



**City of Manteca
Development Services Department**

**Conditions of Approval
GESCO Fire Pump
Site Plan Review SPC-24-50
June 5, 2025**

Project Name: GESCO Fire Pump Project

Project Files: Site Plan Review SPC 24-50

Applicant: Huff Metal Buildings, ATTN: Tom Cosentino
4717 Stoddard Road, Modesto, CA 95356

Project Location: 160 Pacific Road, Manteca, CA 95337 (APN: 222-390-14)

This list of conditions is not intended to be a comprehensive list of City regulations. All conditions are referenced to the Plans dated August 12, 2024, which are on file with the City of Manteca, Development Services Department.

Development Services Department: Planning

General.

1. **Acceptance of Approval.** Project approval is conditioned upon acceptance of the conditions of approval contained herein, as evidenced by the receipt in the Planning Division of the applicant's signature upon an Acknowledgement and Acceptance of Conditions within 10 days of the date of approval.
2. **Approval.** This Site Plan Review is approved subject to these specific conditions. Any variation from the approved plans, proposals, supporting documents or presentations is subject to review and approval prior to implementation. SPC 24-50 allows for the development of a 4,125 sq ft office and warehouse building with associated lighting, parking and landscaping.
3. **Conformance to Plans.** This approval is dependent upon and limited to the proposals and plans contained, supporting documents submitted, and presentations made to staff, the Planning Commission, and/or City Council as affirmed to by the applicant and presented on the plans dated August 12, 2024. Any variation from the approved plans, proposals, supporting documents or presentations including but not limited to; site use, building exterior, parking/loading areas, fences/walls, new

buildings, or landscaping may require approval from the Planning Commission and/or City Council.

4. **Site Constraints.** Any minor deviations or modifications necessary may be granted upon approval of the Development Services Director in accordance with MMC 17.08.130.
5. **Expiration.** The Site Plan Review shall expire on June 5, 2027, unless extended prior to expiration. Effectuation of SPC 24-50 shall occur at Building Permit Issuance. 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 SPC 24-50. All other extension requests shall be at the discretion of the Planning Commission. It shall be the Developers' responsibility to submit an extension request with payment prior to expiration.
6. **Owner Obligation.** All conditions of approval shall be satisfied by the owner/developer. If at any time, any of the Conditions of Approval are found to be in non-compliance, City enforcement action may be implemented pursuant to Manteca Municipal Code, Article 1, Chapter 1.10. All costs associated with compliance with the conditions shall be at the owner/developer's expense.
7. **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.
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. **Signs.** No business identification signs or any advertising signs shall be installed or displayed without the review and approval of the Development Services Department, and all proposed advertising signs shall comply with Section 20.14.20 of the Zoning Ordinance.
10. **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.
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. **Subsequent Development.** All activities undertaken in accordance with this approval shall comply with the City's General Plan and Municipal Code. In cases of conflict between the City's Municipal Code or map-specific conditions of approval,

the governing priority shall be, to the extent legally permitted, as follows: 1) Municipal Code regulations, 2) project-specific conditions, and 3) standard conditions. The applicant shall comply with all regulations and code requirements of the Development Services Director, City Engineer, and Building Official, the Fire Chief, the Police Chief, and any other agencies requiring review of the project. If required, these agencies shall be supplied copies of the final maps, site plans, public improvement plans, grading plans, and building plans.

13. **Building Plans.** The project developer shall include all conditions of approval for this project on all building permit plan check sets submitted for review and approval. These conditions of approval shall be on, at all times, all grading and construction plans kept on the project site. It is the responsibility of the building developer to ensure that the project contractor is aware of, and abides by, all conditions of approval. Prior approval from the Planning Manager must be received before any changes are constituted in site design, grading, building design, building colors or materials, etc.
14. **Failure to Comply.** Should the project be found, at any time, not to comply with any of the Conditions of Approval, or should the applicant construct or operate this development in any way other than as specified in the Application or Supporting documents or presentations to staff, the Planning Commission, or City Council, as modified by the Conditions of this Approval, then the terms of this Approval shall be considered to be violated.
15. **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.
16. **Limits of Approval.** Approval of this application does not constitute approval of any other entitlement or any other necessary permit, license, or approval.
17. **Compliance with Local and State Laws.** The subject use shall be conducted in full compliance with all local and state laws. No part of this approval shall be construed to permit a violation of any part of the Manteca Municipal Code. This Site Plan and design Review shall be subject to revocation if the subject use is conducted in such a manner as to cause a nuisance.
18. **Changes in Law.** This approval shall not preclude the application to development of the property of changes in City laws, regulations, plans or policies, the term of which are specifically mandated and required by changes in State or Federal laws or regulations.
19. **Other entitlements.** Approval of this application does not constitute approval of any other entitlement or any other necessary permit, license, or approval.

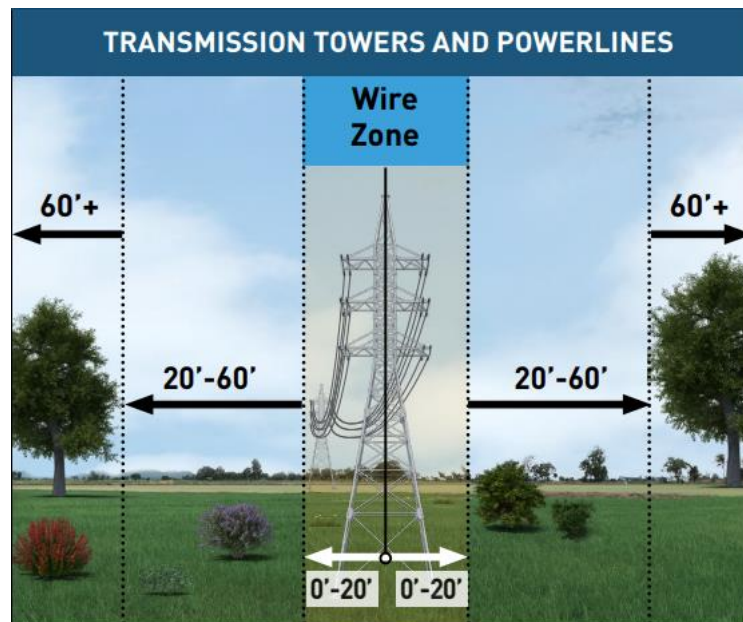
20. **Performance Standards.** Developer shall ensure ongoing compliance with City of Manteca Performance Standards, pursuant to Manteca Municipal Code Chapter 17.58 in addition to the following:

- a. The outdoor storage of any kind of material, equipment, or vehicles shall not be permitted.
- b. General services deliveries and operational deliveries shall be limited to the hours of 7:00am to 5:00pm.

21. **Parking, Loading Areas, On-Site Circulation.** All on-site parking, loading areas, and on-site circulation shall conform to the approved plans dated August 12, 2024. The approved of the site shall conform to the following parking requirements, or as may be amended by the Zoning Code.

Building/Tenant	Parking Ratio	Square Footage	Req. Parking
GESCO	0.5 p.s / 1000 sq. ft. 4 p.s. / 1000 sq. ft.	2,270 sq. ft. 1,855 sq. ft.	2 p.s. 8 p.s.
Total Required			10
Total Parking Provided			13
Surplus Parking			3

22. **Landscaping.** On-site landscaping shall conform to the approved landscaping plans dated February 7, 2025, and conform to the Manteca Municipal Code. Required planting areas shall be permanently maintained by water, clearing debris and litter, weeding, pruning, insect control, and replacement of plant materials and irrigation equipment as needed to preserve the health and appearance of plant materials. All landscaping shall be maintained in such a manner as to not restrict designated pedestrian access. All trees, shrubs, and plants which, due to accident, damage, disease, or other cause, fail to show a healthy growth shall be replaced, in kind, pursuant to the approved landscape plans within 30 days from the identified damage date.
23. **PG&E Easement.** Due to the existing electrical transmission lines and associated easement, all proposed plants on this site shall be subject in perpetuity to the requirements of the safe planting guidelines provided by the electrical provider. Specifically, any plant that grows taller than 10 feet at maturity shall be placed at least 60 feet out from the transmission wires. Any waiver or deviation from this requirement shall be at the discretion of PG&E.



24. **Storage, Screening, and Fencing.** All storage, screening, and fencing shall conform to the approved plans dated August 12, 2024, and conform to the Manteca Municipal Code.
25. **Roof-mounted Equipment.** Applicant/developer shall ensure all roof-mounted equipment shall remain screened from public street view. This condition does not include solar panels.
26. **Lighting.** All on-site lighting for parking areas, pedestrian areas, and vehicular or pedestrian paths of travel shall be LED lighting. Any new lighting is required to submit a photometric plan for review showing it complies with section 17.50.060.D of the Manteca Municipal Code.
27. **Site Maintenance.** The site shall be permanently maintained in a neat and clean manner free of weeds, trash, and debris.
28. **CPTED.** Landscaping and lighting shall be maintained to compliance with Crime Prevention through Environmental Design (CPTED) guidelines. Shrubs shall be limited to two (2) feet in height, and mature trees shall be limbed up to six (6) feet above the ground. Dead or dying plants shall be replaced with materials of equal size and similar variety.

Development Services Department: Building Safety Division

1. Accessible parking spaces complying with CBC § 11B-502 shall be provided in accordance with CBC Table 11B-208.2. These parking space(s) shall be located as close as possible to the primary entrance to the building. CBC § 11B-208.2 and § 11B-208.2.4.
2. Accessible routes shall be provided per CBC § 11B-206. At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger drop-off and loading zone; public streets and sidewalks; and

public transportation stops to the accessible buildings or facility entrances they serve. Where more than one route is provided, all routes must be accessible. CBC §11B-206.2.1.

3. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site. CBC §11B-206.2.2.
4. All entrances and exterior ground-floor exits to buildings and facilities shall be accessible and shall comply with CBC § 11B-404. CBC § 11B-206.4.1.
5. Adequate sanitary facilities shall be provided per the requirements of Chapter 4 of the California Plumbing Code and CPC Table 422.1.
6. Construction to provide electric vehicle infrastructure and facilitate electric vehicle charging shall comply with:
 - a. EV Capable, EV Ready 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.
 - c. Accessible EVCS shall be provided in accordance with CBC Table 11B-228.3.2.1
7. 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.
8. 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.
9. The project shall comply with the more restrictive of the outdoor potable water reduction requirements of the California Green Building Standards Code 4.304 and the Manteca Water Efficient Landscape Ordinance. Please note this on the plans.
10. At the time of building permit submittal, the developer shall incorporate all Conditions of Approval from all departments and imprint them 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.
3. 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.
4. Developer shall dedicate ten-foot (10') wide public utility easements on all street frontages for underground facilities and appurtenances (if required).
5. Developer shall indicate on the improvement plans topographical information which includes one foot (1') contour intervals and benchmark data based on City datum.
6. 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) to reduce the amount of fine particulate matter (PM10) entrained into the ambient air from man-made sources.
7. 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.
8. 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 (if applicable), and
 - h. Dedication of required rights-of-way and easements to the City (if applicable).

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

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

9. Joint trench utility installation shall be in accordance with Manteca Municipal Code Chapter 13.34 and City Standards.
10. All address numbers shall be plainly visible from the street fronting the property. Said numbers/letters shall contrast with background.
11. 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

12. On-site parking area pavement surface drainage slope shall be as follows:
 - a. Minimum cross-slope on asphalt concrete is 2% or concrete is 1% with a maximum of 5%.
 - b. Concrete valley or curb gutters shall have a minimum slope of 0.25%.
 - c. The pavement slope in ADA areas shall be in accordance with the California Building Code, Chapter 11B.
13. Provide City Standard Refuse/Recycling Enclosures on-site at the locations shown on the site plan. Sizing shall be in accordance with City Standards.
14. 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.
15. On-site curbing shall conform to City of Manteca Standard ST-35, "Parking Area Curbs".
16. Developer shall ensure no buildings are constructed across property lines.
17. Landscape planting at driveway entrances/exits shall be maintained to a maximum height of three and one-half feet (3.5').

Streets

18. Soils R-value tests shall be performed from representative soils within Pacific Road. 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. 50' right-of-way: 6.0

19. Street improvements and City easement dedications (if applicable) 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.
20. Developer shall remove and replace the full width of the existing pavement section with a new street structural section along the front of Pacific Road.
21. Developer shall install sidewalk, curb, gutter, driveways along the project frontage of Pacific Road.
22. Developer shall install streetlights along the Project frontage to maintain a minimum average foot candle coverage of four-tens (0.4) foot candles, with a minimum allowable foot candle of no less than seven-hundredth (0.07) foot candles.
23. An electrolier photometric plan shall be submitted with the project's Improvement Plans showing this requirement are met with the existing streetlights. If not, the project shall install streetlights or modify the existing streetlights 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).
24. The thickness of all sidewalks installed with the project shall be six inches (6").
25. A sidewalk ends sign shall be installed at the terminus of the new sidewalk.
26. 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.

Fencing and Walls

27. Developer shall construct a minimum six foot (6') high wood fence along the northerly boundary of this project.
28. Developer shall construct a minimum seven foot (7') high masonry wall along easterly and southerly boundary of this project
29. All masonry walls shall be reinforced, solid-grout filled and constructed onsite (no prefabricated walls), with decorative caps and pilasters, subject to review and approval of the City Engineer and the Public Works Director.

Water

30. Improvements shall be designed and constructed in conformance with the latest version of the City Water Master Plan.
31. This project 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.

32. 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.
33. 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.
34. 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.
35. Fire hydrant locations shall be 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.
36. The onsite water line shall be maintained by the Property Owner.
37. 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.
38. 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.
39. 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.
40. 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.
41. 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.
42. 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

43. 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.
44. 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.
45. The project's storm drain connection to the system in Yosemite Avenue is subject to approval by the Engineering Department. The developer shall submit calculations showing the storm drain system in Yosemite Avenue has the capacity to support this development, in addition to developed and undeveloped properties which are currently in the tributary area of the Yosemite Avenue storm drain system from the first downstream manhole to the new storm drain connection point. 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.
46. The limits of pavement restoration for the installation of the storm drain in Pacific Road and Yosemite Avenue shall be as directed by the City Engineer.
47. 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.
48. 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
49. Developer shall comply with Section 2.3, "Direct Discharge Area" and Section 3.1, "Direct Discharge Area Design Criteria" of the 2013 Storm Drain Master Plan. Developer shall develop and submit an Operations and Maintenance Plan that identifies the operations, maintenance, and inspection requirements of all stormwater treatment. The City of Manteca approval of the preliminary Operations and Maintenance Plan is precedent to the issuance of any building, grading, or construction permits. An electronic copy of the Maintenance Plan shall be provided to the City of Manteca.
50. Post-Construction Management Practices shall conform to the City's adopted Multi-Agency Post Construction Stormwater Standards Manual.
51. Where conflict between standards arises, the standard most-protective to water quality, to public health and safety, and against flooding shall be utilized.

52. Prior to any land disturbing construction activities occurring on a project, Developer shall meet the requirements of NPDES. The project 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.
53. Prior to issuing the first grading or building permit for a project, a copy of the 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.
54. 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.
55. 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.
56. 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.
57. 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.

Sanitary Sewer

58. Improvements shall be designed and constructed in conformance with the latest version of the City Wastewater Collection System Master Plan and City Standards.
59. This project 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.
60. All sanitary sewer pipe shall be SDR-26 or better.
61. A clean-out shall be located at the back of the sidewalk, adjacent to City right-of-way, where the sanitary sewer main enters the development. This clean-out shall be the end of the City's maintenance responsibility for the sanitary sewer system.
62. Any existing septic tank(s) on the property that will not be approved by the City shall be abandoned in accordance with the permitting requirements of the San Joaquin

County Environmental Health Department prior to issuance of the first building permit.

City of Manteca Fire Department, Office of the Fire Marshal

Project Specific Conditions

1. Main door to lobby must swing in the direction of Exit Travel.
2022 CFC 1010.1.2.1 Direction of swing. Side-hinged, swinging doors, pivoted doors and balanced doors shall swing in the direction of egress travel where serving a room or area serving an occupant load of 50 or more persons or a Group H occupancy.
2. CFC 1010.2.9 Panic and fire exit hardware. Swinging doors serving a Group H occupancy and swinging doors serving rooms or spaces with an occupancy load of 50 or more in a Group A or E occupancy, assembly area not classified as an assembly, E, I-2 or I-2.1 occupancies shall not be provided with a latch or lock other than the Panic Hardware or Fire Exit hardware.
3. Deferred submittal for the Fire Alarm.

General Conditions

4. Site Address: Building address numbers shall be plainly visible from the street fronting the property. Said building address numbers shall contrast with their background and be a minimum of 12" in height.
 - a. Building Numbers for rear buildings shall be visible from Main drive aisle. Building numbers will be placed in a uniform position on the building façade.
 - b. Individual units shall be numbered consecutively according to their floor. All units on the first floor shall be in the 100 series, second floor in the 200 series and third floor units in the 300 series.
5. Each building shall have a durable, all-weather sign listing the building designator and the units contained.

Fire Department Access

6. 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

Fire Hydrants

7. Plans and specifications for fire hydrant systems shall be submitted for review and approval prior to construction.

- a. The on-site fire protection system (fire hydrants and associated water mains) shall be installed prior to the issuance of building permits.
 - b. 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. All above ground gas meter, regulators, and piping exposed to vehicular damage shall be protected in an approved manner.
 - a. Fire Alarm 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. 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.
15. 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.
16. 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
124 Sycamore Ave, Manteca CA 95336
Firemarshal@Mantecafire.org

Firemarshal@Mantecafire.org

City of Manteca Public Works Department: Parks Division

1. Trees along Pacific Road shall be planted outside of the City right-of way.
2. On-site landscape shall extend to the back of the sidewalk, be controlled by on-site irrigation system and be maintained by the property owner.

San Joaquin County Environmental Health Department (SJCEHD)

1. Written Confirmation is required from the Public Works Department that improvements have been constructed, or financial arrangements have been made for any improvements for public sewer required by the agency. In addition, written confirmation from the Public Works Department that the agency has or will have the sewer capacity to serve the development is also required (San Joaquin County Development Title, Section 9-600.020).
2. The applicant shall provide written confirmation from the water providers that improvements have been constructed, or financial arrangements have been made for any improvements required by the agency and that the agency has or will have the capacity to serve the proposed development. Said written confirmation shall be submitted prior to the issuance of a building permit (San Joaquin County Development Title, Section 9-602.010).
3. Any existing wells or septic systems to be abandoned shall be destroyed under permit and inspection by the EHD (San Joaquin County Development Title, Section 9-605.010 & 9- 601.020)
4. Any geotechnical drilling shall be conducted under permit and inspection by The Environmental Health Department (San Joaquin County Development Title, Section 9- 601.01 0(b) and 9-601.020(i)).

Pacific Gas & Electric Company (PG&E)

1. PG&E has an existing electric transmission easement on the Northern portion of this property as recorded in Vol. 187 and page 227 of San Joaquin County records. No buildings or other structures are allowed within the easement area. This project proposes to construct a building on this property which is the reason for this letter.

Please contact the Building and Renovation Center (BRSC) for facility map requests by calling 1-877-743-7782 and PG&E's Service Planning department at www.pge.com/cco for any modification or relocation requests, or for any additional services you may require.

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

If you have any questions regarding our response, please contact me at
M71A@pge.com