



CITY OF MANTECA

COMMUNITY DEVELOPMENT DEPARTMENT

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

Lead Agency: City of Manteca
1215 West Center Street, Suite 201
Manteca, CA 95337

Project Title: GBxManteca Project

Project Location: The 16.02-acre Project site is located at 2261 Operation Place (APN: 198-030-38). 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 the previously approved Container Yard developed and owned by CenterPoint Properties. The Project site is bound by a rail freight transfer station to the north, Crothall Healthcare, S. Airport Way and residences to the east, agricultural orchards and Lathrop Road to the south and a vacant lot to the west. The Project site is at approximately 23 feet above mean sea level (msl) and the topography is generally flat.

Project Description: The existing Container Yard, was approved, but was not fully constructed and is not operational. The future use is a beverage distribution facility that generates 132 truck trips per day, and 530 passenger vehicle trips per day. The parking area is designed with 251 car parking stalls, and 56 trailer stalls. The operational business will provide beverage (beer and Coca Cola drink products) distribution to local area retailers. The facility will provide temporary warehousing of beverage products, office administration of warehouse on site, and truck maintenance on site. The facility will be a 295,176 sf-tilt up concrete building with 40 truck docks, and 3 bay truck maintenance facility. The building use is broken into 270,176 sf for warehouse space, and 25,000 sf for office space. The footprint of the building is 280,983-sf, with 14,193 sf of the second level. There will be refrigerated space inside the building totaling 20,000 sf for a Keg Box that maintains a 38 degrees F temperature and CTW 10,000 sf 50 degrees F (cool air from Keg Box flows into this area via vents). Refrigerant used in roof mounted refrigeration equipment is CO2. The cold storage component of the proposed Project is specifically for Coors products, but it is noted that Coors allows a period of time between removal from a 38-degree cooler, trucking in a non-refrigerated truck to the warehouse and put back into a 38-degree cooler. Therefore, the refrigerated and non-refrigerated products will be delivered to stores in non-refrigerated trucks. Stormwater management at the Project site would comply with the requirements of the City of Manteca Municipal Code. The proposed Project is consistent with the light industrial design standards and guidelines established in the approved Northwest Airport Way Master Plan, and implements the small-scale light industrial uses that are encouraged within the Northwest Airport Way Master Plan. Furthermore, the environmental impacts of this proposed development have already been fully analyzed in accordance with the California Environmental Quality Act (CEQA) under the certified Northwest Airport Way Master Plan Final Environmental Impact Report (State Clearinghouse Number 2010022024). Future tenants of the proposed Project would be required to comply with the uses that are permitted by right (and conditionally permitted with procurement of a Conditional Use Permit) within the Light Industrial Zoning District by the City of Manteca Zoning Code.

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 June 23, 2022, and will end on July 23, 2022 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 1215 West Center Street, Suite 201, Manteca, CA 95337 by 5:00 PM on July 23, 2022. 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>