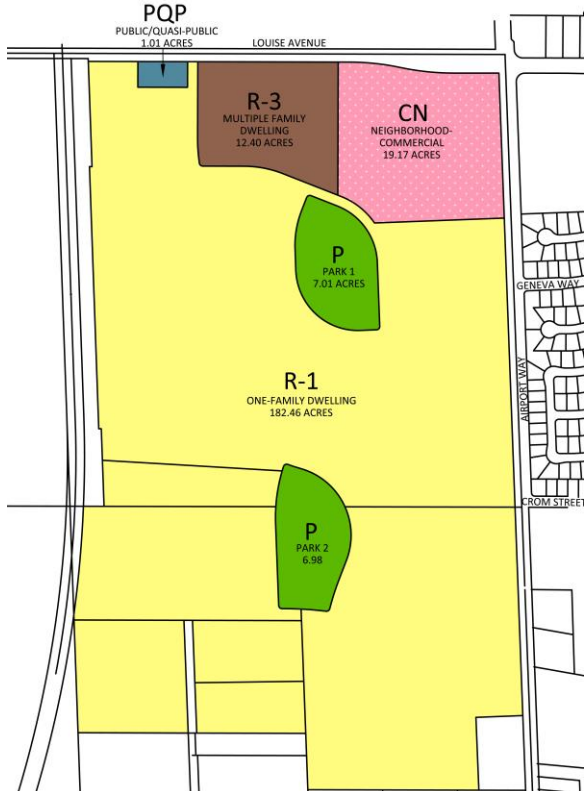
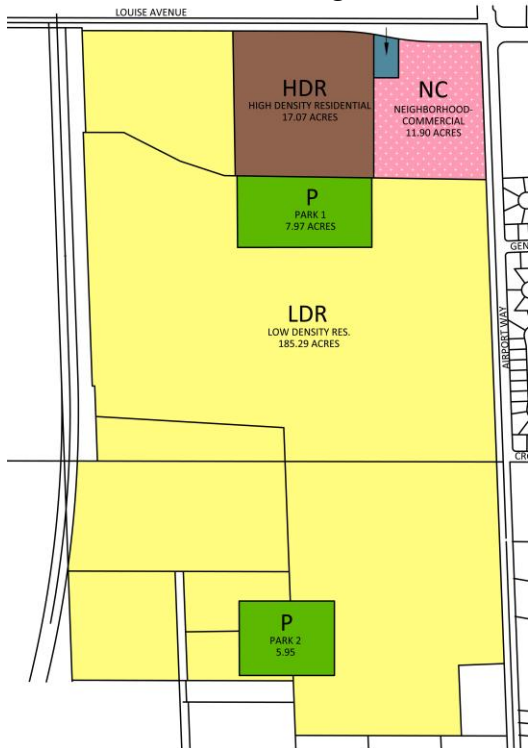
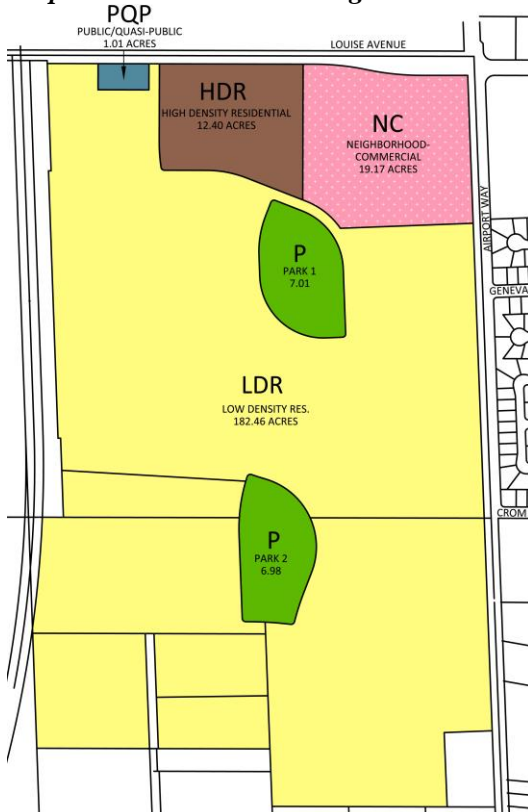


Exhibit 5: General Plan Comparison

Current General Plan Designation:



Proposed General Plan Designation:



3.0 ENVIRONMENTAL ANALYSIS

3.1 Introduction

This section of the Addendum provides analysis and cites substantial evidence that supports the City's determination that the proposed changes to the Villa Ticino West Project are covered by the Villa Ticino West Development Project EIR and no further CEQA environmental review is required.

The changes to the Villa Ticino West Project involve modifications to the land use and zoning designations. The proposed changes will be just as intense as what was originally proposed and approved. Therefore, the proposed changes are within the scope of activities covered by the Villa Ticino West Development Project EIR. Further environmental review is not required because the proposed project does not meet the criteria for preparing a subsequent or supplemental EIR under CEQA Guidelines Section 15162. The analysis in this section focuses on the criteria under Section 15162.

First, as addressed in the analysis that follows, the development activities that will occur based on the proposed changes to the Villa Ticino West Project fall within the parameters of the development activities described in the Villa Ticino West Development Project EIR. As such, the proposed project would not cause a new significant impact or substantially increase the severity of a previously identified significant impact from the Villa Ticino West Development Project EIR (CEQA Guidelines Section 15162(a)(1)) that would require major revisions to the Villa Ticino West Development Project EIR. All impacts would be nearly equivalent to the impacts previously analyzed in the Villa Ticino West Development Project EIR.

Second, the City is not aware of any substantial changes in the circumstances that would cause a new significant impact or substantially increase the severity of a previously identified significant impact requiring major revisions to the Villa Ticino West Development Project EIR (CEQA Guidelines Section 15162(a)(2)). There have been no changes in the environmental conditions in the City of Manteca Planning Area not contemplated and analyzed in the Villa Ticino West Development Project EIR that would result in new or substantially more severe environmental impacts.

Third, as documented in Section 3, there is no new information of substantial importance (which was not known or could not have been known at the time of Villa Ticino West Development Project approval adoption in 2004) that identifies:

- (A) A new significant impact (condition "A" under CEQA Guidelines Section 15162(a)(3));
- (B) A substantial increase in the severity of a previously identified significant impact (condition "B" CEQA Guidelines Section 15162(a)(3));
- (C) Mitigation measures or alternatives previously found infeasible that would now be feasible and would substantially reduce one or more significant effects of the Villa Ticino West Development Project; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the Villa Ticino West Development Project EIR which would substantially reduce one or more significant effects on the environment (conditions “C” and “D” CEQA Guidelines Section 15162(a)(3)).

The reader is referred to City Resolution No. R2004-484 regarding findings on the feasibility of alternatives evaluated in the Draft EIR. None of the “new information” conditions listed in the CEQA Guidelines Section 15162(a)(3) are present here to trigger the need for a subsequent or supplemental EIR.

CEQA Guidelines Section 15164 states “The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.” An addendum is appropriate here because, as explained above, none of the conditions calling for preparation of a subsequent EIR have occurred.

3.2 Aesthetics

Previously Identified Impacts in the EIR

- Impact 4.1.1:** The project may partially obstruct scenic views of the Coast Ranges to the west.
- Impact 4.1.2:** The project would convert the visual character of the vicinity from rural and agricultural to an urban use.
- Impact 4.1.3:** The project does not explicitly define the landscaping that would be installed on the project site.
- Impact 4.1.4:** The project would introduce new sources of light and glare in the area.
- Impact 4.1.5:** Construction of the project would cumulatively contribute to the degradation of existing scenic vistas found in the Manteca General Plan area.
- Impact 4.1.6:** The project would contribute to the general conversion of the visual character of the Manteca area from rural to predominantly urban.

These impacts were addressed on Draft EIR pages 4.1-4 through 4.1-8.

Proposed modification to the Villa Ticino West Project

The proposed changes to amend the project land use areas and modify the residential subdivision layout will keep the use of the project relatively the same. The land use areas will be slightly modified but the density and visual character of the area will remain the same as the previously proposed project. The layout of the subdivision will change but allow for the same amount of homes

that were previously allowed. The type of overall development will be similar to what was reviewed and identified in the DEIR. The Aesthetic appeal of the area would not be affected by the slight land use changes and revisions to the overall subdivision layout because the previous impacts would apply to the site regardless. Therefore, the proposed changes to the land uses and zoning designations would not result in any impacts on Aesthetics not identified in the Villa Ticino West Development Project EIR.

Substantial Changes in the Circumstances or New Information Associated with the Proposed Project

There are no circumstances that have changed or new information that meets the standards for requiring further environmental review under CEQA Guidelines Section 15162. Thus, this project would not result in new or more severe impacts beyond what were addressed in the Villa Ticino West Project EIR.

3.3 Air Quality

Previously Identified Impacts in the EIR

- Impact 4.2.1:** Construction activities would generate exhaust emissions and fugitive particulate matter emissions that would temporarily affect local air quality for adjacent land uses.
- Impact 4.2.2:** The project would change traffic volumes and congestion levels, changing carbon monoxide concentrations at land uses near the roadway.
- Impact 4.2.3:** Trips to and from the project site, and area sources within the project site, would result in new air pollutant emissions within the air basin.
- Impact 4.2.4:** The project would contribute to cumulative air pollutant emissions within the San Joaquin Valley Air Basin.

These impacts were addressed on Draft EIR pages 4.2-5 through 4.2-11 with minor changes addressed on Final EIR page 2.0-1.

Proposed modification to the Villa Ticino West Project

The proposed changes to amend the project land use areas and modify the residential subdivision layout will keep the use of the project relatively the same. The land use areas will be slightly modified but the density and visual character of the area will remain the same as the previously proposed project. The layout of the subdivision will change but allow for the same amount of homes that were previously allowed. The type of overall development will be similar to what was reviewed and identified in the DEIR. The Air Quality impacts would not be affected by the slight land use changes and revisions to the overall subdivision layout because the previous impacts would apply to the site regardless. Therefore, the proposed changes to the land uses and zoning designations would

not result in any impacts on Air Quality not identified in the Villa Ticino West Development Project EIR.

Substantial Changes in the Circumstances or New Information Associated with the Proposed Project

There are no circumstances that have changed or new information that meets the standards for requiring further environmental review under CEQA Guidelines Section 15162. Thus, this project would not result in new or more severe impacts beyond what were addressed in the Villa Ticino West Project EIR.

3.4 Biological Resources

Previously Identified Impacts in the EIR

- Impact 4.3.1:** The project would result in the loss or disturbance of approximately 204.7 acres of agricultural habitat.
- Impact 4.3.2:** The project would result in the loss of disturbance of approximately 30.7 acres of ruderal/developed habitat.
- Impact 4.3.3:** The project may result in the loss of habitat or loss or disturbance of Sanford’s arrowhead.
- Impact 4.3.4:** The project may result in the loss of habitat or loss or disturbance of common resident and migratory wildlife species in the project sites.
- Impact 4.3.5:** The project may result in the loss of habitat for or loss and/or disturbance of giant garter snake.
- Impact 4.3.6:** The project may result in the loss of approximately 204.7 acres of suitable Swainson’s hawk foraging habitat.
- Impact 4.3.7:** The project could adversely affect raptors and other migratory birds through disturbance and/or direct impacts during breeding and nesting season.
- Impact 4.3.8:** The project may result in the loss of habitat or loss or disturbance of western burrowing owl.
- Impact 4.3.9:** The project may result in the loss of habitat or loss or disturbance of California horned lark.
- Impact 4.3.10:** The project may result in the loss or disturbance of approximately 1.6 acres of jurisdictional waters of the United States on the project site.

Impact 4.3.11: The project, in conjunction with other projects proposed in San Joaquin County, could potentially contribute to cumulative impacts on special-status plant and wildlife species.

These impacts were addressed on Draft EIR pages 4.3-19 through 4.3-33.

Proposed modification to the Villa Ticino West Project

The proposed changes to amend the project land use areas and modify the residential subdivision layout will keep the use of the project relatively the same. The land use areas will be slightly modified but the density and visual character of the area will remain the same as the previously proposed project. The layout of the subdivision will change but allow for the same amount of homes that were previously allowed. The type of overall development will be similar to what was reviewed and identified in the DEIR. The Biological Resources impacts would not be affected by the slight land use changes and revisions to the overall subdivision layout because the previous impacts would apply to the site regardless. Therefore, the proposed changes to the land uses and zoning designations would not result in any impacts on Biological Resources not identified in the Villa Ticino West Development Project EIR.

Substantial Changes in the Circumstances or New Information Associated with the Proposed Project

There are no circumstances that have changed or new information that meets the standards for requiring further environmental review under CEQA Guidelines Section 15162. Thus, this project would not result in new or more severe impacts beyond what were addressed in the Villa Ticino West Project EIR.

3.5 Hazardous Materials

Previously Identified Impacts in the EIR

- Impact 4.4.1:** Development of the project site may expose people and property to risk associated with soil contamination.
- Impact 4.4.2:** Development of the project site may expose people and property to risk associated with groundwater contamination.
- Impact 4.4.3:** The demolition of existing buildings on the project site as part of the project could lead to exposure to asbestos and lead.
- Impact 4.4.4:** The potential removal of electrical transformers on the project site as part of the project could lead to exposure to PCBs.
- Impact 4.4.5:** The project would involve land use activities that may use and store materials considered hazardous.

Impact 4.4.6: Construction activities associated with the project may involve hazardous materials that could be accidentally released into the local environment.

Impact 4.4.7: Hazardous materials impacts are site-specific and are generally not affected by, or do not affect, other development in the region.

These impacts were addressed on Draft EIR pages 4.4-5 through 4.4-10 with minor changes addressed on Final EIR pages 3.0-2 and 3.0-3.

Proposed modification to the Villa Ticino West Project

The proposed changes to amend the project land use areas and modify the residential subdivision layout will keep the use of the project relatively the same. The land use areas will be slightly modified but the density and visual character of the area will remain the same as the previously proposed project. The layout of the subdivision will change but allow for the same amount of homes that were previously allowed. The type of overall development will be similar to what was reviewed and identified in the DEIR. The Hazardous Materials impacts would not be affected by the slight land use changes and revisions to the overall subdivision layout because the previous impacts would apply to the site regardless. Therefore, the proposed changes to the land uses and zoning designations would not result in any impacts on Hazardous Materials not identified in the Villa Ticino West Development Project EIR.

Substantial Changes in the Circumstances or New Information Associated with the Proposed Project

There are no circumstances that have changed or new information that meets the standards for requiring further environmental review under CEQA Guidelines Section 15162. Thus, this project would not result in new or more severe impacts beyond what were addressed in the Villa Ticino West Project EIR.

3.6 Geology and Soils

Previously Identified Impacts in the EIR

Impact 4.5.1: Construction activities associated with the project may increase the possibility of wind and waterborne soil erosion on the project site.

Impact 4.5.2: The project site may contain geotechnical constraints to project development.

Impact 4.5.3: Structures constructed as part of the project may be subject to a ground shaking hazard.

Impact 4.5.4: The project site may contain a potential liquefaction hazard.

Impact 4.5.5: The project site may contain a potential subsidence hazard.

Impact 4.5.6: Due to the nature of geologic resources and soils, adverse impacts are site-specific and are generally not affected by, or do not affect, other development in the region.

These impacts were addressed on Draft EIR pages 4.5-6 through 4.5-11.

Proposed modification to the Villa Ticino West Project

The proposed changes to amend the project land use areas and modify the residential subdivision layout will keep the use of the project relatively the same. The land use areas will be slightly modified but the density and visual character of the area will remain the same as the previously proposed project. The layout of the subdivision will change but allow for the same amount of homes that were previously allowed. The type of overall development will be similar to what was reviewed and identified in the DEIR. The Geology and Soils impacts would not be affected by the slight land use changes and revisions to the overall subdivision layout because the previous impacts would apply to the site regardless. Therefore, the proposed changes to the land uses and zoning designations would not result in any impacts on Geology and Soils not identified in the Villa Ticino West Development Project EIR.

Substantial Changes in the Circumstances or New Information Associated with the Proposed Project

There are no circumstances that have changed or new information that meets the standards for requiring further environmental review under CEQA Guidelines Section 15162. Thus, this project would not result in new or more severe impacts beyond what were addressed in the Villa Ticino West Project EIR.

3.7 Hydrology and Water Quality

Previously Identified Impacts in the EIR

- Impact 4.6.1:** Development of the project site would increase surface runoff, which could exceed capacity of drainage collection facilities and cause flooding.
- Impact 4.6.2:** Surface runoff from the project may contain contaminants that would enter surface waters.
- Impact 4.6.3:** Construction activities associated with the project could lead to an increased amount of sediment reaching surface waterways.
- Impact 4.6.4:** The project would reduce the area available for groundwater recharge.
- Impact 4.6.5:** The project may contribute to identified groundwater contamination problems in the vicinity.
- Impact 4.6.6:** Development of the project site may expose people and property to risk associated with groundwater contamination.

- Impact 4.6.7:** The project site may be potentially subject to a flooding hazard that would occur between a 100-year storm event and a 500-year storm event.
- Impact 4.6.8:** The project would contribute to a cumulative increase in surface runoff generated by development in the Manteca area.
- Impact 4.6.9:** The project may contribute to a cumulative degradation of surface and groundwater quality in the Manteca area.

These impacts were addressed on Draft EIR pages 4.6-7 through 4.6-15 with minor changes addressed on Final EIR page 3.0-4.

Proposed modification to the Villa Ticino West Project

The proposed changes to amend the project land use areas and modify the residential subdivision layout will keep the use of the project relatively the same. The land use areas will be slightly modified but the density and overall area of the project will remain the same as the previously proposed project. The layout of the subdivision will change but allow for the same amount of homes that were previously allowed. The type of overall development will be similar to what was reviewed and identified in the DEIR. The Hydrology and Water Quality impacts would not be affected by the slight land use changes and revisions to the overall subdivision layout because the previous impacts would apply to the site regardless. Therefore, the proposed changes to the land uses and zoning designations would not result in any impacts on Hydrology and Water Quality not identified in the Villa Ticino West Development Project EIR.

Substantial Changes in the Circumstances or New Information Associated with the Proposed Project

There are no circumstances that have changed or new information that meets the standards for requiring further environmental review under CEQA Guidelines Section 15162. Thus, this project would not result in new or more severe impacts beyond what were addressed in the Villa Ticino West Project EIR.

3.8 Land Use

Previously Identified Impacts in the EIR

- Impact 4.7.1:** Development of the project would introduce urban/suburban level development onto an undeveloped site.
- Impact 4.7.2:** Development of the Villa Ticino West project would be consistent with applicable plans and policies.

- Impact 4.7.3:** The project would convert land classified as Prime Farmland and Farmland of Statewide Importance to urban uses, contributing to the cumulative loss of such farmland in San Joaquin County and the Central Valley region.
- Impact 4.7.4:** Construction of the proposed project and associated infrastructure could produce short-term adverse effects on existing rural residential uses.
- Impact 4.7.5:** Implementation of the project would contribute to a cumulative increase in the City's population.
- Impact 4.7.6:** The project would convert land classified as Prime Farmland and Farmland of Statewide Importance to urban uses, contributing to the cumulative loss of such farmland in San Joaquin County and the Central Valley region.
- Impact 4.7.7:** The project may lead to increased pressure to convert lands currently used for agricultural production in the vicinity to urban uses.

These impacts were addressed on Draft EIR pages 4.7-14 through 4.7-19.

Proposed modification to the Villa Ticino West Project

The proposed changes to amend the project land use areas and modify the residential subdivision layout will keep the use of the project relatively the same. The land use areas will be slightly modified but the density and visual character of the area will remain the same as the previously proposed project. The layout of the subdivision will change but allow for the same amount of homes that were previously allowed. The type of overall development will be similar to what was reviewed and identified in the DEIR. Therefore, the proposed changes to the land uses and zoning designations would not result in any impacts on Land Use not identified in the Villa Ticino West Development Project EIR.

Substantial Changes in the Circumstances or New Information Associated with the Proposed Project

There are no circumstances that have changed or new information that meets the standards for requiring further environmental review under CEQA Guidelines Section 15162. Thus, this project would not result in new or more severe impacts beyond what were addressed in the Villa Ticino West Project EIR.

3.9 Noise

Previously Identified Impacts in the EIR

- Impact 4.8.1:** Project-related increase in existing traffic noise levels.
- Impact 4.8.2:** Construction noise.
- Impact 4.8.3:** Traffic noise levels at proposed single-family residences on the project site.

- Impact 4.8.4:** Traffic noise levels at future multi-family residences on the project site.
- Impact 4.8.5:** Railroad noise levels at proposed single-family residences on the project site.
- Impact 4.8.6:** Noise generated by new commercial uses at corner of Airport and Louse.
- Impact 4.8.7:** Noise generated by existing well sites at proposed single-family residential uses.
- Impact 4.8.8:** Future (cumulative) increase in traffic noise levels.

These impacts were addressed on Draft EIR pages 4.8-9 through 4.8-18.

Proposed modification to the Villa Ticino West Project

The proposed changes to amend the project land use areas and modify the residential subdivision layout will keep the use of the project relatively the same. The land use areas will be slightly modified but the density and overall area of the project will remain the same as the previously proposed project. The layout of the subdivision will change but allow for the same amount of homes that were previously allowed. The type of overall development will be similar to what was reviewed and identified in the DEIR. The Noise impacts would not be affected by the slight land use changes and revisions to the overall subdivision layout because the previous impacts would apply to the site regardless. Therefore, the proposed changes to the land uses and zoning designations would not result in any impacts on Noise not identified in the Villa Ticino West Development Project EIR.

Substantial Changes in the Circumstances or New Information Associated with the Proposed Project

There are no circumstances that have changed or new information that meets the standards for requiring further environmental review under CEQA Guidelines Section 15162. Thus, this project would not result in new or more severe impacts beyond what were addressed in the Villa Ticino West Project EIR.

3.10 Public Services

Previously Identified Impacts in the EIR

- Impact 4.9.1:** The project would lead to an increased demand for fire protection services by the Manteca Fire Department.
- Impact 4.9.2:** The project would contribute to a cumulative demand for fire protection services provided by the City.
- Impact 4.9.3:** The project would lead to an increased demand for police protection services by the Manteca Police Department.

- Impact 4.9.4:** The project would contribute to a cumulative demand for police protection services provided by the City.
- Impact 4.9.5:** The project would lead to an increased demand for park services by the Manteca Parks and Recreation Department.
- Impact 4.9.6:** The project would contribute to a cumulative demand for park and recreational services provided by the City.
- Impact 4.9.7:** The project would lead to an increased demand for road maintenance services by the Manteca Public Works Department.
- Impact 4.9.8:** The project would contribute to a cumulative demand for road maintenance services provided by the City.
- Impact 4.9.9:** Implementation of the project would increase student enrollment at the schools within the Manteca Unified School District.
- Impact 4.9.10:** The project would contribute to a cumulative demand for school services provided by the Manteca Unified School District.
- Impact 4.9.11:** The project would lead to an increased demand for medical services available in the City and surrounding area.
- Impact 4.9.12:** The project would contribute to a cumulative demand for medical services in the area.

These impacts were addressed on Draft EIR pages 4.9-2 through 4.9-18 with minor changes addressed on Final EIR page 3.0-4.

Proposed modification to the Villa Ticino West Subdivision Project

The proposed changes to amend the project land use areas and modify the residential subdivision layout will keep the use of the project relatively the same. The land use areas will be slightly modified but the density and the overall area of the project will remain the same as the previously proposed project. The layout of the subdivision will change but allow for the same amount of homes that were previously allowed. The type of overall development will be similar to what was reviewed and identified in the DEIR. Therefore, the proposed changes to the land uses and zoning designations would not result in any impacts on Public Services not identified in the Villa Ticino West Development Project EIR.

Substantial Changes in the Circumstances or New Information Associated with the Proposed Project

There are no circumstances that have changed or new information that meets the standards for requiring further environmental review under CEQA Guidelines Section 15162. Thus, this project

would not result in new or more severe impacts beyond what were addressed in the Villa Ticino West Project EIR.

3.11 Transportation and Circulation

Previously Identified Impacts in the EIR

- Impact 4.10-1:** The project would generate traffic at sufficient volume to cause LOS to decline below City standards at three study intersections.
- Impact 4.10-2:** The level of service at two access points to the project site would operate below City standards.
- Impact 4.10-3:** Queuing on offsite roadways may occur as a result of the project.
- Impact 4.10-4:** Additional traffic generated by the project may increase queuing problems on Louise Avenue resulting from train traffic blocking vehicular traffic.
- Impact 4.10-5:** The project would place additional demands on existing public transportation systems.
- Impact 4.10-6:** The project could make inadequate provision for potential bicycle routes that would be a part of a Citywide system.
- Impact 4.10-7:** The project would generate traffic at a sufficient volume under cumulative conditions to cause LOS to decline below City standards at two intersections.
- Impact 4.10-8:** The level of service at two access points to the project site would operate below City standards under cumulative conditions.
- Impact 4.10-9:** Queuing on offsite roadways may occur as a result of the project under cumulative conditions.

These impacts were addressed on Draft EIR pages 4.10-10 through 4.10-23 with minor changes addressed on Final EIR page 2.0-2.

Proposed modification to the Villa Ticino West Subdivision Project

The proposed changes to amend the project land use areas and modify the residential subdivision layout will keep the use of the project relatively the same. The land use areas will be slightly modified but the density and overall area of the project will remain the same as the previously proposed project. The layout of the subdivision will change but allow for the same amount of homes that were previously allowed. The type of overall development will be similar to what was reviewed and identified in the DEIR. The Transportation and Circulation impacts would not be affected by the slight land use changes and revisions to the overall subdivision layout because the previous impacts

would apply to the site regardless. Majority of the impacts that were analyzed contemplated signalized intersections which would be required regardless of the layout of the subdivision. Therefore, the proposed changes to the land uses and zoning designations would not result in any impacts on Transportation and Circulation not identified in the Villa Ticino West Development Project EIR.

The Villa Ticino West Project DEIR addressed Transportation and Circulation on pages 4.10-1 through 4.10-24. A Traffic Analysis was also completed which addressed Project Trip Generation Estimates (Table 1) on Page 7.

Land Use	Size	Units	Gross Acres	ITE Code	Trip Rates			Project Trips						
					Daily	AM	PM	AM Peak Hour			PM Peak Hour			Daily
								In	Out	Total	In	Out	Total	
Single-Family Residential	760	d.u	184	210	9.57	0.75	1.01	143	428	570	491	276	768	7,273
Multiple-Family Residential	220	d.u	12.4	220	6.63	0.51	0.62	18	94	112	91	45	136	1,459
Commercial Center	324	k.s.f	18.55	820	42.92	1.03	3.74	204	130	334	582	630	1,212	13,906
Parks/Basins			14.61											
Fire Station			0.78											
Swales/Storm Water Conveyances			6.79											
Total			237					365	652	1,017	1,164	951	2,115	22,638

The following displays the project trip generation numbers with the proposed project (acreage changes):

Land Use	Size	Units	Gross Acres	ITE Code	Trip Rates			Project Trips						
					Daily	AM	PM	AM Peak Hour			PM Peak Hour			Daily
								In	Out	Total	In	Out	Total	
Single-Family Residential	760	d.u	177.93	210	9.57	0.75	1.01	143	428	570	491	276	768	7,273
Multiple-Family Residential	220	d.u	12.4	220	6.63	0.51	0.62	18	94	112	91	45	136	1,459
Commercial Center	324	k.s.f	19.17	820	42.92	1.03	3.74	204	130	334	582	630	1,212	13,906
Parks/Basins			13.99											
Fire Station			1.01											
Swales/Storm Water Conveyances			4.53											
Total			229.04					365	652	1,017	1,164	951	2,115	22,638

As shown above, the changes to the land uses as proposed in the project would have no impact on project trip generations. Therefore, the modifications to the land uses and subdivision layout would have no impact on the previous Transportation and Circulation analysis that was addressed in the Villa Ticino West Project EIR.

Substantial Changes in the Circumstances or New Information Associated with the Proposed Project

There are no circumstances that have changed or new information that meets the standards for requiring further environmental review under CEQA Guidelines Section 15162. Thus, this project would not result in new or more severe impacts beyond what were addressed in the Villa Ticino West Project EIR.

3.12 Utilities and Service Systems

Previously Identified Impacts in the EIR

Impact 4.11.1: Implementation of the proposed project would require the installation of water distribution facilities to serve the project site.

- Impact 4.11.2:** The project would place additional demands on the City’s water supply, particularly during peak demand periods.
- Impact 4.11.3:** Implementation of the proposed project, in combination with cumulative development under the Manteca General Plan, would increase the current demand for water supply.
- Impact 4.11.4:** Implementation of the proposed project would require the extension of wastewater infrastructure to the project site.
- Impact 4.11.5:** Implementation of the proposed project would generate additional wastewater flows that would be treated at the Manteca Wastewater Quality Control Facility.
- Impact 4.11.6:** Implementation of the proposed project, in combination with cumulative development under the Manteca General Plan, would increase demand for wastewater treatment services.
- Impact 4.11.7:** Implementation of the project would lead to an increase in demand for solid waste disposal services.
- Impact 4.11.8:** The project may inhibit attainment of solid waste source reduction goals of the City.
- Impact 4.11.9:** The project would contribute to cumulative demands for solid waste disposal services.

These impacts were addressed on Draft EIR pages 4.11-7 through 4.11-16.

Proposed modification to the Villa Ticino West Project

The proposed changes to amend the project land use areas and modify the residential subdivision layout will keep the use of the project relatively the same. The land use areas will be slightly modified but the density and visual character of the area will remain the same as the previously proposed project. The layout of the subdivision will change but allow for the same amount of homes that were previously allowed. The type of overall development will be similar to what was reviewed and identified in the DEIR. Therefore, the proposed changes to the land uses and zoning designations would not result in any impacts on Utilities and Service Systems not identified in the Villa Ticino West Development Project EIR.

Substantial Changes in the Circumstances or New Information Associated with the Proposed Project

There are no circumstances that have changed or new information that meets the standards for requiring further environmental review under CEQA Guidelines Section 15162. Thus, this project

would not result in new or more severe impacts beyond what were addressed in the Villa Ticino West Project EIR.

3.13 Agricultural Resources

Previously Identified Impacts in the EIR

- Impact 4.12.1:** The project would result in the conversion of agricultural land classified as Prime Farmland and Farmland of Statewide importance to an urban use.
- Impact 4.12.2:** The project may lead to increased pressure to convert lands currently used for agricultural production in the vicinity to urban uses.
- Impact 4.12.3:** The project would convert land classified as Prime Farmland and Farmland of Statewide Importance to urban uses, contributing to the cumulative loss of such farmland in San Joaquin County and the Central Valley region.

These impacts were addressed on Draft EIR pages 4.12-5 through 4.12-7.

Proposed modification to the Villa Ticino West Project

The proposed changes to amend the project land use areas and modify the residential subdivision layout will keep the use of the project relatively the same. The land use areas will be slightly modified but the density and visual character of the area will remain the same as the previously proposed project. The layout of the subdivision will change but allow for the same amount of homes that were previously allowed. The type of overall development will be similar to what was reviewed and identified in the DEIR. The Agricultural Resources impacts would not be affected by the slight land use changes and revisions to the overall subdivision layout because the previous impacts would apply to the site regardless. Therefore, the proposed changes to the land uses and zoning designations would not result in any impacts on Agricultural Resources not identified in the Villa Ticino West Development Project EIR.

Substantial Changes in the Circumstances or New Information Associated with the Proposed Project

There are no circumstances that have changed or new information that meets the standards for requiring further environmental review under CEQA Guidelines Section 15162. Thus, this project would not result in new or more severe impacts beyond what were addressed in the Villa Ticino West Project EIR.

4.0 REFERENCES

City of Manteca. 2003. City of Manteca General Plan. Adopted October 6, 2003.

Villa Ticino West Development Project DEIR. July 2004 (SCH 2003112106) certified by City of Manteca City Council November 1, 2004.

Villa Ticino West Development Project FEIR. October 2004 (SCH 2003112106) certified by City of

Manteca City Council November 1, 2004.

5.0 ATTACHMENTS

Exhibit “1”: Modified Initial Study

**INITIAL ENVIRONMENTAL STUDY
for preparation of an Addendum to an EIR**

1. Project Title: Villa Ticino West
2. Lead Agency Name: City of Manteca
3. Contact Person: Mandy Kang, Associate Planner
Telephone Number: (209) 456-8518
4. Project Location: 511 N. Airport Way, Manteca, CA
Assessor's Parcel Number (APN): 198-160-08,
-18, -19, -20 and -21, 198-170-01, -07, and -08
5. Applicant's Name: A Rossi, Inc.
6. General Plan Designation: Low Density Residential (LDR), High Density Residential (HDR), Neighborhood Commercial (NC), and Public/Quasi-Public (PQP)
7. Zoning: One-Family Dwelling (R-1), Multiple-Family Dwelling (R-3), Neighborhood Commercial (CN), and Public/Quasi-Public (PQP)
8. Description of Project: The project is a request for a General Plan Amendment, Rezone, Tentative Subdivision Map and Development Agreement Amendment to modify the Neighborhood Commercial (NC) and Public/Quasi-Public (PQP) portions of the previously approved tentative subdivision map, relocate the south park basin, modify the South San Joaquin Irrigation District Drain 5 configuration and alignment, and remap the entire previously approved subdivision. The lot count will be 760 single-family residential lots on approximately 229 acres. Please see attached Exhibit "A".

9. Surrounding Land Uses & Setting

SITE	LAND USE	SETTING
North	Public/Quasi-Public and Heavy Industrial Manteca Unified School District and Industrial Buildings	
South	Industrial	Empty farmland and

	Industrial businesses
East	Residential and empty Residential land Residential Subdivision
West	Industrial businesses
10. Other public agencies whose approval is required:	N/A

PROJECT AND ENVIRONMENTAL STATUS

	<u>Yes</u>	<u>No</u>
1. <u>Previous EIR(s)</u>		
a. Was a previous EIR or EIRs prepared? (Explain answer on attached page.)	<u>Yes</u>	_____
b. If a previous EIR was prepared or EIRs were prepared, was the "project" described in the earlier EIR or EIRs?	_____	<u>No</u>
2. <u>Changes to the Project</u>		
a. Changes are proposed in this project: (Explain answer on attached page.)	<u>Yes</u>	_____
b. (Skip if the answer to 2(a) above is "No") Will these changes require major revisions of the previous EIR (or EIRs) due to the involvement of new significant environmental impacts not considered in the previously certified EIR (or EIRs) on the project or a substantial increase in the severity of previously identified significant effects? (Explain answer on attached page.)	_____	<u>No</u>
3. <u>Change in Circumstances:</u>		
a. Substantial changes have occurred with respect to the circumstances under which the project is undertaken? (Explain answer on attached page.)	_____	<u>No</u>
b. (Skip if the answer to 3(a) above is "No") Will these changes require major revisions of the previous EIR (or EIRs) due to the involvement of new significant environmental impacts not considered in the previously certified EIR (or EIRs) on the project or a substantial increase in the severity of previously identified significant effects? (Explain answer on attached page.)	_____	_____

	<u>Yes</u>	<u>No</u>
4. <u>New Information</u> of substantial importance to the project has become available, and		
a. The information was not known and could not have been known at the time the previously prepared EIR (or EIRs) was certified as complete, <u>and</u> (Explain answer on attached page.)	<u>Yes</u>	—
b. (Skip if the answer to 4(a) is “No”) the new information shows any of the following:		
(1) The project will have one or more significant effects not discussed in the previous EIR (or EIRs)?	<u>No</u>
(2) Significant effects previously examined will be substantially more severe than shown in the EIR (or EIRs)? (Explain answer on attached page.)	—	<u>No</u>
(3) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project. (Explain answer on attached page.)	<u>No</u>
(A) (Skip if answer to (3)(b)(3) is “No”). The project proponent has declined to adopt the identified mitigation measure or alternative. (Explain answer on attached page.)	—	—
(4) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR (or EIRs) would substantially reduce one or more significant effects on the environment? (Explain answer on attached page.)	—	<u>No</u>
(A) (Skip if answer to (4)(b)(4) is “No”). The project proponent has declined to adopt the identified mitigation measure or alternative. (Explain answer on attached page.)

[If the answer to 2(b), 3(b), 4(b)(1), 4(b)(2), 4(b)(3)(A) or 4(b)(4)(A) is “Yes,” then an Addendum cannot be prepared. If the answers to all of those questions is “No” and the answer to Question 1 (a) was “Yes”, then based on the above information and analysis an addendum may be prepared pursuant to State CEQA Guidelines Section 15164. Check appropriate box below.]

Based on the above information and analysis, an Addendum:

- may be prepared; or
 may not be prepared.



Name: Mandy Kang

Title: Associate Planner, City of Manteca

Exhibits:

“A”: Villa Ticino West Tentative Subdivision Map

Exhibit A

Answers to Initial Environmental Study Questions:

1. Yes, an Environmental Impact Report (EIR) (SCH#2003112106) was prepared and certified for the Villa Ticino West Development project, along with a Mitigation Monitoring and Reporting Program (MMRP) and supporting documents in 2004.

2. a). The current project request is for a General Plan Amendment, Rezone, Tentative Map and Development Agreement Amendment to modify the Neighborhood Commercial (NC) and Public/Quasi-Public (PQP) portions of the previously approved tentative subdivision map, relocate the south park basin, modify the South San Joaquin Irrigation District Drain 5 configuration and alignment, and remap the entire previously approved subdivision. The lot count will increase from 708 to 760 single-family residential lots on approximately 229 acres. Please see Exhibit "A".

b). No, these changes will not require major revisions of the previous EIR because there are no new significant environmental impacts or increase in the severity of previously identified effects which have not been previously accounted for. The total number of housing units will be 760 units and the previous EIR analyzed and anticipated up to 760 units. The High Density Residential area will remain 12.4 acres, the Neighborhood Commercial area will slightly increase to 19.17 acres from 18.55 acres and the Public/Quasi-Public area will increase to 1.01 acres from 0.78 acres. .

3. No substantial changes have occurred with respect to the circumstances under which the project has been undertaken. The proposed change is a request to increase the number of dwelling units which was allowed in the previous EIR. The Neighborhood Commercial area is slightly increasing. This occurs within the original project boundaries. Staff finds that this is not a substantial change that affects the level of mitigation.

4. a). The previous EIR was prepared with the project description at that time. The project consisted of 183.87 acres of Low Density Residential, 12.40 acres of High Density Residential, 18.55 acres of Neighborhood Commercial, 14.61 acres of Parks/Basins, 0.78 acres of Public/Quasi-Public, and 6.79 acres of Swales/Storm Water Conveyances. The applicant has decided to increase the number of units in the Low Density Residential portion of the project and increase the areas of the Neighborhood Commercial and Public/Quasi-Public. This information was not available at the time the original EIR was prepared.

b). (2) No, significant effects previously examined will be substantially more severe than analyzed in the EIR. As previously stated, the proposed number of dwelling units within the subdivision was analyzed in the previous EIR.

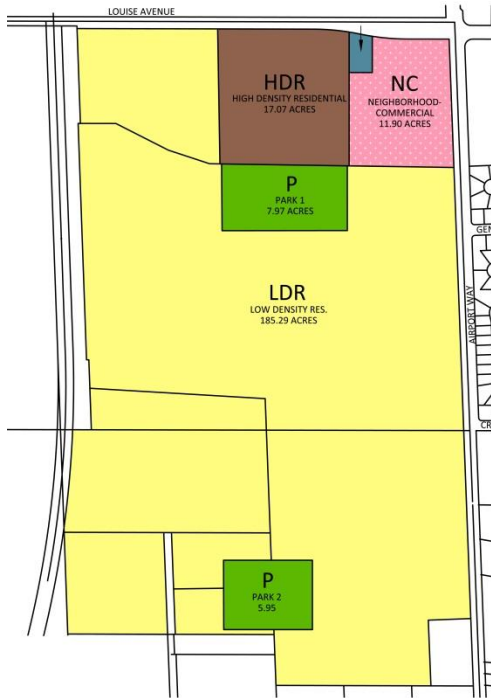
Exhibit A

b). (3) No mitigation measures or alternatives previously found not to be feasible would be feasible and substantially reduce one or more significant effects of the project. All mitigation measures that were previously required would still be required for this project.

b). (4) No new mitigation measures or alternatives are proposed. The project is relatively the same and all mitigation measures and alternatives would still apply to the current project.

Exhibit "A": General Plan Amendment Map

Current General Plan Designation:



Proposed General Plan Designation:

