



City of Manteca Planning Commission
AGENDA REPORT

MEETING DATE: December 21, 2023

PROJECT NAME: Little Kamper Propane Facility

APPLICATION NUMBER: SPC 23-44 and LLA 23-45

RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. 1642 approving a Site Plan Design Review Application and Lot Line Adjustment for the Little Kamper propane facility and finding the project to be exempt from the requirements of California Environmental Quality Act (CEQA) per Article 19, 15332, Class 32, “In-Fill Development Projects” (File Nos. SPC 23-44 and LLA 23-45).

PROJECT INFORMATION	
Applicant	Little Kamper LP, Inc
Property Owner	JKC3H8 LP (Kamps Propane)
Property Address and APN	2055 Moffat Blvd APN: 228-050-24
Existing General Plan Designation	Heavy Industrial (HI)
Existing Zoning District:	Heavy Industrial (M2)
Existing Use:	Vacant land
Proposed Use:	Office, Processing, and storage of 1lb propane tanks
Parcel Size	3.28 acres
Adjacent Uses:	North: State Route 99 South: Vacant Land East: Propane facility West: Event Center/Reception Hall
CEQA Determination	Exempt under CEQA guidelines §15332, In-Fill Development Projects

PROJECT DESCRIPTION

The proposed project is a Site Plan Review for a new office, processing, and storage facility for 1lb. liquid propane refillable tanks. The proposed project includes five buildings to be constructed in phases: a 2,100 square foot office, a 6,890 square foot production building, a 270 square foot fire pump house, and 2 storage buildings at 7,200 and 6,763 square feet. The project also includes a lot line adjustment to enlarge the subject parcel from 2.85 acres to 3.28 acres.



Figure 2: Project Location

ANALYSIS

The proposed project has been analyzed with respect to conformance with:

1. Manteca General Plan
2. Manteca Municipal Code
3. Manteca Climate Action Plan
4. California Environmental Quality Act (CEQA)

GENERAL PLAN CONFORMANCE

The current General Plan land use designation for the project site is Heavy industrial (HI). The HI land use designation provides for manufacturing, processing, assembling, research, wholesale, and storage uses, trucking terminals, railroad and freight stations, and similar activities that require separation from residential uses due to noise, vibration or other characteristics incompatible with residential use. The proposed liquid propane processing and storage facility, with associated office, is within the scope of the HI designation.

In addition to conforming to the HI land use designation use requirements, the proposed project conforms to the following General Plan goals and policies:

1. **Land Use Policy LU-P-30: The City shall promote, cooperate in, and assist in the maintenance and expansion of Manteca’s industrial sector employment development within the City of Manteca and in the south San Joaquin County**

ATTACHMENT 1

area that will help reduce the home-to-work commute distance for Manteca residents.

Analysis: The proposed facility will provide a modest number of industrial-sector jobs that have the opportunity to be filled by city residents.

- 2. Land Use Policy LU-P-49: The City shall give priority to in-fill development and new development contiguous to existing developed areas, whenever practical.**

Analysis: This project is within City limits with contiguous developed land to the east and west.

- 3. Community Development Policy CD-P-8: Upgrade and enhance the visual quality of Manteca's arterial and collector streets.**

Analysis: The proposed project's street frontage is along Moffat Boulevard, which is an arterial street. This project will upgrade and enhance Moffat Boulevard through the construction of an attractive development, which includes a 10-foot landscape buffer and street improvements. A combination of trees, shrubs, and groundcover will be planted to provide a soft but aesthetically pleasing edge to the street where a vacant lot currently exists.

- 4. Community Development Policy CD-P-12: Limit uses that require sound walls adjacent to the highways.**

Analysis: The proposed project is non-residential and does not require a sound wall along State Route 99.

- 5. Community Development Policy CD-P-24: New development shall provide an adequate number of off-street parking spaces to accommodate the typical parking demands of the type of development on the site.**

Analysis: The proposed project meets the parking and traffic circulation requirements for industrial facilities. The project will comply with all applicable development standards, including setbacks, building heights, lot coverage, as well as all other standards, including landscaping, lighting, parking, fences and walls, signage, and performance standards.

ZONING CODE CONFORMANCE

The project site is zoned Heavy Industrial (M2). The zoning code has numerous requirements for non-residential structures including parking and landscaping. The proposed 23,223 square feet of structures requires 47 parking spaces. The proposed project is providing 51 parking spaces, exceeding the parking requirement. The proposed project also meets the required landscaping, providing trees in the parking lot and buffers adjacent

to the right-of-way. The M2 zoning district does not have a setback requirement when not adjacent to a residential zone.

SITE PLAN AND DESIGN REVIEW FINDINGS:

In order to approve a Site Plan and Design Review application, Section 17.10.060 of the Zoning Ordinance requires that the Planning Commission make the following findings:

- 1. The proposed project is consistent with the objectives of the General Plan, 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.**

Analysis: The proposed project is consistent with several General Plan policies as listed above. Further, the project conforms to the requirements, regulations, and intent of the M2 zoning district. The project is conditioned to comply with all other applicable improvement standards and City regulations such as lighting, landscaping, and public improvements.

- 2. 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 these three users.

- 3. 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 surrounding area. This area of Moffat Boulevard has numerous industrial business similar to the proposed project including another propane facility, a welding supply retailer, and a solar panel facility. All lighting fixtures minimize off-site light pollution and glare while meeting minimum safety requirements for the site. To demonstrate that new lighting will not influence adjacent properties, the applicant submitted a photometric plan that shows light levels on and off site. The proposed landscaping meets all requirements of Title 17 and provides appropriate buffers along roadways and adjacent property. (See Figure 4.)

- 4. 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.**

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Analysis: The proposed project incorporates a typical industrial design (See Figures 3a through 3c.). The proposed buildings have a similar design to the other industrial buildings nearby, utilizing metal and CMU block to maximize fire safety. The buildings have a two-tone color scheme to break up the mass of the structures, while also making the buildings distinct in appearance. The office building will utilize metal siding to match the other structures while adding stone veneer, softening the appearance. Overall, the design will be aesthetically consistent with the surrounding area.

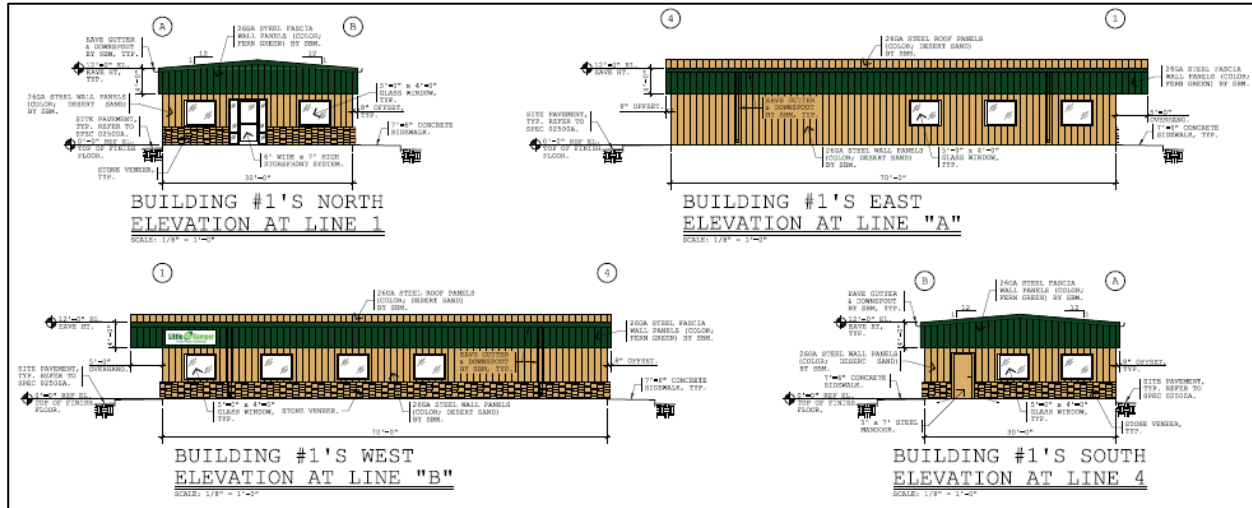


Figure 3a: Elevations of proposed office

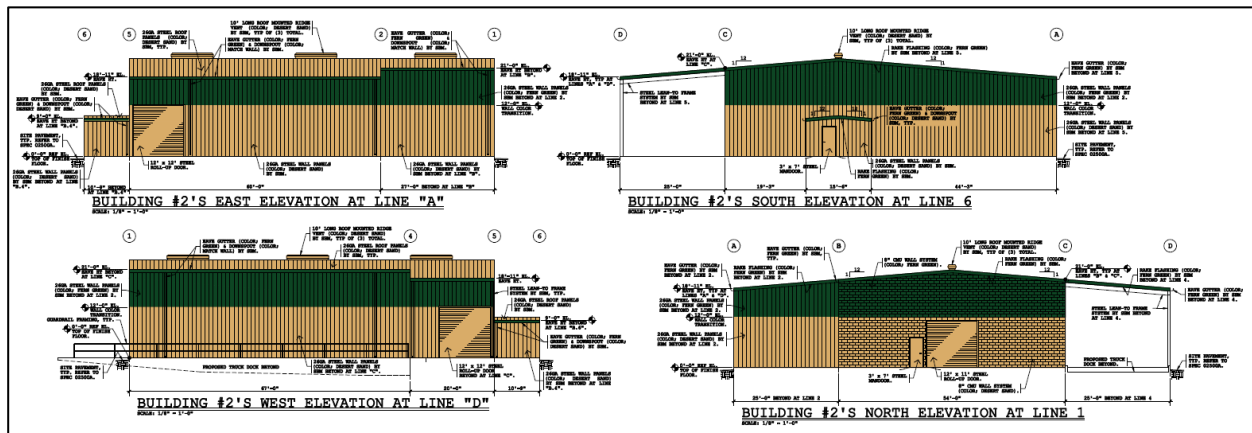


Figure 3b: Elevations of proposed production building

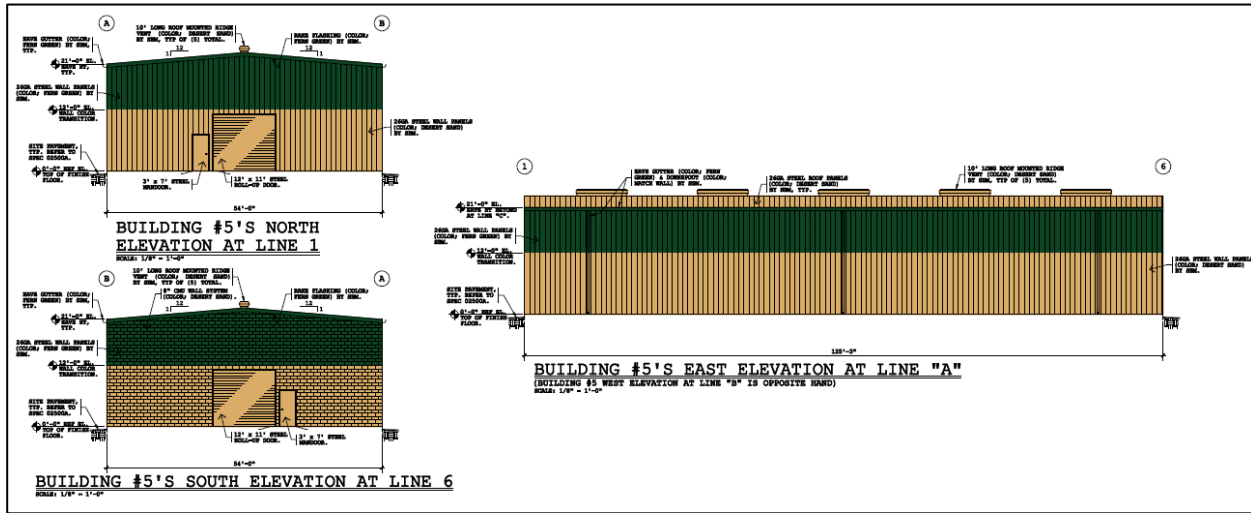


Figure 3c: Elevations of proposed production storage building

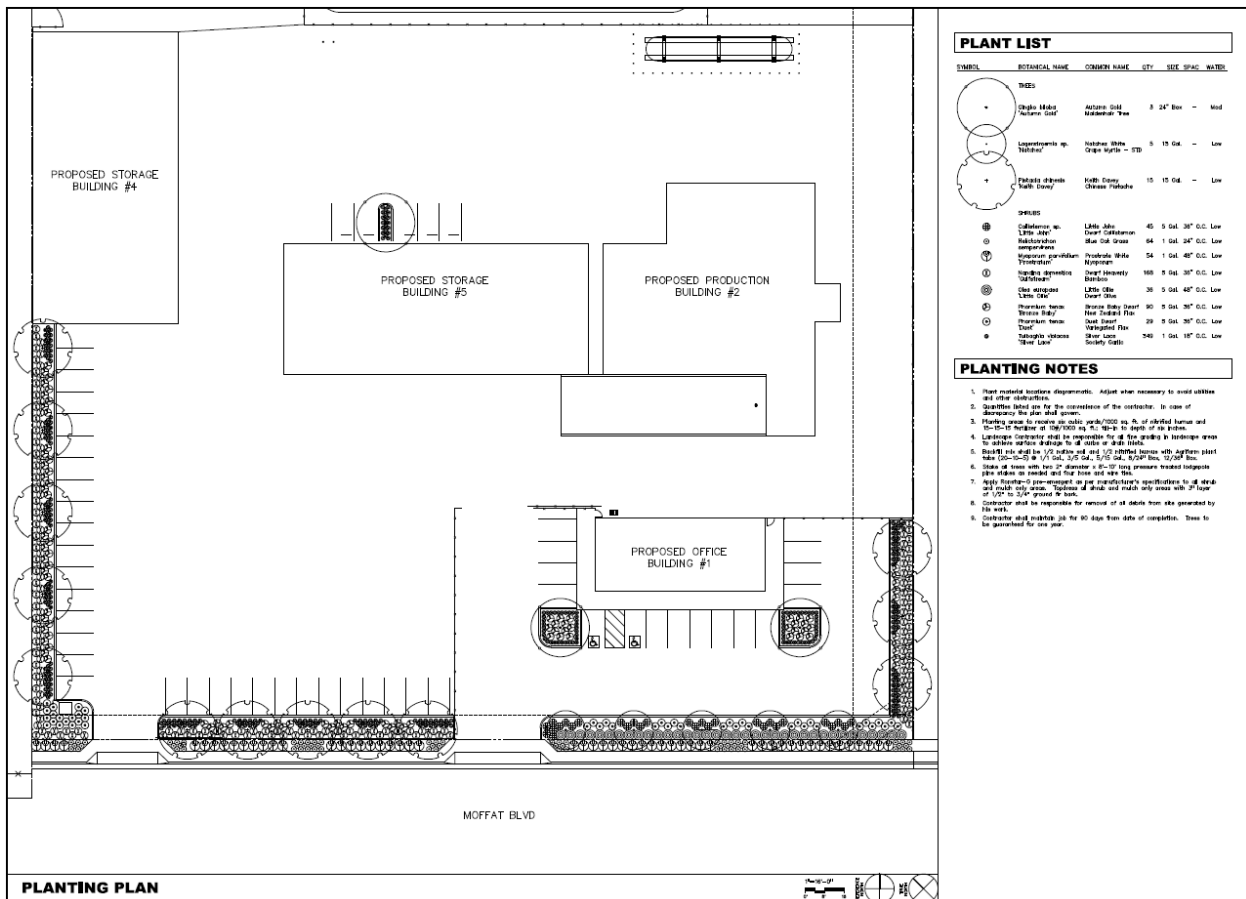


Figure 4: Landscape Plan

LOT LINE ADJUSTMENT FINDINGS

In order to approve a Lot Line Adjustment, Section 16.19.030 of the Manteca Municipal Code requires that the following findings are met:

- 1. The parcels resulting from the lot line adjustment conform to the zoning ordinance and applicable building ordinances of the city.**

Analysis: The affected APNs in the proposed Lot Line Adjustment are both zoned M2. The proposed adjustment does not conflict with any provision of the M2 zone, keeping lot sizes and uses consistent with the M2 zoning district.

- 2. No conditions or exactions are required to bring project into conformance with the zoning ordinance and applicable building ordinances of the city, or to facilitate the relocation of existing utilities, infrastructure or easements.**

Analysis: As mentioned above, the proposed project conforms to the zoning ordinance and building ordinances of the City. Furthermore, the proposed Lot Line Adjustment will not require the relocation of existing utilities, infrastructure, or easements.

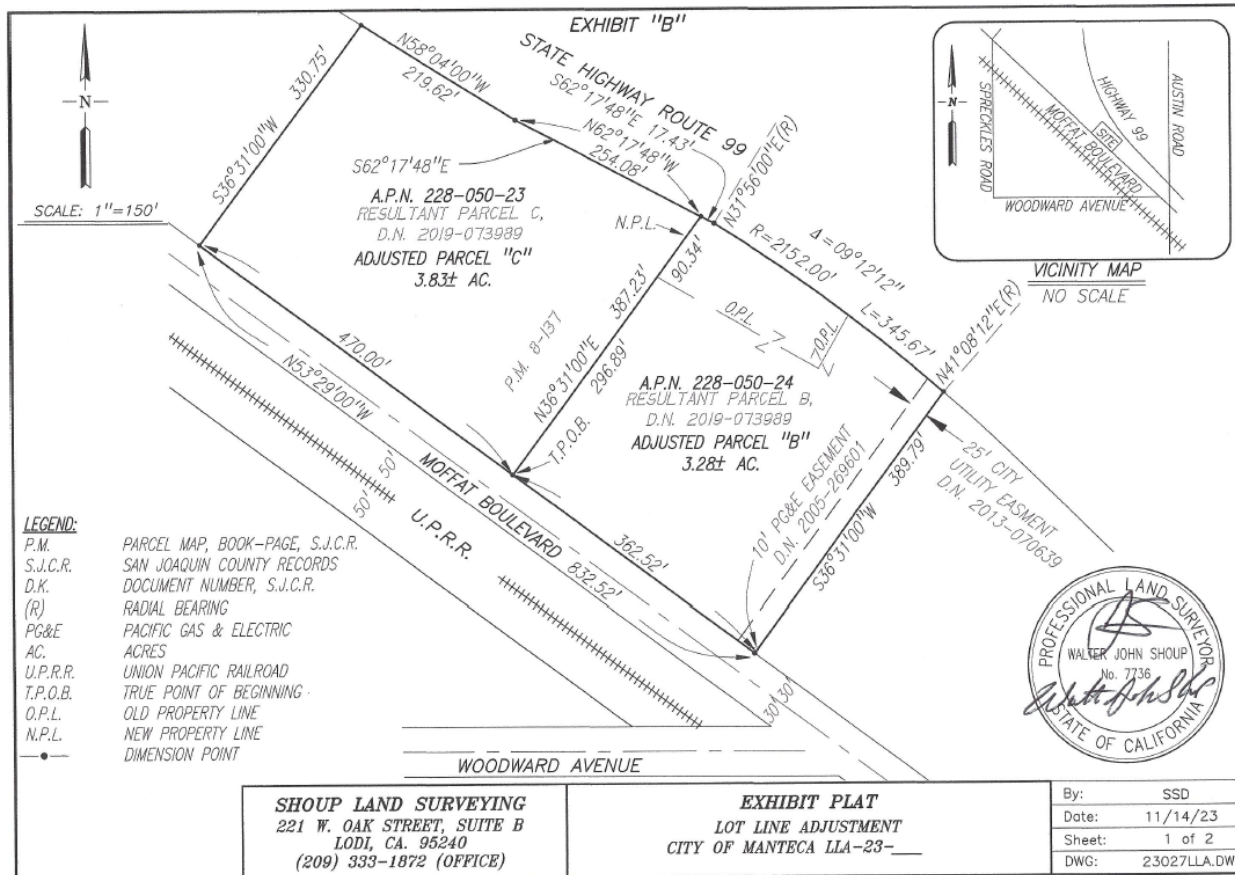


Figure 5: Proposed LLA

CLIMATE ACTION PLAN CONFORMANCE

On October 15, 2013, the Manteca City Council approved and adopted the Air Quality Element Update and Climate Action Plan in response to the passing of Assembly Bill (AB32). The intent of this plan is to reduce overall greenhouse gas emissions in both private and public sector development.

The proposed project conforms to the following Climate Action Plan strategies:

1. **Energy Efficient New Buildings:** The City shall require developers to exceed Title 24 energy efficiency standards by at least 10%. The City recognizes that it may not be feasible for all buildings and structures to exceed Title 24 by this amount because of the form or function of the building. Projects that cannot meet the reduction level may provide solar panels or other non-building-related energy efficiency measures such as exterior lighting or water savings.

Analysis: The project will be required by the Building Division to exceed Title 24 energy efficiency standards by at least 10%.

2. **CAP Strategies Water Conservation WC-1:** The City shall continue to implement water conservation measures to comply with the Model Water Efficiency Landscape requirements that implement the Water Conservation in Landscaping Act of 2006 (Assembly Bill 1881, Laird).

Analysis: A required part of the formal submittal package is a completed Model Water Efficient Landscape Ordinance (MWELO) Compliance Form. This document is to accompany their landscaping planting plan. Compliance with this checklist and water efficiency requirements will be determined during construction document review.

ENVIRONMENTAL REVIEW

The project is determined categorically exempt from the requirements of California Environmental Quality Act (CEQA) per Article 19, 15332, Class 32, "In-Fill Development Projects" because this project is:

- a) Consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designations and regulations.

Analysis: As noted in the above sections, the proposed project is consistent with the City of Manteca General Plan, Zoning Ordinance and Climate Action Plan.

- b) The proposed project occurs within city limits on a project site of no more than five acres, substantially surrounded by urban uses.

Analysis: The proposed project is within the City Limits and the project site is 3.28 acres in size. The site is bounded on three sides by urban uses: to the north by a freeway, on the west by an existing propane facility, and to the east by an event center/reception hall.

- c) The project site has no value as habitat for endangered, rare, or threatened species.

ATTACHMENT 1

Analysis: The project site is a disturbed, graded, industrial parcel surrounded by development and adjacent to a freeway. No endangered, rare, or threatened species are known to exist on the site.

- d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

Analysis: The anticipated traffic impact is minimal, with the proposed operation having 18 or fewer employees per shift and less than one semi-truck per day, with approximately 6 clients weekly. This type of business will generate some noise during its normal operation; however, it is not anticipated that the noise will be above that of the typical industrial uses for which this site is zoned. Sound generation is conditioned to be consistent with the Noise Standards as outlined in MMC 17.58.050. The site can be adequately served by all required utilities and public services.

Report prepared by: Scott Speer, Associate Planner

Attachments:

Attachment 1: Planning Commission Resolution No. 1642

Attachment 1b: Exhibit A Project Plans

Attachment 1c: Exhibit B Conditions of Approval

Reviewed by:

Lea Simvoulakis, Planning Manager

Date



City of Manteca

PLANNING COMMISSION RESOLUTION NO. 1642

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
MANTECA APPROVING THE SITE PLAN AND DESIGN REVIEW APPLICATION
FOR LITTLE KAMPER PROPANE FACILITY (FILE NOS. SPC 23-44, LLA23-45)**

WHEREAS, the Manteca Planning Commission at their duly noticed public hearing of December 19, 2023, considered Site Plan and Design Review Application and Lot Line Adjustment for Little Kamper Propane Facility, filed by Little Kamper Propane, Inc; and

WHEREAS, the Little Kamper Propane Facility is located at 2055 Moffat Boulevard, identified by Assessor's Parcel Number (APN) 228-050-24; and

WHEREAS, the project plans for the Little Kamper Propane Facility dated December 4, 2023 are incorporated herewith and attached as **Exhibit A**; and

WHEREAS, the project Plat Map and Legal Description dated November 14, 2023 is incorporated herewith and attached as **Exhibit B**; and

WHEREAS, the project Conditions of Approval for the Little Kamper Propane Facility are incorporated herewith and attached as **Exhibit C**; and

WHEREAS, the project is consistent with multiple General Plan policies and goals such as Land Use Element policies LU-P-30, LU-P-49, and Community Development Policies CD-P-8, CD-P-12, CD-P-24 in that this facility will provide industrial-sector jobs, develops an infill site, enhances the streetscape, and provides a non-residential use adjacent to a highway; and

WHEREAS, the project is consistent with the site's Zoning Designation of Heavy Industrial M2 in that this zoning district supports this use, the project meets all performance standards and setback requirements as discussed in the staff report dated December 19, 2023 incorporated by reference herewith; and

WHEREAS, the project is consistent with the City's Climate Action Plan in that the proposed project will conform to all applicable Model Water Efficiency Landscape requirements (MWELo); and

WHEREAS, the project is deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) per Article 19, 15332, Class 32, "In-Fill Development Projects" because the project is consistent with the General Plan and zoning district designations of M2; the site is smaller than five acres; the site has no

value as habitat for endangered, rare or threatened species; and the project would not result in an significant effects related to traffic, noise, air quality, or water quality.

NOW, THEREFORE, BE IT RESOLVED that pursuant to Manteca Municipal Code Section 17.10.060 the Manteca Planning Commission makes the following findings to support the approval of Site Plan and Design Review Application File No. SPC23-44:

1. The proposed project is consistent with the objectives of the General Plan, and, as conditioned, complies with applicable zoning regulations, and other applicable standards and regulations adopted by the City in that the project is an allowable use in the HI land use designation and M2 zoning district, and the project conforms to all development standards and performance standards required of the M2 zoning district;
2. The proposed project will not create conflicts with vehicular, bicycle or pedestrian transportation modes of circulation in that the on-site circulation has been reviewed for appropriate ingress and egress and it has been determined that there will be no conflict between vehicular, bicycle, and pedestrian access to the site;
3. The site layout (orientation and placement of buildings and parking areas), as well as the landscaping, lighting and other development features as conditioned, is compatible with and compliments the existing surrounding environment and ultimate character of the area under the General Plan in that the project was reviewed to ensure compatibility with the character, scale, and quality of the existing development in this area of the city and the site design complies will all lighting and landscaping requirements per the zoning ordinance; and
4. 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 as conditioned, establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties in that the architecture and massing of the project create a distinct street presence while also being consistent in design to other industrial development in the surrounding area.

NOW, THEREFORE BE IT FURTHER RESOLVED that pursuant to Manteca Municipal Code Section 16.19.030 the Manteca Planning Commission makes the following findings to support the approval of the Lot Line Application File No. LLA23-45:

1. The affected APNs in the proposed Lot Line Adjustment are both zoned M2. The proposed adjustment does not conflict with any provision of the M2 zone, keeping lot sizes and uses consistent with the M2 zoning district; and
2. The proposed project conforms to the zoning ordinance and building ordinances of the City. Furthermore, the proposed Lot Line Adjustment will not require the relocation of existing utilities, infrastructure, or easements.

I hereby certify that Resolution No. 1642 was passed and adopted by the Planning Commission of the City of Manteca at a regularly scheduled public hearing held on December 19, 2023 by the following vote:

Roll Call:

AYES: LAFFRANCHI, HAYES, MENDOZA, BLUMHORST, FIORE

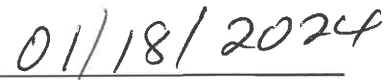
NOES: NONE

ABSTAIN: NONE

ABSENT: NONE



Ron Laffranchi, Chairman



Date:

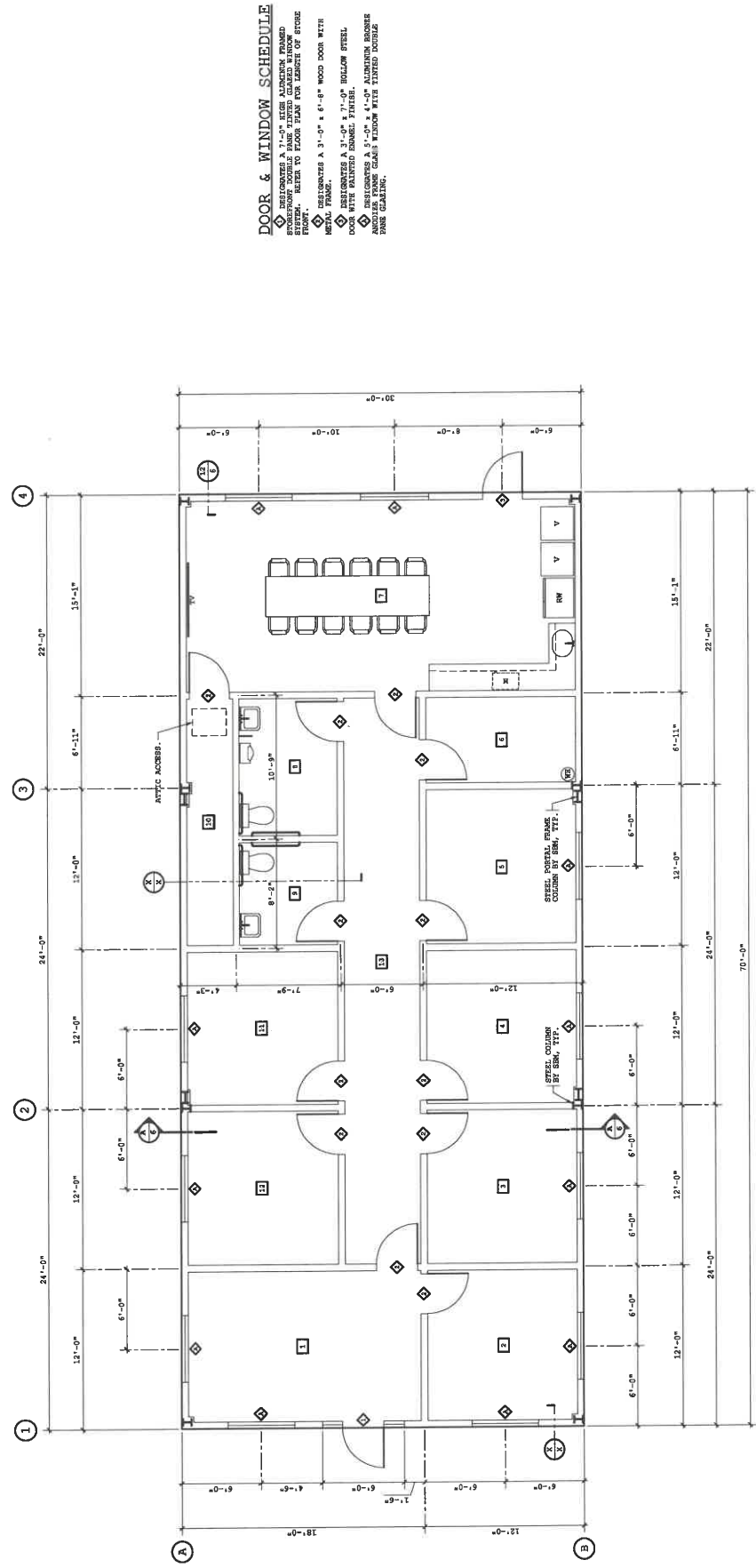
Attachments:

Exhibit A	Approved Plan Set
Exhibit B	Plat Map and Legal Description
Exhibit C	Conditions of Approval

PROJECT: LITTLE KAMPER PROPANE FACILITY
OWNER: JRC388, L.P., A NEVADA LIMITED PARTNERSHIP
LOCATION: 2055 MORFAT BLVD., MANTECA, CA

DRAWN BY: BMD	DATE: 06/20/23
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BY:	
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BY:	
PROJECT:	22037
SHEET NUMBER:	2

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DOOR & WINDOW SCHEDULE

◆ INDICATES A 7'-0" X 7'-0" ALUMINUM FRAMED GLAZED DOOR WITH 1/2" GLASS AND 1/2" ALUMINUM FINISH. REFER TO FLOOR PLAN FOR LOCATION OF STORE FRONT.

◆ INDICATES A 3'-0" X 6'-0" WOOD DOOR WITH METAL FINISH.

◆ INDICATES A 3'-0" X 7'-0" BOLLARD STEEL DOOR WITH PAINTED ENAMEL FINISH.

◆ INDICATES A 3'-0" X 4'-0" ALUMINUM BRASS AND GLASS WINDOW WITH TINTED GLASS AND ENAMEL FINISH.

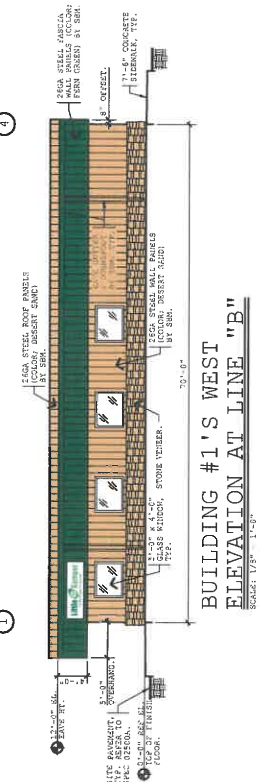
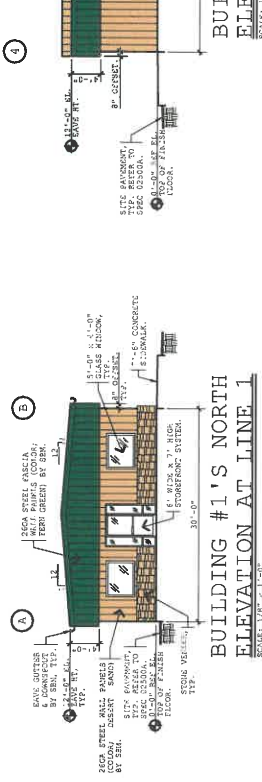
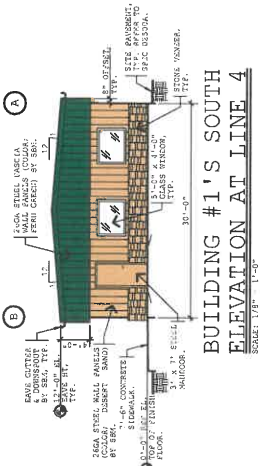
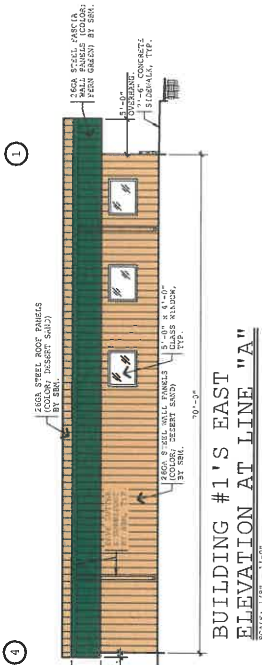
ROOM NO.	ROOM NAME
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2	OFFICE
3	OFFICE
4	OFFICE
5	RESTROOM
6	RESTROOM
7	EMPLOYEE BREAKROOM
8	MEN'S RESTROOM
9	WOMEN'S RESTROOM
10	UTILITY ROOM
11	OFFICE
12	OFFICE
13	OFFICE
14	OFFICE
15	HALLWAY

ROOM SCHEDULE

OFFICE BUILDING #1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE: THIS DRAWING IS FOR SITE PLAN REVIEW.

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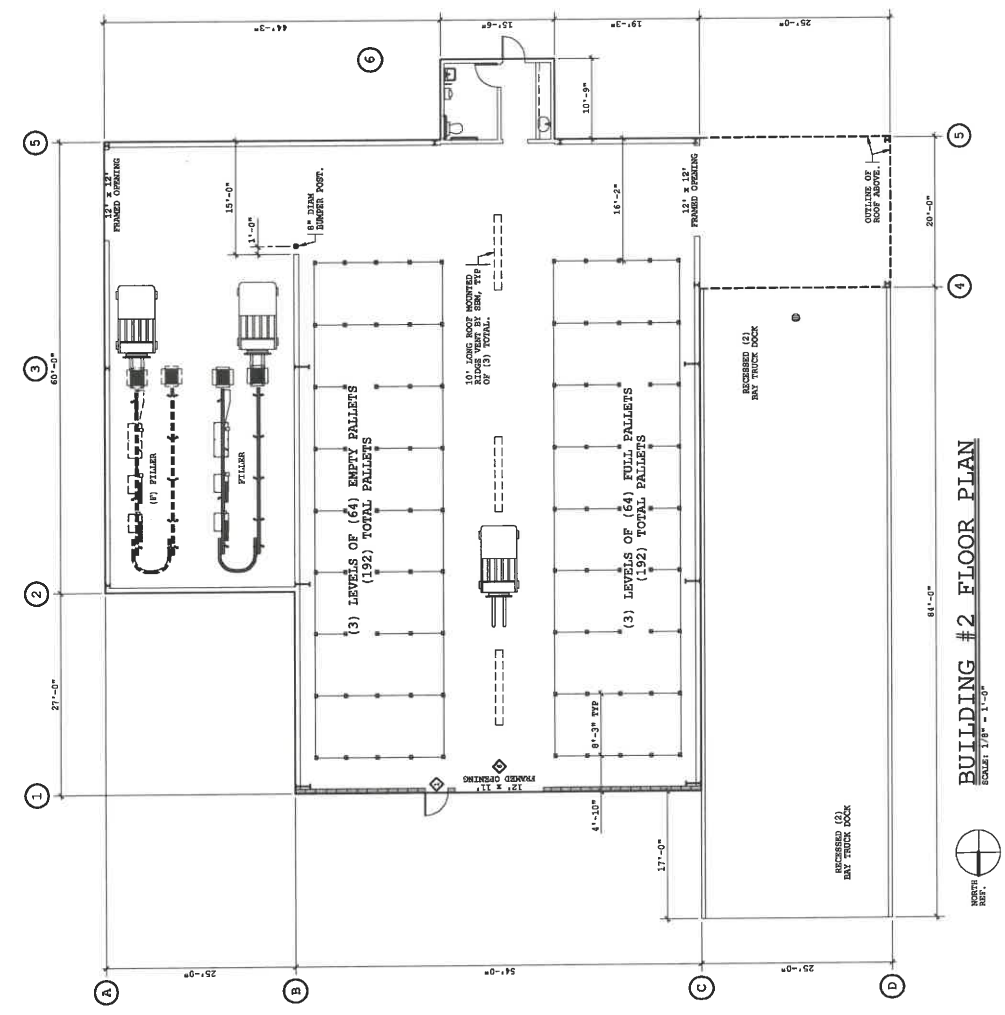
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BY:	
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LEGEND
 DESIGNATES AN 8" OGD WALL SYSTEM WITH
 A 3" BUMP FOR INSULATION.

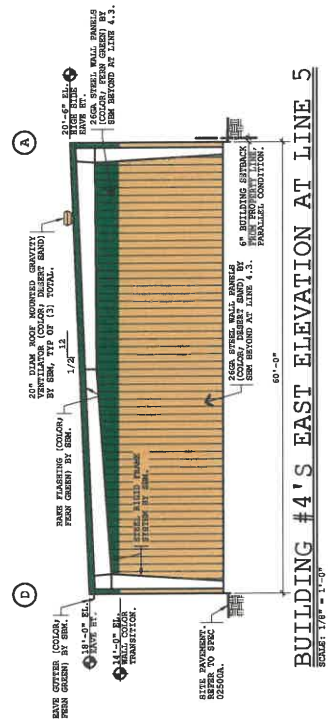


BUILDING #2 FLOOR PLAN
 SCALE: 1/8" = 1'-0"

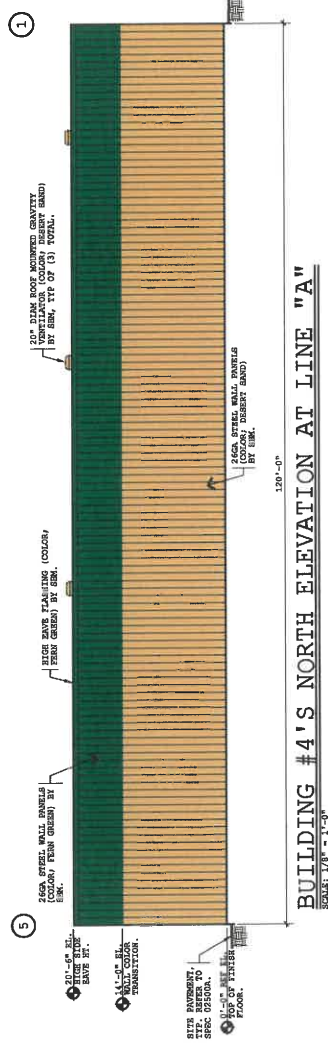
DOOR & WINDOW SCHEDULE
 DESIGNATES A 3'-0" x 7'-0" ROLLUP STEEL DOOR
 WITH 10'-LONG ROOF MOUNTED RACK OF (3) TOTAL
 BAY TRUCK DOCK. REFER TO SPEC. SECTION 8.4.10 FOR INSTALL
 REQ.
 DESIGNATES A 12'-0" x 11'-0" ROLL-UP STEEL
 DOOR WITH 10'-LONG ROOF MOUNTED RACK OF (3) TOTAL
 BAY TRUCK DOCK. REFER TO SPEC. SECTION 8.4.10 FOR
 INSTALL REQ.

NOTE; THIS DRAWING IS FOR SITE PLAN REVIEW.

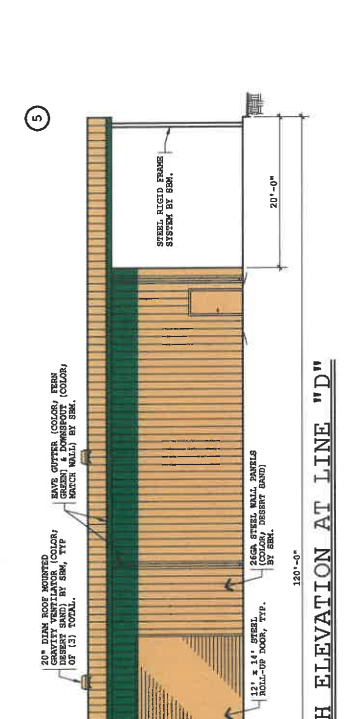
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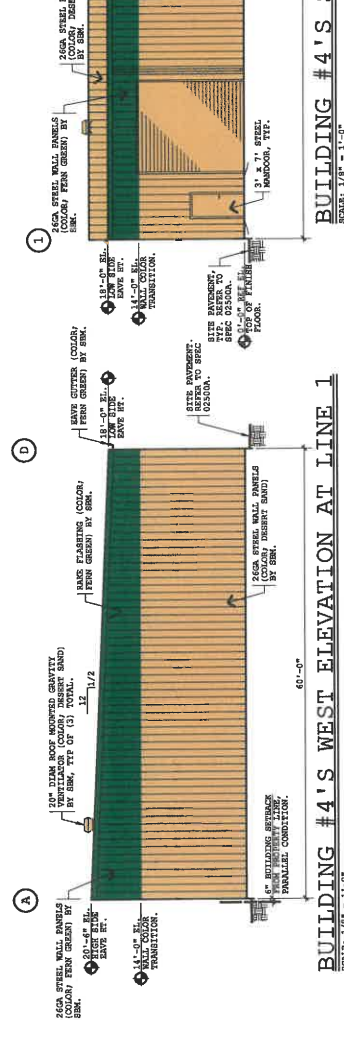
BUILDING #4'S NORTH ELEVATION AT LINE "A"
SCALE: 1/8" = 1'-0"



BUILDING #4'S EAST ELEVATION AT LINE 5
SCALE: 1/8" = 1'-0"



BUILDING #4'S SOUTH ELEVATION AT LINE "D"
SCALE: 1/8" = 1'-0"



BUILDING #4'S WEST ELEVATION AT LINE 1
SCALE: 1/8" = 1'-0"

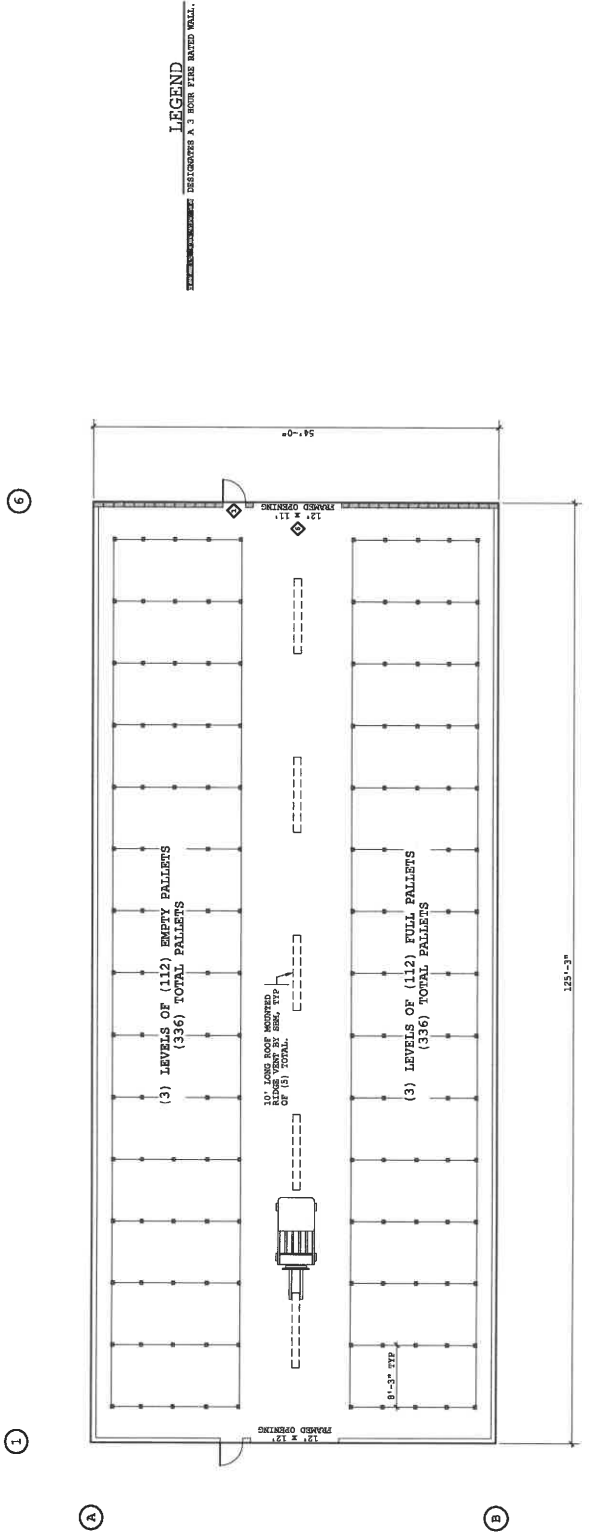
NOTE; THIS DRAWING IS FOR SITE PLAN REVIEW.

OWNER: JKC3H8
DESIGNED BY: []
DATE: 06/20/23
REV: []
DATE: []
BY: []

PROJECT
22037

SHEET NUMBER
6

THIS DESIGN AND CONSTRUCTION FEATURES SHOWN IN THESE PLANS INCORPORATE PROVISIONARY NOTES, EITHER THESE PLANS FOR THE DESIGN AND CONSTRUCTION FEATURES SHOWN THEREON ARE TO BE DELETED IN WHOLE OR IN PART WITHOUT THE CONSENT OF ADVANCED DESIGN GROUP, INC.



LEGEND
DESIGNATES A 3 HOUR FIRE RATED WALL.

DOOR & WINDOW SCHEDULE
 ◊ DESIGNATES A 3'-0" x 7'-0" BOLLARD STEEL DOOR WITH 1 1/2" MINIMUM RATED GLASS PANELS AND 1 1/2" MINIMUM RATING. REFER TO SPEC. 1000A & 0810 FOR RATING REQ.
 ○ DESIGNATES A 3'-0" x 7'-0" BOLLARD STEEL DOOR WITH 1 1/2" MINIMUM RATED GLASS PANELS AND 1 1/2" MINIMUM RATING. REFER TO SPEC. 1000A & 0810 FOR RATING REQ.
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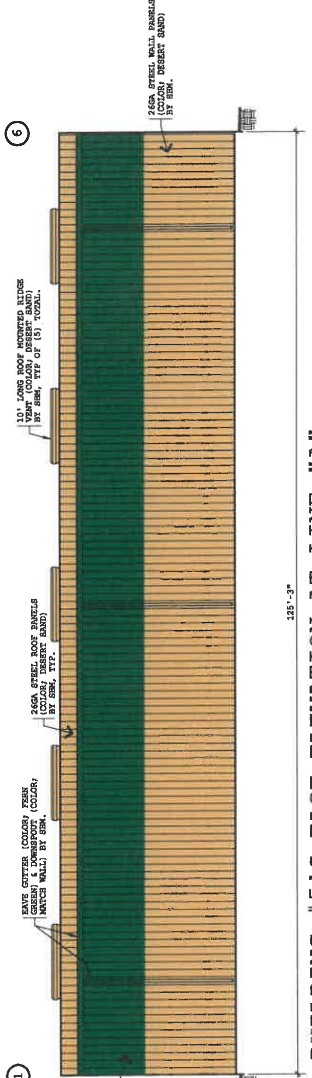
BUILDING #5 FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOTE; THIS DRAWING IS FOR SITE PLAN REVIEW.

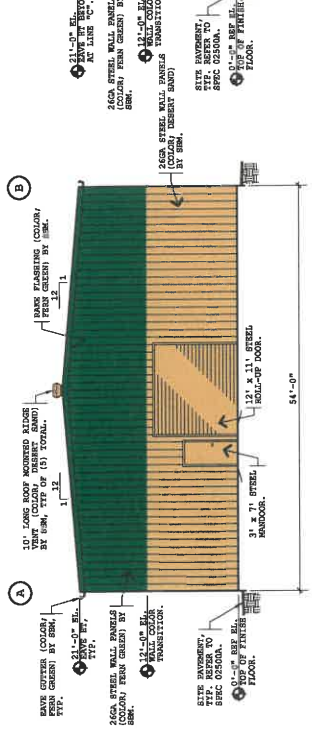
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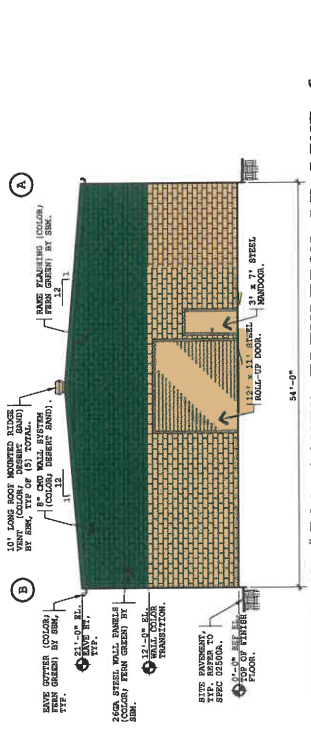
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BUILDING #5'S EAST ELEVATION AT LINE "A"
(BUILDING #5 WEST ELEVATION AT LINE "B" IS OPPOSITE HAND)
SCALE: 1/8" = 1'-0"



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"

NOTE; THIS DRAWING IS FOR SITE PLAN REVIEW.

EXHIBIT "A"
LEGAL DESCRIPTION
LOT LINE ADJUSTMENT (LLA-23-__)

ADJUSTED PARCEL "B"


ALL THAT REAL PROPERTY BEING RESULTANT PARCEL B AND PORTION OF RESULTANT PARCEL C, AS SAID PARCELS ARE DESCRIBED IN THAT CERTAIN GRANT DEED, RECORDED JULY 12, 2019, IN DOCUMENT NUMBER 2019-073989, SAN JOAQUIN COUNTY RECORDS, SITUATED WITHIN SECTION 10, TOWNSHIP 2 SOUTH, RANGE 7 EAST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF MANTECA, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

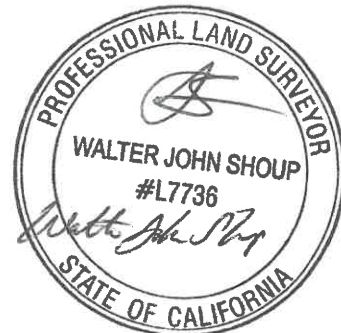
BEGINNING AT THE SOUTHEAST CORNER OF RESULTANT PARCEL B AS DESCRIBED IN ABOVE MENTIONED GRANT DEED, SAID POINT ALSO MARKING THE SOUTHEAST CORNER OF PARCEL B AS SHOWN ON THE PARCEL MAP FILED IN BOOK 8, PAGE 137, SAN JOAQUIN COUNTY RECORDS; THENCE THE FOLLOWING FIVE (5) COURSES;

- 1) ALONG THE SOUTH LINE OF SAID RESULTANT PARCEL B, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF MOFFAT BOULEVARD AS SHOWN ON SAID PARCEL MAP, NORTH 53° 29' 00" WEST 362.52 FEET TO THE SOUTHWEST CORNER OF SAID RESULTANT PARCEL B,
- 2) THENCE LEAVING SAID SOUTH LINE, ALONG THE WEST LINE OF RESULTANT PARCEL B AND IT IS NORTHERLY PROLONGATION, NORTH 36° 31' 00" EAST 387.23 FEET TO THE NORTH LINE OF SAID RESULTANT PARCEL C, SAID POINT ALSO BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROUTE HIGHWAY 99,
- 3) THENCE ALONG THE NORTH LINE OF SAID RESULTANT PARCEL C AND SAID SOUTHWESTERLY LINE, NORTH 62° 17' 48" EAST 17.43 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT,
- 4) THENCE SOUTHEASTERLY ALONG SAID NORTH LINE OF RESULTANT PARCEL C AND RESULTANT PARCEL B, AND SAID SOUTHWESTERLY LINE OF STATE HIGHWAY ROUTE 99, ALONG AN ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIAL BEARING OF NORTH 31° 56' 00" EAST, A RADIUS OF 2152.00 FEET, A CENTRAL ANGLE OF 09° 12' 12" AND AN ARC LENGTH OF 345.67 FEET TO THE NORTHEAST CORNER OF SAID RESULTANT PARCEL B AND
- 5) THENCE ALONG THE EAST LINE OF SAID RESULTANT PARCEL B, SOUTH 36° 31' 00" WEST 389.79 FEET TO THE **POINT OF BEGINNING**.

CONTAINING A TOTAL OF 3.28 ACRES, MORE OR LESS

SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.


WALTER JOHN SHOUP, PLS 7736
DATED: 11/14/2023



END OF DESCRIPTION

EXHIBIT "A"
LEGAL DESCRIPTION
LOT LINE ADJUSTMENT (LLA-23-__)

ADJUSTED PARCEL "C"

ALL THAT REAL PROPERTY BEING A PORTION OF RESULTANT PARCEL C, AS SAID PARCEL IS DESCRIBED IN THAT CERTAIN GRANT DEED, RECORDED JULY 12, 2019, IN DOCUMENT NUMBER 2019-073989, SAN JOAQUIN COUNTY RECORDS, SITUATED WITHIN SECTION 10, TOWNSHIP 2 SOUTH, RANGE 7 EAST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF MANTECA, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF RESULTANT PARCEL B AS DESCRIBED IN ABOVE MENTIONED GRANT DEED, SAID POINT ALSO MARKING THE SOUTHEAST CORNER OF PARCEL B AS SHOWN ON THE PARCEL MAP FILED IN BOOK 8, PAGE 137, SAN JOAQUIN COUNTY RECORDS; THENCE ALONG THE SOUTH LINE OF SAID RESULTANT PARCEL B, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF MOFFAT BOULEVARD AS SHOWN ON SAID PARCEL MAP, NORTH 53° 29' 00" WEST 362.52 FEET TO THE SOUTHWEST CORNER OF SAID RESULTANT PARCEL B, ALSO BEING THE THE SOUTHEAST CORNER OF RESULTANT PARCEL C, TO THE **TRUE POINT OF BEGINNING**; THENCE FOLLOWING FIVE (5) COURSES:

- 1) LEAVING SAID SOUTH LINE, ALONG THE WEST LINE OF RESULTANT PARCEL B AND IT IS NORTHERLY PROLONGATION, NORTH 36° 31' 00" EAST 387.23 FEET TO THE NORTH LINE OF SAID RESULTANT PARCEL C, SAID POINT ALSO BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROUTE HIGHWAY 99 AS SHOWN ON SAID PARCEL MAP,
- 2) ALONG THE NORTH LINE OF RESULTANT PARCEL C, ALSO BEING THE SOUTHWESTERLY LINE OF STATE HIGHWAY ROUTE 99 AS SHOWN ON SAID PARCEL MAP, NORTH 62°17'48" WEST 254.08 FEET TO AN ANGLE POINT IN SAID SOUTHWESTERLY RIGHT-OF-WAY LINE,
- 3) ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, NORTH 58°04'00" WEST 219.62 FEET TO THE NORTHWEST CORNER OF SAID RESULTANT PARCEL C AND
- 4) ALONG SAID SOUTHWESTERLY LINE, ALONG THE WEST LINE OF SAID RESULTANT PARCEL C, SOUTH 36°31'00" WEST 330.75 TO THE SOUTHWEST CORNER OF SAID RESULTANT PARCEL C, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY OF MOFFAT BOULEVARD AS SHOWN ON SAID PARCEL MAP AND
- 5) ALONG THE SOUTH LINE OF SAID RESULTANT PARCEL C, SOUTH 53° 29' 00" EAST 470.00 FEET TO THE **TRUE POINT OF BEGINNING**.

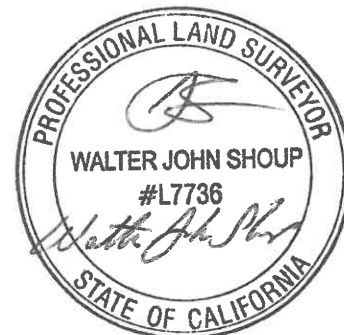
CONTAINING A TOTAL OF 3.83 ACRES, MORE OR LESS

SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.



WALTER JOHN SHOUP, PLS 7736

DATED: 11/14/2023



END OF DESCRIPTION



Exhibit B

City of Manteca Development Services Department

Conditions of Approval Little Kamper Propane Facility Site Plan Review 23-44 December 19, 2023

Project Name: Little Kamper Propane Facility
Project Files: SPC 23-44
Applicant: Little Kamper LP, Inc
1915 Moffat Blvd
Manteca, CA 95336
Project Location: 2055 Moffat Blvd
Manteca, CA 95336
APNs 228-050-24

This list of conditions is not intended to be a comprehensive list of City regulations. All conditions are referenced to the Plans dated December 4, 2023, which are on file with the City of Manteca, Development Services Department.

Development Services Department: Planning

- 1) **Approval.** This Site Plan Review is approved subject to these specific conditions. Any variation from the approved plans, proposals, supporting documents or presentations is subject to review and approval prior to implementation.
- 2) **Conformance to Plans.** This approval is dependent upon and limited to the proposals and plans contained, supporting documents submitted, and presentations made to staff, the Planning Commission, and/or City Council as affirmed to by the applicant and presented on the plans dated December 4, 2023. Any variation from these plans, proposals, supporting documents or presentations is subject to review and approval prior to implementation.
- 3) **Expiration.** The Site Plan Review shall expire two years from this date on **December 19, 2025**, unless altered and/or extended per State law. Prior to expiration, the owner/developer may apply for an extension, to be approved by the Development

Services Director, not to exceed a total of one (1) year from the original date of expiration.

- 4) **Owner Obligation.** All conditions of approval shall be satisfied by the owner/developer. If at any time, any of the Conditions of Approval are found to be in non-compliance, City enforcement action may be implemented pursuant to Manteca Municipal Code, Article 1, Chapter 1.10. All costs associated with compliance with the conditions shall be at the owner/developer's expense.
- 5) **Fees.** The developer shall pay all applicable processing fees, permit fees, City development fees, fire fees, school fees, drainage fees, habitat conservation fees and other public entity fees in effect at the time of the issuance of the applicable permit.
- 6) **Utility Companies.** The applicant is responsible for contacting all appropriate utility companies to obtain agreements for extension and/or relocation of services necessary for the proposed development.
- 7) **Signs.** No business identification signs or any advertising signs shall be installed or displayed without the review and approval of the Development Services Department, and all proposed advertising signs shall comply with Section 20.14.20 of the Zoning Ordinance.
- 8) **Vested Rights.** This approval does not vest applicant's rights regarding future development. All ordinances, resolutions, rules, regulations and official policies governing design, improvement and construction standards and specifications applicable to the project and public improvements to be constructed by the Developer shall be those in force and effect at the time the applicable plan or permit approval is granted.
- 9) **Responsible Agencies.** The Developer is responsible for contacting all responsible and commenting agencies and ensuring compliance with any applicable fees and/or rules. This project is subject to the requirements of other agencies including but not limited to San Joaquin County Multi-Species Habitat Conservation & Open Space Plan, San Joaquin Valley Air Pollution Control District, and PG&E.
- 10) **Subsequent Development.** All activities undertaken in accordance with this approval shall comply with the City's General Plan and Municipal Code. In cases of conflict between the City's Municipal Code or map-specific conditions of approval, the governing priority shall be, to the extent legally permitted, as follows: 1) Municipal Code regulations, 2) project-specific conditions, and 3) standard conditions. The applicant shall comply with all regulations and code requirements of the Development Services Director, City Engineer, and Building Official, the Fire Chief, the Police Chief, and any other agencies requiring review of the project. If required, these agencies shall be supplied copies of the final maps, site plans, public improvement plans, grading plans, and building plans.
- 11) **Building Plans.** The project developer shall write all conditions of approval for this project on all building permit plan check sets submitted for review and approval. These conditions of approval shall be on, at all times, all grading and construction plans kept on the project site. It is the responsibility of the building developer to

ensure that the project contractor is aware of, and abides by, all conditions of approval. Prior approval from the Planning Manager must be received before any changes are constituted in site design, grading, building design, building colors or materials, etc.

- 12) **Failure to Comply.** Should the project be found, at any time, not to comply with any of the Conditions of Approval, or should the applicant construct or operate this development in any way other than as specified in the Application or Supporting documents or presentations to staff, the Planning Commission, or City Council, as modified by the Conditions of this Approval, then the terms of this Approval shall be considered to be violated.
- 13) **Indemnification.** The applicant shall indemnify and hold harmless the City, its council members and commissioners, officers, agents, employees, and representatives from liability for any award, damages, costs and fees, including without limitation attorneys' fees, incurred by the City and/or awarded to any plaintiff in any action related to or arising out of the City's approval of this project or subdivision Map or any environmental or other documentation related to this project or subdivision Map. The applicant further agrees to provide a defense for the City in any such action.
- 14) **Limits of Approval.** Approval of this application does not constitute approval of any other entitlement or any other necessary permit, license, or approval.
- 15) **Compliance with Local and State Laws.** The subject use shall be conducted in full compliance with all local and state laws. No part of this approval shall be construed to permit a violation of any part of the Manteca Municipal Code. This Site Plan and design Review shall be subject to revocation if the subject use is conducted in such a manner as to cause a nuisance.
- 16) **Changes in Law.** This approval shall not preclude the application to development of the property of changes in City laws, regulations, plans or policies, the term of which are specifically mandated and required by changes in State or Federal laws or regulations.
- 17) **Other entitlements.** Approval of this application does not constitute approval of any other entitlement or any other necessary permit, license, or approval.
- 18) **Performance Standards.** Developer shall ensure ongoing compliance with City of Manteca Performance Standards, pursuant to Manteca Municipal Code Chapter 17.58.
- 19) **Parking, Loading Areas, On-Site Circulation.** All on-site parking, loading areas, and on-site circulation shall conform to the approved plans dated December 4, 2023, and conform to the parking analysis provided for this project.
- 20) **Landscaping.** On-site landscaping shall conform to the approved plans, and conform to the Manteca Municipal Code. Required planting areas shall be permanently maintained by water, clearing debris and litter, weeding, pruning, insect control, and replacement of plant materials and irrigation equipment as needed to preserve the health and appearance of plant materials. All landscaping shall be maintained in such a manner as to not restrict designated pedestrian access. All trees, shrubs, and plants which, due to accident, damage, disease, or other cause, fail to show a healthy

growth shall be replaced, in kind, pursuant to the approved landscape plans within 30 days from the identified damage date.

- 21) **Storage, Screening, and Fencing.** All storage, screening, and fencing shall conform to the approved plans dated December 4, 2023, and conform to the Manteca Municipal Code.
- 22) **Roof-mounted Equipment.** Applicant/developer shall ensure all roof-mounted equipment shall remain screened from public street view.
- 23) **Lighting.** All on-site lighting for parking areas, pedestrian areas, and vehicular or pedestrian paths of travel shall be LED lighting. The telecommunications tower and related equipment shall be unlit except for the minimum tower lighting required under Federal Aviation Administration regulations and a manually operated or motion-detector-controlled light above the equipment shed door, compliant with section 17.88.060.D of the Manteca Municipal Code. Any new lighting is required to submit a photometric plan for review showing it complies with section 17.50.060.D. of the Manteca Municipal Code.
- 24) **Site maintenance.** The site shall be permanently maintained in a neat and clean manner free of weeds, trash, and debris.
- 25) **CPTED.** Landscaping and lighting shall be maintained to compliance with Crime Prevention through Environmental Design (CPTED) guidelines. Shrubs shall be limited to two feet in height, and mature trees shall be limbed up to six feet above the ground. Dead or dying plants shall be replaced with materials of equal size and similar variety.

Development Services Department: Building Safety Division

- 1) Where parking spaces are provided, parking spaces shall be provided in accordance with Section 11B-208. With 51 proposed parking spaces, three (3) accessible parking spaces are required per CBC Table 11B-208.2.
 - a. For every six or fraction of six parking spaces required by Section 11B-208.2 to comply with Section 11B-502, at least one shall be a van parking space complying with Section 11B-502. CBC Section 11B-208.2.4.
- 2) Parking spaces complying with Section 11B-502 that serve a particular building or facility shall be located on the shortest accessible route from parking to an entrance complying with Section 11B-206.4. Where parking serves more than one accessible entrance, parking spaces complying with Section 11B-502 shall be dispersed and located on the shortest accessible route to the accessible entrances. CBC Section 11B-208.3.1.
- 3) At least one accessible route shall be provided within the boundary of the site from accessible parking spaces and accessible passenger loading zone; public streets and sidewalks; and public transportation stops to the accessible building or facility

entrance they serve. Where more than one route is provided, all routes must be accessible. CBC Section 11B-206.2.1.

- 4) At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site. CBC Section 11B-206.2.2.
- 5) Applicant shall provide a complete and accurate site plan with appropriate dimensions and analysis showing compliance with CBC Sections 506, 508, 601 and 705 for allowable area, fire separation distances, allowable openings, distance to property lines or assumed property lines, etc.
 - a. For the purposes of determining the required wall and opening protection, projections and roof-covering requirements, buildings on the same lot shall be assumed to have an imaginary line between them.
- 6) Separate building permits shall be required for the five buildings, signs, etc.) per CBC Admin 104.
- 7) The Developer shall submit a certification prepared by a licensed land surveyor or registered civil engineer to the Chief Building Official, certifying that the building location (setbacks) is pursuant to the approved plans prior to receiving a foundation inspection.
- 8) For the proposed 51 parking spaces, comply with the following: CGBSC Table 5.105.5.3.1.
 - a. With 51 parking spaces, provide thirteen (13) EV Capable spaces and three (3) EVCS (EV Capable with EVSE).
 - b. The number of required EVCS count toward the total number of required EV Capable spaces.
 - i. The construction documents shall indicate the location of proposed EV capable and EVCS
 - ii. Where electric vehicle charging stations (EVCS) are provided, EVCS shall be provided in accordance with CBC Section 11B-228.3 and CBC Table 11B-228.3.2.1
 1. With 3 EVCS, one van accessible EVCS is required.
- 9) Developer shall provide bike parking spaces in accordance with California Green Building Standards Code 5.106.4.1.1 for number and distance to the entrance.
 - a. Provide permanently anchored bicycle racks within 200 feet of the visitor's entrance, readily visible to passers-by, for 5 percent of visitor motorized vehicle parking capacity with a minimum of one two-bike capacity rack.

CGBSC Section 5.106.4.1.1.

- 10) The project shall comply with the more restrictive of the outdoor potable water reduction requirements of the California Green Building Standards Code 5.304 and the Manteca Water Efficient Landscape Ordinance. Please note this on the plans.
- 11) At time of building permit, submittal the developer shall incorporate all Conditions of Approvals from all departments and imprint into the submittal set of construction documents/plans.

City of Manteca Engineering Department

General

- 1) All improvements shall comply with the City of Manteca Standard Plans and Specifications. Improvement plans shall be submitted to the City Engineer for approval. An encroachment permit is required for all work within the public right-of-way.
- 2) Developer shall provide easements, requested by the respective utility companies, within the project. Any existing facilities within or adjacent to the project that are affected by this project shall be relocated and placed underground at the Developer's expense.
- 3) Developer shall dedicate ten-foot (10') wide public utility easements on all street frontages for underground facilities and appurtenances.
- 4) Developer shall indicate on the improvement plans topographical information which shall include one-foot (1') contour intervals and benchmark data based on City datum.
- 5) During all construction phases, Developer shall comply with City Laws regarding dust control. Developer shall also comply with San Joaquin Valley Unified Air Pollution Control District Regulation VIII (Fugitive Dust Prohibitions) in an effort to reduce the amount of fine particulate matter (PM10) entrained into the ambient air from man-made sources.
- 6) Prior to the start of construction, all survey monuments that have the possibility of being damaged, destroyed or covered over during the course of construction for this project, shall be located and referenced by a licensed land surveyor and a corner record or record of survey shall be filed with the county surveyor. Survey monuments which are damaged, destroyed or covered over during the course of construction must be re-set at the original location with a new monument and monument box and another corner record or record of survey shall be filed with the county surveyor. All work in this condition shall be done by a licensed land surveyor.
- 7) Prior to or with the Building Permit plan set the following shall be submitted. Review and approval of these items by the Engineering Department must occur prior to or with the issuance of the first building permit associated with this project.
 - a. On-site grading and drainage plan,
 - b. On-site utility (sanitary sewer, water and storm drain) plan,

- c. Off-site improvement plan,
- d. Erosion control plans,
- e. Stormwater Pollution Prevention Plan (SWPPP),
- f. Documentation, as required in the Post-Construction Stormwater Standards Manual, showing compliance with WQO NPDES 2013-0001-DWQ,
- g. Joint Trench Intent plans, and
- h. Dedication of required rights-of-way and easements to the City.

The plans specified in (a), (b) and (c) above shall be prepared by a Registered Civil Engineer.

The items in (d), (e) and (f) above shall be prepared by a Qualified SWPPP Developer (QSD).

- 8) Joint trench utility installation shall be in accordance with Manteca Municipal Code Chapter 13.34 and City Standards.
- 9) All address numbers shall be plainly visible from the street fronting the property. Said numbers/letters shall contrast with background.
- 10) Developer shall enter into an Improvement Agreement for construction of the roadway and utility improvements which will be dedicated to the City. The agreement will require posting a Performance Bond in the amount of one-hundred percent (100%), posting a Labor-Material Bond in the amount of fifty percent (50%), and payment of all required plan check, testing and inspection fees.
- 11) Developer shall install a benchmark on the North American Vertical Datum of 1988 vertical control system with this project. Final location shall be approved by the City Engineer and shown on the Improvement Plans. Developer shall obtain a benchmark from the City of Manteca and it shall be punched with the elevation, datum reference and benchmark number, which will be assigned by the City. A corner record shall be filed with the San Joaquin County Surveyor's Office and shall include the language that the benchmark is being added to the City of Manteca Vertical Control Network.
- 12) Improvements which will be dedicated to the City must use a benchmark on the City of Manteca's NVGD29 Vertical Control Network to establish the elevations of the improvements. The benchmark used shall be noted on the Improvement Plans.
- 13) The Engineering elements for this project shall be reviewed and finalized during the Building Permit review process. Designs/layouts of utilities and roadway elements presented with the proposed Site Plan are preliminary to support its approval and are not being approved with this action.

Site

- 14) Developer shall modify the site plan to incorporate and address the comments from the California Department of Transportation (Caltrans) letter dated June 12, 2023. Should additional right-of-way be required by CalTrans for the future State Route 99/State Route 120 project phases, the property owner shall be required to

accommodate those needs. The modified site plan and/or calculations shall be reviewed and approved by the Engineering Department.

- 15) On-site parking area pavement surface drainage slope shall be as follows: Minimum cross-slope on asphalt concrete is 2% or concrete is 1% with a maximum of 5%. Concrete valley or curb gutters shall have a minimum slope of 0.25%. The pavement slope in ADA areas shall be in accordance with the California Building Code, Chapter 11B.
- 16) Provide City Standard Refuse/Recycling Enclosures on-site at the locations shown on the site plan. Sizing shall be in accordance with City Standards.
- 17) The refuse enclosure shall be graded so there is no storm drain or other flow run-on or run-off from the enclosure area. The enclosure area shall have a connection to the storm drain system, in compliance with the City's Post-Construction Manual.
- 18) On-site curbing shall conform to City of Manteca Standard ST-35, "Parking Area Curbs".
- 19) Developer shall ensure no buildings are constructed across property lines.
- 20) Developer shall dedicate an emergency vehicle access easement, to the City of Manteca, over the project site.
- 21) Landscape planting at driveway entrances/exits shall be maintained to a maximum height of three and one-half feet (3.5').
- 22) Developer shall complete a lot line adjustment with this site plan application. The lot line adjustment shall record prior to the issuance of the first building permit for the site work.
- 23) Street improvements and City easement dedications shall be completed as a condition of the first final inspection of a building permit for this development. This shall be noted on the cover of the building permit submittal.
- 24) Egress points from this project to public right-of-way shall be stop controlled. Developer shall install signage and striping at egress points on the project's property to meet this condition.

Streets

25) Moffat Boulevard

- a. Developer shall dedicate land to the City to accommodate a thirty foot (30') half-width right-of-way to the northwest of the site and a fifty-four foot (54') half right of way to the southeast.
- b. Developer shall dedicate to the City a ten foot (10') wide easement for public utilities behind the City right-of-way along the Moffat Boulevard frontage.
- c. Cores shall be taken to perform the soils R-value tests from representative soils within Moffat Blvd. A geotechnical report shall be submitted to the City Engineer with calculations determining the street pavement structural design. Design shall conform to City of Manteca Resolution R-5633, "Street

- Structural Design Policy". The minimum traffic index shall be 9.0 for Moffat Blvd.
- d. Developer shall construct part width street improvements along Moffat Boulevard, including new street structural section, curb, gutter, eight foot (8') sidewalk, street lights.
 - e. A sidewalk ends sign with a barricade shall be installed at the northwestern end of the project frontage along Moffat Boulevard.
 - f. Improvements along the project's frontage shall conform to the SR 99-120 signal plans for the future signal and improvements at the intersection of Woodward Avenue and Moffat Boulevard.
 - g. Developer shall restripe appropriately to accommodate the roadway widening.
- 26) Existing driveways which are not to be used by this project shall be removed and replaced with sidewalk, vertical curb and gutter matching the southeastern property's frontage.
- 27) Developer shall install City Standard Special Commercial Driveways (ST-9) at the entrances of the project.
- 28) Developer shall ensure the structural sections of the existing roadways which are adjacent to this project are in accordance with the traffic indices in these conditions. The developer may remove and replace the existing pavement with a new structural section, in accordance with the specified traffic index or the Developer may core the existing pavement and submit the results to the City Engineer for approval to leave the existing structural section in place.
- 29) Developer shall install street lights along the project's frontage of Moffat Blvd. The electrolier locations shall be finalized during the Improvement Plan or Building Permit review process. Electroliers shall maintain an average foot candle coverage of 0.40, with a minimum allowable foot candle at any location of 0.07, within the City's right-of-way. Electrolier photometric plan, showing the foot candle coverage, shall be submitted with the plans.
- 30) The thickness of all sidewalks installed with the project shall be six inches (6").
- 31) Driveway(s) and accessibility ramps installed with this project shall be in compliance with the latest revision of the California Building Code, Chapter 11B and Caltrans Standard Plans, detail A88A.

Water

- 32) Improvements shall be designed and constructed in conformance with the latest version of the City Water Master Plan.
- 33) The City's Water Master Plan and User Rate Charges are currently being analyzed and updated by HydroScience. The update of the Master Plan is anticipated to be completed in late 2023. The Water Master Plan will identify improvement projects that need to be engineered and constructed for both the distribution system and the treatment systems. As the needed projects, both distribution and treatment, are

identified, and associated costs estimated, user rates, connection charges, and Public Facilities Implementation Plan (PFIP) fees will likely increase. New development projects will have to pay the following fees, as adopted by the City Council, that are in place at the time of development/permit issuance: (1) User Rate Charges, (2) Connection Charges, and (3) PFIP fees.

- 34) A minimum ten-foot (10') separation, from outside of pipe to outside of pipe, shall be maintained between water mains and parallel sanitary sewer, storm drain, and irrigation lines.
- 35) Existing wells within the boundary of the proposed development which are not approved for use by the City, shall be abandoned in accordance with San Joaquin County Public Health Services requirements.
- 36) Fire hydrant locations shall be as approved by the Fire Department and finalized during the Improvement Plan Building Permit review process. Developer shall provide and install fire hydrant "blue dot" reflective markers prior to issuance of the first building permit.
- 37) The onsite water line shall be maintained by the Property Owner.
- 38) The onsite fire system shall be maintained by the Property Owner in perpetuity, in accordance with National Fire Protection Association (NFPA) 25 Fire Code, as amended.
- 39) Developer shall install double check detector check valves (DCDCV) where the fire hydrant/fire service line enters the site from the public water system. The DCDCV shall be installed on private property immediately adjacent to the City right-of-way or a dedicated City access easement and shall be maintained by the property owner.
- 40) Developer shall install one meter for the domestic water system for this project. The meter shall be installed at an accessible location within the public utility easement, adjacent to the City's ROW. Piping and appurtenances downstream of the water meter are private and will be maintained by the property owner.
- 41) Developer shall install a backflow prevention device immediately downstream of the water meter. The backflow prevention device shall be maintained by the Property Owner.
- 42) Developer may install a separate water meter for the landscape irrigation system. The meter shall be installed at an accessible location within the public utility easement, adjacent to the City's ROW or waterline maintenance and access easement. Piping and appurtenances downstream of the water meter are private and will be maintained by the Property Owner. Irrigation water from the potable system shall be protected with a reduced pressure backflow device.
- 43) Existing service connections to the City's water mains which will not be used by this project shall be abandoned, as directed by the City of Manteca.
- 44) Landscape irrigation water system shall be designed to operate from a single point of connection.

Storm Drainage

- 45) Improvements shall be designed and constructed in conformance with the latest edition of the Storm Drain Master Plan, the City's Post-Construction Manual and City Standards.
- 46) A preliminary storm drainage plan shall be submitted to the City Engineer for approval concurrently with the first improvement plan submittal. The plan shall be accompanied by calculations for peak flows, total runoff, pipe sizes, basin volume and evidence of historical groundwater depth.
- 47) All drain inlets shall be marked "No Dumping - Drains to River". Drain markers shall be purchased from the City of Manteca at cost plus 15% administrative charge, and installed by the Developer prior to acceptance of the improvements.
- 48) Developer shall construct the storm drain attenuation system in accordance with the current Storm Drain Master Plan.
- 49) Developer shall incorporate appropriate site design measure(s) and submit the results of the Post-Construction Runoff Standards Manual. The City of Manteca approval of the proposed measures is precedent to issuance of any building, grading or construction permits.
- 50) Developer shall develop and submit a Project Stormwater Plan that identifies the methods to be employed to reduce or eliminate stormwater pollutant discharges through the construction, operation and maintenance of source control measures, low impact development design, site design measures, stormwater treatment control measures, and hydromodification control measures. Design and sizing requirements shall comply with the 2015 Post- Construction Stormwater Standards Manual. City of Manteca approval of the Project Stormwater Plan is precedent to issuance of any building, grading, or construction permits. An electronic copy of the Project Stormwater Plan shall be provided to the City of Manteca.
- 51) Developer shall develop a hydromodification management plan to ensure the post-project stormwater runoff flow rate shall not exceed estimated pre-project flow rate for the 2-year, 24-hour storm. The hydromodification management plan shall be incorporated into the Project Stormwater Plan.
- 52) City of Manteca approval of the final Operations and Maintenance Plan and recordation of the Maintenance Access Agreement is precedent to first building final inspection for this project. Two paper copies and an electronic copy of the final Operations and Maintenance Plan shall be provided to the City of Manteca.
- 53) Post-Construction Management Practices shall conform to the City's adopted Multi-Agency Post Construction Stormwater Standards Manual.
- 54) Where conflict between standards arises, the standard most-protective to water quality, to public health and safety, and against flooding shall be utilized.
- 55) Prior to any land disturbing construction activities occurring on a project, Developer shall meet the requirements of NPDES. For sites exceeding 1 acre of disturbance area that are deemed non-exempt, contractor shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) and apply for a permit under the California General Construction NPDES permit. SWPPP shall be prepared and signed by a

Qualified SWPPP Developer (QSD) certified by the State Water Resources Control Board. All modifications to SWPPP shall be implemented by a QSD in responsible charge for the project. The SWPPP shall be implemented under the supervision of a Qualified SWPPP Practitioner (QSP). For permit information, contact the State Water Resources Control Board (SWRCB) at:

State Water Resources Control Board
PO Box 1977, Sacramento, CA 95812-1977
Attn: Storm Water Permitting Section
Telephone: (916) 341-5537

To log in to the SWRCB Storm Water Multiple Application and Report Tracking System (SMARTS) to enter site information and apply for permit, please contact the City of Manteca Engineering Department to establish a project and authorize data entry access.

All other sites shall conform to the City of Manteca Standards, the California Green Building Standards, and Section E.10 of the NPDES permit 2013-0001-DWQ. All construction involving land disturbing activities shall submit for approval an Erosion Control and Sedimentation Plan (ESCP) prepared and signed by a QSD. All ESCP treatment measures and BMPs must be maintained at all times until construction is completed and the site is stabilized as defined under the Construction General NPDES permit.

Prior to issuance of the first grading or building permit for a project, a copy of the SWPPP or ESCP shall be submitted by the developer and approved by Authorized Signatory or Legally Responsible Person (LRP) for the City's NPDES program. Contact the City of Manteca Engineering Department to identify appropriate person for review and approval of plans and documents.

- 56) It is recognized that the design and calculations which have been submitted thus far to demonstrate this project's compliance with the City's Post-Construction Stormwater Standards Manual are approved for project entitlements but may require further refinement for final approval, which is precedent to issuance of any building, grading, or construction permits.
- 57) Bioretention areas that are adjacent to the City sidewalk shall include a one-foot (1') wide flat area behind the sidewalk prior to the start of the bioretention area side slope.
- 58) Developer shall pay fair-share costs for storm drainage improvements, including improvements downstream to improve capacity or water quality treatments needed to conform to current Storm Drain Master Plan, City standards and support the development.
- 59) Developer shall ensure protection of the City's storm drain system from possible spills from trucks and their contents through the installation of a mechanical means of isolating this project's storm drain system from the downstream system. Protection shall be shown and checked on the onsite improvement plans.
- 60) Developer shall enter into an agreement with the City for maintenance of the storm drain attenuation system. With this agreement, Developer shall dedicate a storm drain attenuation system easement to the City of the entirety of the storm drain basin.

Sanitary Sewer

- 61) Improvements shall be designed and constructed in conformance with the latest version of the City Wastewater Collection System Master Plan and City Standards.
- 62) The City's Sewer Master Plan and User Rate Charges are currently being analyzed and updated by Stantec. The update of the Master Plan is anticipated to be completed in late 2023. The Sewer Master Plan will identify improvement projects that need to be engineered and constructed for both the collection system and the Wastewater Quality Control Facility (WQCF). As the needed projects, both collection and at the WQCF are identified, and associated costs estimated, user rates, connection charges, and Public Facilities Implementation Plan (PFIP) fees will likely increase. New development projects will have to pay the following fees, as adopted by the City Council, that are in place at the time of development/permit issuance: (1) User Rate Charges, (2) Connection Charges, and (3) PFIP fees.
- 63) Developer shall construct a private Sanitary Sewer Pump Station on site. Developer shall enter into an agreement with the City for maintenance of the sanitary sewer pump station. With this agreement, Developer shall dedicate an easement to the City of the pump station.
- 64) Any existing septic tank(s) on the property that will not be approved by the City shall be abandoned in accordance with the permitting requirements of the San Joaquin County Environmental Health Department prior to issuance of the first building permit.
- 65) A preliminary sewer plan shall be submitted to the City Engineer for approval concurrently with the first improvement plan submittal. The plan shall be accompanied by calculations for peak wet weather flows showing pipe sizes and slopes for the entire development.

City of Manteca Fire Department, Office of the Fire Marshal

- 1) Fire Department Access: A diagram showing proposed "Fire Lane" shall be submitted for approval to the Office of the Fire Marshal. Fire Lanes shall be marked in accordance with California Fire Code (Appendix D103.6 SIGNS and Manteca Fire Code 15.24
- 2) Fire Hydrants: Plans and specifications for fire hydrant systems shall be submitted for review and approval prior to construction.
 - a. Fire hydrants shall be installed around all buildings at a maximum spacing of 300 feet in accordance with the City of Manteca Standards and California Fire Code. Corners should be utilized for hydrant locations when possible.
 - b. Hydrants subject to vehicular damage shall be protected in an approved manner and not be obstructed by vehicles or other obstructions.

- c. Provide 15 feet of clearance on either side of fire hydrant from stopped or parked vehicles.
 - d. Additional fire hydrants may be required to meet the minimum spacing requirement of hydrants within 90 feet of Fire Department Connections, (FDC) for Fire Sprinkler Systems.
 - e. The on-site fire protection system (fire hydrants and associated water mains) shall be installed prior to the issuance of building permits.
 - f. Total Fire Flow (appendix B of CFC) shall be calculated and submitted as part of the permit submittal.
- 3) Underground piping for the fire sprinkler shall be approved by the Fire Department prior to permit issuance.
 - 4) Fire Suppression Systems: All buildings, if required, must be protected by an approved monitored automatic sprinkler system in accordance to NFPA 13, CFC, CBC, and Manteca Municipal Code Section 15.24.
 - a. Fire Alarm/Sprinkler monitoring shall be point ID.
 - 5) Fire Suppression Approval. Plans and specifications for fire suppression systems shall be submitted for review and approval prior to construction. If work differs from approved plans, a set of "as built" shall be submitted to the Fire Department prior to final inspection.
 - 6) Plans proposed to be listed as deferred submittals shall be clearly labeled on the cover building permit plan submittal cover sheet.
 - 7) Inspections. Fire protection systems (fire hydrants, water mains, etc.) shall be installed, tested and approved by the City prior to the issuance of any building permits. The Fire Department shall witness all system and acceptance tests. Please provide 24-hour notice prior to any system or acceptance tests. 209-456-8340.
 - 8) A Fire Department approved "key lock box" shall be properly installed near the main entrance. A 3200 series lock box(s) can be order online directly from KNOXBOX.COM. Contact the Office of the Fire Marshal at FireMarshal@mantecafire.org for additional information.
 - 9) All above ground gas meters, regulators, and piping exposed to vehicular damage shall be protected in an approved manner.
 - 10) Trash enclosures/dumpsters shall not be allowed within 5 feet of any combustible walls, openings, or combustible roof eaves, unless protected by an automatic fire sprinklers.

- 11) Operations that require operational permits (High Piled Storage, Hot Work, Compressed Gas, Battery Storage and all others listed in CFC 105) shall be identified on the plan submittal.
- 12) All above comments shall be listed in the Building Permit Plan Submittal in a section designated for Fire Comments. Additionally, the Authority Having Jurisdiction should be listed as:

Authority having Jurisdiction:

City of Manteca Fire Department,
Office of the Fire Marshal
Fire Inspector II Luis "Art" Salas
1154 S. Union Road, Manteca CA 95337
Firemarshal@Mantecafire.org

City of Manteca Public Works Department: Parks Division

- 1) Trees along Moffat Blvd shall be planted outside of the right-of-way.

**ACKNOWLEDGEMENT OF TERMS AND CONDITIONS
MUST BE CERTIFIED BY A NOTARY PUBLIC**

The City reserves the right to withhold the finalization of the structure(s) and/or terminate City utilities (i.e., shut off water and sewer) until all conditions of the City-approved site plan have been completed. Please contact the Development Services Department if you are unable to complete the site plan improvements prior to occupancy of the project.

The fees associated with this project are payable at the time of building permit issuance. For information on fees associated with the project, please contact the Building Safety Division at 209-456-8550.

I, as the site plan applicant, or authorized agent for the site plan applicant, have read and understand the conditions of approval and requirements for this development project. I, further, understand that this site plan runs with the ownership of the land and any transfer of ownership must include all uncompleted site plan requirements. I hereby acknowledge all conditions and requirements of the site plan approval.

Date

Authorized Signature

Date

Authorized Signature