



City of Manteca

PLANNING COMMISSION RESOLUTION 2025-\_\_

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANTECA  
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)**

**FILE NOS. SPC-24-29 and UPJ-24-30**

WHEREAS, the Manteca Planning Commission at their duly noticed public hearing of December 10, 2025, considered Site Plan and Design Review Application No. SPC-24-29 and Conditional Use Permit UPJ-24-30 for the Prologis Spreckels Distribution Center project, filed by Prologis L.P. (the "Project"); and

WHEREAS, the Prologis Spreckels Distribution Center Project is located at 407 Spreckels Avenue, identified by Assessor's Parcel Number (APN) 221-250-35 (the "Project Site"); and

WHEREAS, the Project applicant proposes to develop ±14.83 acres with a commercial structure and related parking, landscaping, and lighting, as shown in the plan set dated April 8, 2024, incorporated herein as Exhibit 'B-1'; and

WHEREAS, the Project Site is in the Business Industrial Park zone district, which is consistent with the Industrial General Plan land use designation; and

WHEREAS, the proposed warehouse is an allowed use, subject to the approval of a conditional use permit within the Business Industrial Park zone district; and

WHEREAS, the Project Site is located within the Spreckels Park Business Industrial Park; and

WHEREAS, the Spreckels Park Business Industrial Park Development Agreement (recorded organ number 98000136) is in force for the location, and per its Section 3.1(e), requires that where a residential use abuts an industrial use, a Conditional Use Permit and design review shall be required to ensure provision of adequate buffers; and

WHEREAS, the proposed warehouse meets all applicable development standards and operational requirements of the zoning ordinance; and

WHEREAS, the Manteca Planning Division routed the application to responsible agencies, interested public organizations, and others as appropriate, for review; and

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WHEREAS, comments from affected agencies were received in response to the proposed Project during and following the posted review period prior to the public hearing on December 10, 2025; and

WHEREAS, the Project has been reviewed under California Environmental Quality Act (CEQA) Guidelines Section 15082 et.seq., which provides guidance on the preparation of an Environmental Impact Report ("EIR"); and

WHEREAS, the Notice of Preparation for the EIR for the Project was mailed to properties within 300-foot radius from the Project Site and to affected persons and agencies on December 5, 2024, and was filed with the State Clearing House (SCH) and San Joaquin County on December 6, 2024; and

WHEREAS, an Environmental Impact Report ("EIR") was prepared for the Project, and the Draft EIR was made available for a 45-day public review period from June 10, 2025 until July 24, 2025, during which time 7 comments were received; and

WHEREAS, on behalf of the City as lead agency, the applicant's consultant and staff have prepared responses to each comment received on the Draft Environmental Impact Report documenting that the requested mitigation measures can be either feasibly incorporated into the project or conditions of approval, or that no response or change in the project is required; and

WHEREAS, after careful environmental assessment, staff has determined that based on compliance with the proposed mitigation measures identified in the EIR, project Mitigation Monitoring and Reporting Program ("MMRP") and project Conditions of Approval, approval of the proposed project will not result in a significant effect on the environment, excepting the ongoing and cumulative greenhouse gas emissions from truck traffic induced by the Project; and

WHEREAS, the Planning Commission has found in its independent judgment and in light of the whole record, that subject to incorporation of the Project's Mitigation Measures and Conditions of Approval, there is no substantial evidence that the project will have a significant effect on the environment, apart from the ongoing and cumulative greenhouse gas emissions from truck traffic induced by the project, for which Findings of Fact were prepared and a Statement of Overriding Considerations was considered and adopted to memorialize that the Project benefits give sufficient justification for its unavoidable greenhouse gas impacts; and

WHEREAS, the Project's cumulative design and conditions of approval have mitigated all other Project impacts to the extent that they will not be a detriment to the public health, safety, peace, comfort, convenience, prosperity, and general welfare of those residing or working in proximity to the Project; and

WHEREAS, an Environmental Impact Report (SCH # 2021050017) was prepared pursuant to Section 15084 of the California Environmental Quality Act (CEQA) Guidelines; and

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WHEREAS, the Environmental Impact Report (SCH # 2021050017) was made available for public review beginning on June 10, 2025 for no less than 45 days pursuant to Section 15087 of the California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, the Environmental Impact Report (SCH # 2021050017) and the supporting documents including a Mitigation Monitoring and Reporting Program are in the custodial of the Development Services Department located at 1215 W Center St Ste. 201, in Manteca CA pursuant to Section 15087 California Environmental Quality Act (CEQA) Guidelines; and

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

WHEREAS, the Planning Commission of the City of Manteca has passed a Resolution certifying the Final EIR, adopting the Mitigation Monitoring and Reporting Program and Findings of Fact and Statement of Overriding Considerations for the Project, attached herein as Exhibit 'A-2'; 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 approve Site Plan and Design Review Application No. SPC-24-29 and Conditional Use Permit No. UPJ-24-30 for the Prologis 2 Spreckels Distribution Center based on the following findings:

1) Recitals. All facts set forth in the recitals above are true and correct and incorporated herein by reference.

2) CEQA. The Project prepared an Environmental Impact Report in accordance with the California Environmental Quality Act (CEQA) Guidelines, 14 Cal. Code Regs. § 15082 et seq, resulting in robust consideration of the various environmental impacts of the Project, culminating in the creation of a Mitigation Monitoring and Reporting Program (MMRP) to mitigate Project impacts to a less than significant level. The mitigation measures informed by the EIR and MMRP have been incorporated into the Project Conditions of Approval to enforce their presence in the design, construction, and ongoing operation of the Project. Approval of the Project would not result in any significant effects relating to traffic, noise, or water quality.

3) Site Plan and Design Review.

A. The proposed Project is consistent with the 2043 Manteca General Plan goals and policies, complies with applicable zoning regulations, Planned Development, Master Plan or Specific Plan provisions, Improvement Standards, and other applicable standards and regulations adopted by the City as described in the staff report dated November 6, 2025, incorporated herein by reference.

*Analysis: The proposed development is intended to provide a regionally-serving commercial warehouse distribution center facility. As discussed previously, this intent and design is consistent with the goals and policies of the General Plan. It is also consistent with the allowances of the BIP Zoning District, and the requirements of the Spreckels Business Industrial Park Development Agreement, pursuant to the additional requirements and parameters of a Conditional Use Permit. The project will be conditioned to comply with all other applicable improvement standards and City regulations.*

- B. The proposed Project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

*Analysis: The proposed project has been reviewed for appropriate ingress and egress for vehicular, bicycle, and pedestrian access to ensure that there are no conflicts between movements of the new user and existing surrounding uses On Spreckels Avenue. Site access is proposed via two driveway encroachments from the Spreckels Avenue roadway, a STAA route, for both heavy truck and passenger vehicle traffic. Linkages from the site to the existing Manteca Tidewater Multiuser path, which exists on the project site's Spreckels Avenue frontage, are designed for the benefit of pedestrians and bicyclists. The project scope includes the signalization of the Spreckels Avenue/Phoenix Drive intersection, to further optimize and make safer vehicular, bicycle, and pedestrian modes of travel in the immediate vicinity of the project site.*

- C. The site layout (orientation and placement of buildings and parking areas), as well as the landscaping, lighting, and other development features, is compatible with and complements the existing surrounding environment and ultimate character of the area under the General Plan.

*Analysis: The proposed project was reviewed to ensure compatibility with the character, scale, and quality of the existing development in the Business Industrial Park district area of which it is a part. The site design complies with all lighting and landscaping requirements and it enhances the safety and aesthetic feel around the project area, completing the final infill project along Spreckels Avenue in the Spreckels Business Park. The proposed building layout (per Figure 5) orients the loading dock doors away from adjacent residential parcels to the west, to mitigate noise and light impacts to those sensitive receptors, and other design features, such as landscape buffers and solid walls are intended to enhance the project aesthetically while mitigating environmental impacts to neighboring properties.*

- D. The proposed architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing, and similar elements, establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.

*Analysis: The proposed building and site design are typical to large modern warehouse distribution center facilities; however, the developer has provided enhanced landscaping and screening to allow for a more scenic street presence,*

*shading for guest parking, and for buffering for the adjacent homes. Lighting is screened and downward-cast to prevent glare and light trespass, and a photo metric plan has been provided to demonstrate consistency of the proposed lighting with Zoning Ordinance requirements. The building finish treatments include color variation and surface differentiations to break up the “blockiness” of the large structure. The proposed building and site amenities are similar to other addresses in the Spreckels Business Park in the vicinity.*

#### 4) Conditional Use Permit.

- A. The proposed project is consistent with the General Plan, any applicable Specific Plan, and all applicable provisions of this Title.

*Analysis: The proposed development is intended to provide a regionally-serving commercial warehouse distribution center facility. As discussed previously, this intent and design is consistent with the goals and policies of the General Plan. It is also consistent with the allowances of the BIP Zoning District, and the requirements of the Spreckels Business Industrial Park Development Agreement, pursuant to the additional requirements and parameters of a Conditional Use Permit. The project will be conditioned to comply with all other applicable improvement standards and City regulations.*

- B. The establishment, maintenance, or operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use or to the general welfare of the city.

*Analysis: The proposed project is consistent with the General Plan and zoning. As such, all foreseeable impacts associated with the development were analyzed in the City’s General Plan Environmental Impact Report and it concluded that General Commercial use was suitable for the site. In addition, the City completed an Environmental Impact Report (EIR) to determine if there might be project level impacts to the neighboring homes and community. It concluded that with mitigation measures the project would have a less than significant impact on the environment. The project approval documents include a Mitigation Monitoring and Reporting Program (MMRP) which sets forth required project mitigation measures applicable to the construction and/or ongoing operation of the entitled facility, as well as monitoring requirements to ensure that the construction and operation of the facility is not detrimental or adversely impactful to neighbors or the community at large. One project impact, greenhouse gas emissions, was studied and deemed unmitigatable to a level less than significant, so a Findings of Fact and Statement of Overriding Considerations was prepared to document the benefits of the Project which outweigh the unavoidable adverse impacts, and document the decision. The project is being entitled under a Site Plan Review and a Conditional Use Permit. If at any time the operation of the facility is found to be out of compliance with any adopted project Condition or mitigation, a corrective action will be taken including, but not limited to revocation of the Conditional Use Permit allowing the ongoing operation of the facility.*

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- C. The proposed use is consistent with the purpose of the applicable district or districts.

*Analysis: The proposed Warehouse/Distribution Center use is consistent with the established Business Industrial Park zoning district, and the Spreckels Business Industrial Park, of which this parcel is a part.*

- D. The proposed use meets the minimum requirements of this Title applicable to the use and complies with all other applicable laws, ordinance, snad regulations of the city and state.

*Analysis: The development of the industrial warehouse distribution center project as proposed meets the objectives of the Industrial (I) General Plan land use designation and corresponding Business Industrial Park (BIP) zoning of the City. The Conditional Use Permit was reviewed and Conditions of Approval are incorporated with this resolution as Exhibit "B-2". During operation, the noise and any loud warehouse operation activities shall remain in compliance with all performance standards of Title 17 and all other applicable federal, state and local laws, ordinances, mitigations and regulations. In addition, the Conditional Use Permit can be revoked if the applicable laws, ordinances, and regulations are not followed.*

- 5) Entitlement Permit Approval. Given the foregoing, the Planning Commission approves SPC-24-29 and UPJ-24-30, subject to the Conditions of Approval attached herein as Exhibit 'B-2,' Mitigation Monitoring and Reporting Program dated September, 2025 attached herein as Exhibit 'A-1' and Project Plans dated April 8, 2024, attached herein as Exhibit 'B-1'.
- 6) Effective Date. Final approval shall take effect on the 11th day after the date of adoption of this Resolution.

**I HEREBY CERTIFY** that the foregoing Resolution was passed by the Planning Commission of the City of Manteca at a special meeting held on the 10th day of December of 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

The foregoing resolution is hereby adopted.

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Celeste Fiore  
Planning Commission Chairperson

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Attest: \_\_\_\_\_

Jesus R. Orozco  
Planning Commission Secretary

Attachments:

Exhibit 'A-1' – Mitigation Monitoring and Reporting Plan

Exhibit 'A-2' – Findings of Fact and Statement of Overriding Considerations

Exhibit 'B-1' – Project Plans dated April 8, 2024

Exhibit 'B-2' – Conditions of Approval