

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2021050017

Project Title: Spreckels Distribution Center Project

Lead Agency: City of Manteca

Contact Name: Jesus R. Orozco

Email: jorozco@manteca.gov

Phone Number: 209-456-8500

Project Location: Manteca
City

San Joaquin County
County

Project Description (Proposed actions, location, and/or consequences).

The Project Applicant is processing a Conditional Use Permit and Site Plan Review for the Spreckels Distribution Center Project to redevelop the Project site with a modern, 289,449 sf warehouse and office building with 46 truck dock doors, 184 parking automobile spaces (97 standard parking spaces, 4 accessible parking spaces, 4 van accessible parking spaces, 79 electric vehicle capable parking spaces), and 83 truck trailer spaces. Of the total square footage of the building, the Project would allocate 279,449 sf for warehousing/distribution and 10,000 sf for office uses.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The environmental topic areas anticipated to result in potentially significant effects include the following: (Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Transportation, Tribal Cultural Resources. All other environmental factors are expected to result in "no impact" or "less than significant impact." The EIR will evaluate direct and indirect impacts, cumulative impacts, and alternatives.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

A comment letter was received on the Project from the State of California Dept. of Justice, Rob Bonta on August 4, 2021 expressing concerns with constructing a warehouse facility in a community with a high pollution burden. The commenter expressed concerns relating to air quality and greenhouse gas emissions.

Provide a list of the responsible or trustee agencies for the project.

Central Valley Regional Water Quality Control Board (RWQCB), San Joaquin County Flood Control and Water Conservation District (SJCFCWCD), San Joaquin Valley Air Pollution Control District (SJVAPCD), and the Pacific Gas and Electric (PG&E)