



September 14, 2017

Mr. Mark Meissner
Planning Manager
Community & Economic Development Department
City of Manteca
1001 W. Center Street
Manteca, CA 95337

**Subject: SPA 17-65: Site Plan Review for the North Walnut Townhomes
Response to Incompleteness Letter, dated July 28, 2017**

Dear Mr. Meissner:

On behalf of Palm Jr. LLC, we are pleased to present the enclosed submittal package in response to the incompleteness letter, dated July 28, 2017, for the Site Plan Review (SPA 17-65) for the North Walnut Townhomes Project submitted to the City on June 29, 2017. In addition, the following includes a copy of the comments provide by the City Departments and our written response in *italics*:

Planning (Mark Meissner, Planning Manager)

1. Please provide a landscape and irrigation plan per the City of Manteca, Site Plan and Design Review Application Checklist Number 8.

A Preliminary Landscape Plan and Irrigation Plan, dated August 25, 2017 has been prepared pursuant to Application Checklist Number 8. Two (2) full size and one (1) reduced 11" x 17" copies are enclosed for your review.

2. Please provide a Lighting Plan per the City of Manteca, Site Plan and Design Review Application Checklist Number 5, k.

A Lighting Plan has been prepared pursuant to Application Checklist Number 5, k. One (1) full size and one (1) reduced 11" x 17" copies are enclosed for your review.

3. The new parking areas appear to be adequately dimensioned and in compliance with the City's parking lot design standards; however, without a landscaping plan it is not clear if the area at the head of the parking stalls is pavement or landscaping.

See response to Planning Comment #1. A Landscape Plan has been prepared and parking areas are in compliance with the City's parking lot design standards.

4. This project site is a "reversed" corner lot, so this site needs to be laid out where either Walnut or Alameda is identified as the "front". Based on the proposed setbacks, it appears that the required 10-foot rear yard setback is along the south property line, so we would assume the front is Alameda, please confirm.

The "front" is Alameda Street.

5. Please note that the existing trees as identified on the site plan are subject to Manteca Municipal Code section 17.48.060, B, Maintenance of Existing Trees.

The existing trees on the project site will be removed and replaced, as shown on the Preliminary Landscape and Irrigation Plan, dated August 25, 2017. Replacement of trees includes six (6) varieties of tree species, including October Glory Maple and Chinese Elm.

6. Please provide architectural details of all structure proposed on the project site including the carports and fencing. Please provide architectural details per the City of Manteca, Site Plan and Design Review Application Checklist Number 7.

Architectural details of the proposed Carports, Fencing and Trash Enclosure have been prepared by Architecture Plus, Inc. pursuant to Application Checklist Number 7. Two (2) full size and one (1) reduced 11" x 17" copies are enclosed for your review.

Building Division (Brad Wungluck, Chief Building Official)

1. Developer shall provide at least one accessible route within the site from accessible parking spaces and accessible passenger loading zone; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve. Where more than one route is provided, all routes must be accessible. CBC Section IIB-206.2.1

The revised Site Plan, dated August 15, 2017, shows an accessible route from the accessible parking spaces and accessible passenger loading zone to the public right-of-way.

2. Developer shall provide accessible parking spaces complying with Section IIB-502 and in accordance with Table IIB-208.2 and van accessible stalls complying CBC 11B-208.2.4. CBC Sections IIB-208.2 and IIB-208.2.4. Please show the number of accessible stalls and van accessible stalls on the site plan in compliance with CBC 11B-208.2.

Two (2) accessible parking spaces (one (1) is van accessible) are provided pursuant to the CBC.

3. Developer shall provide that all entrances and exterior ground-floor exits to buildings and facilities shall be accessible and shall comply with Section IIB-404. CBBC Section IIB-206.4.1.

All entrances and exterior ground-floor exist to buildings and facilities are accessible and will be compliant with the CBC.

4. Developer shall obtain separate building permits for each structure , signage, trash enclosure, canopy, etc. per CBC Admin 104 prior to construction of said structure or feature.

Noted. We assume this will be a Condition of Approval for the project.

5. Developer shall provide plumbing fixtures in the proposed building in accordance with CPC Table 422.1

Noted. We assume this will be a Condition of Approval for the project.

6. Developer shall comply with the occupancy separation requirements of CBC 508 and Building Height and Area Limitations per CBC 504, 505, 506, and 507.

Noted. We assume this will be a Condition of Approval for the project.

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 pad elevations and building location (setbacks) are pursuant to the approved plans prior to receiving a foundation inspection.

Noted. We assume this will be a Condition of Approval for the project.

8. Developer shall provide bike parking spaces in accordance with California Green Building Standards Code 5. 106 for number and distance to the entrance. Please revise plans as necessary to comply with CGBSC 5.106.5.2.

Five (5) bicycle parking spaces have been added to the revised Site Plan, dated August 15, 2017.

9. Developer shall obtain separate permits for all structures, signs, etc. in accordance with CBC 105.1.

Noted. We assume this will be a Condition of Approval for the project.

10. Developer shall provide distances between structures, property lines, etc. complying with CBC 602 and CBC 705.8
 - a) PLEASE NOTE THAT BASED UPON THE CURRENT SITE PLAN AS SHOWN THAT NFPA 13 SYSTEMS AND PROTECTED OPENING MAY BE TRIGGERED. PLEASE REVIEW THE DISTANCES TO PROPERTY LINES, ASSUMED PROPERTY LINES, CARPORTS, BETWEEN BUILDINGS, ETC.
 - b) Please provide a revised site plan showing the percentages of opening along each wall line, the distance from the openings to the property lines or assumed property lines, and the type of Fire Sprinkler System to be utilized.

See Sheet 1 of the revised Site Plan, dated August 15, 2017. Additional detail related to distances between structures, property lines and carports have been added. The project will be compliant with the California Fire Code (2016) and the City's Municipal Code.

11. 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 not this on the plans.

A Landscape and Irrigation Plan has been prepared for the proposed project and shall comply with the potable water reduction requirements of the CGBS and the Manteca Water Efficient Landscape Ordinance. We assume this will be a Condition of Approval for the project.

12. All outdoor lighting, outdoor lighting controls, and equipment shall comply with the California Energy Code and Section 130.2.

Noted. We assume this will be a Condition of Approval for the project.

13. At time of building permit submittal the developer shall incorporate all Conditions of Approval from all departments and imprint into the submittal set of construction documents/plans.

Noted. We assume this will be a Condition of Approval for the project.

Engineering (Lauren Maneau, Assistant Engineer)

General

1. This project will be conditioned to install the frontage improvements (sidewalk, curb and gutter) along 936 W Alameda Street and 435 N Walnut Way. The cost of these improvements may be put into an AOB, for applicant reimbursement. This will be included as a condition, no changes need to be made to the site plan to address this comment.

Noted. We assume this will be a Condition of Approval for the project.

2. This project will be required to pay into the Walnut Place Storm Drain Area of Benefit. This will be included as a condition, no changes need to be made to the site plan to address this comment.

Noted. We assume this will be a Condition of Approval for the project.

3. Remove the detail page from the entitlement submittal. This will be submitted with the building permit submittal. Please note that the following changes should be made, however, there may be additional comments at the time of the
 - a) The cleanout that is placed at the right-of-way must be in accordance with City standards.
 - b) The "Pavement Replacement" detail needs to include a notch (refer to attachment)
 - c) There needs to be a subsurface impervious cutoff wall between the bio retention devices near the sidewalks and the actual sidewalk.

The detail sheet has been removed.

Site

4. There needs to be a means of getting the building at the corner of the intersection from the City sidewalk without having to get to the interior corner to cross over. I would suggest extending the sidewalk along the west side of the 3,250sf building up the sidewalk, the same as the other side of the Alameda Street address.

The revised Site Plan, dated August 15, 2017, includes a sidewalk on the east side of the Alameda Street, allowing pedestrian access from the 3,250 sq. ft. building to Alameda Street sidewalk.

5. The stormwater treatment areas throughout the site must be landscaped or otherwise lightly barricaded to discourage foot traffic through them which would compact the soil and decrease infiltration of storm flows.

As discussed above, a Landscape and Irrigation Plan has been prepared for this project. The stormwater treatment areas throughout the project site are landscaped.

Water

6. Both Meters and backflow preventers must be adjacent to City right-of-way.

Noted. We assume this will be a Condition of Approval for the project.

Storm Drain

7. How do the storm drain flows from the parking lot and driveways enter the treatment areas?

As shown on the revised Site Plan, dated August 15, 2017 Sheet 1 and 2, curb-cuts are provided to allow storm water run-off from the parking lot and driveways to enter the treatment areas. Following treatment, stormwater enters the storm drain.

8. Calculations showing the area of treatment devices required, based on the amount of impervious being added, and the area of treatment devices being installed is required. These are based on the City's Post Construction Manual, not the Storm Drain Master Plans. The Post-Construction Manual can be found on the City's website under Public Works, Engineering. Since infiltration based solutions are to be used, determination of the Historic High Groundwater Elevation must be submitted in accordance with the attached memo, see attached.

A Post-Construction Stormwater Manual Worksheet has been prepared by Benchmark Engineering, Inc. for this project. Please see the enclosed worksheet.

Fire Department (Lantz Rey, Fire Marshal)

1. Site address: Building address numbers shall be plainly visible from the street fronting the property. Said building address numbers shall contrast with their background and be a minimum of 12" in height.
 - a) Building numbers for rear buildings shall be viable from Main drive aisle. Building numbers will be placed in a uniform position on the building façade.
 - b) Individual units shall be numbered consecutively according to their floor. All units on the first floor shall be in the 100 series, second floor in the 200 series and third floor units in the 300 series.
 - c) Each building shall have a durable, all-weather sign listing the building designator and the units contained within.

Noted. We assume this will be a Condition of Approval for the project.

2. Fire Department Access

- a) Provide a diagram showing a minimum of 44' external radius and internal radius of 25' on all main entries, drive aisle and parking lot areas. The main drive aisle shall be designated Emergency Vehicle Access Lane and be a minimum of 26' wide.
- b) A diagram showing proposed "Fire Lane" shall be submitted for approval to the Office of the Fire Marshal. Fire Lanes shall be marking in accordance with California Fire Code (Appendix D103.6 SIGNS and Manteca Fire Code 15.24.

A Fire Truck Turning Radium Exhibit, dated August 15, 2017 has been prepared for this project. The exhibit shows a minimum of 44' external radius and internal radius of 25'. A "Fire Lane" is shown on the exhibit. Four (4) full size and one (1) reduced 11" x 17" copies are enclosed for your review.

3. Fire Hydrants: Plans and specifications for fire hydrant systems shall be submitted for review and approval prior to construction.
 - a) Fire hydrants shall be installed on a minimum 8-inch looper water main
 - b) Fire hydrants shall be installed around all buildings at a maximum spacing of 300 feet in accordance with the City of Manteca Standards and California Fire Code. Corners should be utilized for hydrant locations when possible.
 - c) Hydrants subject to vehicular damage shall be protected in an approved manner and not be obstructed by vehicles or other obstructions.
 - d) Provide 15 feet of clearance on either side of fire hydrant from stopped or parked vehicles.

- e) Additional fire hydrants may be required to meet the minimum spacing requirement of hydrants within 90 feet of Fire Department Connections, (FDC) for Fire Sprinkler System.
- f) The on-site fire protection system (fire hydrants and associated water mains) shall be installed prior to issuance of building permits.

Noted. We assume this will be a Condition of Approval for the project.

- 4. Underground piping for the fire sprinkler shall be approved by the Fire Department prior to permit issuance.

Noted. We assume this will be a Condition of Approval for the project.

- 5. All above ground gas meter, regulations, and piping exposed to vehicular damage shall be protected in an approved manner.

Noted. We assume this will be a Condition of Approval for the project.

- 6. Fire Suppression Systems: All buildings must be protected by an approved monitored automatic sprinkler system in accordance to NFPA 13R, CFC, CBC, and Manteca Municipal Code Section 15.24.

Noted. We assume this will be a Condition of Approval for the project.

- 7. Fire Suppression Approval. Plans and specifications for fire suppression systems shall be submitted for review and approval prior to construction. If work differs from approved plans, a set of "as built" shall be submitted to the Fire Department prior to final inspection.

Noted. We assume this will be a Condition of Approval for the project.

- 8. Plans proposed to be listed as deferred submittals shall be clearly labeled on the cover building permit plan submittal cover sheet.

Noted. We assume this will be a Condition of Approval for the project.

- 9. Inspections: Fire protection systems (fire hydrants, water mains, etc.) shall be installed, tested, and approved by the City prior to the issuance of any building permits.

Noted. We assume this will be a Condition of Approval for the project.

10. A Fire Department "key lock box" shall be properly installed near the main entrance. A 3200 Series lock box can be ordered online directly from KNOXBOX.COM. Contact the Office of the Fire Marshal for additional information.

The project will not be gated.

11. All above ground gas meters, regulators, and piping exposed to vehicular damage shall be protected in an approved manner.

Noted. We assume this will be a Condition of Approval for the project.

12. All above comments shall be listed in the Building Permit Plan Submittal in a section designated for Fire Comments. Additionally, the Authority Having Jurisdiction should be listed as:

City of Manteca Fire Department
Office of the Fire Marshal
Fire Marshal Lantz Rey
1154 S. Union Road, Manteca, CA 95337

Noted. We assume this will be a Condition of Approval for the project.

On behalf of Palm Jr. LLC., we look forward to the successful processing and approval of the North Walnut Townhomes project. Should you have any questions, or need further information, please contact me at (200) 599-8377 or by email at mark@jbandersonplanning.com.

Sincerely,



Mark Niskanen
Vice President

Enclosures:

- Revised Site Plan and Grading and Drainage Plan, dated August 15, 2017
- Conceptual Landscape Plan and Irrigation Plan, dated August 25, 2017
- Lighting and Photometric Plan, dated September 11, 2017
- Lighting Fixture Details
- Carport, Fence and Trash Enclosure Elevations
- Post-Construction Stormwater Manual Worksheet, Stormwater Treatment Control Measure Maintenance Access Agreement and Historical Depth-to-Water / Groundwater Elevation Information

cc: Mr. Resham Singh, Palm Jr. LLC
Mr. Josh Smith, Palm Jr. LLC
Mr. Rick Mummert, Benchmark Engineering
Mr. Joe Smith, Architecture Plus Inc.
Mr. Chad Kennedy, O'Dell Engineering