



Legislation Text

File #: 21-380, **Version:** 1

City Council Agenda

Memo to: Manteca City Council

From: Cassandra Candini-Tilton, City Clerk

Prepared by: Olivia Nashed, Assistant City Clerk

Date: September 7, 2021

Subject: Airport Business Centre Mitigated Negative Declaration, Master Plan Amendment and Site Plan & Design Review

Waive the final reading by substitution of the title and adopt an ordinance amending the Northwest Airport Way Master Plan to remove interior Roadway 'J,' MPA 20-147.

This is the final reading and substitution of the title and adoption of an ordinance amending the Northwest Airport Way Master Plan to remove interior Roadway 'J,' MPA 20-147. City Council waived the first reading of substitution of the title and introduced the ordinance at the Regular City Council Meeting of August 17, 2021. If approved, this ordinance will be effective thirty days following the adoption.

Background:

APPLICATION NO.: MPA 20-147 & SPC 20-89

LOCATION: 2803 N. Airport Way (APN: 198-200-14)

APPLICANT: Greenlaw Development, LLC

PROPERTY OWNER: Rick Riella

ZONING: Master Plan (MP)
Northwest Airport Way Master Plan (NWAAMP)

GENERAL PLAN: Light Industrial (LI)

CEQA STATUS: Initial Study & Mitigated Negative Declaration (IS/MND)

Project Location:

The proposed Airport Business Centre project (Project) site is located on a 25.16-acre parcel at 2803

N. Airport Way (APN: 198-200-14). The property site has a LI Light Industrial General Plan land use designation and a zoning designation of MP Master Plan. The project is located in the Northwest Airport Way Master Plan (Master Plan) area that was adopted by Ordinance by City Council on November 16, 2010. The proposed project site is surrounded by other parcels with the LI land use designation and MP zoning district designation. Surrounding uses include other light industrial and general commercial uses. The project site is currently vacant.

Project Description:

The proposed project includes an amendment to the Master Plan to eliminate Road “J”, and the construction of a 141,360 square foot warehouse. Upon adoption of the Master Plan, the circulation system detailed in the Master Plan became part of the Municipal Code. As such, any change to this circulation system requires an Amendment to the Plan via an ordinance subject to Council approval. The reason that existing Road “J” needs to be removed from the Master Plan area is that the removal of this road makes the project site better suited to meet the demands of “last mile” delivery warehouses that would like to locate in Manteca and the Master Plan area. The site will be able stay connected to the larger circulation system through its access to Intermodal Way.

The warehouse component of this project includes the construction of a 141,360 square-foot warehouse building, parking lot, walk-in delivery van parking, truck loading, landscaping, and on- and off-site improvements. This warehouse will be a last mile e-commerce facility. Last mile facilities are used by online companies to deliver orders with a very quick turnaround. Approximately 10 to 20 trucks are expected to deliver product to the facility daily. All truck loading and unloading will be screened with a wall and will not be visible from any public streets. Once the products are loaded into vans, the vans will make deliveries to an area typically within 30 to 45 minutes from the facility. The number of employees for a facility of this size is expected to range between 400 and 500 part-time and full-time employees.

Planning Commission Summary:

On July 1, 2021, the Planning Commission held a public hearing on this item. Members of the public spoke in support and against the proposed project. The majority of public concerns raised by those who did not support the project were related to perceived traffic impacts, potential truck traffic on Airport Way, air quality impacts from the increased truck traffic on adjacent neighborhoods, and potential noise impacts to adjacent neighborhoods. Those members of the public that spoke in support of the project appreciated that the project was located in the Airport Buffer District in the Master Plan, which meant that the buildings were of a smaller scale, had more aesthetically pleasing architectural features for a warehouse, the site plan included increased landscaping, and the overall circulation functioned better and avoided any access to Airport Way by using Intermodal Way.

After the public comment period, the Planning Commission discussed the project and generally supported the project as a whole. Specifically, the Commission felt that the project “got it right” and adhered to the Master Plan guidelines, was sensitive to the concerns of adjacent neighbors, and had better site circulation. Overall, the Commission felt that this project embodied the type of development that others developing in the Master Plan area should try to achieve. The Commission voted unanimously to approve the Master Plan Amendment to remove Road “J”, and approve the construction of the warehouse.

A full discussion of the facts and findings and necessary attachments related to this Site Plan and Design Review permit and Master Plan Amendment can be found in the staff report attached to this Memorandum as Attachment 1.

Environmental Status:

An IS/MND was prepared for this project and all Mitigation Measures have been incorporated into this project. An Environmental Impact Report was prepared and certified for the original Master Plan (SCH # 2010022024). The EIR was prepared to disclose potential environmental effects of the proposed Master Plan project. The EIR was prepared in compliance with the California Environmental Quality Act (CEQA) and was certified by the City Council on November 2, 2010. Staff finds the current project is consistent with the development as analyzed in the Master Plan EIR.

Recommendation:

Planning staff routed the project plans to other City Departments, as well as to outside agencies to ensure compliance with all applicable codes and requirements. As a result, staff has developed a consolidated list of Conditions of Approval. Staff finds that this project is consistent with the General Plan and the Northwest Airport Way Master Plan, and will comply with all City Codes and requirements.

Therefore, Staff recommends the City Council take the following action:

1. Adopt an Ordinance to Approve Northwest Airport Way Master Plan Amendment (MPA 20-147), subject to Conditions of Approval.

Fiscal Impact:

The processing of the project entitlements will have no fiscal impact on the City. All costs associated with processing the application are paid for by the developer. In addition, the development will have an overall positive impact on the City's finances as it will increase City property tax revenue and some potential sales tax revenue. The developer is required to pay impact fees upon building permit issuance, which mitigates the impact of development on the City.

Attachments:

1. Attachment 1 - Ordinance