



City of Manteca Planning Commission  
**AGENDA REPORT**

**MEETING DATE** January 18, 2024

**APPLICATION NUMBER** SPA-23-79

**RECOMMENDATION**

Adopt Resolution No. 1643 approving a Site Plan and Design Review Application for a 24-unit apartment complex.

PROJECT INFORMATION	
<b>APPLICANT</b>	MCR Engineering / Mike Jones
<b>PROPERTY OWNER</b>	Hardeep Singh
<b>General Plan Designation</b>	Medium Density Residential (MDR)
<b>Zoning:</b>	Limited Multiple-Family Dwelling (R-2)
<b>Existing Use:</b>	Single family home
<b>Proposed Use:</b>	Multi-Family Residential
<b>Parcel Size</b>	1.34± acres gross
<b>Adjacent Uses:</b>	North: Single Family homes South: Single Family homes East: Vacant West: Vacant

**PROJECT DESCRIPTION**

This Site Plan and Design Review Application is for a 24-unit apartment complex project. The proposed project will include a mix of one and two-bedroom apartments within a single, three-story structure. The development will also include a private patio area with picnic tables for outdoor dining for the residents, and 42 off-street parking spaces. Also included is site-wide landscaping, illumination and drainage. See site plan (Figure 1). The 1.34± acre site is currently occupied by a single-family home, originally constructed in 1960, and will be demolished.

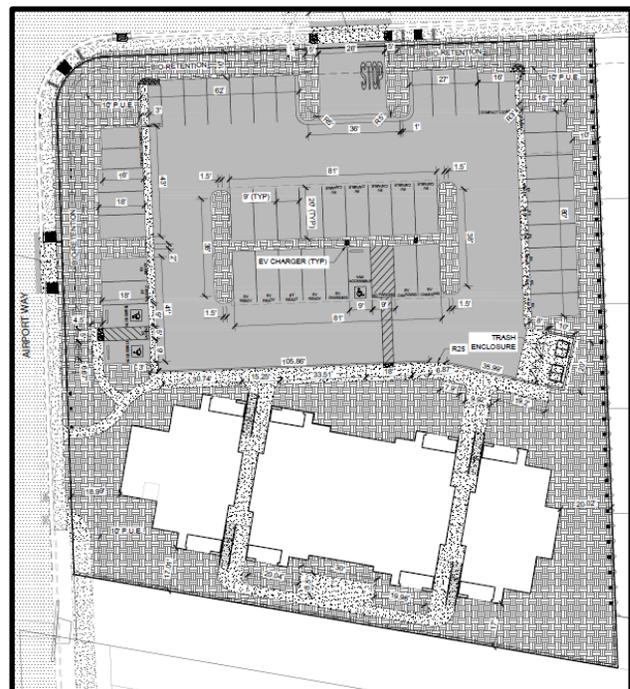


Figure 1: Site Plan

## PROJECT LOCATION

The project is located on the southeast corner of N. Airport Way and Waterfall Way at 380 N. Airport Way, APN No. 200-130-06 (see Figure 2).

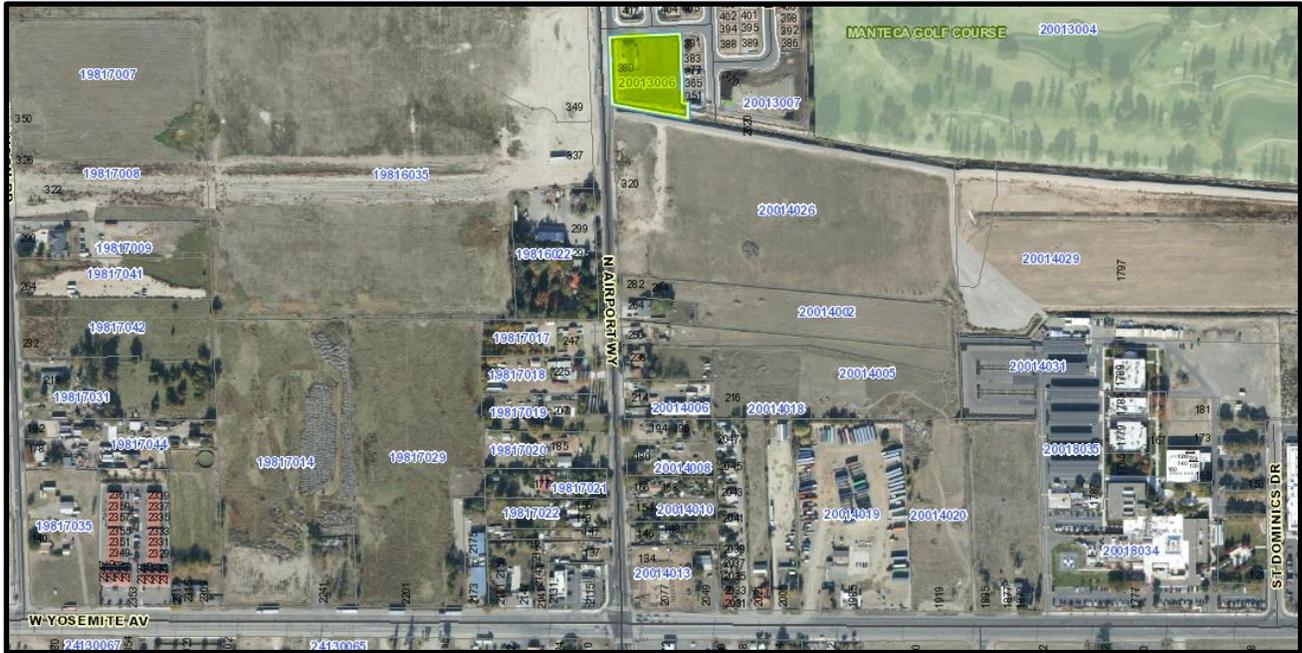


Figure 2: Project Site Location

## ANALYSIS

The proposed Site Plan and Design Review Application was analyzed for conformance with:

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

## GENERAL PLAN CONFORMANCE

As shown below on the General Plan Land Use Map (Figure 3), the project site has a General Plan Land Use designation of Medium Density Residential (MDR). This land use designation includes single family homes, smaller scale multi-family developments, including garden apartments, townhouses, and cluster housing.



Figure 3: General Plan Land Use Designation

The proposed use is a 24-unit apartment complex. The project will include 12 one-bedroom and 12 two-bedroom apartments in a single two-story structure. At 17.9 dwelling units per acre, the project conforms to both the density and use requirements of this land use designation.

In addition to conforming to the MDR land use designation density and use, the Site Plan conforms to the following General Plan goals and policies:

1. **Policy LU-3.4: Prioritize the location of higher density and affordable housing in close proximity to employment areas, services, schools, retail, transit stops, near community destinations, and near major streets with high access to transit and non-vehicle transportation modes.**

*Analysis: The project site is located 0.65 miles from The Marketplace shopping center on Yosemite Avenue, 0.2 miles from Stella Brockman Elementary School, and 0.3 miles from the nearest bus stop on the #3 Route along Crom Street. N. Airport Way, on the project's western boundary, is identified as a Class II bikeway, and a Class I bikeway is proposed for the land dedication to the south of this property.*

2. **Policy LU-3a: Through the development review and permit process, screen development proposals for land use compatibility, including conformance with existing development or neighborhoods.**

*Analysis: The proposed project is compatible with the adjacent and surrounding uses, which are either single-family homes or vacant land. Placement of the higher density units closer to the intersection with N. Airport Way and Waterfall Drive serves as a transitional use and buffer to the lower-density single-family subdivision to the east, while still maintaining a residential use.*

- 3. Policy LU-3b: Through the development review and permit process, ensure that residential developments meet the minimum density required for land use designations, where applicable, in order to ensure that Manteca has an ample number of housing units to meet all of its housing needs.**

*Analysis: The proposed project provides a unit density of 17.9 du/ac, which is approaching the maximum allowed density in the MDR designation.*

- 4. Policy LU-9.1: Require future planning decisions, development, and infrastructure and public projects to consider the effects of planning decisions on the overall health and well-being of the community and its residents, with specific consideration provided regarding addressing impacts to disadvantaged populations and communities and ensuring disadvantaged communities have equitable access to services and amenities and to be conducted through an open and engaging process inclusive of community residents.**

*Analysis: As a part of this application review, the submittal was distributed to other City departments and many external agencies, including but not limited to, San Joaquin Valley Air Pollution Control District, San Joaquin County Environmental Health Department, San Joaquin County Multi-Species Habitat Conservation, Manteca Unified School District and Native American Heritage Commission. Additionally, a physical letter was sent to every address within 500 feet of the subject property prior to the public hearing, and the Public Hearing Notice was posted in the Manteca Bulletin and on-site at Manteca City Hall. Special attention was paid to ADA access, and proximity to public transit, employment centers, parks and public schools.*

- 5. Goal LU-7: Reinforce land use and development patterns that encourage walking and the use of public transit within the community.**

*Analysis: The applicant proposes to adjust the southern property line to remove 11,220 sq ft (0.257 acres), which will then be utilized as part of a future Class I bikeway. The close proximity of the project to the future bikeway will encourage safe, separated, non-vehicular modes of travel to nearby shopping and employment centers. Additionally, the site is 0.3 miles from the nearest bus stop on the #3 Route along Crom Street.*

- 6. Goal LU-10.1: Promote the provision of both public and private open space within Manteca to provide visual contrast with the built-environment and to increase recreational opportunities for Manteca residents. Private open space shall not be considered for public use, other than as visual open space, and shall not be constrained from other uses as identified in the General Plan, unless as provided for by agreement with the land owner.**

*Analysis: The applicant proposes to adjust the southern property line to remove 11,220 sq ft (0.257 acres), which will then be utilized as part of a future Class I bikeway. The close proximity of the project to the future bikeway will encourage safe, separated, non-vehicular modes of travel to nearby shopping and employment centers. As a multi-family project, the site is subject to an additional project open space requirement of 30% of the*

*total lot area, and a private open space requirement of 40 sq ft per unit. The project exceeds both requirements, providing 38.9% site wide landscaping, and private patios that exceed 80 square feet each.*

- 7. Policy LU-P-15: Higher density housing shall be located in areas served by the full range of urban services, preferably along collector and arterial streets, and within walking distance of shopping areas.**

*Analysis: The project is located on S. Airport Way, which is a major north-south arterial roadway. The project site is located 0.65 miles from The Marketplace shopping center on Yosemite Avenue, 0.2 miles from Stella Brockman Elementary School, and 0.3 miles from the nearest bus stop on the #3 Route along Crom Street. Stormwater, sewer and water are all available on N. Airport Way.*

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

*Analysis: S. Airport Way is a major north-south arterial roadway. This proposed development will upgrade and enhance a mostly vacant lot that is at the southeast corner of the intersection with Waterfall Way. The site and frontage improvements proposed will provide substantial landscaping, fencing and lighting to an otherwise empty piece of land.*

- 9. Goal CD-10: Establish a pedestrian and bicycle friendly environment in neighborhoods and commercial and office land uses.**

*Analysis: The applicant proposes to adjust the southern property line to remove 11,220 sq ft (0.257 acres), which will then be utilized as part of a future Class I bikeway. The close proximity of the project to the future bikeway will encourage safe, separated, non-vehicular modes of travel to nearby shopping and employment centers.*

- 10. Policy CD-P-33: Passive solar design features are encouraged whenever possible. Design of buildings should consider energy-efficient concepts such as natural heating and/or cooling, sun and wind exposure and orientation, and other solar energy opportunities.**

*Analysis: The project proposes solar PV panels on the car ports in the central portion of the parking area. The residential structure and all units within are mandated to comply with or exceed Title 24 Energy Efficiency requirements.*

- 11. Policy CD-P-34: Solar collectors, if used, shall be oriented away from public view or designed as an integral element of the roof structure.**

*Analysis: The project proposes Solar PV panels on the car ports in the central portion of the parking area, and the parking area will be screened behind perimeter landscaping. They will not be visible from the public right-of-way.*

## ZONING CODE CONFORMANCE

### Zoning Ordinance Conformance

The project site is currently zoned Limited Multiple-Family Dwelling (R-2). The medium-density residential use includes single-family homes and smaller-scale multi-family developments, including garden apartments, townhouses, and cluster housing. The primary proposed use for this development is a 24-unit apartment complex, with related parking, landscaping, fencing and a small outdoor recreation and dining area. This use is allowed by right in the R-2 zoning district. The proposed project adheres to the required height limits, setback requirements, and parking standards of the R-2 zoning district.

### Site Plan and Design Review Findings

In order to approve a Site Plan and Design Review application, Section 17.10.060 of the Zoning Ordinance requires that the Planning Commission must 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 proposed project is consistent with several General Plan policies as listed above. Further, the project conforms to the R-2 zoning district as it relates to use, density, height, landscaping, open space and setback requirements. The project will be conditioned to comply with all other applicable improvement standards and City regulations.*

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

*Analysis: The proposed project has been reviewed for appropriate ingress and egress for vehicular, bicycle, and pedestrian access. Moreover, the site design has been reviewed for appropriate internal circulation so as to avoid any conflicts on site between users as well. The project will also dedicate land to provide a portion of a Class I bicycle and pedestrian pathway along the southern boundary of the project.*

- 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: The proposed project was reviewed to ensure compatibility with the character, scale, and quality of the existing development in this area of the City. The site design complies with all lighting and landscaping requirements and ultimately enhances the safety, access and overall aesthetic feel in the project area. The project will provide full frontage improvements for the length of each property frontage, which includes sidewalks, to allow for safe pedestrian travel.*

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 project architect created a building design which provides a pleasant street presence, addresses ease of resident use, and also considers the potential impact on existing adjacent users to the east. The proposed residential structure is set back 20 feet from the eastern property line, allowing 37 to 40 feet between the three-story residential structure and the existing homes in the Yosemite Greens Subdivision. This setback also contains a seven-foot-tall masonry wall and a ten-foot-wide landscaping buffer with tall trees to further screen the apartment use from the single family residential.*

*The architecture for this project is contemporary, with articulated façades and rooflines. The façade materials are primarily stucco, with vertical board-and-batten siding accents on the third floor. Windows and balconies are accentuated with pop-outs on all three floors and all elevations. The developer has chosen a warm, modern color palette including off-white, shade gray and brick red. Combined with the board-and-batten siding and pop-outs, the color combination serves well to break up the visual mass of the structure. Balconies and central staircases are enhanced with craftsman-style steel railings.*

See elevations below (Figure 3).



Figure 3: Elevations

## 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 Site Plan conforms to the following Climate Action Plan strategies:

- 1. Compact Development Strategies CD-2: The City shall encourage projects that are at or near the maximum densities allowed by the General Plan and zoning designations to achieve more compact development.**

*Analysis: The proposed project provides a unit density of 17.9 du/ac, which is approaching the maximum allowed density in the MDR designation.*

- 2. 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 architectural package submitted for this project includes a detail for solar PV car ports over the central 18 parking stalls. Additionally, the project is providing one electric vehicle charging station and two EV-ready parking stalls.*

- 3. 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: A required part of the formal submittal package is a completed Model Water Efficient Landscape Ordinance (MWELo) Compliance Form. This document was submitted by the applicant with their landscaping planting plan. Compliance with this checklist and water efficiency requirements will be determined during construction document review.*

## ENVIRONMENTAL REVIEW

The project is determined categorically exempt from the requirements of California Environmental Quality Act (CEQA) per Article 19, 15332, Class 32, "In-Fill Development Projects" because this project is:

- a) Consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designations and regulations.

*Analysis: As noted in the above sections, the proposed project is consistent with the City of Manteca General Plan, Zoning Ordinance and Climate Action Plan.*

- b) The proposed project occurs within city limits on a project site of no more than five acres.

*Analysis: The proposed project is within the City Limits and the project site is 1.34± gross acres in size.*





## City of Manteca

### PLANNING COMMISSION RESOLUTION NO. 1643

#### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANTECA MAKING FINDINGS AND APPROVING THE SITE PLAN REVIEW FOR THE WATERFALL APARTMENTS (FILE NO. SPA 23-79)**

WHEREAS, the Manteca Planning Commission at its duly noticed public hearing of January 18, 2024, considered a Site Plan and Design Review Application for the Waterfall Apartments, filed by Mike Jones, MCR Engineering, 1242 Dupont Ct., Manteca, CA 95336; and

WHEREAS, the Waterfall Apartments project is located at 380 N. Airport Way, identified by Assessor's Parcel Number (APN) 200-130-06; and

WHEREAS, the proposed project is a 24-unit apartment complex, consisting of one, three-story apartment unit structure with associated parking, landscaping, fencing and lighting; and,

WHEREAS, the current General Plan land use designation for the project site is Medium Density Residential (MDR) and the Zoning Designation is Limited Multiple-Family Dwelling Zoning District (R-2); and,

WHEREAS, the project is consistent with multiple General Plan land use policies in that it prioritizes the location of higher density and affordable housing in close proximity to employment areas; it is compatible with adjacent uses; it proposed a unit density near maximum allowable for the designation; it is in close proximity to an elementary school, a public transportation route and a shopping center; it provides public and private open space, and proposes to dedicate land to the creation of portion of a Class I bikeway immediately to the south; and,

WHEREAS, the project is consistent with circulation goals and policies of the General Plan in that it is located along a major arterial, and it 0.3 miles from a public transportation stop; it proposes to dedicate land to the creation of portion of a Class I bikeway immediately to the south; there is a direct and fully improved path to Stella Brockman Elementary School, which is 0.2 miles away; and,

WHEREAS, the project is deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) per Article 19, 15332, Class 32, "In-Fill Development Projects" because the project is consistent with the General Plan designation of MDR and zoning district designation of R-2; the site is smaller than five acres; the site has no value as habitat for endangered, rare or threatened species; and

the project would not result in an significant effects related to traffic, noise, air quality, or water quality; and,

WHEREAS, the approved project Plan set is attached hereto as **Exhibit A** and the approved conditions of approval are attached hereto as **Exhibit B**.

NOW, THEREFORE, BE IT RESOLVED that the Manteca Planning Commission, pursuant to the Manteca Municipal Code, upon evidence as set forth in the staff report and the project file makes the following findings to support the approval of this Site Plan and Design Review Application:

1. The proposed project is consistent with the objectives of the General Plan and, as conditioned, 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 in that the proposed project provides a unit density of 17.9 du/ac, which is approaching the maximum allowed density in the MDR designation.
2. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation in that the project layout has been reviewed for proper ingress and egress, and appropriate pedestrian connections have been made throughout the project site and along both project frontages.
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 existing surrounding environment and ultimate character of the area under the General Plan in that MDR sites should be situated near services, along arterial streets, and in locations with access to a neighborhood park, and the proposed project meets those requirements.
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 modern colors and materials and has appropriate landscaping and lighting throughout the site.

I hereby certify that Resolution No. 1643 was passed and adopted by the Planning Commission of the City of Manteca at a regularly scheduled public hearing held on January 18, 2024, by the following vote:

Roll Call:

AYES:

NOES:

ABSTAIN:

ABSENT:

\_\_\_\_\_  
Chairman

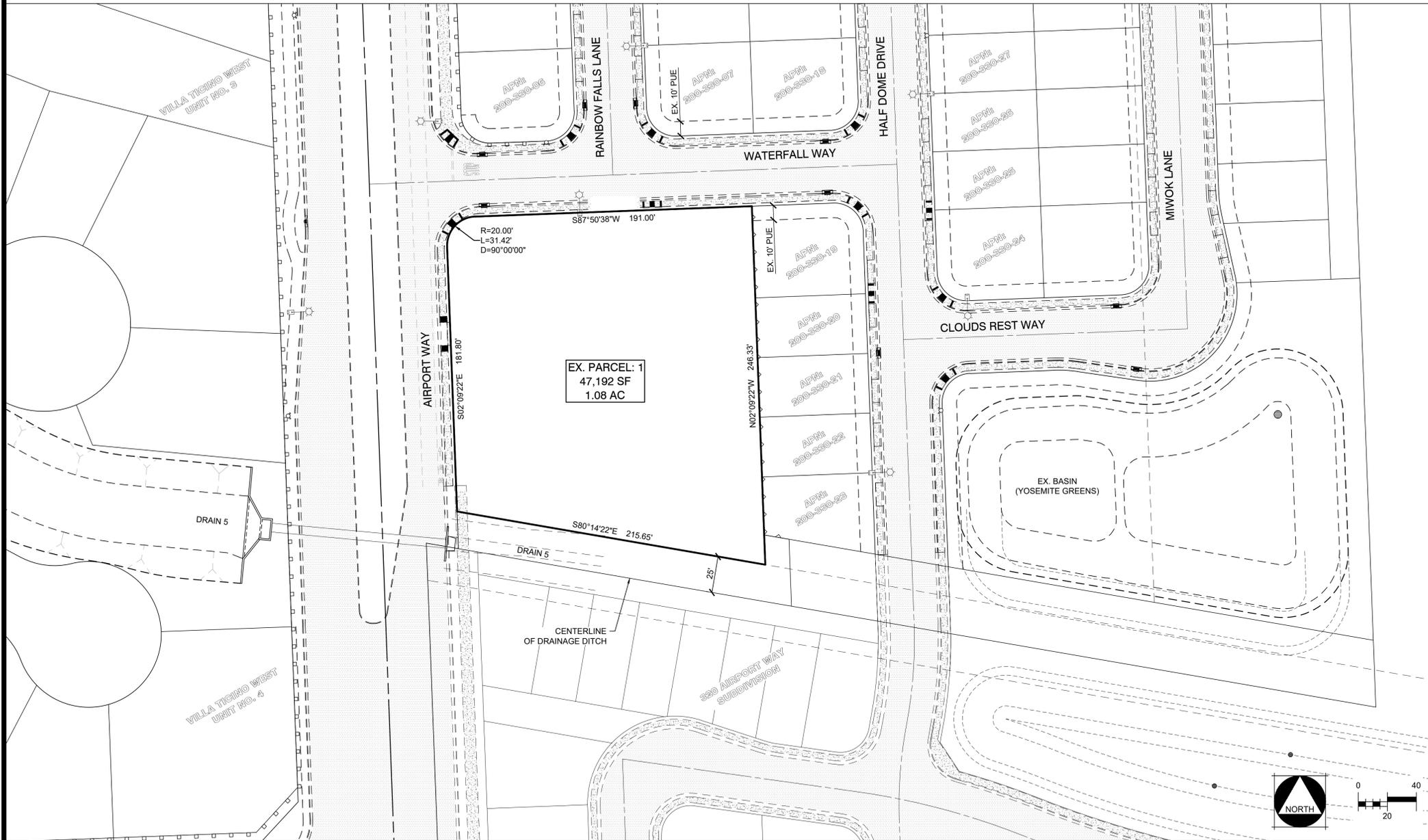
\_\_\_\_\_  
Date:

Attachments:

Exhibit A- Project Plan Set

Exhibit B- Conditions of Approval for File No. SPA-23-79

**EXISTING BOUNDARY & EASEMENTS**



**VICINITY MAP**



**PROJECT INFORMATION**

- PROPERTY OWNERS:  
HARDEEP SINGH  
1974 LOVEJOY AVENUE  
MANTECA, CA 95337
- ENGINEERING:  
MCR ENGINEERING INC.  
1242 DUPONT COURT  
MANTECA, CA 95336  
(209) 239-6229  
ATTN: SHAWN SAMANIEGO
- APN: 200-130-06
- CURRENT ZONING: R-2 - LIMITED MULTIPLE-FAMILY DWELLING  
PROPOSED ZONING: R-2 - LIMITED MULTIPLE-FAMILY DWELLING
- CURRENT GENERAL PLAN: MDR - MEDIUM DENSITY RESIDENTIAL  
PROPOSED GENERAL PLAN: MDR - MEDIUM DENSITY RESIDENTIAL
- SCHOOL DISTRICT:  
MANTECA UNIFIED SCHOOL DISTRICT
- SEWAGE DISPOSAL BY CONNECTION TO EXISTING CITY SEWER SYSTEM.
- STORM DRAINAGE SHALL BE COLLECTED BY ON-SITE SYSTEM AND DISCHARGED INTO EXISTING CITY STORM DRAINAGE SYSTEM.
- DOMESTIC WATER BY CONNECTION TO CITY WATER SYSTEM.
- ALL IMPROVEMENTS TO CONFORM TO CITY OF MANTECA STANDARDS.

**SHEET INDEX**

#	SHEET TITLE
SP1	COVER SHEET
SP2	SITE PLAN
SP3	PRELIMINARY GRADING & DRAINAGE PLAN
SP4	PRELIMINARY UTILITY PLAN

**LEGEND**

ITEM	EXISTING	PROPOSED
WATER VALVE		
BLOWOFF		
FIRE HYDRANT		
WATER METER		
SEWER MANHOLE		
STORM MANHOLE		
DRAIN INLET		
CURB INLET		
CLEANOUT		
WATER LINE		
SANITARY SEWER		
STORM DRAIN		
TYPICAL ELECTROLYZER		
TYPICAL LUMINAIRE		
ELECTRICAL VAULT		
UTILITY POLE		
WOOD FENCE		
RETAINING WALL		
MASONRY WALL		
CURB, GUTTER & SIDEWALK		

**ABBREVIATION LIST**

@	AT	GW	GREASE WASTE	RPV	PRESSURE REDUCING VALVE
AB	AGGREGATE BASE	HGL	HYDRAULIC GRADE LINE	RTW	RETAINING TOP OF WALL
AC	ASPHALT CONCRETE	HP	HIGH POINT	RWL	RAIN WATER LEADER
ADA	AMERICAN DISABILITIES ACT	INV	INVERT	S	SLOPE
BC	BOUNDARY	IRR	IRRIGATION	SCDA	SINGLE CHECK DETECTOR
BDRY	BOUNDARY	L	LENGTH	SD	ASSEMBLY
BSL	BUILDING SET BACKLINE	LF	LINEAL FEET OR LINEAR FEET	SHT	STORM DRAIN SHEET
BVC	BEGIN VERTICAL CURVE	LP	LOW POINT	SL	SECTION LINE
BW	BOTTOM WALL	MAX	MAXIMUM	SNS	STREET NAME SIGN
C & G	CURB AND GUTTER	MH	MAINTENANCE HOLE	STA	STATION
CB	CATCH BASIN	MIN	MINIMUM	STD	STANDARD
CI	CURB INLET	MS4	MUNICIPAL SEPARATE STORM SEWER SYSTEM	SW / S/W	SIDEWALK
CIP	CAST IN PLACE PIPE	NTS	NOT TO SCALE	SS	SANITARY SEWER
CL	CENTER LINE	OG	ORIGINAL GROUND / GRADE	S.S.J.I.D.	SOUTH SAN JOAQUIN IRRIGATION DISTRICT
CO	CLEAN OUT	O.R.	OFFICIAL RECORD	TB	THRUST BLOCK
CONC	CONCRETE	(P)	PROPOSED	TC	TOP OF CURB
COM	CITY OF MANTECA	P	PAVEMENT	TEMP	TEMPORARY
CR	CURB RETURN	P.A.E.	PRIVATE ACCESS EASEMENT	THRU	THROUGH
CRN	ROAD CROWN	PIV	POST INDICATOR VALVE	TJ	TRAFFIC INDEX
D	DELTA	P.M.	PARCEL MAP (SAN JOAQUIN COUNTY RECORDS)	TPE	TREE PLANTING EASEMENT
DCDA	DOUBLE CHECK DETECTOR	P.P.	POWER POLE	TR	TRANSITION
DIA	DIAMETER	PP	POINT OF REVERSE CURVATURE	TW	TOP OF WALL
DIP	DUCTILE IRON PIPE	PRC	POINT OF REVERSE CURVATURE	TYP.	TYPICAL
DO	DRIVE OVER	PT	POINT	U.N.O.	UNLESS NOTED OTHERWISE
DW	DRIVEWAY	PUE	PUBLIC UTILITY EASEMENT	V	6\"/>
EC	END OF CURVE	PVC	POLYVINYL CHLORIDE PIPE	VM	4\"/>
EG	EXISTING GROUND	R	RADIUS	W	WATER
ELEV	ELEVATION	RBW	RETAINING BOTTOM OF WALL	WS	WATER SERVICE
EP	EDGE OF PAVEMENT	RC	REINFORCED CONCRETE PIPE	±	PLUS OR MINUS (NOT EXACT)
ESMT	EASEMENT	RET	RETURN		
EVA	EMERGENCY VEHICLE ACCESS	RGRCP	RUBBER GASKET REINFORCED CONCRETE PIPE		
EVC	END OF VERTICAL CURVE	ROW/RW	RIGHT-OF-WAY		
EX, (EX), EXIST	EXISTING	RPA	REDUCED PRESSURE BACKFLOW ASSEMBLY		
FDC	FIRE DEPARTMENT CONNECTION	RPBA	REDUCED PRESSURE BACKFLOW PREVENTER ASSEMBLY		
FG	FINISHED GRADE	RPDA	REDUCED PRESSURE BACKFLOW ASSEMBLY		
FH	FIRE HYDRANT				
FL	FLOW LINE				
G	GROUND				
GB	GRADE BREAK				

**MCR ENGINEERING**  
www.mcreng.com  
1242 DUPONT COURT  
MANTECA, CA 95336  
TEL: (209) 239-6229  
FAX: (209) 239-8839

REGISTERED PROFESSIONAL ENGINEER  
No. C54088  
Exp. 12-31-23  
CIVIL  
STATE OF CALIFORNIA  
APPROVED:

PLAN REVISIONS

NO.	DESCRIPTIONS	DATE

MANTECA, CA  
 380 N. AIRPORT WAY  
 COVER SHEET  
 WATERFALL APARTMENTS  
 SITE PLAN FOR:

**811**  
Know what's below.  
Call before you dig.  
811 / 800-227-2600

JOB NO.: 23-059  
DATE: 12-21-2023  
SCALE: AS SHOWN  
DR. BY: MT, RP, MJ  
CK. BY: SLS, DE

SHEET NO.  
**SP1**  
OF 4 SHEETS



APPROVED:

PLAN REVISIONS		
NO.	DESCRIPTIONS	DATE
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MANTENCA, CA

**SITE PLAN FOR:  
WATERFALL APARTMENTS  
SITE PLAN**

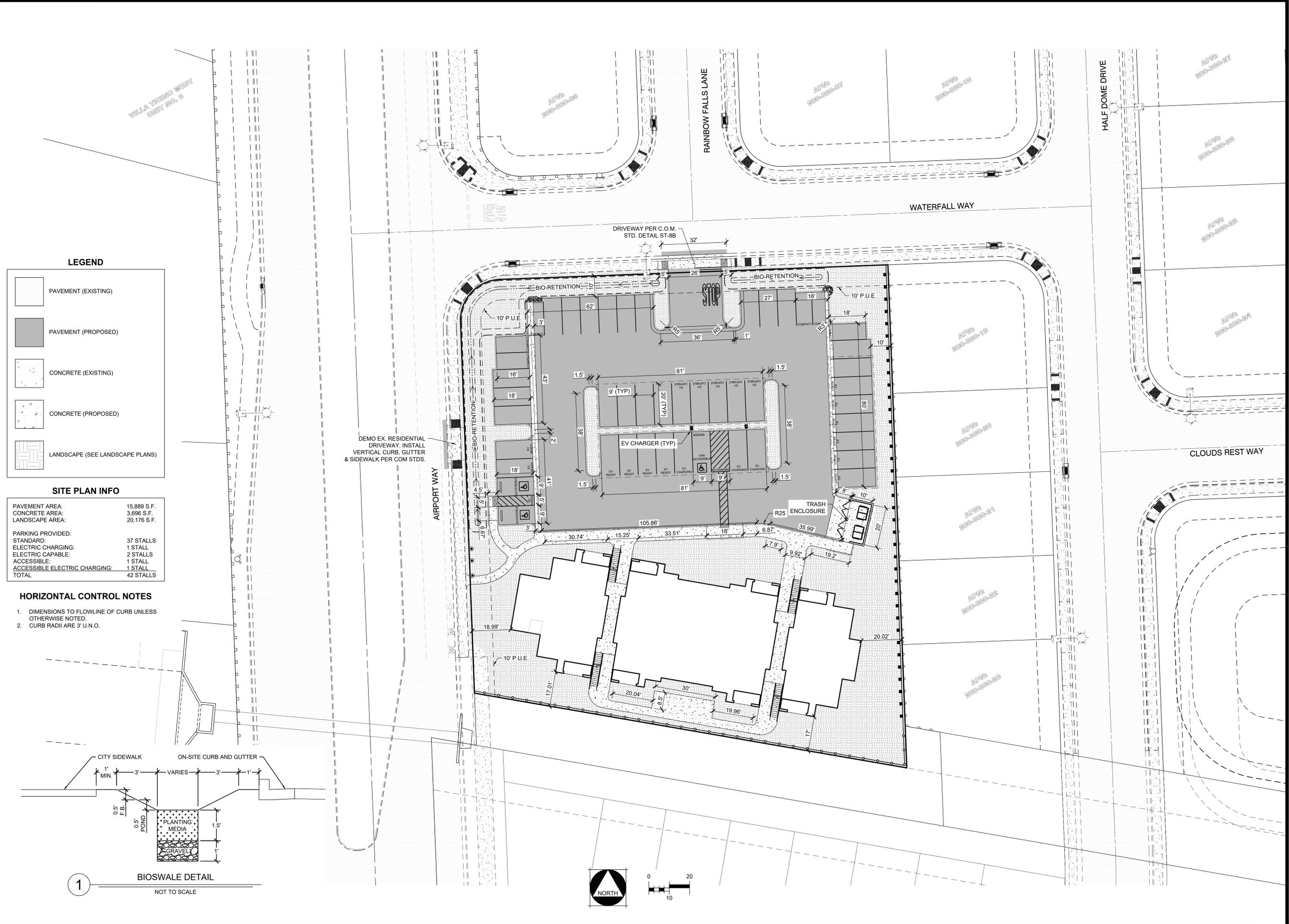
380 N. AIRPORT WAY



Know what's below.  
Call before you dig.  
811 / 800-227-2600

JOB NO.: 23-059  
DATE: 12-21-2023  
SCALE: AS SHOWN  
DR. BY: MT, RP, MJ  
CK. BY: SLS, DE

SHEET NO.  
**SP2**  
OF 4 SHEETS



**LEGEND**

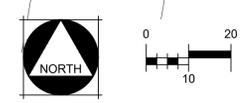
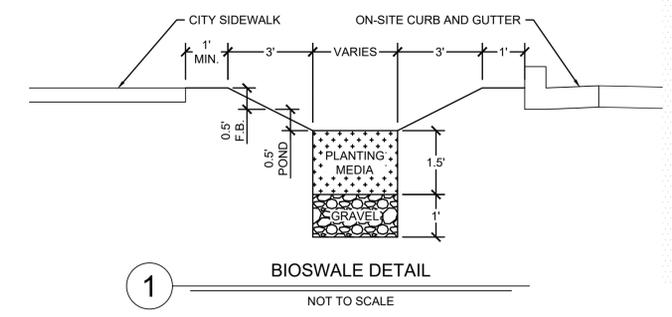
- PAVEMENT (EXISTING)
- PAVEMENT (PROPOSED)
- CONCRETE (EXISTING)
- CONCRETE (PROPOSED)
- LANDSCAPE (SEE LANDSCAPE PLANS)

**SITE PLAN INFO**

PAVEMENT AREA: 15,889 S.F.  
CONCRETE AREA: 3,696 S.F.  
LANDSCAPE AREA: 20,176 S.F.

PARKING PROVIDED: 37 STALLS  
STANDARD: 1 STALL  
ELECTRIC CHARGING: 2 STALLS  
ELECTRIC CAPABLE: 1 STALL  
ACCESSIBLE: 1 STALL  
ACCESSIBLE ELECTRIC CHARGING: 1 STALL  
TOTAL: 42 STALLS

- HORIZONTAL CONTROL NOTES**
- DIMENSIONS TO FLOWLINE OF CURB UNLESS OTHERWISE NOTED.
  - CURB RADII ARE 3' U.N.O.





APPROVED:

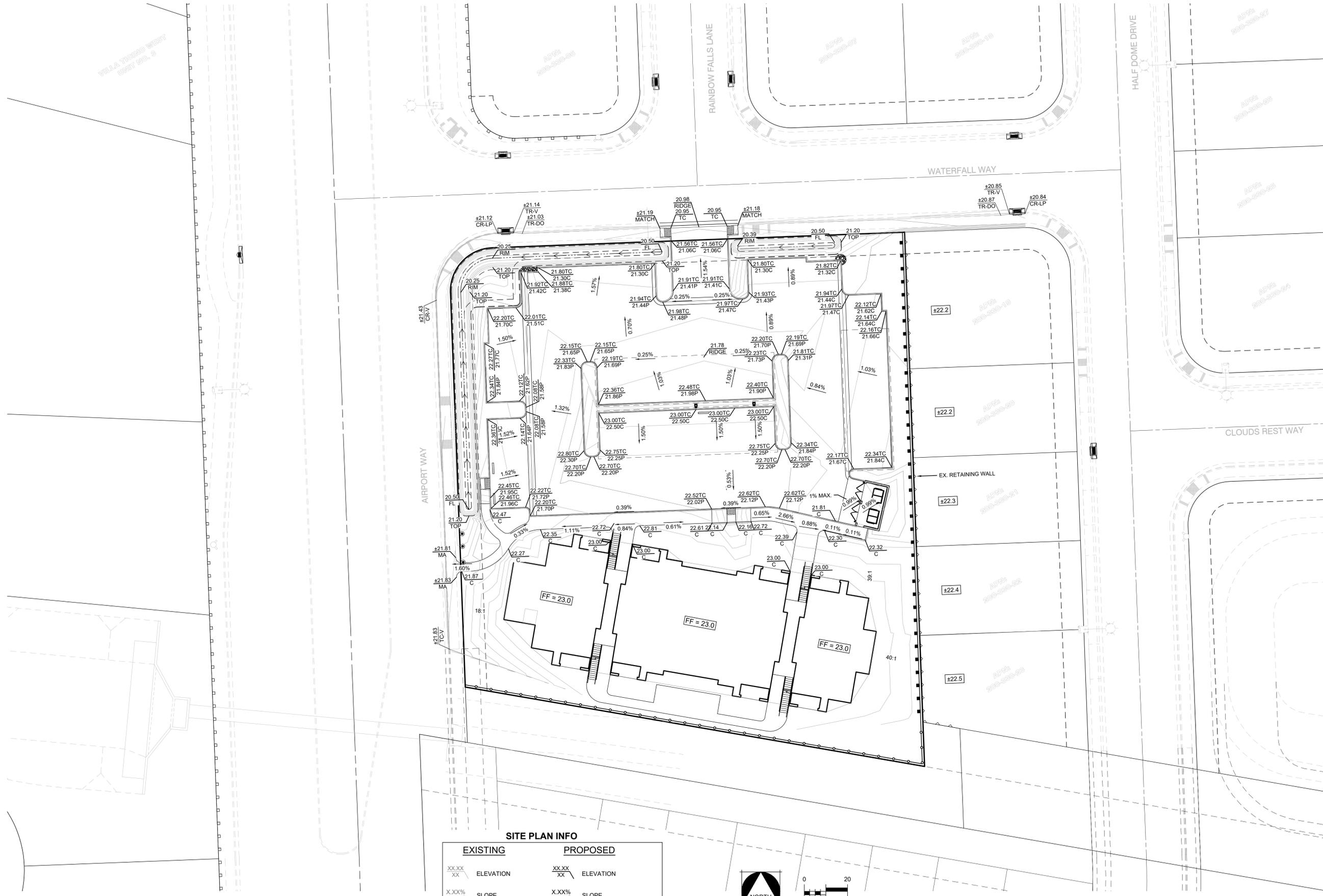
PLAN REVISIONS		
NO.	DESCRIPTIONS	DATE

SITE PLAN FOR:  
**WATERFALL APARTMENTS**  
**PRELIMINARY GRADING & DRAINAGE PLAN**  
 MANTECA, CA  
 380 N. AIRPORT WAY

**811**  
Know what's below.  
Call before you dig.  
811 / 800-227-2600

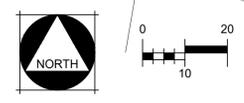
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SCALE: AS SHOWN  
DR. BY: MT, RP, MJ  
CK. BY: SLS, DE

SHEET NO.  
**SP3**  
OF 4 SHEETS



**SITE PLAN INFO**

EXISTING		PROPOSED	
XX.XX	ELEVATION	XX.XX	ELEVATION
X.XX%	SLOPE	X.XX%	SLOPE
---	EXISTING GROUND	----	DIRECTION OF FLOWLINE





APPROVED:

PLAN REVISIONS		
NO.	DESCRIPTIONS	DATE

MANTECA, CA

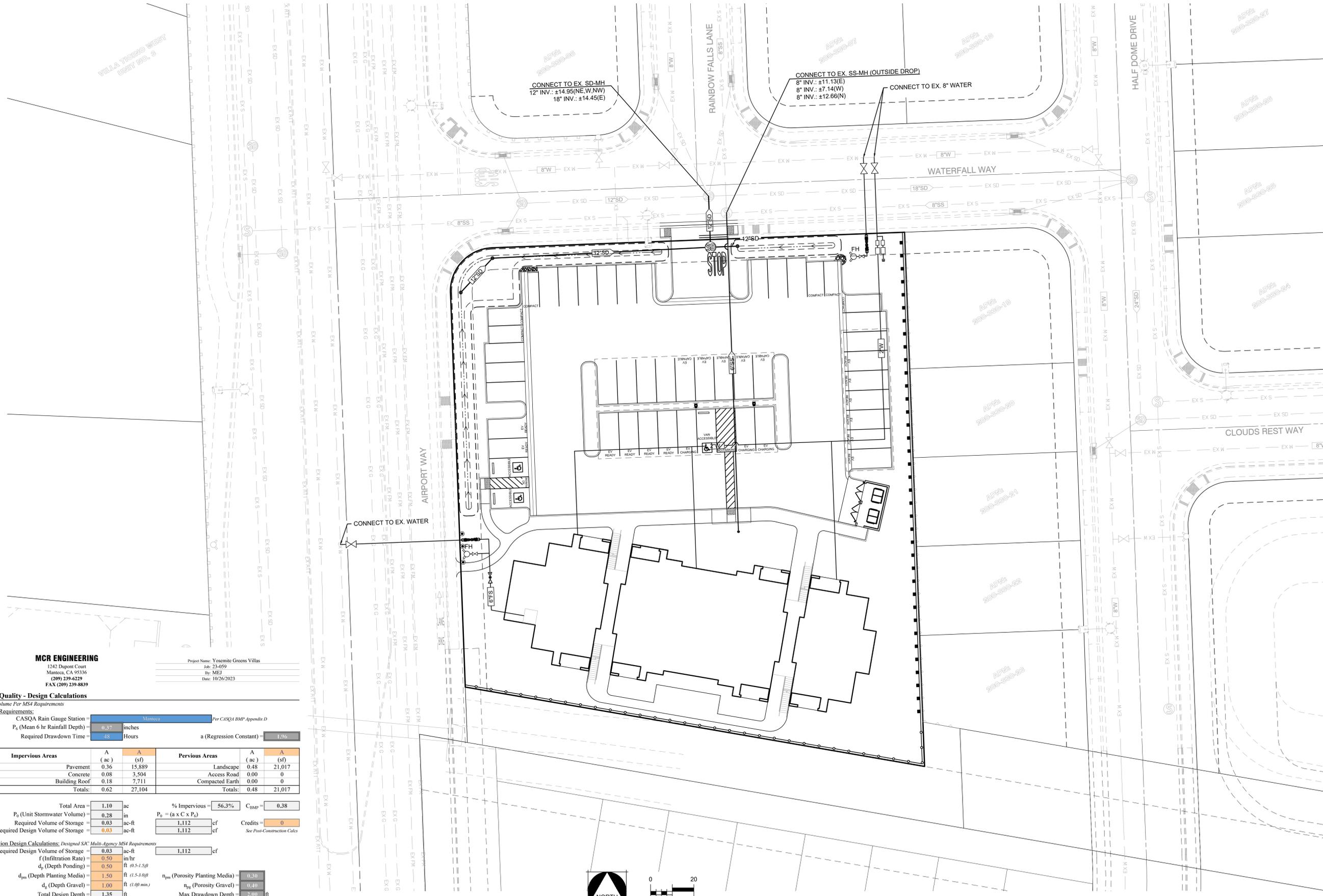
SITE PLAN FOR:  
**WATERFALL APARTMENTS**  
**PRELIMINARY UTILITY PLAN**

380 N. AIRPORT WAY

**811**  
Know what's below.  
Call before you dig.  
811 / 800-227-2600

JOB NO.: 23-059  
DATE: 12-21-2023  
SCALE: AS SHOWN  
DR. BY: MT, RP, MJ  
CK. BY: SLS, DE

SHEET NO.  
**SP4**  
OF 4 SHEETS



**MCR ENGINEERING**  
1242 Dupont Court  
Manteca, CA 95336  
(209) 239-6229  
FAX (209) 239-8839

Project Name: Yosemite Greens Villas  
Job: 23-059  
By: MEJ  
Date: 10/26/2023

**Water Quality - Design Calculations**  
*Design Volume Per MS4 Requirements*

Volume Requirements:  
CASQA Rain Gauge Station = Manteca  
 $P_6$  (Mean 6 hr Rainfall Depth) = 0.37 inches  
Required Drawdown Time = 45 Hours  
 $a$  (Regression Constant) = 1.96

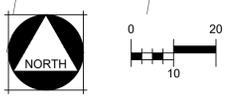
Impervious Areas		Pervious Areas			
A (ac)	A (sf)	A (ac)	A (sf)		
Pavement	0.36	15,889	0.48	21,017	
Concrete	0.08	3,504	Access Road	0.00	0
Building Roof	0.18	7,711	Compacted Earth	0.00	0
<b>Totals:</b>	<b>0.62</b>	<b>27,104</b>	<b>Totals:</b>	<b>0.48</b>	<b>21,017</b>

Total Area = 1.10 ac  
 $P_6$  (Unit Stormwater Volume) = 0.28 in  
Required Volume of Storage = 0.03 ac-ft  
Required Design Volume of Storage = 0.03 ac-ft

% Impervious = 56.3%  
 $C_{IMP} = 0.38$   
 $P_0 = (a \times C \times P_6)$   
Credits = 0

**Bioretention Design Calculations: Designed SAC Multi-Agency MS4 Requirements**

Required Design Volume of Storage = 0.03 ac-ft  
 $f$  (Infiltration Rate) = 0.50 in/hr  
 $d_p$  (Depth Ponding) = 0.50 ft (0.3-1.5)ft  
 $d_{pm}$  (Depth Planting Media) = 1.50 ft (1.3-3.0)ft  
 $n_{pm}$  (Porosity Planting Media) = 0.30  
 $d_g$  (Depth Gravel) = 1.00 ft (1.0)ft  
 $n_{pg}$  (Porosity Gravel) = 0.40  
Total Design Depth = 1.35 ft  
Max Drawdown Depth = 2.00 ft  
Drawdown Check = Drawdown Requirements Met  
Required Bioretention Surface Area = 824 sf  
Design Bioretention Surface Area = 999 sf





**City of Manteca  
Development Services Department**

**Conditions of Approval  
Waterfall Apartments  
Site Plan Review SPA-23-79  
January 18, 2024**

Project Name: Waterfall Apartments  
Project Files: Site Plan Review SPA-23-79  
Applicant: Mike Jones  
MCR Engineering  
1242 Dupont Ct., Manteca, CA 95336  
Project Location: 380 N. Airport Way, Manteca, CA 95337 (APN: 200-130-06)

This list of conditions is not intended to be a comprehensive list of City regulations. All conditions are referenced to the Plans (dated December 21, 2023) which are on file with the City of Manteca, Development Services Department.

**City of Manteca Development Services Department: Planning**

1. **Acceptance of Site Plan.** This Residential Site Plan & Design Review is approved, per the site plan dated December 21, 2023, and attachments, and as modified by the following conditions of approval, subject to final review and approval by the City of Manteca.
2. **Expiration of Site Plan.** This Residential Site Plan & Design Review approval shall be effectuated within a period of 2 years of the Planning Commission's approval, no later than **January 18, 2026**.
3. **Fees.** All conditions of approval shall be satisfied by the owner/developer. All costs associated with compliance with the conditions shall be at the owner/developer's expense.
4. **Outside Agency Fees.** The developer is responsible for contacting all responsible and commenting agencies and ensuring compliance with any applicable fees and/or rules.
5. **Vesting Fees:** This approval does not vest developer or Landowner'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.

6. **Limits of Approval.** 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. Approval of this application does not constitute approval of any other entitlement or any other necessary permit, license, or approval.
7. **Compliance with Local and State Laws.** 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.
8. **Utilities.** At all times, 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.
9. **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.
10. **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 to be violated.
11. **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 site plan or any environmental or other documentation related to this project. The applicant further agrees to provide a defense for the City in any such action.
12. **Landscape Maintenance.** At all times, all planting shall be maintained in good growing condition. Such maintenance shall include, where appropriate, pruning, mowing, weeding, cleaning of debris and trash, fertilizing and regular watering. Whenever necessary, planting shall be replaced with other plant materials to ensure continued compliance with applicable landscaping requirements. Required irrigation systems shall be fully maintained in sound operating condition with heads periodically cleaned and replaced when missing to ensure continued regular watering of landscape areas, and health and vitality of landscape materials.
13. **Site Maintenance.** At all times, the site shall be maintained in a neat and clean manner free of trash and debris.

14. **Parking Maintenance.** At all times, all parking stalls and parking lot striping shall remain in good condition and be clearly marked.
15. **Fence Maintenance:** At all times, all fencing for this project must remain in good condition. If at any time, the fencing for this project is found to be in unsatisfactory conditions, it must be repaired or replaced to meet the satisfaction of the Development Services Director.
16. **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 Minor Plan Modification.

**City of Manteca Development Services Department: Building Safety Division**

1. Accessible parking spaces complying with Section 1109A shall be provided. CBC Sections 1109A.4 & 1109A.5.
  - a. When assigned parking spaces are provided for a resident or a group of residents, at least 2 percent of the assigned parking spaces serving covered multifamily dwelling units shall be accessible in each type of parking facility. At least one space of each type of parking facility shall be made accessible even if the number exceeds 2 percent. CBC Section 1109A.4
    - i. With 24 assigned parking spaces  $\times .02 = 0.48 \sim 1$  accessible parking space is required.
  - b. When parking is provided for covered multifamily dwellings and is not assigned to a resident or a group of residents at least 5 percent of the parking spaces shall be accessible and provide access to grade-level entrances of covered multifamily dwellings and facilities (e.g., swimming pools, club houses, recreation areas and laundry rooms) that serve covered multifamily dwellings.
    - i. With 28 unassigned parking spaces  $\times .05 = 1.4 \sim 2$  unassigned accessible parking spaces are required.
  - c. One in every eight accessible spaces, but not less than one (1), shall be van accessible.
    - i. Access aisle shall be on the passenger's side.
2. At least one accessible route shall be provided within the boundary of 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 1110A.1.1
3. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site. CBC Section 1110A.1.2.

4. An accessible route shall connect at least one accessible entrance of each covered multifamily dwelling unit with exterior spaces and facilities that serve the dwelling unit. CBC Section 1110A.1.4.
5. All ground-floor dwelling units in non-elevator buildings shall be accessible and adaptable. CBC Section 1104A.1
6. Separate building permits shall be required for the apartment building, trash enclosure, signs etc.) per CBC Admin 104.
7. The Developer shall submit a certification prepared by a licensed land surveyor or registered civil engineer to the Chief Building Official, certifying that the building location (setbacks) is pursuant to the approved plans prior to receiving a foundation inspection.
8. Developer shall provide bike parking spaces in accordance with California Green Building Standards Code 4.106.9 for number and distance to the entrance.
  - a. Provide permanently anchored bicycle racks within 100 feet of the visitor's entrance, readily visible to passers-by, for 5 percent of visitor motorized vehicle parking capacity with a minimum of one two-bike capacity rack. CGBSC Section 4.106.9.1
  - b. Provide on-site bicycle parking for at least one bicycle per every two dwelling units. CGBSC Section 4.106.9.2
9. Multifamily development projects with 20 or more dwelling units shall be subject to the following: CGBSC Section 4.106.4.2.2
  - a. EV Capable – Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EV's at all required EV spaces at a minimum of 40 amperes.
    - With 42 parking spaces ( $0.10 \times 42 = 4.2$ ), 5 EV Capable spaces are required.
  - b. EV Ready – Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles.
    - With 42 parking spaces ( $0.25 \times 42 = 10.5$ ), 11 EV Ready spaces are required.
  - c. EV Chargers – Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE.
    - With 42 parking spaces ( $0.05 \times 42 = 2.1$ ), 3 EV Chargers are required.
  - d. Construction documents shall indicate the location of proposed EV capable, ready and chargers.
    - i. The EV space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code,

Chapter 11A, to allow use of the EV charger from the accessible parking space.

- ii. One in every 25 EV spaces, but not less than one, shall also have an 8-foot-wide minimum aisle. A 5-foot-wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet.
10. 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.
  11. 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 Engineering Department**

### **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 dedicate ten-foot (10') wide public utility easements on all street frontages for underground facilities and appurtenances prior to building permit issuance.
4. Developer shall indicate on the improvement plans topographical information which shall include one-foot (1') contour intervals and benchmark data based on City datum.
5. 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.
6. 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.

7. 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).
8. Joint trench utility installation shall be in accordance with Manteca Municipal Code Chapter 13.34 and City Standards.
9. All address numbers shall be plainly visible from the street fronting the property. Said numbers/letters shall contrast with background.
10. Developer shall enter into an Improvement Agreement for construction of the roadway and utility improvements which will be dedicated to the City. The agreement will require posting a Performance Bond in the amount of one-hundred percent (100%), posting a Labor-Material Bond in the amount of fifty percent (50%), and payment of all required plan check, testing and inspection fees.
11. 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.
12. If the Area of Benefit is formed for the Drain 5 improvements and storm drain infrastructure that the project Developer as beneficiary shall pay the required assessment per the approved Area of Benefit once adopted at City Council.
13. Improvements which will be dedicated to the City must use a benchmark on the City of Manteca NVGD29 Vertical Control Network to establish the elevations of the improvements. The benchmark used shall be noted on the Improvement Plans.
14. The detailed Engineering elements for the roadway and utility portions of this project shall be reviewed and finalized during the Building Permit and/or Improvement Plan

review process. Designs/layouts presented with the proposed Site Plan are preliminary to support Site Plan approval and are not being approved with this action.

### **Site**

15. 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.
16. Provide City Standard Refuse/Recycling Enclosures on-site at the locations shown on the site plan. Sizing shall be in accordance with City Standards.
17. 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 storm system, in compliance with the City's Post-Construction Manual.
18. On-site curbing shall conform to City of Manteca Standard ST-35, "Parking Area Curbs".
19. Developer shall ensure no buildings are constructed across property lines.
20. Developer shall enter into an agreement with the City which stipulates the ownership and maintenance responsibility of the development's infrastructure, as follows. Division of maintenance for the development's infrastructure shall be noted in the notes section of the Final Map.
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 and as directed by the Fire Department.
23. Developer shall install a stop sign at the egress points from the project to City rights-of-way. The stop sign shall be installed just behind the right-of-way on private property and shall be maintained by the property owner for perpetuity.

### **Streets**

24. Airport Way
  - a. Developer shall remove the existing residential driveway and replace with sidewalk, vertical curb, and gutter per City standards.
25. Waterfall Way
  - a. Developer shall remove the existing sidewalk, curb and gutter to accommodate the installation of the Waterfall Way access and install curb ramps in compliance with California Building Code, Chapter 11B.
  - b. The extent of restoration on Waterfall Way shall be determined during the Improvement Plan review process.

26. Street improvements shall be completed as a condition of the first final inspection of a building permit for this development. This shall be noted on the cover of the building permit submittal.
27. The electrolier locations shall be finalized during the Improvement Plan review process. Electroliers shall maintain an average foot candle coverage of 0.40, with a minimum allowable foot candle at any location of 0.07, within the City's right-of-way along the frontage of the project for Airport Way and Waterfall Way. The existing streetlight shall be shown in the plans as well to show it meets this requirement also. Electrolier photometric plan, showing the foot candle coverage, shall be submitted with the Improvement Plans.
28. 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.
29. The thickness of all sidewalks installed with the project shall be six inches (6").
30. Developer shall remove and replace the existing sidewalk, curb and gutter along Airport Way and Waterfall Way frontages of this project which is dilapidated, cracked or creates a tripping hazard. Sidewalk installed with this project shall be six inches (6") thick.
31. 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.
32. Driveway(s) and accessibility ramps installed with this project shall be in compliance with the latest revision of the California Building Code, Chapter 11B and Caltrans Standard Plans, detail A88A.

### **Fencing and Walls**

33. Final fence material along Drain 5 shall be approved by the Engineering and Parks Departments.

### **Water**

34. Improvements shall be constructed in conformance with the latest version of the City Water Master Plan.
35. 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.

36. A minimum ten-foot (10') separation, from outside of pipe to outside of pipe, shall be maintained between water lines and parallel sanitary sewer, storm drain, and irrigation lines.
37. 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.
38. 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.
39. Developer shall provide vehicle impact protection for OS&Y to protect the fire hydrant on Airport Way.
40. Developer shall install double check detector check valves (DCDCV) where the fire hydrant/fire service line enters the site from the public water system. The DCDCV shall be installed on private property immediately adjacent to the City right-of-way or a dedicated City access easement and shall be maintained by the property owner.
41. Developer shall install a backflow prevention device immediately downstream of the water meters. The backflow prevention device shall be maintained by the Property Owner.
42. Landscape irrigation water system shall be designed to operate from a single point of connection. Irrigation water from potable system shall be delivered via a single meter which is no larger than 2". Piping which is installed from the potable water system for the purposes of irrigation shall be purple pipe. This includes the valve boxes. Irrigation water from the potable system shall be protected with a reduced pressure backflow device.
43. 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**

44. 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.
45. 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 historical groundwater depth.

46. This project's storm drain connection to the system in Waterfall Way is subject to approval by the Engineering Department. The developer shall submit calculations showing the storm drain system in Waterfall Way has the capacity to support this development, in addition to developed and undeveloped properties which are currently in the tributary area of the 320 Airport Way storm drain system. The calculations shall be done in accordance with the design guidelines of the City's Storm Drain Master Plan. If this storm drain plan is not approved, the developer shall propose an alternate storm drain solution to the City for approval.
47. 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.
48. Developer shall incorporate appropriate site design measure(s) and submit the results of the Post-Construction Runoff Standards Manual. The City of Manteca approval of the proposed measures is precedent to issuance of any building, grading or construction permits.
49. 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
50. 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.
51. 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.
52. Where conflict between standards arises, the standard most-protective to water quality, to public health and safety, and against flooding shall be utilized.
53. 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.

54. 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 are approved for project entitlements but may require further refinement for final approval, which is precedent to issuance of any building, grading, or construction permits.

55. 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.

56. 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.

### **Sanitary Sewer**

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

58. 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.
59. 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.
60. 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.
61. Existing service connections to the City's sewer mains which will not be used by this project shall be abandoned, as directed by the City of Manteca.
62. 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**

**Site Address**

1. 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 visible 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. Example:

Bldg. A	-or-	Bldg. 2
Units 301-306		Units 307-313
201-206		207-213
101-106		107-113

## **Fire Department Access**

2. 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 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.
  - b. Provide 15 feet of clearance on either side of fire hydrant from stopped or parked vehicles.
3. All above ground gas meter, regulators, and piping exposed to vehicular damage shall be protected in an approved manner.
4. Plans proposed to be listed as deferred submittals shall be clearly labeled on the cover building permit plan submittal cover sheet.
5. 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. 209-456-8340
6. A Fire Department approved “key lock box” shall be properly installed near the main entrance. A 3200 series lock box(s) can be order online directly from KNOXBOX.COM. Contact the Office of the Fire Marshal at [FireMarshal@mantecafire.org](mailto:FireMarshal@mantecafire.org) for additional information.
7. Trash enclosures/dumpsters shall not be allowed within 5 feet of any combustible walls, openings, or combustible roof eaves, unless protected by automatic fire sprinklers.

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:

Authority having Jurisdiction:

City of Manteca Fire Department,

Office of the Fire Marshal

Luis “Art” Salas, Fire Inspector II

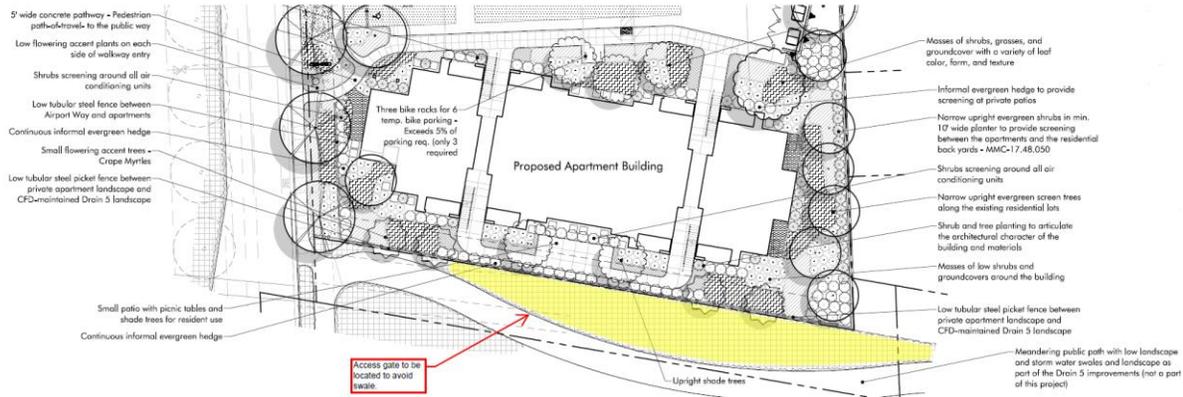
1154 S. Union Road, Manteca CA 95337

[Firemarshal@Mantecafire.org](mailto:Firemarshal@Mantecafire.org)

## **City of Manteca Public Works Department: Parks Division**

1. All landscape shall comply with current Model Water Efficient Landscape Ordinance (MWELO) requirements.
2. The Developer shall be required to pay Fees as specified in the current Park Acquisition and Improvement Fee Policy (both park acquisition and improvement fee and park in-lieu of fee would apply).

3. Landscaping shall extend to back of sidewalk; all landscaping installed between back of sidewalk and property line shall be part of the on-site landscape, be controlled by its irrigation system and be maintained by the property owner.
4. A minimum 6' tall tubular steel fence shall be installed on the south property line adjacent to Drain 5. Any proposed gate access shall be located to avoid the swale in Drain 5 area (see figure below).



## ACKNOWLEDGEMENT OF TERMS AND CONDITIONS

The City reserves the right to withhold the finalization of the structure(s) and/or terminate City utilities (i.e., shut off water and sewer) until all conditions of the City-approved site plan have been completed. Please contact the Development Services Department if you are unable to complete the site plan improvements prior to occupancy of the project.

The fees associated with this project are payable at the time of building permit issuance. For information on fees associated with the project, please contact the Building Safety Division at 209-456-8550.

I, as the site plan applicant, or authorized agent for the site plan applicant, have read and understand the conditions of approval and requirements for this development project. I, further, understand that this site plan runs with the ownership of the land and any transfer of ownership must include all uncompleted site plan requirements. I hereby acknowledge all conditions and requirements of the site plan approval.

6.11.2024

Date

Hardeep Singh

Authorized Signature

01.11.2024

Date

Gatwinder Kaur

Authorized Signature



**Site Plan and Design Review SPA 23-79**  
**Waterfall Apartments**  
**380 S. Airport Way**

January 18, 2024

City of Manteca Planning Commission Public Hearing

# Vicinity



# Zoning



# Adjacent Uses

Yosemite Greens  
Subdivision

Manteca Golf Course

Villa Ticino West  
Subdivision

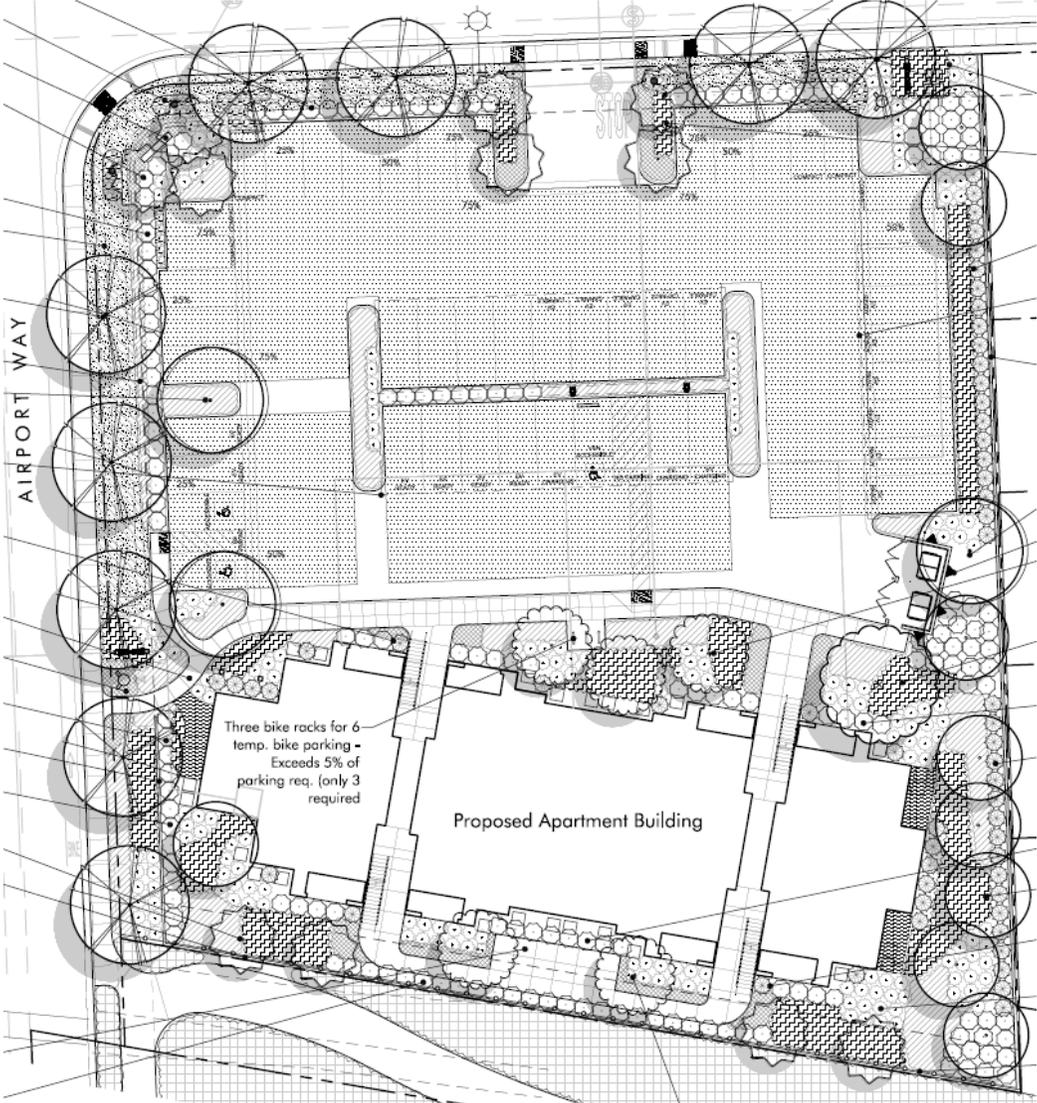
116 Unit MDR Subdivision

Existing SFD





# Landscaping Plan



# Elevations



Northern Elevation



Western Elevation



# Recommendation

- Adopt Resolution No. 1643 approving a Site Plan and Design Review Application for the Waterfall Apartments (File No. SPA-23-079).





**Thank you**

January 18, 2024

City of Manteca Planning Commission Public Hearing