

**Addendum**  
**Pacific Business Center Project**  
**City of Manteca, San Joaquin County, California**

Prepared for:



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## SECTION 1: 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 Assieh Industrial Development 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 Pacific Business Center Project (project).

### 1.1 - Background and Purpose of the EIR Addendum

The Assieh Industrial Development Project Final EIR (State Clearinghouse No. 2003052069) was certified in 2004 by the Manteca City Council. The Assieh Industrial Development Project EIR evaluated the development of 1.4 million square feet of light industrial warehouse uses (known as the Assieh Industrial Development Project) on an 80-acre site on Louise Avenue in the western portion of the City. The square footage was allocated among several buildings ranging from 98,887 to 296,462 square feet. To date, two buildings totaling 177,232 square feet have been developed on approximately 12 acres along the Louise Avenue frontage. The remaining approximately 68 acres are undeveloped.

The project applicant (Westcore Properties) has proposed amending the project entitlements to develop a 939,660-square-foot warehouse on a 56.99-acre parcel (known as the Pacific Business Center Project). The remaining approximately 11 acres to the north of the project site will not be developed as part of the project, but will continue to serve as a stormwater detention basin for the greater project area as well as right-of-way for the Union Pacific Railroad. Overall, the net decrease in square footage from the 2004 Assieh Industrial Development Project EIR would total 287,788 square feet.

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:

- a) 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.
- b) 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.
- c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.

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

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## 1.2 - Basis for Decision to Prepare Addendum

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

- a) 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 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.

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

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## **1.3 - Organization and Scope**

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### **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 Assieh Industrial Development Project EIR.



## SECTION 2: PROJECT DESCRIPTION

### 2.1 - Project Location and Setting

#### 2.1.1 - Project Location

The Assieh Industrial Development Project site consists of approximately 80 acres is located in the western portion of the City of Manteca, San Joaquin County, California; refer to Exhibit 1. The project site is bounded by the French Camp Outlet Canal (west), the Union Pacific Railroad Fresno Subdivision (north); the Manteca Unified School District farm and headquarters (east), and Louise Avenue (south); refer to Exhibit 2. The project site is located on the Lathrop, California, United States Geological Survey 7.5-minute topographic quadrangle map, Township 1 South, Range 6 East, Section 25 (Latitude 37°49'00" North; Longitude 121°15'40" West).

#### 2.1.2 - Project Setting

The project site is partially developed with light industrial warehouse uses associated with the Assieh Industrial Project. Two buildings totaling 177,232 square feet and associated site improvements occupy approximately 12 acres along the Louise Avenue frontage. The remaining approximately 68 acres are undeveloped. Several piles of crushed concrete are located in the northern portion of the project site. The project site is approximately 20 feet above mean sea level. The City of Manteca General Plan designates the site "Heavy Industrial" and the Manteca Zoning Ordinance zones the site "Heavy Industrial (M-2)."

#### 2.1.3 - Project Summary

##### Assieh Industrial Development Project

The entitled Assieh Industrial Development Project consists of the development of 1,404,680 square feet of light industrial warehouse uses and associated improvements on the project site. The square footage was allocated among several buildings ranging from 98,887 to 296,462 square feet. To date, two buildings totaling 177,232 square feet have been developed on approximately 12 acres along the Louise Avenue frontage. The remaining approximately 68 acres are undeveloped.

##### Pacific Business Center Project

The Pacific Business Center Project involves amending the Assieh Industrial Development Project entitlements to develop a 939,660-square-foot warehouse and associated site improvements on a 56.99-acre parcel. The building would be a maximum of 41 feet above finished grade and constructed of painted, concrete tilt-up panels. Parking and landscaping would be provided around the building. The remaining approximately 11 acres to the north of the project site will not be developed as part of the project, but will continue to serve as a stormwater detention basin for the greater project area as well as right-of-way for the Union Pacific Railroad. Overall, the net decrease in square footage from the 2004 Assieh Industrial Development Project EIR would total 287,788 square feet. Table 1 summarizes the proposed project. Exhibit 3 depicts the site plan.

Table 1: Project Summary

Project	Category	Square Feet	Use
Assieh Industrial Development Project	Developed (Existing)	177,232	Light Industrial Warehouse
	Unbuilt	1,227,448	Light Industrial Warehouse
	<i>Subtotal</i>	<i>1,404,680</i>	—
Pacific Business Center	Developed (Existing)	177,232	Light Industrial Warehouse
	Proposed (New)	939,660	Light Industrial Warehouse
	<i>Subtotal</i>	<i>1,116,892</i>	—
<b>Net Change</b>		<b>(287,788)</b>	—
Source: Westcore Louise, LP, 2012.			

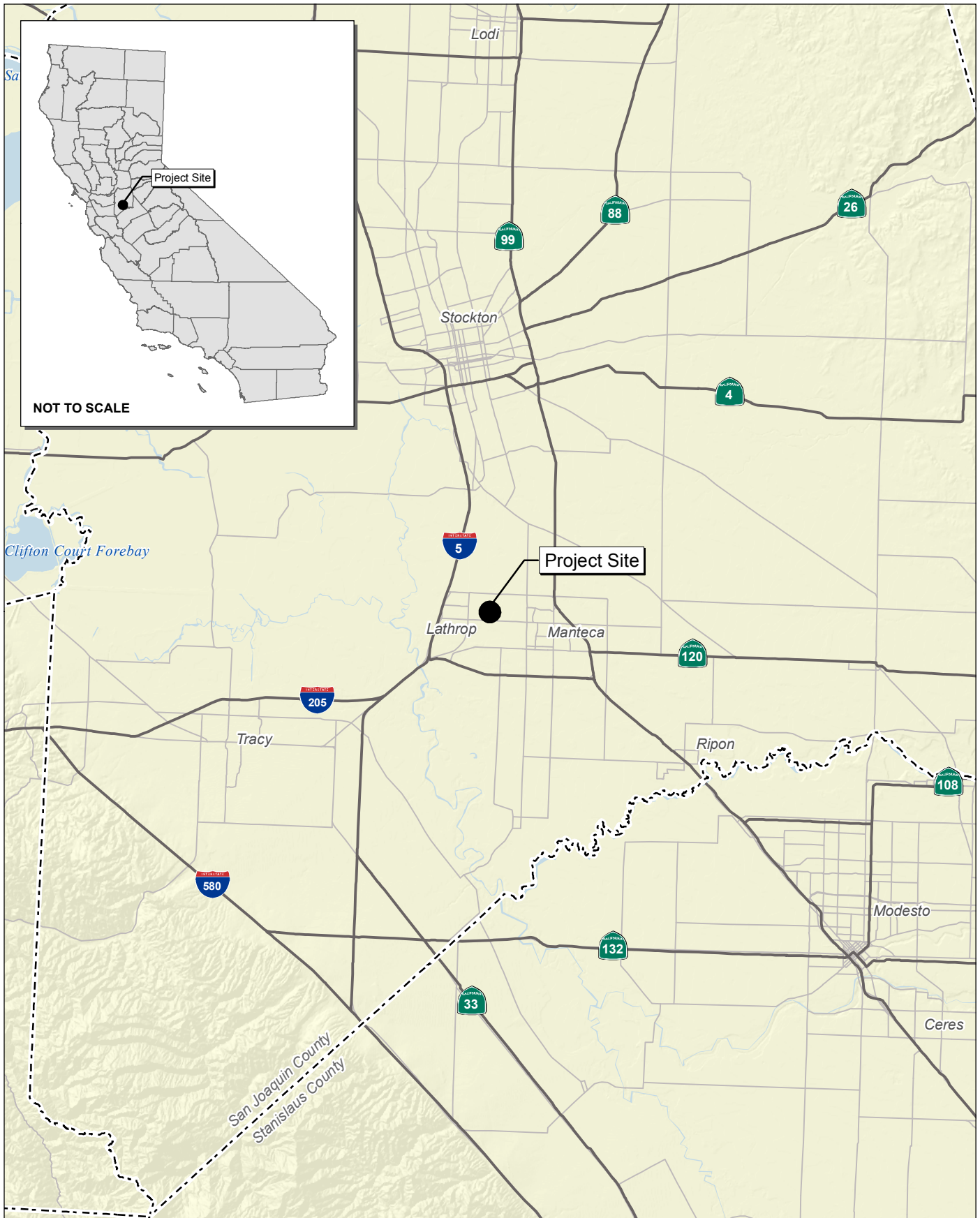
#### 2.1.4 - Purpose of Addendum

This Addendum addresses the proposed Pacific Business Center Project in relation to the previous environmental review associated with the Assieh Industrial Development Project. CEQA Guidelines Section 15164 defines an Addendum as:

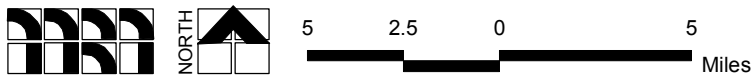
The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred . . . . A brief explanation of the decision not to prepare 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 Pacific Business Center 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



Source: Census 2000 Data, The CaSIL, MBA GIS 2012.



# Exhibit 1 Regional Location Map



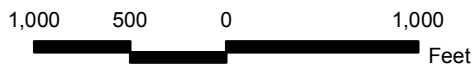


Source: ESRI Aerial Imagery.



Michael Brandman Associates

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## Exhibit 2 Local Vicinity Map Aerial Base







- (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.

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

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



## SECTION 3: ENVIRONMENTAL ANALYSIS

### 3.1 - Introduction

This section of the Addendum provides analysis and cites substantial evidence that supports the City's determination that the proposed Pacific Business Center Project (the proposed project) is covered by the Assieh Industrial Development Project EIR and no further CEQA environmental review is required.

The Pacific Business Center Project involves the development of similar light industrial warehouse uses on the project site as the Assieh Industrial Development Project, albeit with a reduction of 287,968 square feet. Therefore, Pacific Business Center Project is within the scope of activities covered by the Assieh Industrial Development Project EIR. Further environmental review is not required because the proposed project does not meet the criteria for preparing a subsequent or supplemental EIR under CEQA Guidelines Section 15162. The analysis in this section focuses on the criteria under Section 15162.

First, as addressed in the analysis that follows, the development activities associated with proposed Pacific Business Center Project fall within the parameters of the development activities described in the Assieh Industrial Development Project EIR. As such, the proposed project would not cause a new significant impact or substantially increase the severity of a previously identified significant impact from the Assieh Industrial Development Project EIR (CEQA Guidelines Section 15162(a)(1)) that would require major revisions to the Assieh Industrial Development Project EIR. All impacts would be nearly equivalent to the impacts previously analyzed in the Assieh Industrial Development Project EIR.

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

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

- (A) A new significant impact (condition "A" under CEQA Guidelines Section 15162(a)(3));
- (B) A substantial increase in the severity of a previously identified significant impact (condition "B" CEQA Guidelines Section 15162(a)(3));

- (C) Mitigation measures or alternatives previously found infeasible that would now be feasible and would substantially reduce one or more significant effects of the Assieh Industrial Development Project; or
- (D) Mitigation measures or alternatives which are considerably different from those analyzed in the Assieh Industrial Development Project EIR which would substantially reduce one or more significant effects on the environment (conditions “C” and “D” CEQA Guidelines Section 15162(a)(3)).

The reader is referred to City Resolution No. R2003-412 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 that “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.

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## 3.2 - Land Use and Planning

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### 3.2.1 - Previously Identified Impacts in the Final EIR

**Impact 4.2-A:** Implementation of the Assieh Industrial Development Project will not result in incompatibilities with existing or planned onsite or surrounding land uses.

**Impact 4.2-B:** Implementation of the Assieh Industrial Development Project is consistent with the relevant Manteca General Plan Update 2023 goals and policies and City of Manteca Zoning Ordinance.

These impacts were addressed on Draft EIR pages 4.1-1 through 4.1-4.

### Proposed Pacific Business Center Project

The proposed Pacific Business Center Project would develop light industrial warehouse uses that are similar to those of the Assieh Industrial Development Project, albeit with a net reduction of 287,788 square feet relative to the previously approved project. The building would be a maximum of 41 feet above finished grade and constructed of painted, concrete tilt-up panels. Parking would be provided around the building.

Both the General Plan “Heavy Industrial” land use designation and the “Heavy Industrial (M-2)” zoning district allow light industrial warehouse uses; therefore, the proposed Pacific Business Center Project would not conflict with either the General Plan or the Zoning Ordinance. Furthermore, the

Zoning Ordinance has no minimum or maximum building area requirements or any maximum building height limit for structures in the “Heavy Industrial (M-2)” zoning district.

As such, these uses would not be incompatible with existing or planned onsite or surrounding land uses. Furthermore, these uses would be consistent with the relevant Manteca General Plan Update 2023 goals and policies and the City of Manteca Zoning Ordinance. None of these changes would result in impacts to land use any greater than those addressed and analyzed in the Assieh Industrial Development Project EIR, nor would the proposed project result in any land use impacts not identified in the Assieh Industrial Development Project EIR.

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

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

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### **3.3 - Transportation and Circulation**

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#### **3.3.1 - Previously Identified Impacts in the Final EIR**

- Impact 4.2-A:** Implementation of the Assieh Industrial Development Project is consistent with the relevant transportation goals and policies of the Manteca General Plan Update 2023.
- Impact 4.2-B:** The project will add 632 AM peak hour and 716 PM peak-hour vehicle trips to the surrounding roadway network, in addition to traffic generated by near-term development in the Assieh Industrial Development Project area.
- Impact 4.2-C:** The Assieh Industrial Development Project would not result in internal circulation impacts.
- Impact 4.2-D:** Increased traffic from the Assieh Industrial Development Project on area railroad crossings may increase wear-and-tear of railroad crossings infrastructure.
- Impact 4.2-E:** The lack of fencing of the project site along the railroad right-of-way could leave tracks exposed to pedestrians, which would also represent a safety issue associated with the Assieh Industrial Development Project.

These impacts were addressed on Draft EIR pages 4.2-1 through 4.2-33 with minor refinements to the impact analysis made in the Final EIR (pages 25 and 26).

### **Proposed Pacific Business Center Project**

The proposed Pacific Business Center Project would develop light industrial warehouse uses similar to those of the Assieh Industrial Development Project, albeit with a net reduction of 287,788 square feet relative to the previously approved project. As such, the Pacific Business Center Project would generate fewer peak-hour trips than the Assieh Industrial Development Project and, therefore, would lessen the severity of, or completely avoid, some of the impacts associated with the previously approved projects. Furthermore, the Pacific Business Center Project would be consistent with the relevant transportation goals and policies of the Manteca General Plan Update 2023, as it would involve the development of similar uses but would result in less peak-hour trip generation.

Additionally, the proposed changes to the site plan would allow for sufficient internal circulation, in terms of queuing and truck turning radii. Finally, by generating fewer daily and peak-hour trips than the previously approved projects, the Pacific Business Center Project would result in less wear-and-tear on railroad grade crossing infrastructure. This project would not alter the prior conclusion regarding pedestrian safety associated with rail activities. None of these changes would result in impacts to transportation any greater than those addressed and analyzed in the Assieh Industrial Development Project EIR, nor would the proposed project result in any transportation impacts not identified in the Assieh Industrial Development Project EIR.

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

There are no changed circumstances 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 Assieh Industrial Development Project EIR.

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## **3.4 - Air Quality**

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### **3.4.1 - Previously Identified Impacts in the Final EIR**

- Impact 4.3-A:** Implementation of the Assieh Industrial Development Project is consistent with the relevant air quality goals and policies of the Manteca General Plan Update 2023 and the applicable air quality plans.
- Impact 4.3-B:** Short-term construction will result in generating temporary air quality impacts.
- Impact 4.3-C:** Implementation of the Assieh Industrial Development Project will result in an increase in traffic generation in the project area, which will result in the generation of air pollution emissions during the project's operational phase.
- Impact 4.3-D:** Operation of the project will most likely involve the use of diesel trucks, which have greater and more toxic emissions than do passenger vehicles.

These impacts were addressed on Draft EIR pages 4.3-1 through 4.3-11 with minor refinements to the impact analysis made in the Final EIR (page 28).

### **Proposed Pacific Business Center Project**

The proposed Pacific Business Center Project would develop light industrial warehouse uses similar to those of the Assieh Industrial Development Project, albeit with a net reduction of 287,788 square feet relative to the previously approved project. By maintaining the General Plan land use designation of “Heavy Industrial” and developing less square footage than the Assieh Industrial Development Project, the Pacific Business Center Project would be consistent with the relevant air quality goals and policies of the Manteca General Plan Update 2023 and the applicable air quality plans. Additionally, the proposed project would emit fewer construction and operational air emissions by developing less square footage, which would result in fewer construction activities and generate fewer daily trips. Finally, the Pacific Business Center Project would be expected to generate fewer daily vehicle trips by reducing overall square footage, which would reduce toxic air contaminant emissions. None of these changes would result in impacts to air quality any greater than those addressed and analyzed in the Assieh Industrial Development Project EIR, nor would the proposed project result in any air quality impacts not identified in the Assieh Industrial Development Project EIR.

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

There are no changed circumstances 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 Assieh Industrial Development Project EIR.

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## **3.5 - Noise**

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### **3.5.1 - Previously Identified Impacts in the Manteca General Plan Final EIR**

- Impact 4.4-A:** Implementation of the Assieh Industrial Development Project is not consistent with the relevant noise goal and policies of the Manteca General Plan Update 2023.
- Impact 4.4-B:** The Assieh Industrial Development Project will result in short-term noise impacts during construction-related activities.
- Impact 4.4-C:** The Assieh Industrial Development Project will generate additional daily trips within the project area, which may result in traffic-related noise levels that exceed established standards.
- Impact 4.4-D:** Onsite noise generators will increase noise levels in the vicinity of the project.

These impacts were addressed on Draft EIR pages 4.4-1 through 4.4-8 with minor refinements to the impact analysis made in the Final EIR (page 29).

### **Proposed Pacific Business Center Project**

The proposed Pacific Business Center Project would develop light industrial warehouse uses similar to those of the Assieh Industrial Development Project, albeit with a net reduction of 287,788 square feet relative to the previously approved project. By maintaining the General Plan land use designation of “Heavy Industrial” and developing less square footage than the Assieh Industrial Development Project, the Pacific Business Center Project would not increase the severity of the prior conclusion that the project is not consistent with the relevant noise goals and policies of the Manteca General Plan Update 2023. Additionally, the proposed project would generate less construction noise and less operational noise by developing less square footage, which would shorten the duration of construction activities and generate fewer daily trips. Finally, the Pacific Business Center Project would be expected to have similar, if not lower, onsite noise levels by maintaining the light industrial uses and developing less square footage. None of these changes would result in impacts to noise any greater than those addressed and analyzed in the Assieh Industrial Development Project EIR, nor would the proposed project result in any noise impacts not identified in the Assieh Industrial Development Project EIR.

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

There are no changed circumstances 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 Assieh Industrial Development Project EIR.

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## **3.6 - Hydrology and Water Quality**

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### **3.6.1 - Previously Identified Impacts in the Manteca General Plan Final EIR**

- Impact 4.5-A:** Implementation of the Assieh Industrial Development Project is consistent with the relevant hydrology and water quality goals and policies of the Manteca General Plan Update 2023.
- Impact 4.5-B:** Implementation of the Assieh Industrial Development Project is not anticipated to significantly alter sub-regional or local hydrologic conditions.
- Impact 4.5-C:** Implementation of the Assieh Industrial Development Project is not within the boundaries of a 100-year or 500-year flood event.
- Impact 4.5-D:** Implementation of the Assieh Industrial Development Project will result in storm water runoff and have the potential to affect water quality.

These impacts were addressed on Draft EIR pages 4.5-1 through 4.5-6.

## **Proposed Pacific Business Center Project**

The proposed Pacific Business Center Project would develop light industrial warehouse uses similar to those of the Assieh Industrial Development Project, albeit with a net reduction of 287,788 square feet relative to the previously approved project. By maintaining the General Plan land use designation of “Heavy Industrial” and developing less square footage than the Assieh Industrial Development Project, the Pacific Business Center Project would be consistent with the relevant hydrology and water quality goals and policies of the Manteca General Plan Update 2023. Additionally, by developing less square footage on the project site (i.e., impervious surfaces), the Pacific Business Center Project would not have the potential to significantly alter sub-regional or local hydrologic conditions, increase stormwater runoff, or adversely affect water quality beyond what were disclosed in the Assieh Industrial Development Project EIR. In addition, the project site is not located within a 100-year or 500-year flood hazard area, a condition that would not be altered by the Pacific Business Center Project. None of these changes would result in impacts to hydrology and water quality any greater than those addressed and analyzed in the Assieh Industrial Development Project EIR, nor would the proposed project result in any hydrology and water quality impacts not identified in the Assieh Industrial Development Project EIR.

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

There are no changed circumstances 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 Assieh Industrial Development Project EIR.

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## **3.7 - Public Services, Utilities, and Energy Conservation**

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### **3.7.1 - Previously Identified Impacts in the Manteca General Plan Final EIR**

**Impact 4.6.1-A:** Implementation of the Assieh Industrial Development Project is consistent with the relevant fire protection policies of the Manteca General Plan Update 2023.

**Impact 4.6.1-B:** The Assieh Industrial Development Project may potentially impact fire protection services.

**Impact 4.6.2-A:** Implementation of the Assieh Industrial Development Project is consistent with the relevant police protection policies of the Manteca General Plan Update 2023.

**Impact 4.6.2-B:** The intensification of land uses within the project area will result in an increased demand for police services.

**Impact 4.6.3-A:** Implementation of the Assieh Industrial Development Project is consistent with the relevant water service goal and policies of the Manteca General Plan Update 2023.

- Impact 4.6.3-B:** Implementation of the Assieh Industrial Development Project will result in an increased demand for water service and supplies.
- Impact 4.6.4-A:** Implementation of the Assieh Industrial Development Project is consistent with the relevant solid waste policies of the Manteca General Plan Update 2023.
- Impact 4.6.4-B:** Implementation of the Assieh Industrial Development Project will result in the generation of solid waste throughout the lifetime of the project.
- Impact 4.6.5-A:** Implementation of the Assieh Industrial Development Project is consistent with the relevant wastewater service policies of the Manteca General Plan Update 2023.
- Impact 4.6.5-B:** The Assieh Industrial Development Project will result in an increase in the generation of wastewater and will require the extension of wastewater transmission and distribution facilities to service the site.
- Impact 4.6.6-A:** Implementation of the Assieh Industrial Development Project is consistent with the relevant energy resources goal and policies of the Manteca General Plan Update 2023.
- Impact 4.6.6-B:** The Assieh Industrial Development Project will create a demand for additional energy resources and require upgrades and extensions of transmission and distribution systems.

These impacts were addressed on Draft EIR pages 4.6-1 through 4.6-12.

### **Proposed Pacific Business Center Project**

The proposed Pacific Business Center Project would develop light industrial warehouse uses similar to those of the Assieh Industrial Development Project, albeit with a net reduction of 287,788 square feet relative to the previously approved project. By maintaining the General Plan land use designation of “Heavy Industrial” and developing less square footage than the Assieh Industrial Development Project, the Pacific Business Center Project would be consistent with the relevant public services, utilities, and energy conservation goals and policies of the Manteca General Plan Update 2023. Additionally, by maintaining the previously approved light industrial warehouse uses and developing less square footage on the project site, the Pacific Business Center Project would not have the potential to significantly increase demand for fire protection, police protection, water, or energy, or significantly increase generation of solid waste or wastewater beyond what were disclosed in the Assieh Industrial Development Project EIR. None of these changes would result in impacts to public services, utilities, and energy conservation any greater than those addressed and analyzed in the Assieh Industrial Development Project EIR, nor would the proposed project result in any public services, utilities, and energy conservation impacts not identified in the Assieh Industrial Development Project EIR.

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

There are no changed circumstances 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 Assieh Industrial Development Project EIR.



## **SECTION 4: REFERENCES**

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

City of Manteca. 2004. Assieh Industrial Development Project (State Clearinghouse No. 2003052069).

City of Manteca. 2011. Manteca Zoning Ordinance.

Westcore Properties. 2012. Pacific Business Center Application.

Westcore Properties. 2012. Pacific Business Center Planning Submittal.

