



Little Kamper Propane Facility Modification

2055 Moffat Boulevard

APN 228-050-25

Extension for Approved Site Plan & Design Review

June 18, 2026

City of Manteca Planning Commission Public Hearing

Project Information

Project Description: A two-year extension request for the approved entitlement SPC 23-44 for a new office, processing, and storage facility for one-pound propane tanks.

Project Size: ± 3.18 acres

2,100 sq. ft. Office

6,890 sq. ft. Processing Building

270 sq. ft. Fire Pump House Building

13,963 sq. ft. Storage Buildings

Project Location: 2055 Moffat Blvd.

MMC Entitlement Procedures:

Site Plan Review: MMC 17.10.060;



Adjacent Uses

North: Highway 99

East: Commercial Use
(Reception Hall)

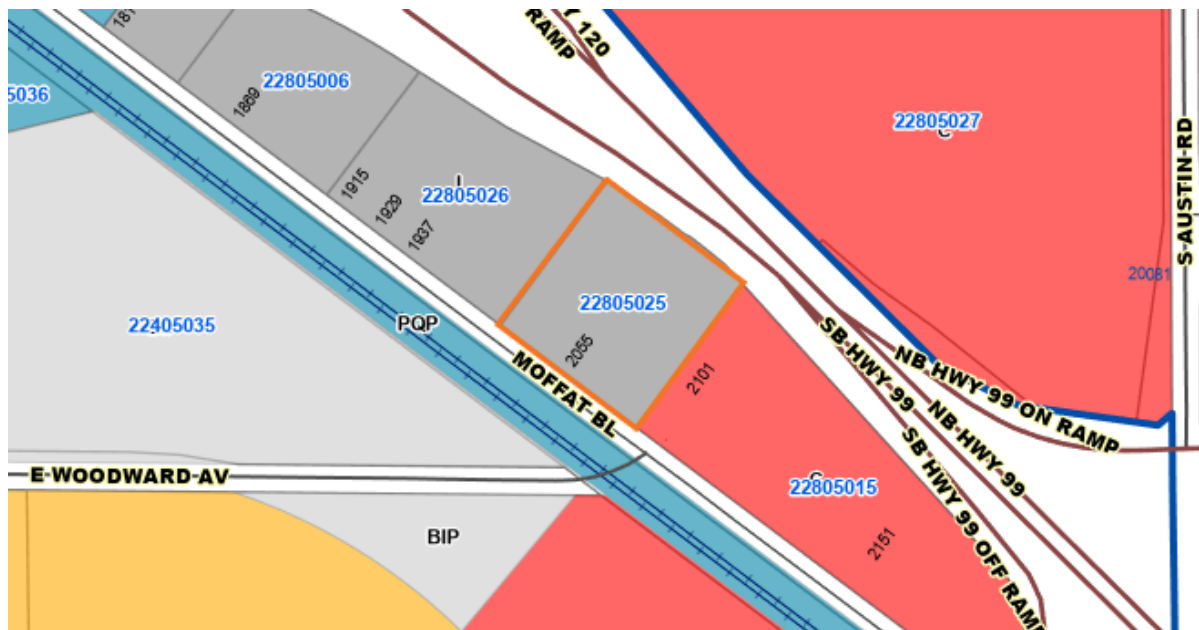
South: Moffat Blvd. &
Heavy Industrial Use
(RV Storage)

West: Heavy Industrial
(Propane Facility)



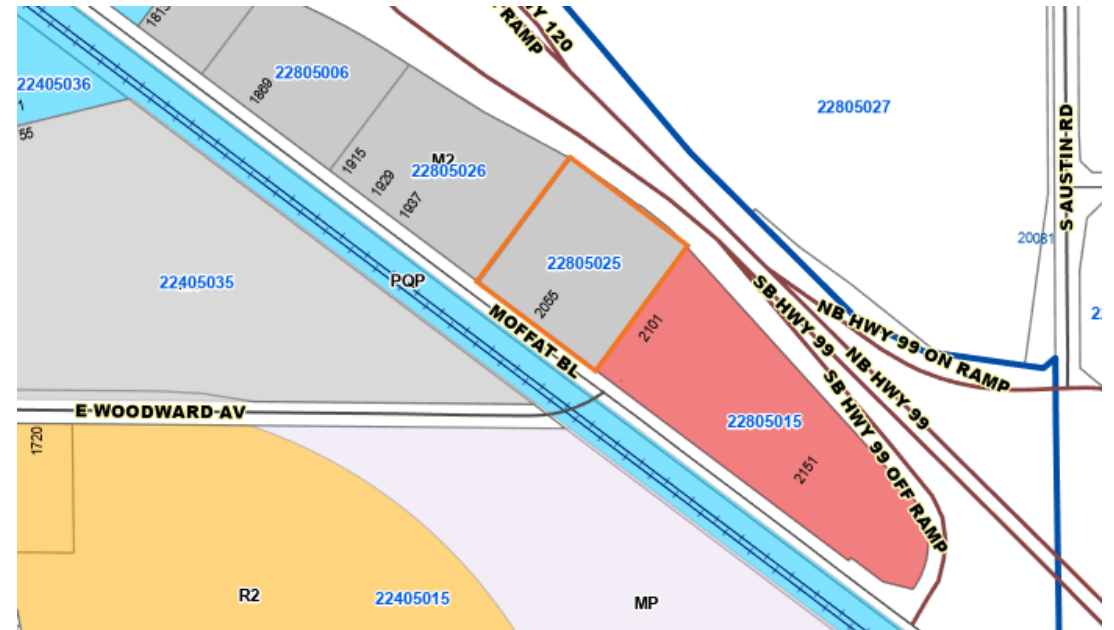
General Plan and Zoning

GENERAL PLAN LAND USE DESIGNATION



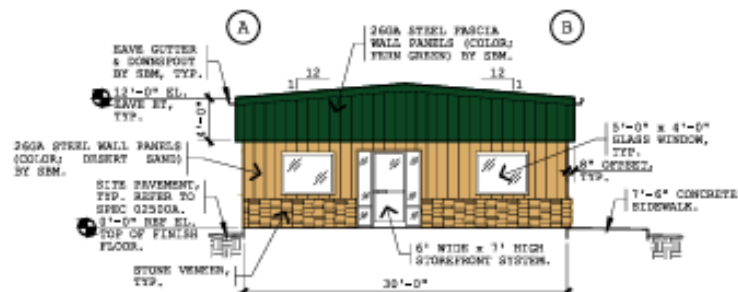
Industrial land use designation provides for manufacturing, processing, assembling, research, wholesale, and storage uses, trucking terminals, railroad and freight stations, industrial parks, warehouses, distribution centers, light manufacturing, etc.

ZONING DISTRICT



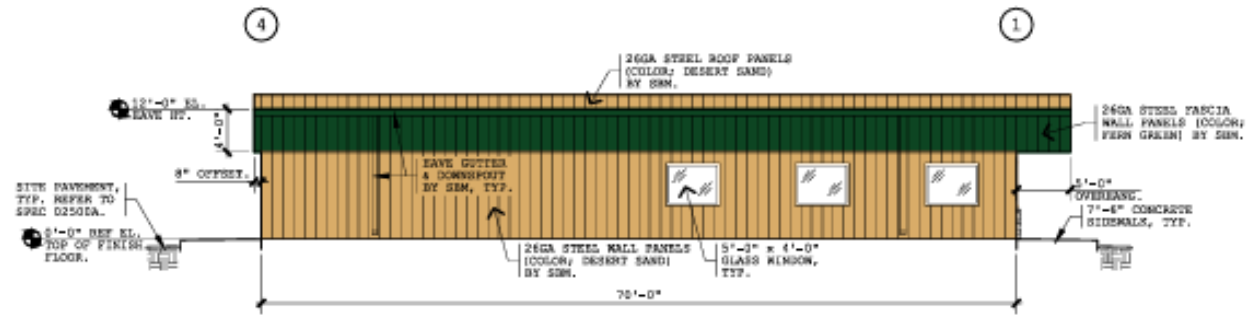
Heavy Industrial zoning district allows for manufacturing, processing, assembling, research, wholesale, and storage uses, trucking terminals, railroad and freight stations, etc.

Elevations for Office Building



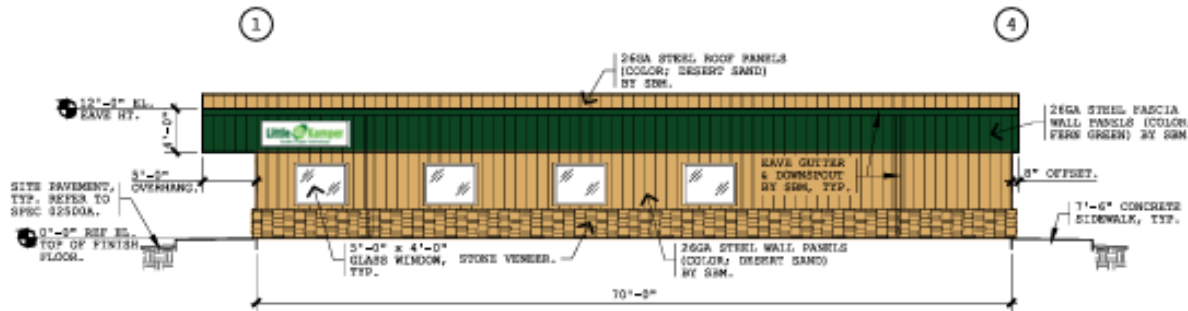
**BUILDING #1'S NORTH
ELEVATION AT LINE 1**

SCALE: 1/8" = 1'-0"



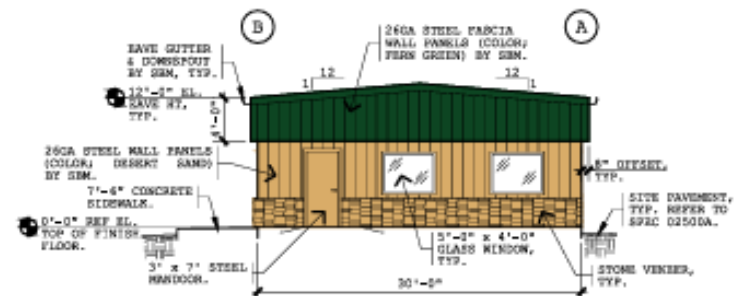
**BUILDING #1'S EAST
ELEVATION AT LINE "A"**

SCALE: 1/8" = 1'-0"



**BUILDING #1'S WEST
ELEVATION AT LINE "B"**

SCALE: 1/8" = 1'-0"

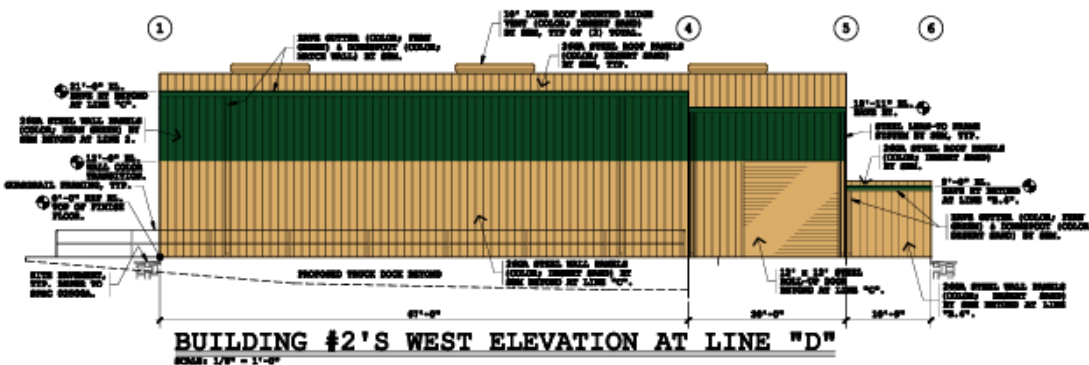
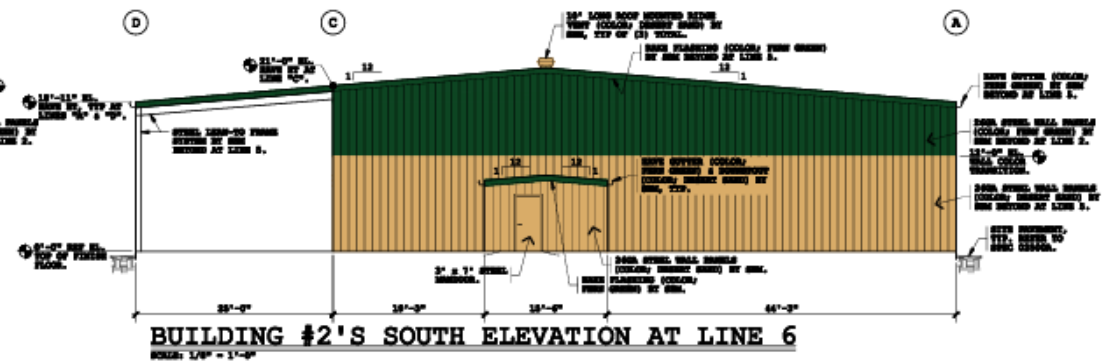
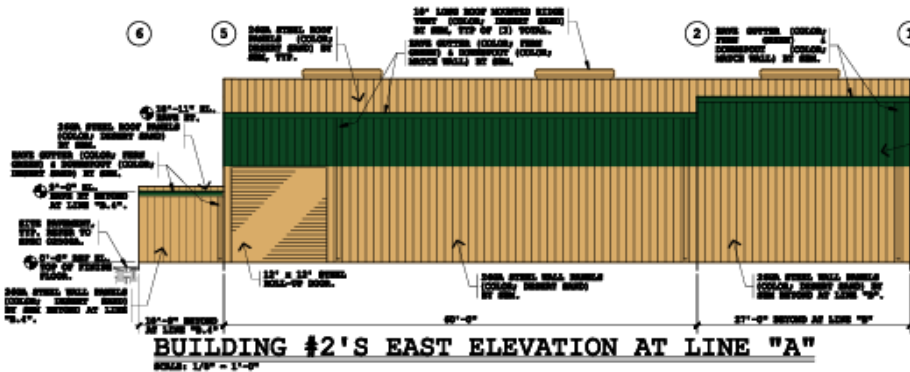
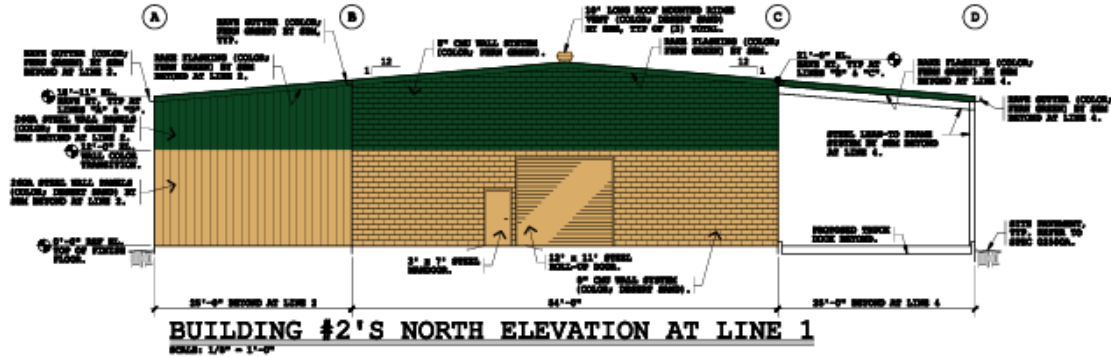


**BUILDING #1'S SOUTH
ELEVATION AT LINE 4**

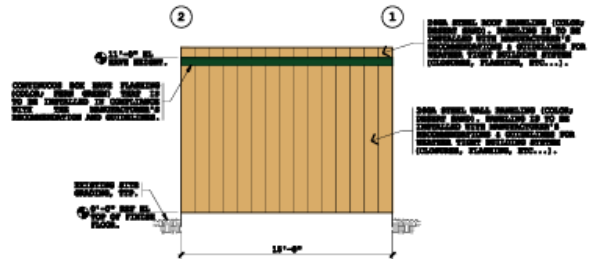
SCALE: 1/8" = 1'-0"

Elevations for Production Building

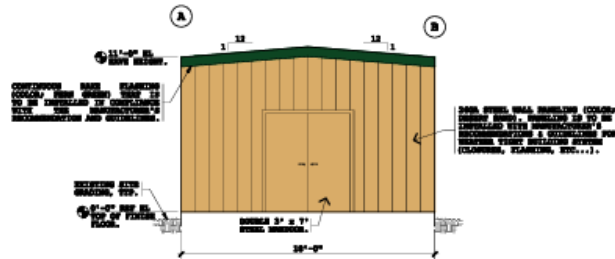
ATTACHMENT 48



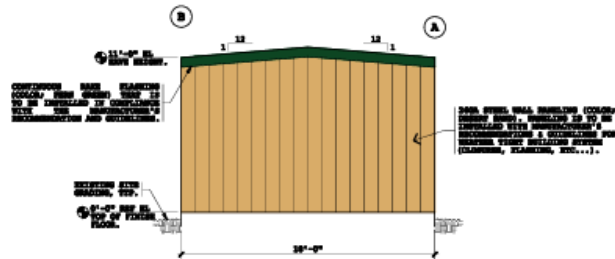
Elevations for Fire Pump House



**BUILDING #3'S EAST
ELEVATION AT LINE "B"**
(WEST ELEVATION AT LINE "A" IS OPPOSITE END)
SCALE: 1/4" = 1'-0"

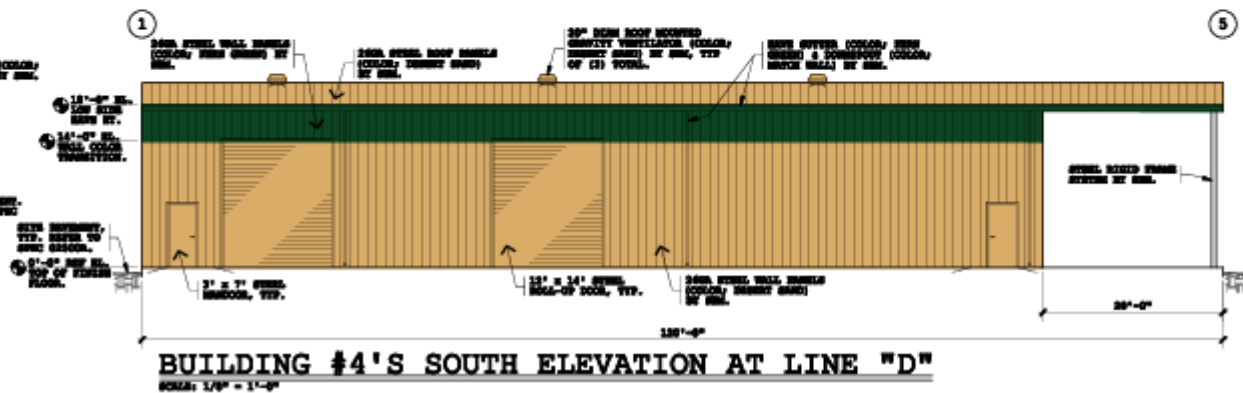
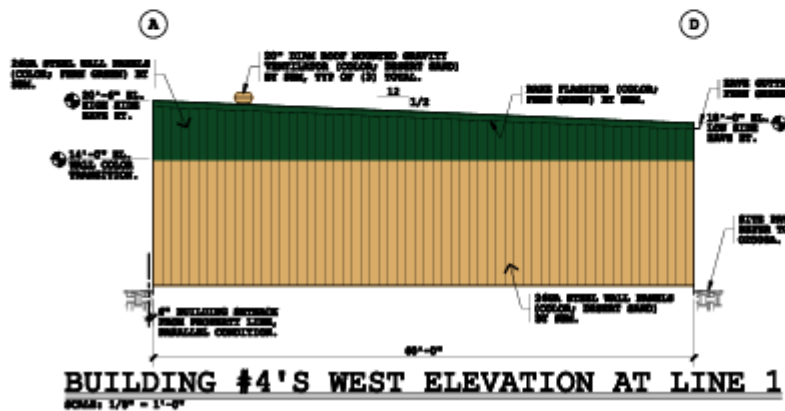
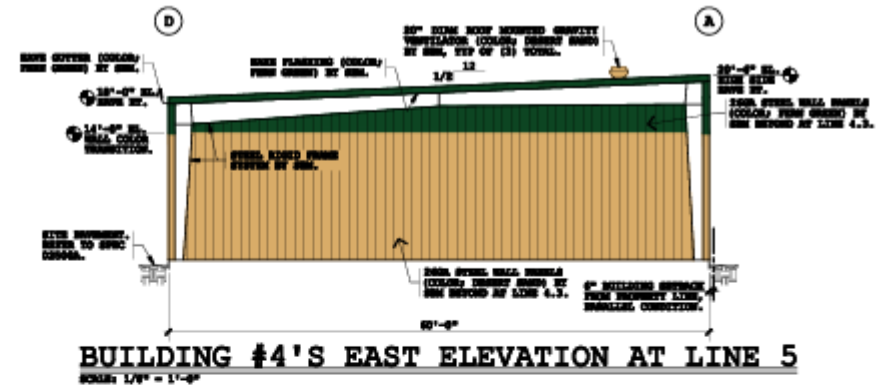
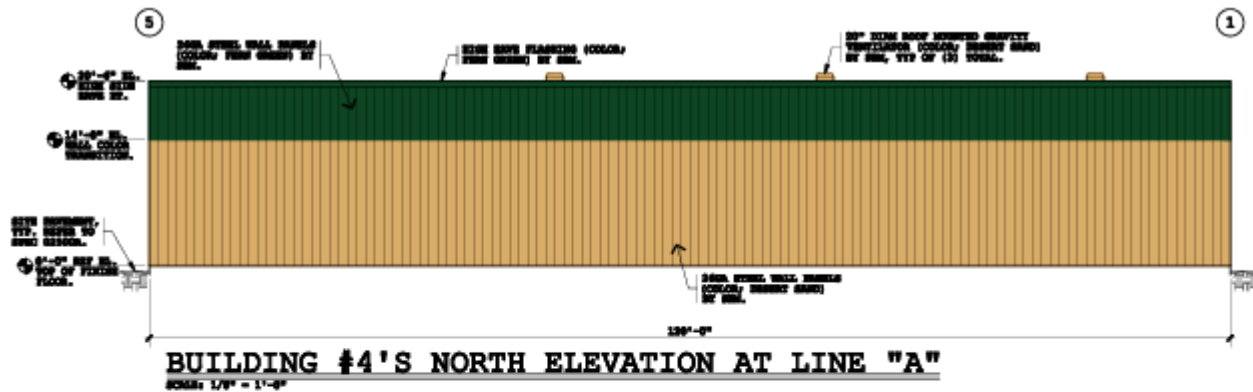


**BUILDING #3'S SOUTH
ELEVATION AT LINE 2**
SCALE: 1/4" = 1'-0"

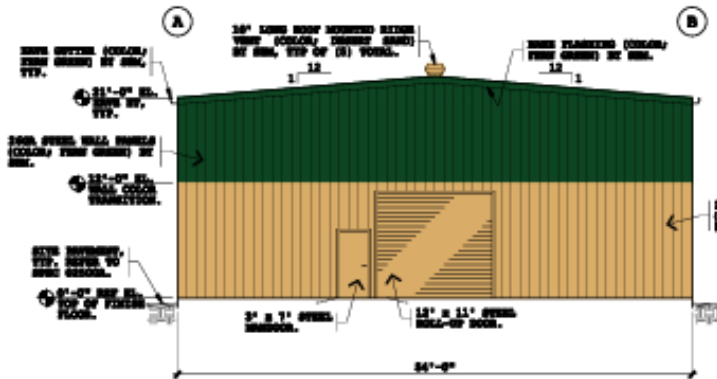


**BUILDING #3'S NORTH
ELEVATION AT LINE 1**
SCALE: 1/4" = 1'-0"

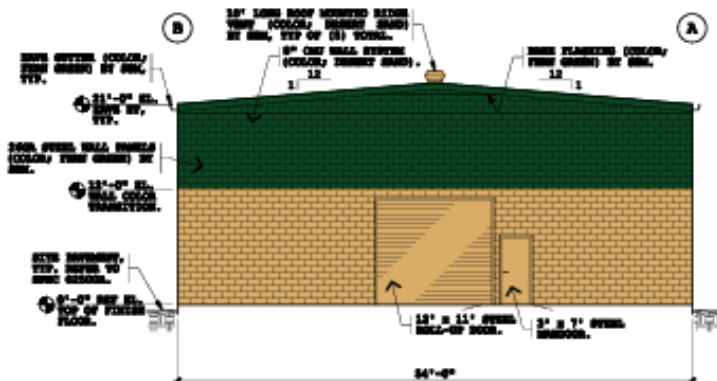
Elevations for Storage Building (7,200 sq. ft.)



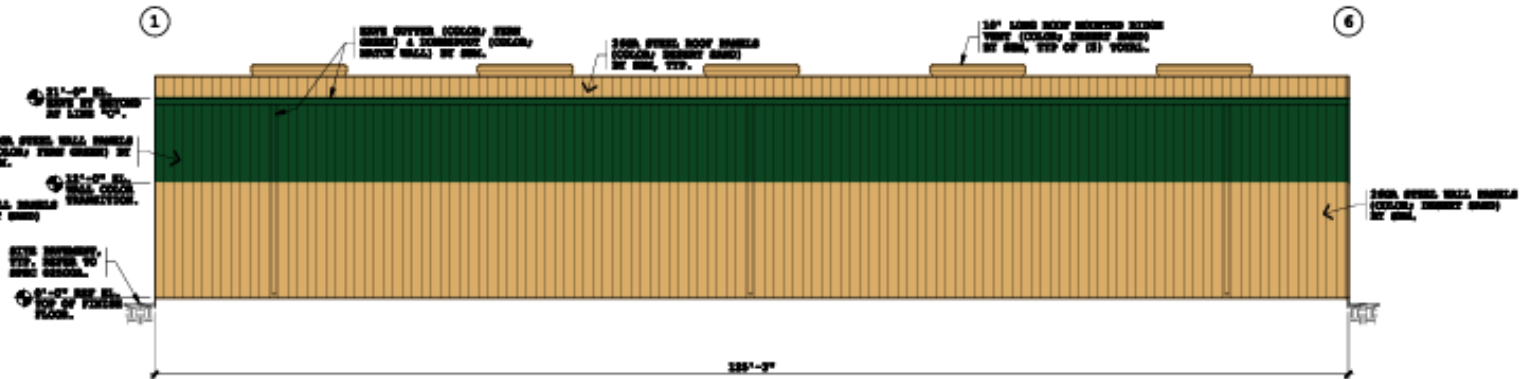
Elevations for Storage Building (6,763 sq. ft.)



BUILDING #5'S NORTH ELEVATION AT LINE 1
SCALE: 1/8" = 1'-0"



BUILDING #5'S SOUTH ELEVATION AT LINE 6
SCALE: 1/8" = 1'-0"



BUILDING #5'S EAST ELEVATION AT LINE "A"
(BUILDING #5 WEST ELEVATION AT LINE "B" IS OPPOSITE HAND)
SCALE: 1/8" = 1'-0"

Summary

- Project entitlements were originally approved December 19, 2023:
 - ✓ Consistent with General Plan and Zoning
 - ✓ Meets required Site Plan & Design Review findings
 - ✓ Consistent with the Climate Action Plan
 - ✓ CEQA exempt pursuant to section 15332 “In-Fill Development Projects”
- No Proposed changes to scope of project or plans

Recommendation

Staff recommends the Planning Commission conduct a public hearing and:

Approve a modification to Site Plan and Design Review SPC-23-44 for the Little Kamper Propane Facility Project located at 2055 Moffat Blvd. (APN 228-050-25).





Thank you

June 18, 2026

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