



# CITY OF MANTECA

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## COMMUNITY DEVELOPMENT DEPARTMENT

**DATE:** December 6, 2024

**TO:** Reviewing Agencies, Interested Parties, and Organizations

**FROM:** City of Manteca, Lead Agency

**SUBJECT:** Notice of Preparation of an Environmental Impact Report and Scoping Meeting for the Proposed Spreckels Distribution Center

**CONTACT:** Jesus R. Orozco, Deputy Director – Planning  
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City of Manteca  
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**REVIEW PERIOD:** December 7, 2024 – January 7, 2025

Notice is hereby given that the City of Manteca is the lead agency for the preparation of a project-level Environmental Impact Report (EIR) for the proposed Spreckels Distribution Center Project (proposed Project), in accordance with the California Environmental Quality Act (CEQA), Section 15050. The purpose of this Notice of Preparation (NOP) is to provide responsible agencies and interested persons with sufficient information in order to provide meaningful input on the scope and content of the EIR. Your timely comments will ensure an appropriate level of environmental review for the proposed Project.

**Scoping Meeting:** The Lead Agency will hold a public scoping meeting at the Manteca Transit Center, 220 Moffat Boulevard, Manteca, CA to provide information on the Project and CEQA process and to receive verbal comments on the scope of the EIR on **December 12, 2024 from 6:00pm to 7:00pm.**

A copy of this NOP is available for review at the City of Manteca Community Development Department and on the City of Manteca website:

<https://www.manteca.gov/departments/development-services/planning/planning-division-documents/-folder-206>

### PROJECT DESCRIPTION

#### Project Location and Setting

The 14.83-acre Project site is located at 407 Spreckels Avenue (Assessor's Parcel Number (APN) 221-250-350), which is part of the existing Spreckels Business Park in the City of Manteca (see Figure 1, *Regional and Vicinity Map*). The Project site is currently vacant and undeveloped, consisting primarily of ruderal grasses, which are routinely disked. The site was previously developed as a portion of the Spreckels Sugar Factory until the late 1990s. There are 19 trees on site mainly in the northwest corner and along the eastern boundary. Surrounding land uses include commercial and industrial to the north and south, Spreckels Avenue to the east, and single-family residential units to the west. An eight-foot solid sound wall extends along the western site boundary, and the Manteca Tidewater Bikeway extends along the eastern site boundary.

The Project site is located within Sections 4 of Township 2 South, Range 7 East Mount Diablo Base and Meridian (MDBM). Figure 2, *USGS Topographic Map*, illustrates the Project location on the USGS Manteca, California, 7.5-minute series quadrangle map. The Project site is relatively flat and sits at an elevation of roughly 45 feet above mean sea level (amsl).

#### General Plan and Zoning Designations

The City of Manteca adopted a General Plan Update on July 18, 2023. The Project site is designated as Industrial (I) in the City's General Plan. The Industrial (I) designation provides for manufacturing, processing, assembling, research, wholesale, and storage uses, trucking terminals, railroad and freight stations, industrial parks, warehouses, distribution centers, light manufacturing, public and quasi-public uses and similar and compatible uses. Uses that are incompatible with residential uses due to noise, vibration, or other characteristics are not permitted in locations that may impact existing or future residential development.

The Project has a zoning designation of Business Industrial Park (BIP). The BIP designation creates large sites for office park environment that includes multi-tenant buildings. It will be well suited for research and development facilities and light industrial uses, as well as professional and medical offices. Warehouses will be permitted but limited in size. The Project will be consistent with the existing zoning and General Plan designation and no zone change/general plan amendment would be required.

#### **Proposed Project**

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 (See Figure 3, *Site Plan*). 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.

#### **Building Characteristics and Operations**

The proposed building would be a one-story, 45-foot tall warehouse/distribution and office facility, which has been designed to be visually compatible with the adjacent buildings. There are varying aesthetic colors and materials which eliminate the appearances of "sameness" or "flat" from the publicly visible elevations. The primary color scheme of the proposed building would include varying shades of white, grays, and dark grays and would be further accented with green reflective glazing.

Although the ultimate end-user is unknown at this time, the Project proposes to allow 24-hour daily operations to provide flexibility. Loading and unloading activities would occur on the south side of the building significantly shielded from public right-of-way view and landscaping surrounding the site would serve as a buffer and screening from the residential uses to the west. The Project building would be designed, constructed, operated, and/or maintained in accordance with Leadership in Energy and Environmental Design (LEED) standards. The Project building would be designed and built to meet the standard for LEED Silver Certification, or above.

#### **Circulation**

Access to the Project site would be provided by two driveways along Spreckels Avenue to the east, 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.

#### **Utilities and Planned Infrastructure Improvements**

The construction of on-site infrastructure improvements would be required to accommodate development of the Project site, as described below.

Water System: Water service to the Project site would be provided by the City of Manteca Water Division. Water would be accommodated via a proposed 2-inch water main that would extend from the northeastern

corner of the building to an existing point of connection at Spreckels Avenue to the existing 12-inch water main.

Wastewater System: Sewer service would be provided by the City of Manteca Sewer Division. A proposed 6-inch sewer line would extend from the northeastern corner of the building, which would connect to the existing sewer main on Spreckels Avenue.

Storm Drainage: The Project site would include construction of a new storm drainage system, including a drainage collection system, bioretention planter, and underground infiltration basin. Runoff from the Project site will ultimately flow to the existing 48-inch storm drain on Speckels Avenue.

Dry Utilities: Electricity and natural gas service would be provided by Pacific Gas and Electric (PG&E). The Project would connect to existing electrical and natural gas infrastructure in the Project vicinity.

### **USES OF THE EIR AND REQUIRED AGENCY APPROVALS**

This EIR may be used for the following direct and indirect approvals and permits associated with adoption and implementation of the proposed Project.

#### **City of Manteca**

The City of Manteca will be the Lead Agency for the proposed Project, pursuant to the State Guidelines for Implementation of CEQA, Section 15050. Actions that would be required from the City include, but are not limited to the following:

- Certification of the Spreckels Distribution Center Project EIR;
- Adoption of the Mitigation Monitoring and Reporting Program;
- Approval of a Conditional Use Permit and Site Plan Review.

#### **Other Governmental Agency Approvals**

The following agencies may be required to issue permits or approve certain aspects of the proposed Project. Other governmental agencies that may require approval include, but are not limited to, the following:

- Central Valley Regional Water Quality Control Board (CVRWQCB) - Storm Water Pollution Prevention Plan (SWPPP) approval prior to construction activities pursuant to the Clean Water Act;
- San Joaquin Valley Air Pollution Control District (SJVAPCD) - Approval of construction-related air quality permits; and
- San Joaquin County Flood Control and Water Conservation District (SJCFCWCD) - Approval of the Project's proposed drainage improvements.

### **PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR**

The City has reviewed the proposed Project application and has determined that an EIR should be prepared for the proposed Project because it may have a significant effect on the environment. The EIR will provide an analysis of the following environmental topics identified in Appendix G of the State CEQA Guidelines: 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, Cumulative Impacts, and Growth Inducing Impacts. Environmental topic areas that are expected to result in no impact or less than significant impacts and may be scoped out the EIR include: Aesthetics, Agriculture and Forestry Resources, Mineral Resources, Population and Housing, Public Services, Recreation, Utilities and Service Systems, and Wildfire.

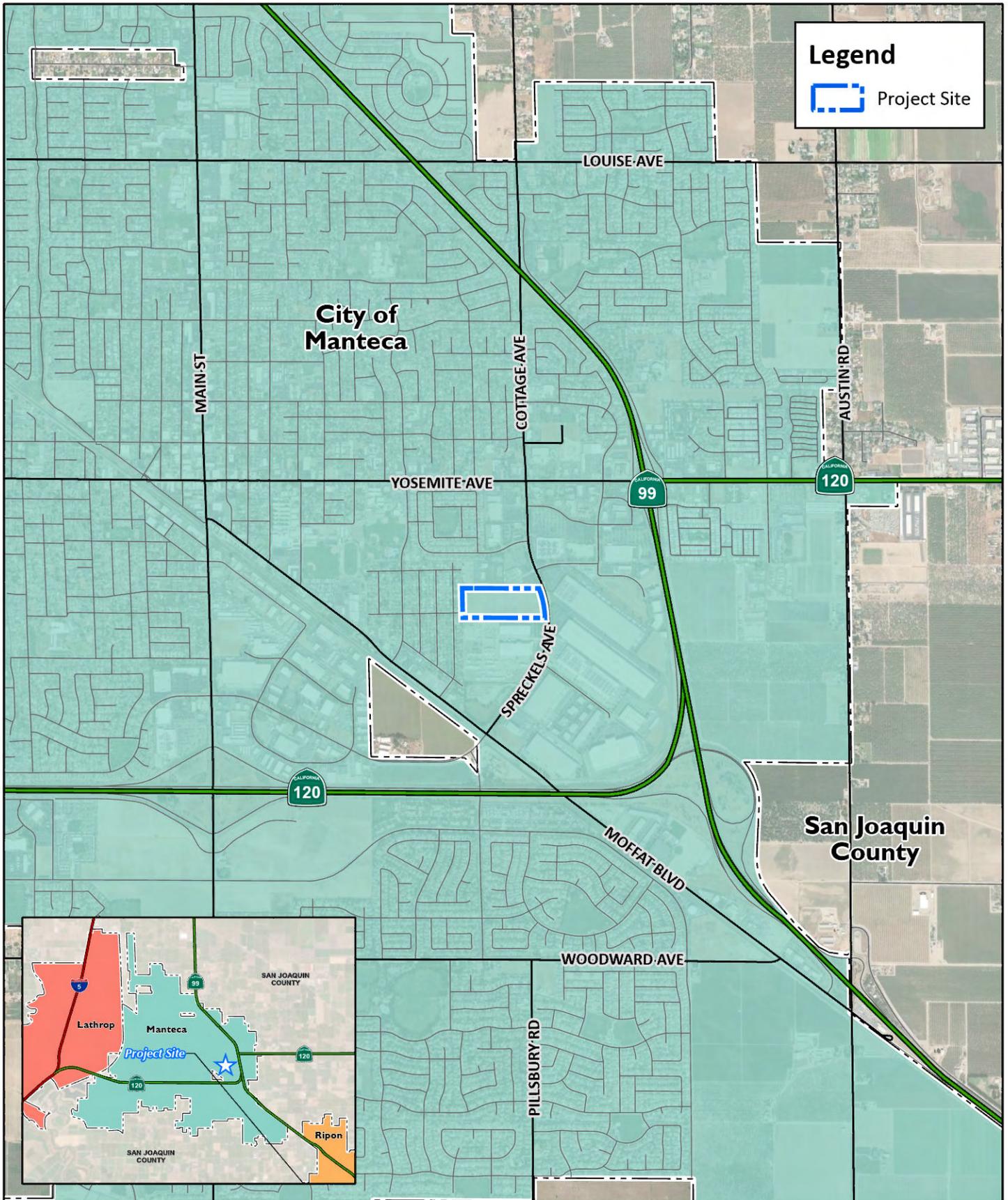
Each chapter of this EIR will include a discussion of the existing setting, thresholds of significance, evaluation of potential impacts, and if necessary, feasible mitigation measures to reduce or eliminate potentially significant impacts to the applicable resource. Additionally, the EIR will include cumulative impacts analyses, as well as analyses of alternatives to the proposed Project.

**SUBMITTING COMMENTS**

To ensure that all significant issues related to the proposed Project are identified and addressed, written comments are invited from all interested parties. To be considered, all comments must be in writing and clearly legible. Written comments concerning the proposed CEQA analysis for the Spreckels Distribution Center Project should be directed to the name and address below:

Jesus R. Orozco, Deputy Director – Planning  
Development Services Department  
City of Manteca  
1215 W. Center Street, Suite 201, Manteca, CA 95337  
Office: (209) 456-8516  
Email: jorozco@manteca.gov

Written comments are due to the City of Manteca at the location addressed above by **5:00 p.m. January 7, 2025.**

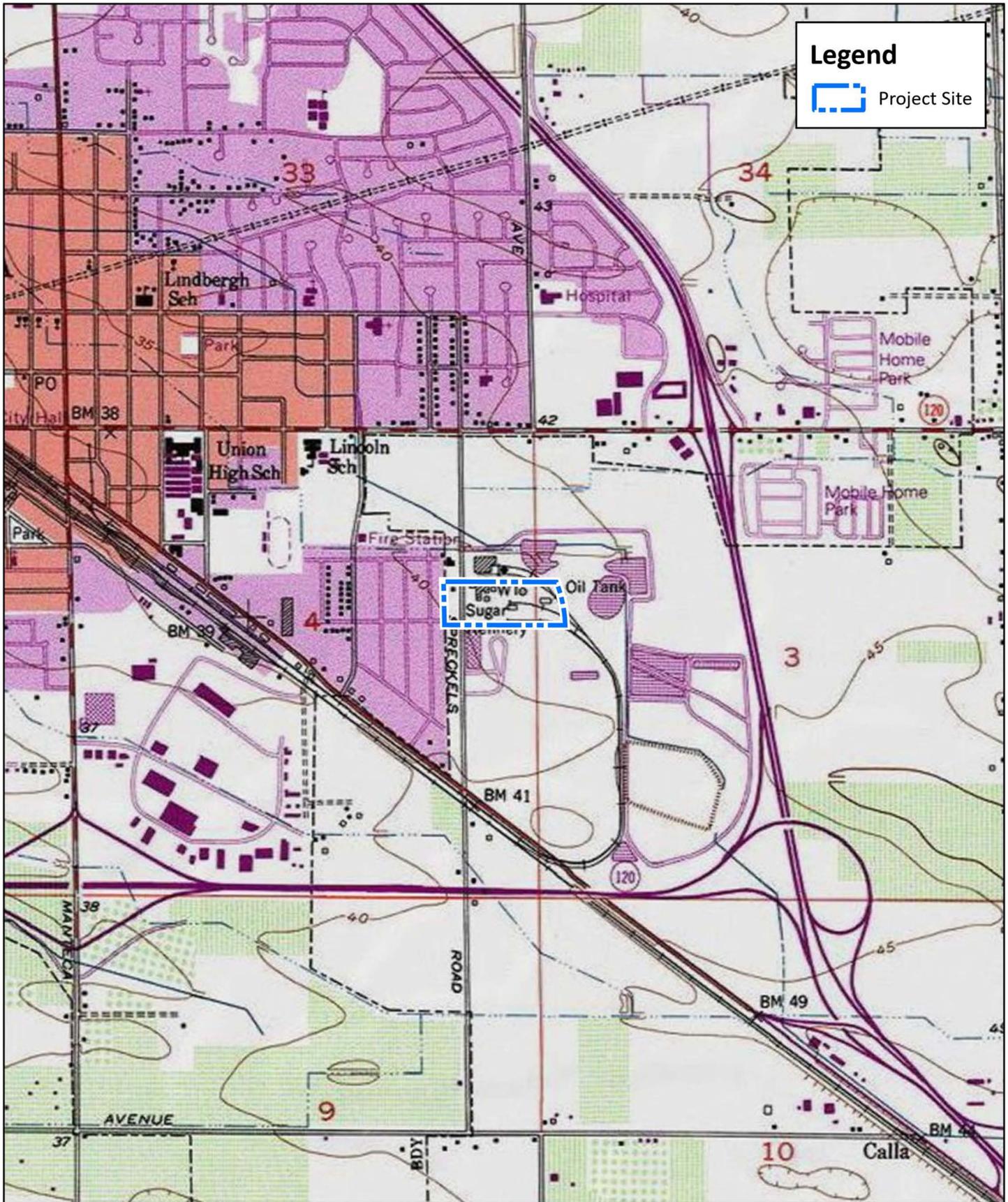


Source(s): Esri, San Joaquin County (2024)

Figure 1

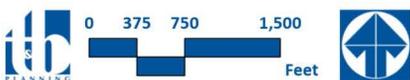


Regional and Vicinity Map

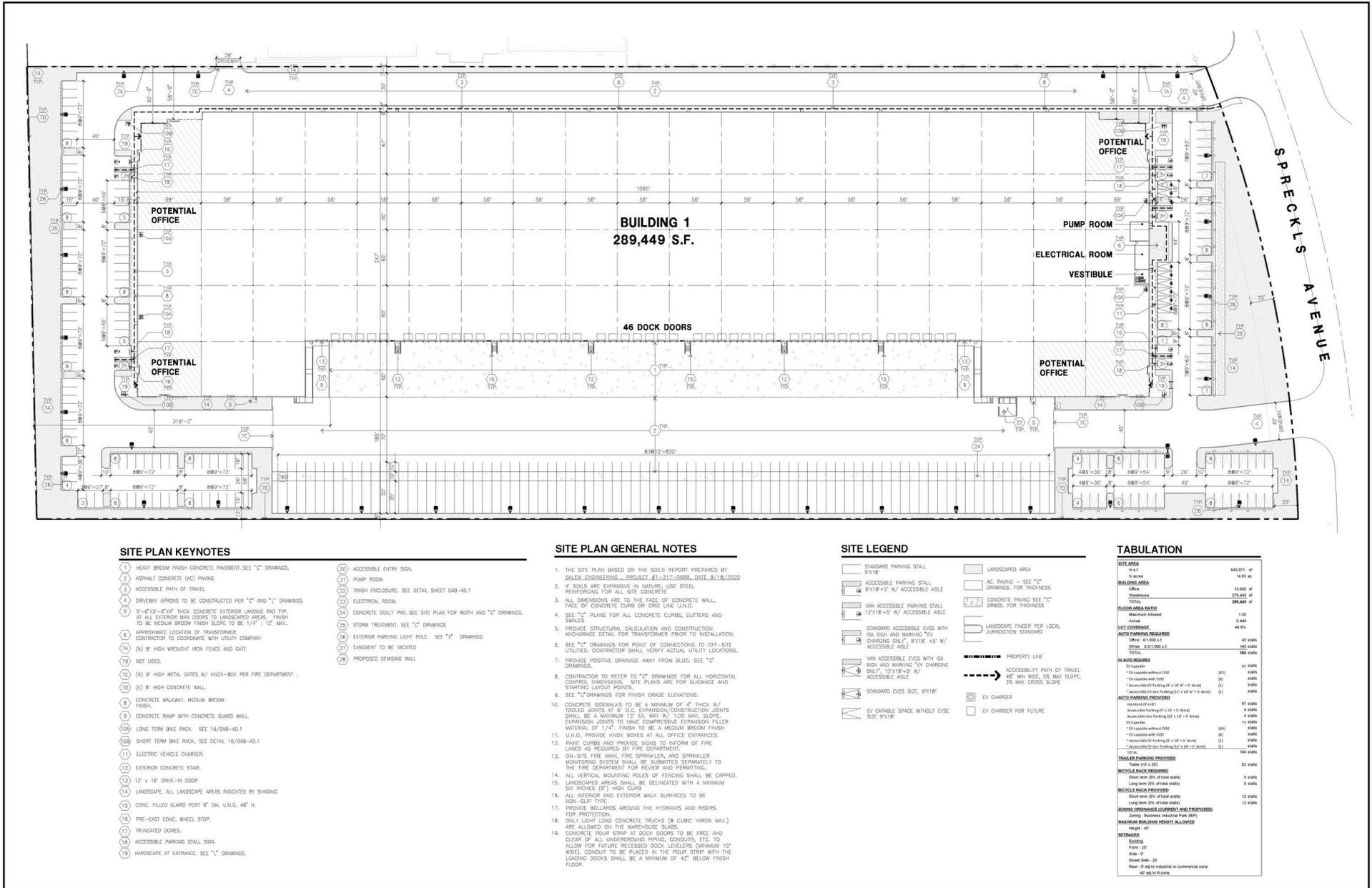


Source(s): ESRI, USGS (2013)

Figure 2

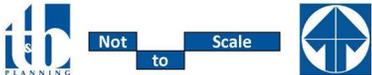


USGS Topographic Map



Source(s): HPA (07-09-2024)

Figure 3



Site Plan