

**City of Manteca****PLANNING COMMISSION RESOLUTION NO. 2025-\_\_\_\_\_****A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANTECA, STATE OF CALIFORNIA, CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT, ADOPTING THE MITIGATION MONITORING AND REPORTING PROGRAM AND FINDINGS OF FACTS AND STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE PROLOGIS 2 SPRECKELS DISTRIBUTION CENTER PROJECT AT 407 SPRECKELS AVENUE (APN 221-250-35)****FILE NOS. SPC-24-29 and UPJ-24-30**

WHEREAS, a development application was filed by Prologis L.P., 615 International Parkway, Tracy, CA 95377, for Site Plan and Design Review No. SPC-24-29 and Conditional Use Permit UPJ-24-30 for the Prologis Spreckels Distribution Center project (the "Project"); and

WHEREAS, the Project proposes to develop ±14.83 acres with a commercial structure and related parking, landscaping, and lighting at 407 Spreckels Avenue, identified by Assessor's Parcel Number (APN) 221-250-35 (the "Project Site"); and

WHEREAS, the City completed a preliminary review of the Project consistent with CEQA Guidelines section 15060 and determined that an Environmental Impact Report (hereafter "EIR") was required in order to analyze significant impacts associated with the Project; and

WHEREAS, T&B Planning, Inc. assisted the City with the preparation of an EIR for the Project pursuant to the California Environmental Quality Act (CEQA) (Pub. Res. Code, § 21000 et seq.), and CEQA Guidelines; and

WHEREAS, a Notice of Preparation of an EIR for the Project was circulated on December 5<sup>th</sup> and 6<sup>th</sup>, 2024, to the State Clearinghouse, State Responsible Agencies, State Trustee Agencies, Other Public Agencies, Organizations, and interested persons; and

WHEREAS, a public scoping meeting was held on December 12, 2024, to present the project description to the public and interested agencies, and to receive comments from the public and interested agencies regarding the scope of the environmental analysis to be included in the Draft EIR (DEIR); and

**2**

WHEREAS, the DEIR was made available for a 45-day public review on June 10, 2025, inviting the public, agencies, organizations, and other interested parties to review and comment on the DEIR from June 10, 2025, through July 24, 2025; and

WHEREAS, the City received seven comment letters regarding the DEIR and responded to said comments in the Final EIR (FEIR) pursuant to CEQA Guidelines section 15088; and

WHEREAS, minor changes to the DEIR dated June 2025 were made to reflect minor corrections and clarifications, however, pursuant to CEQA section 15088.5, recirculation of the DEIR was not warranted; and

WHEREAS, both the DEIR and FEIR and their supporting documents have been made available for public review on the City of Manteca website; and

WHEREAS, the DEIR and FEIRs reflect the City's independent judgment and analysis on the potential for environmental impacts and constitute the Environmental Impact Report for the Project; and

WHEREAS, a Notice of Public Hearing was circulated in accordance with Manteca Municipal Code § 17.08.050; and

WHEREAS, a staff report and the FEIR for the Project were presented to the Planning Commission and made available to members of the public prior to the public hearing; and

WHEREAS, the Planning Commission reviewed the staff report, the FEIR, and related public comments at a duly noticed public hearing on November 6, 2025, at which time all interested parties had notice and opportunity to be heard; and

WHEREAS, the Project would have significant effects on the environment, most of which can be substantially reduced through mitigation measures; therefore, approval of the Project must include a Mitigation Monitoring and Reporting Program (MMRP) attached hereto as Exhibit 'A-1', and incorporated by reference as if fully set forth herein; and

WHEREAS, one significant effect cannot be lessened to a level of less than significant, therefore approval of the Project must include Findings of Fact and Statement of Overriding Considerations attached hereto as Exhibit 'A-2' and incorporated by reference as if fully set forth herein; and

WHEREAS, the DEIR and FEIR are separately bound documents, incorporated herein by reference, and pursuant to Public Resources Code Section 21081.6 and California Code of Regulations, title 14, Section 15091, under the custodial of the Development Service Department located 1215 W. Center Street, Suite 201, Manteca, CA 95337; and

WHEREAS, all legal prerequisites to adopt the foregoing resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Manteca, upon evidence in the staff report, the project file, and public testimony now desires to recommend to the City Council adoption of a resolution making the necessary findings and certify the Spreckels Distribution Center Project Environmental Impact Report (SCH # 2021050017), a Mitigation Monitoring and Reporting Program, and a Findings of Fact and Statement of Overriding Considerations prepared for the Spreckels Distribution Center Project encompassing an application for a Site Plan Review and a Conditional Use Permit based on the following findings:

1. All the facts set forth in the recitals above are true and correct and incorporated herein by reference.
2. The Final EIR (SCH # 2021050017) for the Project was properly prepared and processed pursuant to the California Environmental Quality Act (CEQA) (Pub. Resources Code, § 21000 et seq.), and CEQA Guidelines, and is certified in favor of the project.
3. The Final EIR was presented to the Planning Commission, and the Planning Commission considered the information contained in the Final EIR prior to making a recommendation on the Project.
4. The Project will have significant effects on the environment, most of which can be substantially reduced through the Mitigation Monitoring and Reporting Program (MMRP) attached hereto as Exhibit 'A-1'.
5. The Project will have one significant effect that cannot be lessened to a level of less than significant; therefore, Findings of Fact and Statement of Overriding Considerations attached hereto as Exhibit 'A-2' have been prepared.
6. The Final EIR reflects the City's independent judgment and analysis.
7. This Resolution shall take effect immediately.

**I HEREBY CERTIFY** that the foregoing Resolution was passed and adopted by the Planning Commission of the City of Manteca at a regularly scheduled meeting held on the 6th day of November of 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

**2**

The foregoing resolution is hereby adopted.

\_\_\_\_\_  
Celeste Fiore  
Planning Commission Chair

Attest: \_\_\_\_\_  
Samantha Clarke  
Planning Commission Secretary

Attachments

- Exhibit 'A-1' – Mitigation Monitoring & Reporting Program
- Exhibit 'A-2' – Findings of Fact and Statement of Overriding Considerations