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# VOLUME II - CHAPTER NINE

# EIR ADDENDUM



## RELATED TO PLANNING COMMISSION RECOMMENDATIONS FOR CHANGES IN GENERAL PLAN 2040

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The foregoing chapters of the EIR present the potential environmental impacts, mitigation measures and alternatives related to the Ripon General Plan 2040, as it was amended by staff in response to public and agency comments, and the recommendations of the Draft EIR. Beginning in 2003, public workshops were held to gain citizen input in updating the 1998 General Plan, then in 2005, when the initial draft plan was prepared, workshops were held with the Ripon Planning Commission and with City Council prior to beginning public hearings on the General Plan update. During the public hearing process, recommendations for revision of General Plan policies and land use and circulation designations were proposed. These recommendations, shown at the end of this chapter, were forwarded to the City Council for consideration for adoption with the remainder of the Plan.

This chapter identifies the Planning Commission's recommended changes to the General Plan 2040 (Section 9.1) and discussed the environmental implications of these changes (Section 9.2). The planning and EIR process for the Ripon General Plan 2040 is discussed in more detail in Chapter 1.0 of this document.

### 9.1 PLANNING COMMISSION RECOMMENDATIONS

The recommendations of the Ripon Planning Commission for revisions to the Ripon General Plan 2040 include revisions in policies and standards, changes in land use designations and recommendations for consideration of site-specific changes in circulation requirements. These recommendations are summarized below:

#### Policy Revisions

- Prohibiting residential development within specified distances of wastewater facilities.
- Addition of Alley Access to new residential developments.
- Addition of a new Extremely-Low Density Residential land use designation (ELD).
- Addition of a Regional Commercial land use designation (RC).
- Addition of a Business Park land use designation (BP).
- Prohibited development within the 100-year flood plain.

#### Land Use Designations

The Planning Commission's recommended changes in land use designations, listed in detail at the end of this Chapter included shifting approximately 400 acres of primary urban from the southeast to the north. The overall effects of these changes are summarized as follows:

- The shifting of the 400 acres from the southeast to the north, created a reduction of Low Density Residential

but an increase in Commercial and Business opportunities for Ripon.

- There was an exchange along the State Route 99 corridor of properties between Manteca and Ripon in order to create a more reasonable urban boundary between Ripon and Manteca. The property gained by Manteca was originally designated in the Ripon General Plan 2035 for future industrial development. The property gained by Ripon in the exchange will be used predominately for future job-based development.
- The general plan boundary was extended north to State Route 120 and designated as ‘urban reserve’.
- Build-out of the urban area will be approximately 38,000 population with a similar number of jobs being created, for a 1 to 1 ratio. While the residential growth is managed and kept between 3% and 6% annually, there is no similar program for non-residential growth.

### **Circulation Recommendations**

New Streets have been identified for construction to address the shift of immediate future development to the north and east. These include Jackson Way, Hamilton Lane, Castle Way, DeSelle Boulevard, Barton Lane, and Alta Colony Road. All of these new roads were aligned specifically to continue to encourage use of the major arterials/expressways, like River Road, Jack Tone Road, and the new Olive Expressway to access State Route 99, and to maintain the high level of service being experienced by our residents.

Two future road extensions (River Road and Canal Boulevard west of Jack Tone Road) previously identified in the 1998 plan, have been realigned to reflect the work being done on the Ripon/Manteca Interchange Feasibility Plan for the new interchanges between our communities.

Along with updating the street system, new standards have been identified for future development, such as roundabouts, brick-paved surfaces for streets instead of asphalt, transit stops, and pedestrian over-crosses.

The City’s Master Bike Plan was revised to be consistent with the changes in the street system and to ensure that the community continues to be ‘pedestrian/bike friendly’.

## **9.2 ENVIRONMENTAL IMPLICATIONS OF RECOMMENDED CHANGES**

Proposed changes in the provisions of the Ripon General Plan 2040 have been reviewed by City staff and consultants involved in preparation of the Final EIR in order to determine whether the Planning Commission’s proposed changes in the General Plan would involve any substantial change in the “project” as described in the Draft EIR, would cause any new significant environmental effects not addressed in the Draft EIR, or would require mitigation measures not included in the Draft EIR. If these conditions were found to occur, revision and recirculation of the EIR, or preparation of a Supplemental EIR or similar document, could be required. This was not, however, found to be the case. The results of the City’s review and analysis are documented below.

Incorporation of all of the proposed changes in the General Plan would not substantially alter the proposed “project” (adoption of the General Plan 2040) or substantially increase or decrease the potential environmental effects of the project, as described in the Draft EIR. As a result, substantial revision of the EIR is not needed and the consideration of additional alternatives is not warranted. The basis for this determination includes the following:

- The recommended text and policy changes would not involve any quantitative change in potential urban development associated with implementation of the General Plan. Some of the recommended changes would involve additional limits on development which would, in net effect, prevent damage to important cultural resources and provide additional public protection from hazards. This would be a net environmental benefit.
- Addition of the new ELD residential land use designation would provide the City with an improved planning tool, and a means for limiting density of certain new residential areas. This change would not contribute to additional urban development or environmental impact but in fact would help create a buffer between urban and rural areas.
- All development pursuant to the Ripon General Plan 2040 would be subject to the goals, policies and provisions of the Plan. These various provisions of the Plan, as amended following public and agency review of the Draft EIR, constitute the entirety of mitigation measures for the significant environmental effects of General Plan implementation. As indicated in this document, these provisions are sufficient to reduce the environmental effects of General Plan implementation to less than significant, with the exception of cumulative potential impacts on agricultural land, air quality, and noise. The City adopted a Statement of Overriding Considerations for these impacts in conjunction with adoption of the Plan.