



City of Manteca

PLANNING COMMISSION RESOLUTION 2025-__

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANTECA
APPROVING A SITE PLAN REVIEW SPC-24-29 AND A CONDITIONAL USE
PERMIT UPJ-24-30 FOR THE PROLOGIS 2 SPRECKELS DISTRIBUTION CENTER
PROJECT LOCATED 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 November 6, 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 'A'; 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 (instrument 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, as conditioned, the proposed warehouse meets all applicable development standards and operational requirements of the zoning ordinance; and

ATTACHMENT 5

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

WHEREAS, the Planning Commission of the City of Manteca has passed by separate action 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; 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, all the necessary findings for approval of the Project can be made and described in the staff report dated November 6, 2025; and

WHEREAS, a Notice of Public Hearing was circulated in accordance with Manteca Municipal Code 17.08.050; 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 Planning Commission has certified the Final EIR (SCH # 2021050017), adopted a Mitigation Monitoring and Reporting Program, and Findings of Fact and Statement of Overriding Considerations to mitigate the Project's impacts to a less than significant level. The MMRP has been incorporated into the Project Conditions of Approval to enforce its 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 of 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 buffering for the adjacent homes. Lighting is screened and downward-cast to prevent glare and light trespass, and a

photometric plan has been provided to demonstrate consistency of the proposed lighting with Zoning Ordinance requirements. The building's 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.

ATTACHMENT 5

- 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, ordinances, and 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'. 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, as presented in the Project Plans dated April 8, 2024, attached herein as Exhibit 'A', subject to the Conditions of Approval attached herein as Exhibit 'B'.
- 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 regularly scheduled meeting held on the 6th day of November of 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

The foregoing resolution is hereby adopted.

Celeste Fiore
Planning Commission Chairperson

ATTACHMENT 5

Attest: _____
Samantha Clarke
Planning Commission Secretary

Attachments:

Exhibit 'A' – Project Plans dated April 8, 2024

Exhibit 'B' – Conditions of Approval