

**ADDENDUM TO THE
AUSTIN ROAD BUSINESS PARK AND RESIDENTIAL
COMMUNITY
FINAL ENVIRONMENTAL IMPACT REPORT
CITY OF MANTECA, SAN JOAQUIN COUNTY, CALIFORNIA**

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1.0 INTRODUCTION

This Addendum was prepared in accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines. This document has been prepared to serve as an Addendum to the previously certified Austin Road Business Park and Residential Community Project Final Environmental Impact Report (Final EIR), which consists of the Draft EIR and Final EIR (Appendices A and B, respectively, to this document). The City of Manteca is the lead agency for the environmental review of the proposed Austin Road Business Park and Residential Community Project (project).

Background and Purpose of the EIR Addendum

The Austin Road Business Park and Residential Community Final EIR (State Clearinghouse No. 2009012044) was certified in 2010 by the Manteca City Council. The Austin Road Business Park and Residential Community Project EIR evaluated the development of 1,0349 acres with various uses including commercial, industrial, residential, public/ quasi-public, park and open space. At build out the project area will include 8,195,000 square feet of industrial, business professional and commercial uses.

The project applicant (Austin Road Partners, LLC) has proposed to amend the project land uses and zoning designations to modify the uses within the Master Plan area. The proposal includes reducing the acreage of commercial uses from 108.2 to 92.9; increase the amount of land designated for heavy industrial from 247 to 275.2; reduce the amount of public/ quasi-public designated land from 26.2 to 18.2; reduce the amount of park land from 60.7 to 30.2 acres; and increase the amount of open space from 7.6 to 33.2 acres. The overall acreage within the master plan area would remain the same, only certain uses as described above are proposed to be modified.

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

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

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

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

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

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

Basis for Decision to Prepare Addendum

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

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

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

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

As demonstrated in the environmental analysis provided in Section 3, Environmental Analysis of the Addendum to the Austin Road Business Park and Residential Community Project EIR (Addendum), the proposed changes do not meet the criteria for preparing a subsequent or supplemental EIR. The project may be approved as an activity covered within the scope of the Austin Road Business Park and Residential Community Project EIR. An addendum is appropriate here because, as explained in Section 3, none of the conditions calling for preparation of a subsequent EIR have occurred.

Organization and Scope

Section 1 – Introduction

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

Section 2 – Project Description

This section provides a detailed description of the proposed project.

Section 3 – Environmental Analysis

This section contains an analysis of environmental topic areas that were addressed in the Austin Road Business Park and Residential Community Project EIR.

2.0 PROJECT DESCRIPTION

Project Location and Setting

Project Location

The Austin Road Business Park and Residential Community Project site consists of approximately 1,036 acres located in the southeast portion of the City of Manteca, San Joaquin County, California; refer to Exhibit 1. The area is generally bounded by East Woodward Avenue to the north, Highway 99 to the east, and is bisected by Austin Road, which runs north south; refer to Exhibit 2.

Project Setting

The project Master Plan was approved in 2010. Earlier this year a tentative parcel map was approved, but to date no development has occurred within the Master Plan area. The City of Manteca General Plan designates the area with several residential, commercial, industrial and open space land uses and the Manteca Zoning Ordinance zones the site Master Plan – Austin Road Business Park and Residential Community Master Plan.

Project Summary

Austin Road Business Park and Residential Community

The entitled Austin Road Business Park and Residential Community Master Plan project consists of the development of 5,380,000 square feet of heavy industrial uses; 1,014,000 square feet of Business Industrial Park uses; 1,679,000 of Commercial uses; 122,000 square feet of Public/ Quasi-Public uses as well as 4,198 residential units and associated improvements throughout the Master Plan area including roadways and utility extensions.

General Plan Amendment and Rezone

The applicant has proposed to modify some of the land uses and update the corresponding zoning designations. Table 1 summarizes the land use changes and Exhibits 3 and 4 depict the existing and proposed land uses and zoning respectively. The amount of General Commercial land is proposed to decrease from 108.2 to 92.9 to provide additional Open Space land. Heavy Industrial has increased from 247 acres to 275.2. Public/ Quasi Public acreage has decreased from 26.2 to 18.2 due to the removal of the Expo Center from the plan. Parkland has decreased from 60.7 acres to 30.2 acres and Open Space has increased from 7.6 to 33.2 acres.

Table 1: Land Use Changes

Land Use	Approved Acreage	Proposed Acreage	Difference
General Commercial	108.2	92.9	-15.3
Commercial Mixed Use	83.9	83.9	0
Business Industrial Park	65.1	65.1	0
Heavy Industrial	247.0	275.2	+28.2
Low Density Residential	330.4	330.4	0
Medium Density Residential	61.1	61.1	0
High Density Residential	46.0	46.0	0
Public/ Quasi-Public	26.2	18.2	-8.0
Park	60.7	30.2	-30.5
Open Space	7.6	33.2	+25.6
Total	1036.2	1036.2	0.0

Purpose of Addendum

This Addendum addresses the proposed Land Use and Zoning changes to the Austin Road Business Park and Residential Community Master Plan in relation to the previous environmental review associated with the certified EIR. CEQA Guidelines Section 15164 defines an Addendum as:

The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred. . . . A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

The analysis provided in this Addendum (see Section 3 for the technical analysis) provides the substantial evidence to support the determination that none of the following circumstances set forth in CEQA Guidelines Section 15162 would result from adoption of the proposed General Plan Amendment and Rezone for the Austin Road Business Park and Residential Community Master Plan Project:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

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

Exhibit 1: Regional Location Map

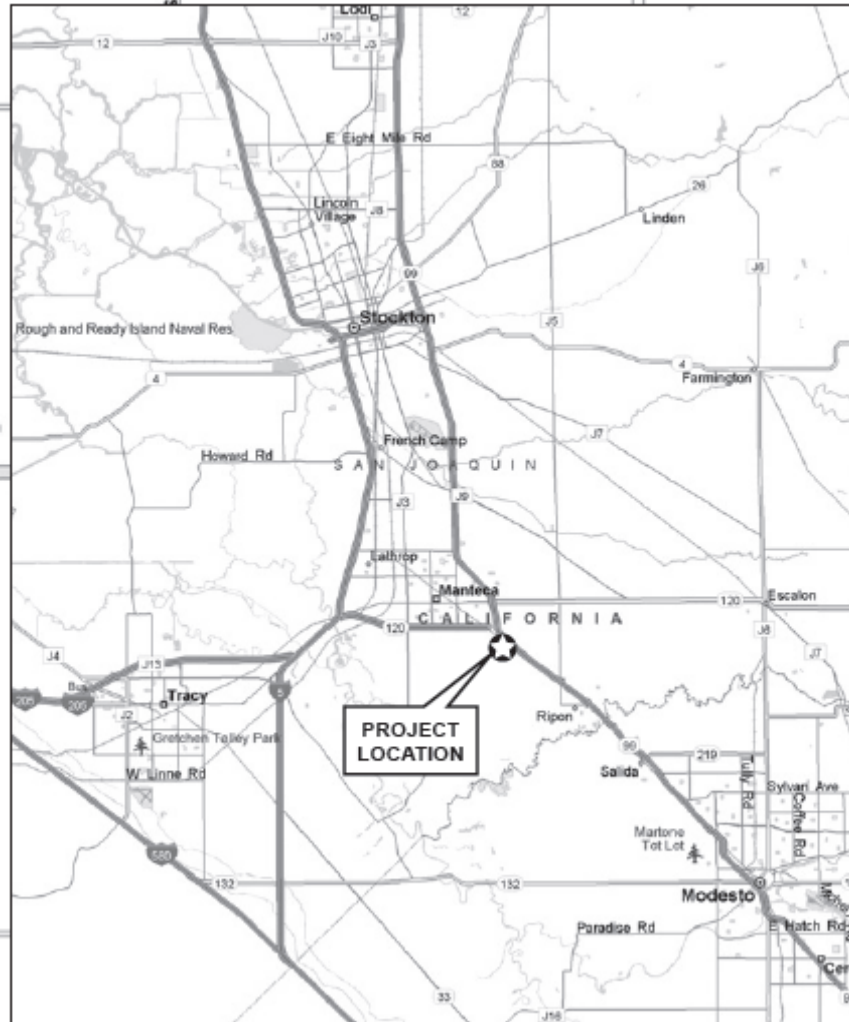


Exhibit 2: Local Vicinity Map - Aerial Base

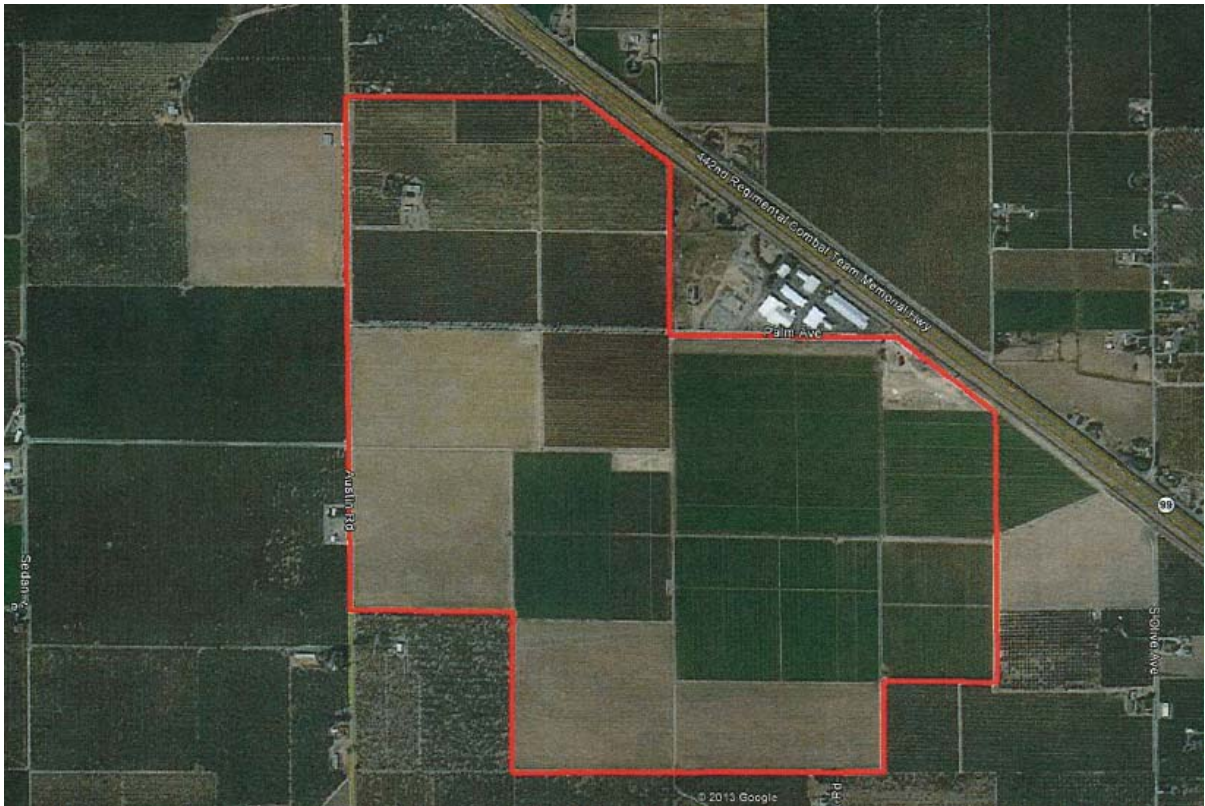


Exhibit 3: Land Use Comparison

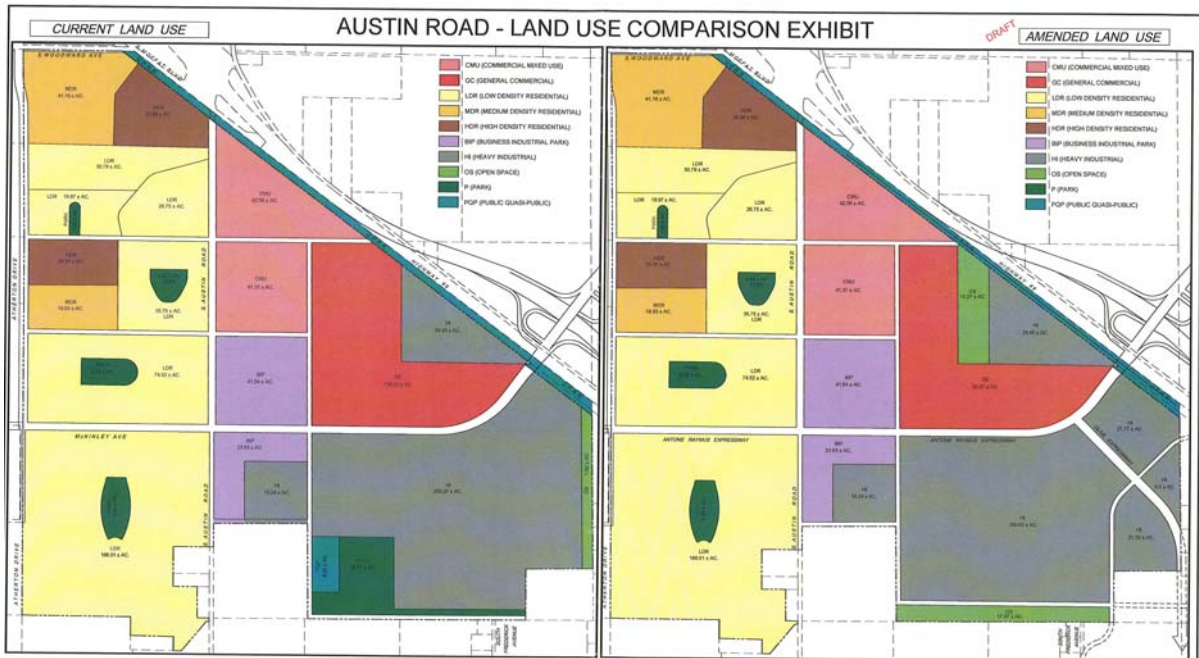
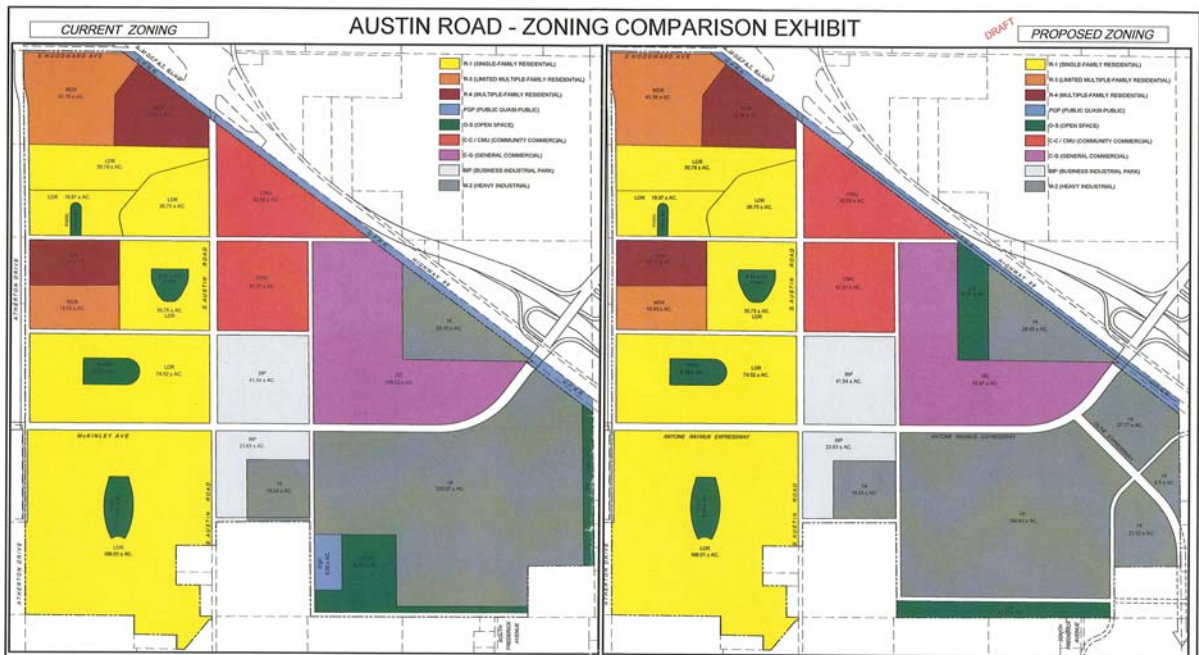


Exhibit 4: Zoning Comparison



Project Description

Exhibit 5: Master Plan



Information and technical analyses from the Austin Road Business Park and Residential Community Project EIR are utilized throughout this Addendum. Relevant passages from this document (consisting of the Draft EIR and Final EIR) are cited and are provided as Appendix A and Appendix B to this document. They are also available for review at:

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3.0 ENVIRONMENTAL ANALYSIS

Introduction

This section of the Addendum provides analysis and cites substantial evidence that supports the City's determination that the proposed changes to the Austin Road Business Park and Residential Community Master Plan (the proposed project) are covered by the Austin Road Business Park and Residential Community Project EIR and no further CEQA environmental review is required.

The changes to the Austin Road Business Park and Residential Community Master Plan involves modifications to the land use and zoning designations within the Master Plan Area. The overall land area and acreages remain unchanged and the proposed changes will be less intense uses than what was originally proposed and approved. Therefore, the proposed changes are within the scope of activities covered by the Austin Road Business Park and Residential Community Project EIR. Further environmental review is not required because the proposed project does not meet the criteria for preparing a subsequent or supplemental EIR under CEQA Guidelines Section 15162. The analysis in this section focuses on the criteria under Section 15162.

First, as addressed in the analysis that follows, the development activities that will occur based on the proposed changes to the Austin Road Business Park and Residential Community Master Plan fall within the parameters of the development activities described in the Austin Road Business Park and Residential Community Project EIR. As such, the proposed project would not cause a new significant impact or substantially increase the severity of a previously identified significant impact from the Austin Road Business Park and Residential Community Project EIR (CEQA Guidelines Section 15162(a)(1)) that would require major revisions to the Austin Road Business Park and Residential Community Project EIR. All impacts would be nearly equivalent to or less than the impacts previously analyzed in the Austin Road Business Park and Residential Community Project EIR.

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

Third, as documented in Section 3, there is no new information of substantial importance (which was not known or could not have been known at the time of Austin Road Business Park and Residential Community Project approval adoption in 2004) that identifies:

- (A) A new significant impact (condition "A" under CEQA Guidelines Section 15162(a)(3));

- (B) A substantial increase in the severity of a previously identified significant impact (condition “B” CEQA Guidelines Section 15162(a)(3));
- (C) Mitigation measures or alternatives previously found infeasible that would now be feasible and would substantially reduce one or more significant effects of the Austin Road Business Park and Residential Community Project; or
- (D) Mitigation measures or alternatives which are considerably different from those analyzed in the Austin Road Business Park and Residential Community Project EIR which would substantially reduce one or more significant effects on the environment (conditions “C” and “D” CEQA Guidelines Section 15162(a)(3)).

The reader is referred to City Resolution No. R2010-239 regarding findings on the feasibility of alternatives evaluated in the Draft EIR. None of the “new information” conditions listed in the CEQA Guidelines Section 15162(a)(3) are present here to trigger the need for a subsequent or supplemental EIR.

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

Aesthetics

Previously Identified Impacts in the EIR

Impact 5.1-3: The proposed project could substantially degrade the existing visual character or quality of the site and its surroundings.

This impact was addressed on Draft EIR pages 5.1-18 through 5.1-20.

Proposed modification to the Austin Road Business Park and Residential Community Master Plan

The proposed changes to the land uses within the Austin Road Business Park and Residential Community Master Plan modify the acreages of the various land uses. No new land uses are proposed. Therefore, the type of development will be similar to what was reviewed and identified in the DEIR. The proposed changes to the land uses and zoning designations would not result in any impacts on Aesthetics not identified in the Austin Road Business Park and Residential Community Project EIR.

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

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

Agriculture

Previously Identified Impacts in the EIR

- Impact 5.2-1:** The proposed project could convert Important Farmland as defined in the California Department of Conservation farmland Mapping and Monitoring Program to non-agricultural uses.
- Impact 5.2-2:** The proposed project could conflict with existing zoning for agricultural uses or with a Williamson Act contract.

These impacts were addressed on Draft EIR pages 5.2-10 through 5.2-12.

Proposed modification to the Austin Road Business Park and Residential Community Master Plan

The proposed changes to the land uses within the Austin Road Business Park and Residential Community Master Plan modify the acreages of the various land uses. No new land uses are proposed. Therefore, the type of development will be similar to what was reviewed and identified in the DEIR. The proposed changes to the land uses and zoning designations would not result in any impacts on Agricultural Resources not identified in the Austin Road Business Park and Residential Community Project EIR.

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

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

Air Quality

Previously Identified Impacts in the EIR

- Impact 5.3-1:** Construction activities could generate substantial concentrations of criteria air pollutants, including fugitive dust.

Project Description

Impact 5.3-2: Operation of the proposed project would generate emissions that may exceed SJVAPCD thresholds for ROG, NOx and PM10.

Impact 5.3-3: Uses developed within the proposed project could expose sensitive receptors to project-generated toxic air emissions.

These impacts were addressed on Draft EIR pages 5.3-15 through 5.3-23 with minor refinements to the impact analysis made in the Final EIR (page 2-1 – 2-2).

Proposed modification to the Austin Road Business Park and Residential Community Master Plan

The proposed changes to the land uses within the Austin Road Business Park and Residential Community Master Plan modify the acreages of the various land uses. No new land uses are proposed. Therefore, the type of development will be similar to what was reviewed and identified in the DEIR. The proposed changes to the land uses and zoning designations would not result in any impacts on Air Quality not identified in the Austin Road Business Park and Residential Community Project EIR.

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

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

Biological Resources

Previously Identified Impacts in the EIR

Impact 5.4-1: The proposed project could result in the loss of active burrowing owl nests or burrowing owl nesting habitat.

Impact 5.4-2: The proposed project could result in the loss of nesting habitat for Swainson's hawk, white-tailed kite, and other protected raptors.

Impact 5.4-3: The proposed project could result in the loss of foraging habitat for Swainson's hawk.

Impact 5.4-5: The proposed project would be consistent with the mitigation requirements of the San Joaquin Multi-Species habitat Conservation and Open Space Plan.

These impacts were addressed on Draft EIR pages 5.4-13 through 5.4-17.

Proposed modification to the Austin Road Business Park and Residential Community Master Plan

The proposed changes to the land uses within the Austin Road Business Park and Residential Community Master Plan modify the acreages of the various land uses. No new land uses are proposed. Therefore, the type of development will be similar to what was reviewed and identified in the DEIR. The proposed changes to the land uses and zoning designations would not result in any impacts on Biological resources not identified in the Austin Road Business Park and Residential Community Project EIR.

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

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

Cultural Resources

Previously Identified Impacts in the EIR

Impact 5.5-2: The proposed project could cause a substantial adverse change in the significance of an archaeological resource as defines in Section 15064.5 of the CEQA guidelines or disturb human remains, including those interred outside of formal cemeteries.

This impact was addressed on Draft EIR pages 5.5-17 through 5.5-18.

Proposed modification to the Austin Road Business Park and Residential Community Master Plan

The proposed changes to the land uses within the Austin Road Business Park and Residential Community Master Plan modify the acreages of the various land uses. No new land uses are proposed. Therefore, the type of development will be similar to what was reviewed and identified in the DEIR. The proposed changes to the land uses and zoning designations would not result in any impacts on Cultural Resources not identified in the Austin Road Business Park and Residential Community Project EIR.

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

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

Noise

Previously Identified Impacts in the EIR

- Impact 5.6-2:** Operation of land uses associated with the proposed project could result in a substantial increase in local traffic noise levels over existing and future noise levels without the project.
- Impact 5.6-4:** Construction of the proposed project could result in the exposure of sensitive receptors to excessive vibration levels.
- Impact 5.6-6:** Implementation of the proposed project could result in the exposure of sensitive land uses to excessive noise levels associated with the continued operation of the UPRR rail line.

These impacts were addressed on Draft EIR pages 5.6-15 through 5.6-23.

Proposed modification to the Austin Road Business Park and Residential Community Master Plan

The proposed changes to the land uses within the Austin Road Business Park and Residential Community Master Plan modify the acreages of the various land uses. No new land uses are proposed. Therefore, the type of development will be similar to what was reviewed and identified in the DEIR. The proposed changes to the land uses and zoning designations would not result in any impacts on Noise not identified in the Austin Road Business Park and Residential Community Project EIR.

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

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

Public Services

Previously Identified Impacts in the EIR

- Impact 5.7-1:** Implementation of the proposed project would increase the demand for fire protection services.
- Impact 5.7-2:** Implementation of the proposed project would increase the demand for police protection services.

Impact 5.7-3: Implementation of the proposed project could generate additional students.

These impacts were addressed on Draft EIR pages 5.7-5 through 5.7-11 with minor refinements to the impact analysis made in the Final EIR (page 2-2).

Proposed modification to the Austin Road Business Park and Residential Community Master Plan

The proposed changes to the land uses within the Austin Road Business Park and Residential Community Master Plan modify the acreages of the various land uses. No new land uses are proposed. Therefore, the type of development will be similar to what was reviewed and identified in the DEIR. The proposed changes to the land uses and zoning designations would not result in any impacts on Public Services not identified in the Austin Road Business Park and Residential Community Project EIR.

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

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

Public Utilities

Previously Identified Impacts in the EIR

Impact 5.8-1: Implementation of the proposed project would require the construction of new or expanded water treatment of distribution facilities, the construction of which could cause significant environmental effects.

Impact 5.8-2: Implementation of the proposed project would generate an additional demand for water, but would not require water supplies in excess of existing entitlements and resources, or result in the need for new or expanded entitlements.

Impact 5.8-3: implementation of the proposed project would not exceed wastewater treatment requirements of the central valley Regional Water Quality control Board.

Impact 5.8-4: Implementation of the proposed project would require new sewer connections and could result in the construction of new or expanded wastewater conveyance system.

Impact 5.8-5: Implementation of the proposed project would not increase wastewater generation such that treatment facilities would be inadequate to serve the project's projected demand in addition to the provider's existing commitments.

Project Description

- Impact 5.8-6:** Implementation of the proposed project would require the construction of new storm water drainage facilities and the expansion of existing facilities.
- Impact 5.8-7:** Implementation of the proposed project could generate solid waste that exceeds the permitted capacity of landfills.
- Impact 5.8-8:** Implementation of the proposed project could comply with all applicable federal, state, and local statutes and regulations related to solid waste.
- Impact 5.8-9:** Development proposed under the proposed project would increase the demand for energy, but would not result in the construction of new energy production or transmission facilities.
- Impact 5.8-10:** Implementation of the proposed project would not result in the wasteful or inefficient use of energy by the proposed project.

These impacts were addressed on Draft EIR pages 5.8-14 through 5.8-49.

Proposed modification to the Austin Road Business Park and Residential Community Master Plan

The proposed changes to the land uses within the Austin Road Business Park and Residential Community Master Plan modify the acreages of the various land uses. No new land uses are proposed. Therefore, the type of development will be similar to what was reviewed and identified in the DEIR. The proposed changes to the land uses and zoning designations would not result in any impacts on Public Utilities not identified in the Austin Road Business Park and Residential Community Project EIR.

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

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

Transportation and Circulation

Previously Identified Impacts in the EIR

- Impact 5.9-1:** The proposed project would cause an increase in traffic, which would degrade intersection operations to unacceptable levels and meet AM and/or PM peak hour signal warrants at the four intersections around the Austin Road/ SR 99 interchange.

- Impact 5.9-2:** The proposed project would cause an increase in traffic, which would degrade intersection operations to unacceptable levels at the Main Street/ Eastbound SR 120 ramps signalized intersection.
- Impact 5.9-3:** The proposed project would cause an increase in traffic, which would degrade intersection operations to unacceptable levels and meet AM and/or PM peak hour signal warrants at the four intersections around the main Street/ Atherton Drive intersection.
- Impact 5.9-4:** The proposed project would cause an increase in traffic, which would degrade intersection operations to unacceptable levels and meet AM and/or PM peak hour signal warrants at the Main Street/ Woodward Avenue intersection.
- Impact 5.9-5:** The proposed project would cause an increase in traffic, which would degrade intersection operations to unacceptable levels and meet AM and/or PM peak hour signal warrants at the Van Ryn Avenue/ Industrial park Drive intersection.
- Impact 5.9-6:** The proposed project would cause an increase in traffic, which would degrade intersection operations to unacceptable levels and meet AM and/or PM peak hour signal warrants at the Woodward Avenue/ Atherton drive intersection.
- Impact 5.9-7:** The proposed project would cause an increase in traffic, which would degrade intersection operations to unacceptable levels and meet AM and/or PM peak hour signal warrants at the Austin Road/ Ripon Road intersection.
- Impact 5.9-8:** The proposed project would cause an increase in traffic, which would degrade or exacerbate unacceptable LOS on 13 freeway mainline segments near the project.
- Impact 5.9-9:** The proposed project would cause an increase in traffic, which would degrade or exacerbate unacceptable operations at freeway merge, diverge, and weaving areas near the project.
- Impact 5.9-10:** The proposed project would generate new pedestrian travel within the site.
- Impact 5.9-11:** The proposed project would generate new bicycle travel within the site.
- Impact 5.9-12:** The proposed project may create an ultimate need for transit service to the site.
- Impact 5.9-13:** The proposed project would generate new travel across at-grade railroad crossings.
- Impact 5.9-14:** The proposed project would generate traffic on new internal project roadways.

Project Description

These impacts were addressed on Draft EIR pages 5.9-44 through 5.9-67 with minor refinements to the impact analysis made in the Final EIR (page 2-2 – 2-3).

Proposed modification to the Austin Road Business Park and Residential Community Master Plan

The proposed changes to the land uses within the Austin Road Business Park and Residential Community Master Plan modify the acreages of the various land uses. No new land uses are proposed and there is no net change in total acreage. The City’s consultant Fehr & Peers did complete a Transportation Assessment on the modification to the land uses. The Assessment reviewed the changes to the Trip Generation and determined the net changes in new vehicle trip for each analysis period:

The following displays the net change in new vehicle trips for each analysis period:

Change in Daily Trip Generation

- Reduction: 166,617 sq. ft. shopping center: - 6,110 trips (@36.67 trips/kfsf)¹
- Addition: 509,783 sq. ft. high cube warehouse: +1,147 trips (@2.25 trips/kfsf)
- Addition: 104,413 sq. light industrial: +768 trips (@7.36 trips/kfsf)
- Reduction: 122,000 square foot Expo center: -712 trips (@5.84 trips/kfsf)

Net Change= Reduction of 4,907 new daily trips

Change in AM Peak Hour Trip Generation

- Reduction: 166,617 sq. ft. shopping center: - 138 trips (@0.83 trips/kfsf)²
- Addition: 509,783 sq. ft. high cube warehouse: +61 trips (@0.12 trips/kfsf)
- Addition: 104,413 sq. light industrial: +113 trips (@1.08 trips/kfsf)
- Reduction: 122,000 square foot Expo center: -79 trips (@0.65 trips/kfsf)

Net Change= Reduction of 43 new AM peak hour trips

Change in PM Peak Hour Trip Generation

- Reduction: 166,617 sq. ft. shopping center: - 565 trips (@3.39 trips/kfsf)³
- Addition: 509,783 sq. ft. high cube warehouse: +56 trips (@0.11 trips/kfsf)
- Addition: 104,413 sq. light industrial: +132 trips (@1.26 trips/kfsf)
- Reduction: 122,000 square foot Expo center: -214 trips (@1.75 trips/kfsf)

Net Change= Reduction of 591 new PM peak hour trips

¹ Daily trip rate reflects an 11.5% reduction (per Table 5.9-6 of EIR) to remove component of trip rate associated with pass-by trips. Resultant trip rate represents new trips only.

² AM peak hour trip rate reflects a 4% reduction (per Table 5.9-6 of EIR) to remove component of trip rate associated with pass-by trips. Resultant trip rate represents new trips only.

³ PM peak hour trip rate reflects a 15% reduction (per Table 5.9-6 of EIR) to remove component of trip rate associated with pass-by trips. Resultant trip rate represents new trips only.

As shown above the changes to the land uses as proposed in the General Plan Amendment, would have a net decrease of approximately 4,900 new daily trips, net decrease of 40 new AM peak hour trips and a net decrease of 590 new PM peak trips. Therefore, the modifications to the land use and zoning designations would have comparable or less severe impacts to the transportation system than what was addressed in the Austin Road Business Park and Residential Community Project EIR.

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

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

REFERENCES

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

Austin Road Business Park and Residential Community DEIR. April 2010 (SCN 2009012044)
certified by City of Manteca City Council November 16, 2010

Austin Road Business Park and Residential Community FEIR. September 2010 (SCN 2009012044)
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