



CITY OF MANTECA

COMMUNITY DEVELOPMENT
DEPARTMENT

August 28, 2017

Exeter Louise Land, LLC
Attn: Jason Honesty
101 West Elm Street, Suite 600
Conshohocken, PA 19428

SUBJECT: PACIFIC LOGISTICS CENTER BTS INCOMPLETE LETTER: MPM-17-81

Dear Mr. Honesty:

Staff received the application submittal for a Minor Plan Modification for a 565,000 sq. ft. industrial building project located at 2324 W. Louise Ave. on July 25, 2017 and routed to all affected departments and agencies for review and comment. Staff has reviewed your submittal and has deemed the application **incomplete** based on the materials that were submitted. I have compiled the following comments and conditions that were received. Additional comments from other departments and outside agencies may follow under separate cover.

see attached revised

see attached revised

Planning Division:

Missing Items:

1. Title Report **See attached grant deed provided by Exeter. Please confirm if anything else is needed**

Comments:

1. The parking requirement is as follows:
 - a. Warehousing, Storage, and Distribution—0.5 spaces/1,000 square feet of gross floor area, which would equal 283 stalls and only 270 stalls have been provided. **see attached revised**
2. What kind of fencing will be provided to screen the site/trailers? Please provide a drawing. **see keynote 22 on A1.1 and added detail on A4.1, 8' black vinyl coated chain link. See also the Landscape plans for screening.**
3. Parking lots of 20 spaces or more shall provide a landscape island measuring a minimum of 8 feet by 16 feet and at a ratio of one island for every eight spaces. The islands shall contain at least one tree. Please provide measurements of planters to verify the sizes and the number of planters. **see attached revised**
4. Please provide dimensions of all drive aisles. They must be a minimum of 24 feet wide. **see attached revised**

Conditions of Approval (not all-inclusive): **all proposed conditions of approval are noted.**

5. All signage shall be submitted as a separate building permit from the building and shall comply with Chapter 17.54 of the Zoning Ordinance.
6. Roof-mounted equipment shall be screened by a parapet.
7. Landscape improvements shall meet all requirements of the Municipal Code for parking lot design, tree removal and replacement as well as tree shading guidelines.
8. The City of Manteca has adopted the state model for AB 1881 Model Water Efficient Landscape Ordinance (WELO). New and rehabilitated landscapes need to be designed and the proper testing and documents submitted in accordance with this bill. Please refer to

<http://www.water.ca.gov/wateruseefficiency/landscapeordinance/> for information or it can easily be "googled".

9. The project may require a master valve and flow sensor. This will allow the controller to detect irrigation line breaks, shut the system down and avoid water waste.
10. The project shall have a separate water meter for irrigation purposes and a RP Backflow device.
11. Water Efficient Landscape Ordinance (WELO) application forms and checklist shall be completed with the proper items upon submittal of landscape plans. These forms are available at the Community Development counter.
12. 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 trees, shrubs, and plants which, due to accident, damage disease or other cause shall be replaced.
13. The minimum planting size for trees shall be 15 gallon, with 25 percent of all trees on a project site planted at a minimum 24-inch box size. For commercial, office, community/civic, and industrial development, tree spacing within perimeter planters along streets and abutting residential property shall be planted no farther apart on center than the mature diameter of the proposed species.
14. Planters for trees shall be a minimum of five feet wide by five feet long, consistent with the City's adopted master list of street trees and parking lot trees.

Fire Department:

24. 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
25. Fire Department Access:
 - a. Provide a minimum of 44' external radius and internal radius of 25'. All main drive aisle and roads around the complex and around each building, or group of buildings within this project shall be designated Emergency Vehicle Access Lanes and shall be 26' in width for ladder truck operations.
26. 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 looped 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 Systems.
 - f. The on-site fire protection system (fire hydrants and associated water mains) shall be installed prior to the issuance of building permits.
27. Underground piping for the fire sprinkler shall be approved by the Fire Department prior to permit issuance.
28. All above ground gas meter, regulators, and piping exposed to vehicular damage shall be protected in an approved manner.

29. Fire Suppression Systems: All buildings must be protected by an approved monitored automatic sprinkler system in accordance to NFPA 13, CFC, CBC, and Manteca Municipal Code Section 15.24.
 - a. Fire Alarm/Sprinkler monitoring shall be point ID.
30. 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.
 - a. Sprinkler Plans shall include all soffits, drops or obstructions.
31. Inspections. Fire protection systems (fire hydrants, water mains, etc.) shall be installed, tested and approved by the City prior to the issuance of any building permits. The Fire Department shall witness all system and acceptance tests. Please provide 24-hour notice prior to any system or acceptance tests.
32. A Fire Department approved "key lock box" shall be properly installed on each side of the building contain the necessary keys to assure access to all service area. Contact the Fire Prevention Division for specific details.
33. All above ground gas meters, regulators, and piping exposed to vehicular damage shall be protected in an approved manner.
34. Trash enclosures/dumpsters shall not be allowed within 5 feet of any combustible walls, openings, or combustible roof eaves, unless protected by an automatic fire sprinklers.

Engineering Division:

The Engineering Division has not returned comments yet. We will send you their comments as soon as we receive them.

Please note that some comments may require design modifications while other comments will ultimately be incorporated as conditions of approval. As City departments and outside agencies review the submittal, additional comments may still apply, and staff will keep you updated on the status of the project if that happens. Please contact me if you have questions or concerns. I can be reached at (209) 456-8518 or email mkang@ci.manteca.ca.us. If you cannot get a hold of me, you can contact Mark Meissner at (209) 456-8500.

Sincerely,



Mandy Kang, Associate Planner
Community Development Department

Cc: Mark Meissner, Planning Manager

Attach: Letter from the South San Joaquin Irrigation District

S.S.I.I.D.
MEMORANDUM

to: Mandy Kang, Senior Planner
from: Sam Bologna
cc:
subject: 2325 W. Louise Ave., APN 198-110-14
date: August 1, 2017

The South San Joaquin Irrigation District has reviewed the submitted Site Plan for the above referenced development. The District requests that the following be made conditions of approval for the development:

1. Any proposed disposal of storm water that will ultimately discharge into District facilities shall conform to the District's current policy relative to storm drainage. Hydraulic calculations and plans for proposed storm system shall be provided to the District for review and approval and shall conform to the approved Storm Drainage Master Plan and Storm Drainage Agreement between the District and the City.
2. All District irrigation and drainage facilities which are determined by the District to be affected by the proposed development, shall be replaced with rubber gasket reinforced concrete pipe or box culverts and shall be relocated, if necessary, to District approved locations. Facilities assumed to be affected by this development include the FCOC.

Further, hydraulic calculations to determine pipe or culvert size will be required for any design changes or relocations that are proposed on District facilities. In accordance with District standards, construction on District facilities is not allowed between February 15th and October 15th of any given year. As such, plans for pipeline improvements need to be received no later than mid-July (3 months before the end of water season), so that all construction work can be completed during the provided window period.

3. All improvements to the District facilities shall comply with the District's current standards, drawings, and policies. The developer shall enter into the necessary agreements, permits, etc., required by the District for construction of District facilities.

4. District facilities within the development, or impacted by the development, which provide storm water drainage or irrigation spill functions, shall not be abandoned, relocated, or replaced, unless alternate provisions are made to handle such drainage in accordance with District approval.
5. The property owner and/or developer shall execute Irrigation Service Abandonment Agreements and provide for the removal of irrigation and drainage facilities and structures on property no longer requiring irrigation service. The method of abandonment and extent of such removal shall be determined by District. Private irrigation facilities and easements shall be provided for private use to accommodate property that will still be using District water to irrigate adjacent to the development. The proposed connection of any such private facility to District facilities shall be approved in advance by the District.
6. Easements for all District facilities shall be dedicated on current District forms. Additional easements shall be dedicated for access to all manholes and control structures. All District easements shall be shown on the final map together with the District's standard acknowledgment. Easement widths for pipelines or culverts shall be determined by District based upon size of facility, but in no case less than 30 ft. in width. A title report shall be provided to District for its use in preparation of all required documents and to ascertain if the District has a fee interest in the proposed development. Fee interest issues shall be dealt with in accordance with the District's standard policy.
7. Improvement plans for both off-site and on-site improvements shall be submitted for review and approval by the District's Board of Directors. Prior to plan submittal, the developer shall submit a retainer for plan check and inspections required for the project in accordance with the current established fee schedule.
8. Upon completion of the project, the developer shall provide one complete set of "As-Built" drawings to the District for its future use.
9. The following statement shall be affixed or otherwise included within the approved development plans: "SSJID has adopted time limits limiting the period of its approval should the landowner/developer fail to substantially complete his development project in a timely manner and as per approved development plans.

These time limits adopted by SSJID are in most cases equal to those utilized by the governmental agency or institution responsible for development approvals. Should the time limit be exceeded, SSJID reserves the right to then apply any of its current development standards and requirements."

Furthermore, the District reserves the right to apply additional conditions if development does not occur within one (1) year of the Planning Commission's approval.

Additionally, the District requests that it be notified by the Planning Department when approval has been given with the above stated conditions.

If you have any questions, please contact me in the Engineering Department at (209) 249-4617.

Very truly yours,

A handwritten signature in cursive script that reads "Sam Bologna".

Sam Bologna
Engineering Department Manager

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FAX (209) 249-4642

