



**City of Manteca
Development Services Department**

**Attachment "A-2"
Conditions of Approval
Sonic Drive-Thru
Commercial Site Plan and Design Review SPC-24-24 & Minor Use Permit UPN-24-25**

Project Name: Sonic Drive-Thru

Project Files: Commercial Site Plan & Design Review SPC-24-24, Minor Use Permit UPN-24-25

Applicant: **SKV Holdings, LLC** C/O Sandy Singh
231 Market Pl., #127
San Ramon, CA 94583

Project Location: 2153 Daniels St., Manteca, CA 95337 (APN:241-310-87)

Project Approval: July 17, 2025

Project Expiration: July 17, 2027

City of Manteca Development Services Department - Planning: (Contact: 209- 456-8500)

1. **APPROVED USE:** This approval is subject to the conditions set forth herein and shall be contingent upon final review and approval by the City of Manteca. (Use Type: Restaurant, Drive-Through/Drive-In)
 - a. Site Plan & Design Review 24-24 shall allow for the development of 1,502 square foot restaurant, outdoor dining area, and drive-thru as shown on the site plan and development plan set dated May 30, 2025, and all associated attachments. The drive-through shall be developed in conformance with MMC 17.74.040 *Development and Design Standards*, to be reviewed and approved prior to issuance of a building permit.
 - b. Minor Use Permit 24-25 shall allow for the operation of drive-thru use. The drive-thru use shall not create nuisance or obnoxious noise, light glare, or traffic. On-street vehicle stacking shall be prohibited. Failure to operate in conformance with the foregoing, shall be cause for review and possible revocation of the minor use permit pursuant to MMC 17.08.140.
2. **Expiration.** Any permit not effectuated within two years of approval shall expire and become void unless extended prior to expiration. The Development Services Director, at his/her discretion, may administratively grant a one-time extension not to exceed 6 months when the developer and/or applicant has demonstrated good faith effort to effectuate approval of the entitlements. All other extension requests shall be at the discretion of the Planning Commission in compliance with MMC 17.08.120.

3. **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.
4. **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 in accordance with MMC Section 17.08.130.
5. **Fees.** The developer shall pay all applicable processing fees, permit fees, City development fees, fire fees, school fees, drainage fees, habitat conservation fees, and other public entity fees in effect at the time of the issuance of the applicable permit.
6. **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. Approval of this application does not constitute approval of any other entitlement or any other necessary permit, license, or approval.
7. **Owner Obligation.** All conditions of approval shall be satisfied by the owner/developer. If at any time, any of the Conditions of Approval are found to be in non-compliance, City enforcement action may be implemented pursuant to MMC Section 1.10. All costs associated with compliance with the conditions shall be at the owner/developer's expense.
8. **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.
9. **Vested Rights.** This approval does not vest applicant's rights regarding future development. All ordinances, resolutions, rules, regulations and official policies governing design, improvement and construction standards and specifications applicable to the project and public improvements to be constructed by the Developer shall be those in force and effect at the time the applicable plan or permit approval is granted.
10. **Vesting Fees:** This approval does not vest developer or Landowner'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.
11. **Responsible Agencies.** The Developer is responsible for contacting all responsible and commenting agencies and ensuring compliance with any applicable fees and/or rules. This project is subject to the requirements of other agencies including but not limited to San Joaquin County Multi-Species Habitat Conservation & Open Space Plan, San Joaquin Valley Air Pollution Control District, and PG&E.
12. **Building Plans.** The developer shall write all conditions of approval for this project on all building permit plan sets submitted for review and approval. These conditions of approval shall be included on all grading and construction plans kept on the project site at all times. 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.
13. **Limits of Approval.** Approval of this application does not constitute approval of any other entitlement or any other necessary permit, license, or approval.
14. **Compliance with Local and State Laws.** 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.

15. **Cultural Resources.** If, in the course of development, potential tribal cultural resources, including but not limited to cultural features, midden/cultural soils, artifacts, exotic rock (non-native), shell, bone, shaped stones, or ash/charcoal, are encountered, all work in the vicinity of the find shall halt until a Tribal Representative or archaeologist can evaluate the materials and make recommendations for further action. If human remains are encountered, all work shall halt in the vicinity and the County Coroner shall be notified immediately. At the same time, a qualified archaeologist shall be contacted to evaluate the finds. If human burials are found to be of Native American origin, steps shall be taken pursuant to Section 15064.5(e) of Guidelines for California Environmental Quality Act.
16. **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 to be violated.
17. **Changes in Law.** This approval shall not preclude the application to the development of the property of changes in City laws, regulations, plans or policies, the terms of which are specifically mandated and required by changes in State or Federal laws or regulations.
18. **Landscaping.** On-site landscaping shall permanently conform to the approved plans dated February 2024, and conform to the Manteca Municipal Code. Pursuant to MMC Section 17.48.060, 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 not to restrict designated pedestrian access. All trees, shrubs, and plants which, due to accident, damage, disease, or other cause, fail to show healthy growth shall be replaced, in kind, pursuant to the approved landscape plans within 30 days from the identified damage date.
19. **Parking Lot Landscaping.** Pursuant to MMC Section 17.48.050. K.2, Landscaping within the perimeter planter abutting any street right-of-way shall be designed and maintained for partial screening of vehicles to a minimum height of 30 inches measured from the finished grade of the parking lot. Screening materials may include a combination of plant materials, earthen berms, solid masonry walls, raised planters, or other screening devices authorized by the designated Approving Authority which meet the intent of this screening requirement. Planting materials shall be designed to ensure that planting within the clear visibility triangle at driveway and street intersections will not exceed 30 inches in height at full maturity.
20. **Parking Maintenance.** At all times, all parking stalls and parking lot striping shall remain in good condition and be clearly marked.
21. **Site Maintenance.** At all times, the site shall be maintained in a neat and clean manner free of trash and debris.
22. **Fence Maintenance:** At all times, all fencing for this project must remain in good condition. If at any time, the fencing for this project is found to be in unsatisfactory condition, it must be repaired or replaced to meet the satisfaction of the Development Services Director.
23. **Lighting.** All on-site lighting for parking areas, pedestrian areas, and vehicular or pedestrian paths of travel shall be LED lighting. Any new lighting is required to submit a photometric plan for review showing it complies with MMC Section 17.50.060.D.
24. **CPTED.** Pursuant to MMC Section 17.48.040 J., landscaping and lighting shall be maintained to compliance with Crime Prevention through Environmental Design (CPTED) guidelines. Shrubs shall be limited to two (2) feet in height, and mature trees shall be limbed up to six (6) feet above the ground. Dead or dying plants shall be replaced with materials of equal type.
25. **Signs.** Sign details shall be consistent with MMC Section 17.54 of the Zoning Ordinance and be included on the Site Plan. Additionally, all portions of any sign shall be set back a minimum of 5 feet

from existing and future right-of-way lines and shall not block pedestrian or vehicle rights-of-way or obstruct drivers' visibility.

26. **Access.** The following requirements apply and shall be shown on the Site Plan: The minimum driveway width shall comply with public improvement and fire safety standards (MMC Section 17-52.090 C.).
27. **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 site plan or any environmental or other documentation related to this project. The applicant further agrees to provide a defense for the City in any such action.

City of Manteca Development Services Department - Building Safety Division: (Contact: [209] 456-8000) see letter dated March 20, 2024.

28. Accessible parking spaces complying with CBC § 11B-502 shall be provided in accordance with CBC Table 11B-208.2. These parking space(s) shall be located as close as possible to the primary entrance to the building. CBC § 11B-208.2 and § 11B-208.2.4.
29. Accessible routes shall be provided per CBC § 11B-206. At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger drop-off and loading zone; public streets and sidewalks; and public transportation stops to the accessible buildings or facility entrances they serve. Where more than one route is provided, all routes must be accessible. CBC §11B-206.2.1.
30. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site. CBC §11B-206.2.2.
31. 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.
32. Adequate sanitary facilities shall be provided per the requirements of Chapter 4 of the California Plumbing Code and CPC Table 422.1.
33. Construction to provide electric vehicle infrastructure and facilitate electric vehicle charging shall comply with:
 - a. EV Capable, EV Capable and EVSE spaces shall be provided in accordance with Table 5.106.5.3.1.
 - b. EV Capable, EV Ready, and EV Chargers shall be provided in accordance with 4.106.4.2.1. and 4.106.4.2.2
 - c. Accessible EVCS shall be provided in accordance with CBC Table 11B-228.3.2.1
34. If the new project or an addition or alteration is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5 percent of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack.
 - a. With 6 parking spaces, provide parking spaces per CGBSC Section 5.106.4.
35. The Developer shall submit a certification prepared by a licensed land surveyor or registered civil engineer to the Chief Building Official, certifying that the building location (setbacks) are pursuant to the approved plans prior to receiving a foundation inspection.
36. 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.

37. All current and/or future adopted permit and impact fees shall be paid for the construction of the new building.
38. 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: (Contact: [209] 456-8460) see letter dated June 2, 2025.

General

39. 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.
40. Developer shall provide easements, requested by the respective utility companies, within the project.
41. Developer shall relocate and place underground any existing overhead facilities within, adjacent to or along the frontage of the project. This shall be done at the Developer's expense.
42. Developer shall dedicate ten-foot (10') wide public utility easements on all street frontages for underground facilities and appurtenances.
43. Developer shall indicate on the improvement plans topographical information which shall include one-foot (1') contour intervals and benchmark data based on City datum.
44. 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.
45. 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.
46. 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).

47. Joint trench utility installation shall be in accordance with Manteca Municipal Code Chapter 13.34 and City Standards.

48. All address numbers shall be plainly visible from the street fronting the property. Said numbers/letters shall contrast with background.
49. 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.
50. The adjacent parcel east of this Project, APN 241-31-086 (2125 Daniels St.), is conditioned to install improvements which this Project will benefit from. If an Area of Benefit (AOB) is formed to reimburse that developer for the cost of the improvements, this Project will be required to pay its proportionate share of the reimbursement amount, in accordance with the AOB.
51. 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.
52. 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

53. 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.
54. Provide City Standard Refuse/Recycling Enclosures on-site at the locations shown on the site plan. Sizing shall be in accordance with City Standards.
55. The refuse enclosure shall be graded so there is no storm drain or other flow run-on or run-off from the enclosure area. The enclosure area shall have a connection to the storm drain system, in compliance with the City's Post-Construction Manual.
56. On-site curbing shall conform to City of Manteca Standard ST-35, "Parking Area Curbs".
57. Developer shall ensure no buildings are constructed across property lines.
58. Developer shall dedicate an emergency vehicle access easement, to the City of Manteca, over the project site.
59. A grease interceptor, in accordance with City Standard M-1, shall be installed as part of the private sanitary sewer system.
60. Developer shall remove all structures which are across the proposed lot lines prior to the recordation of the Notice of Lot Line Adjustment.
61. Landscape planting at driveway entrances/exits shall be maintained to a maximum height of three and one-half feet (3.5').
62. Developer shall sign and stripe both sides of the drive aisle as No Parking.
63. 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.
64. Driveway access will be limited to right in/right out movements onto Daniels Street.
65. Prior to issuance of the first building permit, the developer shall execute a Reciprocal Access Agreement, which shall provide for reciprocal vehicular and pedestrian access between APN 241-31-087 (2153 Daniels St.) (Project) and the adjacent parcel to the east, APN 241-31-086 (2125

Daniels St.) to the satisfaction of Director of Engineering and approved by the City Attorney. Said agreement shall also include provisions for the shared maintenance of the driveway.

Streets

66. 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.
67. Existing driveways which are not to be used by this project shall be removed and replaced with sidewalk, vertical curb and gutter.
68. 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.
69. Developer shall relocate existing mailboxes, per the direction of the City Engineer and the United States Postal Service. Mailboxes shall be constructed in conformance with the standards of the United States Postal Service.
70. Street lights along the Project's frontage shall maintain a minimum average foot candle coverage of one (1.0) foot candles. The average to minimum uniformity ratio must not exceed 4:1. An electrolier photometric plan shall be submitted with the project's Improvement Plans showing this requirement are met with the existing street lights. If not, the project shall install street lights or modify the existing street lights to meet the requirements. The photometric plan shall display the foot candle coverage with the uniformity ratio values. The electrolier locations shall be finalized during the Improvement Plan review process. The selected LED luminaires shall be included in the Caltrans Authorized Materials Lists (AML).

If Developer installs electrolier poles other than the City's standard cobra head fixture on a galvanized pole, the Developer shall supply the City with one extra complete light fixture and pole. This will be a condition of building occupancy.

71. The thickness of all sidewalks installed with the project shall be six inches (6").
72. The existing curb and gutter along the street frontages of this project will be inspected prior to the final inspection of the site work building permit, once construction traffic is limited to project's proposed driveway. The Developer shall remove and replace damaged or dilapidated sections of the curb and gutter, as instructed by the City.
73. 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.
74. Drive-thru/Use Permit Approval

Stacking or queueing outside the project's property onto City right-of-way, at any time, is not allowed. Developer shall ensure that the drive-thru aisles are adequately designed for the business and function such that the stacking or queueing does not negatively affect or cause traffic congestion within the public right-of-way.

If it is determined by the City Engineer that any drive-thru stacking and queuing is affecting the public right-of-way, Developer shall make modifications to the site to remedy the problem. The City may require the submittal of a traffic study from a licensed Traffic Engineer specifically addressing drive-thru stacking and queuing. Modifications to the site may require a Minor Plan Modification be submitted to Development Services.

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

Traffic

75. If not already installed/upgraded by others at the time of the first building permit issuance, Developer shall install/upgrade the existing traffic signal controller at the intersection of Airport Way & Daniels Street as follows:
 - a. Install a McCain 2070LX signal controller with the Omni software.
 - b. The traffic signal controller shall include a battery backup to energize the traffic signal in a power outage capable of running the red lights on flash for 48 hours.
 - c. Developer shall work with the City of Manteca Streets Manager to modify signal timings at the intersection to provide a greater proportion of overall intersection signal green time to the northbound left turn movement.
76. Developer shall lengthen the southbound left turn lane at the Airport Way & Daniels Street intersection from 150' to 275' by restriping the median pavement.
77. To prohibit left turn movements onto Airport Way at the existing driveway of APN 241-31-086 (2125 Daniels St.), the Developer shall construct a twelve-inch (12") wide raised concrete finger median on Airport Way. The exact length and configuration of the concrete median shall be determined by the City Engineer at the time improvement plans are submitted for review.
78. Developer shall post a "No U-Turn" sign facing northbound Airport Way traffic at the very north edge of the area featuring median modifications near the existing driveway of APN 241-31-086 (2125 Daniels St.) on Airport Way.
79. Developer shall work with City Staff to determine if any additional lane striping modifications are required along the Airport Way & Daniels Street frontages of APN 241-31-086 (2125 Daniels St.) and along this Project's Daniels Street frontage.
80. Developer shall post a "No U-Turn" sign in the median of the westbound left turn lane on Daniels Street to the Stadium Center Retail Plaza.

Fencing and Walls

81. Developer shall construct a six foot (6') high chain link fence along boundaries which abut undeveloped land.
82. Streets or access roads stubbed onto undeveloped land shall have a Type 'B' Barricade per City Std. Plan No. ST-20, or as otherwise approved by the Engineering Director.
83. Developer shall submit the final noise wall design/height, as required by Mitigation Measure NOI-1 of the project's Initial Study. The design shall be submitted prior to the approval of the Improvements plans for the project.

Water

84. Improvements shall be designed and constructed in conformance with the latest version of the City Water Master Plan.
85. If not already installed by others at the time of the first building permit issuance, Developer shall provide a looped water service connection through the reciprocal access for this Project and the adjacent parcel APN 241-31-086 (2125 Daniels St.) off the Daniels Street water mainline.
86. The City's Water Master Plan and User Rate Charges are currently being analyzed and updated by HydroScience. The update of the Master Plan was completed in March 2024. The Water Master Plan identified 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 developed, 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.
87. Water mains installed in stubbed streets shall extend to the property line and shall have a blowoff per City Std. Plan No. W-7.

88. A minimum ten-foot (10') separation, from outside of pipe to outside of pipe, shall be maintained between water mains and parallel sanitary sewer, storm drain, and irrigation lines.
89. 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.
90. Existing wells within the boundary of the proposed development which are not approved for use by the City, shall be abandoned in accordance with San Joaquin County Public Health Services requirements. Use of existing irrigation wells as landscape irrigation wells will be evaluated on a case-by-case basis and shall be approved by the City Engineer or Public Works Director. If conversion of the existing on-site irrigation wells are approved for use as landscape irrigation wells, or for use as construction water, the proposed improvements shall be in strict accordance with City of Manteca plans, standards and specifications and in accordance with the requirements of the San Joaquin County Health Department.
91. Fire hydrant locations shall be as approved by the Fire Department and finalized during the Improvement Plan Building Permit review process. Developer shall provide and install fire hydrant "blue dot" reflective markers prior to issuance of the first building permit.
92. The onsite water line shall be maintained by the Property Owner.
93. 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.
94. 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.

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.
95. Developer shall install a reduced pressure backflow device immediately downstream of the water meter. The backflow prevention device shall be maintained by the Property Owner.
96. 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. Irrigation water from a potable water system shall be protected with a pressure backflow device. Piping and appurtenances downstream of the water meter are private and will be maintained by the Property Owner.
97. Developer shall pay fees associated with the Reclaimed Water Master Plan for all building within the project for which a building permit is issued after adoption of said Reclaimed Water Master Plan and fees by the City Council of Manteca.
98. 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

99. 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.
100. If not already installed by others at the time of the first building permit issuance, Developer shall provide a storm drainage system for this Project and the adjacent parcel APN 241-31-086 (2125 Daniels St.) and access to the existing storm drain mainline on Daniels St.
101. 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, underground detention systems volume, pump station, SCADA controls, and evidence of historical groundwater depth. Developer shall select an integrator for the pump station telemetry system that is capable of physically responding to the project site within three (3) hours upon notice from the City, in the event of an issue at the pump station.

102. This project's storm drain connection to the system in Daniels Street is subject to approval by the Engineering Department. The developer shall submit calculations showing the storm drain system in Daniels Street has the capacity to support this development, in addition to developed and undeveloped properties which are currently in the tributary area of the Daniels Street storm drain system. The calculations shall be done in accordance with the design guidelines of the City's Storm Drain Master Plan. If this storm drain plan is not approved, the developer shall propose an alternate storm drain solution to the City for approval.
103. Developer shall verify that the retention basin at Stadium Center is adequately sized to accept the runoff from this project.
104. This project shall submit calculations, per Chapter 3, Section 3.1 of the City's Storm Drain Master Plan, showing attenuation of the storm drain flows for this project is not required.
105. 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.
106. Developer shall construct the storm drain attenuation system in accordance with the current Storm Drain Master Plan.
107. The Project site is located within the City of Manteca's F-200 zone, which makes it at risk from the 200-year flood. As such, the Project is subject to the Manteca Municipal Code Section 17.30.040 Subsection C which places construction limitations on development proposed in areas that are at risk of flooding under the 200-year storm. The Project applicant shall contribute the fair share fee to provide the urban level of flood protection for the Project site. In addition, there shall be no construction of a new residence or other structure that is located within the F-200 Zone unless the City finds, based on substantial evidence in the record, that the Project is consistent with the requirements of Manteca Municipal Code Section 17.30.040 Subsection C which is specifically in place to protect people and property from a 200-year flood.
108. 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.
109. 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.
110. 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.
111. 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.

112. 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.
113. Post-Construction Management Practices shall conform to the City's adopted Multi-Agency Post Construction Stormwater Standards Manual.
114. Where conflict between standards arises, the standard most-protective to water quality, to public health and safety, and against flooding shall be utilized.
115. 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.

116. 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.
117. 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.
118. 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.
119. Developer shall complete the CDD development memorandum, required by Storm Drainage Agreement Amendment No. 1, and submit it to SSJID for review.

120. Developer shall ensure protection of the City's storm drain system from possible spills from trucks and their contents through the installation of a mechanical means of isolating this project's storm drain system from the downstream system. Protection shall be shown and checked on the onsite improvement plans.
121. Developer shall select a SCADA Integrator to program the pump station that is located so they are able to physically respond to the project site within four (4) hours of being notified by the City of an issue with the pump station. Remote login to the pump station is not acceptable to fulfill this requirement. The contact information, including name, 24-hr contact phone number and physical address, must be included in the Improvement Plans for review and approval.

Sanitary Sewer

122. Improvements shall be designed and constructed in conformance with the latest version of the City Wastewater Collection System Master Plan and City Standards.
123. If not already installed by others at the time of the first building permit issuance, Developer shall provide a sanitary sewer connection through the reciprocal access for this Project and the adjacent parcel APN 241-31-086 (2125 Daniels St.) to the Daniels Street sanitary sewer mainline.
124. All piping within the existing sanitary sewer easement shall be eight inches (8") in diameter including piping through the adjacent parcel APN 241-31-086 (2125 Daniels St.).
125. The developer shall construct an eight-inch (8") stub within the existing sanitary sewer easement to provide for a future sewer connection to the adjacent parcels at APN 241-31-070 (2215 Daniels St.) and APN 241-31-086 (2125 Daniels St.).
126. The City's Sewer Master Plan and User Rate Charges are currently being analyzed and updated by Stantec. The update of the Master Plan was completed in March 2024. The Sewer Master Plan identifies 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 developed, 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.
127. 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.
128. 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. A preliminary sewer plan shall be submitted to the City Engineer for approval concurrently with the first improvement plan submittal. The plan shall be accompanied by calculations for peak wet weather flows showing pipe sizes and slopes for the entire development.

City of Manteca Public Works Department - Parks Division: (Contact: [209] 456-8636) see letter dated April 2, 2024.

General Conditions:

129. All landscape behind back of sidewalk shall be provided, installed and maintained by the Developer/Owner.
130. Plans indicate a new driveway is to be installed. If existing streetscape is to be modified, developer shall prepare separate construction plans and specifications for any improvements for the Public Works Department – Park Planning and Project Division approval, at developer's expense.

City of Manteca Fire Department, Office of the Fire Marshall: (Contact L. Salas at [209] 456-8311) see letter dated April 2, 2024.

Project Specific Comments: Conditions of Approval

131. A fire hydrant will need to be added to Daniels sidewalk at the entrance to the property for Fire-Fighting operations.

Fire Department General Conditions:

132. Site Address: Building address numbers shall be plainly visible from the street fronting the property. Said building address numbers shall contrast with their background and be a minimum of 12" in height
133. 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
 - b. 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.
 - c. The on-site fire protection system (fire hydrants and associated water mains) shall be installed prior to the issuance of building permits.
 - d. Total Fire Flow (appendix B of CFC) shall be calculated and submitted as part of the permit submittal.
134. Underground piping for the fire sprinkler shall be approved by the Fire Department prior to permit issuance.
135. All above ground gas meter, regulators, and piping exposed to vehicular damage shall be protected in an approved manner.
136. Fire Alarm/Sprinkler monitoring shall be point ID.
137. Plans proposed to be listed as deferred submittals shall be clearly labeled on the cover building permit plan submittal cover sheet.
138. 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
139. 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.
140. 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.
141. 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.
142. 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

San Joaquin Valley Air Pollution Control District: (Contact: [559] 230-6574) see letter dated March 29, 2024.

143. This project is subject to the rules and regulations of the San Joaquin Valley Air Pollution Control District (SJVAPCD). The applicant must provide clearance from SJVPCD prior to issuance of any grading or building permits.

San Joaquin County Multi Species Habitat Conservation and Open Space (SJMSCP): (Contact: [209] 235-0600) see letter dated March 20, 2024.

144. This project is subject to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). The applicant must provide a Certificate of Payment prior to issuance of any grading or building permits.

South San Joaquin Irrigation District: (Contact [209] 249-4600) see letter dated March 20, 2024.

Notes and Information Only:

See City of Manteca Public Works – Solid Waste memo dated October 17, 2024.

See Pacific Gas and Electric letter dated April 4, 2024.