



**City of Manteca
Development Services Department**

Conditions of Approval
Three Strikes FEC and Villa Banchetto Event Center
Site Plan Review SPC-23-30 and Conditional Use Permit UPJ-23-31
March 21, 2024

Project Name: Three Strikes FEC and Villa Banchetto Event Center

Project Files: Site Plan Review SPC 23-30
Conditional Use Permit UPJ-23-31

Applicant: Oleander at Atherton, Inc ATTN: Rod. R. Scott
621 14th St., Modesto, CA 95354

Project Location: 1602 W. Atherton Drive, Manteca, CA 95337 (APN: 226-160-19)
1450 S. Airport Way, Manteca, CA 95337 (APN: 226-160-21)

This list of conditions is not intended to be a comprehensive list of City regulations. All conditions are referenced to the Plans dated October 5, 2023, which are on file with the City of Manteca, Development Services Department.

Development Services Department: Planning

- 1) **Approval.** This Site Plan 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 October 5, 2023. Any variation from these plans, proposals, supporting documents or presentations is subject to review and approval prior to implementation.
- 3) **Expiration.** The Site Plan Review shall expire two years from this date on **March 21, 2026**, unless altered and/or extended per State law. Prior to expiration, the owner/developer may apply for an extension, to be approved by the Development Services Director, not to exceed a total of one (1) year from the original date of expiration.
- 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.
- 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, and PG&E.
- 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 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 October 5, 2023, and conform to the parking analysis provided for this project.
- 20) **Landscaping.** On-site landscaping shall conform to the approved plans dated November 17, 2023, 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.

- 21) **Storage, Screening, and Fencing.** All storage, screening, and fencing shall conform to the approved plans dated October 5, 2023, and conform to the Manteca Municipal Code.
- 22) **Roof-mounted Equipment.** Applicant/developer shall ensure all roof-mounted equipment shall remain screened from public street view. This condition does not include solar panels.
- 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 (2) feet in height, and mature trees shall be limbed up to six (6) feet above the ground. Dead or dying plants shall be replaced with materials of equal size and similar variety.
- 26) Site access at Oleander Avenue shall be restricted to non-vehicular traffic only, as identified on the approved plans dated October 5, 2023. The adjacent turf block and removable bollards shall be maintained in perpetuity to serve as an emergency vehicle access point, and shall be kept clear from any and all obstructions.
- 27) The project applicant shall (at their own expense) stripe a left-turn storage pocket and construct a new raised median at the intersection of Atherton Drive and main project driveway.
- 28) The project applicant shall construct (at their own expense) a signal at the intersection of Atherton Drive and the main project driveway. Marked crosswalks shall also be added to the south and west leg of the intersection, as well as corresponding ADA-compliant curb ramps. The existing raised median shall be modified as required to accommodate the new traffic signal, crosswalks, and curb ramps.

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. These parking space(s) shall be located as close as possible to the primary entrance to the building. CBC § 11B-208.2 and § 11B-208.2.4.
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 drop-off and loading zone; public streets and sidewalks; and public transportation stops to the accessible buildings 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.
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. Allowable area shall comply with CBC Table 506.2. Provide analysis and justification to exceed the basic allowable area listed on Table 506.2 such as:
 - Frontage Increase per CBC Section 506.3
 - Unlimited Area per CBC Section 507.
 - Reduced open Space per CBC 507.2.1.
6. Adequate sanitary facilities shall be provided per the requirements of Chapter 4 of the California Plumbing Code and CPC Table 422.1.
7. Construction to provide electric vehicle infrastructure and facilitate electric vehicle charging shall comply with CGBSC Section 5.106.5.3.:
 - EV Capable spaces shall be provided in accordance with Table 5.106.5.3.1.
 - With 435 proposed parking spaces, eighty-seven (87) EV capable spaces are required.
 - With eighty-seven (87) EV Capable spaces, twenty-two (22) EVCS (EV Capable spaces provided with EVSE) are required.
 - The number of required EVCS count toward the total number of required EV capable spaces.
8. If the new project or an addition or alteration is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5 percent of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack.
 - With 435 parking spaces, twenty-two (22) bicycle parking spaces are required per CGBSC Section 5.106.4.
9. For new buildings 10,000 square feet and over, building commissioning shall be included in the design and construction processes of the building project to verify that building systems and components meets the owner's or owner representative's project requirements. Commissioning shall be performed in accordance with CGBSC Section 5.410.2 by trained personnel with experience on projects of comparable size and complexity. Commissioning requirements shall include the following and shall be included in the construction documents:
 - a) The owner's or owner representative's project requirements.
 - b) Basis of Design
 - c) Commissioning measures shown in the construction documents

- d) Commissioning plan
 - e) Functional performance testing
 - f) Documentation and training
 - g) Commissioning report.
10. The Developer shall submit a certification prepared by a licensed land surveyor or registered civil engineer to the Chief Building Official, certifying that the building location (setbacks) are pursuant to the approved plans prior to receiving a foundation inspection.
 11. 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.
 12. At time of building permit, submittal the developer shall incorporate all Conditions of Approvals from all departments and imprint into the submittal set of construction documents/plans.

City of Manteca Engineering Department

General

- 1) All improvements shall comply with the City of Manteca Standard Plans and Specifications. Improvement plans shall be submitted to the City Engineer for approval. An encroachment permit is required for all work within the public right-of-way.
- 2) Developer shall provide easements, requested by the respective utility companies, within the project. Any existing facilities within or adjacent to the project that are affected by this project shall be relocated and placed underground at the Developer's expense.
- 3) Developer shall dedicate ten-foot (10') wide public utility easements on all street frontages for underground facilities and appurtenances.
- 4) Developer shall indicate on the improvement plans topographical information which shall include one-foot (1') contour intervals and benchmark data based on City datum.
- 5) During all construction phases, Developer shall comply with City regulations regarding dust control. Developer shall also comply with San Joaquin Valley Unified Air Pollution Control District Regulation VIII (Fugitive Dust Prohibitions) in an effort to reduce the amount of fine particulate matter (PM10) entrained into the ambient air from man-made sources.
- 6) Prior to the start of construction, all survey monuments that have the possibility of being damaged, destroyed or covered over during the course of construction for this project, shall be located and referenced by a licensed land surveyor and a corner record or record of survey shall be filed with the county surveyor. Survey monuments which are damaged, destroyed or covered over during the course of construction must be re-set at the original location with a new monument and



monument box and another corner record or record of survey shall be filed with the county surveyor. All work in this condition shall be done by a licensed land surveyor.

- 7) Prior to or with the Building Permit plan set the following shall be submitted. Review and approval of these items by the Engineering Department must occur prior to or with the issuance of the first building permit associated with this project.
 - a. On-site grading and drainage plan,
 - b. On-site utility (sanitary sewer, water and storm drain) plan,
 - c. Off-site improvement plan,
 - d. Erosion control plans,
 - e. Stormwater Pollution Prevention Plan (SWPPP),
 - f. Documentation, as required in the Post-Construction Stormwater Standards Manual, showing compliance with WQO NPDES 2013-0001-DWQ,
 - g. Joint Trench Intent plans, and
 - h. Dedication of required rights-of-way and easements to the City (if applicable).

The plans specified in (a), (b) and (c) above shall be prepared by a Registered Civil Engineer.

The items in (d), (e) and (f) above shall be prepared by a Qualified SWPPP Developer (QSD).
- 8) Joint trench utility installation shall be in accordance with Manteca Municipal Code Chapter 13.34 and City Standards.
- 9) All address numbers shall be plainly visible from the street fronting the property. Said numbers/letters shall contrast with background.
- 10) If required by the City Engineer, the developer shall install a benchmark on the North American Vertical Datum of 1988 vertical control system with this project as directed. 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.
- 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.

Site

- 13) 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.

- 14) Provide City Standard Refuse/Recycling Enclosures on-site at the locations shown on the site plan. Sizing shall be in accordance with City Standards.
- 15) The refuse enclosure shall be graded so there is no storm drain or other flow run-on or run-off from the enclosure area. The enclosure area shall have a connection to the storm drain system, in compliance with the City's Post-Construction Manual.
- 16) On-site curbing shall conform to City of Manteca Standard ST-35, "Parking Area Curbs".
- 17) Developer shall ensure no buildings are constructed across property lines.
- 18) Developer shall dedicate an emergency vehicle access easement, to the City of Manteca, over the project site.
- 19) A grease interceptor, in accordance with City Standard M-1, shall be installed as part of the private sanitary sewer system.
- 20) Landscape planting at driveway entrances/exits shall be maintained to a maximum height of three and one-half feet (3.5').
- 21) Developer shall sign and stripe both sides of the entry drive aisle as No Parking.
- 22) Egress points from this project to public right-of-way shall be stop controlled. Developer shall install signage and striping at secondary egress points on the project's property to meet this condition.
- 23) The developer shall dedicate a water system maintenance easement with a minimum backup space of 36-foot x 60-foot out of the City well site. The area outside of the drive aisle and parking area shall be blocked out and painted with "No Parking".

Streets

- 24) Prior to issuance of building permits, the project applicant shall pay the current PFIP fee as determined by the City.
- 25) If the traffic signal at the W. Atherton Drive/S. Airport Way intersection has not already been constructed, the project applicant shall install the traffic signal at the W. Atherton Drive/S. Airport Way intersection. The traffic signal must be operational and accepted by the City prior to the first final building inspection for the project. Along with the installation of this signal, the signal approach medians shall be installed in accordance with Exhibit "INT41" of the PFIP.
- 26) The project applicant shall construct (at their own expense) a signal at the intersection of Atherton Drive and the main project driveway. This work includes new signal poles, new signal timing, signage, striping and installation of pedestrian crossing facilities. The signal shall include emergency vehicle preemption tied to City of Manteca Fire Station No. 2 and be equipped with an Opticom system.

- 27) Pedestrian crosswalks shall be added to the south and west leg of the intersection, as well as corresponding ADA-compliant curb ramps. The existing raised median shall be modified as required to accommodate the new traffic signal, crosswalks, and curb ramps.
- 28) The project applicant shall (at their own expense) construct a raised finger median for the westbound left-turn pocket at the intersection of Atherton Drive and main project driveway.
- 29) Existing driveways which are not to be used by this project shall be removed and replaced with sidewalk, vertical curb and gutter.
- 30) 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.
- 31) Developer shall ensure the structural sections of Atherton Drive along the project frontage is in accordance with a Traffic Index (TI) of 7.0 or better. The developer may remove and replace the existing pavement with a new structural section, in accordance with the specified traffic index or the Developer may core the existing pavement and submit the results to the City Engineer for approval to leave the existing structural section in place. The surface of the roadway where the existing pavement structural section is approved to remain shall be removed and replaced with an overlay (minimum 0.20' grind and asphalt concrete overlay), which is done at the same time as the adjacent new pavement.
- 32) Developer shall install additional street lights along the project's frontage. 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.
- 33) The thickness of all sidewalks installed with the project shall be six inches (6").
- 34) The existing curb and gutter along the street frontages of this project will be inspected prior to the final inspection of the site work building permit, once construction traffic is limited to project's proposed driveway. The Developer shall remove and replace damaged or dilapidated sections of the curb and gutter, as instructed by the City.
- 35) 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.
- 36) If required by the Fire Department, access across the existing median in Atherton Drive for westbound emergency vehicles shall be provided. The developer shall modify / remove the median at the two right out only driveways acceptable to the Fire Department, City Engineer and Parks & Recreation. The geometry and construction shall be such that it does not promote left movements out of the project's driveways.

Fencing and Walls

- 37) Developer shall construct a six-foot (6') masonry wall fence around the boundaries of the existing well site which abut the project.
- 38) Developer shall construct a seven-foot (7') masonry wall at the end of Oleander Street to eliminate access to the site. Foundation of the masonry wall shall not be placed over or near the existing utilities such that the wall loading increases the soil pressure around the existing pipes.
- 39) All masonry walls shall be reinforced, solid-grout filled and constructed onsite (no prefabricated walls), with decorative caps and pilasters, subject to review and approval of the City Engineer and the Public Works Director.

Water

- 40) Improvements shall be designed and constructed in conformance with the latest version of the City Water Master Plan.
- 41) 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.
- 42) 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.
- 43) 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.
- 44) 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.
- 45) The onsite water line shall be maintained by the Property Owner.
- 46) 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.
- 47) 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.

- 48) The domestic 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.
 - 49) Developer shall install a backflow prevention device immediately downstream of the water meter. The backflow prevention device shall be maintained by the Property Owner.
 - 50) 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.
 - 51) Developer shall pay fees associated with the Reclaimed Water Master Plan for which a building permit is issued after adoption of said Reclaimed Water Master Plan and fees by the City Council of Manteca.
 - 52) 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**
- 53) 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.
 - 54) 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.
 - 55) 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.
 - 56) A portion of 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 development proposed in areas that are at risk of flooding under the 200-year storm. 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.
 - 57) 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.

- 58) 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
- 59) 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.
- 60) Post-Construction Management Practices shall conform to the City's adopted Multi-Agency Post Construction Stormwater Standards Manual.
- 61) Where conflict between standards arises, the standard most-protective to water quality, to public health and safety, and against flooding shall be utilized.
- 62) 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.

- 63) 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.
- 64) 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.
- 65) 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.
- 66) Developer shall complete the CDD development memorandum, required by Storm Drainage Agreement Amendment No. 1, and submit it to SSJID for review.
- 67) 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.
- 68) 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

- 69) Improvements shall be designed and constructed in conformance with the latest version of the City Wastewater Collection System Master Plan and City Standards.
- 70) 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 mid-2024. 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.

- 71) A cleanout shall be located at the back of the sidewalk, adjacent to City right-of-way, where the sanitary sewer lateral enters the development. This manhole shall be the end of the City's maintenance responsibility for the sanitary sewer system.
- 72) 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.

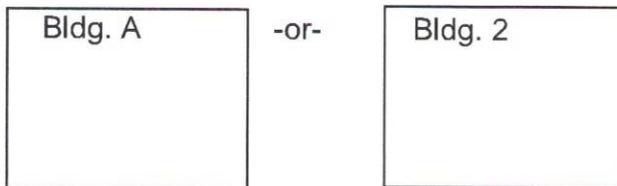
City of Manteca Public Works Department: Water Quality Division

- 1) Prior to issuance of Certificate of Occupancy, the developer shall obtain a permit to discharge to the sanitary sewer and comply with the Industrial Waste Ordinance which includes participation in Manteca's Pretreatment Program and Fats, Oils, and Grease (FOG) program.

City of Manteca Fire Department, Office of the Fire Marshal

General Conditions

- 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
 - a. Building Numbers for rear buildings shall be visible from Main drive aisle. Building numbers will be placed in a uniform position on the building façade.
 - b. Each building shall have a durable, all-weather sign listing the building designator and the units contained within. Example:



- 2) Fire Department Access:
 - a. Provide a diagram showing a minimum of 44' external radius and internal radius of 25' on all main entries, drive aisle and parking lot areas. The main drive aisle shall be designated Emergency Vehicle Access Lane and be a minimum of 26' wide.
 - b. A diagram showing proposed "Fire Lane" shall be submitted for approval to the Office of the Fire Marshal. Fire Lanes shall be marked in accordance with California Fire Code (Appendix D103.6 SIGNS and Manteca Fire Code 15.24

- 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 on a minimum 8-inch looped water main.
 - b. 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.
 - c. Hydrants subject to vehicular damage shall be protected in an approved manner and not be obstructed by vehicles or other obstructions.
 - d. Provide 15 feet of clearance on either side of fire hydrant from stopped or parked vehicles.
 - e. 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.
 - f. The on-site fire protection system (fire hydrants and associated water mains) shall be installed prior to the issuance of building permits.
 - g. 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 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, Solid Waste Division

- 1) Concrete apron for trash enclosure shall not exceed 1% slope.

City of Manteca Public Works Department: Parks Division

General Conditions

- 1) Current City of Manteca Standards and Specifications for Landscape Development shall be followed.
- 2) Any landscape must comply with current Model Water Efficient Landscape Ordinance (MWELO) requirements.

Medians/Landscape areas:

- 3) Median on W Atherton Drive shall be landscaped with shrubs to match existing landscape in median to the East per City standards and Specifications for Landscape Development.
- 4) Streetscape/medians/landscape improvements shall be included in the Community Facilities District (CFD), or other funding mechanism, to provide resources for landscape and park maintenance costs as per the requirements listed under the formation requirements. Developer shall be responsible for maintenance of improvements until sufficient funding is available/collected for City to maintain.
- 5) Developer to submit offsite landscape plans for median to the Parks Planning Division for approval.
- 6) Trees along W Atherton Drive shall be species Gingko Biloba 'Autumn Gold' for continuity with existing street trees. Trees to be planted outside of the City right-of way.

**Community Facilities District (CFD) (Or other funding source)
Formation/Annexation Requirements:**

- 7) CFD or other approved funding source shall be formed, at the developer's expense, to provide for the maintenance of the streetlights, open spaces and all streetscape/median/round-a-bout landscape improvements and the negative fiscal impacts associated with the provision of police protection, fire suppression and road maintenance services for new development. Said CFD, or other funding source, shall be in place prior to the occupancy of the building.
- 8) Developer shall be responsible for maintenance of improvements until sufficient funding through the collection of full special tax revenue is available/collected for City to maintain. This may be accomplished through a maintenance agreement, direct payment to City or other means.

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

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

iii. Purchase approved mitigation bank credits.

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

3) Receive your Certificate of Payment and release the required permit.

San Joaquin Valley Air Pollution Control District (SJVAPCD)

1) This project is subject to District Rule 9510 (Indirect Source Review). Please contact SJVAPCD for compliance requirements.

San Joaquin County Environmental Health Department (SJCEHD)

1) The applicant shall provide written confirmation from the water/sewer providers that improvements have been constructed or financial arrangements have been made for any improvements required by the agency and that the agency has or will have the capacity to serve the proposed development. Said written confirmation shall be submitted prior to the issuance of a building permit (San Joaquin County Development Title, Section 9-602.010).

2) Any geotechnical drilling shall be conducted under permit and inspection by The Environmental Health Department (San Joaquin County Development Title, Section 9-601.010(b) and 9-601.020(i)).

3) Any existing wells or septic systems to be abandoned shall be destroyed under permit and inspection by the EHD (San Joaquin County Development Title, Section 9-605.010 & 9-601.020).

4) Before any hazardous materials/waste can be stored or used onsite, the owner/operator must report the use or storage of these hazardous materials to the California Environmental Reporting System (CERS) at cers.calepa.ca.gov/ and comply with the laws and regulations for the programs listed below (based on quantity of hazardous material in some cases). The applicant may contact the Program Coordinator of the CUPA program, Elena Manzo (209) 953-7699, with any questions.

a. Any amount but not limited to the following hazardous waste; hazardous material spills, used oil, used oil filters, used oil-contaminated absorbent/debris, waste antifreeze, used batteries or other universal waste, etc. — **Hazardous Waste Program** (Health & Safety Code (HSC) Sections 25404 & 25180 et sec.)

b. Onsite treatment of hazardous waste - **Hazardous Waste Treatment Tiered Permitting Program** (HSC Sections 25404 & 25200 et sec. & California Code of Regulations (CCR), Title 22, Section 67450.1 et sec.)

c. Reportable quantities of hazardous materials-reportable quantities are 55 gallons or more of liquids, 500 pounds for solids, or 200 cubic feet for compressed gases, with some exceptions. Carbon dioxide is a regulated substance and is required to be reported as a hazardous material if storing 1,200 cubic feet (137 pounds) or more onsite in San Joaquin County -

Hazardous Materials Business Plan Program (HSC Sections 25508 & 25500 et sec.)

- d. Any amount of hazardous material stored in an Underground Storage Tank - **Underground Storage Tank Program** (HSC Sections 25286 & 25280 et sec.)
 - i. If an underground storage tank (UST) system will be installed, a permit is required to be submitted to, and approved by, the San Joaquin County Environmental Health Department (EHD) before any UST installation work can begin.
 - ii. Additionally, an EHD UST permit to operate is required once the approved UST system is installed.
- e. Storage of at least 1,320 gallons of petroleum aboveground or any amount of petroleum stored below grade in a vault - **Aboveground Petroleum Storage Program** (HSC Sections 25270.6 & 25270 et sec.)
 - i. Spill Prevention, Countermeasures and Control (SPCC) Plan requirement
- f. Threshold quantities of regulated substances stored onsite - **California Accidental Release Prevention (CalARP) Program** (Title 19, Section 2735.4 & HSC Section 25531 et sec.)
 - i. **Risk Management Plan requirement for covered processes**

Pacific Gas & Electric Company (PG&E)

- 1) The Company requests all proposed trees and vegetation be kept a minimum of 5-feet from all underground distribution lines for safety and access purposes, both routinely and in case of an emergency.
- 2) The Company requests no structures be constructed within public utility easements (PUE) designated for public utility purposes. This includes but is not limited to overhangs, carports, signage, monument signs, etc.

a. ACKNOWLEDGEMENT OF TERMS AND CONDITIONS

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

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

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

2/7/24
Date


Authorized Signature

Date

Authorized Signature