



**City of Manteca
Development Services Department**

Conditions of Approval

Crossroads Plaza

**General Plan Amendment 22-04, Rezone 22-05,
Site Plan Review SPC 22-07 & Minor Use Permit UPN 22-08**
April 16, 2024

Project File Numbers: GPA 22-04, REZ 22-05, SPC 22-07, & UPN 22-08

Project Name: Crossroads Plaza

Project Address: 2064 North Union Road, Manteca, CA 95336

APN: 216-020-01

Project Applicant: Grey Peak Development, LLC; James Allen & Tenea Davis;
1925 Village Center Circle, Suite #150, Las Vegas, NV 89134

Property Owners: Manteca 18, LLC; Jim Berookhim; 2355 Westwood Boulevard,
Suite 410, Los Angeles, CA 90064

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 Crossroads Plaza Project Plan Set (dated 12/27/23) on file with the City of Manteca, Development Services Department, Planning Division.

City of Manteca Development Services Department: Planning Division

- Acceptance of Conditions.** Unless the applicant formally objects to these conditions prior to approval by the City Council, 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.
- Expiration of Approval.** This approval for a General Plan Amendment, Rezone, Site Plan and Design Review, and Minor Use Permit shall automatically expire on **April 16, 2026, or 24 months from and after the date of issuance.** The date of issuance is the date these entitlements are approved by the City Council. Prior to the expiration date, the applicant may apply for an extension not to exceed one year.

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

12. **Failure to Comply.** Should the project be found, at any time, not to comply with any of the Conditions of Approval, or should the applicant construct or operate this development in any way other than specified in the Application or Supporting documents or presentations to staff, Planning Commission or City Council, as modified by the Conditions of this Approval, then the terms of this Approval shall be considered violated.
13. **Indemnification.** The applicant shall indemnify and hold harmless the City, its council members and commissioners, officers, agents, employees, and representatives from liability for any award, damages, costs and fees, including without limitation attorneys' fees, incurred by the City and/or awarded to any plaintiff in any action related to or arising out of the City's approval of this project or subdivision Map or any environmental or other documentation related to this project or subdivision Map. The applicant further agrees to provide a defense for the City in any such action.
14. **Limits of Approval.** Approval of this application does not constitute approval of any other entitlement or any other necessary permit, license, or approval.
15. **Compliance with Local and State Laws.** The subject use shall be conducted in full compliance with all local and state laws. No part of this approval shall be construed to permit a violation of any part of the Manteca Municipal Code. This Site Plan & Design Review and Minor Use Permit shall be subject to revocation if the subject use is conducted in such a manner as to cause a nuisance.
16. **Erosion Prevention.** The applicant shall take all necessary measures to ensure that his activities or those of his agents do not result in measurable erosion of soils on the site, either wind or water, during the construction and operation of the project covered by this approval.
17. **Location of Conditions.** All conditions of approval for this project shall be written by the project developer on all building permit plan check sets submitted for review and approval. These conditions of approval shall be on, at all times, all grading and construction plans kept on the project site. It is the responsibility of the building developer to ensure that the project contractor is aware of, and abides by, all conditions of approval. Prior approval from the Planning Manager must be received before any changes are constituted in site design, grading, building design, building colors or materials, etc.
18. **Roof mounted screening.** Applicant/developer shall ensure all roof-mounted equipment shall remain screened from public street view.
19. **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 entitlement approval.
20. **On-site Lighting.** All on-site lighting for parking areas, pedestrian areas and vehicular or pedestrian paths of travel shall be LED lighting. Any new lighting is required to submit a photometric plan for review showing it complies with the following standards (17.50.060.D.):

- a. Parking lots, driveways, trash enclosures/areas, public phones, and group mailboxes shall be illuminated with a minimum maintained 1 foot-candle of light and an average not to exceed 4 foot-candles of light. The illumination shall not exceed 10 foot-candles in any one location.
- b. Pedestrian walkways shall be illuminated with a minimum maintained 0.5 foot-candle of light and an average not to exceed 2 foot-candles of light.
- c. Entryways and exterior doors of nonresidential structures shall be illuminated during the hours of darkness with a minimum maintained 1 foot-candle of light, measured within a 5-foot radius on each side of the door at ground level.

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. Noise. At all times, property owner shall ensure that operations do not negatively affect the quiet enjoyment of their property and quality of life for nearby residents. Property owner shall ensure noise levels generated at the site do not exceed City performance standards. Refer to Zoning Ordinance, Chapter 17.58, *Performance Standards*. Failure to comply with these standards may result in a revocation hearing.

25. Design Requirements Prior to Building Permit Issuance:

- a) Prior to issuance of a Certificate of Occupancy, the applicant shall ensure that the site is developed in accordance with the plans dated 12/27/23. Development of the site shall not be modified by the applicant/developer or by any City Department or Division without prior express written approval by the designated approving authority as stipulated in Section 17.10.060 (C) of the City of Manteca Municipal Code. If any structure(s) landscaping, parking, signage or other features of the approved plans are installed, constructed or removed or site improvements otherwise deviate from what was shown or illustrated on these approved plans, that shall render this entitlement modified. All modifications shall be brought into conformance with the approved site plan at the sole expense of the applicant/developer. When modifications have taken place, a Certificate of Occupancy shall not be granted until either: a) the site has been brought into conformance with these approved plans; or, b) the 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.

26. **Tree Replacement.** Three mature oak trees were removed as part of the development of this project. Prior to certificate of occupancy, three new trees must be planted on site at a minimum 36-inch box size, per City Code, Table 17.48.060-1.

27. **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.

28. **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.

29. **Landscape.** Prior to building permit issuance, the final landscape plan must show compliance with all standards and regulations of the landscape ordinance.

30. **Masonry wall.** A 7-foot tall masonry wall is required along the project's south and east property line, as it is a commercial use adjacent to a residential use. The masonry wall is required to remain in an orderly and good condition at all times.

- Include a climbing vine planted at the base of the masonry wall to soften the appearance of the wall.

31. **Clear Visibility Triangle.** Trees or shrubs with a full-grown height equal to or greater than 30 inches shall not be planted in the clear visibility triangle at the intersection of Union Road and Lathrop Road.

32. **Facades.** Include windows and/or a trellis with a climbing plant on the east and west facades of the convenience store. Include windows on the north and south facades of the Auto Zone building.

City of Manteca Development Services Department: Building Safety Division

- 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. Accessible routes shall be provided per CBC § 11B-206. At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zone; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve. Where more than one route is provided, all routes must be accessible. CBC § 11B-206.2.1.
3. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site, including trash enclosure(s). 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. Developer shall obtain separate building permits for each structure, signage, trash enclosure, etc. per CBC Admin 104 prior to construction of said structure.
6. Adequate sanitary facilities shall be provided per the requirements of Chapter 4 of the California Plumbing Code and CPC Table 422.1.
7. Developer shall provide bike parking spaces in accordance with California Green Building Standards Code 5.106 for number and distance to the entrance.
8. 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 48 proposed parking spaces, eight (8) EV capable spaces are required.
 - With eight (8) EV Capable spaces, two (2) EVCS (EV Capable spaces provided with EVSE) are required.
 - The number of required EVCS count toward the total number of required EV capable spaces.
 - Show all the EV Capable and EV Capable with EVSE spaces on the site plan.
9. The Developer shall submit a letter/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.
10. 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.

11. The developer shall submit a “Construction and Demolition Waste Reduction and Recycling Plan” for review and approval with the appropriate permit application.
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 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 plans,
- e. Stormwater Pollution Prevention Plan (SWPPP),
- f. Documentation, as required in the Post-Construction Stormwater Standards Manual, showing compliance with WQO NPDES 2013-0001-DWQ,
- g. Joint Trench Intent plans, and
- h. Dedication of required rights-of-way and easements to the City.

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

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

- 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. 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.
- 13. 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

14. On-site parking area pavement surface drainage slope shall be as follows: Minimum cross-slope on asphalt concrete is 2% or concrete is 1% with a maximum of 5%. Concrete valley or curb gutters shall have a minimum slope of 0.25%. The pavement slope in ADA areas shall be in accordance with the California Building Code, Chapter 11B.
15. Provide City Standard Refuse/Recycling Enclosures on-site at the locations shown on the site plan. Sizing shall be in accordance with City Standards.
16. The refuse enclosure shall be graded so there is no storm drain flows enter or exit the enclosure area. The enclosure area shall have a connection to the storm drain system, in compliance with the City's Post-Construction Manual.
17. On-site curbing shall conform to City of Manteca Standard ST-35, "Parking Area Curbs".
18. Developer shall ensure no buildings are constructed across property lines.
19. 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.
20. 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.
21. A sand-oil separator, in accordance with City Standard M-2 shall be installed as part of the project.
22. Landscape planting at driveway entrances/exits shall be maintained to a maximum height of three and one-half feet (3.5').
23. Egress points from this project to public right-of-way shall be stop controlled. Developer shall install signage and striping at egress points on the project's property to meet this condition.

Streets

24. Existing driveways which are not to be used by this project shall be removed and replaced with sidewalk, vertical curb and gutter.
25. 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.
26. Developer shall reconstruct N. Union Road and W. Lathrop Road on the east half and south half of the centerline, respectively. The exact reconstruction method shall be as determined by the City Engineer at the time of Building Permit submittal. At the least, Developer shall grind off the top 2" of the roadway and overlay the roadway with 2" of asphalt concrete (AC).
27. Developer shall modify the signal timing and install upgraded controllers at the intersection of N. Union Road/W. Lathrop Road to optimize the traffic flow at the intersection.

28. Developer shall install street lights along the project's frontage of N. Union Road and W. Lathrop Road. Street lights shall maintain an average foot candle coverage of 0.40, with a minimum allowable foot candle at any location of 0.07 within the public right-of-way. Electrolier photometric plan, showing the foot candle coverage, shall be submitted with the Improvement Plans showing this requirement is met with the existing street lights. If not, the project shall install street lights or modify the existing street lights so this requirement is met.
29. Developer shall install street lights along the project's frontage of N. Union Road and W. Lathrop Road. The electrolier locations shall be finalized during the Improvement Plan or Building Permit 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. Electrolier photometric plan, showing the foot candle coverage, shall be submitted with the plans.
30. The thickness of all sidewalks installed with the project shall be six inches (6").
31. Developer shall remove and replace the existing sidewalk, curb, gutter and accessibility ramps along the N. Union Road and W. Lathrop Road frontage of this project which is dilapidated, cracked or creates a tripping hazard, as determined by the City Engineer at the time of Building Permit submittal. Sidewalk installed with this project shall be six inches (6") thick.
32. Driveway(s) and accessibility ramps installed with this project shall be in compliance with the latest revision of the California Building Code, Chapter 11B and Caltrans Standard Plans, detail A88A.

Water

33. Improvements shall be designed and constructed in conformance with the latest version of the City Water Master Plan.
34. 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.
35. 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.
36. 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.

37. The onsite water line shall be maintained by the Property Owner.
38. 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.
39. 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.
40. 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.
41. Developer shall install a backflow prevention device immediately downstream of the water meter. The backflow prevention device shall be maintained by the Property Owner.
42. 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.
43. Developer is allowed a single connection to the City's water main on N. Lathrop Road and a single connection on W. Lathrop Road. The domestic water system and the landscape water system will separate off of this single connection just before the water meters.
44. Developer shall pay fees associated with the Reclaimed Water Master Plan for all houses within this subdivision for which a building permit is issued after adoption of said Reclaimed Water Master Plan and fees by the City Council of Manteca.
45. 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

46. 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.
47. 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.

48. No under sidewalk drainage is allowed within the City's right-of-way. Developer shall extend the existing storm drain pipe in N. Union Road northerly and install an inlet, in accordance with City Standards. The detailed review and approval of the project's storm drain solution shall be done with the Building Permit review.
49. All drain inlets shall be marked "No Dumping - Drains to River". Drain markers shall be purchased from the City of Manteca at cost plus 15% administrative charge, and installed by the Developer prior to acceptance of the improvements.
50. Developer shall 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.
51. 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
52. 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.
53. 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.
54. 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.
55. Post-Construction Management Practices shall conform to the City's adopted Multi-Agency Post Construction Stormwater Standards Manual.
56. Where conflict between standards arises, the standard most-protective to water quality, to public health and safety, and against flooding shall be utilized.
57. 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.

58. 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.
59. 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.
60. 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.
61. Developer shall complete the CDD development memorandum, required by Storm Drainage Agreement Amendment No. 1, and submit it to SSJID for review.

Sanitary Sewer

62. Improvements shall be designed and constructed in conformance with the latest version of the City Wastewater Collection System Master Plan and City Standards.
63. 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.
64. A manhole shall be located at the back of the sidewalk, adjacent to City right-of-way, where the sanitary sewer main enters the development. This manhole shall be the end of the City's maintenance responsibility for the sanitary sewer system.
65. 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.
66. 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.
67. The detailed review and approval of the project's sanitary sewer solution shall be done with the Building Permit review. No force mains will be allowed within the City's right-of-way.

City of Manteca Fire Department

1. Building "B" - deferred submittals for Fire Sprinklers and Fire Alarm.
2. Building "A" - deferred submittal for Fire Alarm.

City of Manteca Municipal Code:

907.2. Where required-automatic fire detection system. A Fire Department approved automatic fire detection system installed in accordance with this code and NFPA 72 shall be provided in accordance with Sections 907.2.1 through 907.2.23 or:

1. Every building hereafter constructed in which the total floor area is between 3,000 and 6,000 square feet.
2. Every building hereafter remodeled when the cost of remodeling exceeds \$100,000 and the total floor area is between 3,000 and 6,000 square feet. The \$100,000 valuation shall be based on building valuation data published by the

International Conference of Building Officials within a 12-month period. Not fewer than one manual fire alarm box shall be provided in an approved locations to initiate a fire alarm signal for fire alarm systems employing automatic fire detectors or waterflow detection devices. Where other sections of this code allow elimination of fire alarm boxes due to sprinklers, a single fire alarm box shall be installed.

Exceptions:

1. *The manual fire alarm box is not required for fire alarm systems dedicated to elevator recall control and supervisory service.*
2. *The manual fire alarm box is not required for Group R-2 occupancies unless required by the fire code official to provide a means for fire watch personnel to initiate an alarm during a sprinkler system impairment event. Where provided, the manual fire alarm box shall not be located in an area that is open to the public.*
3. Private hydrant will be needed within the property for Fire Fighting Operations and within 100 feet of the Fire Department Connection.

City of Manteca Public Works – Park Planning & Projects

1. Trees along Union Road and Lathrop Road shall be outside of the Public Right-of-Way (ROW).
2. Existing street trees along Lathrop Road shall be protected in place unless removed for driveway entrance. Any irrigation revisions shall be coordinated with the Parks Department prior to construction.
3. New planter at back of curb shall receive 24" box tree to match existing tree species on Lathrop Road.

City of Manteca Information Technology Department, GIS Division

1. The proposed Circle K will use the existing address of 2064 NORTH UNION ROAD. The proposed AutoZone will be assigned 2080 NORTH UNION ROAD.

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.