

Filed Doc #: 39-06102025-159
Tue Jun 10 10:35:40 PDT 2025
Page: 1 of 3 Fee: \$0.00
Steve J. Bestolarides
San Joaquin County Clerk
By Deputy: samanthatl



Lead Agency:

CITY OF MANTECA

1215 W. CENTER ST. STE 201

MANTECA CA 95337

DOCUMENT TITLE

Notice of Availability - Draft Environmental Impact Report Spreckels Distribution Center (SCH3 2021050017)



CITY OF MANTECA

DEVELOPMENT SERVICES DEPARTMENT

Notice of Availability Spreckels Distribution Center Draft Environmental Impact Report

DATE: June 10, 2025

Lead Agency

David Ruby, Senior Planner
Manteca Development Services Department
1215 W. Center Street, Suite 201
Manteca, CA 95337
(209) 456-8561
druby@manteca.gov

EIR Consultant

Nicole Morse, Esq.
T&B Planning, Inc.
3200 El Camino Real, Suite 100
Irvine, CA 92602
(714) 505-6360 ext. 126
nmorse@tbplanning.com

Project Title: Spreckels Distribution Center (SCH# 2021050017)

Project Location: The 14.83-acre Project site is located at 407 Spreckels Avenue (Assessor's Parcel Number (APN) 221-250-350), which is part of the existing Spreckels Business Park in the City of Manteca. Surrounding land uses include commercial and industrial to the north and south, Spreckels Avenue to the east, and single-family residential units to the west. The Project site is located within Section 4 of Township 2 South, Range 7 East Mount Diablo Base and Meridian (MDBM).

Project Description: The Lead Agency is processing a Conditional Use Permit (UPJ-24-30) and Site Plan Review (SPC-24-29) for the Spreckels Distribution Center Project to develop the 14.83-acre Project site with a modern, 289,449 sf warehouse and office building with 46 truck dock doors, 184 parking automobile spaces (97 standard parking spaces, 4 accessible parking spaces, 4 van accessible parking spaces, 79 electric vehicle capable parking spaces), and 83 truck trailer spaces. Of the total square footage of the building, the Project would allocate 279,449 sf for warehousing/distribution and 10,000 sf for office uses. The Project building would be designed, constructed, operated, and/or maintained in accordance with Leadership in Energy and Environmental Design (LEED) standards for LEED Silver Certification, or above.

Significant Environmental Effects: The Draft EIR has identified the following environmental issue areas as having significant and unavoidable environmental impacts from implementation of the Project: Greenhouse Gas Emissions. Impacts associated with Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, and Tribal Cultural Resources would be less than significant with incorporation of mitigation measures. All other environmental issues were determined to have no impact or less than significant impacts.

Hazardous Waste Sites: The Project site is listed on lists of hazardous waste sites prepared pursuant to Government Code Section 65962.5. The Project site is listed in the Cleanup Program Sites-Spills, Leaks,

Investigations, and Cleanup (CPS-SLIC), Deed Restriction Listing (DEED), and California EPA Regulated Site Portal Data/ CERS databases.

Public Review Period:

A 45-day public review period for the Draft EIR will commence on June 10, 2025 and end on **July 24, 2025 at 5:00 p.m.** Any written comments on the Draft EIR must be received at the above address within the public review period. Copies of the Draft EIR are available for review at the City of Manteca, 1215 West Center Street, Suite 201, Manteca, CA 95337. The Draft EIR also may be reviewed at the City of Manteca's website:<https://www.manteca.gov/departments/development-services/planning/planning-division-documents/-folder-206>. If we do not receive a response from your agency or organization, we will presume that your agency or organization has no response to make.