





items may result in delaying the processing of my application. I further acknowledge and agree that by signing this document I accept the posting of public notices regarding the proposed project at the project site.

JW (Initial)

- 4. Applicant(s) agree to defend, indemnify and hold harmless the City of Manteca ("City") and its agents, officers, consultants, independent contractors and employees ("City's Agents") from any and all claims, actions or proceedings against the City or the City's Agents to attack, set aside, void, or annul an approval by the City, or the City's Agents concerning the Project (collectively "Claim"). The City shall promptly notify the Applicant of any Claim and the City shall cooperate fully in the defense. If the City fails to promptly notify the Applicant of any Claim or if the City fails to cooperate fully in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Nothing in this paragraph shall obligate the City to defend any Claim and the City shall not be required to pay or perform any settlement arising from any such Claim not defended by the City, unless the settlement is approved in writing by the City. Nothing contained in this paragraph shall prohibit the City from independently defending any Claim, and if the City does decide to independently defend a Claim, the City shall bear its own attorney's fees, expenses of litigation and costs for that independent defense. The Applicant may agree to reimburse the City for attorney's fees, expenses of litigation and costs for that independent defense. Should the City decide to independently defend any Claim, the Applicant(s) shall not be required to pay or perform any settlement arising from any such Claim unless the settlement is approved by the Applicant. JW (Initial)
- 5. This Application will be a public record. JW (Initial)
- 6. This Application is made under, and shall in all respects be interpreted, enforced, and governed by, the laws of the State of California. In the event of a dispute concerning the terms of this Application, the venue for any legal action shall be with the appropriate court in the County of San Joaquin, State of California. Should legal proceedings of any type arise out of this Agreement, the prevailing party shall be entitled to costs, attorney's fees, and legal expenses, including but not limited to expert fees and costs. JW (Initial)

IT IS SO AGREED:

*Jenifer Weskalnies*

Jenifer Weskalnies

7-17-17

Applicant Signature

Print Name

Date

see LOA

Property Owner Signature

Print Name

Date

Property Owner Signature

Print Name

Date



## Checklist for Minor Plan Modification



Minor Plan Modifications provide for minor modifications to previously approved plans or permits where the change is in substantial conformity with the approved plan or permit.

The Community Development Director shall be the designated Approving Authority for Minor Plan Modifications.

The Approving Authority shall make the following findings to approve or conditionally approve a Minor Plan Modification application:

1. The modification is in substantial conformance with the previously approved plan or permit.
2. The modification is in compliance with all applicable provisions of this Title.
3. The modification will not create impacts substantially different from those of the project as previously approved.
4. The granting of the modification will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing in the neighborhood or injurious to property and improvements in the neighborhood or to the general welfare of the city.

In approving a Minor Plan Modification, the Approving Authority may impose conditions deemed reasonable and necessary to ensure that the approval would be in compliance with the required findings.

All approved Minor Plan Modification are subject to the provisions set forth in Section 17.08.120 (Time Limits and Extensions).

All submittal information shall be provided to the Community Development Department. All submittal information shall be presented along with the Uniform Application, related fees, and any additional information required by the Community Development Department before the application can be accepted as complete. After review of the submitted application, additional information (i.e special studies or addressing project issues) may be required. The Zoning Ordinance, Title 17, is available on the Planning Division's website which lists all development standards, and Chapter 17.08 states general application processing procedures.

Some of the following requirements may be adjusted or waived according to the relevancy of the information to the application under request. Planning Staff will assist in making this determination.

**For any questions regarding these submittal requirements, contact the Community Development Department at (209) 456-8500 or by email: [planning@ci.manteca.ca.us](mailto:planning@ci.manteca.ca.us)**



Applicant

(Please Check)

City

For small projects, the following requirements may be partially waived depending on the nature of the project. Check with the Community Development Department for more information.

**Site Plans should include the following information as relevant for the proposed Project:**

Please contact the City of Manteca Planning Division at (209) 456-8500 with questions regarding requirements relevant to your project.

- |                    |   |               |
|--------------------|---|---------------|
| <u>      </u><br>X | 4) <b>Site Plans.</b> <i>Thirteen (13) Copies</i><br>Site plans should be fully dimensioned and drawn to scale. Use as many sheets as necessary. Information may be combined, as long the plans are easy to read. The following information is required to be illustrated on the plans.   | <u>      </u> |
| <u>      </u><br>X | a) <u>Legal Boundaries</u><br>All property lines or other boundary lines, easements (with size and type called out), existing utilities with size and type, right-of-ways, trails, paths, utility poles, etc.   | <u>      </u> |
| <u>      </u><br>X | b) <u>Information Data Table</u><br>A data table shall include the following:<br>-Lots Sizes (square feet or acres)<br>-Lot coverage percentage and floor area ratio (FAR)<br>-Existing Zoning<br>-Existing General Plan designation<br>-Parking spaces <ul style="list-style-type: none"><li>• Required</li><li>• Provided</li></ul> | <u>      </u> |
| <u>      </u><br>X | c) <u>Street Access</u><br>Existing and proposed off-site improvements (curb, gutter, sidewalk and street dedication, driveway relocation, etc.)  | <u>      </u> |
| <u>      </u><br>X | d) <u>Parking and circulation</u><br>Existing and proposed parking, loading, and circulation. Include shared parking and cross access if applicable.  | <u>      </u> |
| <u>      </u><br>X | e) <u>Utilities</u><br>Location, Type and size of all existing, new, and relocated utility services. (Ex: Transformers, Landscape, and Fire Check Valves)   | <u>      </u> |
| <u>      </u><br>X | f) <u>Public Areas Within Project Boundaries</u><br>Parks, trails, schools, public or quasi-public buildings, and other such uses.  | <u>      </u> |
| <u>      </u><br>X | g) <u>Buildings</u><br>Show all existing, proposed, and accessories buildings on-site. Including balconies, decks, stairs, carports, garbage  | <u>      </u> |

<u>Applicant</u>	(Please Check)	<u>City</u>
<u>X</u>	enclosures, etc.	_____
<u>X</u>	Show all buildings on adjacent properties within 20 feet of any property line of the subject property.	_____
<u>X</u>	Dimension each building, and indicate use and size in square feet.	_____
<u>X</u>	Indicate setbacks and distance between buildings and property lines.	_____
<u>X</u>	Show any structures that are proposed to be removed as part of the development project.	_____
<u>X</u>	h) <u>Existing Trees</u> <b>See landscape Plans and Arborist Report</b> Species, common name, diameter at chest height, condition, location, and drip line. Trees proposed for removal should be indicated.	_____
<u>X</u>	i) <u>Walls &amp; Fences</u> Location, height and material of existing and proposed fences and walls.	_____
<u>N/A</u>	j) <u>Phasing (If applicable)</u> Show phasing of project and provide in writing, the timing and maintenance of future phases.	_____
_____	k) <u>Lighting Plan. Two (2) Copies</u> Show the location, height, size and type of exterior lighting. A photometric plan is required for lighting in required parking areas.	_____
<u>N/A</u>	5) <b>Floor Plan. Two (2) Copies</b> Floor plans showing exterior doors, windows, stairways, mechanical rooms, and shared hallways indicated, so that exiting, access, parking, and lot coverage calculations can be made.	_____
<u>N/A</u>	6) <b>Building Elevations. Two (2) Copies</b> <ul style="list-style-type: none"> <li><u>Elevations</u> – Show all elevations of all structures with materials, colors and dimensions specified. The purpose of such drawings is to determine the height, ensure bulk and appearance of proposed buildings, and ensure all mechanical equipment is properly screened (i.e. fences, walls, and parapets).</li> </ul>	_____
<u>N/A</u>	• <u>Colors and Materials Board and/or Colored Elevation.</u>	_____

**Not submitted at this time. New lighting will be provided under the carport canopies.**

**A section detail of the canopy plus a colored rendering is included.**

<u>Applicant</u>	(Please Check)	<u>City</u>
<u>X</u>	<ul style="list-style-type: none"> <li>• <u>Typical building sections</u> Showing wall, eave, fascia, and roof-mounted mechanical equipment and penthouses.</li> </ul>	
<u>X</u>	<ul style="list-style-type: none"> <li>• <u>Perspective sketches/photosimulations.</u></li> </ul>	
<u>N/A</u>	<ul style="list-style-type: none"> <li>• <u>Appurtenances</u> Indicate the locations of signs, mailboxes, storage spaces, air conditioning units, electrical cabinets, downspouts, utility meters, and other items that affect the exterior appearance of the proposed building.</li> </ul>	
<u>X</u>	<p>7) <b>Landscape and Irrigation Plan. Three (3) Copies</b> A preliminary landscape plan shall be submitted showing major landscape structures such as fences, walls, walkways, pools, trellises, paving material, and plants. The plan shall include a plant legend describing the type of plants (both common and botanical names), their rate of growth, and size at time of planting. The plans are to demonstrate compliance with chapter 17.48, Landscaping, of the Zoning Ordinance.</p>	
<u>N/A</u>	<p>a) <u>Water Efficient Landscape Application Project Information and Criteria Form.</u> <b>Will be submitted once landscape concept is approved.</b></p> <p>b) <u>Grading/Drainage</u> Preliminary grading and drainage plan clearly showing existing and proposed grades (contours) carried a minimum of 50' beyond the project boundaries. Show direction and path of existing and proposed drainage channels or facilities. Indicate building pad and finished elevations retaining walls (with height and materials specified). The boundary and topographic information (showing the existing topography) must be prepared by a civil engineer or land surveyor licensed by the State of California whose name, seal, and signature must appear on the sheet or plan indicating the boundary and topographic survey.</p>	

**Note:** All areas not specifically designated for building, parking or circulation must be landscaped. Approval of a preliminary landscaping plan will be subject to submittal of a final landscaping and automatic irrigation plan to be checked for conformance with preliminary plans and code requirements prior to issuance of a building permit.



July 17, 2017

City of Manteca Community Development  
Planning Division  
1001 W. Center Street  
manteca, CA 95337

**Re: New Solar Shade Structure Arrays located at 1777 W. Yosemite  
(APN: 20018034, -37, -39, -42, -43, -44, -17, -16, -40, -41, -35, 20014031)**

**Subj: Narrative Letter for Manteca Hospital**

Dear Sir or Madam:

With this letter, ADM Group, Inc. is requesting formal approval from the City of Manteca Community Development Department for construction of a solar energy system at the property of 1777 W. Yosemite on behalf of Kaiser Permanente, our client, by leveraging the Solar Rights Act.

The project scope includes the installation of a grid-tied solar photovoltaic system. The installation consists of new carports, carport mounted arrays, string inverters, and related electrical metering and safety equipment. All equipment will be installed as required by applicable codes and the local utility company. During daylight hours, this photovoltaic system will provide electricity in parallel with the local utility service provider.

The design includes 6 new carport solar structures to be installed in existing parking lots over existing parking spaces. No parking spaces will be lost as a result of this installation. Car overhang clearance will not be impeded by the new columns. No ADA parking or paths of travel will be affected by this installation. No additional noise or pollution from the site will be caused by this installation.

The solar installation requires removal of 36 existing trees in the parking areas, which will be directly adjacent to or directly underneath the new solar carport canopies. An arborist report is included with this submittal with more detail on the proposed trees to be removed, their sizes, and health status.

Leaving the trees in place will result in a decrease in system efficiency by an amount exceeding 15% during the course of a typical year. This value is well above the allowable decrease in system efficiency value of 10% as described in the California Civil Code Section 714.1(B).



2100 West 15th Street  
Tempe, Arizona 85281-6942

o. 480.285.3800  
f. 480.285.3801  
www.admgroupinc.com

Under California law, the Solar Rights Act has been in effect since 1979, and intends to “promote and encourage the widespread use of solar energy systems and to protect and facilitate adequate access to the sunlight which is necessary to operate solar energy systems”.

The Solar Rights Act comprises the following California sections of law: California Civil Code Sections 714 and 714.1, California Civil Code Section 801, California Civil Code Section 801.5, California Government Code Section 65850.5, California Health and Safety Code Section 17959.1, California Government Code Section 66475.3 and California Government Code Section 66473.1.

Pursuant to California Government Code Section 65850.5 (a), “it is the intent of the Legislature that local agencies comply not only with the language of this section, but also the legislative intent to encourage the installation of solar energy systems by removing obstacles to, and minimizing costs of, permitting for such systems.”

Further, a requirement referenced in California Government Code Section 65850.5 (c). the solar project poses no “adverse impact upon the public health or safety”, and that as a result the “Review of the application to install a solar energy system shall be limited to the building official’s review of whether it meets all health and safety requirements of local, state, and federal law.” stated in California Government Code Section 65850.5 (b).

We sincerely thank you for your consideration of these state laws with regards to the new proposed solar arrays and how and existing tree replacement will affect the efficiency of these arrays. As a part of this package we are including Demolition Landscape Plans and an Arborist Report to assist in your assessment the landscape replacement as a part of this project. The landscape plans propose replacing the removed trees with a mixture of Maki Trees, Mockorange shrubs, and Dwarf Variegated Mockorange shrubs – all of which will not grow to a height that will obstruct the solar panels, but will still provide greenery and plantings within the area of the new solar arrays.

If you have any questions during your review, please do not hesitate to call me.

Sincerely,

ADM Group, Inc.



Jenifer Weskalnies  
Director of Architecture  
602-399-1429



# San Joaquin County Environmental Health Department

## HAZARDOUS MATERIALS PROGRAM

This survey form is intended to identify businesses which need to comply with the hazardous materials emergency planning and reporting requirements of the California Health and Safety Code (HSC) Chapter 6.95. This Chapter requires businesses which handle hazardous materials to prepare emergency plans for their employees to use in an emergency. Businesses must submit a copy of this plan, along with an annual inventory of their hazardous materials, to public safety agencies for use in protecting emergency responders and the general public. In San Joaquin County, the Environmental Health Department (EHD) has been authorized to administer this program as the Certified Unified Program Agency or CUPA. Should you have any questions about the CUPA program or this form, please contact EHD at (209) 468-3420.

Please consider the following guidelines when completing the questions on page 1:

### Question 1:

The (HSC) section 25501(p) defines a "Hazardous Material" as any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. "Hazardous Materials" include but are not limited to, hazardous substances, hazardous waste, and any material that a handler or the administering agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment. This includes, but is not limited to, fuels, petroleum products, paints, propane, oxygen, ammonia, chlorine, pesticides, fertilizers, and used oil. If a business generates any amount of hazardous waste they must enroll in the EHD Hazardous Waste Generator Program. Answer "Yes" if you use a material that meets the definition above in any quantity at least once in the year. If you are unsure, contact the EHD at (209) 468-3420 for assistance. If you answer "No" and at a later date your business, or a tenant on your property, begins handling hazardous materials, you must inform the EHD within 30 days.

### Question 2:

If you answer "Yes", you must meet the requirements of HSC Chapter 6.95. The EHD will be contacting you to provide assistance. These requirements must be met prior to issuance of a certificate of occupancy. If you answer "No", our office may conduct an inspection after you begin operations to verify your exemption.

The HSC establishes some modified requirements or program exemptions for certain uses of hazardous materials. If you answered "Yes" to questions 1 and 2, a determination must be made if your business meets one of the exemptions listed. Check the appropriate boxes on page 1. The EHD will contact you to make a final determination if your business meets the exemptions.

- A. Retail Exemption – Products packaged for direct distribution to the general public are exempt from the program. This exemption may not apply if any of the following conditions exist:
  - 1. The quantity handled creates an unacceptable public hazard
  - 2. The material is being used directly by the business as part of its operation in addition to being sold to the general public
  - 3. The general public doesn't have ready access to the product as stored by the business (e.g. in a warehouse).
  
- B. Modified Farm Exemption – Farms, as stated in Question 2B on page 1, must meet modified program requirements. The definition of a farm in the law doesn't include businesses providing commercial pest control services, fertilizer application services, product processing services, or packing shed services for farmers. Farms qualifying for the exemption are still required to submit an annual chemical inventory and fee to the San Joaquin County Office of the Agricultural Commissioner (OAC) along with other requirements. Please contact the OAC for further information at (209) 953-6000. Businesses operating a commercial business in addition to a farm as defined must comply with the requirements of the Hazardous Materials Program for those materials associated with the commercial business.

### Question 3:

The Federal and State governments have defined approximately 366 chemicals as an "Acutely Hazardous Material" (AHM). The most common AHM used in the county include: Chlorine, Ammonia, Sulfuric Acid, Methyl Bromide, Acrolein, Sulfur Dioxide, Formaldehyde, Nitric Acid, Vinyl Acetate Monomer, Hydrogen Peroxide, and many types of Pesticides.

Answer "Yes" if you use any of these specific chemicals in any quantity at any one time of the year. Contact the EHD if you're unsure for assistance.

### Question 4:

Answer "Yes" if the boundary of your property or facility is or will be within 1,000 feet of the boundary of a school. (Grades K – 12)



# CITY OF MANTECA

## COMMUNITY DEVELOPMENT DEPARTMENT

### ENVIRONMENTAL QUESTIONNAIRE

(To Be Completed by Applicant)

This document will assist the Community Development Department in evaluating the proposed project and its potential environmental impacts. Complete and accurate information will facilitate the environmental assessment, review, and minimize future requests for additional information. Please contact the Community Development Department, 1001 W. Center Street, Manteca, CA 95337, (209) 456-8500 if there are any questions concerning environmental issues or zoning.

APPLICANT'S STATEMENT OF INTENT (DESCRIBE THE PROPOSED PROJECT): New solar photovoltaic arrays mounted on carport canopies to be installed in the existing parking lot.

SUBDIVISION NAME OR PROPOSED COMMON NAME OF PROJECT: Solar Carport Arrays at Manteca Hospital

PROPERTY OWNER'S NAME: Kaiser Foundation Hospitals

Mailing Address: 1 Kaiser Plaza, OAKLAND, CA 94612

Telephone: Business ( ) 510-271-5800

Home ( ) \_\_\_\_\_

Applicant's Name: \_\_\_\_\_

Phone ( ) \_\_\_\_\_

Address: \_\_\_\_\_

#### PROJECT SITE INFORMATION:

Property Address or Location: 1777 W. Yosemite

Property Assessor's Parcel Number(s): 20018034, -37, -39, -42, -43, -44, -17, -16, -40, -41, -35, 20014031

Property Dimensions: \_\_\_\_\_

Property Area: Square Footage 800,633 SF (combined site) Acreage 18.3 acres

Site Land Use: Undeveloped/Vacant \_\_\_\_\_ Developed Hospital / MOB

If developed, give building(s) square footage \_\_\_\_\_

Existing Zoning of Project Site: PD

Proposed Zoning (if applicable): No change

#### DESCRIBE ADJACENT ZONING AND EXISTING LAND USE WITHIN 300 FEET OF PROJECT SITE:

	Zone	Existing land use (i.e. residential, commercial, industrial)
North	<u>PD - vacant</u>	
South	<u>CMU - vacant / restaurant</u>	
East	<u>CMU - vacant</u>	
West	<u>CMU - vacant</u>	

SITE CHARACTERISTICS

Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects (if applicable): Fully developed - hospital / MOB site.

Are there any trees, bushes, or shrubs on the project site? Yes Are any to be removed? Yes

If yes, attach site plan indicating location, size and type of all trees, bushes and shrubs on the site that are proposed for removal.

Attached.

Will the project change water body or ground water quality or quantity, or alter existing drainage patters?

No If yes, explain: \_\_\_\_\_

If there are structures on the project site, attach site plan indicating location of structures and provide the following information:

Present Use of Existing Structure(s): Hospital / MOB

Proposed Use of Existing Structure(s): Carport canopies with solar arrays

Are any structures to be moved demolished? no If yes, indicate on site plan which structures are proposed to be moved or demolished.

Describe Age, Condition, Size and Architectural Style of all existing on-site structures (include photos): \_\_\_\_\_

PROPOSED BUILDING CHARACTERISTICS

Size of New Structure(s) or Building Addition(s) in gross square feet: 6 new carport structures - 34,178 SF total

Building Height in feet (measured from ground to highest point): 14' tall maximum

Height of other appurtenances, excluding buildings, measured from ground to highest point (i.e. antennas, mechanical equipment, light poles, etc.): \_\_\_\_\_

Project Site Coverage: Building Coverage: \_\_\_\_\_ Sq. Ft. \_\_\_\_\_ %

Landscaped Area: \_\_\_\_\_ Sq. Ft. \_\_\_\_\_ %

Paved Surface Area: \_\_\_\_\_ Sq. Ft. \_\_\_\_\_ %

Total: \_\_\_\_\_ Sq. Ft. \_\_\_\_\_ %

Exterior Building Materials: EIFS, glass

Exterior Building Colors: Beige, tan

Roof Materials: Roof with parapet walls

Total Number of Off Street Parking Spaces Provided: 489

Describe the type of exterior lighting proposed for the project (height, intensity): Replacment lighting with be undercanopy mounted.

Building \_\_\_\_\_ Parking \_\_\_\_\_

Estimated Construction Starting Date: 12/17 Estimated Completion Date: 3/18

If the proposal is a component of an overall larger project, describe phases and show them on the site plan: \_\_\_\_\_

RESIDENTIAL PROJECTS

Total Lots: \_\_\_\_\_ Total Dwelling Units: \_\_\_\_\_ Total Acreage: \_\_\_\_\_

Net Density/Acre: \_\_\_\_\_ Gross Density/Acre: \_\_\_\_\_

	Single Family	Two Family Duplex	Multiple Family Apartments	Multiple Family Condominiums
Number of Unit				
Acreage				
Square Feet/Unit				
For Sale or Rent				
Price Range				
Type of Unit				
Studio				
1 Bedroom				
2 Bedroom				
3 Bedroom				
4+Bedroom				

COMMERCIAL, INDUSTRIAL, MANUFACTURING, OR OTHER PROJECT

Type of Use(s) Parking canopy

Expected Influence: Regional \_\_\_\_\_ Citywide \_\_\_\_\_ Neighborhood none

Total Occupancy/Capacity of Building(s) \_\_\_\_\_

Total Number of Fixed Seats: \_\_\_\_\_ Total Number of Employees: \_\_\_\_\_

Anticipated Number of Employees Per Shift: \_\_\_\_\_

Square Footage of: Office Area \_\_\_\_\_ Warehouse Area \_\_\_\_\_

Sales Area \_\_\_\_\_ Storage Area \_\_\_\_\_ Loading Area \_\_\_\_\_ Other: 34,178 sf

Total Number of Visitors/Customers on site at any one time: \_\_\_\_\_

Other Occupants (if applicable): \_\_\_\_\_

Will the proposed use involve any toxic or hazardous materials or waste? (Explain) No.

NOTE; IF THE PROJECT SITE IS ON OR NEAR A HISTORICAL SITE, ARCHAEOLOGICAL SITE, LANDFILL SITE, RIVER, FLOODPLAIN, FREEWAY, RAILROAD, OR AIRPORT, THEN SPECIFIC TECHNICAL STUDIES MAY BE REQUIRED. APPLICANTS ARE ENCOURAGED TO CONTACT THE DEVELOPMENT SERVICES DEPARTMENT AT THE EARLIEST POSSIBLE OPPORTUNITY TO DETERMINE THE POSSIBLE NEED AND SCOPE OF SUCH STUDIES.

AS THE APPLICANT/AGENT FOR THIS PROPOSAL I HEREBY STATE THAT, TO THE BEST OF MY KNOWLEDGE, THE ABOVE ANSWERS AND STATEMENTS ARE TRUE AND COMPLETE.

*Jenifer Weskalnies*

\_\_\_\_\_  
Signature of Applicant/Agent

7-17-17

\_\_\_\_\_  
Date

Jenifer Weskalnies, Architect

\_\_\_\_\_  
Print Name and Title of Applicant/Agent

480-285-3800

\_\_\_\_\_  
Phone Number