

## Attachment 3 – Exhibit A

Daniels Center: SPC 21-101 & UPN 21-102  
2125 Daniels Street



### City of Manteca Development Services Department

**Conditions of Approval**  
**Daniels Center Extension**  
**Site Plan Review SPC 21-101 & Minor Use Permit UPN 21-102**  
**Approved on June 1, 2023**

**Extension Approved on July 17, 2025**

**Project File Numbers:** SPC 21-101 & UPN 21-102

**Project Name:** Daniels Center Extension

**Project Address:** 2125 Daniels Street, Manteca, CA 95337

**APN:** 241-310-86

**Project Applicant:** Jaspal Kamboj, 1017 Marigold Ln., Manteca, CA 95336

**Property Owners:** Jarnail Kamboj and Jasbir Singh, 1017 Marigold Ln., Manteca, CA 95336

NOTE: This list of conditions is not intended to be all-inclusive or a comprehensive list of City regulations. All conditions are referenced to the Daniels Center Project Plan Set (dated 06/14/21) on file with the City of Manteca, Development Services Department, Planning Division.

### City of Manteca Development Services Department: Planning Division

- 1) **Acceptance of Conditions.** Unless the applicant formally objects to these conditions prior to approval by the Planning Commission, the applicant is bound by, must comply with, and must do all things required of or by the applicant pursuant to all of the terms, provisions, and conditions of these Conditions of Approval. All costs associated with compliance with the conditions shall be at the owner/developer's expense.
- 2) **Expiration of Approval.** This approval for a Site Plan and Design Review Application and Minor Use Permit shall automatically expire on **July 17, 2026, or 12 months from and after the date of issuance.** The date of issuance is the date these entitlements are approved by the Planning Commission. Prior to the expiration date, the applicant may apply for an extension not to exceed two years.

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- 3) **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 applicant shall be those in force and effect at the time the applicable plan or permit approval is granted.
- 4) **Vesting Fees.** This approval does not vest applicant'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.
- 5) **Fees.** The applicant 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) **Outside Agency Fees.** It is the responsibility of the owner/developer to contact all outside agencies and pay applicable fees associated with this project.
- 7) **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. Any variation from these plans, proposals, supporting documents or presentations is subject to review and approval prior to implementation.
- 8) **Subsequent Development.** All activities undertaken in accordance with this approval shall comply with the City's General Plan and Municipal Code. In cases of conflict between the City's Municipal Code or map-specific conditions of approval, the governing priority shall be, to the extent legally permitted, as follows: 1) Municipal Code regulations; 2) project-specific conditions; 3) standard conditions. The applicant shall comply with all regulations and code requirements of the Development Services Director, City Engineer, Building Official, Fire Chief, the Police Chief and any other agencies requiring review of the project. If required, these agencies shall be supplied copies of the final maps, site plans, public improvement plans, grading plans and building plans.
- 9) **Structure Conformance.** Applicant shall ensure all structures will be built in compliance with the City's Zoning Ordinance.
- 10) **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.
- 11) **Other Requirements.** 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.

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- 12) **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 violated.
- 13) **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 subdivision Map or any environmental or other documentation related to this project or subdivision Map. The applicant further agrees to provide a defense for the City in any such action.
- 14) **Limits of Approval.** Approval of this application does not constitute approval of any other entitlement or any other necessary permit, license, or approval.
- 15) **Compliance with Local and State Laws.** The subject use shall be conducted in full compliance with all local and state laws. No part of this approval shall be construed to permit a violation of any part of the Manteca Municipal Code. This Site Plan & Design Review and Minor Use Permit shall be subject to revocation if the subject use is conducted in such a manner as to cause a nuisance.
- 16) **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.
- 17) **Location of Conditions.** All conditions of approval for this project shall be written by the project developer on all building permit plan check sets submitted for review and approval. These conditions of approval shall be on, at all times, all grading and construction plans kept on the project site. 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.
- 18) **Roof mounted screening.** Applicant/developer shall ensure all roof mounted equipment shall remain screened from public street view.
- 19) **Solar Panels.** Applicant/developer shall include solar panels as a part of the electrical plan in the building permit plan submittal.
- 20) **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 Site Plan & Design Review.

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- 21) **Master Sign Program.** This project will require a Master Sign Program, as the project includes three or more tenant spaces that share the same parcel and use common access and parking facilities. Refer to Code Section 17.10.090.
- 22) **On-site 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 the following standards (17.50.060.D.):
  - a. Parking lots, driveways, trash enclosures/areas, public phones, and group mailboxes shall be illuminated with a minimum maintained 1 foot-candle of light and an average not to exceed 4 foot-candles of light. The illumination shall not exceed 10 foot-candles in any one location.
  - b. Pedestrian walkways shall be illuminated with a minimum maintained 0.5 foot-candle of light and an average not to exceed 2 foot-candles of light.
  - c. Entryways and exterior doors of nonresidential structures shall be illuminated during the hours of darkness with a minimum maintained 1 foot-candle of light, measured within a 5-foot radius on each side of the door at ground level.
- 23) **Site Conditions.** The site shall be maintained in a neat and clean manner free of weeds, trash and debris.
- 24) **Landscaping.** 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 to not restrict designated pedestrian access. All trees, shrubs, and plants which, due to accident, damage, disease, or other cause, fail to show a healthy growth shall be replaced, in kind, pursuant to the approved landscape plans within 30 days from the identified damage date. (MMC 17.48.060.A)
- 25) **Design Requirements Prior to Building Permit Issuance:**
  - a) Prior to issuance of a Certificate of Occupancy, the applicant shall ensure that the site is developed in accordance with the plans dated 6/14/21. Development of the site shall not be modified by the applicant/developer or by any City Department or Division without prior express written approval by the designated approving authority as stipulated in Section 17.10.060 (C) of the City of Manteca Municipal Code. If any structure(s) landscaping, parking, signage or other features of the approved plans are installed, constructed or removed or site improvements otherwise deviate from what was shown or illustrated on these approved plans, that shall render this entitlement modified. All modifications shall be brought into conformance with the approved site plan at the sole expense of the applicant/developer. When modifications have taken place, a Certificate of Occupancy shall not be granted until either: a) the site has been brought into conformance with these approved plans; or, b) the

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applicant/developer files an application for the appropriate amendment and that application has been approved.

- b) All conditions of approval for this project shall be written by the project developer on all building permit plan check sets submitted for review and approval. These conditions of approval shall be on, at all times, all grading and construction plans kept on the project site. 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.
- c) **Signage.** Signage is not approved as part of this application. A separate sign plan shall be reviewed by the Planning Department prior to issuance of a Building Permit.
- d) **Easement.** Per Condition of Approval #5 for the associated Tentative Parcel Map # SDN 20-25, that states: "Prior to final map, the applicant shall agree to record a reciprocal parking and access easement between the parcel identified as APN 241-310-70 located at 215 Daniels Street and the two parcels resulting from this parcel map. Prior to issuance of the first building permit on either parcel created by this tentative map, the said parking and access easement shall be delineated and recorded to the satisfaction of the City Engineer. The intention of this condition is to provide a parallel route to Daniels Street between S. Airport Way and Milo Candini Drive.
- e) **Drive-Thru Landscaping.** Prior to building permit issuance, landscape plans must show a 5-foot wide planter with a minimum 3-foot-tall landscape barrier to scree glare, planted with trees and other landscaping consistent with those in the parking area. At no time shall this landscape barrier be pruned in a manner that allows the vehicle headlights from the drive-through lane to be visible from abutting street rights-of-way. The 3-foot-tall landscape barrier must be in place at time of building permit inspection.

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

- 1) Accessible parking spaces complying with CBC § 11B-502 shall be provided in accordance with CBC Table 11B-208.2. CBC § 11B-208.2 and § 11B-208.2.4.
- 2) 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.
- 3) Developer shall obtain separate building permits for each structure, signage, trash enclosure, monument sign, pole light fixture, etc. per CBC Admin 104 prior to construction of said structure.

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- 4) The building elements shall have a fire-resistance rating not less than that specified in CBC Table 601 and exterior walls shall have a fire-resistance rating not less than that specified in CBC Table 602.
- 5) Adequate sanitary facilities shall be provided per the requirements of Chapter 4 of the California Plumbing Code and CPC Table 422.1.
- 6) Designated parking for clean air vehicles shall comply with 2019 CGBSC §5.106.5.2 and Table 5.106.5.2 and Electric Vehicle Charging spaces shall comply with 2016 CGBSC §5.106.5.3 and Table 5.106.5.3.3.
  - a. With 45 parking spaces, **six (6) clean air vehicle parking spaces** are required.
  - b. With 45 parking spaces, **five (5) EVCS parking spaces are required**.
    - i. One (1) Van accessible and one (1) standard accessible EVCS parking spaces are required.
    - ii. Access aisle for the Van Accessible EVCS shall be on the passenger's side.
- 7) The Developer shall submit a pad elevation certification prepared by a licensed land surveyor or registered civil engineer to the Chief Building Official, certifying that the building location (setbacks) are pursuant to the approved plans prior to receiving a foundation inspection.
- 8) 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.
- 9) 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 Public Works Department, Engineering Division

#### *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 indicate on the improvement plans topographical information which shall include one-foot (1') contour intervals and benchmark data based on City datum.

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- 4) 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.
- 5) 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.
- 6) 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).
- 7) Joint trench utility installation shall be in accordance with Manteca Municipal Code Chapter 13.34 and City Standards.
- 8) All address numbers shall be plainly visible from the street fronting the property. Said numbers/letters shall contrast with background.
- 9) 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

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include the language that the benchmark is being added to the City of Manteca Vertical Control Network.

- 10) Improvements which will be dedicated to the City must use a benchmark on the City of Manteca Vertical Control Network to establish the elevations of the improvements. The benchmark used shall be noted on the Improvement Plans.
- 11) 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*

- 12) 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.
- 13) Provide City Standard Refuse/Recycling Enclosures on-site at the locations reviewed and approved by Public Works, Solid Waste Division. Sizing shall be in accordance with City Standards.
- 14) 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 sanitary sewer system or a connection to the storm system, in compliance with the City's Post-Construction Manual.
- 15) On-site curbing shall conform to City of Manteca Standard ST-35, "Parking Area Curbs".
- 16) Developer shall ensure no buildings are constructed across property lines.
- 17) Developer shall dedicate an emergency vehicle access easement, to the City of Manteca, over the project site.
- 18) The fueling area design shall meet the Design Considerations section of Source Control Measure S-13: Fuel Dispensing Areas in Appendix E of the City's Post-Construction Manual.
- 19) The area under the gas pump canopy shall drain to itself. Any storm drain inlet in this area must be equipped with a SafeDrain or similar storm drain system protection device, as approved by the City Engineer.
- 20) A grease interceptor, in accordance with City Standard M-1, shall be installed as part of the private sanitary sewer system.
- 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.

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- 23) 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.
- 24) Prior to issuance of the first building permit, the developer shall execute a Reciprocal Access Agreement, which shall provide for reciprocal vehicular and pedestrian access between APN 241-310-086 (Project) and the adjacent parcel to the west, APN 241-310-087 to the satisfaction of Director of Engineering and approved by the City Attorney. Said agreement shall also include provisions for the shared maintenance of the driveway.

### *Streets*

- 25) Cross sections for roadways that are included in the City's adopted Public Facilities Implementation Plan (PFIP), Transportation Element, shall be in accordance with that document. Unless otherwise detailed in these conditions, cross sections for roadways that are not included in the PFIP shall be in accordance with the City of Manteca Standard Plans. An encroachment permit is required for all work within the public right-of-way.
- 26) Existing driveways which are not to be used by this project shall be removed and replaced with sidewalk, vertical curb and gutter.
- 27) Developer shall remove and replace the sidewalk, curb, gutter and accessible ramps, if any, along the frontage of this project.
- 28) Mailboxes shall be constructed in conformance with the standards of the United States Postal Service.
- 29) Street lights along the project's frontage shall maintain an average foot candle coverage of 0.40, with a minimum allowable foot candle at any location of 0.07 within the public right-of-way. Electrolier photometric plan, showing the foot candle coverage, shall be submitted with the Improvement Plans showing this requirement is met with the existing street lights. If not, the project shall install street lights or modify the existing street lights so this requirement is met.
- 30) The electrolier locations shall be finalized during the Improvement Plan review process. Electroliers shall maintain an average foot candle coverage of 0.40 throughout the project, with a minimum allowable foot candle at any location of 0.07. Electrolier photometric plan, showing the foot candle coverage, shall be submitted with the Improvement Plans.
- 31) 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.
- 32) The thickness of all sidewalks installed within the City Right of Way shall be six inches (6").
- 33) 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

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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.

34) Driveway(s) and accessibility ramps installed with this project shall be in accordance with the latest revision of the California Building Code, Chapter 11B and Caltrans Standard Detail A88A.

35) Drive-thru / Permit Approval

- a. Stacking or queueing outside the project's property onto City right-of-way, at any time, is not allowed. Developer shall ensure that the drive-thru aisles are adequately designed for the business and function such that the stacking or queueing does not negatively affect or cause traffic congestion within the public right-of-way.
- b. If it is determined by the City Engineer that any drive-thru stacking and queuing is affecting the public right-of-way, Developer shall make modifications to the site to remedy the problem. The City may require the submittal of a traffic study from a licensed Traffic Engineer specifically addressing drive-thru stacking and queuing. Modifications to the site may require a Minor Plan Modification be submitted to Development Services.
- c. Costs associated with complying with this condition shall be paid for entirely by the Developer.

### *Traffic*

36) If not already upgraded by the City of Manteca at the time of the first building permit issuance, Developer shall upgrade the existing traffic signal controller at the intersection of Airport Way & Daniels Street as follows:

- a. Install a McCain 2070LX signal controller with the Omni software.
- b. The traffic signal controller shall include a battery backup to energize the traffic signal in a power outage capable of running the red lights on flash for 48 hours.
- c. Developer shall work with the City of Manteca Streets Manager to modify signal timings at the intersection to provide a greater proportion of overall intersection signal green time to the northbound left turn movement.

37) Developer shall lengthen the southbound left turn lane at the Airport Way & Daniels Street intersection from 150' to 275' by restriping the median pavement.

38) To prohibit left turn movements at Driveway 1 on Airport Way, Developer shall construct a 12" wide raised concrete finger median on Airport Way. The exact length and configuration of the concrete median shall be determined by the City Engineer at the time improvement plans are submitted for review.

39) Developer shall post a "No U-Turn" sign facing northbound Airport Way traffic at the very north edge of the area featuring median modifications near Driveway 1.

40) Developer shall work with City Staff to determine if any additional lane striping modifications are required along the project's Airport Way frontage.

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41) Developer shall construct an approximately 150' right turn lane on westbound Daniels Street at Driveway 2. The exact length and configuration of the right turn lane shall be determined by the City Engineer at the time improvement plans are submitted for review.

42) Developer shall post a "No U-Turn" sign in the median of the westbound left turn lane on Daniels Street to the Stadium Center Retail Plaza.

### *Water*

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

44) 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.

45) 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.

46) 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.

47) 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. Use of existing irrigation wells as landscape irrigation wells will be evaluated on a case-by-case basis and shall be approved by the Public Works Director. If conversion of the existing on-site irrigation wells is approved for use as landscape irrigation wells, or for use as construction water, the proposed improvements shall be in strict accordance with City of Manteca plans, standards and specifications and in accordance with the requirements of the San Joaquin County Health Department.

48) 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.

49) Onsite water lines shall be maintained by the Property Owner.

50) 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.

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- 51) The fire water service shall have two points of connection to the City's water main.
- 52) Developer shall install double check detector check valves (DCDCV) where the fire service line tees off of the onsite public water main. The DCDCV shall be maintained by the property owner.
- 53) Developer shall install one meter to each building for domestic water. The meter shall be installed at an accessible location within the public utility easement, adjacent to the City's ROW. Piping and appurtenances downstream of the water meter are private and will be maintained by the property owner.
- 54) Developer shall install a backflow prevention device immediately downstream of the water meter. The backflow prevention device shall be maintained by the Property Owner.
- 55) 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 ROW or waterline maintenance and access easement. Piping and appurtenances downstream of the water meter are private and will be maintained by the Property Owner.
- 56) 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*

- 57) 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.
- 58) The developer shall construct a 12-inch storm drain line to provide for a storm drain connection to westerly adjacent parcel.
- 59) The owner of the property shall dedicate a 10-foot-wide private storm drain easement in favor of the westerly adjacent parcel to provide access to the existing storm drain in Daniels Street.
- 60) 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 groundwater depth.
- 61) Verify that the retention basin at Stadium Center is adequately sized to accept the runoff from this project.
- 62) Submit calculations, per Chapter 3, Section 3.1 of the City's Storm Drain Master Plan, showing attenuation of the storm drain flows for this project is not required.
- 63) 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.
- 64) The Project site is located within the City of Manteca's F-200 zone, which makes it at risk from the 200-year flood. As such, the Project is subject to the Manteca Municipal Code Section 17.30.040 Subsection C which places construction limitations on

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development proposed in areas that are at risk from the 200-year flood. The Project applicant shall contribute the fair share fee to provide the urban level of flood protection for the Project site. In addition, there shall be no construction of a new residence or other structure that is located within the F-200 Zone unless the City finds, based on substantial evidence in the record, that the Project is consistent with the requirements of Manteca Municipal Code Section 17.30.040 Subsection C which is specifically in place to protect people and property from a 200-year flood.

- 65) 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.
- 66) 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.
- 67) 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.
- 68) 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.
- 69) Post-Construction Management Practices shall conform to the City's adopted Multi-Agency Post Construction Stormwater Standards Manual.
- 70) Where conflict between standards arises, the standard most-protective to water quality, to public health and safety, and against flooding shall be utilized.
- 71) 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

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2125 Daniels Street*

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.

- 72) 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 is approved for project entitlements but may require further refinement for final approval, which is precedent to issuance of any building, grading, or construction permits.
- 73) 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.
- 74) 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.
- 75) Developer shall complete the Engineering Department Development Memorandum, required by Storm Drainage Agreement Amendment No. 1, and submit it to SSJID for review.
- 76) Developer shall ensure protection of the City's storm drain system from possible spills from trucks and their contents through the installation of a mechanical means of isolating this project's storm drain system from the downstream system. Protection shall be shown and checked on the onsite improvement plans.

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- 77) Developer shall enter into a Stormwater Treatment Control Measure Maintenance Access Agreement with the City for maintenance of the onsite stormwater treatment control measures.

### ***Sanitary Sewer***

- 78) Improvements shall be constructed in conformance with the latest version of the City Wastewater Collection System Master Plan and City Standards.
- 79) 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.
- 80) The developer shall construct a 6-inch sanitary sewer line to provide for a sewer connection to westerly adjacent parcel within the existing 10-foot private sewer easement adjacent Daniels Street.
- 81) 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.
- 82) 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.
- 83) 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**

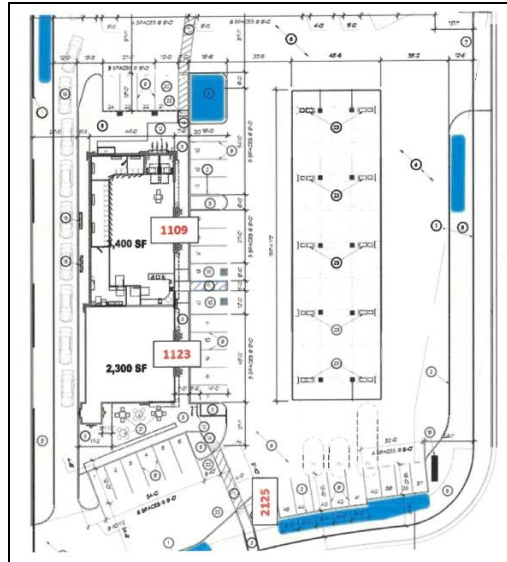
1. A fire hydrant will be required on both Daniels Street and Airport Way entrances on the sidewalk.
2. Deferred submittal for fire alarm plans.
3. Deferred submittal for fire sprinklers.
4. A fire lane is needed on curb in front of the vent risers to south entrance/exit.

### **City of Manteca Information Technology Department, GIS Division**

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Daniels Center: SPC 21-101 & UPN 21-102  
2125 Daniels Street

- 1) The addresses for this parcel will be:  
2125 Daniels Street (parcel address)  
1109 S. Airport Way  
1123 S. Airport Way



### **San Joaquin County Environmental Health Department**

- 1) This project shall comply with all applicable requirements from the San Joaquin County Environmental Health Department.

### **San Joaquin Valley Air Pollution Control District**

- 1) This project shall comply with all applicable requirements from the San Joaquin Valley Air Pollution Control District.

### **California Department of Transportation**

- 1) This project shall comply with all applicable requirements from the California Department of Transportation.

### **San Joaquin County Multi-Species Habitat Conservation (Laurel Boyd, Habitat Planner)**

- 1) This project is subject to the SJMSCP. If you have any questions, please call (209) 235-0600.

### **South San Joaquin Irrigation District**

- 1) This project shall comply with all applicable requirements from the South San Joaquin Irrigation District.

### **Pacific Gas & Electric**

- 1) This project shall comply with all applicable requirements from PG&E.

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