



PLANNING COMMISSION RESOLUTION 2026-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANTECA, STATE OF CALIFORNIA APPROVING A MODIFICATION TO SITE PLAN REVIEW SPC 23-44 FOR THE LITTLE KAMPER PROPANE PROJECT LOCATED AT 2055 MOFFAT BLVD. APN (228-050-25)

FILE NO. SPC 23-44 MOD

WHEREAS, the Manteca Planning Commission at their duly noticed public hearing of December 19, 2023, approved Site Plan and Design Review (SPC 23-44) for the Little Kamper Propane Project (“the Project”), filed by Little Kamper Propane, Inc. (“the Applicant”); and

WHEREAS, the Manteca Planning Commission at their duly noticed public hearing of December 19, 2023, determined that the Project was categorically exempt pursuant to Article 19, Section 15332, Class 32, “In-Fill Development Projects” of the California Environmental Quality Act (CEQA); and

WHEREAS, the Project is located at 2055 Moffat Blvd. identified by Assessor’s Parcel Number (APN) 228-050-25 (the “Project Site”); and

WHEREAS, the Project was approved to develop a new office, processing building, and two storage buildings to process and store refillable 1 lb. liquid propane tanks. The proposed project includes five buildings to be constructed in phases: a 2,100 square foot office, a 6,890 square foot processing building, a 270 square foot fire pump house, and 2 storage buildings at 7,200 and 6,763 square feet.

WHEREAS, the Manteca Planning Commission at their duly noticed public hearing of December 19, 2023, approved Lot Line Adjustment (LLA 23-45) to enlarge the subject parcel from 2.85 acres to 3.28 acres. which was recorded June 13, 2024. Document #2024-048668; and

WHEREAS, on December 19, 2025, the two-year approval expired; however, the Project Applicant filed for a modification to the site plan and the conditions of approval prior to the expiration in accordance with Manteca Municipal Code 17.08.120; and

WHEREAS, the modification to SPC 23-44 entails a minor reconfiguration of the building design and orientation of Building #2 with negligible changes in building square footage and the addition of a phase plan for the development of Project; and .

ATTACHMENT 2

WHEREAS, the Project's approved design with conditions of approval continues to meet all applicable General Plan goals and policies, development standards, and operational requirements of the zoning ordinance; and

WHEREAS, the findings described in the staff report dated December 19, 2023, remain in effect because no major site changes or operational modifications are being proposed as part of this extension request; and

WHEREAS, the Applicant has been diligently working towards effectuating the use of their land use approvals; and

WHEREAS, a Public Hearing Notice was circulated in accordance with Section 17.08.050 of the Manteca Municipal Code; 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 hereby finds as follows:

1. Recitals. All the facts set forth in the recitals above are true and correct and establish the factual basis for the Planning Commission's adoption of this Resolution.
2. CEQA. The Project has been cleared from further environmental review as evidenced by the public hearing decision made on December 19, 2023.
3. Findings. The findings described in the Planning Commission Staff Report dated ___ December 19, 2023, incorporated herein by reference remain in effect because the revised conditions, phasing plan, and minor reconfiguration of the building design and orientation are negligible to the site's development or operational being proposed as part of this modification request.
4. Modification Approval. Given the foregoing, the Planning Commission hereby approves SPC 23-44 with modifications, subject to the revised Conditions of Approval attached hereto as Exhibit 'A' and the Project Plan Sets dated December 4, 2023 and April 2, 2026, incorporated herein by reference.
5. Effective Date. 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 ___ day of ____, 2026, by the following vote:

AYES:

ATTACHMENT 2

NOES:

ABSENT:

ABSTAIN:

THIS RESOLUTION IS HEREBY APPROVED

CHAIR: _____
COREY COLEMAN
PLANNING COMMISSIONER

ATTEST: _____
JESSICA VAN-VLIET
PLANNING COMMISSION SECRETARY

Attachments

Exhibit 'A' – Conditions of Approval