

D e N o v o P l a n n i n g G r o u p

A Land Use Planning, Design, and Environmental Firm

March 14, 2025

Jesus R. Orozco, Deputy Director - Planning
Development Services Department
1215 W. Center St., Ste. 201
Manteca, CA 95337

SUBJECT: CEQA Review – Villa Ticino West – 19.17-acre Neighborhood Commercial Property

Dear Jesus,

This letter is intended to provide a CEQA review of the proposed 19.17-acre Neighborhood Commercial Development located at the corner of Louise Avenue and Airport Way.

1. PROPOSED PROJECT

The proposed project consists of developing a 19.17-acre parcel located within the approved Villa Ticino West Development Project with a 132-room hotel, a 40,000 square foot supermarket, 24,725 square feet of retail, 7,000 square feet of fast-food restaurant without drive-through window, 11,000 square feet of fast-food restaurant with drive-through window, an automated car wash with 1 tunnel, and a 13-pump gas station with a 6,500 square foot convenience store. (See Attachment A – Project Plans).

The project would likely undergo two phases of construction. The first phase of construction anticipates completion in 2025 and will be comprised of the 13-pump gas station with a 6,500 square foot convenience store and the automated car wash. The second phase, anticipated to be completed in the year 2028, will construct the remaining land uses.

Site access during the first phase would be provided for the gas station with convenience store and car wash land uses only, and will be one right in/out driveway on Louise Avenue, one right in/out driveway and one right in only driveway on Airport Way. Following full completion of the site, site access is planned via two driveways on Louise Avenue one right in/out-left in, and one right in/out driveway. Four driveways are proposed on Airport Way one right in only driveway, two right in/out driveways and a full access driveway.

The site is currently zoned as CN for Neighborhood Commercial per the City of Manteca General Plan. The project site is currently vacant.

2. BACKGROUND

The Villa Ticino West Development Project was approved and a Final EIR (State Clearinghouse No. 20031121069) was certified in 2004 by the Manteca City Council. The Villa Ticino West Development Project Final EIR evaluated the development of a residential subdivision consisting of 760 units on 183.87 acres, 310 estimated apartment units on 12.40 acres, a commercial center consisting of 18.55 acres, a



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public service facility consisting of 0.78 acres, and 14.61 acres of parks. The Project site was included within the boundary of the EIR Study Area and approved Villa Ticino West Project.

In 2015, modifications to the land use and zoning, as well as modifications to the Tentative Map and Development Agreement were proposed within the Villa Ticino West Development Project. The proposed modifications included various land use and zone changes, as well as modifications to the parcels within the Tentative Map. (See Attachment B – Villa Ticino West Tentative Map as Modified in 2015, Attachment C - Villa Ticino West Land Use as Modified in 2015, Villa Ticino West Zoning as Modified in 2015). One of the modifications included the creation of a 19.17-acre Neighborhood Commercial (CN) parcel located at the corner of Louise Avenue and Airport Way. These changes were evaluated in an EIR Addendum.

The 2015 EIR Addendum found that the modifications would result in largely the same project that was analyzed in the Final EIR, but with a different configuration of the parcels and minor changes to the land uses and zoning to accommodate the reconfiguration of the parcels. The EIR Addendum found that there were no circumstances that have changed under Section 15162 of the CEQA Guidelines and that an EIR Addendum was the appropriate document to support the modifications. The EIR Addendum included a full review of all CEQA topics analyzed in the certified EIR for the original Project. Ultimately, the City of Manteca approved the modifications to the Villa Ticino West Development, including the 19.17-acre Neighborhood Commercial site that is the subject of this review.

3. STANDARDS FOR CONFORMANCE REVIEW

This review was prepared in accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines. Because the City has previously complied with CEQA for the Villa Ticino West project, this review is focused on the proposed Project's conformance to the Project that was analyzed within the certified EIR, including the 2015 EIR Addendum. To complete the review, we must determine whether any changed circumstances or "new information of substantial importance" will trigger the need for a subsequent EIR or Addendum pursuant to the requirements outlined in CEQA Guidelines Section 15162 or 15164. The specific conditions under the statutes are as follows:

(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.

If any of the triggers set forth above occurs, the City would be required to prepare a subsequent EIR, unless “only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation,” in which case a “supplement to an EIR” would suffice (see CEQA Guidelines, Section 15163). If there are no grounds for either a subsequent EIR or a supplement to an EIR, then the City must determine if an addendum pursuant to CEQA Guidelines Section 15164 is necessary, explaining why “some changes or additions” to the certified EIR and/or 2015 EIR Addendum are necessary. Core to this review is the question of whether the proposed Project is consistent with, and conforms to, the Project that has been approved under the certified EIR and EIR Addendum.

4. CONCLUSIONS FOR CONFORMANCE REVIEW

The proposed project consists of developing a 19.17-acre parcel located within the approved Villa Ticino West Development Project with a 132-room hotel, a 40,000 square foot supermarket, 24,725 square feet of retail, 7,000 square feet of fast-food restaurant without drive-through window, 11,000 square feet of fast-food restaurant with drive-through window, an automated car wash with 1 tunnel, and a 13-pump gas station with a 6,500 square foot convenience store. Each of these uses are allowed uses under the existing General Plan Land Use and Zoning for the parcel. The spatial location of the parcel, and the anticipated uses proposed, were all the subject of previous environmental review. There are no changes or modifications to the parcel or the uses relative to what was assumed in the previous environmental documents for Villa Ticino West Project. In addition, there are no changes to what the City anticipated for the Project site under the General Plan EIR. Because there are no proposed changes, the triggers under (1) and (2) presented above under the Standards for Review are not met.

Under trigger (3) presented above under the Standards of Review, it can be concluded that there is new information in the form of more detailed description of the end users within the 19.17-acre Neighborhood



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Commercial. However, the question then becomes, does the new information have one or more significant effects not addressed in the previous environmental document (3A), or cause a more severe impact than was anticipated by the previous environmental document (3B). There is nothing peculiar about the proposed neighborhood commercial uses, each use conforms to the zoning, development standards, and land uses that were assumed to be built on the parcel under the Villa Ticino EIR, as well as the General Plan EIR. In addition, there are no mitigation measures or alternatives previously deemed not feasible under previous environmental review, that would be applicable to the proposed Project (3C and 3D).

The triggers presented under the Standards for Review are not met for a subsequent EIR, or supplemental EIR. In addition, there are no proposed modifications that would warrant an EIR Addendum. Instead, it can be concluded that the proposed Project is an implementation of the approved Villa Ticino West Development, and is an implementation of the General Plan. The previous environmental review adequately covers the current proposal for development of the 19.17-acre neighborhood commercial site. No additional environmental review is necessary.

If you have any questions or comments, please do not hesitate to contact me at (916) 580-9818 or smcmurtry@denovoplanning.com.

Sincerely,

Steve McMurtry

Principal

DE NOVO PLANNING GROUP

ATTACHMENTS:

ATTACHMENT A – PROJECT PLANS

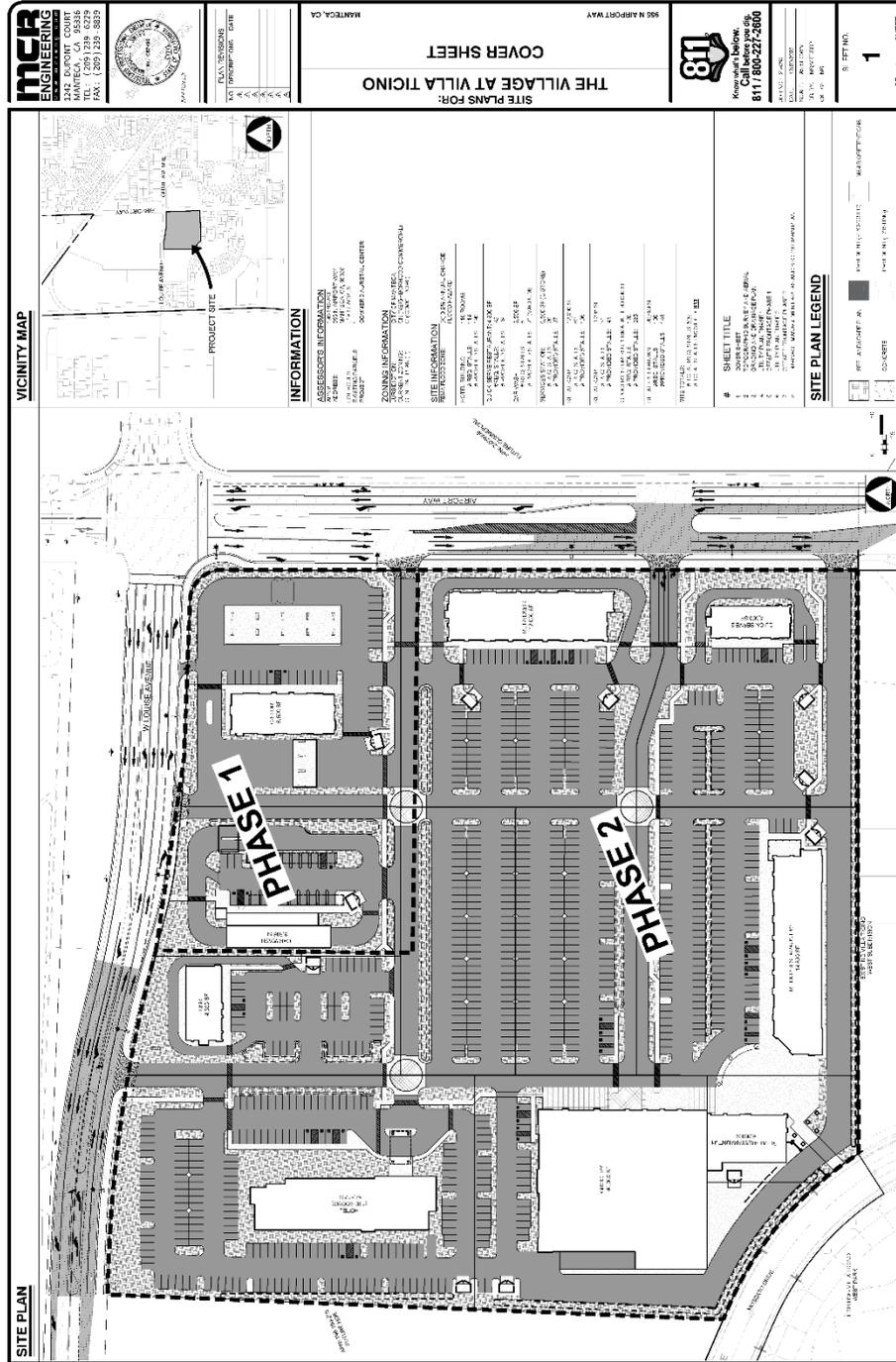
ATTACHMENT B – VILLA TICINO WEST TENTATIVE MAP AS MODIFIED IN 2015

ATTACHMENT C – VILLA TICINO WEST LAND USE AS MODIFIED IN 2015

ATTACHMENT D – VILLA TICINO WEST ZONING AS MODIFIED IN 2015



ATTACHMENT A – PROJECT PLANS

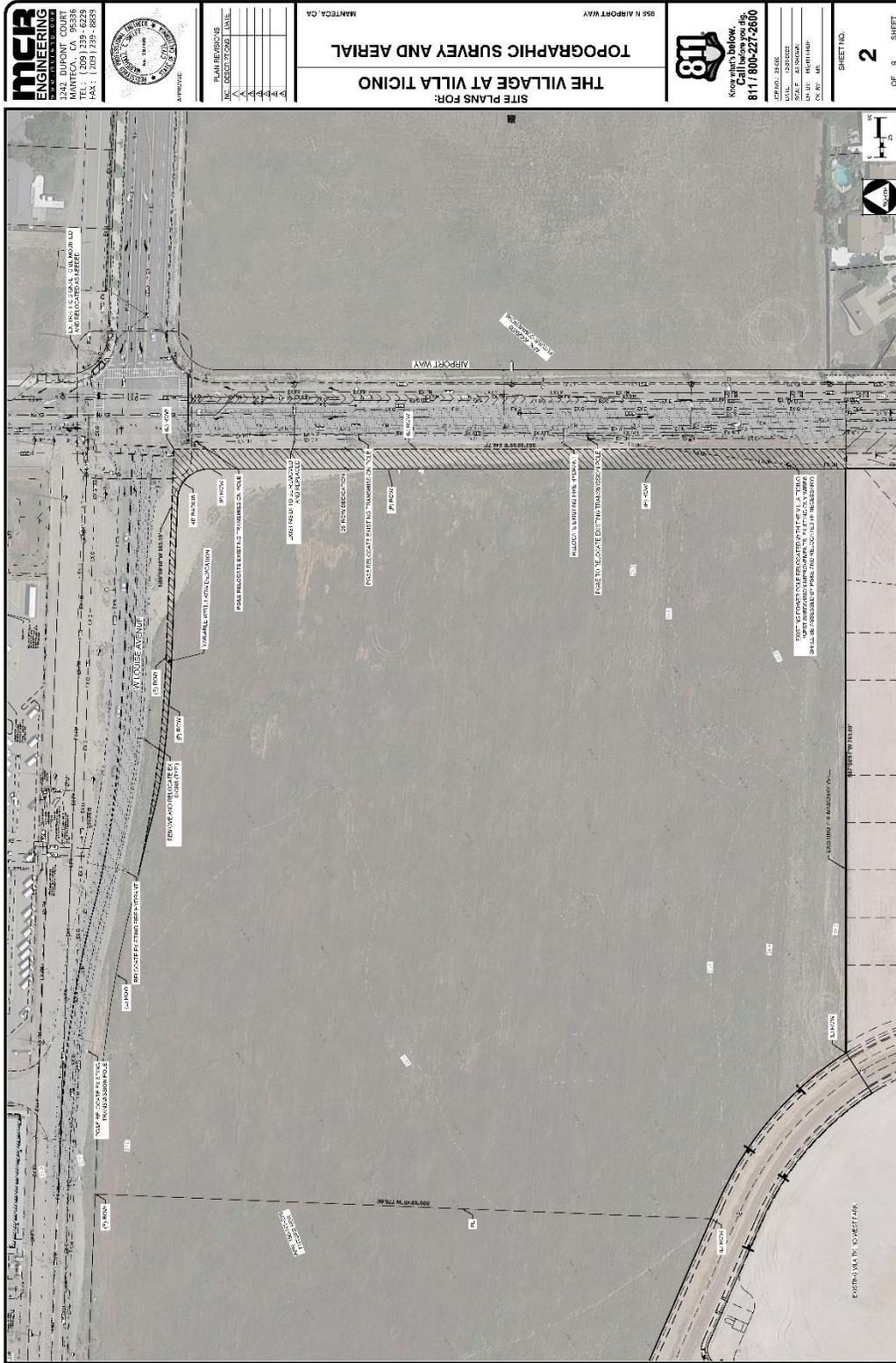


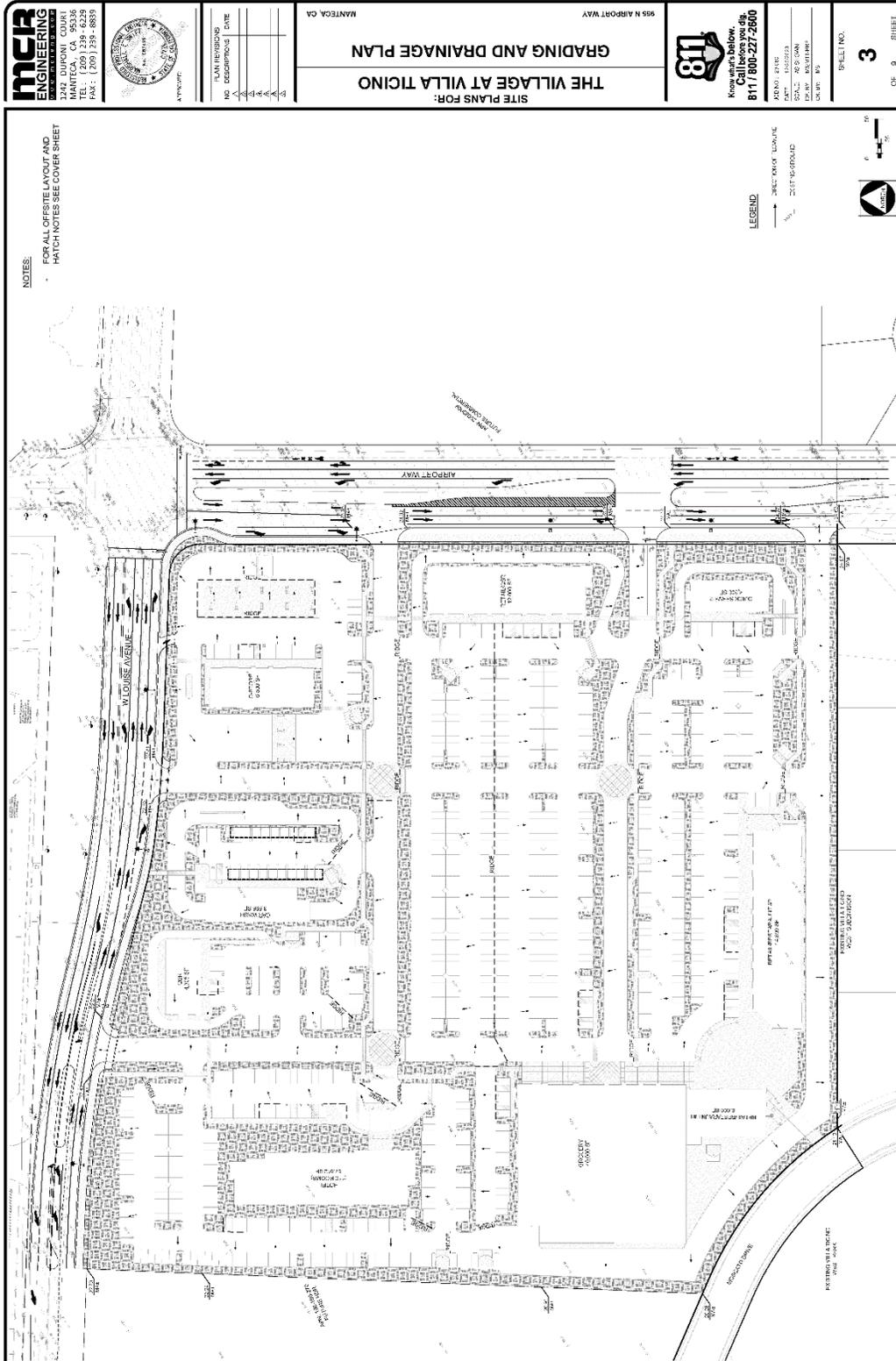


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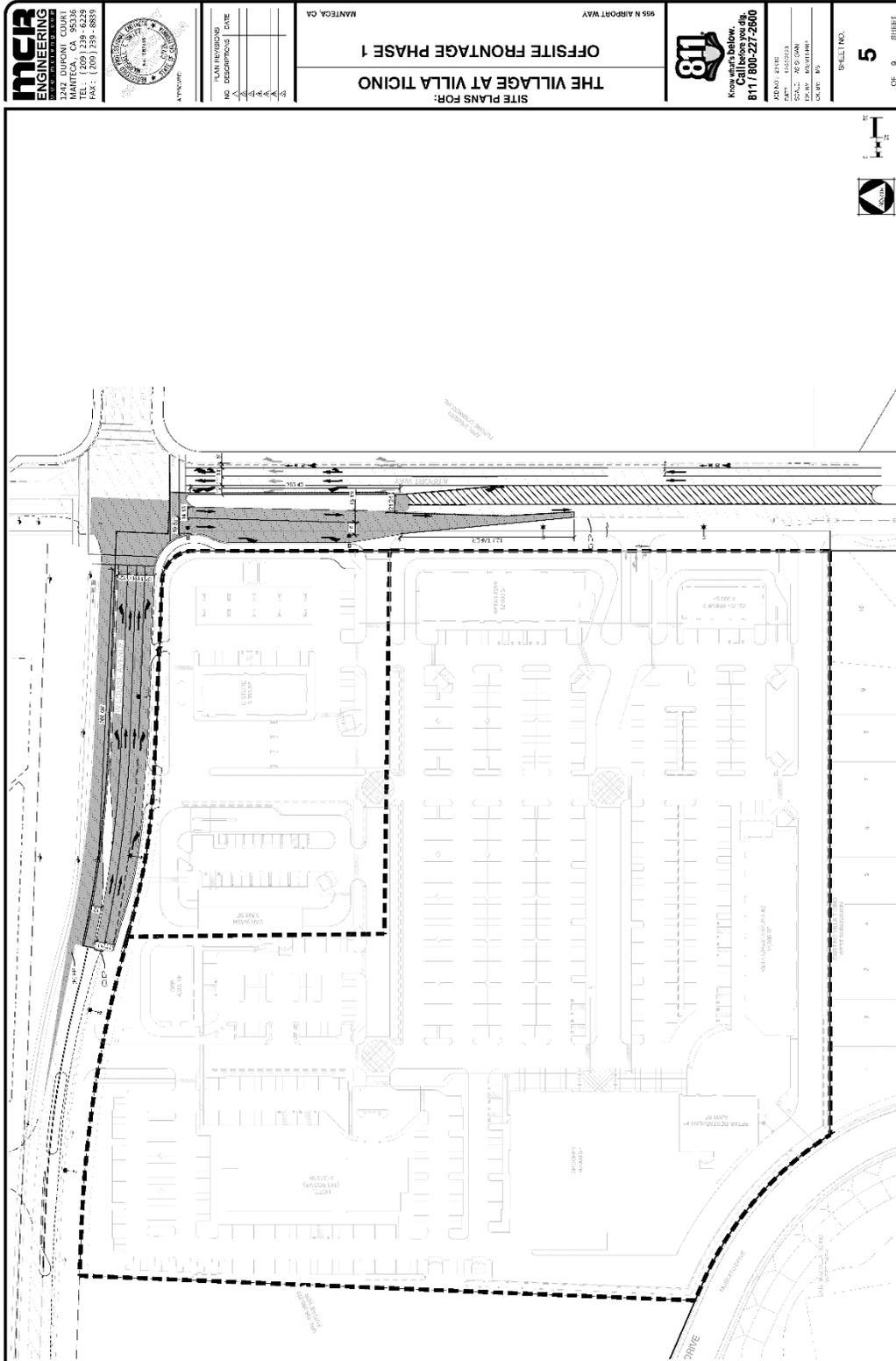
<p>mcr ENGINEERING 1000 S. GARDEN AVENUE MANTICA, CA 95336 TEL: (209) 238-6239 FAX: (209) 238-8889</p>		APPROVED: _____ DATE: _____ NO. DESCRIPTION: _____	955 N AIRPORT WAY MANTICA, CA	<p>Know what's below. Call before you dig. 811 / 800-227-2600</p>	PROJECT NO.: _____ DATE: _____ SCALE: AS SHOWN DESIGNED BY: INSUWIRE CHECKED BY: _____	SHEET NO. 3 OF 9 SHEET
	<p>SITE PLANS FOR: THE VILLAGE AT VILLA TICINO</p> <p>GRADING AND DRAINAGE PLAN</p>					

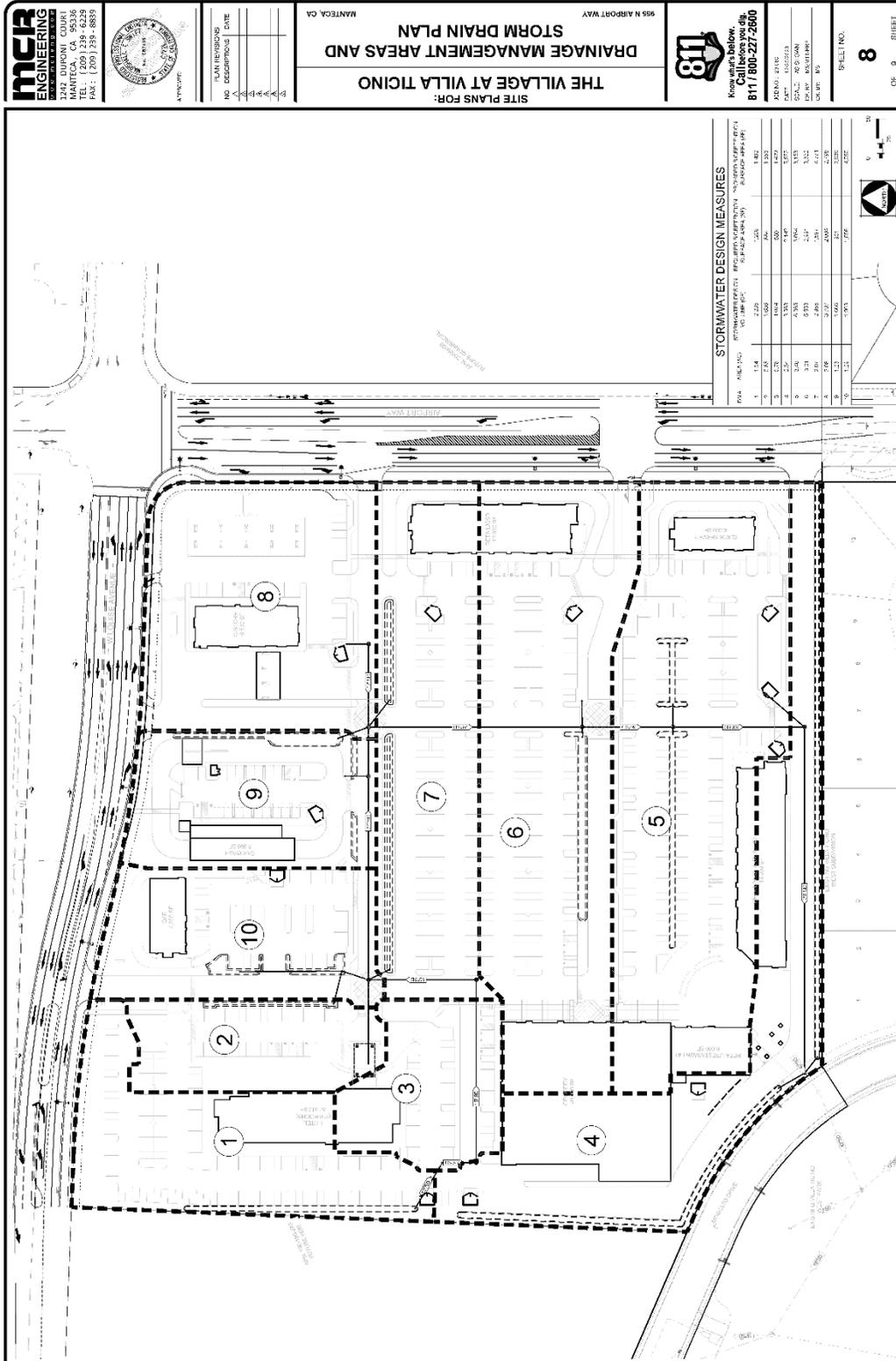


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mcr ENGINEERING
 10000 N. AIRPORT WAY
 SUITE 100
 MANTONA, CA 95336
 TEL: (209) 238-6239
 FAX: (209) 238-8889

APPROVED: _____
 DATE: _____
 NO. DESCRIPTION: _____
 DATE: _____

955 N AIRPORT WAY
THE VILLAGE AT VILLA TICINO
STORM DRAIN PLAN
 DRAINAGE MANAGEMENT AREAS AND
 SITE PLANS FOR:

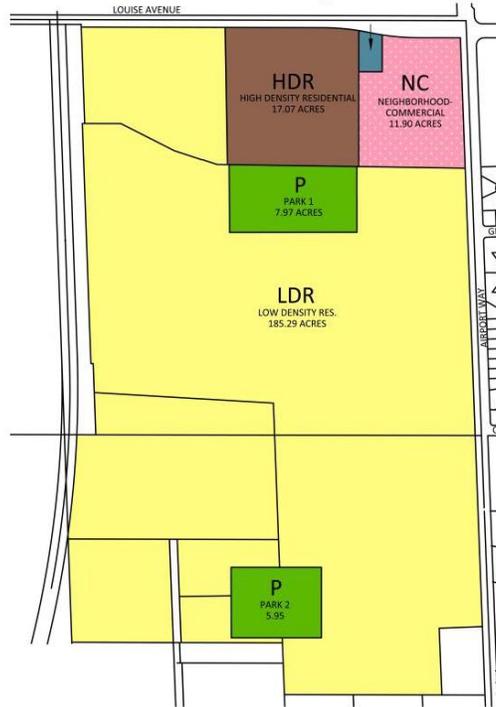
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 OF 9 SHEETS

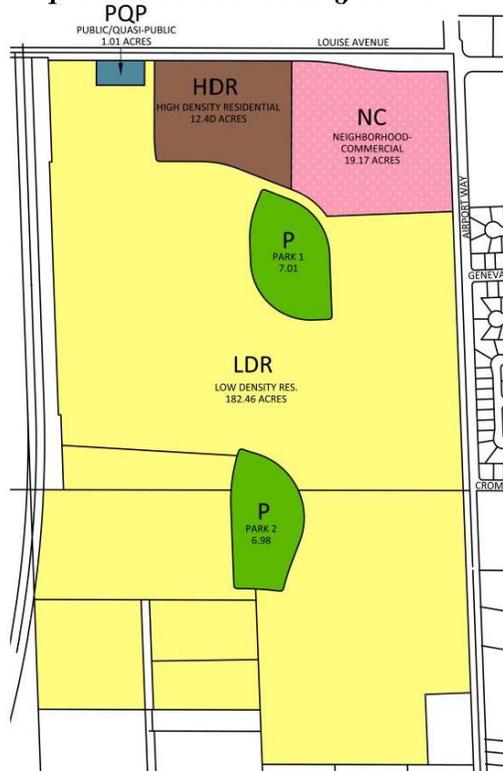


ATTACHMENT C – VILLA TICINO WEST LAND USE AS MODIFIED IN 2015

Current General Plan Designation:



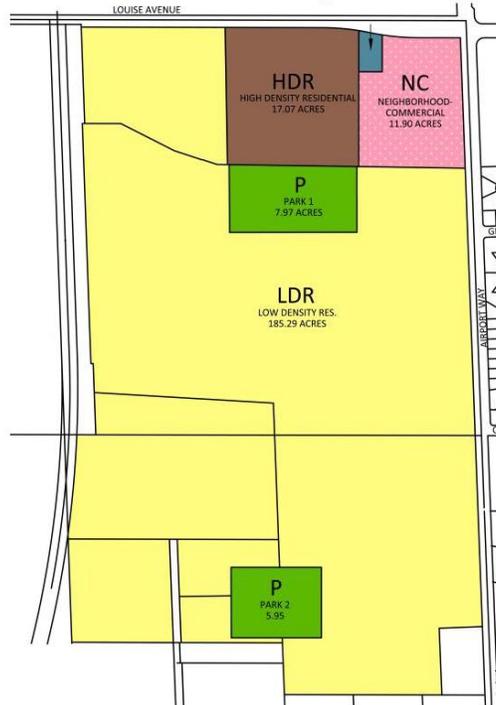
Proposed General Plan Designation:





ATTACHMENT D – VILLA TICINO WEST ZONING AS MODIFIED IN 2015

Current General Plan Designation:



Proposed General Plan Designation:

