



City of Manteca Planning Commission **AGENDA REPORT**

MEETING DATE June 1, 2023

PROJECT NAME Daniels Center

APPLICATION NUMBER SPC 21-101 & UPN 21-102

RECOMMENDATION

Staff recommends the Planning Commission conduct a public hearing and:

1. Adopt Resolution No. 1628 approving a Modified Initial Study/Section 15183 Checklist; and
2. Adopt Resolution No. 1629 approving a Site Plan & Design Review Application and Minor Use Permit for the construction of a commercial development for a gas station, convenience store, quick-serve restaurant, and drive-thru car wash on a 1.75 acre-site at 2125 Daniels Street.

PROJECT INFORMATION	
Applicant:	Jaspal Kamboj, 1017 Marigold Ln., Manteca, CA 95336
Property Owner:	Jarnail Kamboj and Jasbir Singh, 1017 Marigold Ln., Manteca, CA 95336
General Plan Designation:	General Commercial (GC)
Zoning:	General Commercial (CG)
Existing Use:	Vacant
Proposed Use:	Convenience store, drive-thru quick-service restaurant, gas station, and drive-thru car wash
Parcel Size	1.75 acres
Adjacent Uses:	North: Vacant East: S. Airport Way, vacant South: Daniels Street, commercial development West: vacant

PROJECT DESCRIPTION

The project consists of a commercial development containing a Chevron gas station with 10 fuel pumps, a 3,400-square-foot Extra Mile Convenience Store, a 2,300-square-foot quick-service restaurant, and a drive-thru car wash. See Figure 1. The project will require approval of Site Plan & Design Review, and a Minor Use Permit.

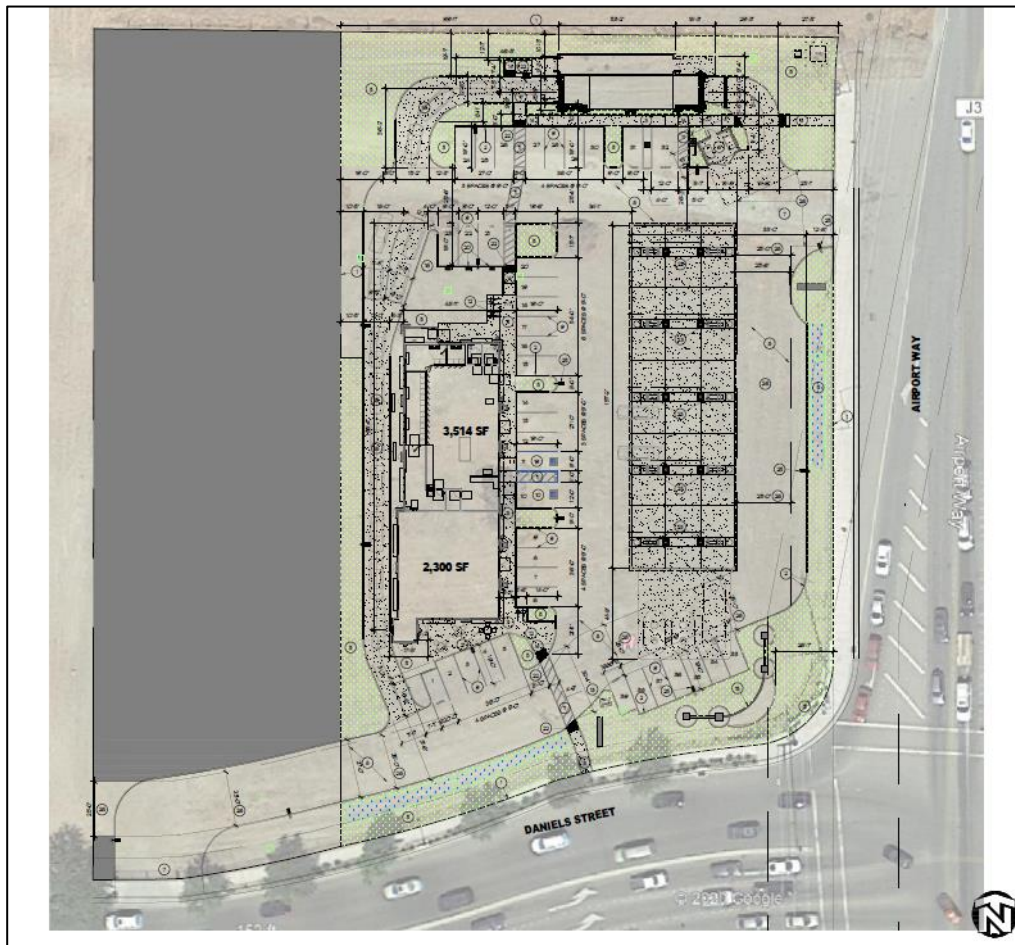


Figure 1: Site Plan – Daniels Center

PROJECT LOCATION

The project site is located at the northwest corner of South Airport Way and Daniels Street at 2125 Daniels Street (APN: 241-310-86). The site is approximately 500 feet north of the Highway 120/Airport Way Interchange. The site is bound by Daniels Street and a regional commercial shopping center to the south, undeveloped General Commercial-zoned land to the north, Airport Way and undeveloped General Commercial-zoned land to the east, and undeveloped General Commercial-zoned land to the west. The partially developed Family Entertainment Zone with Big League Dreams and Great Wolf Lodge are slightly further to the west. See Figures 2 and 3 for the Project Site Map and Vicinity Map.



Figure 2: Project Site – Daniels Center – 2125 Daniels Street. Site outlined in yellow.

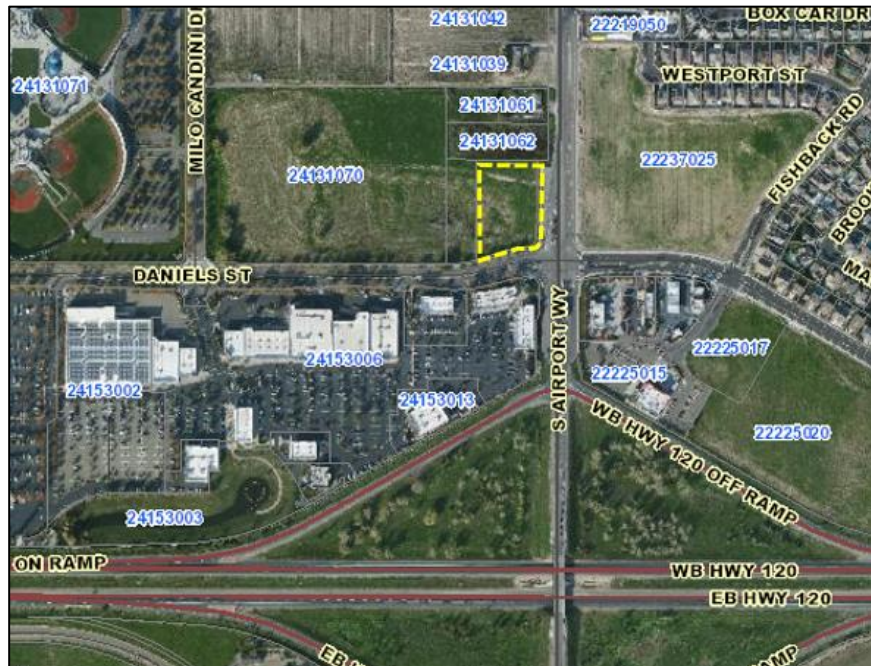


Figure 3: Vicinity Map – Daniels Center. Site outlined in yellow.

PROJECT BACKGROUND

This parcel was part of a Parcel Map project that subdivided a 2.75-acre parcel into two parcels, with the resultant parcels measuring 1 acre and 1.75 acres. The project was approved by the Planning Commission on July 14, 2020 (SDN 20-25). The Daniels Center Project will be on the 1.75-acre site.

One of the conditions of approval for the Parcel Map states that the applicant shall agree to record a reciprocal parking and access easement, blanket in nature, between the two parcels resulting from the parcel map, as well as 2215 Daniels Street, which is located directly to the west of the parcel map project. The intent of this condition is to provide a parallel route to Daniels Street between South Airport Way and Milo Candini Drive. The condition further states that prior to issuance of the first building permit on either parcel created by this tentative map, the parking and access easement shall be delineated and recorded to the satisfaction of the City Engineer. The exact location of this easement is not identified in the language. As such, the applicant has chosen a path for this connectivity to run from the south entrance of the parcel on Daniels Street up to the entrance on Airport Way.

Also, given the parcel's corner location, the original Parcel Map restricted the site's entry points, as shown in the striped border along the southeast corner of the parcel. This restriction still allows for one driveway on Airport Way, but access via Daniels Street will only be available via the western parcel's driveway.

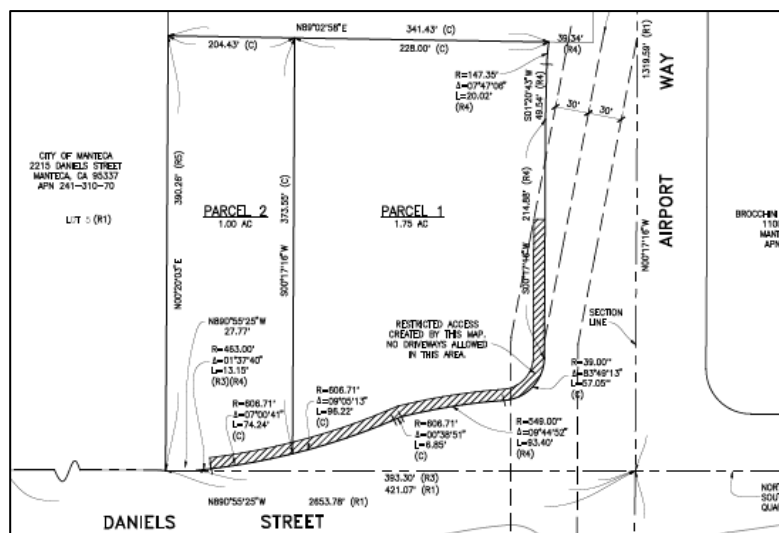


Figure 4: Parcel Map SDN 20-25

ANALYSIS

The proposed Site Plan & Design Review Application and Minor Use Permit were analyzed with respect to conformance with the:

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

GENERAL PLAN CONFORMANCE

As shown on the General Plan Land Use Map below (Figure 4), the project site has a General Plan Land Use designation of General Commercial (GC). The designation will

remain Commercial (C) with the upcoming General Plan Update. Per the current General Plan, this land use designation provides for heavy commercial uses, highway oriented commercial uses, and similar and compatible uses. The GC Designation allows for a maximum Floor Area Ratio of 0.6 and a maximum site coverage of 40%.



Figure 5: General Plan Land Use Designation – General Commercial (GC). Site outlined in purple.

The proposed uses include a Chevron gas station with 10 fuel pumps, a 3,400-square-foot Extra Mile Convenience Store, a 2,300-square-foot drive-thru quick-service restaurant, and a drive-thru car wash. Based on these uses, the project conforms to the uses anticipated in the General Plan. The site has a Floor Area Ratio of 19% and a site coverage of 19%. Considering all of the above, the uses conform to the GC requirements.

In addition to conforming to the GC land use designation requirements, the project supports the following General Plan goals and policies:

- 1. Land Use Policy LU-P-22: New commercial development serving citywide and regional shopping needs shall be located along major arterial streets.**

Analysis: This development may serve both citywide and regional shopping needs as it is located very close to the Highway 120/Airport Way Interchange. Airport Way is a major arterial street in Manteca.

- 2. Community Design Goal CD-7. Develop attractive and memorable entries to Manteca.**

Analysis: This project is located near the Highway 120/Airport Way Interchange, which is a major entry to the City. Although there are existing monument signs at the opposite corners of this site, this intersection is a great opportunity to place a 'Welcome to Manteca' sign. This project will install a decorative 'Welcome to Manteca' sign at the southeast corner of the project site, shown in Figure 6 below. The proposed site for the 'Welcome' sign is the perfect location, as vehicles exiting the Highway and heading north on Airport Way into the City will see this sign. The sign says 'Welcome to Manteca,' is illuminated with color lights, has interesting vertical and horizontal elements, complements the appearance of the buildings, and is sized appropriately for the space available. This signage, along with the site's surrounding landscaping and architectural appeal of the buildings will create an attractive and memorable entry to Manteca.



Figure 6: City entry sign – Daniels Center

Goal CD-2. Maintain a memorable City identity characterized by distinctive, high quality buildings and streetscapes.

Analysis: The site development will include two buildings and one fuel canopy, all constructed in a coordinating contemporary architectural style, enhanced with art deco-inspired details. The two buildings have strong vertical and horizontal details, a mix of materials, and real and faux windows, creating a distinctive and high-quality appearance. All sides of the facades are shown below to show that a high level of architectural interest is included on all sides, not just on the fronts of the buildings. These buildings will enhance the City identity, as they are distinctive, high quality buildings near a City entry. See Figures 7 through 16 for the facades.



Figure 7: East façade – Convenience store and quick-serve restaurant



Figure 8: South façade of convenience store and quick-serve restaurant building



Figure 9: West façade of convenience store and quick-serve restaurant building



Figure 10: North elevation of convenience store and quick-serve restaurant building

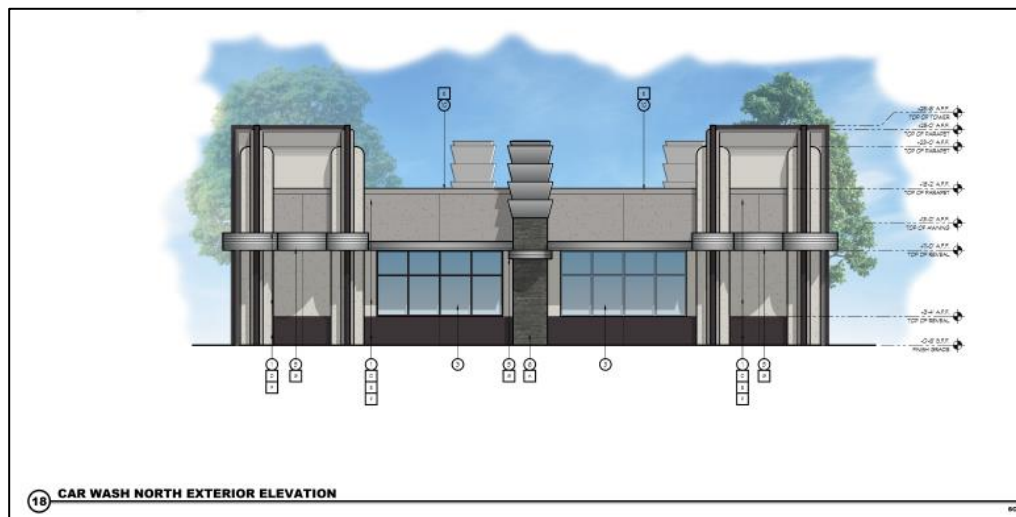


Figure 11: North façade of car wash building

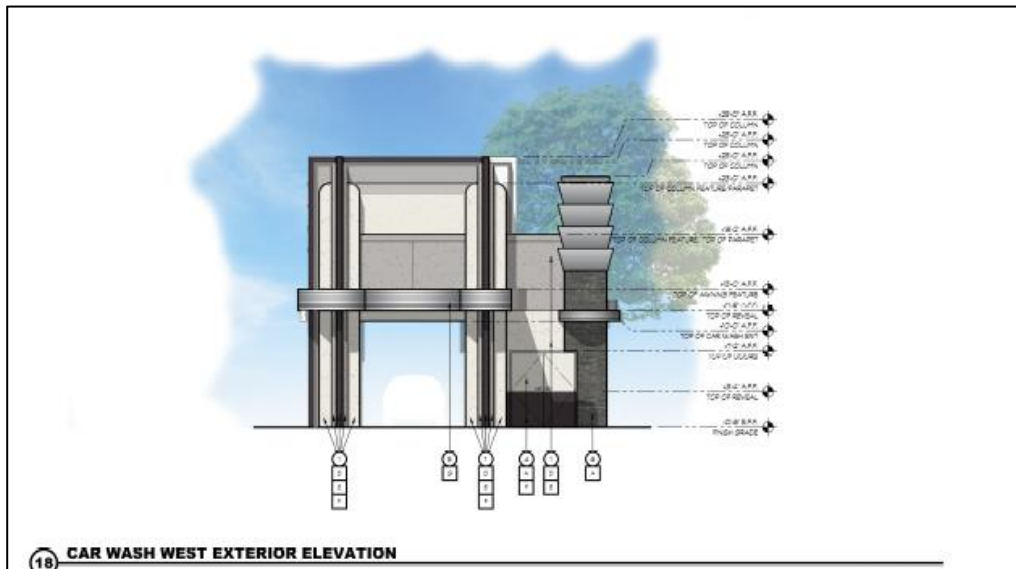


Figure 12: West façade of car wash building

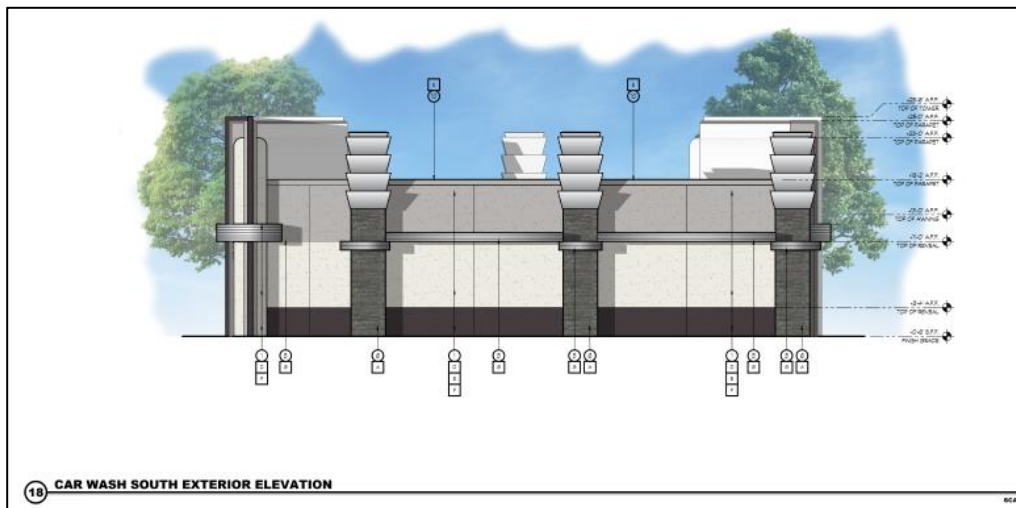


Figure 13: South façade of car wash building

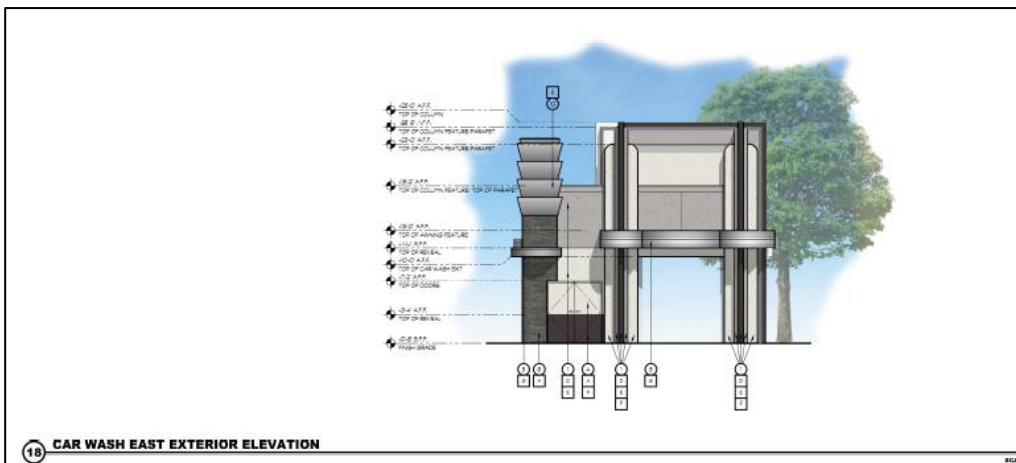


Figure 14: East façade of car wash building

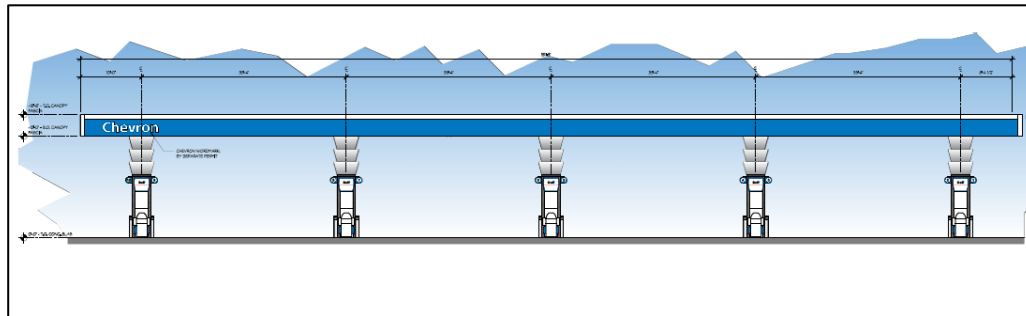


Figure 15: Façade 1 of fuel canopy

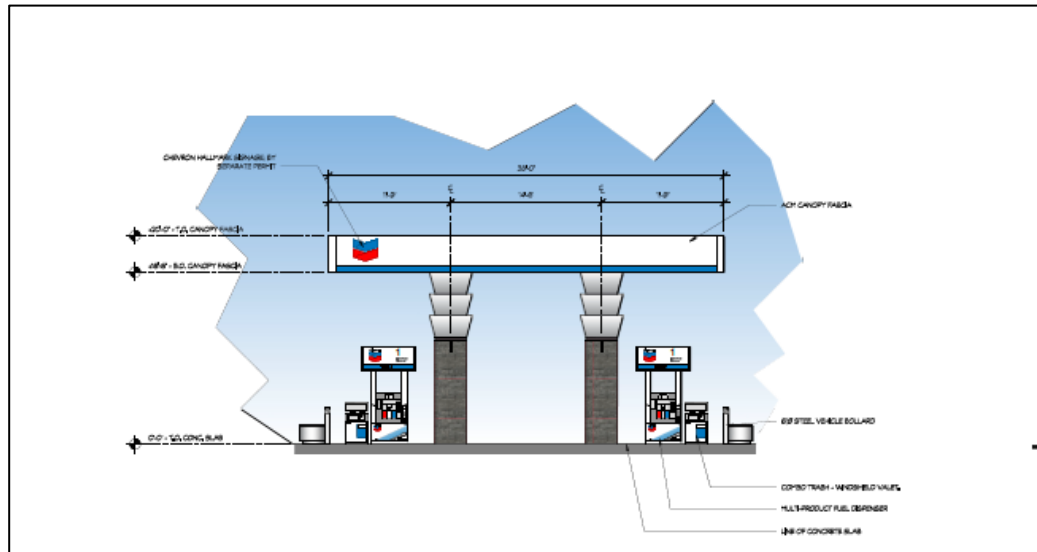


Figure 16: Façade 2 of fuel canopy

3. **Land Use Policy LU-P-24: New commercial development shall be designed to avoid the appearance of strip development.**

Analysis: A variety of materials and colors, along with strong vertical and horizontal elements are used to create a visually interesting appearance. The attention to detail for the proposed structures provide a high quality appearance and the site does not have the appearance of a strip development.

4. **Land Use Goal LU-8: To reinforce strong urban design, quality development and a compact city form.**

Analysis: As described, this building is a high quality development with strong principles of urban design, including detailed facades, pedestrian scale details, and a landscape plan that will include a robust tree canopy. This development is an example of maintaining a compact city form, as it is already located within City limits and zoned for the appropriate uses, as proposed.

5. **Goal CD-8. Upgrade and enhance the visual quality of Manteca's arterial and collector streets.**

Analysis: The proposed development includes distinctive contemporary architecture with a high level of visual interest, which will upgrade and enhance the visual quality of Airport Way, an arterial street, as well as Daniels Street, which is a collector street. Also, a landscape plan with a robust tree canopy will be installed around the perimeter of the parcel to further enhance the visual appeal of the site. See Figure 17 below.

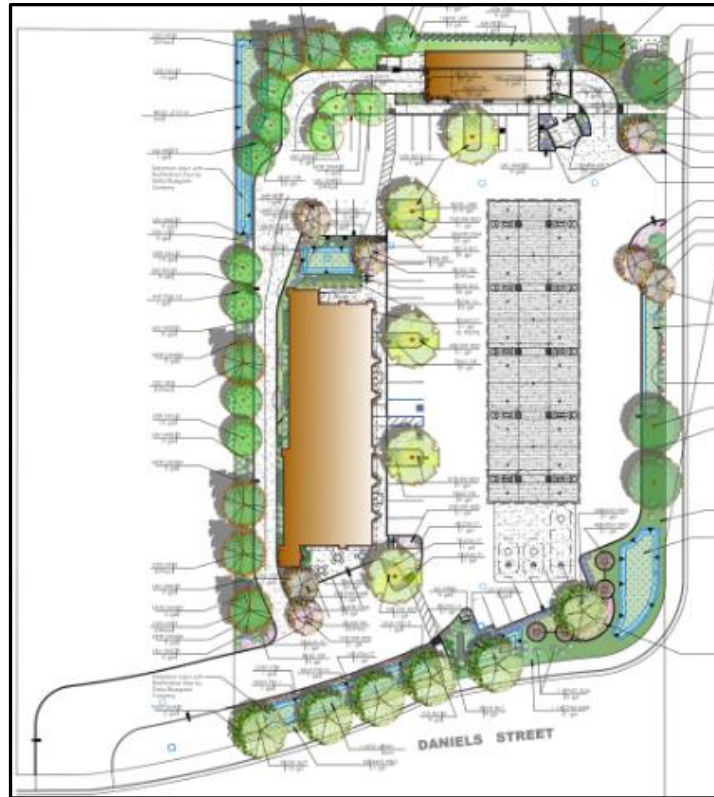


Figure 17: Landscape Plan – Daniels Center

ZONING CODE CONFORMANCE

Zoning Ordinance Conformance

The project site is zoned General Commercial (CG), which provides for uses such as heavy commercial uses, highway-oriented commercial retail, public and quasi-public uses, and similar and compatible uses. The project consists of a gas station, convenience store, quick-serve restaurant and car wash, all of which are appropriate uses in the CG zone (See Figure 18). The convenience store, quick-serve restaurant, and carwash are allowed uses in this zone, and the gas station and both drive-thrus uses (quick-serve restaurant and car wash) are conditionally allowed with a Minor Use Permit. Also, although drive-thru uses are conditionally allowed, they also require specific additional findings, which will be discussed below.



Figure 18: Zoning Map – General Commercial (CG). Site outlined in purple.

The project also meets the development standards of the CG zone, including setbacks, height, and floor area ratio. The GC zone requires 0-foot setbacks on all sides, a height maximum of 45 feet, and a Floor Area Ratio of 0.6. This project meets the standards in that it will have a minimum setback of 10 feet on all sides, will have a maximum height of 29 feet on the tallest building, and has a proposed Floor Area Ratio of 19%.

Parking requirements in the Municipal Code require 39 parking stalls for the combined uses on the site, and the site plan proposes 39 parking stalls. The stalls include 14 stalls for the convenience store, 23 stalls for the quick-serve restaurant, and 2 stalls for the car wash.

The Municipal Code outlines landscaping requirements for new projects. All areas of the site not paved or built will be landscaped in conformance with the Municipal Code. Additionally, gas stations require a minimum of 20% of the site to be landscaped, and this project meets that requirement. The proposed landscaping includes the required shade trees in the parking areas, as well as the required trees in the buffer areas along rights of way and between parcels. The landscape planting areas include a mix of trees and shrubs, as required by Code.

This project will also meet all illumination standards set in the Code to ensure adequate illumination without light spillover or glare onto the adjacent right-of-way.

Drive-Thru Standards:

This project must meet the additional regulations for drive-thru uses. A traffic study analyzed the adequacy of the drive-thru aisles in regards to car stacking to ensure enough space was provided in each drive-thru lane to avoid spilling out onto on-site drive aisles or the right-of-way. The traffic study compared similar drive-thrus in the City to determine an adequate amount of car stacking. The additional findings for Drive-thrus are discussed below.

- **On curves, drive-thru aisles shall have a minimum 10-foot interior radius at curves and a minimum 12-foot width.**

Analysis: Both drive-thru curves have a minimum 10-foot interior radius and are at least 12 feet wide.

- **On straight sections, aisles shall have a minimum of 11-foot width on straight sections.**

Analysis: Both drive aisles are at least 11 feet on the straight sections.

- **Aisles shall provide at least 180 feet of stacking space for each facility, as measured from the service window or unit to the entry point into the drive-up lane. Non-food and/or non-beverage businesses may reduce the stacking space to a minimum of 60 feet.**

Analysis: The drive-thru for the car wash has over 150 feet of stacking space, which far exceeds the requirement of 60 feet, and the stacking space for the quick-serve restaurant has approximately 238 feet, which also far exceeds the requirement of 180 feet. Staff recommended this increased stacking length based on an evaluation of operating nearby drive-thrus with similar uses (See traffic study for more information).

- **Aisle entrances and exits shall be at least 25 feet from an intersection of public rights-of-way, measured at the closest intersecting curbs, and at least 25 feet from the curb cut on an adjacent property.**

Analysis: Both drive-thru entrances and exits are more than 25 feet from the public rights-of-way.

- **Aisles shall be separated from the site's ingress and egress routes or access to a parking space.**

Analysis: Both drive-thru aisles have been reviewed to provide an adequate amount of stacking to prevent blocking of on-site circulation, including on-site drive aisles and parking spaces. Therefore, these drive-thru aisles will be separated from the site's ingress and egress routes, as well as access to parking spaces.

- **Drive-up windows and their order stations with amplified sound shall be 300 feet from residential structures.**

Analysis: The closest residential structure is approximately 475 feet from the eastern boundary of the parcel, which exceeds this requirement.

- **Signage for drive-up windows shall be consistent with the requirements of Chapter 17.54 (Signs on Private Property).**

Analysis: This project's drive-thru signage will comply with Chapter 17.54.

- **Landscaping: A 5-foot-wide planter with a minimum 3-foot tall landscape barrier planted with trees and other landscaping shall be constructed to screen**

vehicles and associated headlights in a drive-thru lane from view of abutting street rights-of-way.

Analysis: Both drive-thru exits will be buffered from the rights-of-way with a minimum landscape buffer of 15 feet with a mix of trees and shrubs at least 3-feet tall to screen vehicles and associated headlights.

Site Plan and Design Review Findings

The approving authority for a Site Plan & Design Review is the Planning Commission. 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 project is consistent with the General Plan land use designation of GC as discussed above. The project is not part of a Master Plan or Specific Plan. As approved and conditioned, the project is also consistent with other noise, traffic, and air quality requirements established by the City. The project will comply with all other Improvement Standards and any other applicable standards adopted by the City.

- 2. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.**

Analysis: The project was reviewed to ensure it will not create conflicts with vehicular, bicycle, or pedestrian modes of transportation. A traffic analysis was conducted to ensure all movements on site are being performed safely.

- 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: As reviewed and conditioned, this project will be compatible with and complement the existing surrounding environment as it develops. The project was reviewed with sound planning principles in mind and meets the standards and requirements of the General Plan and Municipal Code.

- 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.**

Analysis: The architecture, as described above, has a clear design concept, and has been thoughtfully designed to be appropriate as a city entry site, as well as with the nearby commercial uses.

Minor Use Permit Findings

The gas station and both drive-thru uses (quick-serve restaurant and car wash) require a Minor Use Permit. The approving authority for a Minor Use Permit is the Community Development Director, but when a project requires more than one land use entitlement with more than one Approving Authority, all entitlements shall be processed concurrently and final action shall be taken by the highest-level designated Approving Authority for all requested land use entitlements. The findings for a Minor Use Permit are below:

1. **The proposed use is consistent with the General Plan, any applicable Specific Plan, and the provisions of this Title.**

Analysis: As mentioned above, the project site has a General Plan Land Use designation of GC and will comply with all applicable standards and provisions of the General Plan and Municipal Code. The project is not part of a Specific Plan.

2. **The proposed use is consistent with the purpose of the applicable district or districts.**

Analysis: The proposed uses are consistent with the standards of the CG zoning district.

3. **The proposed use will not be materially detrimental to the health, safety, and welfare of the public or to property and residents in the vicinity.**

Analysis: The proposed uses have been reviewed and conditioned to ensure they will not be materially detrimental to the health, safety, and welfare of the public or to property and residents in the vicinity. This was done via a site plan and design review, as well as an environmental Initial Study that reviewed potential impacts, and included a health risk assessment, a noise study, and a traffic study. The project complies with all development standards, and will comply with all performance standards.

4. **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: As described above, the uses and site layout have been reviewed to be consistent with the General Plan and CG zoning district, and will comply with all applicable Improvement Standards, and other applicable standards and regulations adopted by the City. This project is not part of a Master Plan or Specific Plan.

Additional Findings for Drive-Thrus

The Municipal Code states that in addition to standard Use Permit findings that were discussed above, all of the special findings below shall be made in order for the designated Approving Authority to approve a Use Permit for a drive-in or drive-through sales and service facilities, including this project's drive-thrus for the quick-serve restaurant and car wash.

1. **The design and location of the facility and lane will not contribute to increased congestion on public or private streets adjacent to the subject property.**

Analysis: The layout of both drive-thrus on site were reviewed to conform with the drive-thru standards of the Municipal Code in that they will be located at least 25 feet from the closest right-of-way, and based on the traffic study's analysis, they each have the adequate amount of stacking to ensure they will be separated from the site's ingress and egress routes or access to a parking space.

2. **The design and location of the facility and lane will not impede access to or exit from the parking lot serving the facility nor impair normal circulation within the parking lot.**

Analysis: As mentioned above, the traffic study determined that the drive-thrus have the adequate amount of stacking required to ensure the drive-thru lanes will not impede access from the parking lot serving the facility nor impair normal circulation within the parking lot.

3. **The design and location of the facility will not create a nuisance for adjoining properties. (Ord. 1501 § 1, 2011)**

Analysis: The project was reviewed and conditioned to ensure it will not create a nuisance for the adjoining property in that the drive-thrus are fully separated from the adjacent site and will not spillover onto the adjacent site.

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. **CAP Strategies Solar Generation SG-1: The City shall encourage development projects to provide solar power as part of their strategy to reduce greenhouse gas emissions.**

Analysis: The applicant stated that the project will provide solar power as part of their strategy to reduce greenhouse gas emissions.

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: This project is required to comply with the Model Water Efficient Landscape Ordinance, per Assembly Bill 1881.

3. **Municipal Strategies - Urban Forestry (UF) UF-2: The City of Manteca will consider the following goals and actions when revising its urban forestry program:**
 - Increase public and private tree plantings citywide

- **Use canopy trees along new major roadways and in new developments**

Analysis: This project will increase the City's tree canopy by installing approximately 40 new trees throughout the site, including along Airport Way and Daniels Street.

ENVIRONMENTAL REVIEW

Although this project meets the qualifications for Section 15332, In-Fill Development Projects, a Modified Initial Study/ Section 15183 Checklist was conducted to ensure there would not be any significant impacts to the closest nearby residences that are located approximately 475 feet away to the east, as well as to review potential traffic impacts. Extra care was taken via a health risk assessment, noise study, and traffic study to ensure that the neighbors would not be negatively impacted by this development.

Per the CEQA Guidelines, a 15183 Checklist governs program EIRs and projects consistent with a general plan or community plan. Under Section 15183 of the CEQA Guidelines, when a project is consistent with the use and density established for a property under an existing general plan or zoning ordinance for which a city has already certified an EIR, no additional environmental review is required "except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site."

The Modified Initial Study/15183 Checklist included a supplemental health risk assessment, noise study, and traffic analysis to ensure the site would not have impacts beyond what was contemplated in the General Plan. The 15183 Streamline document determined that the potential impacts of the project were adequately addressed in the General Plan EIR. The environmental document is available on the City website at the link below:

<https://www.manteca.gov/home/showpublisheddocument/5723/638194114917701253>

Report prepared by: Mallorie Fenrich, Acting Senior Planner

Attachments:

2. Environmental Resolution No. 1628
3. Planning Commission Resolution No. 1629
 - 3a. Exhibit A Project Plans
 - 3b. Exhibit B Conditions Of Approval
4. PowerPoint Presentation

Approved by:

Lea C. Simvoulakis, Deputy Director - Planning

Date



City of Manteca

PLANNING COMMISSION RESOLUTION NO. 1628

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANTECA, STATE OF CALIFORNIA ADOPTING A MODIFIED INITIAL STUDY/SECTION 15183 CHECKLIST FOR DANIELS CENTER LOCATED AT 2125 DANIELS STREET, FILE NOS. SPC 21-101 & UPN 21-102

WHEREAS, the Manteca Planning Commission at their duly noticed public hearing of June 1, 2023, considered a Modified Initial Study/Section 15183 Checklist for Daniels Center, as filed by Jaspal Kamboj at 1017 Marigold Lane, Manteca, CA 95336; and,

WHEREAS, Daniels Center is located at 2125 Daniels Street, identified by Assessor's Parcel Numbers (APNs) 198-200-13, -06, & -09; and,

WHEREAS, the associated Site Plan & Design Review and Minor Use Permit applications are for the development of a Chevron gas station with 10 fuel pumps, a 3,400-square-foot Extra Mile Convenience Store with an attached 2,300-square-foot quick-service restaurant, and a drive-thru car wash on a 1.75 acre-site at 2125 Daniels Street; and,

WHEREAS, the project has been evaluated through a Modified Initial Study/Section 15183 Checklist, dated May, 2023, which included a Health Risk Assessment, Noise Analysis, and Traffic Analysis, which determined that the potential impacts of the project were adequately addressed in the General Plan EIR; and

WHEREAS, the Planning Commission has considered all information related to this matter, as presented at the public meetings of the Planning Commission identified herein, including any supporting reports by City Staff, and any information provided during said public meetings.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission adopts the Modified Initial Study/Section 15183 Checklist and makes the following findings pursuant to CEQA:

1. The Daniels Center Project is consistent with the development density established by the existing Zoning Code and General Plan in that the site is zoned and designated as General Commercial, and the uses proposed as part of the Project are appropriate in the General Commercial Designation and Zone.
2. There are no project specific effects which are peculiar to the project or its site, in that the site plan was carefully reviewed to ensure compliance with all applicable standards and regulations.

3. There are no project specific impacts which the General Plan EIR failed to analyze as significant effects, as confirmed by the analysis of the project's Modified Initial Study/Section 15183 Checklist.
4. There are no potentially significant off-site and/or cumulative impacts which the General Plan EIR failed to evaluate, as confirmed by the analysis of the project's Modified Initial Study/Section 15183 Checklist.
5. The analysis of the Modified Initial Study/Section 15183 Checklist determined there is no new information which would result in more severe impacts than anticipated by the General Plan EIR.

I hereby certify that Resolution No. 1628 was passed and adopted by the Planning Commission of the City of Manteca at a regularly scheduled public hearing held on June 1, 2023, by the following vote:

Roll Call:

AYES:

NOES:

ABSTAIN:

ABSENT:

Ron Laffranchi, Chairman

Date:



City of Manteca

PLANNING COMMISSION RESOLUTION NO. 1629

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANTECA MAKING FINDINGS AND APPROVING THE SITE PLAN & DESIGN REVIEW APPLICATION AND MINOR USE PERMIT FOR DANIELS CENTER AT 2125 DANIELS STREET (APN: 241-310-86): FILE NOS. SPC 21-101 & UPN-21-102

WHEREAS, the Manteca Planning Commission at its duly noticed public hearing of June 1, 2023, considered Site Plan and Design Review No. SPC 21-101 and Minor Use Permit No. UPN 21-102 for the Daniels Center project, as filed by Jaspal Kamboj at 1017 Marigold Lane, Manteca, CA 95336; and

WHEREAS, the Daniels Center project is located at 2125 Daniels Street, identified by Assessor's Parcel Number (APN) 241-310-86; and,

WHEREAS, the project is a commercial development consisting of a Chevron gas station with 10 fuel pumps, a 3,400-square-foot Extra Mile Convenience Store with an attached 2,300-square-foot quick-service restaurant, and a drive-thru car wash on a 1.75 acre-site at 2125 Daniels Street; and,

WHEREAS, the project plans for Daniels Center are attached as "Exhibit A;" and

WHEREAS, the project Conditions of Approval are attached as "Exhibit B;" and

WHEREAS, the current General Plan land use designation for the project site is General Commercial (GC), the Zoning Designation is General Commercial (CG), and the General Plan Update's designation and zone will be Commercial (C); and,

WHEREAS, the project is consistent with land use policies of the General Plan in that the proposed commercial development is located along a major arterial street where the commercial development can serve citywide and regional shopping needs; and,

WHEREAS, the project is consistent with community design goals and policies of the General Plan in that this development will help to develop an attractive and memorable entry to Manteca by installing a 'Welcome' sign on the property, as well as develop a high quality development with strong architectural details and robust landscape plan to enhance the streetscape and surrounding developments; and,

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

WHEREAS, a Modified Initial Study/ Section 15183 Checklist was conducted to ensure there would not be any significant impacts to the closest nearby residences that are located

approximately 475 feet away to the east, as well as to review potential traffic impacts. The Modified Initial Study/15183 Checklist included a supplemental health risk assessment, noise study, and traffic analysis to ensure the site would not have impacts beyond what was contemplated in the General Plan. The 15183 Streamline document determined that the potential impacts of the project were adequately addressed in the General Plan EIR.

NOW, THEREFORE, BE IT RESOLVED that the Manteca Planning Commission pursuant to the Manteca Municipal Code, upon evidence in the staff report and project file makes the following findings to approve the Site Plan & Design Review, No. SPC 21-101:

1. The proposed project is consistent with the objectives of the General Plan and, as conditioned, complies with applicable zoning regulations, Improvement Standards, and other applicable standards and regulations adopted by the City in that the proposed use complies with the development standards of the General Commercial designation and zone, is an allowed use in the GC designation and CG zone, and, as conditioned, meets the requirements of Title 17.
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. A traffic analysis was conducted to ensure the project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.
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 surrounding environment and ultimate character of the area under the General Plan in that this commercial development is within the scope and character of the GC General Plan designation, and the site layout and design was reviewed with sound planning principles in mind and meets the standards and requirements of the General Plan and Municipal Code.
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 project uses variations in color, depth and material to create a clear design concept and has been thoughtfully designed to be an attractive and memorable City entry, and compatible with the neighboring uses.

BE IT FURTHER RESOLVED AND ORDERED that the Manteca Planning Commission pursuant to the Manteca Municipal Code, upon evidence in the staff report and project file makes the following findings to approve the Minor Use Permit UPN 21-102:

1. The proposed use is consistent with the General Plan, and will comply with all applicable standards and provisions of the General Plan and Municipal Code. The project is not part of a Specific Plan.
2. The proposed use is consistent with the purpose of the applicable district or districts in that a convenience store, quick-serve restaurant, car wash, and gas station are appropriate uses for the CG zoning district and land use designation as the GC designation supports these uses.
3. The proposed uses have been reviewed and conditioned to ensure they will not be materially detrimental to the health, safety, and welfare of the public or to property and residents in the vicinity. This was done via a site plan and design review, as well as an

environmental Initial Study that reviewed potential impacts, which included a health risk assessment, a noise study, and a traffic study. The project complies with all development standards, and will comply with all performance standards.

4. The uses and site layout have been reviewed to be consistent with the General Plan and CG zoning district, and will comply with all applicable Improvement Standards, and other applicable standards and regulations adopted by the City. This project is not part of a Master Plan or Specific Plan.

BE IT FURTHER RESOLVED AND ORDERED RESOLVED that the Manteca Planning Commission pursuant to the Manteca Municipal Code, upon evidence in the staff report and project file makes the following findings to approve the proposed drive-thrus:

1. The layout of both drive-thrus on site were reviewed to conform with the drive-thru standards of the Municipal Code in that they will be located at least 25 feet from the closest right-of-way, and based on the traffic study's analysis, they each have the adequate amount of stacking to ensure they will be separated from the site's ingress and egress routes or access to a parking space. Therefore, the design and location will not contribute to increased congestion on public or private streets adjacent to the property.
2. The design and location of the drive-thrus will not impede access to or exit from the parking lot serving the facility nor impair normal circulation within the parking, in that the traffic study determined that the drive-thrus have the adequate amount of stacking required to ensure the drive-thru lanes will not impede access from the parking lot serving the facility nor impair normal circulation within the parking lot.
3. The design and location of the drive-thrus will not create a nuisance for adjoining properties in the drive-thrus, as they were reviewed to ensure they are fully separated from the adjacent site and will not spillover onto the adjacent site.

I hereby certify that Resolution No. 1629 was passed and adopted by the Planning Commission of the City of Manteca at a regularly scheduled public hearing held on June 1, 2023 by the following vote:

Roll Call:

AYES:

NOES:

ABSTAIN:

ABSENT:

Ron Laffranchi, Chairman

Date:

Attachments:

Attachment 1 - Exhibit A- Approved Plan Set

Attachment 2 - Exhibit B- Conditions of Approval



**City of Manteca
Development Services Department**

**Conditions of Approval
Daniels Center
Site Plan Review SPC 21-101 & Minor Use Permit UPN 21-102
June 1, 2023**

Project File Numbers: SPC 21-101 & UPN 21-102

Project Name: Daniels Center

Project Address: 2125 Daniels Street, Manteca, CA 95337

APN: 241-310-86

Project Applicant: Jaspal Kamboj, 1017 Marigold Ln., Manteca, CA 95336

Property Owners: Jarnail Kamboj and Jasbir Singh, 1017 Marigold Ln., Manteca, CA 95336

NOTE: This list of conditions is not intended to be all-inclusive or a comprehensive list of City regulations. All conditions are referenced to the Daniels Center Project Plan Set (dated 06/14/21) on file with the City of Manteca, Development Services Department, Planning Division.

City of Manteca Development Services Department: Planning Division

- 1) **Acceptance of Conditions.** Unless the applicant formally objects to these conditions prior to approval by the Planning Commission, the applicant is bound by, must comply with, and must do all things required of or by the applicant pursuant to all of the terms, provisions, and conditions of these Conditions of Approval. All costs associated with compliance with the conditions shall be at the owner/developer's expense.
- 2) **Expiration of Approval.** This approval for a Site Plan and Design Review Application and Minor Use Permit shall automatically expire on **June 1, 2025, or 24 months from and after the date of issuance.** The date of issuance is the date these entitlements are approved by the Planning Commission. Prior to the expiration date, the applicant may apply for an extension not to exceed two years.
- 3) **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 applicant shall be those in force and effect at the time the applicable plan or permit approval is granted.

- 4) **Vesting Fees.** This approval does not vest applicant's rights regarding the payment of any development impact fees, exactions and dedications, processing fees, inspection fees, plan checking fees or charges, or any other fee or charge that could have been legally imposed by the City when the original application was deemed complete. All fees and charges shall be paid at the rate in effect at the time such fees are customarily due.
- 5) **Fees.** The applicant 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) **Outside Agency Fees.** It is the responsibility of the owner/developer to contact all outside agencies and pay applicable fees associated with this project.
- 7) **Conformance to Plans.** This approval is dependent upon and limited to the proposals and plans contained, supporting documents submitted, presentations made to staff, Planning Commission and/or City Council as affirmed to by the applicant. Any variation from these plans, proposals, supporting documents or presentations is subject to review and approval prior to implementation.
- 8) **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; 3) standard conditions. The applicant shall comply with all regulations and code requirements of the Development Services Director, City Engineer, Building Official, 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.
- 9) **Structure Conformance.** Applicant shall ensure all structures will be built in compliance with the City's Zoning Ordinance.
- 10) **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.
- 11) **Other Requirements.** The applicant shall secure and comply with all applicable federal, state and local licenses, permits, authorizations, conditions, agreements, and orders prior to or during construction and operation, as appropriate.
- 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 specified in the Application or Supporting documents or presentations to staff, Planning Commission or City Council, as

modified by the Conditions of this Approval, then the terms of this Approval shall be considered 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 & Design Review and Minor Use Permit shall be subject to revocation if the subject use is conducted in such a manner as to cause a nuisance.
- 16) **Erosion Prevention.** The applicant shall take all necessary measures to ensure that his activities or those of his agents do not result in measurable erosion of soils on the site, either wind or water, during the construction and operation of the project covered by this approval.
- 17) **Location of Conditions.** All conditions of approval for this project shall be written by the project developer 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.
- 18) **Roof mounted screening.** Applicant/developer shall ensure all roof mounted equipment shall remain screened from public street view.
- 19) **Solar Panels.** Applicant/developer shall include solar panels as a part of the electrical plan in the building permit plan submittal.
- 20) **Signage.** All signage shall be submitted as a separate building permit from the Building Division and shall comply with Chapter 17.54 of the Zoning Ordinance. No signage has been approved with this Site Plan & Design Review.
- 21) **Master Sign Program.** This project will require a Master Sign Program, as the project includes three or more tenant spaces that share the same parcel and use common access and parking facilities. Refer to Code Section 17.10.090.

- 22) **On-site Lighting.** All on-site lighting for parking areas, pedestrian areas and vehicular or pedestrian paths of travel shall be LED lighting. Any new lighting is required to submit a photometric plan for review showing it complies with the following standards (17.50.060.D.):
- a. Parking lots, driveways, trash enclosures/areas, public phones, and group mailboxes shall be illuminated with a minimum maintained 1 foot-candle of light and an average not to exceed 4 foot-candles of light. The illumination shall not exceed 10 foot-candles in any one location.
 - b. Pedestrian walkways shall be illuminated with a minimum maintained 0.5 foot-candle of light and an average not to exceed 2 foot-candles of light.
 - c. Entryways and exterior doors of nonresidential structures shall be illuminated during the hours of darkness with a minimum maintained 1 foot-candle of light, measured within a 5-foot radius on each side of the door at ground level.
- 23) **Site Conditions.** The site shall be maintained in a neat and clean manner free of weeds, trash and debris.
- 24) **Landscaping.** 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. (MMC 17.48.060.A)
- 25) **Design Requirements Prior to Building Permit Issuance:**
- a) Prior to issuance of a Certificate of Occupancy, the applicant shall ensure that the site is developed in accordance with the plans dated 6/14/21. Development of the site shall not be modified by the applicant/developer or by any City Department or Division without prior express written approval by the designated approving authority as stipulated in Section 17.10.060 (C) of the City of Manteca Municipal Code. If any structure(s) landscaping, parking, signage or other features of the approved plans are installed, constructed or removed or site improvements otherwise deviate from what was shown or illustrated on these approved plans, that shall render this entitlement modified. All modifications shall be brought into conformance with the approved site plan at the sole expense of the applicant/developer. When modifications have taken place, a Certificate of Occupancy shall not be granted until either: a) the site has been brought into conformance with these approved plans; or, b) the applicant/developer files an application for the appropriate amendment and that application has been approved.
 - b) All conditions of approval for this project shall be written by the project developer 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.

- c) **Signage.** Signage is not approved as part of this application. A separate sign plan shall be reviewed by the Planning Department prior to issuance of a Building Permit.
- d) **Easement.** Per Condition of Approval #5 for the associated Tentative Parcel Map # SDN 20-25, that states: "Prior to final map, the applicant shall agree to record a reciprocal parking and access easement between the parcel identified as APN 241-310-70 located at 215 Daniels Street and the two parcels resulting from this parcel map. Prior to issuance of the first building permit on either parcel created by this tentative map, the said parking and access easement shall be delineated and recorded to the satisfaction of the City Engineer. The intention of this condition is to provide a parallel route to Daniels Street between S. Airport Way and Milo Candini Drive.
- e) **Drive-Thru Landscaping.** Prior to building permit issuance, landscape plans must show a 5-foot wide planter with a minimum 3-foot-tall landscape barrier to scree glare, planted with trees and other landscaping consistent with those in the parking area. At no time shall this landscape barrier be pruned in a manner that allows the vehicle headlights from the drive-through lane to be visible from abutting street rights-of-way. The 3-foot-tall landscape barrier must be in place at time of building permit inspection.

City of Manteca Development Services Department: Building Safety Division

- 1) Accessible parking spaces complying with CBC § 11B-502 shall be provided in accordance with CBC Table 11B-208.2. CBC § 11B-208.2 and § 11B-208.2.4.
- 2) All entrances and exterior ground-floor exits to buildings and facilities shall be accessible and shall comply with CBC § 11B-404. CBC § 11B-206.4.1.
- 3) Developer shall obtain separate building permits for each structure, signage, trash enclosure, monument sign, pole light fixture, etc. per CBC Admin 104 prior to construction of said structure.
- 4) The building elements shall have a fire-resistance rating not less than that specified in CBC Table 601 and exterior walls shall have a fire-resistance rating not less than that specified in CBC Table 602.

- 5) Adequate sanitary facilities shall be provided per the requirements of Chapter 4 of the California Plumbing Code and CPC Table 422.1.
- 6) Designated parking for clean air vehicles shall comply with 2019 CGBSC §5.106.5.2 and Table 5.106.5.2 and Electric Vehicle Charging spaces shall comply with 2016 CGBSC §5.106.5.3 and Table 5.106.5.3.3.
 - a. With 45 parking spaces, **six (6) clean air vehicle parking spaces** are required.
 - b. With 45 parking spaces, **five (5) EVCS parking spaces are required.**
 - i. One (1) Van accessible and one (1) standard accessible EVCS parking spaces are required.
 - ii. Access aisle for the Van Accessible EVCS shall be on the passenger's side.
- 7) The Developer shall submit a pad elevation certification prepared by a licensed land surveyor or registered civil engineer to the Chief Building Official, certifying that the building location (setbacks) are pursuant to the approved plans prior to receiving a foundation inspection.
- 8) The project shall comply with the more restrictive of the outdoor potable water reduction requirements of the California Green Building Standards Code 4.304 and the Manteca Water Efficient Landscape Ordinance. Please note this on the plans.
- 9) 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 Public Works Department, Engineering Division

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 indicate on the improvement plans topographical information which shall include one-foot (1') contour intervals and benchmark data based on City datum.
- 4) 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.

- 5) 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.
- 6) 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).
- 7) Joint trench utility installation shall be in accordance with Manteca Municipal Code Chapter 13.34 and City Standards.
- 8) All address numbers shall be plainly visible from the street fronting the property. Said numbers/letters shall contrast with background.
- 9) 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.
- 10) Improvements which will be dedicated to the City must use a benchmark on the City of Manteca Vertical Control Network to establish the elevations of the improvements. The benchmark used shall be noted on the Improvement Plans.

- 11) 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

- 12) 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.
- 13) Provide City Standard Refuse/Recycling Enclosures on-site at the locations reviewed and approved by Public Works, Solid Waste Division. Sizing shall be in accordance with City Standards.
- 14) 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 sanitary sewer system or a connection to the storm system, in compliance with the City's Post-Construction Manual.
- 15) On-site curbing shall conform to City of Manteca Standard ST-35, "Parking Area Curbs".
- 16) Developer shall ensure no buildings are constructed across property lines.
- 17) Developer shall dedicate an emergency vehicle access easement, to the City of Manteca, over the project site.
- 18) The fueling area design shall meet the Design Considerations section of Source Control Measure S-13: Fuel Dispensing Areas in Appendix E of the City's Post-Construction Manual.
- 19) The area under the gas pump canopy shall drain to itself. Any storm drain inlet in this area must be equipped with a SafeDrain or similar storm drain system protection device, as approved by the City Engineer.
- 20) A grease interceptor, in accordance with City Standard M-1, shall be installed as part of the private sanitary sewer system.
- 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 sign and stripe both sides of the drive aisle as No Parking.
- 23) 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.
- 24) Prior to issuance of the first building permit, the developer shall execute a Reciprocal Access Agreement, which shall provide for reciprocal vehicular and pedestrian access between APN 241-310-086 (Project) and the adjacent parcel to the west, APN 241-310-087 to the satisfaction of Director of Engineering and

approved by the City Attorney. Said agreement shall also include provisions for the shared maintenance of the driveway.

Streets

- 25) Cross sections for roadways that are included in the City's adopted Public Facilities Implementation Plan (PFIP), Transportation Element, shall be in accordance with that document. Unless otherwise detailed in these conditions, cross sections for roadways that are not included in the PFIP shall be in accordance with the City of Manteca Standard Plans. An encroachment permit is required for all work within the public right-of-way.
- 26) Existing driveways which are not to be used by this project shall be removed and replaced with sidewalk, vertical curb and gutter.
- 27) Developer shall remove and replace the sidewalk, curb, gutter and accessible ramps, if any, along the frontage of this project.
- 28) Mailboxes shall be constructed in conformance with the standards of the United States Postal Service.
- 29) Street lights along the project's frontage shall maintain an average foot candle coverage of 0.40, with a minimum allowable foot candle at any location of 0.07 within the public right-of-way. Electrolier photometric plan, showing the foot candle coverage, shall be submitted with the Improvement Plans showing this requirement is met with the existing street lights. If not, the project shall install street lights or modify the existing street lights so this requirement is met.
- 30) The electrolier locations shall be finalized during the Improvement Plan review process. Electroliers shall maintain an average foot candle coverage of 0.40 throughout the project, with a minimum allowable foot candle at any location of 0.07. Electrolier photometric plan, showing the foot candle coverage, shall be submitted with the Improvement Plans.
- 31) If Developer installs electrolier poles other than the City's standard cobra head fixture on a galvanized pole, the Developer shall supply the City with one extra complete light fixture and pole, per phase/unit of the project. If applicable, this will be a condition of final acceptance of the subdivision.
- 32) The thickness of all sidewalks installed within the City Right of Way shall be six inches (6").
- 33) The existing curb and gutter along the street frontages of this project will be inspected prior to the final inspection of the site work building permit, once construction traffic is limited to project's proposed driveway. The Developer shall remove and replace damaged or dilapidated sections of the curb and gutter, as instructed by the City.
- 34) Driveway(s) and accessibility ramps installed with this project shall be in accordance with the latest revision of the California Building Code, Chapter 11B and Caltrans Standard Detail A88A.
- 35) Drive-thru / Permit Approval

- a. Stacking or queueing outside the project's property onto City right-of-way, at any time, is not allowed. Developer shall ensure that the drive-thru aisles are adequately designed for the business and function such that the stacking or queueing does not negatively affect or cause traffic congestion within the public right-of-way.
- b. If it is determined by the City Engineer that any drive-thru stacking and queueing is affecting the public right-of-way, Developer shall make modifications to the site to remedy the problem. The City may require the submittal of a traffic study from a licensed Traffic Engineer specifically addressing drive-thru stacking and queueing. Modifications to the site may require a Minor Plan Modification be submitted to Development Services.
- c. Costs associated with complying with this condition shall be paid for entirely by the Developer.

Traffic

36) If not already upgraded by the City of Manteca at the time of the first building permit issuance, Developer shall upgrade the existing traffic signal controller at the intersection of Airport Way & Daniels Street as follows:

- a. Install a McCain 2070LX signal controller with the Omni software.
- b. The traffic signal controller shall include a battery backup to energize the traffic signal in a power outage capable of running the red lights on flash for 48 hours.
- c. Developer shall work with the City of Manteca Streets Manager to modify signal timings at the intersection to provide a greater proportion of overall intersection signal green time to the northbound left turn movement.

37) Developer shall lengthen the southbound left turn lane at the Airport Way & Daniels Street intersection from 150' to 275' by restriping the median pavement.

38) To prohibit left turn movements at Driveway 1 on Airport Way, Developer shall construct a 12" wide raised concrete finger median on Airport Way. The exact length and configuration of the concrete median shall be determined by the City Engineer at the time improvement plans are submitted for review.

39) Developer shall post a "No U-Turn" sign facing northbound Airport Way traffic at the very north edge of the area featuring median modifications near Driveway 1.

40) Developer shall work with City Staff to determine if any additional lane striping modifications are required along the project's Airport Way frontage.

41) Developer shall construct an approximately 150' right turn lane on westbound Daniels Street at Driveway 2. The exact length and configuration of the right turn lane shall be determined by the City Engineer at the time improvement plans are submitted for review.

42) Developer shall post a "No U-Turn" sign in the median of the westbound left turn lane on Daniels Street to the Stadium Center Retail Plaza.

Water

- 43) Improvements shall be constructed in conformance with the latest version of the City Water Master Plan.
- 44) 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.
- 45) 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.
- 46) 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.
- 47) 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. Use of existing irrigation wells as landscape irrigation wells will be evaluated on a case-by-case basis and shall be approved by the Public Works Director. If conversion of the existing on-site irrigation wells is approved for use as landscape irrigation wells, or for use as construction water, the proposed improvements shall be in strict accordance with City of Manteca plans, standards and specifications and in accordance with the requirements of the San Joaquin County Health Department.
- 48) 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.
- 49) Onsite water lines shall be maintained by the Property Owner.
- 50) 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.
- 51) The fire water service shall have two points of connection to the City's water main.
- 52) Developer shall install double check detector check valves (DCDCV) where the fire service line tees off of the onsite public water main. The DCDCV shall be maintained by the property owner.
- 53) Developer shall install one meter to each building for domestic water. 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.

- 54) Developer shall install a backflow prevention device immediately downstream of the water meter. The backflow prevention device shall be maintained by the Property Owner.
- 55) 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.
- 56) 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.

Storm Drainage

- 57) Improvements shall be constructed in conformance with the latest edition of the Storm Drain Master Plan, the City's Post-Construction Manual and City Standards.
- 58) The developer shall construct a 12-inch storm drain line to provide for a storm drain connection to westerly adjacent parcel.
- 59) The owner of the property shall dedicate a 10-foot-wide private storm drain easement in favor of the westerly adjacent parcel to provide access to the existing storm drain in Daniels Street.
- 60) 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, detention basin volume and evidence of groundwater depth.
- 61) Verify that the retention basin at Stadium Center is adequately sized to accept the runoff from this project.
- 62) Submit calculations, per Chapter 3, Section 3.1 of the City's Storm Drain Master Plan, showing attenuation of the storm drain flows for this project is not required.
- 63) 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.
- 64) The Project site is located within the City of Manteca's F-200 zone, which makes it at risk from the 200-year flood. As such, the Project is subject to the Manteca Municipal Code Section 17.30.040 Subsection C which places construction limitations on development proposed in areas that are at risk from the 200-year flood. The Project applicant shall contribute the fair share fee to provide the urban level of flood protection for the Project site. In addition, there shall be no construction of a new residence or other structure that is located within the F-200 Zone unless the City finds, based on substantial evidence in the record, that the Project is consistent with the requirements of Manteca Municipal Code Section 17.30.040 Subsection C which is specifically in place to protect people and property from a 200-year flood.
- 65) 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. Two paper copies and an electronic copy of the Project Stormwater Plan shall be provided to the City of Manteca.

- 66) 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.
- 67) Developer shall develop and submit an Operations and Maintenance Plan that identifies the operations, maintenance, and inspection requirements of all stormwater treatment and baseline hydromodification control measures identified in the approved Project Stormwater Plan. City of Manteca approval of the preliminary Operations and Maintenance Plan is precedent to issuance of any building, grading, or construction permits. Two paper copies and an electronic copy of the Maintenance Plan shall be provided to the City of Manteca.
- 68) 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.
- 69) Post-Construction Management Practices shall conform to the City's adopted Multi-Agency Post Construction Stormwater Standards Manual.
- 70) Where conflict between standards arises, the standard most-protective to water quality, to public health and safety, and against flooding shall be utilized.
- 71) 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.

- 72) 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 is approved for project entitlements but may require further refinement for final approval, which is precedent to issuance of any building, grading, or construction permits.
- 73) Bioretention areas which 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.
- 74) 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.
- 75) Developer shall complete the Engineering Department Development Memorandum, required by Storm Drainage Agreement Amendment No. 1, and submit it to SSJID for review.
- 76) 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.
- 77) Developer shall enter into a Stormwater Treatment Control Measure Maintenance Access Agreement with the City for maintenance of the onsite stormwater treatment control measures.

Sanitary Sewer

- 78) Improvements shall be constructed in conformance with the latest version of the City Wastewater Collection System Master Plan and City Standards.
- 79) 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.

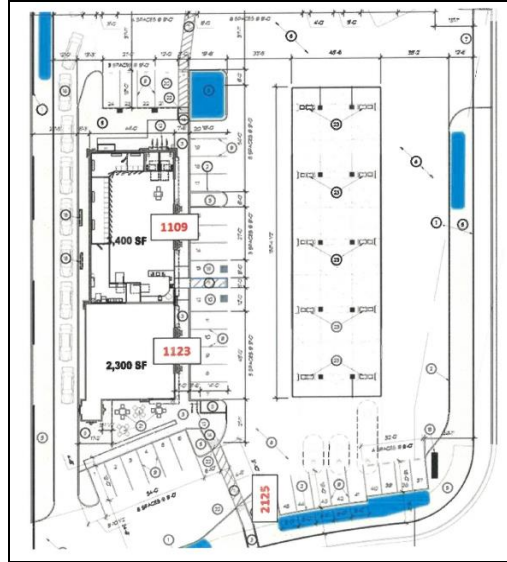
- 80) The developer shall construct a 6-inch sanitary sewer line to provide for a sewer connection to westerly adjacent parcel within the existing 10-foot private sewer easement adjacent Daniels Street.
- 81) A manhole shall be located at the back of the sidewalk, adjacent to City right-of-way, where the sanitary sewer main enters the development. This manhole shall be the end of the City's maintenance responsibility for the sanitary sewer system.
- 82) 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.
- 83) 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

- 1. A fire hydrant will be required on both Daniels Street and Airport Way entrances on the sidewalk.
- 2. Deferred submittal for fire alarm plans.
- 3. Deferred submittal for fire sprinklers.
- 4. A fire lane is needed on curb in front of the vent risers to south entrance/exit.

City of Manteca Information Technology Department, GIS Division

- 1) The addresses for this parcel will be:
2125 Daniels Street (parcel address)
1109 S. Airport Way
1123 S. Airport Way



San Joaquin County Environmental Health Department

- 1) This project shall comply with all applicable requirements from the San Joaquin County Environmental Health Department.

San Joaquin Valley Air Pollution Control District

- 1) This project shall comply with all applicable requirements from the San Joaquin Valley Air Pollution Control District.

California Department of Transportation

- 1) This project shall comply with all applicable requirements from the California Department of Transportation.

San Joaquin County Multi-Species Habitat Conservation (Laurel Boyd, Habitat Planner)

- 1) This project is subject to the SJMSCP. If you have any questions, please call (209) 235-0600.

South San Joaquin Irrigation District

- 1) This project shall comply with all applicable requirements from the South San Joaquin Irrigation District.

Pacific Gas & Electric

- 1) This project shall comply with all applicable requirements from PG&E.



Daniels Center

2125 Daniels Street

Site Plan & Design Review and Minor Use Permit

June 1, 2023

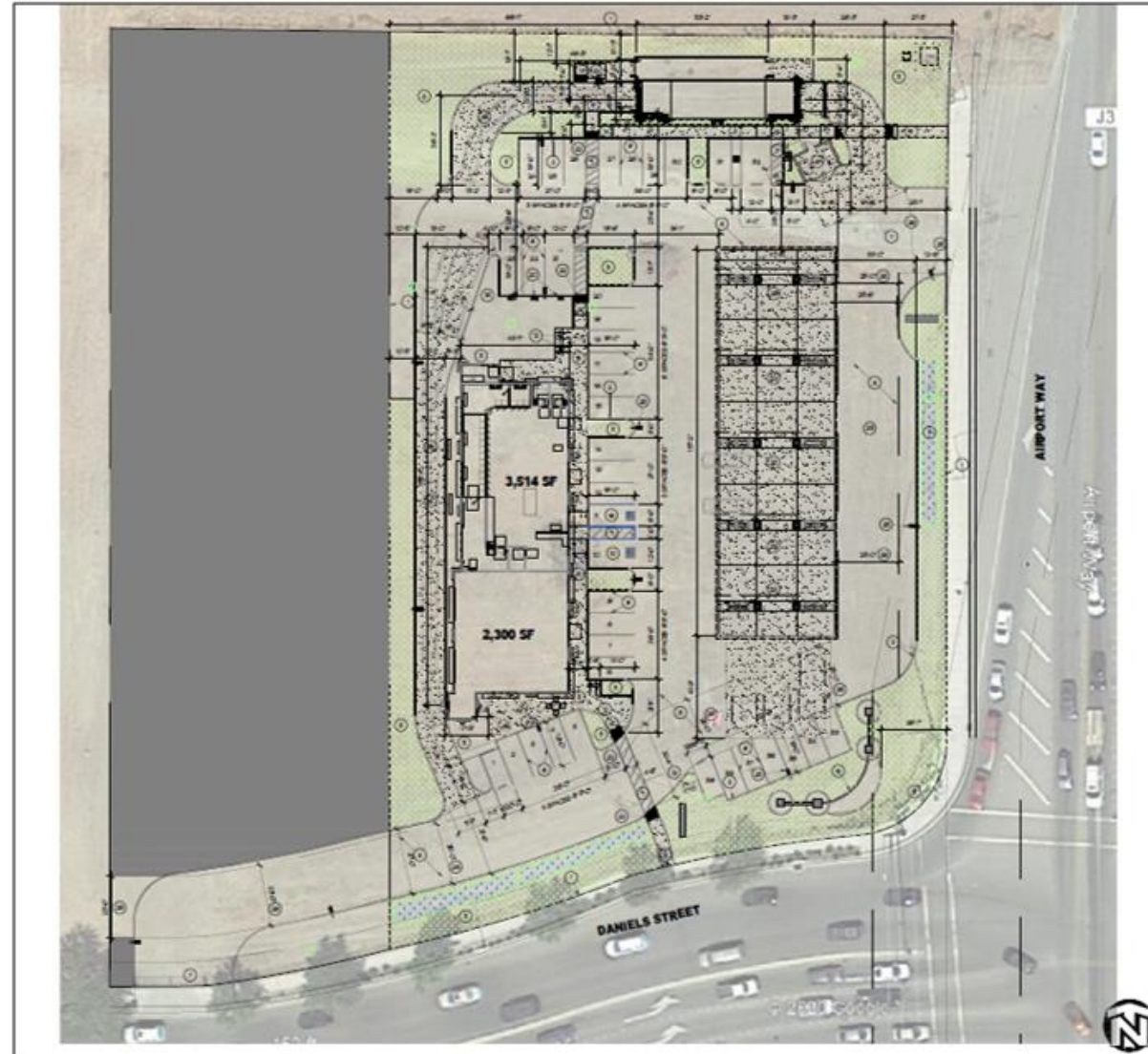
City of Manteca Planning Commission Public Hearing



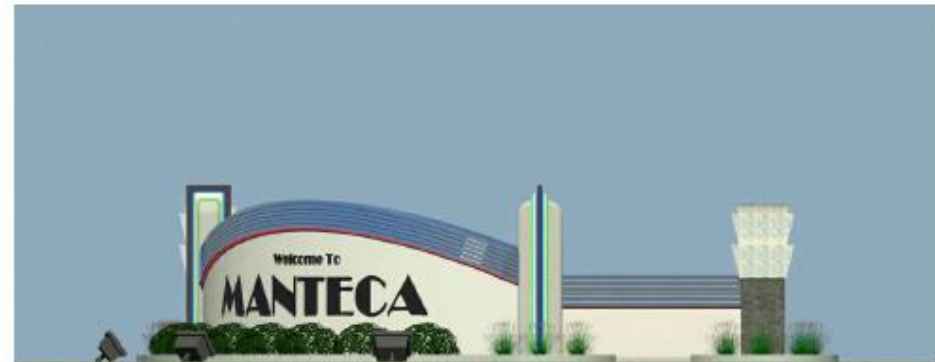
ZONING & GENERAL PLAN LAND USE



SITE PLAN



ARCHITECTURAL RENDERING — WELCOME TO MANTECA SIGN



ARCHITECTURAL ELEVATIONS – CONVENIENCE STORE & QSR

FRONT & BACK FACADES

ATTACHMENT 1



18 C STORE AND RETAIL EAST EXTERIOR ELEVATION



18 C STORE AND RETAIL WEST EXTERIOR ELEVATION

ATTACHMENT 1



ARCHITECTURAL ELEVATIONS – CAR WASH

SIDE FACADES

ATTACHMENT 1



18 CAR WASH NORTH EXTERIOR ELEVATION

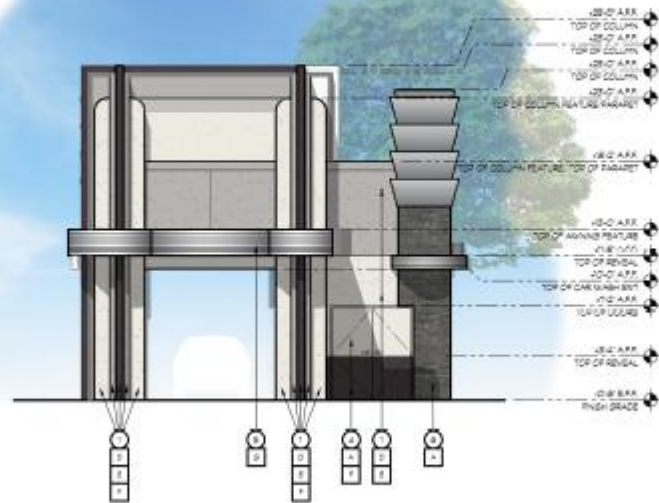


18 CAR WASH SOUTH EXTERIOR ELEVATION

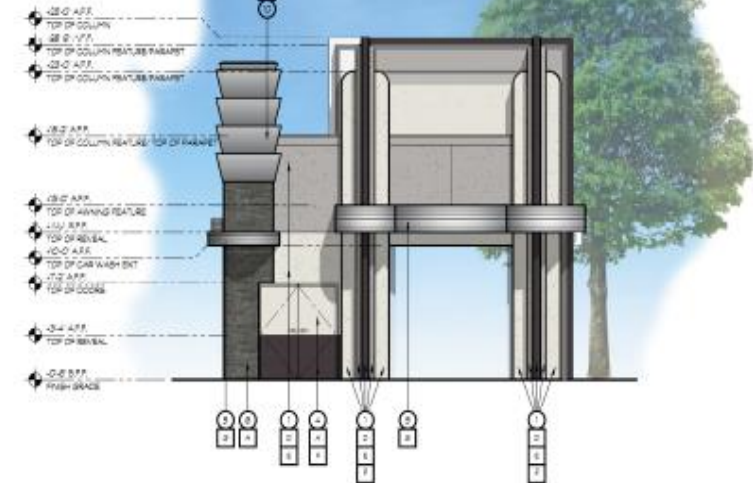
ARCHITECTURAL ELEVATIONS – CAR WASH

FRONT & BACK SIDES

ATTACHMENT 1



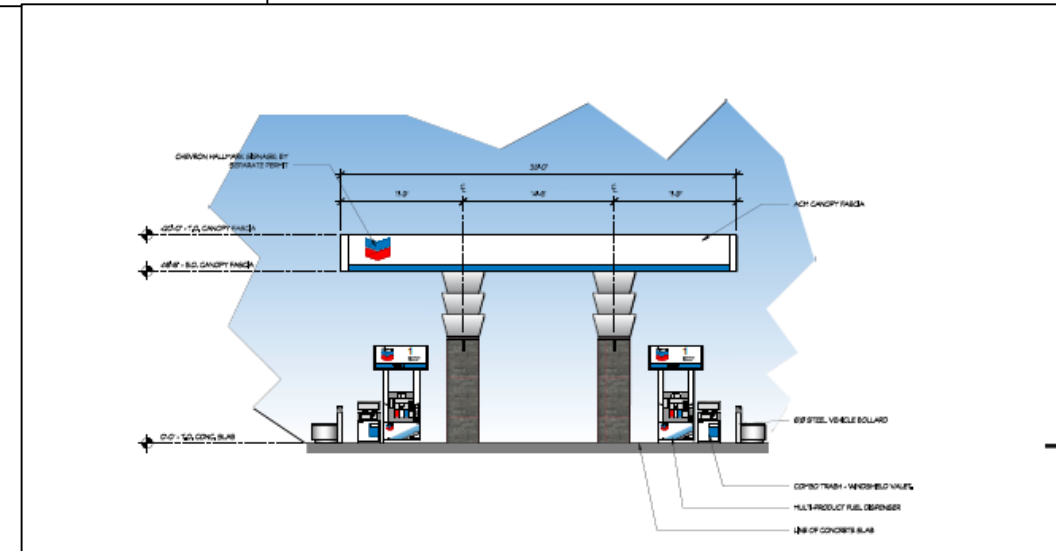
18 CAR WASH WEST EXTERIOR ELEVATION



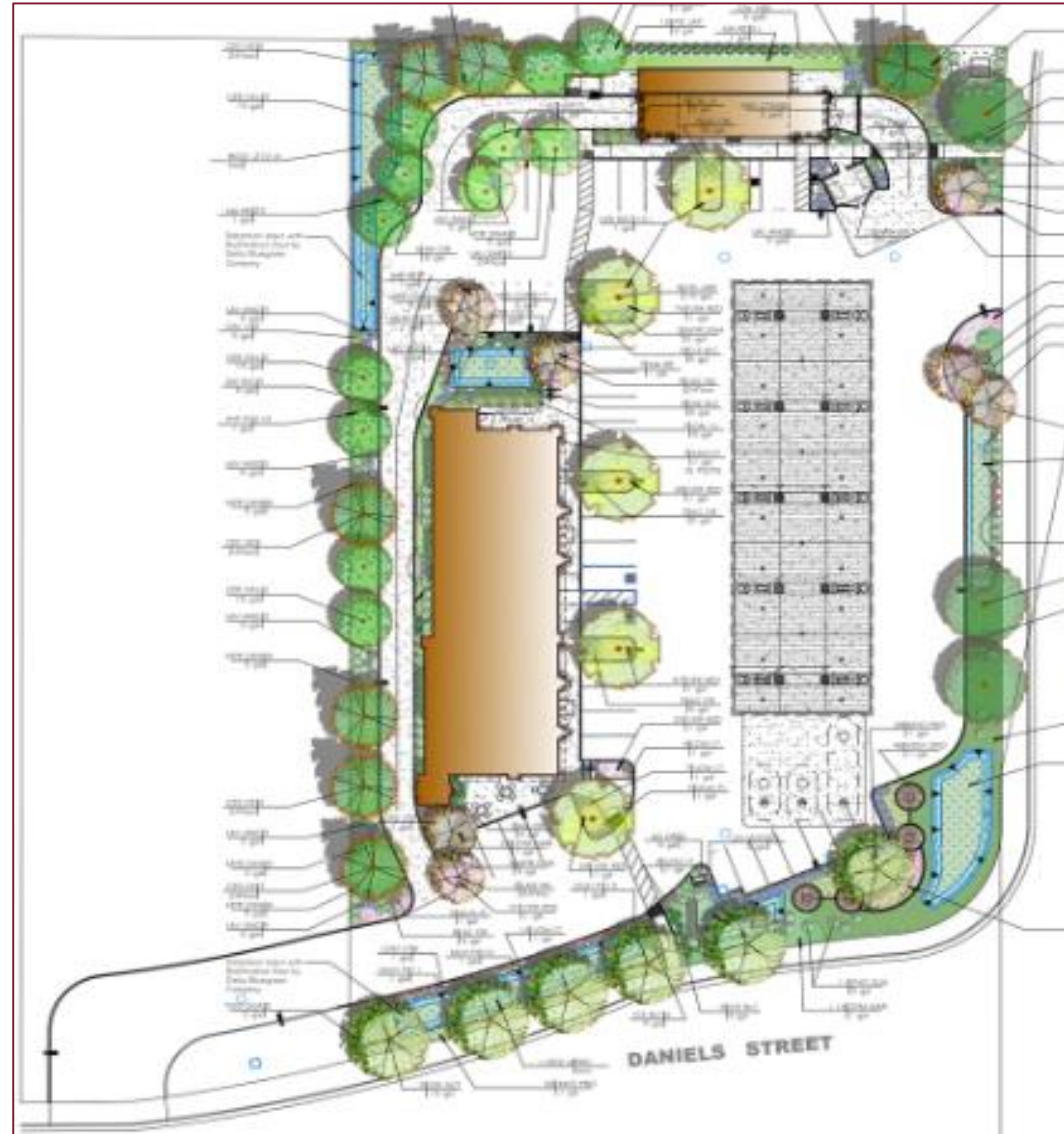
18 CAR WASH EAST EXTERIOR ELEVATION

SCALE

CRATED MAP



LANDSCAPING



SUMMARY

- Consistent with General Plan and Zoning
- Meets required Site Plan & Design Review, Minor Use Permit, and Drive-Thru findings
- Consistent with the Climate Action Plan
- Consistent with CEQA Section 15183



RECOMMENDATION

Adopt the following for Daniels Center:

- Resolution No. 1628 approving the environmental clearance for the project
- Resolution No. 1629 approving the Site Plan & Design Review and Minor Use Permit





Thank you

June 1, 2023

City of Manteca Planning Commission Public Hearing