



# CITY OF MANTECA

COMMUNITY DEVELOPMENT  
DEPARTMENT

## NOTICE OF PUBLIC REVIEW PERIOD AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION (MND) FOR THE SPRECKELS DISTRIBUTION CENTER PROJECT

Notice is hereby given that the City of Manteca, as lead agency, has prepared a MND for the Spreckels Distribution Center Project (proposed project). The MND analyzes the potential environmental effects associated with the proposed project in accordance with the California Environmental Quality Act (CEQA). In accordance with Section 15072 of the CEQA Guidelines, the City of Manteca has prepared this Notice of Intent (NOI) to provide responsible agencies and other interested parties with notice of the availability of the MND and to solicit comments and concerns regarding the environmental issues associated with the proposed project.

**PROJECT TITLE:** Spreckels Distribution Center Project

**PROJECT LOCATION:** The proposed project is located on a 14.83-acre site at 407 Spreckels Avenue, which is part of the existing Spreckels Business Park in the City of Manteca. The project site is currently vacant and covered in routinely disked ruderal grassland, but was previously developed as a portion of the Spreckels Sugar Factory. Six trees exist on the northwest corner of the project site. Surrounding land uses include single-family residential units to the west, Spreckels Avenue to the east, and commercial and industrial land uses to the north and south. An eight-foot solid sound wall extends along the western site boundary, and the Manteca Tidewater Bikeway extends along the eastern site boundary.

**HAZARDOUS MATERIALS AND HAZARDOUS WASTE SITES:** The project site is not identified on any list of hazardous materials sites compiled pursuant to California Government Code Section 65962.5.

**PROJECT DESCRIPTION:** The proposed project would include the construction of a warehouse distribution facility and associated improvements, including four vegetated swales provided on-site for stormwater treatment and infiltration. The proposed warehouse would be 304,120 square feet (sf) in total, 8,000 sf of which would be dedicated office space. The development would include 56 truck dock doors, 180 standard parking spaces, six accessible parking spaces, and 63 truck trailer spaces. Additionally, the project would provide both short-term and long-term bicycle parking spaces. Site access would be provided through two driveways from Spreckels Avenue and a third entry way along the utility access road of the adjacent industrial park to the north. Each of the three access points would include pre-security parking and a security gate.

The proposed project would require City approval of a Conditional Use Permit and Site Plan Review.

**APPLICANT:** Prologis, Inc.  
Pier 1, Bay 1  
San Francisco, CA 94111

### **PUBLIC REVIEW PERIOD**

The MND prepared for this project is available for download from the City's website at <https://www.ci.manteca.ca.us/CommunityDevelopment/Planning%20Division/Pages/default.aspx>, under the heading "Planning Division Documents."

Written comments on the MND will be accepted during the **30-day public review period commencing May 3<sup>rd</sup>, 2021 and ending June 1<sup>st</sup>, 2021 at 5:00 PM**. Written comments on the MND must be directed to:

J. D. Hightower, Deputy Director of Planning  
City of Manteca, Development Services Department  
1215 West Center Street, Suite 201  
Manteca, CA 95337  
(209) 456-8505  
[jhightower@ci.manteca.ca.us](mailto:jhightower@ci.manteca.ca.us)