



Exhibit 'A'

**City of Manteca
Development Services Department**

Revised Conditions of Approval
1901 E Yosemite Ave Commercial
SPC 21-149 & SDJ-21-150
April 18, 2024 ~~May 7, 2026~~

Project Name: 1901 E Yosemite Ave Commercial

Project Files: SPC 21-149 & SDJ 21-150

Applicant: Major Singh
1580 Garden Farms Ave.
Lathrop, CA 95330

Project Location: 1901 E Yosemite Ave
Manteca, CA 95337
APN 208-310-26

This list of conditions is not intended to be a comprehensive list of City regulations. All conditions are referenced to the Plans dated January 8, 2024, which are on file with the City of Manteca, Development Services Department.

Development Services Department: Planning

- 1) **Approval.** This Site Plan and Design Review is approved subject to these specific conditions. Any variation from the approved plans, proposals, supporting documents or presentations is subject to review and approval prior to implementation.
- 2) **Conformance to Plans.** This approval is dependent upon and limited to the proposals and plans contained, supporting documents submitted, and presentations made to staff, the Planning Commission, and/or City Council as affirmed to by the applicant and presented on the plans dated January 8, 2024. Any variation from these plans, proposals, supporting documents or presentations is subject to review and approval prior to implementation.

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- A. Conformance with SDJ-21-150 shall entail division of an approximately 2.98-acre parcel into two parcels, encompassing 1.42 acres and 1.56 acres, respectively.
 - i. A Final Map map shall be recorded prior to inspection of the foundation of the vertical building permit.
 - ii. All required reciprocal vehicular, pedestrian, parking, utility, and easement access agreements shall be recorded prior to the issuance of Final Occupancy of the first building permit.
 - B. Conformance with SPC-21-149 shall entail the development of an approximate 5,200 square-foot retail store and quick-service restaurant, an approximate 1,400 square-foot drive-through car wash with a 6-stall car vacuum station, and a 12-car fueling station with a canopy.
 - i. Development of SPC-21-149 shall be allowed on Proposed Parcel 1 (1.42 AC) of SDN -21-150.
 - ii. All electrical and mechanical equipment shall be enclosed.
 - iii. Roof access ladders shall be located within the interior of the building.
 - iv. All roof-mounted equipment shall be screened from public view.
 - v. No development shall be allowed on Proposed Parcel 2 (1.56 AC) as part of this approval.
- 3) **Expiration.** This extension for the approved Site Plan Review shall expire one year from the original approval date on **April 18, 2027**, unless altered and/or extended per State law.
 - 4) **Owner Obligation.** All conditions of approval shall be satisfied by the owner/developer. If at any time, any of the Conditions of Approval are found to be in non-compliance, City enforcement action may be implemented pursuant to Manteca Municipal Code, Article 1, Chapter 1.10. All costs associated with compliance with the conditions shall be at the owner/developer's expense.
 - 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) **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.
 - 7) **Signs.** No business identification signs or any advertising signs shall be installed or displayed without the review and approval of the Development Services Department, and all proposed advertising signs shall comply with Section 20.14.20 of the Zoning Ordinance.

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- 8) **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.
- 9) **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, PG&E, and the **California State Department of Transportation:**
 - A) **Pacific Gas and Electric Company (PG&E) – see attached Response Letter, dated April 19, 2026.**
 - B) **San Joaquin County Multi-Species Habitat Conservation & Open Space Plan (SJMSCP) Response Letter, dated April 7, 2026**
 - C) **South San Joaquin Irrigation District (SSJID) – see attached Response Letter, dated April 16, 2026.**
 - D) **The Applicant shall be responsible for procuring the necessary encroachment permits from the California State Department of Transportation.**
- 10) **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, and 3) standard conditions. The applicant shall comply with all regulations and code requirements of the Development Services Director, City Engineer, and Building Official, the 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.
- 11) **Building Plans.** The project developer shall write all conditions of approval for this project 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.
- 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 as specified in the Application or Supporting documents or presentations to staff, the Planning Commission, or City Council, as

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modified by the Conditions of this Approval, then the terms of this Approval shall be considered to be 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 and design Review shall be subject to revocation if the subject use is conducted in such a manner as to cause a nuisance.
- 16) **Changes in Law.** This approval shall not preclude the application to development of the property of changes in City laws, regulations, plans or policies, the term of which are specifically mandated and required by changes in State or Federal laws or regulations.
- 17) **Other entitlements.** Approval of this application does not constitute approval of any other entitlement or any other necessary permit, license, or approval.
- 18) **Performance Standards.** Developer shall ensure ongoing compliance with City of Manteca Performance Standards, pursuant to Manteca Municipal Code Chapter 17.58.
- 19) **Parking, Loading Areas, On-Site Circulation.** All on-site parking, loading areas, and on-site circulation shall conform to the approved plans dated January 8, 2024.
- 20) **Landscaping.** On-site landscaping shall conform to the approved plans, and conform to the Manteca Municipal Code. 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.
 - A. Final landscaping design plans shall include shade trees in parking areas. Additionally, at least one shade shall be planted along the project parcel's frontage for every forty feet of linear street frontage.
- 21) **Storage, Screening, and Fencing.** All storage, screening, and fencing shall conform to the approved plans dated January 8, 2024, and conform to the Manteca Municipal Code.

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- 22) **Roof-mounted Equipment.** Applicant/developer shall ensure all roof-mounted equipment shall remain screened from public street view.
- 23) **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 section 17.50.060.D. of the Manteca Municipal Code.
- 24) **Site maintenance.** The site shall be permanently maintained in a neat and clean manner free of weeds, trash, and debris.
- 25) **CPTED.** Landscaping and lighting shall be maintained to compliance with Crime Prevention through Environmental Design (CPTED) guidelines. Shrubs shall be limited to two feet in height, and mature trees shall be limbed up to six feet above the ground. Dead or dying plants shall be replaced with materials of equal size and similar variety.

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. These parking space(s) shall be located as close as possible to the primary entrance(s) to the building.
- 2) 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 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 § 11B-206.2.1.
- 3) At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site. CBC § 11B-206.2.2.
 - a. Provide accessible path of travel to the storage and mechanical room
 - b. Show location of the trash enclosure; accessible path of travel shall be provided
- 4) 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.
- 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 2019 CGBSC §5.106.5.3 and Table 5.106.5.3.3.

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- a. Show the total number of parking spaces provided on the site plan.
 - b. With 39 parking spaces, three (3) designated parking spaces for clean air vehicles are required.
 - c. With 39 parking spaces, two (2) EVSE parking spaces are required.
 - d. CBC Table 11B-228.3.2.1 requires one EVSE parking to be van accessible.
- 7) Provide permanently anchored bicycle racks for 5% of new vehicle parking spaces per CGBSC §5.106.4.1.1.
 - 8) The Developer shall submit a letter 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.
 - 9) 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.
 - 10) The developer shall submit a “Construction and Demolition Waste Reduction and Recycling Plan” for review and approval with the appropriate permit application.
 - 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 indicate on the improvement plans topographical information which shall include one-foot (1’) contour intervals and benchmark data based on City datum.
- 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.

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- 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 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.
- 10) 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.

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- 11) 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.
- 12) 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.
- 13) Developer shall obtain a Caltrans Encroachment Permit from the Caltrans District 10 Encroachment Permits Office prior to any work within the California Department of Transportation right-of-way.

Site

- 14) 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.
- 15) Provide City Standard Refuse/Recycling Enclosures on-site at the locations shown on the site plan. Sizing shall be in accordance with City Standards.
- 16) The refuse enclosure shall be graded so that no storm flows enter or exit the enclosure area. The enclosure area shall have a connection to the storm drain system, in compliance with the City's Post-Construction Manual.
- 17) On-site curbing shall conform to City of Manteca Standard ST-35, "Parking Area Curbs".
- 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) A sand-oil separator, in accordance with City Standard M-2, shall be installed as part of the project's storm drain system.
- 22) Landscape planting at driveway entrances/exits shall be maintained to a maximum height of three and one-half feet (3.5').
- 23) Developer shall sign and stripe both sides of the drive aisle as No Parking.
- 24) 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

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- 25) Existing driveways which are not to be used by this project shall be removed and replaced with sidewalk, vertical curb and gutter.
- 26) Street improvements and City easement dedications 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) Developer shall reconstruct Pestana Way and Vasconcellos Avenue on the east half and west half of the centerline, respectively. The exact reconstruction method shall be as determined by the City Engineer at the time of Building Permit submittal. At the least, Developer shall grind off the top 2" of the roadway and overlay the roadway with 2" of asphalt concrete (AC).
- 28) Developer shall install street lights along the project's street frontages. Street lights 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.
- 29) The thickness of all sidewalks installed with the project shall be six inches (6").
- 30) A sidewalk ends sign shall be installed north of the accessible ramp on Pestana Way.
- 31) Developer shall remove and replace the existing sidewalk, curb and gutter along the Vasconcellos Avenue frontage of this project which is dilapidated, cracked or creates a tripping hazard. Sidewalk installed with this project shall be six inches (6") thick.
- 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.
- 33) *Developer shall modify the eastbound left-turn lane in front of the driveway on State Route 120 (SR 120) so it is a two-way left turn lane. During the Building Permit review, Developer shall submit an analysis of the two-way left turn lane in conjunction with the existing eastbound left-turn lane to determine an appropriate length for both uses and suggested striping configuration.*

34) Drive-thru/Use Permit Approval

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.

If it is determined by the City Engineer that any drive-thru stacking and queueing 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 queueing. Modifications to the site may require a Minor Plan Modification be submitted to Development Services.

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Costs associated with complying with this condition shall be paid for entirely by the Developer.

Water

- 35) Improvements shall be designed and constructed in conformance with the latest version of the City Water Master Plan.
- 36) 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.
- 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 Building Permit review process. Developer shall provide and install fire hydrant "blue dot" reflective markers prior to issuance of the first building permit.
- 39) The onsite water line shall be maintained by the Property Owner.
- 40) 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.
- 41) 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.
- 42) 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 ROW. Piping and appurtenances downstream of the water meter are private and will be maintained by the property owner.
- 43) Developer shall install a backflow prevention device immediately downstream of the water meter. The backflow prevention device shall be maintained by the Property Owner.
- 44) 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. Irrigation water from the potable system shall be protected with a reduced pressure backflow device.

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- 45) Developer shall pay fees associated with the Reclaimed Water Master Plan for all houses within this subdivision for which a building permit is issued after adoption of said Reclaimed Water Master Plan and fees by the City Council of Manteca.
- 46) 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

- 47) 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.
- 48) 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.
- 49) 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.
- 50) Developer shall construct the storm drain attenuation system in accordance with the current Storm Drain Master Plan.
- 51) 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.
- 52) 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
- 53) 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.
- 54) 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.

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- 55) 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.
- 56) Post-Construction Management Practices shall conform to the City's adopted Multi-Agency Post Construction Stormwater Standards Manual.
- 57) Where conflict between standards arises, the standard most-protective to water quality, to public health and safety, and against flooding shall be utilized.
- 58) 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.

- 59) 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.

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- 60) 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.
- 61) 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.
- 62) Developer shall complete the CDD development memorandum, required by Storm Drainage Agreement Amendment No. 1, and submit it to SSJID for review.
- 63) Developer shall enter into an agreement with the City for maintenance of the storm drain attenuation system. With this agreement, Developer shall dedicate a storm drain attenuation system easement to the City of the entirety of the storm drain basin.

Sanitary Sewer

- 64) Improvements shall be designed and constructed in conformance with the latest version of the City Wastewater Collection System Master Plan and City Standards.
- 65) 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.
- 66) 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.
- 67) 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.
- 68) 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.

Tentative Parcel Map Conditions

- 69) Developer shall provide easements, requested by the respective utility companies, within the subdivision and shall show said easements on the Parcel Map.
- 70) Submit Parcel Map to the Engineering Department for checking, approval and recordation. The Parcel Map shall be prepared by, or under the direction of, a registered civil engineer authorized to practice surveying or licensed land surveyor.

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The Parcel Map shall be based upon a field survey. Any existing easements affecting this Tentative Parcel Map shall be shown on the Parcel Map and shall be referenced to the property lines and corners. The Parcel Map review fee and a title report dated within six months of the Parcel Map submittal must also be submitted with the Parcel Map.

- 71) Developer shall submit said Parcel Map to the San Joaquin County Surveyor's Office concurrently with submittal to the City for checking. Fees for map checking by the San Joaquin County Surveyor's Office are the responsibility of the Applicant.
- 72) The Parcel Map shall include the following note: This map is drafted in accordance with City of Manteca Tentative Parcel Map No. TPM 21-150.
- 73) The Parcel Map shall be prepared in accordance with the Subdivision Map Act and San Joaquin County's Guide to the Preparation of Maps.
- 74) Owner shall grant cross access between all lots within the boundary of this Tentative Map on the Parcel Map.
- 75) The Parcel Map shall include the Improvement Certificate below.

IMPROVEMENT CERTIFICATE:

When the first parcel within the boundary of this Parcel Map applies for a development application, the street improvements listed below shall be installed. At the City Engineer's discretion, some improvements may be deferred to future developments.

- a. Developer shall reconstruct Pestana Way and Vasconcellos Avenue on the east half and west half of the centerline, respectively. The exact reconstruction method shall be as determined by the City Engineer at the time of Building Permit submittal. At the least, Developer shall grind off the top 2" of the roadway and overlay the roadway with 2" of asphalt concrete (AC).
- b. Developer shall install street lights along the project's street frontages, in accordance with City foot candle requirements.
- c. Developer shall remove and replace the existing sidewalk, curb and gutter along the Vasconcellos Avenue frontage of this project which is dilapidated, cracked or creates a tripping hazard. Sidewalk installed with this project shall be six inches (6") thick.

City of Manteca Fire Department, Office of the Fire Marshal

- 1) Site Address: Building address numbers shall be plainly visible from the street fronting the property. Said building address numbers shall contrast with their background and be a minimum of 12" in height. 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.

ATTACHMENT 3

- 2) Fire Department Access: 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
- 3) 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.
- 4) Underground piping for the fire sprinkler shall be approved by the Fire Department prior to permit issuance.
- 5) All above ground gas meter, regulators, and piping exposed to vehicular damage shall be protected in an approved manner.
- 6) 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.
- 7) 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.
- 8) Plans proposed to be listed as deferred submittals shall be clearly labeled on the cover building permit plan submittal cover sheet.
- 9) 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

ATTACHMENT 3

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.

- 10) 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.
- 11) 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.
- 12) 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.
- 13) 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
Fire Inspector II Luis “Art” Salas
1154 S. Union Road, Manteca CA 95337
Firemarshal@Mantecafire.org

City of Manteca Public Works Department: Parks Division

- 1) Trees along E Yosemite Ave and N Vasconcellos Ave shall be planted outside of the right-of-way.

ATTACHMENTS

1. PG&E Response Letter dated April 19, 2026
2. SJMSCP Response Letter dated April 7, 2026
3. SSJID Response Letter dated April 16, 2026

ATTACHMENT 3



Pacific Gas and Electric Company
PGEPlanReview@pge.com
Land Management
300 Lakeside Drive
Oakland, CA 94612

April 19, 2026

Re: MUP-21-157

Dear Toben Barnum,

Thank you for providing PG&E the opportunity to review your proposed plans for MUP-21-157. Our review indicates the proposed work and/or improvements appear to directly interfere with PG&E's existing facilities and land rights.

PG&E has existing distribution facilities within the PUE area identified on the provided plan set dated January 8th, 2024. The plans show some proposed vegetation being installed within the PUE area. PG&E request that no vegetation be installed within the PUE area. Attached is a guide to safe landscaping near above ground and below ground utilities for reference.

To request delineation maps for review of PG&E's existing facilities, please submit to the following mailbox for gas maps: DelineationMapRequests@pge.com. For electric maps, submit through PG&E's JUMP Portal: [Joint Use Map Portal](#). Please note, when a request is submitted, the Delineation Team will confirm if a Nondisclosure Agreement needs to be completed.

For any requests to modify or relocate PG&E's existing facilities, or to request gas and/or electric service, please submit an application to PG&E's Service Planning department through PG&E's Your Project Portal: [Sign In \(yourprojects-pge.com\)](#).

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of two (2) working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding this response, please contact me at Matthieu.McNair@pge.com

Sincerely,

Matthieu McNair
Land Management



S J C O G , I n c .

555 East Weber Avenue • Stockton, CA 95202 • (209) 235-0574 • Email: boyd@sjcog.org

San Joaquin County Multi-Species Habitat Conservation & Open Space Plan (SJMSCP)

**SJMSCP RESPONSE TO LOCAL JURISDICTION (RTLJ)
ADVISORY AGENCY NOTICE TO SJCOG, Inc.**

To: Toben Bamum, City of Manteca, Development Services Department
From: Laurel Boyd, SJCOG, Inc. Phone: (209) 235-0574 Email: boyd@sjcog.org
Date: April 7, 2026
Local Jurisdiction Project Title: Major Singh's Project
Assessor Parcel Number(s): 208-310-26
Local Jurisdiction Project Number: MUP-21-157
Total Acres to be converted from Open Space Use: Unknown
Habitat Types to be Disturbed: Urban Habitat Land
Species Impact Findings: Findings to be determined by SJMSCP biologist.

Dear Mr. Barnum:

SJCOG, Inc. has reviewed the project referral for the Major Singh's Project (MUP-21-157). This project consists of modifying the existing 2.98 acre parcel into 2 lots and developing the newly divided west parcel (61,608 square feet) to accommodate combined retail store and restaurant building. In addition, a drive thru car wash with 6 stall car vacuum and cleaning stations, as well as a 12 car fueling station with canopy and associated parking and landscaping. The project site is north of E. Yosemite Avenue and west of Vasconcellos Street, Manteca (APN/Address: 208-310-26 / 1901 E. Yosemite Avenue, Manteca).

The City of Manteca is a signatory to San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). Participation in the SJMSCP satisfies requirements of both the state and federal endangered species acts, and ensures that the impacts are mitigated below a level of significance in compliance with the California Environmental Quality Act (CEQA). The LOCAL JURISDICTION retains responsibility for ensuring that the appropriate Incidental Take Minimization Measure are properly implemented and monitored and that appropriate fees are paid in compliance with the SJMSCP. Although participation in the SJMSCP is voluntary, Local Jurisdiction/Lead Agencies should be aware that if project applicants choose against participating in the SJMSCP, they will be required to provide alternative mitigation in an amount and kind equal to that provided in the SJMSCP.

This Project is subject to the SJMSCP. This can be up to a 30 day process and it is recommended that the project applicant contact SJMSCP staff as early as possible. It is also recommended that the project applicant obtain an information package. <http://www.sjcog.org>

Please contact SJMSCP staff regarding completing the following steps to satisfy SJMSCP requirements:

- Schedule a SJMSCP Biologist to perform a pre-construction survey *prior to any ground disturbance*
- SJMSCP Incidental take Minimization Measures and mitigation requirement:
 1. 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.
 2. Under no circumstance shall ground disturbance occur without compliance and satisfaction of the ITMMs.
 3. Upon issuance of fully executed ITMMs and prior to any ground disturbance, the project applicant must:
 - a. 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
 - b. Pay the appropriate SJMSCP fee for the entirety of the project acreage being covered; or
 - c. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - d. Purchase approved mitigation bank credits.
 4. 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.

- Receive your Certificate of Payment and release the required permit

It should be noted that if this project has any potential impacts to waters of the United States [pursuant to Section 404 Clean Water Act], it would require the project to seek voluntary coverage through the unmapped process under the SJMSCP which could take up to 90 days. It may be prudent to obtain a preliminary wetlands map from a qualified consultant. If waters of the United States are confirmed on the project site, the Corps and the Regional Water Quality Control Board (RWQCB) would have regulatory authority over those mapped areas [pursuant to Section 404 and 401 of the Clean Water Act respectively] and permits would be required from each of these resource agencies prior to grading the project site.

If you have any questions, please call (209) 235-0574.



S J C O G , I n c .

San Joaquin County Multi-Species Habitat Conservation & Open Space Plan

555 East Weber Avenue • Stockton, CA 95202 • (209) 235-0574 • Email: boyd@sjcog.org

SJMSCP HOLD

TO: Local Jurisdiction: Community Development Department, Planning Department, Building Department, Engineering Department, Survey Department, Transportation Department, Other:

FROM: Laurel Boyd, SJCOCG, Inc.

**DO NOT AUTHORIZE SITE DISTURBANCE
DO NOT ISSUE A BUILDING PERMIT
DO NOT ISSUE _____ FOR THIS PROJECT**

The landowner/developer for this site has requested coverage pursuant to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). In accordance with that agreement, the Applicant has agreed to:

- 1) SJMSCP Incidental Take Minimization Measures and mitigation requirement:
 - 1. 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, SJCOCG, Inc. staff will sign the ITMMs. This is the effective date of the ITMMs.
 - 2. Under no circumstance shall ground disturbance occur without compliance and satisfaction of the ITMMs.
 - 3. Upon issuance of fully executed ITMMs and prior to any ground disturbance, the project applicant must:
 - a. 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
 - b. Pay the appropriate SJMSCP fee for the entirety of the project acreage being covered; or
 - c. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - d. Purchase approved mitigation bank credits.
 - 4. 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.

Project Title: Major Singh's Project (MUP-21-157)

Assessor Parcel #: 208-310-26

T _____, R _____, Section(s): _____

Local Jurisdiction Contact: Toben Barnum

The LOCAL JURISDICTION retains responsibility for ensuring that the appropriate Incidental Take Minimization Measures are properly implemented and monitored and that appropriate fees are paid in compliance with the SJMSCP.



April 16, 2026

Toben Barnum, Assistant Planner
City of Manteca
Community Development Department
1001 W. Center Street
Manteca, CA 95337

Subject: 1901 E. Yosemite Avenue, Manteca
APN: 208-310-26

Dear Mr. Barnum:

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

1. Any proposed disposal of stormwater that will ultimately discharge into District facilities shall conform to the District's current policy relative to storm drainage. Hydraulic calculations and plans for the proposed storm system shall be provided to the District for review and approval and shall conform to the approved Storm Drainage Master Plan and Storm Drainage Agreement between the District and the City.
2. All District irrigation and drainage facilities which are determined by the District to be affected by the proposed development shall be replaced with rubber-gasketed reinforced concrete pipe or box culverts and shall be relocated, if necessary, to District-approved locations. Facilities assumed to be affected by this development may include Lateral "T". The developer shall coordinate with SSJID staff to identify solutions for replacement and realignment of District facilities using pipe or culverts. The ultimate solution shall consider public safety, shall minimize public access to District facilities, and shall not impede or restrict District access or maintenance/operational requirements.

Additionally, the following specific criteria should be incorporated as part of the project design:

- a. Lateral "T" shall be replaced with rubber-gasketed reinforced concrete pipe (RGRCP) within the project boundary.

11011 East Highway 120, Manteca CA 95336 - PO Box 747, Ripon, CA 95366 - District Office: (209) 249-4600

SSJID.gov

ATTACHMENT 3

- b. The new pipeline alignment shall maintain a continuous flat or downward slope. Vertical offsets are not permitted unless the downstream connection is higher in elevation than the upstream connection. In such cases, the design shall include District-approved facilities for pumping and/or evacuation of trapped water.
 - c. All new easements required for pipeline realignment shall preserve the District's first-in-time rights. Where a proposed City right-of-way overlaps a District easement, the District easement shall be granted and recorded prior to dedication of the right-of-way to the City.
 - d. New District easements shall avoid existing City right-of-way to the greatest extent practicable. Where avoidance is not feasible, the City shall grant an easement acceptable to SSJID.
 - e. Easement widths shall be based on pipeline diameter and depth of cover. For standard installations (36-inch to 48-inch diameter pipe with 30 to 36 inches of cover), the minimum easement width shall be forty feet (40 ft).
 - f. The District pipeline shall be located fifteen feet (15 ft) from the edge of the 40-foot-wide easement. No parallel utilities, fences, walls, or roadway improvements, including curb and gutter, shall be located within fifteen feet (15 ft) of the pipeline centerline.
 - g. Parallel utilities, including those installed in joint trenches, may be permitted within the SSJID easement, subject to District review and approval. In no case shall any parallel utility be installed within fifteen feet (15 ft) of the District pipeline.
 - h. A minimum horizontal clearance of ten feet (10 ft) shall be maintained between the exterior of the District pipeline and any utility structure, including electroliers, drainage inlets, traffic signal foundations, and fire hydrants.
 - i. Any District control structure, access vent, or manhole shall be located to provide safe and accessible areas, outside of traveled ways, for parking and staging of District operations and maintenance vehicles and equipment.
 - j. No deep-rooted trees or shrubs shall be located within fifteen feet (15 ft) of the pipeline centerline.
 - k. No landscape irrigation water lines two inches (2") in diameter or larger shall be installed parallel to and within fifteen feet (15 ft) of the District pipeline. Perpendicular crossings may be permitted with a minimum of twelve inches (12") of vertical separation.
3. Improvement plans requiring approval include plan sets that are specific to irrigation improvements and plan sets that are specific to subdivision improvements that propose encroachments within District easements or connections to District facilities.

ATTACHMENT 3

4. Continuous vehicular access shall be provided within the District's easement, or immediately adjacent to the District's easement when adjoining or overlapping a public right-of-way. Said condition shall be incorporated into the design of the improvements. No fences, barriers, or masonry walls shall be installed across District easements/facilities that would prevent through passage. Access gates may be permitted with District approval.
5. Hydraulic calculations to determine pipe or culvert size will be required for any design changes or relocations that are proposed on District facilities. At minimum, the proposed relocation shall not reduce the capacity of the District's distribution system or induce any additional headloss across the project (as compared to what currently exists).
6. In accordance with District standards, construction on District facilities is not allowed between February 15th and October 15th of any given year. As such, plans for pipeline improvements shall be submitted no later than mid-July (three months prior to the end of the irrigation season), so that all construction work can be completed during the provided period.
7. All improvements to the District facilities shall comply with the District's current standards, drawings, and policies. The developer shall enter into the necessary agreements, permits, etc., required by the District for construction of District facilities.
8. District facilities within the development, or impacted by the development, which provide storm water drainage or irrigation spill functions, shall not be abandoned, relocated, or replaced, unless alternate provisions are made to handle such drainage in accordance with District approval.
9. The property owner and/or developer shall execute Irrigation Service Abandonment Agreements and provide for the removal of irrigation and drainage facilities and structures on property no longer requiring irrigation service. The method of abandonment and extent of such removal shall be determined by the District. Private irrigation facilities and easements shall be provided for private use to accommodate property that will still be using District water to irrigate adjacent to the development. The proposed connection of any such private facility to District facilities shall be approved in advance by the District.
10. Proposed improvements within the District's easement are subject to approval by the District. **In no case shall a building, building canopy, structure, explosive, well, guy wire, or any tree, vine, or other deep-rooted crop or shrub be allowed within the easement. Utilities constructed parallel to a District facility must be located with a minimum of 15' of from the centerline of the District's pipeline. Vehicular access must be maintained throughout the District's easement as noted above.**

ATTACHMENT 3

11. Easements for all District facilities shall be dedicated on current District forms. Additional easements shall be dedicated for access to all manholes and control structures. All District easements shall be shown on the final map together with the District's standard acknowledgment. Easement widths for pipelines or culverts shall be determined by District based upon size of facility, but in no case less than 40 ft in width. A title report shall be provided to District for its use in preparation of all required documents and to ascertain if the District has a fee interest in the proposed development. Fee interest issues shall be dealt with in accordance with the District's standard policy.
12. Improvement plans for both off-site and on-site improvements shall be submitted for review and approval by the District's Board of Directors. Prior to plan submittal to the District, the developer shall submit a retainer for plan check and inspections required for the project in accordance with the current established fee schedule.
13. Upon completion of the project, the developer shall provide one complete set of "As-Built" drawings to the District for its future use.
14. The following statement shall be affixed or otherwise included within the approved development plans: "SSJID has adopted time limits limiting the period of its approval should the landowner/developer fail to substantially complete his development project in a timely manner and as per approved development plans.

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

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

If you have any questions, please contact me in the Engineering Department at (209) 249-4620.

Sincerely,



Forrest Killingsworth
Engineering Department Manager