



CITY OF MANTECA

COMMUNITY DEVELOPMENT DEPARTMENT

Notice of Intent to Adopt a Mitigated Negative Declaration for the Centerpoint South Project

Lead Agency: City of Manteca
1001 West Center Street
Manteca, CA 95337

Project Title: Centerpoint South Project

Project Location: The 8.85-acre project site (project site) is located at 2205 N. Airport Way (APN: 198-030-35). The project site is within the Northwest Airport Way Master Plan area, is zoned 'Master Plan' (MP), and is designated as 'Light Industrial' (LI) in the General Plan. The project site is bound by Airport Way and the Woodbridge Del Webb community to the east, Crothall laundry facility to the north, an approved but undeveloped 486-stall container yard to the west, and undeveloped land within the Master Plan area to the south.

Project Description: The proposed CenterPoint South project (proposed project) would develop the 8.85-acre vacant subject property (project site) with two concrete tilt-up wall warehouse buildings, automobile and trailer parking areas, landscaped areas, drainage and utility improvements, as well as driveways and drive aisles. Cold storage uses would not be allowed. In addition to the site plan, CenterPoint Properties will file a tentative parcel map that will subdivide the project site into two separate parcels that will each be developed with a warehouse facility ("Proposed Facility A" and "Proposed Facility B"). Proposed Facility A is located on the southeast part of the project site and consists of an approximately 52,029 square foot (sq. ft.) warehouse that features 18 exterior dock-high doors and two drive-in dock doors on the western building facade. A trailer parking area consisting of 19 trailer positions will be located to the west of the proposed truck court and Proposed Facility A, while a 71-car parking lot will be located to the east of Proposed Facility A. Proposed Facility B is located on the northeast part of the project site and consists of an approximately 47,485 sq. ft. warehouse that features 14 exterior dock-high doors and two drive-in dock doors on the western building facade. A trailer parking area consisting of 17 trailer positions will be located to the west of the proposed truck court and Proposed Facility B, while a 45-car parking lot will be located to the east of Proposed Facility B.

Findings/Determination: The City of Manteca has reviewed and considered the proposed project and has determined that the project will not have a significant effect on the environment with the incorporation of mitigations, with substantial supporting evidence provided in the Initial Study. The City of Manteca hereby prepares and proposes to adopt a Mitigated Negative Declaration for this project.

Public Review Period: A 30-day public review period for the Mitigated Negative Declaration/Initial Study will commence on April 2, 2021, and will end on May 3, 2021 for interested individuals and public agencies to submit written comments on the document. Any written comments on the Mitigated Negative Declaration/Initial Study should be sent to the attention of Associate Planner Mallorie Fenrich at 1001 West Center Street, Manteca, CA 95337 by 5:00 PM on Monday, May 3, 2021. Copies of the Mitigated Negative Declaration/Initial Study are available for review online.

Document Availability: Copies of the Initial Study/Mitigated Negative Declaration are available for review online at: <https://www.ci.manteca.ca.us/CommunityDevelopment/Planning%20Division/Pages/Planning-Division-Documents.aspx>