



**6.0 ALTERNATIVES  
TO THE PROJECT**

## **6.1 INTRODUCTION**

CEQA Guidelines Section 15126.6(a) states "an EIR shall describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives." The EIR need not consider every conceivable alternative, but rather consider a "reasonable range" of potentially feasible alternatives that will foster informed decision-making and public participation. The range of potential alternatives to the proposed project shall include those alternatives that could feasibly accomplish most of the basic objectives of the project and could avoid or substantially lessen one or more of the significant effects [CEQA Guidelines Section 15126.6(c)].

The EIR identified the following three impacts that could not be reduced to a less than significant level.

- ❑ **Air quality.** Cumulative air quality impacts associated with traffic from the project will contribute to the regional degradation of air quality in the San Joaquin Valley air basin.
- ❑ **Light and glare.** Construction of the project will contribute to additional light and glare from streetlights, signs, porch lights and other lighting associated with a subdivision and commercial project. The addition of light will contribute to a regional increase in ambient lighting that the City has identified as a significant and unavoidable impact of growth.
- ❑ **Conversion of agricultural land.** Development of the project will convert agricultural land to urban uses. In addition to the site itself, development of the project will impede the use of the remaining agricultural land south of the project this exacerbates the significant impact identified in the City of Manteca General Plan, and in the previously prepared EIR for the annexation of this project regarding the conversion of agricultural land.

Based on the identified impacts, the role of the alternatives analysis is to determine if another design or site would lessen the impacts to a less than significant level, or simply lessen the impact. CEQA also requires that the alternatives analysis evaluate a no-project alternative that would review the project area without the proposed project.

## **6.2 ALTERNATIVES ANALYZED IN THE EIR**

### **ALTERNATIVES ANALYZED**

Two alternatives to the proposed project have been analyzed in this EIR:

- **Alternative 1 – No Project/No Build.** Under this alternative, no development of the project site would occur. The project site would retain the existing land use designations and zoning. Since the land use and zoning designation are consistent with the proposed project
- **Alternative 2 - Reduced Density.** Under this alternative, the number of parcels would be reduced to result in a reduction of traffic generated by the project resulting in a corresponding reduction in air quality impacts associated with project traffic.

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### ALTERNATIVES ELIMINATED FROM FURTHER CONSIDERATION

The nature of the significant impacts is such that development of an alternative site would have similar impacts. Further, this property was zoned, annexed and intended for residential development as proposed, with the attendant significant impacts evaluated in the annexation EIR and in the City's General Plan EIR (SCH# 2002042088) Since the impacts identified would reasonably occur on any other site within the community at the same or similar intensity, the lead agency determined that evaluation of alternative sites for the proposed project was unnecessary.

### 6.3 PROJECT ALTERNATIVES DISCUSSION/ANALYSIS

#### ALTERNATIVE 1 – NO PROJECT/NO BUILD

##### Characteristics

##### No Project Alternative

CEQA Guidelines Section 15125.6(e) requires that a "no-project" alternative be evaluated in an EIR. This alternative considers the environmental effects of not constructing the proposed project pursuant to CEQA Guidelines Section 15125.6(e). In this case, the No Project Alternative means that the proposed project would not be constructed. This alternative could be determined to have two outcomes, continued use of the property for agriculture, or another development consistent with the general plan designation and zone district for the site. Since the proposed project is consistent with the general plan designation and zone district, this analysis will focus on the property's continued use as agriculture.

##### Comparative Analysis: No Project Alternative

##### Land Use

The continued use of the property for agriculture would avoid the conversion of agricultural land to urban uses. This would eliminate this impact as significant and unavoidable associated with the proposed project. Since the property is surrounded by urban and urbanizing uses in the City of Manteca and the City of Lathrop, intensive agriculture may be difficult to maintain due to restrictions on aerial spraying and chemical use. However, the property could be used for agricultural uses, which would avoid entirely the conversion of agricultural land. Except for the potential conflict due to chemical use, the no project alternative would have no land use conflict with adjacent land uses.

##### Aesthetics

This alternative would avoid any possible impact from lighting of the proposed project, thereby eliminating the significant and unavoidable impact associated with the proposed project. Continued use of the property for agricultural uses would not introduce new light and glare into the area. Agricultural uses including row-crops and orchards are considered attractive and would not create an aesthetic impact similar to that of the proposed project.

### Air Quality

Implementation of the No Project Alternative would avoid the cumulative impacts to air quality associated with the proposed project traffic as well as exposure to potential toxic air contaminants. Continued use as agriculture would impact PM10, particularly during harvesting, plowing or grading activities, but would have a lesser impact on contaminants associated with vehicle emissions from traffic generated by the proposed project.

### Biological Resources

The No Project Alternative would result in no physical change to the existing site therefore there would be no impact on biological resources. Depending on the types of crops cultivated, the continued use of the site for agricultural use might provide habitat or foraging area for local wildlife.

### Hazards and Hazardous Materials

While organic farming techniques use no or little chemicals during cultivation, most commercial agriculture typically use chemicals and materials considered hazardous. Use of the property for standard commercial agriculture would likely expose adjacent homes to hazardous chemicals, or result in such large setbacks on the property that commercial farming might not be economically viable. Because chemicals have historically been used on the site for agricultural purposes it is assumed that continued use as agriculture would require their use. Due to the potential for overspray and contamination of adjacent properties from agricultural chemical use, this impact is considered greater than the proposed project.

### Cultural Resources

The cultural resources analysis conducted for the proposed project did not discover any prehistoric, historic or cultural resources within the project boundaries. This may be due largely to the practices of commercial farming and the extensive soil disturbance associated with an agricultural use. While resources may exist below the surface and could be uncovered during construction, continued farming is unlikely to either impact existing or discover new cultural resources.

### Geology & Soils

The geology and soils analysis conducted for the proposed project did not discover any significant impacts. Since this alternative would not result in construction, there would be no potential impact on geology and soils.

### Surface Hydrology, Groundwater and Water Quality

The no-project alternative would not increase the amount of impervious material (concrete, pavement, buildings, etc.) on the site and would not alter existing surface hydrology or affect groundwater quality.

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### Noise

The No Project Alternative would avoid potential noise impacts to adjacent planned noise-sensitive land uses as compared to the proposed project, except during spraying and harvesting activities. Depending on the types of crop cultivated, the noise generated by harvesting and planting can cause disruption to adjacent residential uses. The agriculture-urban interface is traditionally a difficult transition for Cities, particularly due to noise, dust and other activities associated with agricultural uses near to conventional single-family development. For this alternative, these impacts would be considered temporary in nature and would not typically rise to a level of significance.

### Public Services and Utilities

The No Project Alternative would avoid all impacts associated with providing all public services and utilities to the site.

### Traffic and Circulation

Implementation of the No Project Alternative would avoid adding additional traffic to Airport Way and Louise Avenue. This alternative may delay programmed improvements associated with the intersection of Airport and Louise Road, but would not exacerbate the existing traffic problem.

## **ALTERNATIVE 2 – REDUCED DENSITY.**

### **Characteristics**

Under this alternative, the proposed project density would be reduced. The intent of the reduction in the number of units and/or the reduction of commercial site size would be to reduce the air quality impacts associated with traffic from the proposed project. Larger parcel sizes, and therefore fewer units, might also reduce the amount of light and glare impact associated with the proposed project.

### Comparative Impacts

An evaluation of the potential impacts of Alternative 2, as compared to those of the proposed project, is provided below:

### Aesthetics

In theory, the reduced number of units would provide for more open space and less built environment. This alternative would result in a similar streetscape on Airport Way and Louise Avenue as both current and future traffic volumes require development of these roads to an arterial standard. The light and glare associated with a reduced intensity alternative would be reduced, but would be unlikely to be reduced to such an extent that the impact would be considered less than significant. Impacts on aesthetics from the reduced intensity alternative would be considered similar to that of the proposed project.

### Air Quality

A reduction in the amount of commercial space or residential units would have a corresponding reduction in the project's impact on regional air quality. Since the region is already in non-attainment for emissions typically associated with traffic, the reduction in the number of trips would have only an incremental change in the overall air quality impact. Although the reduction in density would reduce air quality impacts from that of the proposed project, it cannot reduce the cumulative air quality impact to a less than significant level.

### Biological Resources

The reduction in density alternative would still use the property within the boundaries of the proposed project. As a result, it is unlikely that any area within the project boundaries would remain viable as habitat or foraging ground. Impacts associated with this alternative are considered similar to that of the proposed project.

### Hazards and Hazardous Materials

Development of the project site at a reduced density would result in similar impacts from hazards and hazardous materials to the proposed project. While a reduction in overall project density has the potential to reduce the potential exposure opportunities, the overall level of hazard reduction would be insignificant.

### Geology and Soils

Any development of the site would have similar impacts to the proposed project.

### Hydrology and Water Quality

Any development of the site would have similar impacts to the proposed project.

### Land Use and Planning

Development of the site with a reduced density would be consistent with the development ranges for the general plan designation and zone district for the property. Development of residential and commercial uses would be consistent with the existing general plan and zone district, and with the surrounding land use pattern established by the City of Manteca.

### Public Services

Any development of the site would have similar impacts to the proposed project.

### Transportation and Circulation

Reduced intensity of development would reduce the amount of traffic generated by the project site. Improvements to Airport Way and Louise Avenue would still be required due to existing and proposed traffic volume in the area. Impacts associated with traffic would be reduced as a result of this project, but would result in the same improvements to area roadways. As a result, impacts to transportation and circulation are considered similar to the proposed project.

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### Utilities and Service Systems

Any development of the site would have similar impacts to the proposed project.

### 6.4 ENVIRONMENTALLY SUPERIOR ALTERNATIVE

Table 6-1 provides a summary of the potential impacts of the alternatives evaluated in this section, as compared with the potential impacts of the proposed project.

**TABLE 6-1**  
**SUMMARY OF THE POTENTIAL IMPACTS OF THE ALTERNATIVES**

Issue	Alternative 1 – No Project	Alternative 2 – Reduced Density
Aesthetics	+	0
Air Quality	+	-
Biological Resources	+	0
Hazards and Hazardous Materials	-	-
Geology and Soils	+	0
Hydrology and Water Quality	+	0
Land Use and Planning	+	0
Noise	+	0
Public Services	+	0
Transportation and Circulation	+	-
Utilities and Service Systems	+	-

The no project alternative would have less impact on the environment than the proposed project, particularly in regard to air quality and light and glare. The no project alternative, as described above, avoids entirely the conversion of agricultural land to urban uses. Because the no project alternative avoids all of the significant and unavoidable impacts associated with the proposed project, this alternative would be considered the environmentally superior alternative for the purposes of CEQA.

Under CEQA Guidelines Section 15126.6 (e)(2), if the environmentally superior alternative is the no project alternative, then another environmentally superior alternative must be identified. Since Alternative 2 is the only other alternative evaluated in this EIR, then Alternative 2 is the environmentally superior alternative, after the no project alternative. However, it should be noted Alternative 2 would have impacts similar to those of the proposed, although to an incrementally lesser degree on some issues such as traffic and air quality. Only the proposed project meets the expectations of the City, based on the City's General Plan, the zoning district within which the project site is located, and the previously completed Annexation EIR and General Plan EIR for the City of Manteca.



**7.0 OTHER CEQA  
REQUIREMENTS**

This section discusses the additional topics statutorily required by CEQA. The topics include significant irreversible environmental changes/irretrievable commitment of resources, significant and unavoidable environmental impacts, and growth-inducing impacts.

### 7.1 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES/IRRETRIEVABLE COMMITMENT OF RESOURCES

#### LEGAL CONSIDERATIONS

CEQA Guidelines Section 15126.2(c) and Public Resources Code Section 21100(b)(2)(B) require that the EIR for a proposed project include a discussion of significant irreversible environmental changes which would be involved in the proposed action should it be implemented. According to CEQA Guidelines Section 15126.2(c), uses of nonrenewable resources during the initial and continued phases of the project may be irreversible, since a large commitment of such resources makes removal or nonuse thereafter unlikely. Primary impacts, and particularly secondary impacts (such as highway improvement that provides access to a previously inaccessible area), generally commit future generations to similar uses. Also, irreversible damage can result from environmental accidents associated with the project. Irretrievable commitments of resources should be evaluated to assure that such current consumption is justified.

Public Resources Code Section 21100.1(a) states that the discussion of irreversible environmental changes shall be required in EIRs prepared in connection with the adoption, amendment or enactment of a plan, policy or ordinance of a public agency. Since the project may involve an amendment to the Manteca General Plan, this EIR discusses potentially significant irreversible environmental changes. Determining whether the proposed project would result in significant irreversible effects requires a determination of whether key resources would be degraded or destroyed such that there would be little possibility of restoring them.

#### ANALYSIS

The project would involve the construction of approximately 760 single-family residences, the designation of a 12.4 acres parcel for high-density residential dwellings, an 18.55-acre commercial center and park space, along with streets and other infrastructure. Currently, the project site is being used for agricultural activities. Once the project is completed, the site would be converted to urban uses and would essentially be lost to agricultural production. This issue is discussed in Section 4.12, Agricultural Resources and Section 4.07, Land Use. The discussion acknowledges that the project would result in the conversion of approximately 127 acres of land classified as Prime Farmland and Farmland of Statewide Importance to urban uses. However, this conversion of agricultural land is a less than significant impact, since the Manteca General Plan has designated the project site and surrounding area for urban uses, and existing development would impose a significant constraint on agricultural activities in the area. The City Council of the City of Manteca adopted Findings and Facts for a Findings of Overriding Consideration in October 2003 with the adoption of the General Plan 2003-2023 and the corresponding Environmental Impact Report.

Environmental accidents that would most likely be associated with the project would include spills of potentially flammable and other hazardous materials during the construction phase of the project. Section 4.4, Hazards, discusses these potential impacts. Such spills would generally be

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minor and have no lasting impact on the environment. Once the project is completed, the likelihood of environmental accidents would be minimal. The only potential major user of hazardous materials would be the commercial center, and the amount of materials the commercial center may use would not pose a significant health risk to the local population.

Development of the project site would irretrievably commit building materials and energy to the construction and maintenance of buildings and infrastructure proposed. Nonrenewable and limited resources that would likely be consumed during project development would include, but are not limited to, oil, gasoline, lumber, sand and gravel, asphalt, water, steel and glass. Once most of these materials are used, they cannot be retrieved for future use. Should any buildings be demolished in the future, some recycling of materials from the demolished buildings is possible. However, the amount of material available for recycling would likely be limited.

In addition, electricity would be consumed during project construction and after project completion. Compliance with Title 24 of the California Code of Regulations (California Building Standards Code), which sets forth mandatory energy standards, would reduce the amount of electricity consumed by the project. Development would also result in an increased demand for water. Water issues are discussed in Section 4.6, Hydrology and Water Quality, and Section 4.11, Utilities and Service Systems.

## 7.2 SIGNIFICANT AND UNAVOIDABLE ENVIRONMENTAL EFFECTS

Public Resources Code Section 21100(b)(2)(A) requires an environmental impact report to include a detailed statement setting forth any significant effects on the environment that cannot be avoided if a project is implemented. CEQA Guidelines Section 15126.2(b) states that such impacts include those that can be mitigated but not reduced to a level of insignificance. The existence of a significant and unavoidable environmental impact does not necessarily mean that a project must be denied. Section 15093 of the CEQA Guidelines allows the decision-making agency to determine if the economic, legal, social, technological or other benefits of a proposed project outweigh the unavoidable environmental impacts. If the agency decides to approve the project, it must prepare a Statement of Overriding Considerations setting forth the specific reasons to support its action, based on the final EIR and/or other information in the record.

The following significant and unavoidable impacts were identified for the project in this EIR. The numbering of each significant and unavoidable impact listed here corresponds to its numbering in Section 4.0, Environmental Setting, Impacts, and Mitigation Measures.

### AESTHETICS

**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. [SU]**

The Manteca General Plan EIR states that buildout of the General Plan area will occur primarily at the edge of Manteca, and primarily in current agricultural areas. New development would be visible from locations within the community, from the highway overpasses, and from the nearby, unincorporated agricultural areas beyond the General Plan area boundaries. New development would impact the current views of open space, which are primarily vistas of agricultural fields and

orchards. The Manteca General Plan EIR concluded that this impact is significant and unavoidable, even with application of Resource Conservation Element Policy RC-P-17, which seeks to maximize the potential for open space and visual experiences.

The project would contribute to this identified degradation of scenic views by being developed on existing agricultural land, thereby changing scenic vistas in the vicinity. While the project would include some park and open space areas, it would still alter the views in the area. Therefore, the cumulative impacts of the project on scenic vistas are **significant and unavoidable**.

**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. [SU]**

As with other parts of the northern San Joaquin Valley, the Manteca-Lathrop area has experienced considerable urban development in recent years. Among other effects, this development has led to the conversion of rural landscapes in the area, which are considered to have scenic value. As previously described, the project would reduce the amount of rural landscape in the area and convert it to suburban residential development. The development on the project site would essentially be an infill project, utilizing vacant land within the City limits for designated urban uses. Infill projects are encouraged, as they reduce development pressures outside of the developed urban area, therein reducing the conversion of predominantly rural areas of the northern San Joaquin Valley. Nevertheless, the project would have a **significant** cumulative impact on visual character in the area, particularly in the reduction of agricultural open space.

The Manteca General Plan contains policies and implementation measures in its Resource Conservation and Community Design Elements that would reduce the impacts of development on open space character. Implementation of these policies and measures would reduce the cumulative impacts of the project. However, they would not reduce the cumulative impacts to a level that would be considered less than significant, since conversion of agricultural open space would still occur. This impact has been addressed in the Manteca General Plan EIR, and is considered **significant and unavoidable**.

### AIR QUALITY

**Impact 4.2.4            The project would contribute to cumulative air pollutant emissions within the San Joaquin Valley Air Basin. [SU]**

The project is located in the San Joaquin Valley Air Basin, an air basin with severe air quality problems. In particular, the air basin is currently in nonattainment status for ozone and PM<sub>10</sub>, under both state and federal standards. These problems are related to the cumulative emissions from numerous sources in the region and transport from outside the region. While individual sources are unlikely to have a measurable impact by themselves, each contributes to the cumulative problem. The proposed project is part of a pattern of urbanization of agricultural lands within the air basin that exacerbates regional air pollution problems.

Efforts to attain the state and federal ambient air quality standards are made more difficult by continuing growth in population, vehicle use and industrialization within the air basin. Since substantial reductions in emissions of ozone precursors and particulate matter will be necessary to attain the ambient air quality standards, the introduction of a new source of emissions would delay the attainment of the standards. The impacts of the proposed project were singularly found to be

## 7.0 OTHER CEQA REQUIREMENTS

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significant and would also be **significant and unavoidable** cumulatively, considering the effects of similar development within the air basin in the past, present and foreseeable future.

### BIOLOGICAL RESOURCES

**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.**

Increased development and the concomitant increase in human population and associated activity would result in habitat loss and a reduction in overall habitat quality and condition of the natural environment. Proposed and conceptual development as to be provided under the City of Manteca General Plan, the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP), and the San Joaquin County General Plan would contribute to cumulative biological resource impacts. The policies and measures of the City of Manteca General Plan and the SJMSCP were designed to minimize and mitigate impacts to biological resources within the City of Manteca and San Joaquin County, respectively, to reduce impacts to a less than significant level. Some project-specific significant impacts may be reduced to less than significant levels through project redesign or implementation of mitigation measures. However, in the San Joaquin Valley, cumulative impacts to biological resources resulting from implementation of current and future projects would be **significant and unavoidable**.

### LAND USE

**Impact 4.7.3**            **Implementation of the project would contribute to a cumulative increase in the City's population. [SU]**

The project would add an estimated 2,920 residents to the current City population (see Section 4.11, Utilities and Service Systems). The additional population generated by the project, along with the population projected for the City under General Plan buildout, would have significant environmental impacts in the Manteca area. The Manteca General Plan EIR evaluated the potential impacts of increased population. It concluded that, while monitoring and regulating growth to a responsible level would maintain the integrity of the community, there are no specific mitigation measures that would reduce or eliminate the impacts of increased population on Manteca and the surrounding area. Therefore, the cumulative impacts of the project associated with population growth are considered **significant and unavoidable**.

### AGRICULTURAL RESOURCES

**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. [SU]**

The project site is located on a piece of land located on Manteca's western city limits that is currently used for agricultural production. Previous land use decisions made by both communities have established a pattern of development that has resulted in the project site being largely surrounded by urban uses. In addition to these projects, other developments throughout San Joaquin County and the larger Central Valley are contributing to the cumulative loss of agricultural land resources. As previously shown in **Table 4.12-1**, San Joaquin County has lost approximately

18,500 acres of Prime Farmland and Farmland of Statewide Importance from 1992 to 2000. While much of this loss was made up with the addition of Unique Farmland and Farmland of Local Importance, these farmlands require a greater investment of inputs such as labor, equipment and materials (e.g., water, fertilizer) than would Prime Farmland and Farmland of Statewide Importance.

The City of Manteca's General Plan guides the development of the community to the year 2023. The current General Plan document addresses development issues on 25,975 acres outside Manteca's municipal boundaries. These outside areas were evaluated in order to identify and evaluate future economic viability, traffic, services and aesthetic qualities found within these lands that may impact the Manteca community. According to the General Plan Final EIR, buildout as identified in the General Plan would convert farmland to urban uses over the 20-year planning period covered by the General Plan. This impact was identified as significant and unavoidable in the EIR prepared for the General Plan update. The impact of urban development on agricultural land has been envisioned and recognized by the County through the adoption of a Statement of Overriding Consideration. Nevertheless, the project would contribute to the cumulative loss of Prime Farmland and Farmland of Statewide Importance. This impact is **significant and unavoidable**. There are no feasible measures that would mitigate this impact to a level that is less than significant.

### 7.3 GROWTH-INDUCING IMPACTS

#### LEGAL CONSIDERATIONS

Public Resources Code Section 21100(a)(5) requires that the growth-inducing impacts of a project be addressed in the environmental impact report. A project may be growth-inducing if it directly or indirectly fosters economic or population growth or additional housing, removes obstacles to growth, taxes community service facilities, or encourages or facilitates other activities that cause significant environmental effects (CEQA Guidelines Section 15126[g]). A recommended approach to evaluating growth-inducing impacts involves the following steps:

- Estimate amount, location and time frame of growth to occur as a result of the project.
- Apply impact assessment methodology (either quantitatively or qualitatively).
- Determine significance of secondary impacts from growth.
- Determine mitigation measures to reduce impacts to a less-than-significant level.

Under CEQA, induced growth is not considered necessarily detrimental or beneficial. Induced growth is considered a significant impact only if it directly or indirectly affects the ability of agencies to provide needed public services, or if it can be demonstrated that the potential growth could significantly affect the environment in some other way.

#### ANALYSIS

The project proposes the construction of 760 single-family residential units, a 12.4-acre multifamily residential parcel estimated to support approximately 310 multiple family dwelling units, and an 18.55-acre commercial center. It would be located on a 237-acre site in western Manteca. There

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is no set time for completion of the entire development. Economic and housing market conditions would influence project construction time.

Since residential housing would be constructed as part of the project, the project would directly induce growth in the area. Using average household sizes of 3.06 for single-family residences and 2.70 for multifamily units (refer to **Table 5-2** in Section 5.0, Cumulative Impacts), it is estimated that approximately 3,162 residents would live on the project site at buildout. However, this growth would be consistent with the Land Use Diagram designations in the Manteca General Plan. Also, this growth would be consistent with existing development in the vicinity, which includes the Villa Ticino East residential subdivision to the east and a Manteca Unified School District facility to the north, as well as the proposed Assieh industrial park adjacent to and west of the school district facility.

A potential secondary effect of the project is that it may induce development of adjacent lands to the south, which are currently vacant or have residences on large lots. The project proposes an access point to the south, utilizing an existing roadway (Swanson Road). This may encourage more intensive development on property adjacent to Swanson Road. It should be noted that the Manteca General Plan has designated the area to the south for low-density residential development, with a light industrial designation for parcels along Yosemite Avenue. Future urban development must be consistent with the Manteca General Plan. Therefore, the project's secondary effects on growth are not considered significant.



**8.0 EFFECTS FOUND  
NOT TO BE SIGNIFICANT**

This section describes the environmental impacts of the project that were determined not to be significant. CEQA Guidelines Section 15128 states that an EIR shall contain a statement briefly indicating the reasons that various possible significant effects of a project were determined not to be significant, and therefore were not discussed in the EIR. Information for this section is based upon determinations made in the Initial Study for the project.

### 8.1 LESS-THAN-SIGNIFICANT PROJECT IMPACTS

The following impacts of the project were determined not to be significant:

#### AESTHETICS

The proposed project would not have an adverse effect on a scenic vista, since most of the buildings would not exceed 35 feet in height and would therefore not obstruct distant views. The project would not substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway. The reason is that none of these resources exist on the project site.

#### AGRICULTURAL RESOURCES

The proposed project does not conflict with existing zoning for agricultural use, since the project site and vicinity are not zoned for such use. The project site is not under a Williamson Act contract; therefore, the project has no impact on this issue.

#### CULTURAL RESOURCES

The project site has been used for agricultural activities in the past. There are no known historical or archaeological resources on the project site. Past land use activities would have destroyed any cultural resources on the project site or altered the context to an extent that any resource would have no educational or scientific value.

#### GEOLOGY AND SOILS

Manteca's General Plan identifies buried faults west of the San Joaquin River and in the Stockton area, not in the Manteca area. Ground surface faulting or displacement is unlikely, due to no faults in the area. Area terrain is flat, so no landslides are anticipated, nor any erosion or loss of topsoil that is not associated with earth-disturbing activities. The site is located in an area rated as low for expansive soil behavior. Septic tanks or alternative wastewater disposal systems are not being proposed, so suitability of soils for such facilities is not an issue.

#### HAZARDS AND HAZARDOUS MATERIALS

The project site is not located within two miles of an airport or airstrip, so project impacts on hazards related to airport or airstrip operations are less than significant. The project would not interfere with the implementation of an emergency response plan, as it would not obstruct any roadways. The project site is not located within or adjacent to any wildland areas, so there would be no wildland fire hazard impacts.

## 8.0 EFFECTS FOUND NOT TO BE SIGNIFICANT

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### HYDROLOGY AND WATER QUALITY

The proposed project would not 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. Structures are not being placed within a 100-year flood hazard area that would impede or redirect flood flows. People or structures would not be at risk of loss, injury or death due to flooding, including flooding from failure of a levee or dam. The site is not subject to inundation by seiche, tsunami or mudflow, as it is not near any large bodies of water or volcanoes.

### LAND USE AND PLANNING

Since no established communities exist on the project site, the project would not physically divide an established community. In fact, the project would establish a residential area.

### MINERAL RESOURCES

Manteca's General Plan does not identify the site as a known mineral resource site, nor is the site designated on any plan as a locally important mineral resources recovery site. Therefore, the project would have no impact on mineral resources.

### NOISE

The project is not located within an airport land use plan area or within two miles of a public airport or a public use airport. Also, the project is not within the vicinity of any known private airstrips. Therefore, the project would have no impacts related to noise from aircraft operations.

### POPULATION AND HOUSING

Impacts on the displacement of housing units and persons would be less than significant. The proposed project would remove two existing houses from the project site, but it would not require the construction of replacement housing elsewhere. The project would not displace a substantial number of people, so the construction of replacement housing elsewhere would not be required.

### PUBLIC SERVICES

The proposed project is providing a 0.78-acre site for a future fire station. Comments and conditions have been received from the Manteca Fire Department, and there is no indication that the proposed project would have an impact on fire protection. The proposed project would be required to pay permit fees as part of the development. These fees cover government building use, fire facility fees and major equipment purchase. As a result of the payment of these fees, the project will not impact fire service.

The proposed project would not impact police protection. The police department is requesting that Crom Street be completed past Street 13 in order to alleviate any safety response problems that may occur without the extension of Crom Street. Otherwise, the project would not have an impact on police protection.

The developer is required by AB 2926 to pay school impact fees for funding of new schools. This is considered adequate mitigation for the potential impacts of the project on schools. There have

not been any other public facilities identified that may be potentially impacted by the proposed project.

### RECREATION

The proposed development would provide its own neighborhood/recreational facilities that will adequately serve the project area. Existing large parks may see a minor increase in use, but not to the extent that the facilities would deteriorate. The proposed project would generate a moderate increase in the use of the limited citywide recreational facilities, but not to the extent that would cause construction of new facilities or expansion of existing facilities.

### TRANSPORTATION AND CIRCULATION

The project provides adequate emergency access to the project site. The Manteca Police Department has requested that Crom Street be installed up to Swanson Avenue in order to provide for a more effective emergency response area. However, preliminary site plans indicate that such an extension would be included. There were no other requested modifications to the proposed circulation layout.

The proposed project will not result in inadequate parking capacity. Each use would be required to comply with minimum parking standards set forth in the Manteca Municipal Code. The proposed project would not alter or change air traffic patterns that result in substantial safety risks, since the project is not located near any airports.

### UTILITIES AND SERVICE SYSTEMS

The project will connect to the existing City of Manteca water and sewer systems. Comments have been received from the City of Manteca Public Works Department indicating that the project will not have an impact on the City's ability to provide municipal water and wastewater collection services. Pursuant to AB610, a water supply analysis has been prepared for the project. The analysis indicates that the City of Manteca has a sufficient water supply to provide service to the proposed project.

Other utilities and services systems to include the collection of solid waste, electrical service, cable television and phone service will not be impacted by the proposed project. The City of Manteca has not received comments indicating that the project, as proposed, will create a service problem.



**9.0 REPORT PREPARERS  
AND REFERENCES**

**9.1 REPORT PREPARERS**

CITY OF MANTECA

Benjamin Cantu – Community Development Department

PACIFIC MUNICIPAL CONSULTANTS – ENVIRONMENTAL DOCUMENT PREPARATION

Mark Teague – Project Director

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Terry Farmer – Environmental Planner

Nick Ferracone – Environmental Planner

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Karen Lytle – Project Coordinator

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Dr. Donald Ballanti – Principal

MAY AND ASSOCIATES, INC. – BIOLOGICAL RESOURCES

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Erin Sarra - Biologist

ENGEO, INC. – HAZARDS AND HAZARDOUS MATERIALS/GEOLOGY AND SOILS

Jeff Fippin, PE, GE - Project Engineer

Casey Lee Jensen – Project Geologist

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Daniel Haynosch – Geotechnical Engineer

Duncan Hickmott – CEG

## 9.0 REPORT PREPARERS AND REFERENCES

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Paul Bollard – President

CCS PLANNING AND ENGINEERING – TRANSPORTATION AND CIRCULATION

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Francis A. Odunlami – Associate Transportation Engineer

## 9.2 REFERENCES

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Doctors Hospital of Manteca. Website [www.doctorsmanteca.com](http://www.doctorsmanteca.com).

Kaiser Permanente. Website [www.kaiserpermanente.org](http://www.kaiserpermanente.org).

San Joaquin General Hospital. Website [www.sjgeneralhospital.com](http://www.sjgeneralhospital.com).

St. Dominics Hospital. Website [www.stdominicscares.org](http://www.stdominicscares.org).

### PERSONAL COMMUNICATIONS

Ben Cantu, Assistant Community Development Director. City of Manteca. Various

David Vickers, Transportation Analyst. City of Manteca. Various.

Phil Govea, Associate Engineer. City of Manteca. E-mail correspondence, February 20, 2004.

## 9.0 REPORT PREPARERS AND REFERENCES

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Mary Karim, Facilities Planning Specialist, Manteca Unified School District. Telephone conversation with Terry Farmer, Pacific Municipal Consultants, November 25, 2003.



**APPENDIX A**

# NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

**TO:** RESPONSIBLE, REVIEWING AND INTERESED AGENCIES

**FROM:** City of Manteca  
Community Development Department  
1001 W. Center Street  
Manteca, CA 95336

The City of Manteca will be the Lead Agency and will prepare a Draft Environmental Impact Report (EIR) for the proposed Villa Ticino West project. This Notice of Preparation (NOP) has been prepared to solicit comments from interested agencies as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project. The agency will need to use the EIR prepared by the City when considering permits or other approvals for the project.

The project description, location map and discussion of probable environmental effects are provided below. A copy of the Initial Study  is /  is not attached.

Because of the time limits mandated by State law, responses to this NOP must be sent at the earliest possible date, but no later than 30 days after receipt of this notice.

Please send written responses to Benjamin Cantu, Planning Manager for the City of Manteca at the above address. Please provide a contact person for your agency in the written response.

**PROJECT TITLE:** Villa Ticino West – Vested Tentative Subdivision Map

**PROJECT APPLICANT:** Andrew Rossi  
611 N. Main Street  
Manteca, CA 95336

## I. PROJECT LOCATION

The Villa Ticino West project is located on the western boundary of the City of Manteca, adjacent to the City of Lathrop (**Figures 1 and 2**). The general boundaries of the project area are Louise Avenue to the north, Airport Way to the east, and the Union Pacific Railroad tracks to the west.

## II. PROJECT DESCRIPTION

### SETTING

The proposed project area encompasses approximately 237 acres. Access to the site is from Louise Avenue, Airport Road and Swanson Road. The project site is designated with

the LDR (Low Density Residential), HDR (High Density Residential), and NC (Neighborhood Commercial) land use designations on the City of Manteca General Plan. The LDR land use designation permits a residential density range of 2.1 to 8.0 dwelling units per acre. The HDR land use designation permits higher density residential at a range of 15.1 to 25 units per acre. The NC land use designation permits locally oriented retail and service uses, offices, etc. The project site is currently zoned R-1, Single Family Residential and is currently farmed. The site is generally flat with a gentle slope to the west allowing for drainage. Features existing on the project site include an open drainage ditch traversing the southern boundary of the project site, and two residences, one of which will remain. Along the western boundary of the project site are three large water wells and pumping stations. The wells provide water to a glass manufacturing plant located approximately three miles to the west in the City of Lathrop.

**SURROUNDING USES**

North of the site, adjacent to Louise Avenue, is the proposed Assieh Industrial Park site, for which an EIR is currently being prepared, and the administrative offices of the Manteca Unified School District and school farm. The Villa Ticino East single-family residential development, which is nearing completion, is located east of the project site. The Union Pacific Railroad main line to the Bay Area lies along the western boundary of the proposed project site, as does the main drainage ditch of the South San Joaquin Irrigation District. The properties immediately adjacent to the west of the project site are zoned for heavy industrial uses, but are currently vacant. Further to the west is an industrial development within the city limits of Lathrop. The properties to the south are a mixture of rural residential uses and small urban farms. These properties are currently zoned for light industrial and rural residential uses.

**PROJECT DESCRIPTION**

The proposed project, Villa Ticino West, includes both low-density and high-density residential dwellings a community commercial center, neighborhood park, park/ storm water basin and drainage ways and a site for a future fire station (Figure 3). **Table 1** illustrates the proposed land uses on the project site.

**TABLE 1  
PROPOSED LAND USES**

Land Use	Acres	Units
Single Family Residential	183.87	760
Multiple Family Residential	12.40	220
Commercial Center	18.55	---
Parks/Basins	14.61	---
Fire Station	0.78	---
Swales/Storm Water Conveyances	6.79	---
<b>Total</b>	<b>237.00</b>	<b>980</b>

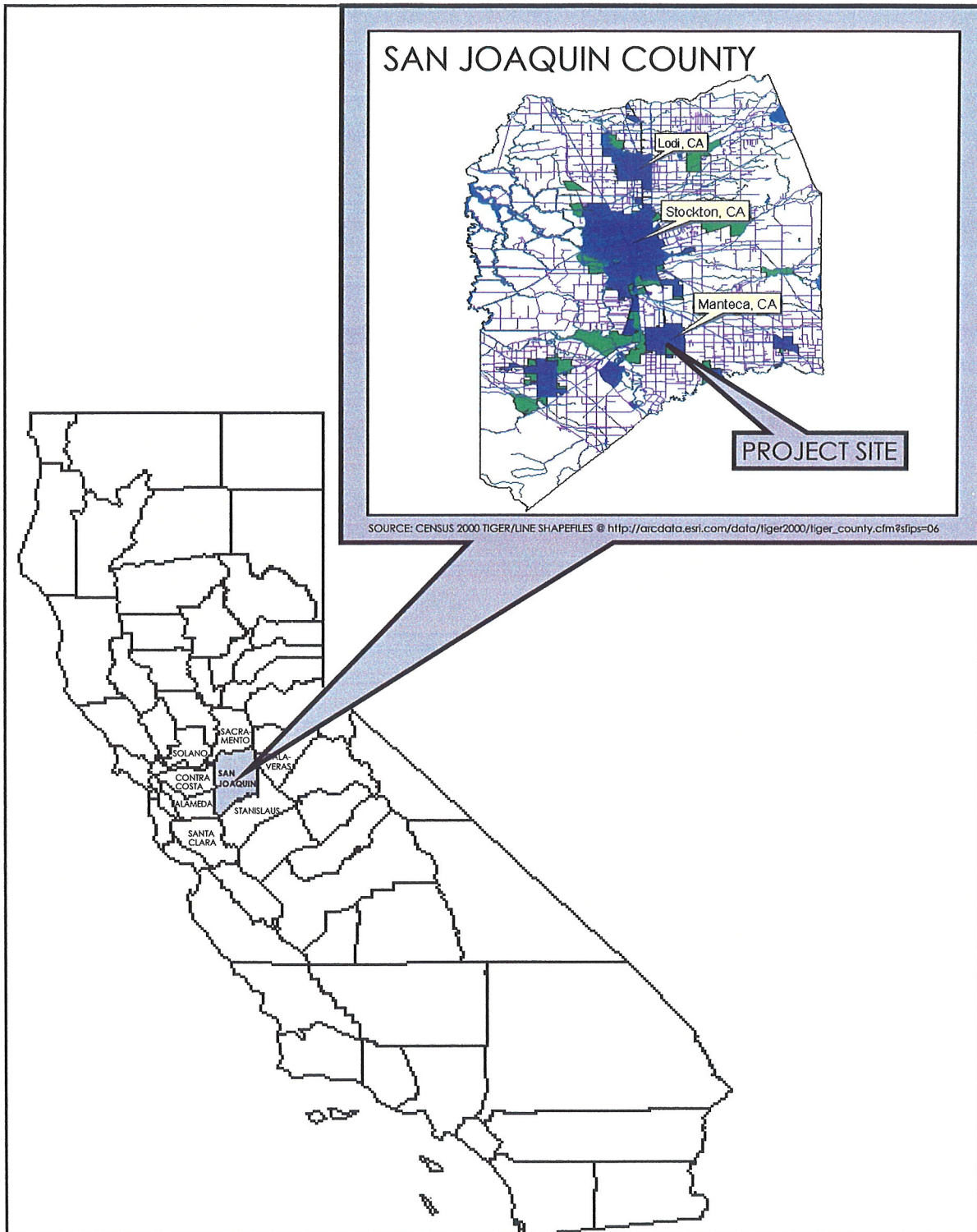


FIGURE 1  
REGIONAL MAP

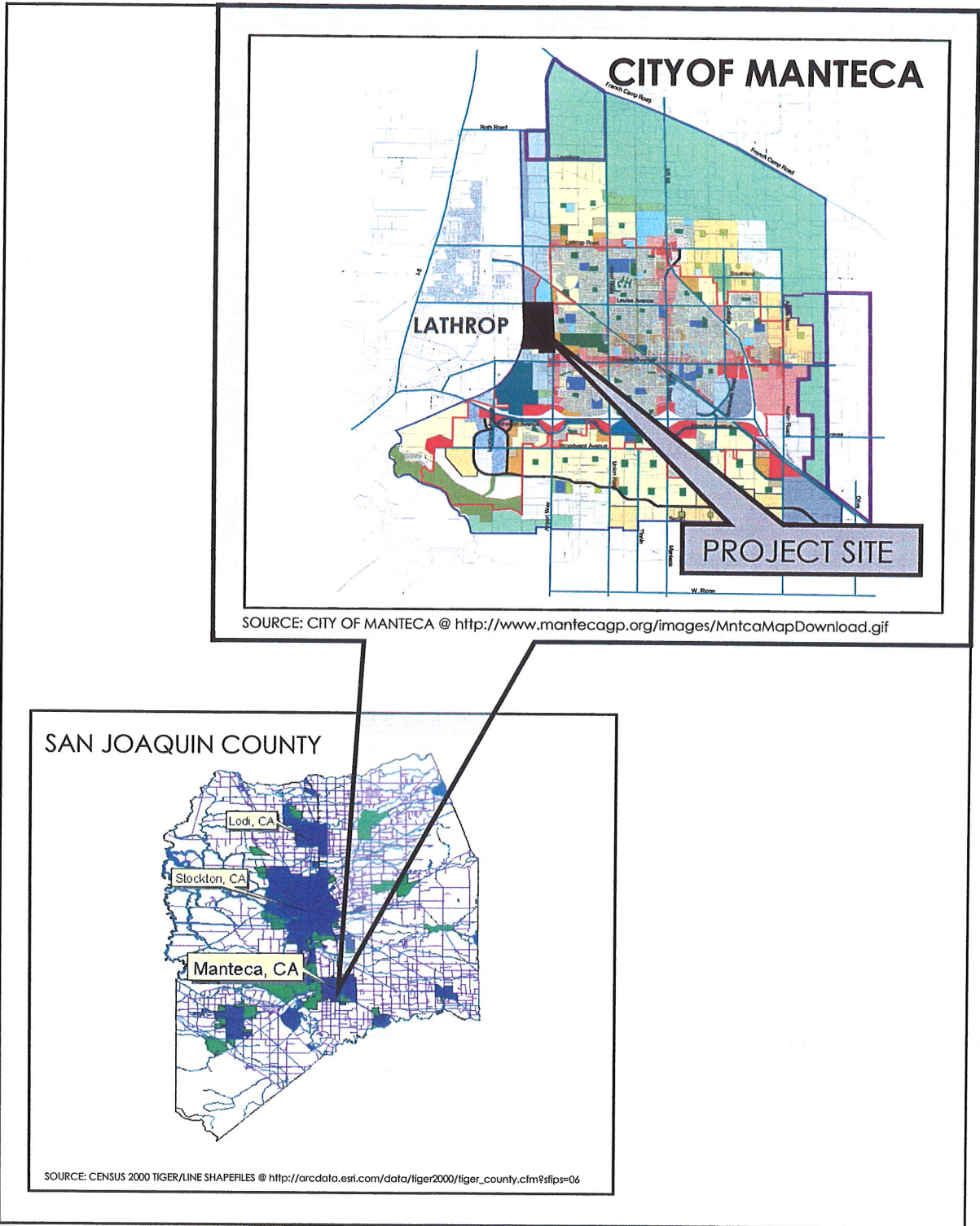


FIGURE 2  
SITE LOCATION

SOURCE: MCR ENGINEERING 6/27/2003

NOT TO SCALE: FOR ILLUSTRATIVE PURPOSES ONLY



FIGURE 3  
PROPOSED DEVELOPMENT PLAN

### **RESIDENTIAL UNITS**

The project proposes the construction of 760 single-family residences and 220 multifamily units. While the project applicant has not presented any design drawings for the residences, it is anticipated that the design of the single-family units would be similar to those in the adjacent Villa Ticino East development, which vary in size from 1,486 square feet to 3,166 square feet, and have from three to seven bedrooms. The average density of the single-family residential development would be approximately four units per acre. This is below the draft Manteca General Plan maximum density level for the Low Density Residential (LDR) designation of eight units per acre and is within the development intensity range permitted by the R-1 zoning existing on the site.

The multifamily residential units are proposed in an area behind the proposed commercial center at the intersection of Louise Avenue and Airport Way. Currently, no plans have been submitted for the design or construction of these units. Based upon the net acreage of the multifamily site (12.4 ac) and the high-density residential density range set forth in the General Plan (15-25 du/ac), the proposed number of multi-family units is below the maximum density level allowed by the City of Manteca General Plan.

### **COMMERCIAL CENTER**

The proposed project includes a commercial center on an 18.55-acre site located at the southwest corner of the intersection of Louise Avenue and Airport Way. The tenant mix and detailed site design of the commercial center are not known at this time. However, possible tenants include retail and service uses with a potential anchor or "big-box" retail store. The proposed commercial site is designated with the Neighborhood Commercial (NC) land use designation by the General Plan and is zoned with the Neighborhood Commercial zone district. Based upon the floor-area ratios (FAR) set forth by the City's General Plan and Zoning Ordinance, and the maximum lot coverage of forty percent (40%) permitted, it is estimated that there would be approximately 325,000 square feet of commercial space. For the purposes of the environmental analysis, this estimate will be used.

### **PARK/BASIN**

The project proposes to develop approximately nine acres of the site as a combination neighborhood park and detention basin. The detention basin would hold surface runoff generated on the project site as part of the storm drainage system for the project. This basin would be used primarily during the rainy season, approximately November to April. During the dry season, and times when the basin is empty, the area would be used as a park. Design features are not available at this time, but possible improvements include ball fields, picnic areas and playgrounds. The proposed park would be located in the northwestern corner of the project, near the intersection of Louise Avenue and the Union Pacific tracks.

### **PUBLIC SERVICES**

The project proposes to reserve a site of approximately .78 acres in size for the location for a future Fire Station. The proposed location would have direct access onto Louise Avenue and would be surrounded by the proposed commercial center and the proposed high-density/multi-family residential development component of the project.

### **INFRASTRUCTURE**

The project would construct an internal circulation system consisting of a network of minor collectors and local streets. Local and Collector streets would be 50 and 60 feet wide respectively, with curb, gutter and sidewalk. Entrances to neighborhoods within the

project site would be marked by entryways containing a landscaped median. Streets would be constructed in accordance with street design guidelines adopted by the City at the time of project approval.

Four access points would be established for the project: two at Airport Way, directly across from existing roadways from Villa Ticino East, a third access point at Louise Avenue, and the fourth at Swanson Road to the south. The project would improve the half of Louise Avenue and Airport Way adjacent to the project site with curb, gutter, sidewalk, and landscaping. Improvements along Louise Avenue would be consistent with the Louise Avenue Specific Plan, adopted by the City in 2001.

The project would install water lines to serve the proposed land uses. Water service would be provided by the City of Manteca. An existing water line is located within Airport Way east of the project site. Water facility improvement would be constructed in accordance with the 2002 Water Master Plan of the City of Manteca. The existing private wells on the project site serve a glass manufacturing plant that is being shut down. It is not known if the wells would eventually become available as a water source for the project.

Sewer lines would be installed to serve the project site. Sewer service would be provided by the City of Manteca. An existing sewer line is located within Airport Way east of the project site. Sewer facilities would be constructed in accordance with the City of Manteca Sewer System Master Plan, adopted in 1989.

The project would include a storm drainage system. The detention basin, which would also serve as a park, would be a major component of the system. Storm drainage facilities would be constructed in accordance with the City's Storm Drainage Master Plan and Storm Drain Design Criteria. The park/basin facility and the storm water conveyance channels will be connected to the City storm drain system and are proposed to be maintained and operated by the City.

### **III. PROBABLE ENVIRONMENTAL IMPACTS**

As identified in the Initial Study, it has been determined that implementation of the project could result in potential environmental impacts. Based upon the findings and conclusion of the Initial Study prepared for the project, the following subject areas have been identified **as not having the potential for any project induced impacts:**

- Cultural Resources
- Geology and Soils
- Mineral Resources
- Recreation

While the Initial Study did not identify any Potentially Significant Impacts within the above noted subject areas, Mitigation Measures designed to address the unanticipated discovery of cultural resources and potential erosion and soil runoff from the site will be included within the Environmental Impact Report for the project. Additional Mitigation Measures may be included in the EIR for the above noted sections based upon the analysis and findings of the EIR.

Based upon the findings and conclusions of the Initial Study, the following subject areas have been identified as having the potential for Potentially Significant Impacts as a result

of the implementation of the proposed project. A detailed discussion of each of the potential impacts identified within the Initial Study has been provided for each subject area.

### **Aesthetics**

The proposed project will increase development along Airport Road and Louise Avenue. The City has embarked on plans to provide landscaping and increased setbacks along these roads to soften the edge of adjacent development. The Villa Ticino East project provides additional setback and a decorative wall for noise abatement. The proposed project would be expected to continue this effort and work to improve the visual impact of intersections leading into the development. Development of the project will not obscure a scenic vista or substantially degrade the surrounding visual character. The property is bound on the west and north by industrial uses, and on the south and east by residential or developing urban uses. As outlined in the project description, the project would introduce an urban level of development, to include parking lot lighting, residential lighting and street lighting in an existing undeveloped agricultural area.

### **Agricultural Resources**

The Initial Study has concluded that Potentially Significant Impacts may result from the project due to the conversion of Prime Farmland, Unique Farmland or Farmland of Statewide Significance to a non-agricultural use. The project site is currently and has been historically used for the production of pumpkins and other field crops.

### **Air Quality**

The Initial Study has concluded that Potentially Significant Impacts may result from the project due to the introduction of both short and long-term air quality emissions sources. Development of the project would introduce additional vehicular traffic to the area as well as particulate matter and new air pollution generation sources resulting from said development. Regardless of the level of mitigation, the project is expected to contribute to the cumulative degradation of regional air quality. While appropriate mitigation will be recommended in the EIR, it is likely that this impact will remain significant and unavoidable necessitating a statement of overriding considerations should the City proceed with the project.

### **Biological Resources**

The Initial Study has concluded that Potentially Significant Impacts may result from the project due to the conversion of undeveloped agricultural land to an urban level of development. The project site lies within the area of coverage of the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan. The project proposes to re-align an existing on-site irrigation canal and develop an internal park/storm water basin system to deal with on-site storm water requirements. The EIR will analyze the impacts of the proposed project on the existing biological resources on the site, including the impacts of realigning the existing irrigation.

### **Hazards and Hazardous Materials**

The Initial Study has concluded that Potentially Significant Impacts may result from the project due to the introduction of a developed environment in an area having the potential for hazard due to the transport, use or disposal of hazardous materials and having proximity to a corridor where hazardous materials may be transported. As currently proposed, there will be approximately 52 residential lots backing up to French Camp Slough and the Union Pacific Railroad (UPRR) line bounding the project on its western property boundary. Based upon previous analyses of the project site, it is

believed that approximately 12 trains per day utilize the UPRR track. It is also believed that trains currently utilizing the UPRR track do carry materials deemed to be hazardous or which may present a hazard under un-controlled circumstances.

The Environmental Impact Report prepared for the initial annexation of the subject land (Rossi Annexation) identified the potential for off-site hazards from a known hazardous waste site (the Lague Property) approximately 1,200 feet northwest of the project site. The scope for the EIR includes a Phase I environmental analysis.

### **Hydrology and Water Quality**

The proposed project site currently contains three (3) private water wells serving a user(s) in the City of Lathrop to the west. The Initial Study has identified a Potentially Significant Impact on groundwater supplies that may result in an impact to the aquifer and or local ground water table as a result of the continued use of the subject on-site wells. The project as proposed, would allow for the maintenance of the subject wells until such time as they are no longer needed by the off-site user. Upon the cessation of use of the facilities, the wells would be removed and development would occur on the parcels encumbered by the wells. There is a possibility that the City could make future use of the wells as part of the water system. The EIR will not analyze this possibility, but will assume that the wells will be used until no longer needed and then will be abandoned, or subsequent analysis will be prepared prior to connection to any municipal system.

### **Land Use and Planning**

The proposed Villa Ticino West project would include a mixture of single family and multiple family residential units, a proposed commercial center, a fire station site and a series of multiple use park / storm water basins. City of Manteca Planning Staff has determined that the project is consistent with the General Plan designations for the site. The project site is currently zoned with the R-1, a Single Family Residential zoning designation. The project as proposed represents the second phase of the development of the Rossi Annexation parcel. The Initial Study prepared for the project identified two Potentially Significant Land Use and Planning Impacts that may result from the project. The first is absence of a Specific Plan for the development of the area and the second the presence of three on-site wells providing water to an off-site, out of city location. The proposed subdivision and accompanying land uses is an effort to meet the master planning requirement for the site. The off-site use of the water from the project is a pre-existing use that is likely to remain since the wells and use pre-date the current General Plan policies.

### **Noise**

The Union Pacific Railroad tracks are located adjacent to the western boundary of the project site and Airport Avenue and Louise Way, planned Arterial Streets, are located immediately adjacent to the north and east boundaries of the site. The City of Manteca General Plan has established a maximum 65dB LDN (w/ mitigation) noise level exterior noise and 45dB LDN for interior noise levels for sensitive receptors such as residential homes. As currently proposed, the Villa Ticino West project would locate residential dwellings directly adjacent to all three local noise generators. The adjacent Villa Ticino East addressed noise impacts through setbacks and a noise attenuation wall. It is anticipated that similar measures will be included as mitigation for this project. The EIR will provide the appropriate analysis to support the noise mitigation.

### **Population and Housing**

The proposed project would introduce approximately 980 new residential dwelling units into an area currently in use for agricultural production. The introduction of a population base into an undeveloped area will result in the need for additional services as well will provide additional housing opportunities for community residents. The Initial Study has indicated that further analysis of the introduction of new residential units and an additional population group into the area may have a Potentially Significant Impact on the local area.

### **Public Services**

As currently proposed, the project will dedicate a 0.78 acre fire station location fronting onto Louise Avenue as well as a 8.91 acre park / storm water basin, 5.7 acre park site and a series of greenway drainage swale totaling approximately 6.79 acres. In addition to providing the above-mentioned public facilities, the developer will be required pursuant to AB 2926 to pay school development fees and applicable City of Manteca development impact fees.

### **Transportation/Traffic**

The proposed project is bounded on the north by Louise Avenue and the east by Airport Way. Both roads are currently paved, two lane facilities with minimal curb, gutter or sidewalk improvements. The current intersection of the two streets is generally unimproved and controlled utilizing stop signs on all intersection legs. The Major Street Master Plan contained within the City of Manteca General Plan indicates that Airport Way is intended to be a six-lane Arterial street and Louise Avenue is intended to be a four lane collector street. As currently proposed, the project will have two connections onto Airport Way and one connection to Louise Avenue. The connections to Airport Way have been designed to align with the existing roadway connections in the Villa Ticino East project. The proposed connection to Louise Avenue would be located approximately midway between the intersection of Airport Way and Louise Avenue and the UPRR tracks. It is anticipated that additional commercial access drives will be proposed onto Louise Avenue and Airport Way upon design of the proposed commercial center. The Initial Study for the project has indicated that Potentially Significant Impacts may result from the implementation of the project due to an increase in traffic load on area streets and or the potential exceedence of an existing Level of Service standard. The traffic section of the EIR will estimate cumulative plus project conditions to determine the appropriate street section and intersection standard to ensure maintenance of adopted levels of service at the Louise and Airport Road intersections. Additional intersections analyzed in the traffic study include:

- 1) Yosemite Avenue and S. Guthmiller Road,
- 2) West Louise Avenue and North Airport Way,
- 3) West Louise Avenue and Union Road,
- 4) Lathrop Road and North Airport Way,
- 5) West Yosemite Avenue and North Airport Way,
- 6) West Yosemite Avenue and Union Road,
- 7) SR 120 Westbound Ramps and South Airport Way, and
- 8) SR 120 Eastbound Ramps and South Airport Way.

### **Utilities and Service Systems**

The Initial Study has concluded that Potentially Significant Impacts may result from the extension and connection to existing City of Manteca water and wastewater utility service lines. The City of Manteca has indicated that there is adequate capacity within

the City wastewater system to accommodate the additional project demand. However, project area pipe capacities will need to be evaluated to establish appropriate sizing and capacity figures. The City of Manteca has indicated that at this time, there is not sufficient water supply within the system to accommodate anticipated project demands. However, upon completion of the South County Surface Water Supply Project, sufficient water supplies will become available to supply the proposed project. The EIR will include the results of the AB610 water analysis and a discussion of the system used by the City to ensure that construction activity does not exceed the ability of the City to provide services.

**Alternatives and Cumulative Analysis**

Because of the unique nature of this site, off-site alternatives will not be considered as part of the EIR. The project is a continuation of Villa Ticino East, and is the only property that could meet the project proponent's goals in continuation of that development effort. The focus of the alternative section of the EIR will be on-site alternatives for mitigation of traffic, noise and other significant impacts.

Since the City has recently completed its General Plan Update, the cumulative analysis will be based on the General Plan and projections of growth contained in the accompanying environmental documentation. The EIR will also include a listing of all projects with formal applications for the City or that have announced an intention to submit an application provided that sufficient public information exists to include the project in the cumulative analysis. Only those projects that meet this criteria at the close of the 30-day public comment period on this NOP will be included in the EIR.

I find that the proposed project MAY have a significant effect(s) 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, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but must analyze only the effect that remains to be addressed.

Date \_\_\_\_\_ Signature \_\_\_\_\_  
Title \_\_\_\_\_  
Telephone \_\_\_\_\_

**UNION PACIFIC RAILROAD COMPANY**

WAYNE K. HORIUCHI  
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November 21, 2003

Mr. Benjamin Cantu  
Planning Manager  
City of Manteca  
1001 W. Center Street  
Manteca, CA. 95336

RE: Villa Ticino West

Dear Mr. Cantu:

On behalf of Union Pacific Railroad, I am writing to oppose the Villa Ticino West project in the City of Manteca.

We object to the proposed project for three reasons. First, the project proximity will expose Union Pacific Railroad to additional incidents of trespass/fatality. Fatalities from trespass along our right of way have increased dramatically both nationally and in the State of California. It's a matter of public safety.

Secondly, the project will be subject to noise and other environmental considerations by our railroad operations. We are required, by state law, to execute the whistle at every crossing. This office receives numerous telephone calls and letters objecting to the blowing of the whistle. However, the whistle is

used to warn motorists of an oncoming train that could blast at all hours because we are a 24/7 operation.

Finally, thought ought to be given to traffic flow and subsequent congestion when our trains occupy the crossing. Blocked crossing are a chronic complaint by the public when residential or commercial development abuts our right of way and ingress/egress are prohibited.

Please accept this letter as record in the event future litigation shall occur.

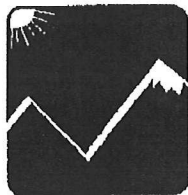
I am,

Sincerely,

A handwritten signature in black ink, appearing to read 'Wayne K. Horiuchi', with a long horizontal line extending to the right.

WAYNE K. HORIUCHI  
Special Representative

CC: Buzz Webb, California Public Utilities Commission



San Joaquin Valley  
Air Pollution Control District

December 11, 2003

City of Manteca  
Community Development Department  
1001 W. Center Street  
Manteca, Ca 95336

SUBJECT: NOTICE OF PREPARATION- VILLA TICINO WEST - VESTED  
TENTATIVE SUBDIVISION MAP.

Dear Sirs:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the proposed project and offers the following comments:

The San Joaquin Valley's air quality has been designated nonattainment by the EPA and by the Air Resources Board (ARB) for ozone and fine particulate matter (PM-10). The Federal Clean Air Act (CAA) and the California Clean Air Act require areas that are designated nonattainment to reduce emissions until standards are met.

The District recommends that the air quality section of the EIR have four main components. **Section one** should provide a description of the regulatory environment and existing air quality conditions impacting the San Joaquin Valley. **Section two** should provide estimates of existing emissions and projected pollutant emissions related to any increases in population, vehicle use, and construction activities along with an analysis of the effects of these increases. **Section three** should identify and discuss all existing District regulation that apply to the project. **Section Four** should identify and discuss all feasible mitigation measures which, after implementation, will reduce the air quality impacts generated by this project. Mitigation measures are emission reduction beyond those required in section three.

David L. Crow  
Executive Director/Air Pollution Control Officer

---

Northern Region Office  
4230 Kiernan Avenue, Suite 130  
Modesto, CA 95356-9322  
(209) 557-6400 • FAX (209) 557-6475

Central Region Office  
1990 East Gettysburg Avenue  
Fresno, CA 93726-0244  
(559) 230-6000 • FAX (559) 230-6061  
[www.valleyair.org](http://www.valleyair.org)

Southern Region Office  
2700 M Street, Suite 275  
Bakersfield, CA 93301-2373  
(661) 326-6900 • FAX (661) 326-6985

City of Manteca  
Villa Ticino West

December 11, 2003  
Page 2

**Section 1: *description of the regulatory environment and existing air quality conditions of the San Joaquin Valley.***

The District has several sources of information available to assist with the existing air quality and regulatory environment section of the EIR. The District's ***Guide for Assessing and Mitigating Air Quality Impacts (GAMAQI)*** contains discussions regarding the existing air quality conditions and trends of the San Joaquin Valley Air Basin, including those pollutants of particular concern: ozone, PM-10, and carbon monoxide. In addition, it provides an overview of the regulatory environment governing air quality at the federal, state, and regional levels.

**Section 2: *projected pollutant emissions generated during the construction and operational phases of the project.***

The growth-inducing and cumulative impacts analyses should take into consideration the existing and planned development both within the project area and in the surrounding areas. The District recommends using a regional transportation model to generate vehicle activity used to calculate motor vehicle emissions associated with large projects. If a regional transportation model is not available, the District recommends the use of the URBEMIS 2002 modeling program to estimate project emissions. Additional guidance is provided in the GAMAQI.

Additionally, the EIR should quantify emissions that are individually small but cumulatively significant sources of pollution. This includes, but is not limited to, emissions from natural gas combustion for space and water heating and emissions from gas-powered lawn and garden maintenance equipment. URBEMIS 2002 may also be used to quantify these emissions.

As the projects are considered for approval the applicant and the City should consider the toxic risk associated with diesel-fueled engines and vehicles. The California Air Resources Board has issued a report entitled ***Risk Reduction Plan to Reduce Particulate Matter Emissions from Diesel-Fueled Engines and Vehicles*** (October 2000). Appendix VII of the report provides several risk characterization scenarios, which may serve as a starting point for estimating risks from diesel engine emissions. The District will work with applicants to review appropriate methodology for estimating toxic risk.

**Section 3: District Rules and Regulations**

Current District Rules and Regulation should be addressed in this section, it would also be appropriate to discuss proposed rules that are being developed. Current Rules and Regulation as well as those being developed are available on the Districts web site at [www.valleyair.org](http://www.valleyair.org). Additionally, as individual projects are prepared it is strongly

City of Manteca  
Villa Ticino West

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Page 3

encouraged that the applicants contact the District for any updates. The following is a list of rules, which may apply to this project (this list may not be all inclusive):

- The construction phase of this project can generate emissions from the movement of soil, use of heavy equipment, bulk materials handling, asphalt paving and other related activities. As a result, this project is subject to District Regulation VIII (Fugitive Dust Prohibitions). The purpose of Regulation VIII is to reduce the amount of fine particulate matter (PM-10) entrained into the ambient air from man-made sources. The attached Compliance Assistance Bulletin highlights many of the requirements contained within Regulation VIII. The Compliance Assistance Bulletin is not meant to be all-inclusive, but it can be a useful compliance aid in the field and office alike. Regulation VIII continues to be updated, applicants can find the most current version on the District's web page at [www.valleyair.org](http://www.valleyair.org).
- On July 17, 2003 amendments to Rule 4901 were adopted by the District's Governing Board. Amendments to the rule affect future construction plans for both residential and commercial developments, the following is a summary of these changes:

*§5.3 Limitations on Wood Burning Fireplaces or Wood Burning Heaters in New Residential Developments.*

*Beginning January 1, 2004,*

*5.3.1 No person shall install a wood burning fireplace in a new residential development with a density greater than two (2) dwelling units per acre.*

*5.3.2 No person shall install more than two (2) EPA Phase II Certified wood burning heaters per acre in any new residential development with a density equal to or greater than three (3) dwelling units per acre.*

*5.3.3 No person shall install more than one (1) wood burning fireplace or wood burning heater per dwelling unit in any new residential development with a density equal to or less than two (2) dwelling units per acre.*

- One of the issues that will arise in conjunction with the proposed demolition is compliance with the National Emission Standards for Hazardous Air Pollutants (NESHAPS). Specifically, the primary air pollutant of concern is asbestos. To ascertain whether this project is subject to NESHAPS, the project applicant is advised to review the enclosed *Asbestos - Compliance Assistance Bulletin*, dated December 1994. Brian Dodds is the Northern Region's District contact for the program and is available should you need further assistance.

City of Manteca  
Villa Ticino West

December 11, 2003  
Page 4

- District Rule 4902 regulates the sale and installation natural gas-fired water heaters to limit the emissions of PM10 and NOx in residential developments.
- District Rule 4103 regulates the burning of agricultural material. Agricultural material may not be burned if the land use is converting from agriculture to nonagricultural purposes. In the event that the project burns agricultural material, it would be in violation of Rule 4103 and be subject to District enforcement action.

**Section 4: *mitigation measures.***

Mitigation measures must be included in the DEIR that reduce the emissions of reactive organic gases (ROG), nitrogen oxides (NO<sub>x</sub>), CO, and PM-10 to the maximum extent feasible. Site design and building construction measures that would reduce air quality impacts should be included. In addition, Transportation Control Measures (TCM) should be stressed to the maximum extent feasible. To reduce the reliance on the single occupancy vehicle and encourage the use of alternative modes of transportation thereby improving the air quality in the San Joaquin Valley, the District encourages the incorporation of pedestrian oriented development (POD) and transit oriented development (TOD) strategies into the General Plan. Specific goals, policies, and programs regarding POD and TOD can be found in the District's guidance document titled **Air Quality Guidelines for General Plans**. This document and other resource materials are available from the District upon request.

As a result of the Valley's nonattainment status, the District strongly recommends that the project applicants and the City of Manteca implement all feasible mitigation measures to reduce the amount of ozone precursors that will result from the buildout of this plan. Please note that some of these measures may already exist as City development standards. The following is a list of potential mitigation measures, the list is not meant to be all-inclusive, and the District encourages new and innovative ideas.

- Energy efficient design including automated control system for heating/air conditioning and energy efficiency beyond Title 24 requirements, lighting controls and energy-efficient lighting in buildings, increased insulation beyond Title 24 requirements, and light colored roof materials to reflect heat.
- Planting of deciduous trees on the south and westerly facing sides of buildings.
- Provide low nitrogen oxide (NO<sub>x</sub>) emitting and/or high efficiency water heaters.

City of Manteca  
Villa Ticino West

December 11, 2003  
Page 5

- If transit service is available to the project site, improvements should be made to encourage residents to use it. If transit service is not currently available, but is planned for the future, appropriate easements should be reserved to provide for future improvements such as bus turnouts, loading areas, and shelters.
- Sidewalks and bike paths should be installed throughout as much of the project as possible and should be connected to any nearby open space areas, parks, schools, commercial areas, etc.
- Provide for efficient interior circulation and pedestrian access within the project area and provide logical connection points for future development on the surrounding properties.
- Provide secure bicycle parking to encourage nonmotorized forms of transportation to and from facilities.
- Provide preferential parking spaces for those employees who participate in carpooling or vanpooling.
- Incorporate a compressed workweek schedule where feasible.
- Encourage creation of on-site employee cafeterias and eating areas.
- Natural gas lines and electrical outlets should be installed in patio areas to encourage the use of gas and/or electric barbecues.
- All housing units should include as part of the purchase an electric lawn mower and an electric edger.
- Prior to the issuance of construction contracts Stanislaus County should perform a review of new technology, as it relates to heavy-duty equipment, to determine what if any advances in emission reduction are available for use. It is anticipated that in the near future both NOx and PM10 control equipment will be available. The District would be available for consultation on this process.
- Install sandbags or other erosion control measures to prevent silt runoff to public roadways from sites with a slope greater than one percent.
- Install wheel washer for all exiting trucks, or wash off all trucks and equipment leaving the site.

City of Manteca  
Villa Ticino West

December 11, 2003  
Page 6

- Install wind breaks at windward sides of construction areas.
- All operations shall limit or expeditiously remove the accumulation of mud or dirt from adjacent public streets at least once every 24 hours when operation are occurring. (The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting t limit the visible dust emissions.)
- Use alternative fuel construction equipment.
- Limit the hours of operation of heavy-duty equipment and/or the amount of equipment in use.
- Replace fossil-fueled equipment with electrically driven equivalents (provided they are not run via a portable generator set).
- Curtail construction during periods of high ambient pollutant concentrations; this may include ceasing of construction activity during the peak-hour of vehicular traffic on adjacent roadways (Days declared as Spare the Air Days by the District).
- Air Quality impact fees should be developed to help fund additional air quality mitigation measure to further reduce air quality impacts.

Thank you for the opportunity to comment. If you have any questions, please feel free to contact me at (209) 557-6400.

Sincerely,



John Cadrett  
Environmental Planner  
Northern Region

APCD REF # 20030632

Enclosure  
C: file



## San Joaquin Valley Air Pollution Control District

### COMPLIANCE ASSISTANCE BULLETIN

September 2002

(Update from June 2002)

### *Fugitive Dust Control at Construction Sites*

**Regulation VIII, Fugitive PM<sub>10</sub> Prohibitions**, of the District's Rules and Regulations regulates activities that generate fugitive dust. Fugitive dust is emitted to the air from open ground or caused by activities such as excavation, transporting bulk materials, or travel on unpaved surfaces. "PM<sub>10</sub>" is a term applied to small sized particulate matter - microscopic dust particles - in the air. The San Joaquin Valley currently exceeds the air quality standards for particulate matter. It is for this reason that the District adopted Regulation VIII in 1993. Significant amendments to Regulation VIII were adopted in 2001 and became effective May 15, 2002. The following dust control and administrative requirements are applicable at construction sites:

**Visible Dust Emissions (VDE).** Visible dust emissions may not exceed 20% opacity during periods when soil is being disturbed by equipment or wind at any time. Dust control may be achieved by means of applying water before and during earth work and on traffic areas, phasing work to limit dust, and setting up wind fences to limit wind blown dust. VDE opacity of 20% means the amount of dust that would obstruct the view of an object by 20%.

**Soil stabilization.** Soil stabilization is required at any construction site after normal working hours and on weekends and holidays. This requirement also applies to inactive construction areas such as phased projects where disturbed land is left unattended. Applying water to form a visible crust on the soil is an effective method for stabilizing a disturbed surface area. Long-term methods include applying dust suppressants or establishing vegetative cover. Restricting vehicle access from the area will help to maintain a stabilized surface. Information regarding stabilization standards and test methods are in Rule 8011 – *General Requirements*.

**Carryout and Trackout.** These requirements are found in Rule 8041 – *Carryout and Trackout*. Carryout and trackout are materials adhered to vehicle tires and transport vehicles carried from a construction site and deposited onto a paved public road. Should carryout and trackout occur, it must be cleaned up at least daily, and immediately if it extends more than 50 feet from the exit point onto a paved road. The recommended clean-up methods include manually sweeping, sufficiently wetting the area prior to mechanical sweeping to limit VDE or using a PM<sub>10</sub>-efficient street sweeper. A blower device, or dry sweeping with any mechanical device other than a PM<sub>10</sub>-efficient street sweeper is prohibited.

Northern Region Office  
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(559) 230-6000 • FAX (559) 230-6062

Southern Region Office  
2700 "M" Street, Suite 275  
Bakersfield, CA 93301-2370  
(661) 326-6900 • FAX (661) 326-6965

**Haul Roads.** Dust control is required on all haul roads and unpaved vehicle and equipment traffic areas at construction sites, per Rule 8021 – *Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities*.

**Storage Piles and Bulk Materials.** The handling, storage, and transportation requirements for bulk materials are found in Rule 8031 – *Bulk Materials*. These requirements include: applying water as materials are handled, stabilizing or covering stored materials, and installing wind barriers to limit VDE. Limiting vehicle speed, loading haul trucks with a freeboard six inches or greater, covering haul trucks, or applying water to the top of the load are options for reducing VDE from vehicle transportation of bulk materials.

**Demolition.** Wetting of the exterior of a building to be demolished is required. Demolition debris and the area around the demolition must also be controlled to limit VDE. Cleaning up carryout and trackout must be completed according to Rule 8041. Demolition activities are also subject to the District's asbestos rule, Rule 4002 – *National Emission Standards for Hazardous Air Pollutants*.

**Dust Control Plans.** For large construction projects, Rule 8021 requires the owner or contractor to submit a Dust Control Plan to the District for approval at least 30 days prior to commencing construction activities. This requirement applies to projects that include 40 or more acres of disturbed surface area or will involve moving more than 2,500 cubic yards per day of material on at least three days during the project.

**Record keeping.** All sites subject to the regulation that employ dust control measures must keep records for each day any dust controls are used. The District has developed record keeping forms for water application, street sweeping, and for "permanent" controls such as applying long term dust palliatives, vegetation, ground cover materials, paving, or other durable materials. Pursuant to Rule 8011, records must be kept for one year after the end of dust generating activities.

**Exemptions.** Activities in areas above 3,000 feet elevation are exempt from all Regulation VIII requirements. The following exemptions in Rule 8021 apply to construction activities:

- Blasting activities
- Maintenance and remodeling of existing buildings if the addition is less than 50% of the size of the existing building or 10,000 square feet. These activities, however, are subject to the District's asbestos rule, Rule 4002.
- Additions to single family dwellings
- Mowing, disking or other weed control on sites less than ½ acre.

**Nuisance.** Whether or not the construction activity is exempt from the Regulation VIII requirements, any activity that creates fugitive dust must not cause a nuisance, per Rule 4102 - Nuisance. Therefore, it is important to monitor the dust generating activities and, if necessary, plan for and implement the appropriate dust control measures to limit the public's exposure to fugitive dust.

This is a basic summary of Regulation VIII as it applies to the construction industry. For more information contact the Compliance Division of the District office nearest to you.

**SAN JOAQUIN VALLEY UNIFIED AIR POLLUTION CONTROL DISTRICT**  
**Compliance Assistance Bulletin- December, 1994**  
**Asbestos Synopsis**

Asbestos Demolition/Renovation Summary	
<b>Prior to any renovation or demolition of a facility</b>	
<p><b>Inspect:</b> Conduct an asbestos inspection of the site before:</p> <ul style="list-style-type: none"> <li>-Any renovation which 160 sq. ft. of building materials, or 260 linear feet of pipe insulation will be disturbed, or</li> <li>-Any demolition of a facility with or without asbestos-containing materials</li> </ul> <p><b>Notify:</b> Submit an asbestos notification form for any regulated renovation or demolition, 10 working days before the activity.</p> <p><b>Fees:</b> Fees must be paid to the District with the notification for all regulated renovations and demolitions.</p> <p><b>Demolition Release Form:</b> Prior to any demolition, you must have completed a demolition release form. Upon its approval by the District this signed form may be used as proof (needed by the building official) of compliance with, or exemption from, the NESHAP notification requirements.</p> <p>Submit this form to the building department with your application for a demolition permit.</p>	
<b>Applicability</b>	
<p><b>Facilities</b> subject to the NESHAP (regulated facilities) include all commercial buildings, apartments with more than 4 units, other structures and non-portable equipment. Single family dwellings may be exempt, but only on a case by case basis.</p> <p><b>Demolitions</b> subject to the NESHAP (regulated demolitions) are demolitions of facilities described above, whether or not asbestos is present.</p> <p><b>Regulated renovation</b> applies to any activity in which 160 sq. ft. of regulated asbestos-containing building materials or 260 linear feet of asbestos-containing pipe insulation is disturbed at a regulated facility.</p>	
Asbestos Notification and Inspection Requirements	
<b>Definitions</b>	
<b>Facilities:</b>	<p>Facilities subject to the rule include "all structures, installations, buildings and equipment, except for single family dwellings and apartments with four or fewer dwelling units." Single family dwellings and apartments are also subject to the regulation if:</p> <ul style="list-style-type: none"> <li>-There is more than one building at a site being renovated or demolished, or</li> <li>-The building had been used for, or is being removed for a commercial or public use, or is to be used as a training burn exercise.</li> </ul>
<b>Demolition:</b>	<p>In addition to the total destruction of a structure, demolitions include "the removal of any structural load-bearing member from a facility together with any related handling operations or the intentional burning of a building: (training burns conducted by a fire fighting agency). Also, the separation of a structure from its foundation prior to relocation is a demolition.</p>
<b>Renovation:</b>	<p>Altering a facility or one or more facility components in any way, including the stripping or removal of regulated asbestos-containing material (RACM) from a facility component. Renovations include all activities in which asbestos could be disturbed at a regulated facility, including the clean up and removal of debris from buildings which have burned.</p>

**SAN JOAQUIN VALLEY UNIFIED AIR POLLUTION CONTROL DISTRICT**  
**Compliance Assistance Bulletin- December, 1994**  
**Asbestos Synopsis**

<p><b>Definitions, Continued</b></p> <p><i>Regulated Asbestos-Containing Materials (RACM) include:</i></p>   <p><i>Friable Asbestos-Containing Material (ACM):</i></p> <p><i>Category I nonfriable ACM:</i></p> <p><i>Category II nonfriable ACM:</i></p>	<p>(1) Friable asbestos-containing material (ACM).  (2) Category 1 nonfriable ACM in poor condition and "has become friable" or that has or will be subjected to sanding, grinding, cutting, or abrading.  (3) Category II nonfriable ACM that has a high probability of becoming, or as become, crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of demolition or renovation.</p> <p>Any material containing more than 1 percent asbestos, as determined by Polarized Light Microscopy (PLM) testing, which, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure.</p> <p>Any asbestos-containing packings, gaskets, resilient floor coverings, and asphalt roofing products containing more than 1 percent asbestos as determined by PLM testing.</p> <p>Any asbestos-containing materials, excluding Category 1 ACM, containing more than 1 percent asbestos as determined by PLM testing, which when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure.</p>
<p><b>Inspection:</b> done by, or under the direction of a Cal-OSHA certified consultant prior to:</p> <ul style="list-style-type: none"> <li>● Any regulated demolition.</li> <li>● Any renovation activity in which more than 160 sq. ft. of any building material or 260 linear feet of pipe insulation will be disturbed. An inspection is not required if the material to be disturbed is stipulated to be asbestos-containing and will be removed in accordance with the NESHAP.</li> </ul> <p><b>Inspection Report Must Include:</b></p> <ul style="list-style-type: none"> <li>● A schematic showing the location of all tested materials.</li> <li>● The following data for all asbestos-containing materials: <ol style="list-style-type: none"> <li>1. The amount and description of each material.</li> <li>2. Percent asbestos content.</li> <li>3. Whether or not the material is friable.</li> </ol> </li> </ul>	
<p><b>Notification:</b> An asbestos notification must be submitted to the District <u>at least 10 working days prior to:</u></p> <ol style="list-style-type: none"> <li>1. Any regulated demolition.</li> <li>2. Any renovation in which more than 160 sq. ft. or 260 linear ft. of RACM will be disturbed.</li> </ol> <p><b>A copy of the Asbestos Inspection Report must be included with the Notification.</b></p> <p>Notification will not be considered complete, nor will the 10 working day notice period begin until all required information and fees have been submitted to the District.</p>	
<p><b>Fees:</b> District Rule 3050 requires that nonrefundable asbestos fees be received along with asbestos job notifications. Fees must be paid for regulated asbestos abatement projects and regulated demolition projects, <u>whether or not asbestos is present.</u></p>	
<p><b>Demolition Release Form:</b> The California Health and Safety Code requires that the city or county building official have proof of compliance with, or exemption from, the asbestos notification requirement before he or she issues a demolition permit.</p> <p>After the District has received a demolition notification and is satisfied that the NESHAP notification requirements have been complied with, the District will issue a Demolition Release Form to the person who submitted the notification.</p>	
<p><b>Recycle and Waste Disposal:</b> The asbestos notification must also identify any building materials which will be recycled after removal from a project. The name of the recycling contractor and location of such activity must be identified.</p>	



THOMAS R. FLINN  
DIRECTOR

THOMAS M. GAU  
DEPUTY DIRECTOR

MANUEL SOLORIO  
DEPUTY DIRECTOR

STEVEN WINKLER  
DEPUTY DIRECTOR

BENTON ANGOVE  
BUSINESS ADMINISTRATOR



P. O. BOX 1810 - 1810 E. HAZELTON AVENUE  
STOCKTON, CALIFORNIA 95201-3018  
(209) 468-3000 FAX (209) 468-2999  
www.co.san-joaquin.ca.us

December 18, 2003

Mr. Benjamin Cantu, Planning Manager  
City of Manteca  
Community Development Department  
1001 West Center Street  
Manteca, California 95337

SUBJECT: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT  
REPORT - VILLA TICINO WEST - VESTED TENTATIVE SUBDIVISION MAP

Dear Mr. Cantu:

The San Joaquin County Department of Public Works has reviewed the environmental document for the above referenced project and our concerns, recommendations, and corrections are as follows:

The Public Services and Transportation Planning Divisions offer the following comment:

Project impacts to Airport Way, from State Highway Route 120 extending north of the project beyond Lathrop Road and towards the City of Stockton, should be investigated. The environmental document should address appropriate mitigation measures.

Thank you for the opportunity to be heard. Should you have questions or need additional information regarding the above comments, please contact me at 468-3085.

Sincerely,

A handwritten signature in cursive script that reads "Wendy Johnson".

WENDY JOHNSON  
Environmental Coordinator

WJ:ll  
TP-3L067-L1

c: Trueman D. Phillips, Senior Civil Engineer  
Michael McDowell, Senior Transportation Planner

Dec. 23. 2003 3:18PM

CA DEPARTMENT OF TRANSPORTATION

No.1890 P. 2/3

STATE OF CALIFORNIA—BUSINESS, TRANSPORTATION AND HOUSING AGENCY

ARNOLD SCHWARZENEGGER, Governor

**DEPARTMENT OF TRANSPORTATION**

P.O. BOX 2048 (1976 E. CHARTER WAY)  
STOCKTON, CA 95201 (95205)  
TTY: California Relay Service (800) 735-2929  
PHONE (209) 941-1921  
FAX (209) 948-7194



*Flex your power!  
Be energy efficient!*

December 23, 2003

**10-SJ-5-PM R016.73**  
**Vesting Tentative Subdivision Map**  
**NOP/DEIR**  
**Villa Tocino**  
**SCH #2003112106**

Benjamin Cantu  
Planning Manager  
Community Development Department  
1001 W. Center Street  
Manteca, California 95337

Dear Mr. Cantu:

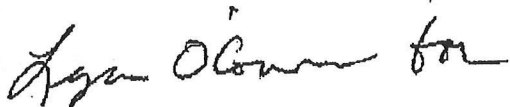
We appreciate the opportunity to review and comment on the Notice of Preparation (NOP) of the Draft Environmental Impact Report (DEIR) for the Vesting Tentative Subdivision Map (VTSM) concerning the proposed Villa Ticino Development Project (Project) for the City of Manteca (City). This Project is located at Airport Way and Louise Avenue and proposes to construct 760 single-family residences, 220 multi-family units, a commercial center of 325,000 square feet and associated infrastructure and public services.

Due to workload constraints, we were unable to complete our review in the allotted 30 day timeframe. However, we are looking forward to reviewing the DEIR and the Traffic Impact Study for this project, when available. It would be helpful if the TIS contained a cumulative analysis of this project with adjacent future projects.

Impacts will occur along US Hwy I-5, SR 99, and SR 120 which surround the City. Therefore, the City should continue to coordinate and consult with Caltrans to identify and address any potential impacts to existing transportation corridors and to future planned transportation corridor improvement projects within these locations.

If you have any questions or would like to discuss our comments in more detail, please contact Ms. Lynn O'Connor at (209) 948-7575 (email: Lynn\_O'Connor@dot.ca.gov) or myself at (209) 941-1921. We look forward in continuing to work with you in a cooperative manner.

Sincerely,

A handwritten signature in cursive script, appearing to read "Tom Dumas for".

**TOM DUMAS, Chief  
Office of Intermodal Planning**

Cc: State Clearinghouse, OPR

**DEPARTMENT OF TRANSPORTATION**

P.O. BOX 2048 (1976 E. CHARTER WAY)  
STOCKTON, CA 95201  
TDD (209) 948-7981  
PHONE (209) 948-7936  
FAX (209) 948-7194



*Flex your power!  
Be energy efficient!*

March 4, 2002

**10-SJ-5-PM R16.47  
CEQA Early Consultation  
Villa Ticino West  
Tentative Parcel Map SDV 02-01  
APN: East ½ Section 36, T1S,  
R6E MDB&M**

Mr. Kyle Kollar  
Community Development Director  
City of Manteca  
1001 W. Center Street  
Manteca, CA 95337

Dear Mr. Kollar:

Thank you for the opportunity to review the above-referenced document, a CEQA early consultation for a Tentative Parcel Map Application #SDV 02-01 submitted by Villa Ticino West for 364 homes located at the East ½ Section 36, T1S, R6E MDB&M in Manteca.

Transportation Planning has circulated these documents through our normal interdepartmental review process has received the following comments:

Traffic Operations:

- This subdivision for 364 single-family homes is approximately two miles from Interstate 5 and two miles from State Route (SR) 120 and will generate approximately 3640 additional ADT.
- Impact fees should be collected towards future improvements at Interstate 5 and Louise Avenue and at SR 120 and Airport Way.

If you have any questions or concerns regarding this project, please contact me at (209) 948-7936 (e-mail: [john\\_e\\_williamson@dot.ca.gov](mailto:john_e_williamson@dot.ca.gov)).

Sincerely,

**JOHN E. WILLIAMSON**  
Intergovernmental Review Coordinator  
for San Joaquin County

*"Caltrans improves mobility across California"*



San Joaquin Valley  
Air Pollution Control District

February 25, 2002

Kyle Kollar  
City of Manteca  
Community Development Department  
1001 W. Center Street  
Manteca, CA 95337

SUBJECT: VILLA TICINO VESTING TENTATIVE SUBDIVISION MAP 300 LOTS

Dear Mr. Kollar:

The San Joaquin Valley Air Pollution Control District (District) has reviewed the proposed project and offers the following comments:

The San Joaquin Valley's air quality has been designated nonattainment by the EPA and by the Air Resources Board (ARB) for O<sub>3</sub> (ozone) and PM-10 (fine particulate matter, dust). The Federal Clean Air Act (CAA) and the California Clean Air Act require areas that are designated nonattainment to reduce emissions until standards are met.

Based on the limited information provided, it appears that the construction and buildout of this project will contribute to the overall decline in air quality. Both short and long-term impacts related to the construction and operational phases of this project will deteriorate the ambient air quality thereby making it more difficult to meet mandated emission reductions and air quality standards. As a result, the District has developed both regulatory and advisory measures designed to reduce PM-10 and ozone precursor emissions.

Therefore the District recommends that the project be subject to an EIR. The air quality section of the EIR should have three main components. **Section one** should provide a description of the regulatory environment and existing air quality conditions impacting the San Joaquin Valley. **Section two** should provide estimates of existing emissions and projected pollutant emissions related to any increases in population, vehicle use, and construction activities along with an analysis of the effects of these increases. **Section three** should identify and discuss all feasible mitigation measures which, after implementation, will reduce the air quality impacts generated by this project.

**Section 1: Regulatory Environment and Existing Air Quality**

The District has several sources of information available to assist with the existing air quality and regulatory environment section of the DEIR. The District's *Guide for Assessing and Mitigating Air Quality Impacts* contains discussions regarding the existing air quality conditions and trends of the San Joaquin Valley Air Basin, including

David L. Crow  
Executive Director/Air Pollution Control Officer

Northern Region Office  
4230 Kiernan Avenue, Suite 130  
Modesto, CA 95356-9322  
(209) 557-6400 ♦ FAX (209) 557-6475

Central Region Office  
1990 E. Gettysburg Avenue  
Fresno, CA 93726-0244  
(559) 230-6000 ♦ FAX (559) 230-6061

Southern Region Office  
2700 M Street, Suite 275  
Bakersfield, CA 93301-2370  
(661) 326-6900 ♦ FAX (661) 326-6985

City of Manteca  
Villa Ticino

February 25, 2002  
Page 2

those pollutants of particular concern: ozone, PM-10, and carbon monoxide. It includes the District's thresholds of significance for ozone precursor emissions as well as an overview of the regulatory environment governing air quality at the federal, state, and regional levels. The ***PM-10 Attainment Demonstration Plan - May 15, 1997*** contains information and control strategies for PM-10. In addition, the District can provide air monitoring data and other relevant information.

### ***Section 2: Existing and Projected Emissions Levels***

The growth-inducing and cumulative impacts analyses should take into consideration the existing and planned development both within the project area and in the surrounding areas. The District recommends the use of the URBEMIS 7G modeling program to calculate the pollutant emissions resulting from motor vehicle trips generated by this development project.

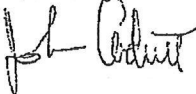
Additionally, the EIR should quantify emissions that are individually small but cumulatively significant sources of pollution. This includes, but is not limited to, emissions from natural gas combustion for space and water heating and emissions from gas-powered lawn and garden maintenance equipment. Emission factors for these sources of pollution are available from the South Coast Air Quality Management District ***CEQA Air Quality Handbook***, the Sacramento Metropolitan Air Quality Management District, and from this District.

### ***Section 3: Mitigation Measures***

Mitigation measures must be included in the DEIR that reduce the emissions of reactive organic gases (ROG), nitrogen oxides, carbon monoxide, and PM-10 to the maximum extent feasible. Site design and building construction measures that would reduce air quality impacts should be included. In addition, Transportation Control Measures (TCM) should be stressed to the maximum extent feasible. District staff should be consulted for input on appropriate TCMs.

If this project has been covered in a previous EIR that has addressed air quality issues please provide that information so that the District can make appropriate comments. Thank you for the opportunity to comment. If you have any questions, please feel free to contact me at (209) 557-6400.

Sincerely,



John Cadrett  
Environmental Planner  
Northern Region



March 4, 2002

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

Attn: Kyle Koller

SUBJECT: Villa Ticino West Vesting Tentative Subdivision Map  
Tract # 3104

RECEIVED  
MAR 05 2002  
Community Development Department

Dear Mr. Koller:

The South San Joaquin Irrigation District has completed its review of the tentative subdivision map for the above referenced development. The District requests that the following be made conditions of approval to the subdivision map:

1. Any proposed disposal of storm water that will ultimately discharge into District facilities shall conform to the District's current policy relative to storm drainage. Hydraulic calculations and plans for proposed storm system shall be provided to the District for review and approval and shall conform to the most current approved Storm Drainage Master Plan and Storm Drainage Agreement between the District and the City.
2. All District irrigation and drainage facilities which are determined by the District to be affected by the proposed development, shall be replaced with rubber gasket reinforced concrete pipe and shall be relocated, if necessary, to District approved locations. Further, hydraulic calculations to determine pipe size will be required for any design changes or relocations that are proposed on District facilities. In accordance with District standards, construction on District facilities is not allowed between February 15th and October 15th of any given year. As such, plans for pipeline improvements need to be received no later than mid-July (3 months before the end of water season), so that all construction work can be completed during the provided window period.
3. All improvements to the District facilities shall comply with the District's current standards, drawings, and policies. The developer shall enter into the necessary agreements, permits, etc., required by the District for construction of District facilities.
4. District facilities within the development, or impacted by the development, which provide storm water drainage or irrigation spill functions, shall not be abandoned, relocated, or replaced, unless alternate provisions are made to handle such drainage in accordance with District approval.

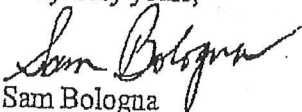
5. The property owner and/or developer shall execute Irrigation Service Abandonment Agreements and provide for the removal of irrigation and drainage facilities and structures on property no longer requiring irrigation service. The method of abandonment and extent of such removal shall be determined by District. Private irrigation facilities and easements shall be provided for private use to accommodate property that will still be using District water to irrigate adjacent to the development. The proposed connection of any such private facility to District facilities shall be approved in advance by the District.
6. Easements for all District facilities shall be dedicated on current District forms. Additional easements shall be dedicated for access to all manholes and control structures. All District easements shall be shown on the final map together with the District's standard acknowledgment. Easements for pipelines shall be a minimum of 30 ft. in width. Canal width easement will vary depending upon area needed to maintain and operate canal effectively. Necessary canal easement and canal improvements will be evaluated when plans are made available for review.
7. Improvement plans for both off-site and on-site improvements shall be submitted for review and approval by the District's Board of Directors. Prior to plan submittal, the developer shall submit a retainer for plan check and inspections required for the project in accordance with the current established fee schedule.
8. Upon completion of the project, the developer shall provide one complete set of "As-Built" drawings to the District for its future use.
9. The following statement shall be affixed or otherwise included within the approved development plans: "SSJD has adopted time limits limiting the period of its approval should the landowner/developer fail to substantially complete his development project in a timely manner and as per approved development plans. These time limits adopted by SSJD are in most cases equal to those utilized by the governmental agency or institution responsible for development approvals. Should the time limit be exceeded, SSJD reserves the right to then apply any of its current development standards and requirements."

Furthermore, the District reserves the right to apply additional conditions if development does not occur within one (1) year of the Planning Commission's approval.

Additionally, the District requests that it be notified by the Planning Department when approval has been given with the above stated conditions.

If you have any questions, please contact me in the Engineering Department at (209)823-3101, ext.111.

Very truly yours,

  
Sam Bologna  
Engineering Department Supervisor

cc: Stevan Stroud

**SAN JOAQUIN COUNTY  
COMMUNITY DEVELOPMENT DEPARTMENT**1810 E. HAZELTON AVE., STOCKTON, CA 95205-8232  
PHONE: 209/468-3121 FAX: 209/468-3163

March 1, 2002

Kyle Kollar,  
Community Development Director  
City of Manteca Community Development Department  
1001 W. Center Street  
Manteca, CA 95337

RECEIVED  
MAR 05 2002  
Community Development Department

RE: VILLA TICINO TENTATIVE SUBDIVISION MAP

Dear Mr. Kollar:

Thank you for sending the tentative subdivision map for the above referenced project to San Joaquin County. The San Joaquin County Community Development Department has reviewed the tentative subdivision map and offers the following comments:

**Conversion of Agricultural Land**

The subject property is 126.89 acres within the City of Manteca. The proposed area has General Plan designations of R/L (residential low density) and PARK and is zoned R-1 (single family residential) by the City of Manteca. The area is now in agricultural production. The County is concerned about the conversion of agricultural land and potential mitigation measures.

The California Environmental Quality Act (CEQA) Guidelines provide for five categories of mitigation measures that avoid, minimize, rectify, reduce, eliminate, or compensate for significant environmental effects of the proposed project (Section 15370). Compensation as a mitigation technique is used to justify the loss of habitat for rare, threatened, or endangered species.

Although mitigation by this project for the loss of farmland would not reduce the impact to less than significant, mitigation must still be provided to minimize, reduce, or compensate for the loss of farmland. This project must provide some mitigation for the significant loss of agricultural land.

There are several ways a "Project" proponent can minimize, reduce, or compensate for the significant loss of agricultural land, whether significant only by the loss proposed by "Project" or cumulatively significant, including, but not limited to:

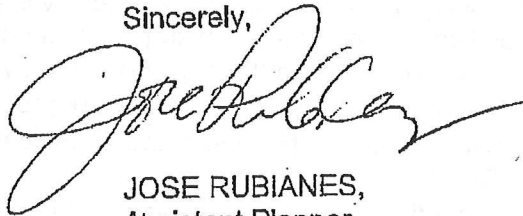
1. By providing water supply for agriculture
2. By assisting agriculturists in developing restoration and conservation projects.

Kyle Kollar  
Page Two  
March 1, 2002

3. By purchasing and combining smaller parcels to make agriculture more viable.
4. By conducting or funding flood plain restoration projects that benefit agriculture.
5. By developing or funding buffer zones between urban development and agricultural land.
6. By improving levees to protect agricultural land from flooding.
7. By conducting or funding erosion control projects that benefit agriculture
8. By clustering development of the "Project" to support efficient use of agricultural lands.
9. By conducting or providing funding for techniques that increase production by identifying new processes, new techniques, or new crop potential on heretofore limited agricultural production lands, i.e., converting grazing land to vineyards.
10. By conducting or funding programs that identify best agriculture management practices to increase efficiencies, such as land adjacent to wetlands, and potentially bring more agricultural land into production.
11. By conducting or funding Urban Limit Line studies that provide for improvement of geometric shape and compactness of urban development that reduce pressure to prematurely convert agricultural lands.

For San Joaquin County to accommodate future anticipated population there will be a loss of agricultural land. This is because all cities in the County are built on and surrounded by agricultural land. Another method to mitigate for the loss of agricultural land is to obtain agricultural conservation easements that assure the availability of agricultural land for the long term. The county has hired a consultant to study the feasibility of establishing a countywide mitigation fee. Currently, the American Farmland Trust is assisting property owners in obtaining easements.

Sincerely,



JOSE RUBIANES,  
Assistant Planner



# CITY OF MANTECA

COMMUNITY DEVELOPMENT  
DEPARTMENT

April 9, 2002

Jim Rachels  
322 Sun West Place  
Manteca, Ca 95337

Subject: Villa Ticino West Vesting Tentative Map.

Dear Mr. Rachels:

Thank you for the opportunity to discuss with you the Villa Ticino West project. Per our discussion I have provided you with a current list of comments which came from our meeting. I have also included for your information copies of all comments received regarding your project to date.

### Public Works Department

Dave Vickers, Traffic Analyst 209-825-2308

- Louise Avenue improvements shall be provided the entire length.
- Geneva will be right in/right out only.
- Crom Street intersection with Airport will be signalized.
- Center Street intersection with Airport will be signalized.
- Providing swale in conjunction with a bikeway is a good design element. Would also like to see a class 1 bike path along frontage on Airport. City staff would like to work with the existing right of way and would hope to see this bike path connect to the linear park proposed for later phases.
- Developer should look to provide calming devices for the extension of Swanson Road.
- Streets intersecting Louise Avenue must align with driveways on other side of the street.
- Developer shall provide the necessary conduit for future installation of the flashing lights utilized for warning lights in front of the proposed fire station.
- All signal work shall be done for the ultimate right of way
- Street improvements along the Commercial frontage shall include curb and gutter.
- Developer may wish to have neighborhood meeting regarding the extension of Crom Street and Swanson Road.

Joe Hulsey, Senior Engineering Technician (209-239-8466)

- No percolation basin allowed.
- With the first phase of the project the applicant shall install a storm drain pump station.
- Provide documentation to the City that there is capacity within the forced main.

Fire Department (George Quaresma, Fire Chief (209-239-8435))

- The subdivision as designed provides adequate connectivity
- The Fire Station site is appropriately located within the proposed commercial area.
- The location of the park is good as it limits the number of homes adjacent to the Railroad tracks and the adjacent Industrial project across the street.
- Attached is a copy of the Fire Department conditions for the project

Parks and Recreation Department

Steve Houx, Parks and Recreation Director (209-239-8471)

Additional information regarding the number of parks and locations were given during the meeting and Parks and Rec will assess the project based on this additional information.

Community Development

Terrence Grindall, Redevelopment Manager (209-239-8468)

- A portion of the project will be within the Redevelopment Project Area. Within the project area for every 8 new units built there must be 2 new affordable units developed.

Kyle Kollar, Community Development Director (209-239-8427)

- Staff has evaluated the existing EIR for the project site and has determined that the existing EIR is insufficient and a Subsequent EIR will be required.

Police Department

Rex Osborn, Crime Prevention/Community Relations (209-239-8441)

- The entire subdivision should be evaluated and conditions placed upon it as a whole. This would include all those areas that say "Not a Part".
- Crom Street needs to be completed past street 13 down to at least Swanson Ave.
- With the current plan there is very limited access into the residential area and this could create a safety response issue to the area. With the current access only being that of street 13, there will be increased traffic on streets that have no clear travel path which may result in a lot of people becoming lost in the residential area trying to find their way around and out.

- Park Basin: The north and west edges of this park need to be fenced. The fence material needs to be that of decorative iron. Louise Ave. and this park is not a good mix as an open non-fenced area. Also, if the area is fenced by a solid block wall it will create non-defendable space on the north and west sides. Louise Ave is also a high-speed roadway and by putting in a decorative fence it will reduce the likelihood of balls and park users such as children from entering the roadway. There would need to be access gates on the north fence to allow pedestrians and park users the option of going into the park from Louise Ave.
- The area on the West Side of the plan called "French Camp Slough". We have asked before what plans were being made for that land between the back of the homes and slough. We would suggest that if this were going to be an open area that it is considered for a bike path. We will need to know what plans are being made for this area to adequately determine our concerns for the area. If left open and un-controlled the police feel that it will become a hazard for unauthorized users of the area and increases the likelihood of criminal activity. This will directly effect the homes on the west side of the plan.

**San Joaquin Valley Air Pollution Control District**

The district notes that the Valley has been designated nonattainment by the EPA and by the Air Resources Board (ARB) for O3 (ozone) and PM-10 (fine particulate matter, dust) The Federal Clean Air Act (CAA) and the California Clean Air Act require areas that are designated nonattainment to reduce emissions until standards are met.

The District recommends the project be subject to an Environmental Impact Report (EIR). (Memo attached)

**Caltrans**

Impact fees should be collected towards future improvements at Interstate 5 and Louise Avenue and at SR 120 and Airport Way. (memo attached)

**South San Joaquin Irrigation District**

Standard conditions (letter attached)

**San Joaquin County Community Development Department** (letter attached)

PG&E (letter attached)

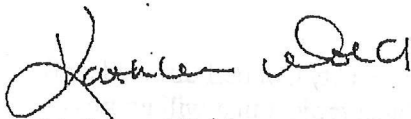
**City of Lathrop** (letter attached)

During the previous meetings that the Community Development staff has had with you and your client, questions have arisen regarding the timing of this

project and the General Plan Update project. The General Plan Update project is scheduled to have a draft report by the end of July 2002. It is anticipated that immediately following the submittal of the draft to the City, staff will proceed with the Public Hearing processes before the Planning Commission and the City Council. Under a best case scenario staff anticipates the final adoption to be fall of 2002.

You have also requested a time line for the Villa Ticino West project. The project has been reviewed for completeness and a letter indicating the results of this review was forwarded to you on March 1, 2002. After the project has been deemed complete the project will be scheduled for environmental review. Because staff has indicated that a Subsequent EIR is necessary the timing for environmental review can not be determined at this point in time.

Sincerely,



Kathleen Wold  
Senior Planner

# City of Lathrop

## Community Development

### Planning Division

(209) 858-2860, Extension 327

(209) 858-5259 Facsimile



March 4, 2002

Kyle Kollar  
Community Development Director  
City of Manteca  
1001 West Center Street  
Manteca, CA 95337

Subject: Vesting Tentative Map N0. 3104 (Villa Ticino)

At its regularly scheduled meeting of November 7, 2000, the Lathrop City Council directed staff to submit this letter recommending conditions be added to the subject project that will address concerns of the City of Lathrop related to permitting the development of approximately 890 single family dwellings on property located south from Louise Avenue between the Union Pacific Railroad tracks adjacent to the City of Lathrop and Airport Way. These recommended conditions remain unchanged.

The City of Lathrop has reviewed the Mitigation Monitoring Recommendations for the project as they relate to traffic, storm water runoff, and the existing City of Lathrop sewer easement.

The traffic impact to Louise Avenue in the City of Lathrop is of particular concern. The residents of Lathrop pay for street maintenance on Louise Avenue caused by traffic generated in Manteca. There is a significant additional impact caused by the proposed residential development of approximately 890 homes on Louise Avenue. The City of Lathrop has an established regional traffic impact fee that developers are required to pay that addresses similar impacts beyond our city limits and indeed County-wide. At a joint Manteca/Lathrop City Council Meeting previously, it was stated that Manteca in fact has a regional fee. The City of Lathrop therefore requests that a regional traffic impact fee be imposed on this project that states that a share of the regional fee to be used outside of Manteca be allocated to affected infrastructure in Lathrop, including the Louise Avenue at Interstate-5 interchange. Because of the age of the Environmental Impact Report, the City of Lathrop requests that a new traffic study be prepared to appropriately address all traffic related impacts, including regional issues and impacts to the City of Lathrop circulation system.

Issues associated with storm water runoff from the project site to the City of Lathrop have also been addressed in the Mitigation Monitoring Recommendations for this project. The quality of storm water runoff from the developed project site is expected to decline resulting from non-point source urban pollutants, which will contribute to incremental degradation of both the surface and groundwater quality.

March 4, 2002

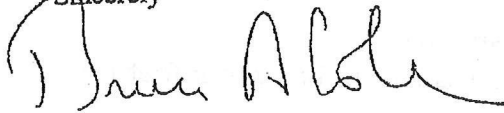
Page 2

The City of Lathrop has several groundwater wells in the project's vicinity for its municipal supply that may be adversely affected by the project unless the City of Manteca implements the requirements for erosion, water and air pollution control laws and regulations in effect at the time of construction, such as but not limited to the National Pollution Discharge Elimination System best management practice requirements.

The City of Lathrop has an existing sanitary sewer easement along the westerly boundary of the proposed development. We request that a condition be added to the project that restricts access to this easement during construction and post development of anyone but the City of Lathrop maintenance personnel.

Please advise me of the date of any Planning Commission or City Council meeting on this subject application. Thank you.

Sincerely



Bruce Coleman  
Community Development Director

cc: Ramon Batista, Assistant City Manager  
Deanna Walsh, Project Manager

**Kathy Wold**

---

**From:** Terrence Grindall  
**Sent:** Friday, February 15, 2002 10:38 AM  
**To:** Kathy Wold  
**Subject:** Villa Ticino West

Kathy,

I have some comments for your consideration on Villa Ticino West

1) I'm concerned that this is not the entire project and that the design of future phases is essentially being dictated by this segment. Doing this piecemeal may foreclose opportunities. Perhaps a Master Plan for the Area? Note: the "other" part of this project is in the Redevelopment Project Area.

2) Speaking of Redevelopment Project Areas- we must provide 2 affordable units for every 8 we develop in the project area. We have a huge deficit already. Where are we going to put these homes? Couldn't some of these units be affordable? We could buy affordability convents from the developers? They could even get a density bonus. Just because they are single family detached does not mean we can't provide some affordability- there are numerous options.

3 The Park should not be located at the northeast corner of the site. That area is:

- Adjacent to a very busy street
- inaccessible from the majority of the development
- is across the street from industrially zoned property.
- is on the City Boundary. Are we providing parks for Lathrop?

I'm not an urban designer but a linear park maybe along the existing surface water feature would make more sense.

I hope this is helpful

Thank you for the opportunity to comment. Please keep me informed.

*Terrence Grindall*

**Manager, Manteca Redevelopment Agency**

**Ph-209-239-8468**

**Fax-209-825-2349**

-MEMO-

TO: Kathy Wold-Community Development Department  
FROM: Ron Waddle-Division Chief, Fire Prevention Division  
DATE: March 26, 2002  
SUBJECT: SITE PLAN REVIEW.... VICILLA TICINO WEST  
VESTED SUBDIVISION MAP



I have reviewed the site plan listed above and have the following comments:

- 1) The Fire Department requests the minimum dimension for the new fire station site to be 135' wide by 250' deep. The requested site should include frontage onto Louise Ave.
- 2) All residential address numbers shall be plainly visible from the street fronting the property. Said numbers shall contrast with their background.
- 3) Fire hydrants shall be installed according to City of Manteca Standards in the following locations:
  - 1) S/W corner of lot #36
  - 2) N/E corner of lot #33
  - 3) N/E corner of lot #93
  - 4) Mid-point between lots #86 & 87
  - 5) N/E corner of lot #164
  - 6) N/E corner of lot #175
  - 7) Mid-point between lots #180 & 181
  - 8) N/E corner of lot #357
  - 9) N/W corner of lot #342
  - 10) Mid-point between lots #359 & 360
  - 11) Mid-point between lots #330 & 331
  - 12) Mid-point between lots #249 & 250
  - 13) N/E corner of lot #348
  - 14) S/E corner of lot #185
  - 15) S/W corner of lot #103
  - 16) Mid-point between lots #41 & 42
  - 17) S/E corner of lot #111
  - 18) N/E corner of lot #46
  - 19) N/E corner of lot #115

(1 of 2)

- 20) N/W corner of lot #119
  - 21) N/W corner of lot #131
  - 22) S/W corner of lot #322
  - 23) Mid-point between lots #1 & 13
  - 24) N/E corner of lot #158
  - 25) N/W corner of lot #150
  - 26) N/E corner of lot #311
  - 27) N/W corner of lot #245
  - 28) S/W corner of lot #226
  - 29) S/E corner of lot #198
  - 30) N/E corner of lot #217
  - 31) S/W corner of lot #213
  - 32) Mid-point between lots #210 & 211
  - 33) N/W corner of lot #A (30.96 acres)
  - 34) N//E corner of lot #B (fire station)
- 4) Permit fees (government building use, fire facility fee and major equipment purchase) for each residential unit shall comply with Manteca Municipal Ordinance Section 15.04.060 (Ordinance #1173).
  - 5) Streets within the subdivision shall meet City of Manteca Standard for all weather roadways prior to the issuance of any building permits.
  - 6) Fire protection systems (fire hydrants, water mains, etc.,) shall be installed, tested and approved by the City prior to the issuance of any building permits.
  - 7) The submitted plans didn't list specific street names. Proposed street names should be submitted to the Fire Department as soon as possible for review and approval.

**Kathy Wold**

---

From: Rex J. Osborn [rosborn@ci.manteca.ca.us]  
Sent: Monday, February 11, 2002 6:07 PM  
To: Kathy Wold  
Cc: Rex Osborn  
Subject: Villa Ticino West Vested Subdivision Map

TO: Kathy Wold  
FR: Rex Osborn, CP/CRO  
Office of the Chief of Police  
RE: Villa Ticino West Vested Subdivision Map

Upon review of the subdivision map the following conditions or concerns are noted by the police department

1: The entire subdivision should be evaluated and conditions placed upon it as a whole. This would include all those areas that say "Not a Part".

A: Crom Street needs to be completed past street 13 down to at least Swanson Ave.

1: With the current plan there is very limited access into the residential area and this could create a safety response issue to the area. With the current access only being that of street 13, there will be increased traffic on streets that have no clear travel path, basically a lot of people will become lost in the residential area trying to find their way around and out.

B: Park Basin

1: The north and west edges of this park need to be fenced. The fence material needs to be that of decorative iron. Louise Ave. and this park are not a good mix as an open non fenced area. Also, if the area is fenced by

west sides. Louise Ave is also a high speed roadway and by putting in a decorative fence it will reduce the likelihood of balls and park users such as children from entering the roadway. There would need to be access gates on the north fence to allow pedestrians and park user the option of going into the park from Louise Ave..

C: The area on the west side of the plan called "French Camp Slough".

1: We have asked before what plans were being made for that land between the back of the homes and slough. We would suggest that if this is going to be an open area that it be considered for a bike path. We will need to know what plans are being made for this area to adequately determine our concerns for the area. If left open and un-controlled the police feel that it will become a hazard for unauthorized users of the area and increases the likelihood of criminal activity. This will directly effect the homes on the west side of the plan.

At this point we find very few issues regarding this subdivision, however want the above mentioned items addressed prior to approval. Please contact me with any additional you may have. Also, parks and recreation needs to be consulted regarding the park requirements.

MEMORANDUM

TO: KATHY WOLD, SENIOR PLANNER

FROM: ED MAZE, PARKS MANAGER

DATE: 3-4-02

SUBJ: VILLA TICINO WEST VESTED SUBDIVISION MAP

Listed below are comments from the Parks and Recreation Department regarding the submitted subdivision map of Villa Ticino West.

- Park site must be more centralized to the ultimate neighborhood being served. Park could be placed at edge of phase 1 to be expanded at later date.
- Do not locate park site along frontage of 60' or greater streets.
- 1 acre of upland must be provided in a configuration suitable for playground construction site. This area to be at street grade.
- Final subdivision maps must be submitted to City Arborist for street tree designations.



**Pacific Gas and  
Electric Company**

February 19, 2002

City of Manteca  
Community Development Department  
1001 W. Center St.  
Manteca, CA 95337

Attention: Kyle Kollar

**Subject: Villa Ticino Vested Subdivision Map**

This is in reference to your letter dated February 4, 2002, regarding the above subject.

PG&E has reviewed the subject proposal and requests the following items be made conditions of approval:

1. Grant a PUE for the existing poleline that runs along the westerly property line of the proposed subdivision.
2. Any existing PG&E facilities affected by this project will be relocated or placed underground at the owner's or developer's expense.

Thank you for the opportunity to review this matter, if you have any questions please call me at (209) 942-1447.

Sincerely,

A handwritten signature in cursive script that reads 'Bob Jones'.

Bob Jones  
Land Technician



**APPENDIX B**

URBEMIS 2002 For Windows 7.4.2

File Name: <Not Saved>  
 Project Name: Villa Ticino West  
 Project Location: San Joaquin Valley  
 On-Road Motor Vehicle Emissions Based on EMFAC2002 version 2.2

SUMMARY REPORT  
 (Tons/Year)

AREA SOURCE EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10
TOTALS (tpy, unmitigated)	19.57	4.27	86.28	0.30	13.75

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10
TOTALS (tpy, unmitigated)	32.53	41.95	367.83	0.21	36.31
TOTALS (tpy, mitigated)	32.53	41.95	367.83	0.21	36.31

SUM OF AREA AND OPERATIONAL EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10
TOTALS (tpy, unmitigated)	52.10	46.22	454.11	0.51	50.06

Both Area and Operational Mitigation must be turned on to get a combined mitigated total.

## URBEMIS 2002 For Windows 7.4.2

File Name: <Not Saved>  
 Project Name: Villa Ticino West  
 Project Location: San Joaquin Valley  
 On-Road Motor Vehicle Emissions Based on EMFAC2002 version 2.2

DETAIL REPORT  
 (Tons/Year)

## AREA SOURCE EMISSION ESTIMATES

Source	ROG	NOx	CO	SO2	PM10
Natural Gas	0.20	2.61	1.10	-	0.00
Wood Stoves	10.51(5.36)	1.65(0.81)	84.24(42.5)	0.27(0.14)	13.74(7.0)
Fireplaces	0.00	0.00	0.00	0.00	0.00
Landscaping	0.11	0.01	0.94	0.03	0.00
Consumer Prdcts	8.75	-	-	-	-
TOTALS (tpy, unmitigated)	19.57(14.07)	4.27(2.46)	86.28(44.44)	0.30(0.17)	13.75(7.00)

UNMITIGATED OPERATIONAL EMISSIONS

	ROG	NOx	CO	SO2	PM10
Single family housing	12.74	16.99	150.50	0.09	15.09
Multiple Family Residential	2.66	3.41	30.18	0.02	3.03
Commercial Center	17.13	21.54	187.16	0.10	18.20
TOTAL EMISSIONS (tons/yr)	32.53	41.95	367.83	0.21	36.31

Includes correction for passby trips.  
Includes a double counting reduction for internal trips.

OPERATIONAL (Vehicle) EMISSION ESTIMATES

Analysis Year: 2008 Temperature (F): 85 Season: Annual

EMFAC Version: EMFAC2002 (9/2002)

Summary of Land Uses:

Unit Type	Trip Rate	Size	Total Trips
Single family housing	9.57 trips / dwelling units	760.00	7,273.20
Multiple Family Residential	6.63 trips / dwelling units	220.00	1,458.60
Commercial Center	42.92 trips / 1000 sq. ft.	324.00	13,906.08

Vehicle Assumptions:

Fleet Mix:

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Light Auto	55.00	1.60	98.00	0.40
Light Truck < 3,750 lbs	15.00	2.70	95.30	2.00
Light Truck 3,751- 5,750	16.20	1.20	97.50	1.30
Med Truck 5,751- 6,500	7.20	1.40	95.80	2.80
Lite-Heavy 8,501-10,000	1.10	0.00	81.80	18.20
Lite-Heavy 10,001-14,000	0.40	0.00	50.00	50.00
Med-Heavy 14,001-33,000	1.00	0.00	20.00	80.00
Heavy-Heavy 33,001-60,000	0.90	0.00	11.10	88.90
Line Haul > 60,000 lbs	0.00	0.00	0.00	100.00
Urban Bus	0.20	0.00	50.00	50.00
Motorcycle	1.70	76.50	23.50	0.00
School Bus	0.10	0.00	0.00	100.00
Motor Home	1.20	8.30	83.30	8.40

Travel Conditions

	Residential			Commercial		
	Home-Work	Home-Shop	Home-Other	Commute	Non-Work	Customer
Urban Trip Length (miles)	10.8	7.3	7.5	9.5	7.4	7.4
Rural Trip Length (miles)	16.8	7.1	7.9	14.7	6.6	6.6
Trip Speeds (mph)	35.0	35.0	35.0	35.0	35.0	35.0
% of Trips - Residential	32.9	18.0	49.1			

% of Trips - Commercial (by land use)

Commercial Center	2.0	1.0	97.0
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Changes made to the default values for Land Use Trip Percentages

Changes made to the default values for Area

The fireplcase option switch changed from on to off.

Changes made to the default values for Operations

The pass by trips option switch changed from off to on.

The operational emission year changed from 2004 to 2008.

The double counting internal work trip limit changed from to 278.1216.

The double counting shopping trip limit changed from to 139.0608.

The double counting other trip limit changed from to 4287.3138.

The travel mode environment settings changed from both to: none



**APPENDIX C**

# Memo

**To:** Ben Cantu  
**From:** Keith Conarroe *KHC*  
**CC:** Mike Brinton w/o attachments  
Jim Podesta w/o attachments  
**Date:** February 20, 2004  
**Re:** **Villa Ticino West – Water Supply Verification**

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## Introduction

The water supply planning for the Villa Ticino West development was initiated in 2002 by comparing the water demand for the development to the available supply. This water supply assessment also included the Dutra Farms, Bella Vista Units 1-4, Villa Ticino Units 1-6 and Villa Tuscany developments. The assessment found the water supply was insufficient to meet peak hour demand of the developments. The construction of Well 25 was recommended to provide the water for these developments. Well 25 was drilled in 2003 and the well improvements (well house, mechanical and electrical equipment) will be constructed in 2004. With the completion of Well 25 and the addition of surface water to the Manteca water system, there will be an adequate water supply for the Villa Ticino development.

The attached memorandum, Water Supply and Demand Memorandum, and following Water Supply Planning address the water supply verification required by the California Public Resources Code, the Water Code, the Business and Professions Code and the Government Code as amended by the Senate Bill 610 and 221 in 2001.

## Water Supply Planning

Water Supply Planning. The City Manteca water supply planning is documented in the 2002 Water Master Plan and the Urban Water Management Plan – 2002 Update. The City limits

the number of new sewer connections to 3.9 percent per year. The 3.9 percent growth limit is used in both the Water Master Plan and the Urban Water Management Plan to project future water demand. Beginning in 2005, both the Water Master Plan and Urban Water Management Plan include groundwater and surface water from the South County Surface Water Supply Project as sources of water for the City of Manteca.

The Water Master Plan and the Urban Water Management Plan do not refer to specific developments but the demand presented by known developments is included in the water supply planning process. Villa Ticino West has water allocated from Well 25 and from the surface water project.

The Water Master Plan included the construction of wells 24, 25, 26 and 27 in its capital improvement plan. These wells provide water for planned developments. Well 25 was drilled in 2003 and has a capacity of 2,500 gallons per minute. Well 25 improvements are scheduled for completion in 2004. Well 24, which is required to supply water for other planned developments, has been drilled. The construction of the Well 24 improvements will be started in 2004 and is scheduled for completion in 2005. Wells 26 and 27 have not been drilled at present.

The 2000 Urban Water Management Plan – 2002 Update was adopted in December of 2002. The Urban Water Management Plan includes water supply and demand comparisons through 2020 assuming a 3.9% growth in water demand. During the planning period water is supplied by groundwater and surface water from the South County Water Supply Project. The Urban Water Management Plan also contains the single and multiple dry year water demand-supply comparisons and the water supply shortage contingency planning. The water supply and demand comparisons from the Urban Water Management Plan are included in Attachment 2. The comparisons show the water supply should exceed projected demand through the planning period. The increase in future water supplies is provided by the planned increase in surface water deliveries and drilling of new wells to meet peak water demands and supplement surface water in dry years.

Groundwater Management. The City of Manteca draws groundwater from the Eastern San Joaquin County Groundwater Basin (ESJCGB), which is a subbasin of the San Joaquin Valley Groundwater Basin. The California Department of Water Resources identified the ESJCGB as a basin in a state of overdraft in DWR Bulletin 160-98. A groundwater management plan has not been adopted for the ESJCGB. The San Joaquin County Flood Control and Water Conservation District is developing a groundwater management plan for San Joaquin County. The City of Manteca is participating in the development of the groundwater management plan.

In the Manteca area the safe aquifer yield has been estimated at 1 acre-ft/acre/year. Historically, Manteca has been extracting groundwater at a rate of 2.4 acre-ft/acre/year. Both the Water Master Plan and the Urban Water Management Plan recognize the overdraft in the basin. To reduce Manteca's overdraft, the City is obtaining surface water from the South County Water Supply Project in the 2005. The City will reduce its groundwater extraction to the safe aquifer yield of 1 acre-ft/acre/year when the surface water is available.

Water Supply Reliability. Water supply reliability is addressed in the Urban Water Management Plan. In past droughts, the groundwater supply has been very reliable. Groundwater levels have dropped during severe droughts but recovered in subsequent years. However, there has been a long-term drop in groundwater levels (approximately 4 feet since 1964) in the Manteca area. The drop in groundwater is due to both the local groundwater pumping and the severe overdraft in the central and eastern portions of the groundwater basin. An objective of the groundwater management plan is to stabilize the groundwater level in the central and eastern portions of the basin. The combined effort of Manteca to reduce groundwater overdraft and the San Joaquin County Groundwater Management Plan should help maintain the historical reliability Manteca's groundwater.

The City of Manteca, along with the Cities Escalon, Lathrop and Tracy contracted with the South San Joaquin Irrigation District in 1995 to supply treated surface water (Attachment 3). Construction began on the project in 2004 and is scheduled for completion in 2005. The capital outlay and permits for the surface water project are summarized in Attachment 4. The South San Joaquin Irrigation District, which is supplying the surface water from the Stanislaus River, has pre-1914 water rights. With the construction of New Melones Reservoir, the SSJID entitlement was negotiated with the DWR at 300,000 acre-ft per year. The entitlement is subject to reductions when the New Melones inflow is less than 600,000 acre-feet. An examination of the inflows between 1922 and 2000 indicated that SSJID would have received its full allocation of 300,000 acre-ft in all but 16 years during this period. The severity of possible reductions by examining the three lowest inflow years of 1977, 1924 and 1988, which would have reduced SSJID's allocation by 37, 24 and 23 percent, respectively. Conservation and increased groundwater pumping can sustain reductions of this order. Based on this, the surface water supply is considered a reliable source but the supply can be reduced in low flow years. Manteca plans to construct additional groundwater wells to maintain full water supply with a 50% reduction in surface water supply.

Changes in water quality standards have the potential to reduce available groundwater available to the City. The Federal Maximum Contaminant Level (MCL) for arsenic was lowered from 50 ug/l to 10 ug/l in 2001. The State of California is also evaluating the arsenic MCL, which could be lower than the Federal MCL. The revised arsenic MCL becomes effective in 2006. Twelve of the City wells exceed the revised Federal arsenic MCL, with concentrations ranging from 12 to 19 ug/l. Manteca is currently evaluating arsenic treatment and water management alternatives to maintain Manteca's water supply capacity.

## **Conclusion**

The City of Manteca will have an adequate supply of water for the Villa Ticino West development. Well 25 and the surface water project will supply the water for the development. The City is addressing issues that may affect the reliability of its water supply, which include overdraft of the basin groundwater and the reduced arsenic MCL. Additional information on Manteca's water supply planning is available in the 2002 Water Master Plan and the Urban Water Management Plan – 2002 Update.

ATTACHMENT 1

VILLA TICINO WEST  
WATER SUPPLY AND DEMAND ASSESSMENT MEMORANDUM

# Kennedy/Jenks Consultants

**Engineers & Scientists**

3336 Bradshaw Road  
Suite 140  
Sacramento, California 95827  
916-362-3251  
FAX 916-362-9915

18 February 2004

Mr. Keith Conarroe  
Public Works Department  
City of Manteca  
1001 West Center Street  
Manteca, CA 95337

Subject: Water System Analysis for the Proposed Villa Ticino  
West Subdivision, City of Manteca  
K/J 012514.00



Dear Keith:

Per your request, we have evaluated the availability of water supply from the City of Manteca's (City's) water system for the proposed Villa Ticino West Subdivision. This letter presents a summary of our review of the 23 May 2002 preliminary review of the proposed project and additional information in support of the SB 610 and 221 Water Code amendments.

Based on our review, the 23 May 2002 recommendation to proceed with the construction of a new well (Well 25) is consistent with the proposed project and necessary to provide adequate groundwater supply in support of the project. Our supplemental review includes an assessment of the targeted surface water supply corresponding to the additional demand created by the proposed project and identifies the minimum required peak hour surface water and groundwater production capacity.

In reviewing the Notice of Preparation for the project, we noted that the Utilities and Services Systems section identifies the South County Surface Water Supply Project as the sole source of additional supply to support the project. We believe this to be in error and the source of supply is a conjunctive supply using both surface water and groundwater as described in the enclosed memorandum.

Please review the enclosed Water Supply and Demand Assessment Memorandum and supporting information and call either Tracie Mueller or me if you have any questions at (916) 362-3251.

Very truly yours,

KENNEDY/JENKS CONSULTANTS

Alex R. Peterson, P.E.  
Project Manager

Enclosures

cc: Tracie Mueller, Kennedy/Jenks  
File 012514.00 / 6.01

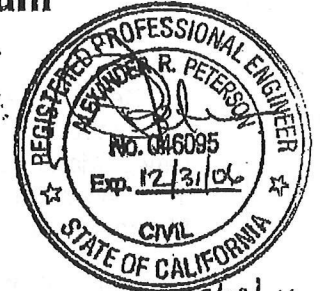


## Kennedy/Jenks Consultants

18 February 2004

### Water Supply and Demand Assessment Memorandum

To: Keith Conarroe, City of Manteca  
From: Alex Peterson, P.E., Kennedy/Jenks Consultants  
Subject: Water Supply Planning to Support Planned Future Uses  
(Water Code div. 6, part 2.10, section 10910 et seq)



Planned Future Use: Villa Ticino West – Vested Tentative Subdivision Map. Plan Applicant Andrew Rossi, 611 N. Main Street, Manteca, CA 95336

2/18/04

K/J 012514.00

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This memorandum provides a summary of the water supply and demand assessment review conducted following the receipt of the Notice of Preparation of a Draft Environmental Impact Report for the above-identified project. The proposed project encompasses an area of approximately 237 acres and 980 residential units. The number of proposed residential units exceeds 500 and a Water Supply Planning review is required under the Water Code. The following information is provided pursuant to Water Code div. 6, part 2.10, section 10910.

1. **Public Water Supply:** The City of Manteca will own, operate, and maintain the public water supply to serve the proposed Villa Ticino West Subdivision.
2. **Water System Master Planning and Urban Water Management Planning:** The City of Manteca water supply planning as reported in the Water System Master Plan 2002 and Urban Water Management Plan 2002 has accounted for the planned growth within Manteca including the area reflected by this proposed subdivision. Information from the Urban Water Management Plan will be provided by the City including the following, as required:
  - a. Surface Water Supply Development Agreement dated 1 October 1995 between the South San Joaquin Irrigation District and the City of Manteca.
  - b. Supporting documentation supporting the capital outlay program and construction permits required to complete the South County Water Supply Project.
3. The water supply for the proposed project will be provided through the conjunctive use of new surface water supplies as described in 2. a. above and groundwater as discussed here. The addition of surface water and planned conjunctive use with groundwater resources will result in a maximum groundwater extraction of approximately 1 acre foot per acre per year (af/a/y). The 1 af/a/y annual extraction is identified in the City Master Plan as not exceeding the groundwater basin safe yield and therefore should not result in an overdraft condition.

**Water Supply and Demand Assessment Memorandum**

Keith Conarroe, City of Manteca  
 18 February 2004  
 Page 2

The existing City water production capacity and the planned surface water deliveries scheduled for some time in 2006 were reviewed with regard to the planned Villa Ticino West project in May of 2002 and at that time the City proceeded with the construction of City Well number 25 in anticipation of the planned growth. Well 25 has successfully been drilled and a construction contract to equip the well for water production awarded. Planned completion of the Well 25 project and production of the water is scheduled for spring of 2005.

A supplemental review of May 2002 recommendations was completed as follows and provides additional information regarding the conjunctive supply resources utilizing surface water and groundwater.

Table 1 summarized the proposed project and water supply allocations.

**Table 1  
 Water Supply and Demand Assessment**

Description of Demand	Surface Water Supply	Groundwater Supply
Annual Conjunctive Use Goal	52%	48%
Villa Ticino Water Demand <sup>(a)</sup> Average Day Demand 515 gpm	268 gpm	247 gpm
Maximum Day Demand <sup>(b)</sup> 1,030 gpm	294 gpm <sup>(c)</sup>	736 gpm
Peak Hour Demand <sup>(d)</sup> 1,658 gpm	294 gpm <sup>(c)</sup>	1,364 gpm
Peak Hour without Surface Water	0	1,658 gpm

- (a) 980 residential units at 0.526 gpm/du average day demand = 515 gpm.
- (b) Master Plan identified a 2.0 x Average day peaking factor for maximum day demand.
- (c) Surface Water has 1.1 maximum peaking capacity.
- (d) Master Plan identified a 2.8 x Average day peaking factor for peak hour plus a 15% redundancy.

Based on the review of the 2002 recommendations, the design production capacity of 2,500 gpm from Well 25, and the assessment above, there should be sufficient water supply to support the proposed project.

Enclosures (3)

cc: File 012514.00 / 6.01

# Kennedy/Jenks Consultants

## Engineers & Scientists

3336 Bradshaw Road  
Suite 140  
Sacramento, California 95827  
916-362-3251  
FAX 916-362-9915

23 May 2002

Mr. Jim Podesta  
Public Works Department  
City of Manteca  
1001 West Center Street  
Manteca, CA 95337

Subject: Water System Modeling – April 2002 Analysis  
City of Manteca  
K/J 012514.00

Dear Jim:

This letter presents the findings of our water system modeling efforts to test the availability of the City's water system to provide the maximum day domestic demand, fire flow identified for existing conditions, and three proposed development projects. The cases were reviewed and a summary of findings is presented in Table 1. A more detailed description is provided following the summary.

### Summary

The existing demand conditions tested were based on the following:

<b>Demand Description</b>	<b>Demand</b>	<b>Peak Factor</b>
Average Day Demand	8,000 gpm; 11.3 MGD	1.0
Maximum Day Demand	16,000 gpm; 23.0 MGD	2.0
Peak Hour Demand	23,800 gpm	3.0

Current City water use records show a reduced peak hour demand observed in summer 2001. The City has encouraged water conservation measures, including odd/even watering schedules and lowered the system pressure which could contribute to the observed reduced peak. However, the water values used for this analysis are based on planned sewer allocations and reflect projected demands.

Mr. Jim Podesta  
 City of Manteca  
 23 May 2002  
 Page 2

The wells being tested are as listed below:

Description	Case Condition
Maximum Day Demand	16,000 gpm; 23.0 MGD
Wells Operational (approx 62 psi VFD)	9, 10, 12, 13, 15, 17, 18, 19, 20, 21, 22, 23
Peak Hour Demand	23,800 gpm
Wells Operational (approx 62 psi VFD)	9, 10, 12, 13, 15, 17, 18, 19, 20, 21, 22, 23
Wells Not Operational	14, 16

The four cases tested and results of the findings are shown in Table 1.

**Table 1: Summary of Model Results**

Description	Case Tested	Summary of Results
Case 1A: Existing Conditions with Well 14 Offline	Peak hour Demand; Well 14 offline; Two additional wells offline for maintenance	The existing supply is inadequate to meet the peak hour demand with two additional wells offline.
Case 1B: Existing Conditions with Well 14 Offline	Peak hour Demand; Well 14 offline; One additional wells offline for maintenance	The existing supply is adequate to meet peak hour demand.
Case 2: Dutra Farms and Bell Vista Units 1-4	Peak hour demand; Well 14 offline; One additional well offline for maintenance	Additional 413 gpm required and not available from existing facilities. New well is required.
Case 3: Case 2, plus Villa Ticino Units 1-6 and Villa Tuscany	Peak hour demand; Well 14 offline; One additional well offline for maintenance	Additional 435 gpm required and not available from existing facilities. New well is required (same as Case 2).
Case 4: Case 3, plus Villa Ticino West	Peak hour demand; Well 14 offline; One additional well offline for maintenance	Additional 827 gpm required and not available from existing facilities. New well is required (same as Case 2).

Mr. Jim Podesta  
 City of Manteca  
 23 May 2002  
 Page 3

Based on the findings of Case 1A as shown in Table 1, the City water supply is near capacity. The addition of new demands exceeding the current planned allocation requires new supplies. It is assumed that the planned Well 25 can be constructed in the vicinity of the proposed projects reviewed and will provide the necessary new supply.

## Case 1 – Existing Conditions

### Existing Conditions

The purpose of this case analysis was to test the water systems' ability to meet system demands with Well 14 offline. The supply condition to be tested is Well 14 out of service; Wells 16 and 19 temporarily offline.

This analysis assumed that the existing City wells are operational and tests the ability to maintain both a maximum day system demand with fire and a peak hour demand. The recent conversion to the variable frequency drive (VFD) equipment was incorporated into the testing. The base conditions assumed that under maximum day demand, the elevated tank is balanced: no flow into or out of the tank.

The system VFD settings were manipulated until the balanced condition was reached. The required system pressure necessary to keep the elevated tank full under maximum day demand is approximately 62-63 psi. The installed pumping capacity is presented in the following table.

Well Number	Design Pump Capacity (gpm)	Maximum Operating Rate (gpm)	Estimated Maximum Rate Modeled
5	1,141	1,360	1,360
8	850	950	950
9	420	575	575
10	808	920	920
12	1,750	2,400	2,400
13	1,800	2,100	2,100
14	2,160	2,500	0
15	2,000	2,300	2,300
16	2,000	2,300	0
17	1,200	1,360	1,360
18	1,200	1,500	1,500
19	1,200	1,500	1,500
20	1,500	1,800	1,800

Mr. Jim Podesta  
 City of Manteca  
 23 May 2002  
 Page 4

<b>Well Number</b>	<b>Design Pump Capacity (gpm)</b>	<b>Maximum Operating Rate (gpm)</b>	<b>Estimated Maximum Rate Modeled</b>
21	1,000	1,300	1,300
22	1,000	1,300	1,300
23	2,000	2,700	2,700
<b>Total</b>	<b>22,029 gpm</b>	<b>26,865 gpm</b>	<b>22,065 gpm</b>

As can be seen, the estimated maximum capacity of 22,065 gpm from the existing wells is less than that required to meet the 23,800 gpm peak hour demand by approximately 1,750 gpm. The elevated storage tank provides the 1,750 gpm.

The results under peak hour demand reflect adequate pressure and flow with the tank half full. The model predicts the flow from Wells 12, 17, 18, 21, 22, and 23 exceeds the design discharge by more than 25% under the peak hour conditions and may result in increased drawdown.

Based on the analysis of the existing conditions, the City is currently at risk of having a water supply shortfall if more than one large well goes out of service this summer. The well VFD settings should be raised to maintain an HGL sufficient to keep the elevated tank full until the actual peak hour condition occurs.

Optimizing the VFD settings to keep the tank full longer can best be done in the field. The results of the model analysis shows a setting in the 62 to 63 psi range should keep the tank full until near the peak hour condition.

#### **Cases 2 through 4 – Future Conditions**

The following projects were included in Cases 2 through 4 – Future Conditions.

- **Case 2**  
 Dutra Farms Northeast  
 Dutra Farms Southeast Units 1-3  
 Dutra Farms Southeast  
 Bella Vista Units 1-4
- **Case 3**  
 Case 2 projects, plus Villa Ticino Units 1-6 and Villa Tuscany
- **Case 4**  
 Case 3 projects, plus Villa Ticino West

**Kennedy/Jenks Consultants**

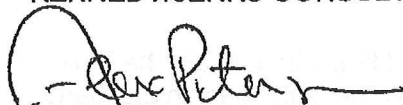
Mr. Jim Podesta  
City of Manteca  
23 May 2002  
Page 5

The proposed 12-inch diameter distribution system improvements are sufficiently large to support the planned water use in the proposed projects. However, the existing planned water demand without these projects is at or exceeding the City water supply under the peak hour condition. The failure of two wells, concurrent with the loss of Well 14, will likely require mandatory water conservation. The modeling confirms that the addition of Well 25 provides sufficient supply to meet the maximum day, plus fire and peak hour demands of the proposed projects in Cases 2, 3 and 4.

We trust that this analysis meets your needs. If you have any questions, please call me at (916) 362-3251.

Very truly yours,

KENNEDY/JENKS CONSULTANTS



Alex R. Peterson  
Project Manager

Attachments

cc: Tracie Mueller, Kennedy/Jenks  
File: 012514.00 / 6.01