

EXHIBIT 'A'



**City of Manteca
Development Services Department**

**Conditions of Approval
Manteca Police Department Project
Site Plan and Design Review SPR-26-32**

Project Name: Manteca Police Department Project
Project Files: SPR-26-32
Applicant: City of Manteca
Project Location: 682 South Main Street
Approval Date: May 21, 2026
Expiration Date: May 31, 2029

City of Manteca Development Services Department - Planning: (Contact: (209) 456-8500)

1. **APPROVED USE:** This Site Plan & Design Review Permit approval is subject to the conditions set forth herein and shall be contingent upon final review and approval by the City of Manteca. (Use Type(s)): Public Safety Facility Use
 - A. SPR 26-32 allows for the development of a public safety facility for the Police Department encompassing an approximately 50,000-square foot police department headquarters building and an approximately 5,000-square foot storage building, with associated on-site and off-site improvements on an approximately 8.07-acre parcel in conformance with approved plans.
 - B. Final architectural and site design shall be reviewed and approved by the City Manager in concurrence with the Development Services Director. A final colors and materials board shall be submitted for review and approval at the time of building permit submittal.
 - C. Modifications, alterations, or reductions to the phasing, scale, or scope of development due to economic constraints shall be subject to City Manager approval. All other modification or intensification of this approval shall be subject to additional review and approval by the Development Services Director.

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2. **Expiration.** Any permit not effectuated within three (3) years of approval shall expire and become void, except where an extension of time is approved in compliance with MMC Subsection 17.08.120(C) (MMC Section 17.08.120(A)).
3. **Effectuation.** Unless otherwise specified, effectuation of this approval shall be at vertical building permit issuance. All Conditions of Approval and ordinance requirements shall be fulfilled prior to the establishment of the use at final building occupancy.
4. **Minor Modifications.** Any minor deviations or modifications to the site, utility, or public improvement plans necessary due to site constraints may be granted upon approval of the Development Services Director. All other deviations or modifications may be granted pursuant to MMC Section 17.08.130.
5. **Fees.** The developer shall pay all applicable processing fees, permit fees, City development fees, fire fees, school fees, drainage fees, habitat conservation fees, and other public entity fees in effect at the time of the issuance of the applicable permit.
6. **Conformance to Plans.** 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 as shown on plans dated **April 9, 2026**. Any deviation or modification 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. **Owner/Developer Responsibility.** The owner/developer and/or benefactor/operator/lease of the permit or use shall be responsible for ensuring compliance with all applicable conditions of approval.
8. **Utility Companies.** 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. **Vested Rights.** This approval does not vest applicant's rights regarding future development. All ordinances, resolutions, rules, regulations and official policies governing design, improvement and construction standards and specifications applicable to the project and public improvements to be constructed by the Developer shall be those in force and effect at the time the applicable plan or permit approval is granted.
10. **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.
11. **Responsible Agencies.** The Developer is responsible for contacting all responsible and commenting agencies and ensuring compliance with any applicable fees and/or rules. This project is subject to the requirements of other agencies including but not limited to San Joaquin County Multi-Species Habitat Conservation & Open Space Plan, San Joaquin Valley Air Pollution Control District, and PG&E.
12. **Building Plans.** The developer shall write all conditions of approval for this project on all building permit plan sets submitted for review and approval. These conditions of approval shall be included on all grading and construction plans kept on the project site at all times. It is the responsibility of the building developer to ensure that the project contractor is aware of, and abides by, all conditions of approval. Prior approval from the Planning Manager must be received before any changes are constituted in site design, grading, building design, building colors or materials, etc.

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13. **Limits of Approval.** Approval of this application(s) does not constitute approval of any other entitlement or any other necessary permit, license, or approval.
14. **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.
15. **Cultural Resources.** If, in the course of development, potential tribal cultural resources, including but not limited to cultural features, midden/cultural soils, artifacts, exotic rock (non-native), shell, bone, shaped stones, or ash/charcoal, are encountered, all work in the vicinity of the find shall halt until a Tribal Representative or archaeologist can evaluate the materials and make recommendations for further action. If human remains are encountered, all work shall halt in the vicinity and the County Coroner shall be notified immediately. At the same time, a qualified archaeologist shall be contacted to evaluate the finds. If human burials are found to be of Native American origin, steps shall be taken pursuant to Section 15064.5(e) of Guidelines for California Environmental Quality Act.
16. **Changes in Law.** This approval shall not preclude the application to the development of the property of changes in City laws, regulations, plans or policies, the terms of which are specifically mandated and required by changes in State or Federal laws or regulations.
17. **Landscaping.** On-site landscaping shall conform to the approved plans dated April 9, 2026, and conform to the Manteca Municipal Code. Pursuant to MMC Section 17.48.060, 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 landscaping shall be maintained in such a manner as not to restrict designated pedestrian access. All trees, shrubs, and plants which, due to accident, damage, disease, or other cause, fail to show healthy growth shall be replaced, in kind, pursuant to the approved landscape plans within 30 days from the identified damage date.
18. **Parking Lot Landscaping.** Pursuant to MMC Section 17.48.050. K.2, Landscaping within the perimeter planter abutting any street right-of-way shall be designed and maintained for partial screening of vehicles to a minimum height of 30 inches measured from the finished grade of the parking lot. Screening materials may include a combination of plant materials, earthen berms, solid masonry walls, raised planters, or other screening devices authorized by the designated Approving Authority which meet the intent of this screening requirement. Planting materials shall be designed to ensure that planting within the clear visibility triangle at driveway and street intersections will not exceed 30 inches in height at full maturity.
19. **Parking Maintenance.** At all times, all parking stalls and parking lot striping shall remain in good condition and be clearly marked.
20. **Site Maintenance.** At all times, the site shall be maintained in a neat and clean manner free of trash and debris.
21. **Noise.** Pursuant to MMC Section 17.58.050, the use or uses on the site shall not generate outdoor noise levels above 60 decibels between the hours of 7am – 10pm.
22. **Lighting.** All on-site lighting for parking areas, pedestrian areas, and vehicular or pedestrian paths of travel shall be LED lighting. Any new lighting is required to submit a photometric plan for review showing it complies with MMC Section 17.50.060.D.
23. **CPTED.** Pursuant to MMC Section 17.48.040 J., landscaping and lighting shall be maintained to compliance with Crime Prevention through Environmental Design (CPTED) guidelines. Shrubs shall be limited to two (2) feet in height, and mature trees shall be limbed up to six (6) feet above the ground. Dead or dying plants shall be replaced with materials of equal

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24. **Hazardous Uses.** Pursuant to MMC Section 17.58.020, the site shall not be used or occupied in such a manner as to create any dangerous, noxious, explosive, or fiery hazards. Noise, vibration, smoke, dust, odor, or other forms of air pollution shall not adversely affect the surrounding area.
25. **Signs.** Sign details shall be consistent with MMC Section 17.54 of the Zoning Ordinance and be included on the Site Plan. Additionally, all portions of any sign shall be set back a minimum of 5 feet from existing and future right-of-way lines and shall not block pedestrian or vehicle rights-of-way or obstruct drivers' visibility.
26. **Access.** The following requirements apply and shall be shown on the Site Plan: The minimum driveway width shall comply with public improvement and fire safety standards (MMC Section 17-52.090 C.).
27. **Off-street Parking.** Pursuant to MMC 17.52.050-1, "All other commercial uses not otherwise listed" requires 4 parking spaces per 1000 square feet of gross floor area. A minimum of one hundred eighty-seven (187) parking stalls shall be required for this use. The site shall be developed with off-street parking as prescribed in the following table:

Use	Ratio	Parking Spaces
Police Building (46,795 sq-ft)	4 P.S. x 1,000 sq.ft.	187
Total Required		187
Public Parking Provided:		55
Staff Parking Provided:		135
Total Provided:		190
Surplus		3

28. **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.
29. **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 in any way other than specified in the application or supporting documents or presentations to the approving authority, the terms of this Approval shall be considered to be violated.
30. **Enforcement.** If at any time, any of the Conditions of Approval are found to be in non-compliance, City enforcement and corrective action may be implemented pursuant to MMC Section 1.10. All costs associated with compliance with the conditions shall be at the owner/developer's expense.

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City of Manteca Development Services Department – Building Safety Division: (Contact: (209) 456-8550)

31. Accessible parking spaces complying with CBC § 11B-502 shall be provided in accordance with CBC Table 11B-208.2. These parking space(s) shall be located as close as possible to the primary entrance to the building. CBC § 11B-208.2 and § 11B-208.2.4.
32. Accessible routes shall be provided per CBC § 11B-206. At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger drop-off and loading zone; public streets and sidewalks; and public transportation stops to the accessible buildings or facility entrances they serve. Where more than one route is provided, all routes must be accessible. CBC §11B-206.2.1.
33. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site. CBC §11B-206.2.2.
34. All entrances and exterior ground-floor exits to buildings and facilities shall be accessible and shall comply with CBC § 11B-404. CBC § 11B-206.4.1.
35. Adequate sanitary facilities shall be provided per the requirements of Chapter 4 of the California Plumbing Code and CPC Table 422.1.
36. Construction to provide electric vehicle infrastructure and facilitate electric vehicle charging shall comply with:
 - a. EV Capable, EV Ready and EVSE spaces shall be provided in accordance with Table 5.106.5.3.1.
 - b. EV Capable, EV Ready, and EV Chargers shall be provided in accordance with 4.106.4.2.1. and 4.106.4.2.2
 - c. Accessible EVCS shall be provided in accordance with CBC Table 11B-228.3.2.1
37. If the new project or an addition or alteration is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5 percent of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack.
38. 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.
39. 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) are pursuant to the approved plans prior to receiving a foundation inspection.
40. At the time of building permit submittal, the developer shall incorporate all Conditions of Approval from all departments and imprint them into the submittal set of construction documents/plans.
41. All work shall comply with the most recent edition of the California Building Code (Title 24).

City of Manteca Engineering Department: (Contact: (209) 456-8460)

General

42. 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.

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43. Developer shall provide easements, requested by the respective utility companies, within the project.
44. Developer shall relocate and place underground any existing overhead facilities within, adjacent to or along the frontage of the project. This shall be done at the Developer's expense. Prior to submitting relocation application(s) to utility company (or companies), the developer shall submit the application(s) to City for review and approval.
45. Developer shall indicate on the improvement plans topographical information which shall include one-foot (1') contour intervals and benchmark data based on City datum.
46. 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.
47. 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.
48. 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.

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).
49. Joint trench utility installation shall be in accordance with Manteca Municipal Code Chapter 13.34 and City Standards.
50. All address numbers shall be plainly visible from the street fronting the property. Said numbers/letters shall contrast with background.
51. 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.
52. The Engineering elements for this project shall be reviewed and finalized during the Building Permit review process. Designs/layouts of utilities and roadway elements presented with the proposed Site Plan are preliminary to support its approval and are not being approved with this action.

Site

53. 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

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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.

54. Provide City Standard Refuse/Recycling Enclosures on-site at the locations shown on the site plan. Sizing shall be in accordance with City Standards.
55. 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 shall be covered and the enclosure area shall have a connection to the sanitary sewer system. If the enclosure area is not covered it shall drain to the storm drain system, in compliance with the City's Post-Construction Manual.
56. On-site curbing shall conform to City of Manteca Standard ST-35, "Parking Area Curbs".
57. Developer shall ensure no buildings are constructed across property lines.
58. Landscape planting at driveway entrances/exits shall be maintained to a maximum height of three and one-half feet (3.5').
59. Developer shall sign and stripe both sides of the drive aisle as No Parking.
60. Egress points from this project to public right-of-way shall be stop controlled. Developer shall install signage and striping at egress points on the project's property to meet this condition.

Streets

61. S. Main Street Traffic Signal Installation
 - a. Developer shall install a traffic signal where the project's southern driveway takes access to S. Main Street. This work includes, but is not limited to, the installation of signal poles, installation of vehicle detection equipment, modification of the existing median, signal timing, signage and striping.
 - b. The traffic signal timing shall be synchronized with the traffic signal at the S. Main Street/Industrial Park Drive/Mission Ridge Drive intersection.
 - c. The traffic signal control equipment shall include 2070LX McCain Controller, McCain Omni eX Control Software, McCain GPS Module (2070-7G) and associated equipment.
 - d. The traffic signal shall incorporate the traffic from the adjacent driveway to 105 Industrial Park Drive (APN 221-050-09) and Wawona Street.
 - e. The traffic signal shall be equipped with networking equipment which enables the signal to communicate with the City's Traffic Management System.
 - f. The final intersection configuration, including the signage and striping, shall be reviewed and approved by the Engineering Department.
62. Developer shall modify the S. Main Street landscape medians and roadway signage and striping to accommodate the addition of the project's driveways.
63. Street improvements shall be completed as a condition of the first final inspection of a building permit for this development.
64. The thickness of all sidewalks installed with the project shall be six inches (6").
65. Developer shall remove and replace the existing sidewalk, curb and gutter along the S. Main Street frontage of this project which is dilapidated, cracked or creates a tripping hazard.
66. 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.

Water

67. Improvements shall be designed and constructed in conformance with the latest version of the City Water Master Plan.

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68. The City's Water Master Plan and User Rate Charges are currently being analyzed and updated by HydroScience. The update of the Master Plan was completed in March 2024. The Water Master Plan identifies 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 developed, 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.
69. A minimum ten-foot (10') separation, from outside of pipe to outside of pipe, shall be maintained between water mains and parallel sanitary sewer, storm drain, and irrigation lines.
70. 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.
71. Fire hydrant locations shall be approved by the Fire Department and finalized during the Building Permit review process. Developer shall provide and install fire hydrant "blue dot" reflective markers prior to issuance of the first building permit.
72. The onsite water line shall be maintained by the property owner.
73. The onsite fire system shall be maintained by the property owner in perpetuity, in accordance with National Fire Protection Association (NFPA) 25 Fire Code, as amended.
74. 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's right-of-way and it shall be maintained by the property owner.
75. Developer shall install one meter for the domestic water system for this project. The meter shall be installed at an accessible location within the public utility easement, adjacent to the City's right-of-way. Piping and appurtenances downstream of the water meter are private and will be maintained by the property owner.
76. Developer shall install a reduced pressure backflow device immediately downstream of the water meter. The backflow prevention device shall be maintained by the property owner.
77. Developer may install a separate water meter for the landscape irrigation system. The meter shall be installed at an accessible location within the public utility easement, adjacent to the City's right-of-way. Irrigation water from a potable water system shall be protected with a pressure backflow device. Piping and appurtenances downstream of the water meter are private and will be maintained by the property owner.
78. 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

79. Improvements shall be designed and constructed in conformance with the latest edition of the Storm Drain Master Plan, the City's Post-Construction Manual and City Standards.
80. 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.
81. All storm drainage shall be handled in accordance with the City's Storm Drain Master Plan.

If the project chooses to attenuate storm drain flows onsite and then discharge into the City's downstream system, no directly connected impervious areas (DCIA) shall be allowed to drain into the storm drain system downstream of the attenuation system. The storm drain attenuation

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discharge facilities shall be designed as a controlled pump or gated discharge with positive shut-off control. Telemetry requirements at the pump station shall include installation of hardware and software to interface with the City's Supervisory Control and Data Acquisition (SCADA) system. Developer's SCADA Integrator shall coordinate with the City Water Quality Control Facility's Chief Plant Operator.

82. Developer shall use Telstar as the integrator for the pump station telemetry system.
83. 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.
84. Developer shall construct the storm drain attenuation system in accordance with the current Storm Drain Master Plan.
85. 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.
86. 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. An electronic copy of the Project Stormwater Plan shall be provided to the City of Manteca
87. Developer shall develop a hydromodification management plan to ensure the post-project stormwater runoff flow rate shall not exceed estimated pre-project flow rate for the 2-year, 24-hour storm. The hydromodification management plan shall be incorporated into the Project Stormwater Plan.
88. 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. An electronic copy of the Maintenance Plan shall be provided to the City of Manteca.
89. Prior to the final inspection of the Building Permit for this project, Developer shall submit the final Operations and Maintenance Plan, in accordance with Section 8 of the City's Post-Construction Manual, to the Engineering Department.
90. Post-Construction Management Practices shall conform to the City's adopted Multi-Agency Post Construction Stormwater Standards Manual.
91. Where conflict between standards arises, the standard most-protective to water quality, to public health and safety, and against flooding shall be utilized.
92. 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:

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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.

93. 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.
94. 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.
95. Developer shall complete the CDD development memorandum, required by Storm Drainage Agreement Amendment No. 1, and submit it to SSJID for review.

Sanitary Sewer

96. Improvements shall be designed and constructed in conformance with the latest version of the City Wastewater Collection System Master Plan and City Standards.
97. The City's Sewer Master Plan and User Rate Charges are currently being analyzed and updated by Stantec. The update of the Master Plan was completed in March 2024. The Sewer Master Plan identifies 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 developed, and associated costs estimated, user rates, connection charges, and Public Facilities Implementation Plan (PFIP) fees will 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.
98. 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.
99. 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.
100. 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, Office of the Fire Marshall: (Contact (209) 456-8340)

101. Fire Department Access:

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- a. Provide a diagram showing a minimum of 44' external radius and internal radius of 25' on all main entries, drive aisle and parking lot areas. The main drive aisle shall be designated Emergency Vehicle Access Lane and be a minimum of 26' wide.
 - b. A diagram showing proposed "Fire Lane" shall be submitted for approval to the Office of the Fire Marshal. Fire Lanes shall be marked in accordance with California Fire Code (Appendix D103.6 SIGNS and Manteca Fire Code 15.24
102. 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. Hydrants subject to vehicular damage shall be protected in an approved manner and not be obstructed by vehicles or other obstructions.
 - c. Provide 15 feet of clearance on either side of fire hydrant from stopped or parked vehicles.
 - d. 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.
 - e. The on-site fire protection system (fire hydrants and associated water mains) shall be installed prior to the issuance of building permits.
 - f. Total Fire Flow (appendix B of CFC) shall be calculated and submitted as part of the permit submittal.
103. 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.
104. 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.
105. Plans proposed to be listed as deferred submittals shall be clearly labeled on the cover building permit plan submittal cover sheet.
106. Inspections. Fire protection systems (fire hydrants) 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
107. 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 for additional information.
108. All above ground gas meters, regulators, and piping exposed to vehicular damage shall be protected in an approved manner.
109. 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.
110. Operations that require operational permits (High Piled Storage, Hot Work, Compressed Gas, Battery Storage and all others listed in CFC 105) shall be identified on the plan submittal.
111. All above comments shall be listed in the Building Permit Plan Submittal in a section designated for Fire Comments. Additionally, the Authority Having Jurisdiction should be listed as:
- City of Manteca Fire Department,
Office of the Fire Marshal
Fire Inspector II
Luis "Art" Salas
124 Sycamore Ave Manteca, CA 95336
Firemarshal@Mantecafire.org

San Joaquin Council of Governments, (San Joaquin County Multi-Species Habitat Conservation and Open Space Plan, SJMSCP): (Contact: (209) 235-0600)

ATTACHMENT 3

112. Schedule a SJMSCP Biologist to perform a pre-construction survey prior to any ground disturbance
113. SJMSCP Incidental take Minimization Measures and mitigation requirement:
- A. Incidental Take Minimization Measures (ITMMs) will be issued to the project and must be signed by the project applicant prior to any ground disturbance but no later than six (6) months from receipt of the ITMMs. If ITMMs are not signed within six months, the applicant must reapply for SJMSCP Coverage. Upon receipt of signed ITMMs from project applicant, SJCOG, Inc. staff will sign the ITMMs. This is the effective date of the ITMMs.
 - B. Under no circumstance shall ground disturbance occur without compliance and satisfaction of the ITMMs.
 - C. Upon issuance of fully executed ITMMs and prior to any ground disturbance, the project applicant must:
 - i. Post a bond for payment of the applicable SJMSCP fee covering the entirety of the project acreage being covered (the bond should be valid for no longer than a 6 month period); or
 - ii. Pay the appropriate SJMSCP fee for the entirety of the project acreage being covered; or
 - iii. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - iv. Purchase approved mitigation bank credits.
114. Within 6 months from the effective date of the ITMMs or issuance of a building permit, whichever occurs first, the project applicant must:
- A. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or
 - B. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - C. Purchase approved mitigation bank credits.

Failure to satisfy the obligations of the mitigation fee shall subject the bond to be called.

San Joaquin Valley Air Pollution Control District: (Contact (559) 230-6574)

115. The Project is subject to District Rule 9510 because it will receive a project-level discretionary approval from a public agency and will equal or exceed 10,000 square feet of government space. Submit an AIA application to the District to comply with District Rule 9510 so that proper mitigation and clean air design under ISR can be incorporated into the Project's design. One AIA application should be submitted for the entire Project.
116. The project proponent shall provide written notification to the District at least 48 hours prior to the project proponents intent to commence any earthmoving activities pursuant to District Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities). Also, should the project result in the disturbance of 5-acres or more, or will include moving, depositing, or relocating more than 2,500 cubic yards per day of bulk materials, the project proponent shall submit to the District a Dust Control Plan pursuant to District Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities).