



Prologis Manteca 2 Distribution Center

SPC-24-29 – UPJ-24-30

407 Spreckels Avenue

December 10, 2025

City of Manteca Planning Commission Public Hearing

Project Information

Project Description: A warehouse distribution center with internal office space

Project Size: ± 14.83 acres
279,449 sq. ft. warehouse space
10,000 sq. ft. office space

Project Location: 340' s/o Phoenix Drive intersection

MMC Entitlement Procedures:

Site Plan Review: MMC
17.10.060;

Conditional Use Permit: MMC
17.10.130



Adjacent Uses

North: Industrial Uses (JM Equipment Co., Inc.); medical/office complex

East: Industrial Uses (Ford Parts distribution center, Daiso distribution center, Cargill distribution center)

South: Industrial Uses (American Modular Systems factory)

West: single-family residential subdivision



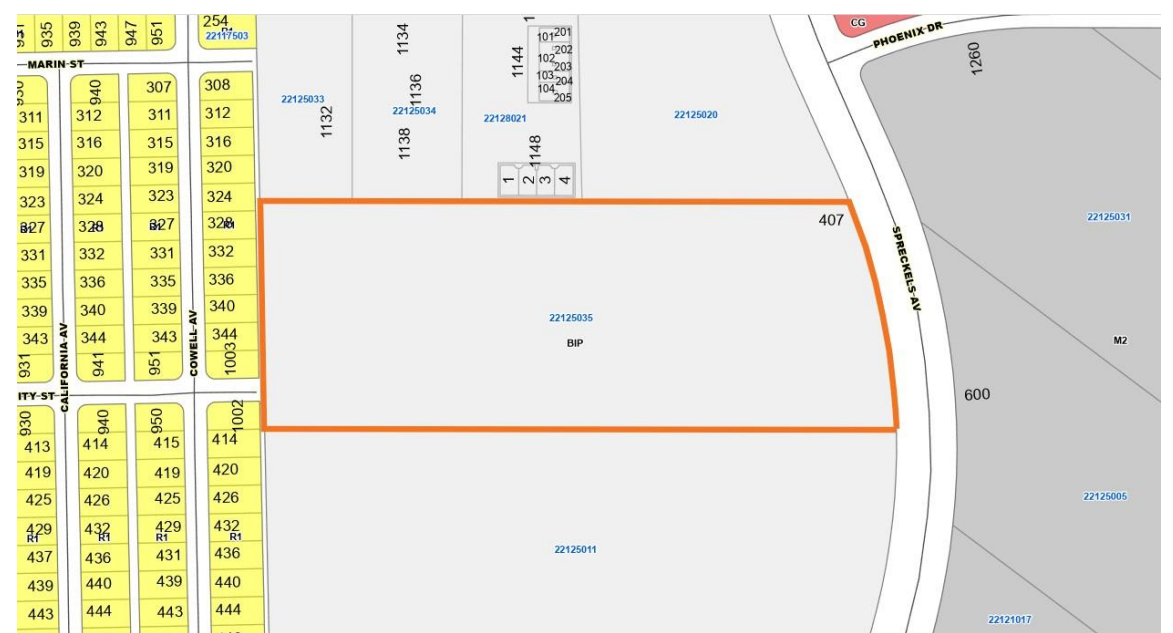
General Plan and Zoning

GENERAL PLAN LAND USE DESIGNATION



Industrial land use designation provides for manufacturing, processing, assembling, research, wholesale, and storage uses, trucking terminals, railroad and freight stations, industrial parks, warehouses, distribution centers, light manufacturing, etc.

ZONING DISTRICT



Business Industrial Park zoning district allows warehouses, distribution centers, manufacturing, processing, light manufacturing, etc.

Site Plan

Building Area:

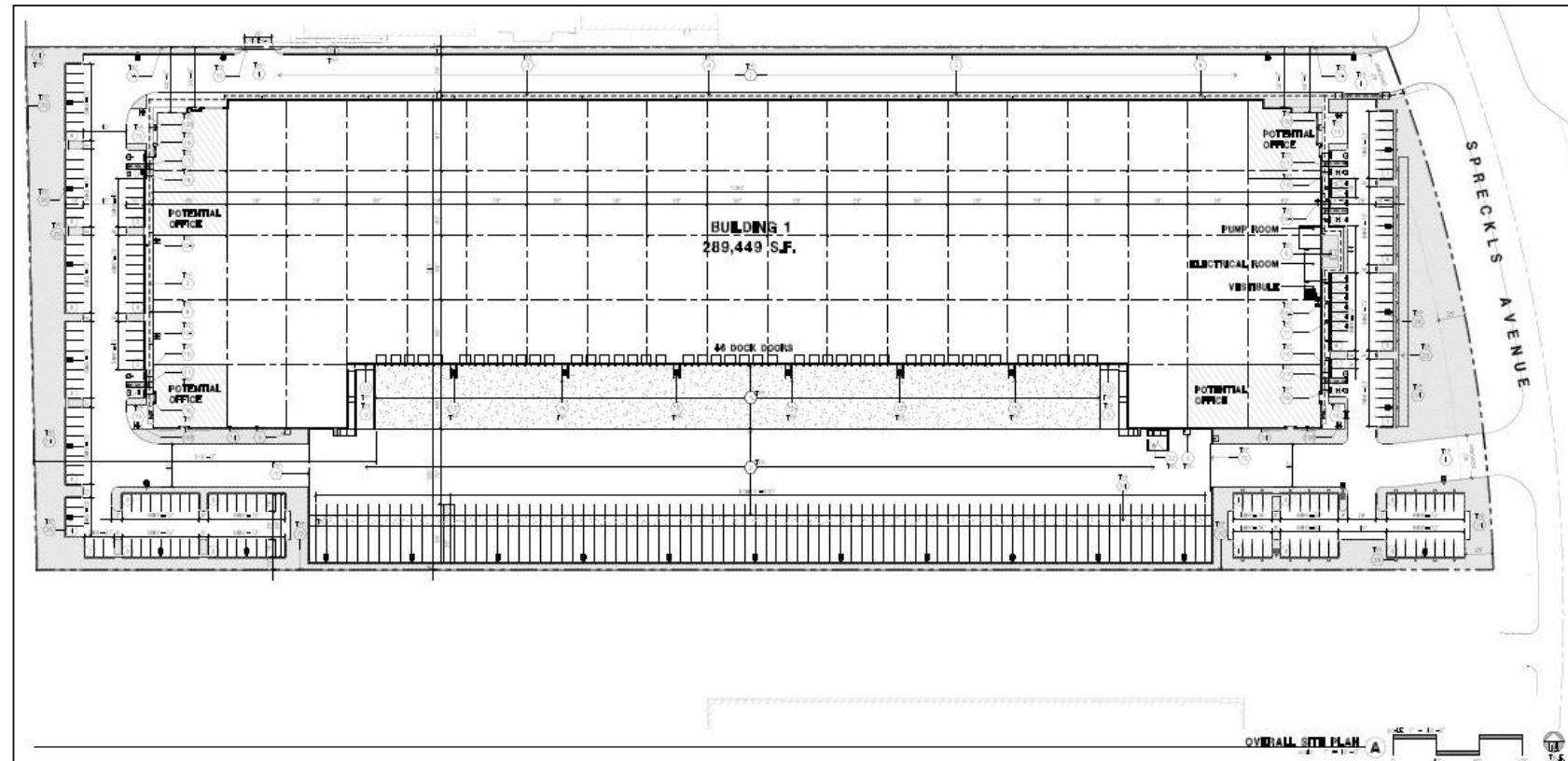
289,449 SF warehouse
10,000 SF office use

Parking:

97 automobile spaces
4 ADA automobile spaces
4 ADA van spaces
79 EV capable spaces
83 truck trailer spaces
46 loading dock doors

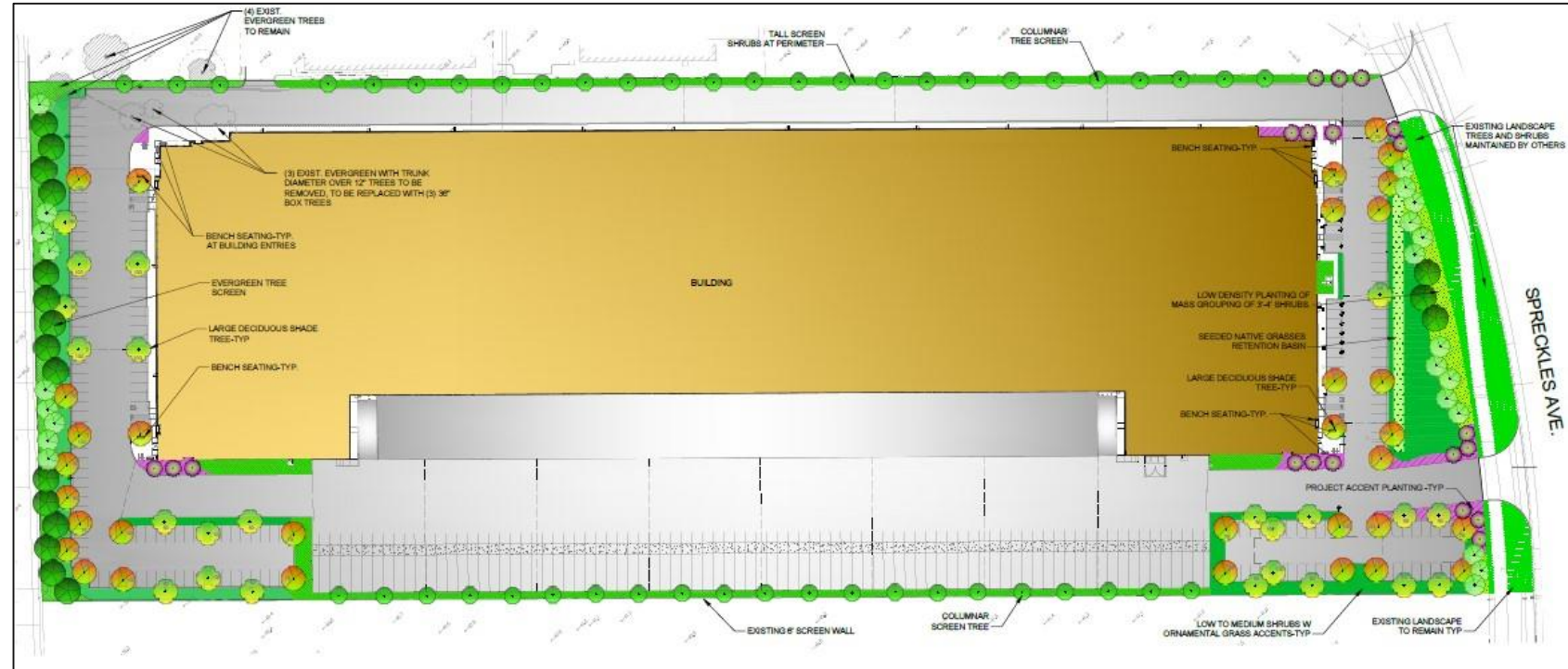
Ingress/Egress:

Spreckels Ave

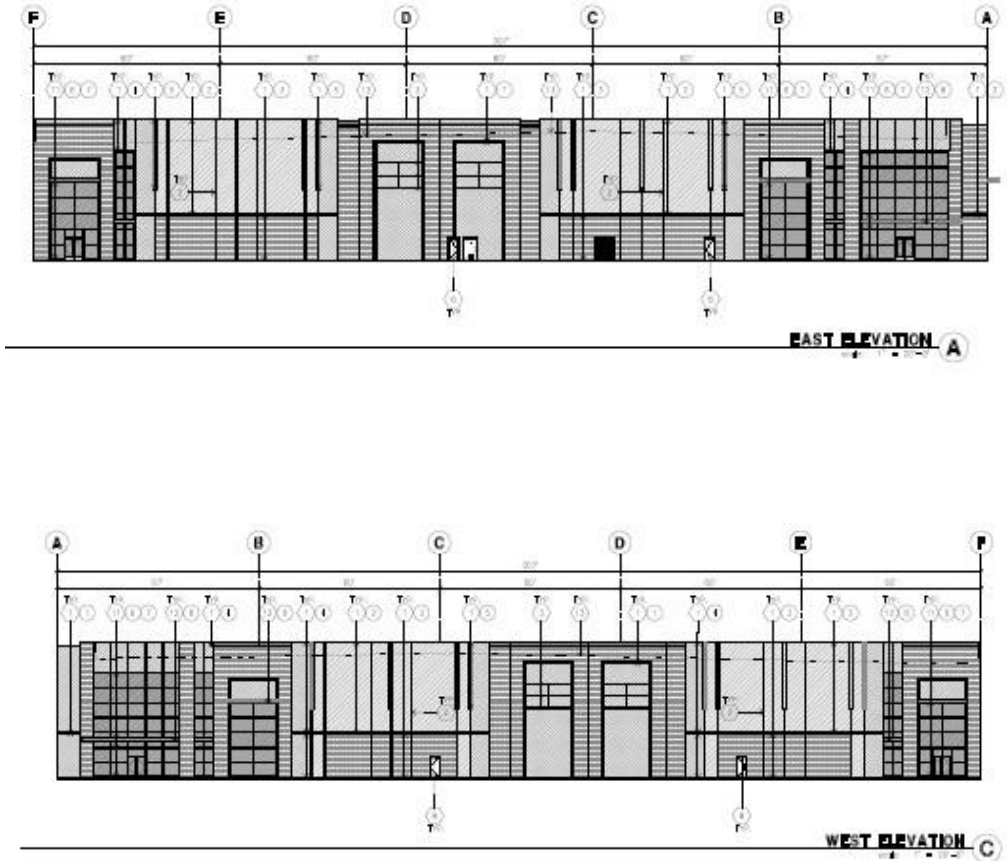
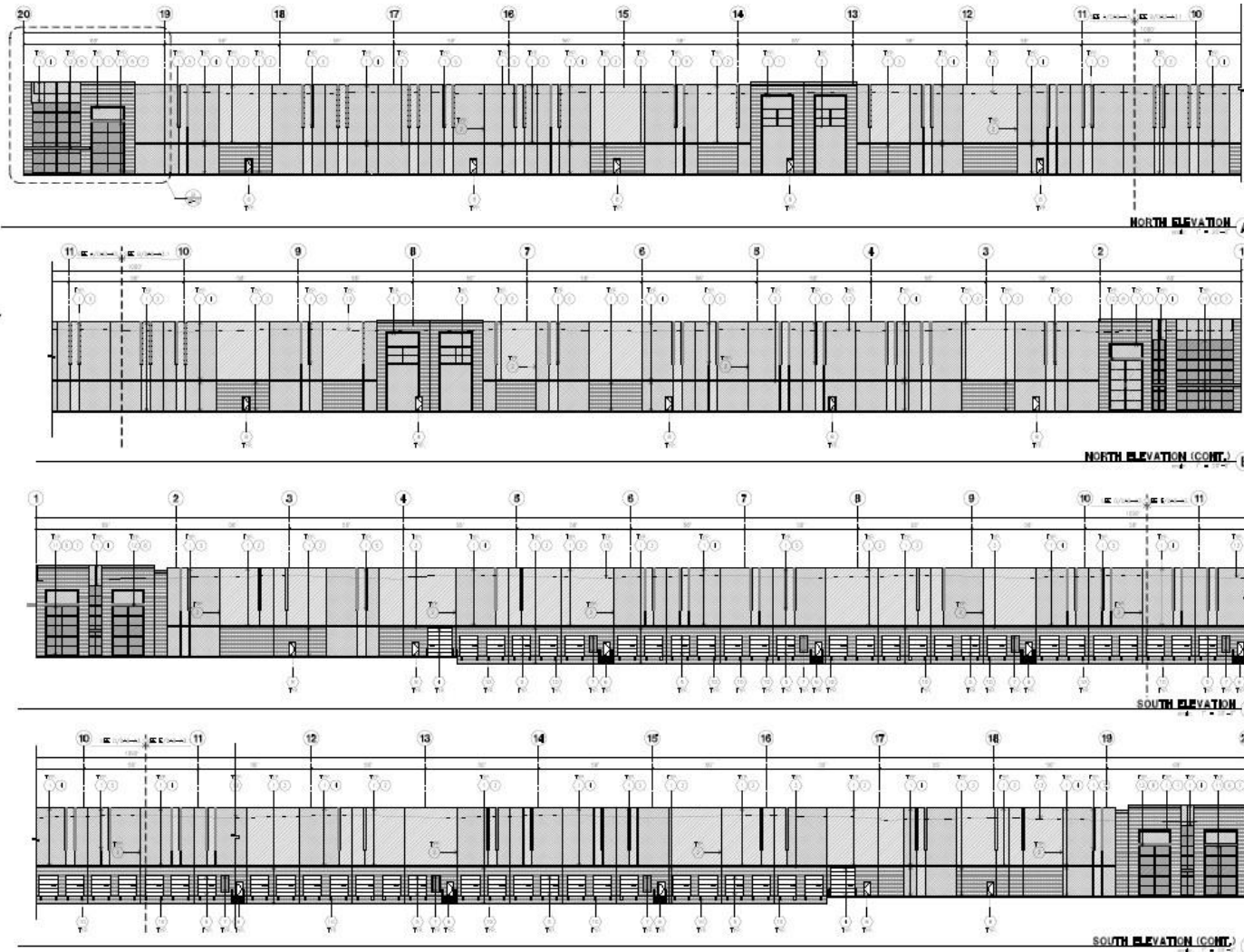


Landscaping

- Perimeter (screening) trees on N and S
- Denser evergreen tree screening on W property line
- Shade trees at parking lots
- Spreckels Avenue frontage landscaping and multiuser trail to be preserved



Building Elevations



Building Rendering



Site Operations

Tenant: TBD

Description of Use: Warehouse Distribution Facility

Hours of Operation: TBD

Number of Employees: TBD

Special Characteristics: located in Spreckels Business Industrial Park, on existing STAA truck route with access to both SR99 (North-South) and SR120 (East-West)

Orientation of dock doors is intended to direct noise away from residences to the west

Solid block walls are proposed to arrest operational noise

Conditions of Approval

- 118 COAs are proposed for Site Plan Review and Conditional Use Permit entitlements, including:
- #50 & 51, requiring sizing of electrical room(s) to adequately provide for electric power supplies to Truck Refrigeration Units to mitigate diesel emissions of refrigerated truck trailers;
 - #56, requiring a temporary 12-foot high noise barrier at property lines during construction;
 - #91, requiring a 14-foot tall noise barrier for the southwestern corner of the site (near loading dock areas);
 - #58, requiring retainment of tribal monitoring during ground disturbance activities;
 - #85, requiring pavement restoration work on Spreckels Avenue;
 - #83, requiring installation and function of a new traffic signal at the Spreckels Avenue and Phoenix Drive intersection;
 - #108, requiring anti-idling signage to be posted with instructions for truck drivers;
 - #112, stipulating noise standards for the operation of the facility
 - #110-118, tying validity of operational permit to upkeep of site and amenities in good condition



Public Hearing Notice

This project was duly noticed on October 26, 2025 for November 6, 2025 meeting which was subsequently cancelled.

Noticed again on 11/29/2025 in advance of December 10, 2025 meeting, in Manteca Bulletin and via US Mail to parcel owners within a 500' radius of the project site to make them aware of the potential project and the Public Hearing for it.

Staff received 7 written comments for the project during the 45-day Draft EIR public review period; no new written comments since.

All public comments have been addressed in the Final EIR.



CEQA

An Environmental Impact Report (EIR) was prepared for the project pursuant to Section 15082 et seq. of the CEQA Guidelines

Posted at the State Clearinghouse as SCH # 2021050017



CEQA Process

- Initial Study and Mitigated Negative Declaration (MND) prepared in 2021.
- Notice of Intent to Adopt MND circulated 5/3/2021
- Comments received called for additional analysis, consultation.
- EIR prepared; Notice of Preparation circulated and advertised 12/5/2024; 30-day public review period commenced.
- EIR Scoping Meeting held 5/12/2024.
- Notice of Availability and Notice of Completion sent to State Clearinghouse (SCH) on 6/9/2025.
- Notice of Availability sent to responsible agencies and other interested parties, organizations, citizens, etc. and posted on City's website on 6/10/2025 with copy of the Draft EIR available for 45-day public review period.
- 7 public comments received during public review period, addressed in Final EIR draft issued 9/23/2025 which incorporates minor revisions and clarifications appurtenant to comments received.
- No conditions warranting recirculation of EIR met, per Section 15088.5 of the State CEQA Guidelines, so no need to recirculate EIR prior to its certification.



MMRP

The Mitigation Monitoring and Reporting Program (MMRP) identified project mitigation measures via design and/or operational details addressing the following areas of impacts:

- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Noise
- Tribal Cultural Resources

The 13 recommended mitigation measures of the MMRP were incorporated into the project's Conditions of Approval to ensure their inclusion into project permitting.



Findings of Fact and Statement of Overriding Considerations

The EIR and MMRP identified one area of environmental impact that could not be mitigated to a level of less than significant, even with the MMRP's mitigation measures: **greenhouse gas emissions** (from truck traffic induced by the construction and operation of the project).

A Findings of Fact and Statement of Overriding Conditions was prepared to document the unmitigable impact caused by the project and weigh the project benefits against the cumulative adverse impact.

Six project benefits were documented in the Statement of Overriding Considerations, any one of which on its own could merit the approval of the project, even with the disclosed unmitigable impact.

Primary among them is that the project is consistent with the adopted General Plan, that the proposed use is consistent with adjacent uses and is the remaining infill piece in the otherwise fully-developed Spreckels Park Business Industrial Park, located on an existing STAA truck route, which anticipated and intended this exact type of project to be constructed and operated in this exact place.



Recommendation

Staff recommends the Planning Commission (1) adopt a Resolution certifying the Final Environmental Impact Report, and adopting the Mitigation Monitoring and Reporting Program and Findings of Fact and Statement of Overriding Considerations for the Project, and (2) Adopt a Resolution approving Site Plan Review SPC-24-29 and Conditional Use Permit UPJ-24-30 for the Prologis 2 Spreckels Distribution Center Project at 407 Spreckels Avenue (APN 221-250-35).





Thank you

December 10, 2025
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