



**City of Manteca
Development Services Department**

**Conditions of Approval
Airport Plaza Extension**

**Site Plan Review SPC 21-99 & Minor Use Permit UPN 21-100
Approved on December 6, 2023**

Extension Approved on January 15, 2026

Project File Numbers: SPC 21-99 & UPN 21-100

Project Name: Airport Plaza Extension

Project Address: 2060 W. Lathrop Road, Manteca, CA 95336

APN: 202-020-14

Project Applicant: Kurt Wagenknecht, 3090 Fite Cir. #104, Sacramento, CA 95827

Property Owners: Jarnail & Parmjit Kamboj, 1017 Merygold Ln., Manteca, CA 95336

NOTE: This list of conditions is not intended to be all-inclusive or a comprehensive list of City regulations. All conditions are referenced to the Airport Plaza Project Plan Set (dated 07/12/21) on file with the City of Manteca, Development Services Department, Planning Division.

City of Manteca Development Services Department: Planning Division

1. **Acceptance of Conditions.** Unless the applicant formally objects to these conditions prior to approval by the Planning Commission, the applicant is bound by, must comply with, and must do all things required of or by the applicant pursuant to all of the terms, provisions, and conditions of these Conditions of Approval. All costs associated with compliance with the conditions shall be at the owner/developer's expense.
2. **Expiration of Approval.** This extension approval for a Site Plan and Design Review Application and Minor Use Permit shall automatically expire on **January 15, 2027, or 12 months from and after the date of issuance if permits are not effectuated.** The date of issuance is the date these entitlements are approved by the Planning Commission. Prior to the expiration date, the applicant may apply for an extension not to exceed one year.

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- a. **Effectuation.** Unless otherwise specified, effectuation of this approval shall be at building permit issuance. All Conditions of Approval and ordinance requirements shall be fulfilled prior to the establishment of the use at final building occupancy.
3. **Vested Rights.** This approval does not vest the applicant's rights regarding future development. All ordinances, resolutions, rules, regulations, and official policies governing design, improvement, and construction standards and specifications applicable to the project and public improvements to be constructed by the applicant shall be those in force and effect at the time the applicable plan or permit approval is granted.
4. **Vesting Fees.** This approval does not vest the applicant's rights regarding the payment of any development impact fees, exactions and dedications, processing fees, inspection fees, plan checking fees or charges, or any other fee or charge that could have been legally imposed by the City when the original application was deemed complete. All fees and charges shall be paid at the rate in effect at the time such fees are customarily due.
5. **Fees.** The applicant shall pay all applicable processing fees, permit fees, City development fees, fire fees, school fees, drainage fees, habitat conservation fees, and other public entity fees in effect at the time of the issuance of the applicable permit.
6. **Outside Agency Fees.** It is the responsibility of the owner/developer to contact all outside agencies and pay applicable fees associated with this project.
7. **Conformance to Plans.** This approval is dependent upon and limited to the proposals and plans contained, supporting documents submitted, presentations made to staff, Planning Commission, and/or City Council, as affirmed by the applicant as shown on plans dated 7/12/2021. Any variation from these plans, proposals, supporting documents, or presentations is subject to review and approval prior to implementation.
8. **Subsequent Development.** All activities undertaken in accordance with this approval shall comply with the City's General Plan and Municipal Code. In cases of conflict between the City's Municipal Code or map-specific conditions of approval, the governing priority shall be, to the extent legally permitted, as follows: 1) Municipal Code regulations; 2) project-specific conditions; 3) standard conditions. The applicant shall comply with all regulations and code requirements of the Development Services Director, City Engineer, Building Official, Fire Chief, Police Chief, and any other agencies requiring review of the project. If required, these agencies shall be supplied copies of the final maps, site plans, public improvement plans, grading plans, and building plans.
9. **Structure Conformance.** Applicant shall ensure all structures will be built in compliance with the City's Zoning Ordinance.

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10. **Utility Companies.** The applicant is responsible for contacting all appropriate utility companies to obtain agreements for extension and/or relocation of services necessary for the proposed development.
11. **Other Requirements.** The applicant shall secure and comply with all applicable federal, state, and local licenses, permits, authorizations, conditions, agreements, and orders prior to or during construction and operation, as appropriate.
12. **Failure to Comply.** Should the project be found, at any time, not to comply with any of the Conditions of Approval, or should the applicant construct or operate this development in any way other than specified in the Application or Supporting documents or presentations to staff, Planning Commission or City Council, as modified by the Conditions of this Approval, then the terms of this Approval shall be considered violated.
13. **Indemnification.** The applicant shall indemnify and hold harmless the City, its council members and commissioners, officers, agents, employees, and representatives from liability for any award, damages, costs and fees, including without limitation attorneys' fees, incurred by the City and/or awarded to any plaintiff in any action related to or arising out of the City's approval of this project or subdivision Map or any environmental or other documentation related to this project or subdivision Map. The applicant further agrees to provide a defense for the City in any such action.
14. **Limits of Approval.** Approval of this application does not constitute approval of any other entitlement or any other necessary permit, license, or approval.
15. **Compliance with Local and State Laws.** The subject use shall be conducted in full compliance with all local and state laws. No part of this approval shall be construed to permit a violation of any part of the Manteca Municipal Code. This Site Plan & Design Review and Minor Use Permit shall be subject to revocation if the subject use is conducted in such a manner as to cause a nuisance.
16. **Erosion Prevention.** The applicant shall take all necessary measures to ensure that his activities or those of his agents do not result in measurable erosion of soils on the site, either by wind or water, during the construction and operation of the project covered by this approval.
17. **Location of Conditions.** All conditions of approval for this project shall be written by the project developer on all building permit plan check sets submitted for review and approval. These conditions of approval shall be on, at all times, all grading and construction plans kept on the project site. It is the responsibility of the building developer to ensure that the project contractor is aware of and abides by all conditions of approval. Prior approval from the Planning Manager must be received before any changes are made in site design, grading, building design, building colors or materials, etc.
18. **Roof-mounted screening.** Applicant/developer shall ensure all roof-mounted equipment shall remain screened from public street view. All roof access ladders shall be located within the interior of the building.

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19. **Signage.** All signage shall be submitted as a separate building permit from the Building Division and shall comply with Chapter 17.54 of the Zoning Ordinance. No signage has been approved with this Site Plan & Design Review.
20. **Master Sign Program.** This project shall require a Master Sign Program, as the project includes three or more tenant spaces that share the same parcel and use common access and parking facilities. Refer to Code Section 17.10.090.
21. **On-site Lighting.** All on-site lighting for parking areas, pedestrian areas, and vehicular or pedestrian paths of travel shall be LED lighting. Any new lighting is required to submit a photometric plan for review showing it complies with the following standards (17.50.060.D.):
 - b. Parking lots, driveways, trash enclosures/areas, public phones, and group mailboxes shall be illuminated with a minimum maintained 1 foot-candle of light and an average not to exceed 4 foot-candles of light. The illumination shall not exceed 10 foot-candles in any one location.
 - c. Pedestrian walkways shall be illuminated with a minimum maintained 0.5 foot-candle of light and an average not to exceed 2 foot-candles of light.
 - d. Entryways and exterior doors of nonresidential structures shall be illuminated during the hours of darkness with a minimum maintained 1 foot-candle of light, measured within a 5-foot radius on each side of the door at ground level.
22. **Site Conditions.** The site shall be maintained in a neat and clean manner, free of weeds, trash, and debris.
23. **Landscaping.** Required planting areas shall be permanently maintained by water, clearing debris and litter, weeding, pruning, insect control, and replacement of plant materials and irrigation equipment as needed to preserve the health and appearance of plant materials. All landscaping shall be maintained in such a manner as to not restrict designated pedestrian access. All trees, shrubs, and plants which, due to accident, damage, disease, or other cause, fail to show a healthy growth shall be replaced, in kind, pursuant to the approved landscape plans within 30 days from the identified damage date. (MMC 17.48.060.A)
24. **Design Requirements Prior to Building Permit Issuance:**
 - a) Prior to issuance of a Certificate of Occupancy, the applicant shall ensure that the site is developed in accordance with the plans dated 7/12/21. Development of the site shall not be modified by the applicant/developer or by any City Department or Division without prior express written approval by the designated approving authority as stipulated in Section 17.10.060 (C) of the City of Manteca Municipal Code. If any structure(s), landscaping, parking, signage, or other features of the approved plans are installed, constructed, or removed, or site improvements otherwise deviate from what was shown or illustrated on these approved plans, that shall render this entitlement modified. All modifications shall be brought into conformance with the approved site plan at the sole expense of

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the applicant/developer. When modifications have taken place, a Certificate of Occupancy shall not be granted until either: a) the site has been brought into conformance with these approved plans; or, b) the applicant/developer files an application for the appropriate amendment and that application has been approved.

- b) All conditions of approval for this project shall be written by the project developer on all building permit plan check sets submitted for review and approval. These conditions of approval shall be on, at all times, all grading and construction plans kept on the project site. It is the responsibility of the building developer to ensure that the project contractor is aware of, and abides by, all conditions of approval. Prior approval from the Deputy Director - Planning must be received before any changes are constituted in site design, grading, building design, building colors or materials, etc.
- 25. **Signage.** Signage is not approved as part of this application. A separate sign plan shall be reviewed by the Planning Department prior to issuance of a Building Permit. This site shall require a Master Sign Program.
- 26. **Drive-Through Landscaping.** Prior to building permit issuance, landscape plans must show a 5-foot wide planter with a minimum 3-foot-tall landscape barrier to screen glare for both drive-throughs on site, planted with trees and other landscaping consistent with those in the parking area. At no time shall this landscape barrier be pruned in a manner that allows the vehicle headlights from the drive-through lane to be visible from abutting street rights-of-way. The 3-foot-tall landscape barrier must be in place at time of building permit inspection.
- 27. **Outdoor Seating.** Prior to building permit issuance and final Planning inspection, outdoor seating area must comply with all Outdoor Seating Standards, found in Code Section 17.80. Outdoor seating shall count towards the total required parking for the use.
- 28. **Site Lighting.** Prior to building permit issuance, the final illumination photometric must show there is zero light spillover (level of 0.0) at the property lines to the east and south.
- 29. **Fuel Canopy Design.** Prior to building permit issuance and to the satisfaction of the Development Services Director, the fuel canopy shall incorporate architectural details to match the architectural style of the buildings on site.
- 30. **Landscape.** Prior to building permit issuance, the final landscape plan must show compliance with all standards and regulations of the landscape ordinance.
 - a. A climbing vine shall be planted along the CMU block wall to soften its appearance.

31. Masonry wall. A masonry wall shall be constructed when a commercial use is adjacent to a residential use. Once the masonry wall is constructed, it shall be maintained in an orderly and good condition at all times.

32. Mitigated Negative Declaration – Mitigation Monitoring Reporting Program.

This project shall comply with the following mitigations found in the project's Mitigation Monitoring Reporting Program and Mitigated Negative Declaration:

- a. **Air Quality MM AQ-1:** Between June 1 and November 30, when Valley Fever rates of infection are the highest, additional dust suppression measures (such as additional water or the application of additional soil stabilizer) will be implemented prior to and immediately following ground-disturbing activities if wind speeds exceed 15 mph or temperatures exceed 95°F for 3 consecutive days. The additional dust suppression will continue until winds are 10 mph or lower and outdoor air temperatures are below 90°F for at least 2 consecutive days. The additional dust suppression measures will be incorporated into the dust control plan.
- b. **Air Quality MM AQ-2:** Prior to any project grading activity, the primary project construction contractor will prepare and implement a worker training program that describes potential health hazards associated with Valley Fever, common symptoms, proper safety procedures to minimize health hazards, and notification procedures if suspected work-related symptoms are identified during construction. The worker training program will identify safety measures to be implemented by construction contractors during construction. Safety measures will include the following:
 - i. Provide HEPA-filtered air-conditioned enclosed cabs on heavy equipment. Train workers on proper use of cabs, such as turning on air conditioning prior to using the equipment.
 - ii. Provide communication methods, such as two-way radios, for use by workers in enclosed cabs.
 - iii. Provide personal protective equipment, such as half-mask and/or full-mask respirators equipped with particulate filtration, to workers active in dusty work areas.
 - iv. Provide separate, clean eating areas with hand-washing facilities for construction workers.
 - v. Clean equipment, vehicles, and other items before they are moved off-site to other work locations.
 - vi. Provide training for construction workers so they can recognize the symptoms of Valley Fever and promptly report suspected symptoms of work-related Valley Fever to a supervisor.
 - vii. Direct workers that exhibit Valley Fever symptoms to immediately seek a medical evaluation.

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viii. Prior to initiating any grading, the construction contractor will provide the County program manager with copies of all educational training material.

c. **Biological Resources MM BIO-1:** To the extent feasible, the City of Manteca shall schedule vegetation removal activities during the non-breeding season for birds in the region (August 16 through February 14). If vegetation removal must be carried out during the breeding season, a qualified biologist shall conduct a nesting bird survey within 1 week prior to said activities to determine if any birds are nesting on or near the project site (including a 500-foot buffer for raptors). If any active nests are observed during surveys, a suitable avoidance buffer from the nests shall be determined and flagged by a qualified biologist based on species, location, and planned construction activities. Consultation with the California Department of Fish and Wildlife may be required to determine appropriate buffer distances. These nests shall be avoided until the chicks have fledged and the nests are no longer active, as determined by the qualified biologist.

d. **Cultural Resources MM CUL-1:** All employees should be alerted to the potential to encounter archaeological material. In the event that cultural resources (sites, features, or artifacts) are exposed during work activities for the proposed Project, all ground disturbing work occurring within 100 feet of the find shall immediately stop until a qualified specialist, meeting the Secretary of the Interior's Professional Qualification Standards, can evaluate the significance of the find and determine whether additional study is warranted. Prehistoric archaeological deposits may be indicated by the presence of discolored or dark soil, fire-affected material, concentrations of fragmented or whole freshwater bivalves shell, burned or complete bone, non-local lithic materials, or the characteristic observed to be atypical of the surrounding area. Common prehistoric artifacts may include modified or battered lithic materials; lithic or bone tools that appeared to have been used for chopping, drilling, or grinding; projectile points; fired clay ceramics or non-functional items; and other items. Historic-age deposits are often indicated by the presence of glass bottles and shards, ceramic material, building or domestic refuse, ferrous metal, or old features such as concrete foundations or privies. Depending upon the significance of the find under CEQA (14 CCR 15064.5(f); PRC Section 21082), the archaeologist may simply record the find and allow work to continue. If the discovery proves significant under CEQA, additional work, such as preparation of an archaeological treatment plan, testing, or data recovery may be warranted.

e. **Cultural Resources MM CUL-2:** In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are found, the County Coroner shall be immediately notified of the discovery. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the County

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Coroner has determined, within 2 working days of notification of the discovery, the appropriate treatment and disposition of the human remains. If the County Coroner determines that the remains are, or are believed to be, Native American, he or she shall notify the NAHC in Sacramento within 24 hours. In accordance with California Public Resources Code, Section 5097.98, the NAHC must immediately notify those persons it believes to be the most likely descendant from the deceased Native American. The designated Native American representative would then determine, in consultation with the property owner, the disposition of the human remains.

- f. **Geology & Soils MM GEO-1:** Prior to commencement of any grading activity on site, the applicant shall retain a qualified paleontologist per the Society of Vertebrate Paleontology (SVP) (2010) guidelines. The paleontologist shall prepare a Paleontological Resources Impact Mitigation Program (PRIMP) for the project. The PRIMP shall be consistent with the SVP guidelines and should outline requirements for pre-construction meeting attendance and worker environmental awareness training; where monitoring is required within the proposed project site based on construction plans and/or geotechnical reports; procedures for adequate paleontological monitoring and discoveries treatment; and paleontological methods (including sediment sampling for microvertebrate fossils), reporting, and collections management. The PRIMP shall also include a statement that any fossil lab or curation costs (if necessary due to fossil recovery) are the responsibility of the project proponent. The qualified paleontologist shall attend the pre-construction meeting, and a qualified paleontological monitor shall be on site during all rough grading and other significant ground-disturbing activities (including augering) in previously undisturbed, fine-grained Pleistocene alluvial deposits. In the event that paleontological resources (e.g., fossils) are unearthed during grading, the paleontological monitor will temporarily halt and/or divert grading activity to allow recovery of paleontological resources. The area of discovery will be roped off with a 50-foot radius buffer. Once documentation and collection of the find is completed, the monitor will remove the rope and allow grading to recommence in the area of the find.
- g. **Transportation MM TR-1:** Prior to receipt of the Certificate of Occupancy, the project applicant shall modify, at their expense, the medians of Airport Way and Lathrop Road along the project frontages to enable all movements to be permitted at Driveways 1 and 3; and movements at Driveway 2 to be restricted to right-turn in/out movements only. To accommodate southbound left-turns into Driveway 1, it is recommended that the northbound left-turn lane length be reduced to 200 feet, with the 135 feet of distance that is modified becoming a southbound left-turn lane into Driveway 1 (i.e., back-to-back left turn lanes). The median

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modifications shall be designed per City standards and approved by the City's Engineering Department prior to modifications.

- h. **Transportation MM TR-2:** Prior to site plan approval by the City, the project applicant shall incorporate the following modification at Driveway 3 for the final design of the project site:
 - i. *Driveway 3.* Install stop signs on the northbound and eastbound approaches to the first internal intersection near this driveway (with inbound movements provided priority right-of-way). This will ensure that if a queue of four vehicles arrives, the fourth vehicle will be waiting at the stop sign versus blocking the intersection.

33. **UPN 21-100** allows for the operation of (i) a drive-through use for a quick service restaurant with vehicle queuing for 11 vehicles, (ii) a self-serve automatic car wash, and (iii) a fueling station with up to 16 fueling pumps, located at 2060 W. Lathrop Road, on parcel 202-020-14, subject to the following conditions of approval.

- a. The property owner and/or benefactor of this minor use permit shall be responsible for ensuring compliance with all conditions of approval at all times, including all State and Federal requirements. Failure to comply with the conditions of approval set forth shall be cause for review and possible revocation pursuant to MMC 17.08.140.
- b. Approval of this minor use permit runs with the land and shall not be transferable to an alternative location.
- c. Uses subject to a minor use permit or conditional use permit not explicitly listed as part of this approval shall be reviewed and approved separately.
- d. Any modification or intensification of this approval shall be subject to additional review and approval.
- e. The QSR drive-through hours of operation shall be in close conformance with Monday through Sunday, 7:00 AM to 10:00 PM. Any modifications to the hours of operation shall require prior approval from the Development Service Director. On-Site restaurant hours may deviate from drive-through operation hours.
- f. There shall be no allowance for outdoor sales, food preparation, or storage of equipment or materials as part of the QSR drive-through use, building, or lot thereof.
- g. Outdoor display of promotional sales or merchandise shall not occupy required parking, block entrances and exits, impede ADA paths of travel or on-site circulation, be stacked/piled more than four feet, or encroach into the public right-of-way.
- h. Outdoor dining and ancillary outdoor activities shall not occur between 10:00 PM and 8:00 AM, Sunday through Saturday.

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- i. On-site security surveillance shall be operational, stored for no less than 30 days, and made available to the Police Department upon request.
- j. There shall be no outdoor amplified music or noise allowed
- k. Drive-through menu boards, ordering speakers, and pick-up windows shall not generate noise levels above 55 decibels between 10:00 PM and 7:00 AM. Nuisance noise levels shall be cause for review and possible modification to conditions of approval or revocation of use.
- l. All drive-through menu boards, ordering speakers, and pick-up windows shall be located no less than 80 feet away from a property zoned for residential use.
- m. All other requirements of Chapter 17.74 (Drive-in and drive-through facilities) shall be reviewed for conformance with development standards at building permit plan check.

34. **SPC 21-99** allows for the development of an approximate 3.08-acre commercial center. Development shall be allowed to develop in phases in accordance with the Phase I and Phase II below. Effectuation of Phase I shall occur no later than one year from this extension approval.

- a. **Phase I.** The development of Phase 1 includes a 16-pump fueling station with a fuel canopy, a 3,410-square-foot convenience store with an attached 1,300-square-foot drive-through car wash, a 2,500-square-foot quick-serve restaurant with drive-through and associated on- and off-site improvements.
- b. **Phase II.** The development of Phase 2 includes a 1,908-square-foot restaurant building, and a 7,826 square-foot commercial building with 2,092 square-feet of restaurant space and 5,734 sq. ft. of retail space. The development of Phase II shall occur no later than one year from final occupancy of Phase I.

35. **Off-street Parking.** Off-street parking for proposed and future uses shall be in conformance with the following, unless superseded by Section 17.52.050.

Use	Parking Ratio	Required
C-Store	4 p.s./1,000 sq. ft.	14 p.s.
Drive-Through Car Wash	3 p.s. + 2 p.s. service bay	5 p.s.
QSR	1 p.s./100 sq. ft.	25 p.s.
Restaurant #1	7 p.s./1,000 sq. ft.	14 p.s.
Retail *	4 p.s./1,000 sq. ft.	23 p.s.
Restaurant #2	7 p.s./1,000 sq. ft.	15 p.s.
Fueling Station	1 p.s./pump + 1 p.s. service bay/station	16 p.s.
Total Required		112 p.s.

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Total Provided	118 p.s.
Surplus	6 p.s.

* *Parking requirements may be greater depending on the uses at the time of application for a building permit.*

36. Minor Modifications. Any minor deviations or modifications to the site, utility, or public improvement plans necessary due to site constraints may be granted upon approval of the Development Services Director. All other deviations or modifications may be granted pursuant to MMC Section 17.08.130.

City of Manteca Development Services Department: Building Safety Division

1. Accessible parking spaces complying with CBC § 11B-502 shall be provided in accordance with CBC Table 11B-208.2. CBC § 11B-208.2 and § 11B-208.2.4.
2. All entrances and exterior ground-floor exits to buildings and facilities shall be accessible and shall comply with CBC § 11B-404. CBC § 11B-206.4.1.
3. Developer shall obtain separate building permits for each structure, signage, trash enclosure, monument sign, pole light fixture, etc. per CBC Admin 104 prior to construction of said structure.
4. Adequate sanitary facilities shall be provided per the requirements of Chapter 4 of the California Plumbing Code and CPC Table 422.1.
5. Designated parking for clean air vehicles shall comply with 2019 CGBSC §5.106.5.2 and Table 5.106.5.2 and Electric Vehicle Charging spaces shall comply with 2016 CGBSC §5.106.5.3 and Table 5.106.5.3.3.
 - a. With 110 parking spaces, fourteen (14) clean air vehicle parking spaces are required.
 - b. With 110 parking spaces, eleven (11) EVCS parking spaces are required.
 - c. With 7 EVCS, 1 Van Accessible and 1 Standard accessible EVCS are required.
6. The Developer shall submit a pad elevation certification prepared by a licensed land surveyor or registered civil engineer to the Chief Building Official, certifying that the building location (setbacks) are pursuant to the approved plans prior to receiving a foundation inspection.
7. 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.

8. At time of building permit, submittal the developer shall incorporate all Conditions of Approvals from all departments and imprint into the submittal set of construction documents/plans.

City of Manteca Public Works Department, Engineering Division**General**

- 1) All improvements shall comply with the City of Manteca Standard Plans and Specifications. Improvement plans shall be submitted to the City Engineer for approval. An encroachment permit is required for all work within the public right-of-way.
- 2) Developer shall provide easements, requested by the respective utility companies, within the project. Any existing facilities within or adjacent to the project that are affected by this project shall be relocated and placed underground at the Developer's expense.
- 3) Developer shall 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 Laws regarding dust control. Developer shall also comply with San Joaquin Valley Unified Air Pollution Control District Regulation VIII (Fugitive Dust Prohibitions) in an effort to reduce the amount of fine particulate matter (PM10) entrained into the ambient air from man-made sources.
- 6) Prior to the start of construction, all survey monuments that have the possibility of being damaged, destroyed or covered over during the course of construction for this project, shall be located and referenced by a licensed land surveyor and a corner record or record of survey shall be filed with the county surveyor. Survey monuments which are damaged, destroyed or covered over during the course of construction must be re-set at the original location with a new monument and monument box and another corner record or record of survey shall be filed with the county surveyor. All work in this condition shall be done by a licensed land surveyor.
- 7) Prior to or with the Building Permit plan set the following shall be submitted. Review and approval of these items by the Engineering Department must occur prior to or with the issuance of the first building permit associated with this project.
 - a. On-site grading and drainage plan,
 - b. On-site utility (sanitary sewer, water and storm drain) plan,
 - c. Off-site improvement plan,
 - d. Erosion control plan,

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- 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 plan, and
- h. Dedication of required rights-of-way and easements to the City.

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

The items in (d), (e) and (f) above shall be prepared by a Qualified SWPPP Developer (QSD).

- 8) Joint trench utility installation shall be in accordance with Manteca Municipal Code Chapter 13.34 and City Standards.
- 9) All address numbers shall be plainly visible from the street fronting the property. Said numbers/letters shall contrast with background.
- 10) Developer shall enter into an Improvement Agreement for construction of the roadway and utility improvements which will be dedicated to the City. The agreement will require posting a Performance Bond in the amount of one-hundred percent (100%), posting a Labor-Material Bond in the amount of fifty percent (50%), and payment of all required plan check, testing and inspection fees.
- 11) Developer shall install a benchmark on the North American Vertical Datum of 1988 vertical control system with this project. Final location shall be approved by the City Engineer and shown on the Improvement Plans. Developer shall obtain a benchmark from the City of Manteca and it shall be punched with the elevation, datum reference and benchmark number, which will be assigned by the City. A corner record shall be filed with the San Joaquin County Surveyor's Office and shall include the language that the benchmark is being added to the City of Manteca Vertical Control Network.
- 12) This project is a beneficiary of the Chadwick Square Unit No. 2 Storm Drain Area of Benefit. Prior to issuance of a permit which results in a connection to the system, the Developer shall pay the required assessment.
- 13) Improvements which will be dedicated to the City must use a benchmark on the City of Manteca Vertical Control Network to establish the elevations of the improvements. The benchmark used shall be noted on the Improvement Plans.
- 14) 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 the approval of the project.

Site

- 15) On-site parking area pavement surface drainage slope shall be as follows: Minimum cross-slope on asphalt concrete is 2% or concrete is 1% with a maximum of 5%. Concrete valley or curb gutters shall have a minimum slope of 0.25%. The

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pavement slope in ADA areas shall be in accordance with the California Building Code, Chapter 11B.

- 16) Provide City Standard Refuse/Recycling Enclosures on-site at the locations shown on the site plan. Sizing shall be in accordance with City Standards.
- 17) The refuse enclosure shall be graded so there is no storm drain or other flow run-on or run-off from the enclosure area. The enclosure area shall have a connection to the storm system, in compliance with the City's Post-Construction Manual.
- 18) On-site curbing shall conform to City of Manteca Standard ST-35, "Parking Area Curbs".
- 19) Developer shall ensure no buildings are constructed across property lines.
- 20) Developer shall dedicate an emergency vehicle access easement, to the City of Manteca, over the project site.
- 21) 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.
- 22) 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.
- 23) A grease interceptor, in accordance with City Standard M-1, shall be installed as part of the private sanitary sewer system.
- 24) A sand-oil separator, in accordance with City Standard M-2, shall be installed as part of the site's storm drain system.
- 25) Landscape planting at driveway entrances/exits shall be maintained to a maximum height of three and one-half feet (3.5').
- 26) Developer shall sign and stripe both sides of the drive aisles as No Parking.
- 27) 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.
- 28) The Developer shall install decomposed granite (DG) within the landscape planter along the southern property line from the eastern property line to twenty feet (20') west of the City's sanitary sewer manhole in the planter. No plantings shall be installed in this area between the building/ outdoor seating area to the wall/fence along the southern property line.
The DG installation shall either be DG with 10% cement or DG compacted to 95% installed over aggregate base, with minimum two-inch (2") post-compaction thickness.
- 29) The installation of a gate in the DG area will be reviewed for approval during the Building Permit review process for the project. If the gate installation is approved, the final location will be as approved by the City.

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30) The Developer shall grant a Utility Maintenance Access Easement over the project site to the City. The grant document shall specify that the easement is being granted for maintenance of the existing City storm drain and sanitary sewer systems which exist on the project site prior to installation of the project. The remainder of the onsite utility systems shall be maintained by the Developer/Property Owner.

Streets

31) Cross sections for roadways that are included in the City's adopted Public Facilities Implementation Plan (PFIP), Transportation Element shall be in accordance with that document. Unless otherwise detailed in these conditions, cross sections for roadways that are not included in the PFIP shall be in accordance with the City of Manteca Standard Plans. An encroachment permit is required for all work within the public right-of-way.

32) Soils R-value tests shall be performed from representative soils within the future right-of-way widening areas for the below named streets. A geotechnical report shall be submitted to the City Engineer with calculations determining the street pavement structural design. Design shall conform to City of Manteca Resolution R-5633, "Street Structural Design Policy". The minimum traffic indices shall be as follows:

- a. N. Airport Way: 11.0
- b. W. Lathrop Road: 11.0

33) N. Airport Way

- a. Developer shall dedicate right-of-way along the east side of N. Airport Way to accommodate a sixty-seven-foot (67') half-width street section, at the intersection with the correctly designed tapers to widen the roadway from the existing improvements south of the project site to the intersection right-of-way, as shown on the PFIP.
- b. Developer shall remove and replace the existing pavement with a new street structural section along the project's N. Airport Way frontage.
- c. Developer shall construct full width street improvements along N. Airport Way, including new street structural section, curb, gutter, a ten-foot (10') wide sidewalk, street lights, signage and striping. The full width street improvements do not include any improvements beyond the curb and gutter on the west side of N. Airport Way, opposite of the project.
- d. Developer may, in accordance with Title 16 of the Manteca Municipal Code, request City Council's approval to construct a part-width street for N. Airport Way consisting of completion of one twelve foot (12') wide travel lane and a two foot (2') wide paved shoulder on the side opposite of the project, including transitions and striping needed to connect with existing roadway improvements. City Council must approve the request by a four-fifths (4/5ths) vote.

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- e. If City Council does not approve the part-width street request, the Developer shall, on behalf of the City, obtain right-of-way along the west side of N. Airport Way to accommodate full width street improvements.

34) W. Lathrop Road

- a. Developer shall dedicate right-of-way along the south side of W. Lathrop Road to accommodate a fifty-four foot (54') half-width street section.
- b. Developer shall construct full width street improvements along W. Lathrop Road, including curb, gutter, eight-foot wide sidewalk, street lights, signage and striping. The full width street improvements do not include any improvements beyond the curb and gutter on the north side of W. Lathrop Road, opposite of the project.
- c. Developer may, in accordance with Title 16 of the Manteca Municipal Code, request City Council's approval to construct a part-width street for W. Lathrop Road consisting of one twelve foot (12') wide travel lane and a two foot (2') wide paved shoulder on the side opposite of the project, including transitions and striping needed to connect with existing roadway improvements. City Council must approve the request by a four-fifths (4/5ths) vote.
- d. If City Council does not approve the part-width street request, the Developer shall, on behalf of the City, obtain right-of-way along the north side of W. Lathrop Road to accommodate full width street improvements.

35) Developer shall relocate/replace the existing traffic signal infrastructure as needed to accommodate the installation of street improvements.

36) Developer shall ensure N. Airport Way, west of its centerline, and W. Lathrop Road, north of its centerline, are in like-new surface condition. At the time of Building Permit submittal, the City Engineer will determine the necessary roadway rehabilitation method for these portions of the roadway. The rehabilitation shall be shown on the plans for the project, prior to Building Permit issuance.

37) Developer shall install and/or modify the roadway signage and striping as necessary to update the lane configurations and allowed movements to account for the pavement widening and roadway improvements done with this project, including signage and striping modifications or updates outside the frontages of this project on N. Airport Way and W. Lathrop Road.

38) Where offsite property acquisition is required by these conditions, if the developer has made good faith efforts to obtain the ROW, which can be shown to the City in writing, and is unable to come to an agreement with the property owner, the City will make a determination to remove this condition or begin its own negotiations with the property owner.

39) Right-of-way and easement dedications to the City shall be completed as a condition of the issuance of the first building permit for the project. Street improvements shall be completed as a condition of the first final inspection of a

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building permit for this development. This shall be noted on the cover of the building permit submittal.

- 40) The street light locations shall be finalized during the Improvement Plan review process. Electroliers shall maintain an average foot candle coverage of 0.40, with a minimum allowable foot candle at any location of 0.07, within the City's right-of-way along the frontages of the project. A street light photometric plan, showing the foot candle coverage, shall be submitted with the Improvement Plans.
- 41) The thickness of all sidewalks installed with the project which will be dedicated to the City shall be six inches (6").
- 42) 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.
- 43) Drive-through/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-through 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-through stacking and queuing is affecting the public right-of-way, Developer shall make modifications to the site to remedy the problem. The City may require the submittal of a traffic study from a licensed Traffic Engineer specifically addressing drive-through stacking and queuing. Modifications to the site may require a Minor Plan Modification be submitted to Development Services.

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

- 44) Developer shall design the westernmost driveway on W. Lathrop Road and install signage and striping at the driveway to show that it is restricted to right-in/right-out turn movements only.
- 45) Developer acknowledges that until the west side of N. Airport Way and the north side of W. Lathrop Road are developed, the project's driveway on N. Airport Way and the easternmost driveway on W. Lathrop Road can operate as full access driveways (left-in/left-out and right-in/right-out). Once the west side of N. Airport Way and the north side of W. Lathrop Road, opposite of the project, develop a median will be installed in both roadways, which will restrict all driveways to right-in/right-out only. The median installation, or other driveway restrictions, may occur earlier if at the City Engineer's discretion traffic characteristics make the full access driveways unsafe.

Water

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

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- 47) 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.
- 48) 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.
- 49) 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.
- 50) The onsite water line shall be maintained by the Property Owner.
- 51) 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.
- 52) 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.
- 53) 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.
- 54) Developer shall install a backflow prevention device immediately downstream of the water meter. The backflow prevention device shall be maintained by the Property Owner.
- 55) Developer may install a separate water meter for the landscape irrigation system. The meter shall be installed at an accessible location within the public utility easement, adjacent to the City's ROW or waterline maintenance and access easement. Piping and appurtenances downstream of the water meter are private and will be maintained by the Property Owner. Irrigation water from the potable system shall be protected with a reduced pressure backflow device.
- 56) Developer shall pay fees associated with the Reclaimed Water Master Plan for all buildings for which a building permit is issued after adoption of said Reclaimed Water Master Plan and fees by the City Council of Manteca.

57) 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

58) 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.

59) A preliminary storm drainage plan shall be submitted to the City Engineer for approval concurrently with the first 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.

The plan shall include topography shots taken in the Chadwick Square Park Storm Drain Basin to show the bottom elevation of the basin is as shown on the original Improvement Plans and can therefore accommodate the flows from this project. If based on the topography shots, the basin does not have the capacity to accommodate this project's flows, the Developer shall provide an alternate solution to comply with the attenuation requirements of the City's Storm Drain Master Plan.

60) 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.

61) Developer shall construct the storm drain attenuation system in accordance with the current Storm Drain Master Plan.

62) 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.

63) 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

64) 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.

65) 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

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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.

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

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- 70) Developer recognizes 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.
- 71) 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.
- 72) 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.
- 73) Developer shall complete the CDD development memorandum, required by Storm Drainage Agreement Amendment No. 1, and submit it to SSJID for review.

Sanitary Sewer

- 74) Improvements shall be designed and constructed in conformance with the latest version of the City Wastewater Collection System Master Plan and City Standards.
- 75) 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.
- 76) Developer shall remove the existing cleanout on the stub to the City's sanitary sewer system, north of 2053 Masterpiece Court. The cleanout shall be replaced with a manhole. This manhole shall be the end of the City's maintenance responsibility for the sanitary sewer system. The sanitary sewer system on this project's property, upstream of the manhole shall be maintained by the Developer and/or Property Owner.
- 77) 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.
- 78) 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.

Public Facilities Implementation Plan

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79) Reimbursement shall be based on actual quantities installed. Developer is required to have a minimum of three (3) public sealed bids opened by the City Clerk for all reimbursable improvements. Bids for reimbursable items shall be included in the total subdivision bids, however, the unit bids received for reimbursable items will be considered as a bid separate from the rest of the subdivision contract items and reimbursement will be made based on the lowest responsible bid received for reimbursable items.

80) The City shall approve the bid sheet form, prior to bidding, and proof shall be provided that bids were solicited from a minimum of three qualified contractors.

81) Reimbursement shall be in the form of credit against applicable PFIP Sanitary Sewer, Water System, Storm Drain and Transportation fees. The credit will be given when building permits are issued for construction of buildings for the project. The amount of the reimbursements shall be based upon the low bid received from a minimum of three (3) sealed bids opened by the City Clerk. If the cost to construct said improvements exceeds the value of PFIP credits, the remainder shall be reimbursed in accordance with the City Council adopted Public Facilities Implementation Plan in place on the effective date of the Improvement Agreement.

82) In the event Developer desires to exchange credits for cash reimbursement, the exchange must be approved by City Council.

City of Manteca Fire Department

1. Deferred Fire Alarm submittals for buildings 1,4, & 5.
2. Deferred Fire Sprinkler submittals for building 4 & 5.
3. Fire Lane needed on parking lot west of building 1.
4. Fire Lane needed on parking lot east of building 3.
5. Fire Lane needed between building 1 and 3.
6. Fire Department Access:
 - a. 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).
7. 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.

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- 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.

8. Underground piping for the fire sprinkler shall be approved by the Fire Department prior to permit issuance.

9. 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.

10. 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.

11. Plans proposed to be listed as deferred submittals shall be clearly labeled on the cover building permit plan submittal cover sheet.

12. 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

13. 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.

14. All above ground gas meters, regulators, and piping exposed to vehicular damage shall be protected in an approved manner.

15. 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.

16. 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.

17. 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 – Park Planning & Projects**General Comments:**

1. Current City of Manteca Standards and Specifications for Landscape Development shall be followed.
2. Developer shall prepare construction plans and specifications for any streetscape and basin improvements for Public Works Department – Parks Division approval, at developer's expense.
3. Streetscape phasing shall be agreed upon by both the Public Works – Park Planning and Projects Division and Engineering Division.
4. Trees along Airport Way and Lathrop Road shall be planted outside of the City right-of way.

Streetscapes/Medians/Landscape areas:

5. Streetscape/medians/landscape improvements shall be included in the Community Facilities District (CFD), or other funding mechanism, to provide resources for landscape maintenance costs as per the requirements listed under the formation/annexation requirements. Developer shall be responsible for maintenance of improvements until sufficient funding is available/collected for City to maintain.
6. In areas where South San Joaquin Irrigation District (SSJID) pipeline easements are located within the boundaries of streetscape, medians or landscape areas, SSJID and the City of Manteca Public Works Department – Parks Division shall both approve landscape plans including tree variety, setbacks, root protection methods, etc. The landscape plans shall not be considered approved until they are signed by the Public Works Department – Parks Division.
7. No turf grass is permitted in any streetscapes, unless approved by the Public Works Department – Parks Division.

8. Minimum of 25% of landscape areas shall be provided in non-irrigated landscape (examples: cobble, decomposed granite, boulders, artificial turf, etc.).

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

9. CFD or other approved funding source shall be formed/annexed, at the developer's expense, to provide for the maintenance of the streetlights and all streetscape/median/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 issuance of the first building permit and as further defined in the City of Manteca Parkland Construction Policy.
10. 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.

City of Manteca Information Technology Department, GIS Division

- 1) The addresses for the Airport Plaza development will be as follows:

2060 W. Lathrop Rd. (Parcel address)

2038 W. Lathrop Rd.

2042 W. Lathrop Rd.

2066 W. Lathrop Rd.

2084 W. Lathrop Rd.

If suites are created for 2038 or 2066, they should use 101, 102, etc. and increase from east to west.

San Joaquin County Environmental Health Department

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

San Joaquin Valley Air Pollution Control District

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

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

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

South San Joaquin Irrigation District

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