



# CITY OF MANTECA COMMUNITY DEVELOPMENT APPLICATION FORM

Planning Division, 1001 W. Center Street, Manteca, CA 95337, (209) 239-8427 Fax (209) 825-2349

Type of Application		
<input type="checkbox"/> Development Agreement	<input type="checkbox"/> Tentative Map Extension	<input type="checkbox"/> Subdivision Map
<input type="checkbox"/> Annexation (Special Submittal Package)	<input type="checkbox"/> General Plan Amendment (Special Submittal Package)	<input type="checkbox"/> Lot Line Adjustment (Special Submittal Package)
<input type="checkbox"/> Minor Plan Modification	<input type="checkbox"/> Variance/Minor Zone Modification	<input type="checkbox"/> Sign Permit
<input type="checkbox"/> Specific Plan/Amendment	<input type="checkbox"/> Use Permit	<input type="checkbox"/> Municipal Code Amendment
<input type="checkbox"/> Rezone/Prezone	<input type="checkbox"/> Appeal	<input type="checkbox"/> Major Sign Permit
<input type="checkbox"/> PUD	<input checked="" type="checkbox"/> Site Plan Review	<input type="checkbox"/> Other:

## Project Detail

Project Name PACIFIC BUSINESS CENTER - BUILDING SHELL

Property Address: 2301/2403 LOUISE AVENUE APN: 198-110-08

Is the property within the Redevelopment Agency's (RDA) Project Area?  Yes  No  
(Property within the RDA Project area must sign the acknowledgement on page 2).

Project Description (submit separate attachment if necessary) (e.g. Expansion of existing use, establishment of a new use or new construction, etc.)

CONSTRUCTION OF A NEW 939,660SF DISTRIBUTION CENTER SHELL BLDG. WITH SITE IMPROVEMENTS FOR CAR/TRUCK PARKING, LANDSCAPING AND HARDSCAPING. BUILDING SHALL BE PAINTED, CONCRETE, TILT-UP, CONSTRUCTION.

### Property Owner:

Name WESTCOBE-LOUISE LP  
 Contact WILLIAM HALL  
 Address: 4435 EAST GATE MALL  
 City, Zip: SAN DIEGO, CA #300  
 Phone: 858-382-0391  
 Fax: \_\_\_\_\_  
 E-mail WHALL@OACCONSULTING.NET

### Applicant

Name SAME  
 Contact \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City, Zip: \_\_\_\_\_  
 Phone: \_\_\_\_\_  
 Fax: \_\_\_\_\_  
 E-mail \_\_\_\_\_

### Office Use Only-Fees

Fees	Account Number	Application Type	Fees	Account Number	Application Type

Receipt Number \_\_\_\_\_ Date \_\_\_\_\_ Accepted by \_\_\_\_\_

File Number/s: \_\_\_\_\_

**Other Contact Information**

Name: WAKE MALCOMB - RAYMOND LEE Name: \_\_\_\_\_  
 Address: 2400 CAMINO RAMON - 390 Address: \_\_\_\_\_  
 City, Zip: SAN RAMON, CA 94583 City, Zip: \_\_\_\_\_  
 Phone: 925.244.9620 Phone: \_\_\_\_\_  
 Fax: 925.244.9621 Fax: \_\_\_\_\_  
 email: FLER@WAKEMALCOMB.COM email: \_\_\_\_\_

**Miscellaneous**

General Plan Designation: HEAVY INDUSTRIAL Proposed General Plan Designation: HEAVY INDUSTRIAL  
 Zoning: M-2 Proposed Zoning: M-2  
 General Property Dimensions: 2104' X 1500'  
 Acres/Square Feet: 56.99AC / 2,482,465 SF  
 Land Use: Undeveloped/Vacant  Developed

**Hazardous Waste Affidavit**

Government Code Section 65962.5 requires each applicant for any development project to consult the State Hazardous Waste and Substance Sites List. Based on this list (available from the Planning Division of the Community Development Department) the applicant is required to submit a signed statement to the City of Manteca indicating whether the project is located on a site which is included on the list before the City accepts the application as complete. If the project site is listed by the State as a hazardous waste or substance site, the applicant must fully describe the nature of the attached hazard and potential impacts in the Initial Study, Part I. In either situation, the applicant must complete and sign the Affidavit in the space below.

I have been informed by the City of Manteca of my responsibilities pursuant to Section 65962.5 to notify the City as to whether the site for which a development application has been submitted is located within an area which has been listed as the location of a Hazardous Waste or substance Site by the Office of Planning and Research, State of California.

- The project site is located in an area listed as a Hazardous Waste or Substance Site.
- The project site is **not** in an area listed as a Hazardous Waste or Substance Site.

I declare under penalty of perjury of the laws of the State of California that the foregoing is true and correct.

Applicant Signature: William Hill Date: 5-11-12

**Redevelopment Area Acknowledgement**

I \_\_\_\_\_ (Applicant's Printed Name), the project proponent, acknowledge that the proposed development project is within the existing boundaries of the established Manteca Redevelopment Agency Project Area, and, as such, is subject to the controls and limitations established by Redevelopment Plan. No real property shall be developed, under go major rehabilitation, or otherwise change, except in conformance with the provisions of the Redevelopment Plan and all applicable laws, codes and ordinances. The Agency reserves the right to condition any development which requires a building permit with such conditions as to make the proposed development consistent with the overall purpose of the Redevelopment Plan.

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Agreement and Representations of Applicant**

This application is not complete, and processing of this application will not begin, until all initials and signatures are provided:

1. Applicant(s) acknowledge and agree that by making this application, and under the authority of Government Code Section 65105, that in the performance of their functions, City staff may enter upon the subject property and make examinations and surveys, provided that the entries, examinations and surveys do not unreasonably interfere with the use of the land by those persons lawfully entitled to the possession thereof. WA (Initial)
2. Applicant(s) certify under penalty of perjury that the signature(s) provided below is/are that of the legal owner(s) (all individual owners must sign as they appear on the deed to the land), Corporate Officer(s) empowered to sign for the corporation, Owner's Legal Agent having power of Attorney (a notarized Power of Attorney document must accompany this application), or the owner's authorized representative (include a notarized consent form from the owner). WA (Initial)
3. Applicant(s) acknowledge and agree that all of the required items have been submitted and understands that missing 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. WA (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. WA (Initial)
5. This Application will be a public record. WA (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. \_\_\_\_\_ (Initial)

IT IS SO AGREED:

William Hall  
Applicant Signature

William Hall  
Print Name

5-11-12  
Date

WP Louise, Inc its GP  
\* [Signature]  
Property Owner Signature

MANISH MALHOTRA  
Print Name

5-11-12  
Date

\_\_\_\_\_  
Property Owner Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date

# CITY OF MANTECA COMMUNITY DEVELOPMENT DEPARTMENT

## LETTER OF AUTHORIZATION

This document shall serve to notify the City of Manteca that the undersigned are the legal owner(s) of the property described in the attached application and do hereby authorize the person/firm identified below to file and represent my/our interest in the application(s) listed below.

**Authorized Person:**

Name/Firm William Hall Oac Consulting

Address 10724 Loire Ave

City/State/Zip San Diego CA 92131

Phone 858-382-0391

**Applications:**

\_\_\_\_\_

\_\_\_\_\_

**Legal Owners:**

The undersigned are the legal owner(s) of the said property; have read the foregoing letter of authorization and know the contents thereof; and do hereby certify that the same is true of my/our own knowledge. I/we certify (or declare) under penalty of perjury under the laws of the State of California that the information contained in the above referenced application(s) is true and correct.

William Hall  
Applicant Signature  
WP Louise Inc, its GP

\* Melhor  
Property Owner Signature

William Hall  
Print Name  
5-11-12  
Date

MANISH MALHOTRA  
Print Name  
5-11-12  
Date

\_\_\_\_\_  
Property Owner Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date

attach acknowledgement

ACKNOWLEDGEMENT

State of California )  
County of San Diego )

On May 16, 2012 before me, Marcelle Samakosky, Notary Public, personally appeared William Hall who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OR PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS, my hand and official seal.

Signature Marcelle Samakosky  
Marcelle Samakosky



ACKNOWLEDGEMENT

State of California )  
County of San Diego )

On May 16, 2012 before me, Marcelle Samakosky, Notary Public, personally appeared Manish Malhotra who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OR PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS, my hand and official seal.

Signature Marcelle Samakosky  
Marcelle Samakosky

