

EXHIBIT 'A'



**City of Manteca
Development Services Department**

**Conditions of Approval
Gateway Solar RV & Boat Storage
Major Site Plan and Design Review SPR 25-15 & Conditional Use Permit CUP 25-15**

Project Name: Gateway Solar RV & Boat Storage
Project Files: SPR 25-15 & CUP 25-15
Applicant: Gateway Solar RV & Boat Storage, ATTN: Mark Dirato
223 Foster Street, Martinez, CA 94553
Project Location: 2371 Bronzan Rd, Manteca, CA 95337
Approval Date: February 19, 2026
Expiration Date: March 1, 2028 *Expiration date accounts for the 10 days after the appeal period*

City of Manteca Development Services Department: Planning

APPROVED USE: This Major Site Plan & Design Review and Conditional Use Permit is subject to the conditions set forth herein and shall be contingent upon final review and approval by the City of Manteca. (Use Type(s)): Storage, Personal Storage Facility

1. Site Plan and Design Review (SPR 25-15). Allows for the construction and development of twelve (12) canopies with solar panel tops with accessory buildings and amenities totaling approximately 298,965 square feet, on a 13.94-acre parcel, located at 2371 Bronzan Rd, as shown in the Plan Sets dated November 24, 2025,
2. Conditional Use Permit (CUP 25-15): Allows for the operation of a Storage, Personal Storage Facility with accessory office use, and caretaker housing unit, subject to the following conditions of approval.
 - a. The property owner and/or benefactor of this Conditional Use Permit shall be responsible for ensuring compliance with all conditions of approval at all times, including all State and Federal requirements. Failure to comply with the conditions of approval set forth shall be cause for review and possible modification and/or revocation pursuant to MMC 17.08.140.
 - b. Approval of this Conditional Use Permit runs with the land and shall not be transferable to an alternative location.

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- c. Any modification or intensification of this approval shall be subject to additional review and approval.
 - d. The hours of operation shall be in close conformance with Monday through Sunday, 7:00 AM to 9:00 PM. Any modifications to the hours of operation shall require prior approval from the Development Service Director.
 - e. There shall be no allowance for repair or dismantling of any personal vehicles, boats, RV's or storage vehicles.
 - f. There shall be no allowance for outdoor sales or outdoor storage of equipment or materials not associated with the primary use.
 - g. On-site security surveillance shall be operational, stored for no less than 30 days, and made available to the Police Department upon request.
 - h. The Caretaker Housing Unit use shall not exceed 1,000 square feet and shall not be occupied, leased, or sold independently to or separate from the primary use.
 - i. Screening for Commercial or Industrial Uses Adjacent to Residential Zones. Commercial and industrial uses shall be screened from adjacent residential and agricultural zones by a masonry wall with a minimum height of 7 feet to screen the commercial or industrial use. This requirement is not intended to preclude the development of pedestrian/bicycle access points between commercial and residential or agricultural zones.
3. **Signs.** All permanent signs will require a building permit before installation per MMC Section 17.54.030 (Sign Requirements and Review Procedures).
 4. **Expiration.** Any permit not effectuated within two years of approval shall expire and become null and void, except where an extension of time is approved in compliance with MMC Subsection 17.08.120(C). An application of extension shall be filed at least 30 days prior to the expiration date of the land use entitlement, along with associated fees and necessary submittal materials.
 5. **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.
 6. **Minor Modifications.** Any minor deviations or modifications to the site, utility, or public improvement plans necessary due to site constraints may be granted upon approval of the Development Services Director. All other deviations or modifications may be granted pursuant to MMC Section 17.08.130.
 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. **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 as shown on stamped plans dated **November 24, 2025**. Any deviation or modification from these plans, proposals, supporting documents or presentations is subject to review and

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approval prior to implementation. Approval of this application does not constitute approval of any other entitlement or any other necessary permit, license, or approval.

9. **Owner/Developer Responsibility.** The owner/developer and/or benefactor/operator of this permit or use shall be responsible for ensuring compliance with all applicable conditions of approval at all times.
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. **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.
12. **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.
13. **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.
14. **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.
15. **Limits of Approval.** Approval of this application(s) does not constitute approval of any other entitlement or any other necessary permit, license, or approval.
16. **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.
17. **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

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be of Native American origin, steps shall be taken pursuant to Section 15064.5(e) of Guidelines for California Environmental Quality Act.

18. **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.

19. **Landscaping.** On-site landscaping shall conform to the approved plans dated **November 24, 2025**, in close conformance, as shown on page L0.1 and L0.2 of the approved site plan. The landscaping shall 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.

20. **Vehicle Parking.** The site shall be developed with off-street parking as prescribed in the following table:

| Use | Ratio | Total |
|-------------------------|--|------------------|
| Self-Storage Facilities | 1/50 storage units or 5 spaces, whichever is greater | 12 storage units |
| ADA parking | Shall be reserved by the owner | 1 |
| Total Required | | 5 |
| Total Provided | | 6 |

- a. Required off-street parking spaces and parking areas shall be used only for parking operable vehicles of residents, employers, employees, customers, and visitors as appropriate to the allowed uses of the applicable zone. Required parking shall not be used for the storage of vehicles.
- b. All surface parking lots shall be designed in accordance with City Standards for stalls and aisles as specified in MMC Section 17.52.090-1 (Parking Space and Drive Aisle Dimensions).

21. **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

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ensure that planting within the clear visibility triangle at driveway and street intersections will not exceed 30 inches in height at full maturity.

22. **Parking Maintenance.** At all times, all parking stalls and parking lot striping shall remain in good condition and be clearly marked.
23. **Site Maintenance.** At all times, the site shall be maintained in a neat and clean manner free of trash and debris.
24. **Fencing.** Fencing along the public frontage of South Bronzan Road shall be open view. Fencing along the residential properties on South Bronzan shall not have the CMU block exceed 7 feet maximum in height. Final design shall be subject to review and approval during the building plan review stage (MMC Section 17.46.070).
25. **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.
26. **Noise.** Pursuant to MMC Section 17.58.050, the use or uses on the site shall not generate outdoor noise levels above 65 decibels between the hours of 7am – 10pm.
27. **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.
28. **Adjacent Lighting.** Photometric plan shall clearly demonstrate that exterior on-site lighting located on south side of parcel does not trespass, spill over or encroach onto the adjoining properties. The property owner should reduce light trespass on the nearest residential properties and/or setback line. Illumination closest to the nearest residential structure shall not exceed the moon's potential ambient illumination of one-tenth foot-candle.
29. **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
30. **Hazardous Uses.** Pursuant to MMC Section 17.58.020, the site shall not be used or occupied in such a manner as to create any dangerous, noxious, explosive, or fiery hazards. Noise, vibration, smoke, dust, odor, or other forms of air pollution shall not adversely affect the surrounding area.
31. **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.
32. **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.).
33. **Indemnification.** The applicant shall indemnify and hold harmless the City, its council members and commissioners, officers, agents, employees, and representatives from

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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.

34. **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 in any way other than specified in the application or supporting documents or presentations to the approving authority, the terms of this Approval shall be considered to be violated.

35. **Enforcement.** If at any time, any of the Conditions of Approval are found to be in non-compliance, City enforcement and corrective 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.

City of Manteca Development Services Department: Building Safety Division

1. Where parking spaces are provided, accessible car and van parking spaces shall comply with CBC §11B-502 and CBC Table 11B-208.2. Where more than one parking facility is provided on a site, the number of accessible spaces provided on a site shall be calculated according to the number of spaces required for each parking facility. CBC §11B-208.2.
2. Parking spaces complying with §11B-502 that serve a particular building, or facility shall be located on the shortest accessible route from parking to an entrance complying with §11B-206.4. Where parking serves more than one accessible entrance, parking spaces complying with §11B-502 shall be dispersed and located on the shortest accessible route to the accessible entrances. CBC §11B-208.3.1.
3. 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.
4. 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.
5. Building permits shall be required for the 2-story office building, canopies, solar panels, trash enclosure, signs etc. per CBC Admin 104.
6. Adequate sanitary facilities shall be provided per the requirements of Chapter 4 of the California Plumbing Code and CPC Table 422.1.
7. Construction to provide electric vehicle infrastructure and facilitate electric vehicle charging shall comply with: CGBSC § 5.106.5.3 and Table 5.106.5.3.1.
 - The construction documents shall indicate the location of proposed EV Capable and EV Capable + EVSE (EVCS), including the van and standard accessible EV spaces
 - Accessible EVCS shall be provided in accordance with CGBSC § 5.106.5.3.4, CBC §228.3 and CBC Table 11B-228.3.2.1.

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8. Bicycle parking shall comply with CGBSC §5.106.4.1.1 and §5.106.4.1.2; or meet the City of Manteca Bicycle Ordinance, whichever is stricter.
 - Short-term bicycle parking – provide permanently anchored bicycle racks within 200 feet of the visitor’s entrance, readily visible to passers-by, for 5% of visitor motorized vehicle parking capacity with a minimum of one two-bike capacity rack. CGBSC §5.106.4.1.1.
 - Long-term bicycle parking – for new buildings with tenant spaces that have 10 or more tenant-occupants, provide secure bicycle parking for 5% of the tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility. CGBSC §5.106.4.1.2.
9. 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.
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. 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 Fire Department

Conditions of approval:

1. Propane Tank details with vehicle impact protection.

Fire Sprinklers will be required for these structures.

903.2 Where required. Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.19 whichever is more restrictive.

503.3.6.1 Access entrances with locked gates.

Access gates, barricades or barriers across roads to private or gated communities, multi-family residential or single family residential subdivisions with more than 8 units shall provide emergency access by an approved preemption traffic control/gate access system as described in 4 and 5 below. All other access gates shall be locked in a manner which allows for emergency access by one of the following methods:

1. A lock or chain that is not case hardened and immediately available to cut with Fire Department bolt cutters.
2. A lock with the key available in a Fire Department approved “lock box” installed as prescribed by the Fire Chief.
3. An opening device located in an approved “lock box” installed as prescribed by the Fire Chief.
4. A preemption traffic control/gate access system that will operate upon an optical signal originating from an emergency vehicle.
5. Automatic gates shall have a battery back-up or manual mechanical disconnect readily accessible to emergency personnel in case of power failure.

Fire Department General Conditions:

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1. Site Address: Building address numbers shall be plainly visible from the street fronting the property. Said building address numbers shall contrast with their background and be a minimum of 12" in height
2. 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.

Fire Department Access:

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

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

- c. Fire hydrants shall be installed on a minimum 8-inch looped water main.
 - d. Fire hydrants shall be installed around all buildings at a maximum spacing of 300 feet in accordance with the City of Manteca Standards and California Fire Code. Corners should be utilized for hydrant locations when possible.
 - e. Hydrants subject to vehicular damage shall be protected in an approved manner and not be obstructed by vehicles or other obstructions.
 - f. Provide 15 feet of clearance on either side of fire hydrant from stopped or parked vehicles.
 - g. 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.
 - h. The on-site fire protection system (fire hydrants and associated water mains) shall be installed prior to the issuance of building permits.
 - i. Total Fire Flow (appendix B of CFC) shall be calculated and submitted as part of the permit submittal.
 - j. Underground piping for the fire sprinkler shall be approved by the Fire Department prior to permit issuance.
 - k. All above ground gas meter, regulators, and piping exposed to vehicular damage shall be protected in an approved manner.
3. Fire Suppression Systems: All buildings must be protected by an approved monitored automatic sprinkler system in accordance to NFPA 13, CFC, CBC, and Manteca Municipal Code Section 15.24.
 - a. Fire Alarm/Sprinkler monitoring shall be point ID.

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4. 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.
5. Plans proposed to be listed as deferred submittals shall be clearly labeled on the cover building permit plan submittal cover sheet.
6. 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
7. 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.
8. 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.
9. 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
Luis "Art" Salas Fire Inspector II
1154 S. Union Road, Manteca CA 95337
Firemarshal@Mantecafire.org

City of Manteca Engineering

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. Prior to submitting relocation application(s) to utility company (or companies), the developer shall submit the application(s) to City for review and approval.
4. Developer shall dedicate ten-foot (10') wide public utility easements on all street frontages for underground facilities and appurtenances.
5. Developer shall indicate on the improvement plans topographical information which shall include 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) in an effort to reduce the amount of fine particulate matter (PM10) entrained into the ambient air from man-made sources.

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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.
 1. On-site grading and drainage plan,
 2. On-site utility (sanitary sewer, water and storm drain) plan,
 3. Off-site improvement plan,
 4. Erosion control plans,
 5. Stormwater Pollution Prevention Plan (SWPPP),
 6. Documentation, as required in the Post-Construction Stormwater Standards Manual, showing compliance with WQO NPDES 2013-0001-DWQ,
 7. Joint Trench Intent plans, and
 8. 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).

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. 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.
12. 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.
13. This project is a beneficiary to the Southwest Manteca Regional Sewer Lift Station Area of Benefit. Prior to issuance of a government permit which results in a connection leading to the Southwest Manteca Regional Sewer Lift Station, the Developer shall pay the required assessment, per the approved Area of Benefit report.
14. 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.
15. 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

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16. 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.
17. Provide City Standard Refuse/Recycling Enclosures on-site at the locations shown on the site plan. Sizing shall be in accordance with City Standards.
18. 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.
19. On-site curbing shall conform to City of Manteca Standard ST-35, "Parking Area Curbs".
20. Developer shall ensure no buildings are constructed across property lines.
21. Landscape planting at driveway entrances/exits shall be maintained to a maximum height of three and one-half feet (3.5').
22. 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

23. Soils R-value tests shall be performed from representative soils within Bronzan 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 index shall be 7.0.
24. Developer shall dedicate right-of-way along the north side of Bronzan Road to accommodate an offset cul-de-sac and thirty foot (30') half-width street section.
25. Developer shall construct half-width street improvements along the project's frontage of the north half of Bronzan Road, including new street structural section, curb, gutter, 5'-wide sidewalk, and street lights. Developer also shall construct an offset cul-de-sac at the west terminus of Bronzan Road, including new street structural section, curb, gutter, 5'-wide sidewalk, street lights, ADA-compliant driveways, signing/striping, and sidewalk connection to the existing adjacent walk path to the south.
26. 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.
27. 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.
28. Developer shall install street lights along the Project frontage along Bronzan Road to 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.

29. The thickness of all sidewalks installed with the project shall be six inches (6").
30. 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

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31. Improvements shall be designed and constructed in conformance with the latest version of the City Water Master Plan.
32. The City's Water Master Plan and User Rate Charges were recently analyzed and updated. The update of the Master Plan was completed in March 2024. The Water Master Plan identifies 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.
33. 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.
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. Use of existing irrigation wells as landscape irrigation wells will be evaluated on a case-by-case basis and shall be approved by the 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.
35. 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.
36. The onsite water line shall be maintained by the Property Owner.
37. 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.
38. Developer shall install a looped fire service line with 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.
39. 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.
40. 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.
41. 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.
42. Developer shall pay fees associated with the Reclaimed Water Master Plan for all buildings 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.
43. 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

44. 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.
45. 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

ATTACHMENT 3

- calculations for peak flows, total runoff, pipe sizes, detention basin volume and evidence of historical groundwater depth.
46. Developer shall install an appropriately sized storm drain pipeline in the Bronzan Road right-of-way, from the Project's frontage to the existing Oakwood Trails stub, east of the Project, as approved by the City. The storm drain pipeline shall be installed north of the existing water main, in accordance with California Title 22 Regulations. The installation of this pipeline may require removal or relocation of existing encroachments within the road right-of-way, which shall be the responsibility of the Developer.
 47. The existing Oakwood Trails retention basin, in its current state, does not have capacity for this development. As such, this project's storm drain connection in Bronzan Road shall be plugged as approved by the City until such time as the City determines the plug can be removed. The developer shall propose an alternate storm drain solution to the City for approval with supporting documentation to provide for the project's storm drainage for the interim period the Bronzan Road storm drain line connection is plugged.
 48. 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.
 49. 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.
 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 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.
 53. 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.
 54. Post-Construction Management Practices shall conform to the City's adopted Multi-Agency Post Construction Stormwater Standards Manual.
 55. Where conflict between standards arises, the standard most-protective to water quality, to public health and safety, and against flooding shall be utilized.
 56. 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

ATTACHMENT 3

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.

57. 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.
58. Bioretention areas which are adjacent to the City sidewalk shall include a two-foot (2') wide flat area behind the sidewalk prior to the start of the bioretention area side slope.
59. 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.
60. Developer shall ensure protection of the City's storm drain system from possible spills from the RV waste dump station through the installation of 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

61. Improvements shall be designed and constructed in conformance with the latest version of the City Wastewater Collection System Master Plan and City Standards.
62. The City's Sewer Master Plan and User Rate Charges were recently analyzed and updated. 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 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.
63. Developer shall grant an access easement to the City of Manteca from the Bronzan Road right-of-way to the existing sewer easement near the north property line of the development. Recordation of this access easement is precedent to issuance of any building, grading or construction permits.

ATTACHMENT 3

64. Any existing septic tank(s) on the property that will not be approved by the City shall be abandoned in accordance with the permitting requirements of the San Joaquin County Environmental Health Department prior to issuance of the first building permit.

City of Manteca Public Works Department – Park Planning and Development

General Condition:

1. Trees along Bronzan Road shall be planted outside of the City right-of-way.

City of Manteca Public Works Department – Solid Waste

This memo is to inform you that Solid Waste has the following comments:

1. The enclosure standards that are on the plans are old standards. It shows 8 foot apron. Please provide a 10 foot apron for the trash enclosure.

San Joaquin County Environmental Health Department

See attached document dated September 8th, 2025.

San Joaquin County Valley Air Pollution Control District

See attached document dated March 25th, 2025.

San Joaquin County Multi-Species Habitat Conservation & Open Space Plan

See attached document dated March 6th, 2025.



PROGRAM COORDINATORS

Jeff Carruesco, REHS, RDI

Willy Ng, REHS

Steven Shih, REHS

Elena Manzo, REHS

Natalia Subbotnikova, REHS

September 8, 2025

To: City of Manteca Development Services Department
Attention: Nzuzi Mahungu, Assistant Planner

From: Aldara Salinas; (209) 616-3019 
Environmental Health Specialist

RE: **CUP-25-15 & SPC-25-15, Referral, SU-2500480**
2371 Bronzan Rd. Manteca; APN: 241-410-31

The San Joaquin County Environmental Health Department (EHD) recommends the following conditions as a part of developing this project:

- 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 9-601.010(b) and 9-601.020(i)).

March 25, 2025

Toben Barnum
City of Manteca
Development Services Department
1215 W. Center Street, Suite #201
Manteca, CA 95337

Project: SPC-25-15 – Gateway RV and Boat Storage

District CEQA Reference No: 20250274

Dear Mr. Barnum:

The San Joaquin Valley Air Pollution Control District (District) has reviewed the project documentation from the City of Manteca (City) for the Gateway RV and Boat Storage project. Per the project documentation, the project consists of the construction of a 13.78 acres RV and boat storage facility that is expected to include a 2,326 square foot two-story office building with associated landscaping, lighting, solar panel tops, and parking (Project). The Project is located at 2371 Bronzan Road in Manteca, CA (APN: 241-410-31).

The District offers the following comments at this time regarding the Project:

1) Project Related Emissions

At the federal level under the National Ambient Air Quality Standards (NAAQS), the District is designated as extreme nonattainment for the 8-hour ozone standards and serious nonattainment for the particulate matter less than 2.5 microns in size (PM2.5) standards. At the state level under California Ambient Air Quality Standards (CAAQS), the District is designated as nonattainment for the 8-hour ozone, PM10, and PM2.5 standards.

Based on information provided to the District, Project specific annual criteria pollutant emissions from construction and operation are not expected to exceed any of the significance thresholds as identified in the District's Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI):

<https://ww2.valleyair.org/media/g4nl3p0g/gamaqi.pdf>.

Samir Sheikh
Executive Director/Air Pollution Control Officer

Northern Region
4800 Enterprise Way
Modesto, CA 95356-8718
Tel: (209) 557-6400 FAX: (209) 557-6475

Central Region (Main Office)
1990 E. Gettysburg Avenue
Fresno, CA 93726-0244
Tel: (559) 230-6000 FAX: (559) 230-6061

Southern Region
34946 Flyover Court
Bakersfield, CA 93308-9725
Tel: (661) 392-5500 FAX: (661) 392-5585

1a) Construction Emissions

The District recommends, to reduce impacts from construction-related diesel exhaust emissions, the Project should utilize the cleanest available off-road construction equipment.

2) Health Risk Screening/Assessment

The City should evaluate the risk associated with the Project for sensitive receptors (residences, businesses, hospitals, day-care facilities, health care facilities, etc.) in the area and mitigate any potentially significant risk to help limit exposure of sensitive receptors to emissions.

To determine potential health impacts on surrounding receptors (residences, businesses, hospitals, day-care facilities, health care facilities, etc.) a Prioritization and/or a Health Risk Assessment (HRA) should be performed for the Project. These health risk determinations should quantify and characterize potential Toxic Air Contaminants (TACs) identified by the Office of Environmental Health Hazard Assessment/California Air Resources Board (OEHHA/CARB) that pose a present or potential hazard to human health.

Health risk analyses should include all potential air emissions from the project, which include emissions from construction of the project, including multi-year construction, as well as ongoing operational activities of the project. Note, two common sources of TACs can be attributed to diesel exhaust emitted from heavy-duty off-road earth moving equipment during construction, and from ongoing operation of heavy-duty on-road trucks.

Prioritization (Screening Health Risk Assessment):

A "Prioritization" is the recommended method for a conservative screening-level health risk assessment. The Prioritization should be performed using the California Air Pollution Control Officers Association's (CAPCOA) methodology. Please contact the District for assistance with performing a Prioritization analysis.

The District recommends that a more refined analysis, in the form of an HRA, be performed for any project resulting in a Prioritization score of 10 or greater. This is because the prioritization results are a conservative health risk representation, while the detailed HRA provides a more accurate health risk evaluation.

Health Risk Assessment:

Prior to performing an HRA, it is strongly recommended that land use agencies/ project proponents develop and submit for District review a health risk modeling protocol that outlines the sources and methodologies that will be used to perform the HRA.

A development project would be considered to have a potentially significant health risk if the HRA demonstrates that the health impacts would exceed the District's established risk thresholds, which can be found here:

<https://ww2.valleyair.org/permitting/ceqa/>.

A project with a significant health risk would trigger all feasible mitigation measures. The District strongly recommends that development projects that result in a significant health risk not be approved by the land use agency.

The District is available to review HRA protocols and analyses. For HRA submittals please provide the following information electronically to the District for review:

- HRA (AERMOD) modeling files
- HARP2 files
- Summary of emissions source locations, emissions rates, and emission factor calculations and methodologies.

For assistance, please contact the District's Technical Services Department by:

- E-Mailing inquiries to: hramodeler@valleyair.org
- Calling (559) 230-5900

Recommended Measure: Development projects resulting in TAC emissions should be located an adequate distance from residential areas and other sensitive receptors to prevent the creation of a significant health risk in accordance to CARB's Air Quality and Land Use Handbook: A Community Health Perspective located at <https://ww2.arb.ca.gov/our-work/programs/resource-center/strategy-development/land-use-resources>.

3) Vegetative Barriers and Urban Greening

There are residential units located west of the Project. The District suggests the City consider the feasibility of incorporating vegetative barriers and urban greening as a measure to further reduce air pollution exposure on sensitive receptors (e.g., residential units).

While various emission control techniques and programs exist to reduce air quality emissions from mobile and stationary sources, vegetative barriers have been shown to be an additional measure to potentially reduce a population's exposure to air pollution through the interception of airborne particles and the uptake of gaseous pollutants. Examples of vegetative barriers include, but are not limited to the following: trees, bushes, shrubs, or a mix of these. Generally, a higher and thicker vegetative barrier with full coverage will result in greater reductions in downwind

pollutant concentrations. In the same manner, urban greening is also a way to help improve air quality and public health in addition to enhancing the overall beautification of a community with drought tolerant, low-maintenance greenery.

4) Clean Lawn and Garden Equipment in the Community

Since the Project consists of commercial development, gas-powered lawn and garden equipment have the potential to result in an increase of NOx and PM2.5 emissions. Utilizing electric lawn care equipment can provide residents with immediate economic, environmental, and health benefits. The District recommends the Project proponent consider the District's Clean Green Yard Machines (CGYM) program which provides incentive funding for replacement of existing gas powered lawn and garden equipment. More information on the District CGYM program and funding can be found at: <https://ww2.valleyair.org/grants/clean-green-yard-machines-residential/> and <https://ww2.valleyair.org/grants/zero-emission-landscaping-equipment-voucher-program/>.

5) Electric Infrastructure

To support and accelerate the installation of electric vehicle charging equipment and development of required infrastructure, the District offers incentives to public agencies, businesses, and property owners of multi-unit dwellings to install electric charging infrastructure (Level 2 and 3 chargers). The purpose of the District's Charge Up! Incentive program is to promote clean air alternative-fuel technologies and the use of low or zero-emission vehicles. The District recommends that the City and project proponents install electric vehicle chargers at project sites, and at strategic locations.

Please visit <https://ww2.valleyair.org/grants/charge-up> for more information.

6) District Rules and Regulations

The District issues permits for many types of air pollution sources, and regulates some activities that do not require permits. A project subject to District rules and regulations would reduce its impacts on air quality through compliance with the District's regulatory framework. In general, a regulation is a collection of individual rules, each of which deals with a specific topic. As an example, Regulation II (Permits) includes District Rule 2010 (Permits Required), Rule 2201 (New and Modified Stationary Source Review), Rule 2520 (Federally Mandated Operating Permits), and several other rules pertaining to District permitting requirements and processes.

The list of rules below is neither exhaustive nor exclusive. Current District rules can be found online at: <https://ww2.valleyair.org/rules-and-planning/current-district-rules->

and-regulations. To identify other District rules or regulations that apply to future projects, or to obtain information about District permit requirements, the project proponents are strongly encouraged to contact the District's Small Business Assistance (SBA) Office at (209) 557-6446.

6a) District Rules 2010 and 2201 - Air Quality Permitting for Stationary Sources

Stationary Source emissions include any building, structure, facility, or installation which emits or may emit any affected pollutant directly or as a fugitive emission. District Rule 2010 (Permits Required) requires operators of emission sources to obtain an Authority to Construct (ATC) and Permit to Operate (PTO) from the District. District Rule 2201 (New and Modified Stationary Source Review) requires that new and modified stationary sources of emissions mitigate their emissions using Best Available Control Technology (BACT).

This Project may be subject to District Rule 2010 (Permits Required) and Rule 2201 (New and Modified Stationary Source Review) and may require District permits. Prior to construction, the Project proponent should submit to the District an application for an ATC. For further information or assistance, the project proponent may contact the District's SBA Office at (209) 557-6446.

6b) District Rule 9510 - Indirect Source Review (ISR)

The Project is subject to District Rule 9510 because it will receive a project-level discretionary approval from a public agency and will equal or exceed 2,000 square feet of commercial space.

The purpose of District Rule 9510 is to reduce the growth in both NO_x and PM emissions associated with development and transportation projects from mobile and area sources; specifically, the emissions associated with the construction and subsequent operation of development projects. The ISR Rule requires developers to mitigate their NO_x and PM emissions by incorporating clean air design elements into their projects. Should the proposed development project clean air design elements be insufficient to meet the required emission reductions, developers must pay a fee that ultimately funds incentive projects to achieve off-site emissions reductions.

Per Section 5.0 of the ISR Rule, an Air Impact Assessment (AIA) application is required to be submitted no later than applying for project-level approval from a public agency. As of the date of this letter, the District has not received an AIA application for this Project. Please inform the project proponent to immediately submit an AIA application to the District to comply with District Rule 9510 so that proper mitigation and clean air design under ISR can be incorporated into

the Project's design. One AIA application should be submitted for the entire Project.

Information about how to comply with District Rule 9510 can be found online at: <https://ww2.valleyair.org/permitting/indirect-source-review-rule-overview>

The AIA application form can be found online at: <https://ww2.valleyair.org/permitting/indirect-source-review-rule-overview/forms-and-applications/>

District staff is available to provide assistance and can be reached by phone at (559) 230-5900 or by email at ISR@valleyair.org.

6c) District Rule 4601 (Architectural Coatings)

The Project may be subject to District Rule 4601 since it may utilize architectural coatings. Architectural coatings are paints, varnishes, sealers, or stains that are applied to structures, portable buildings, pavements or curbs. The purpose of this rule is to limit VOC emissions from architectural coatings. In addition, this rule specifies architectural coatings storage, cleanup and labeling requirements. Additional information on how to comply with District Rule 4601 requirements can be found online at: <https://ww2.valleyair.org/media/tkgjeusd/rule-4601.pdf>

6d) District Regulation VIII (Fugitive PM10 Prohibitions)

The project proponent may be required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to commencing any earthmoving activities as described in Regulation VIII, specifically Rule 8021 – *Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities*.

Should the project result in at least 1-acre in size, the project proponent shall provide written notification to the District at least 48 hours prior to the project proponents intent to commence any earthmoving activities pursuant to District Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities). Also, should the project result in the disturbance of 5-acres or more, or will include moving, depositing, or relocating more than 2,500 cubic yards per day of bulk materials, the project proponent shall submit to the District a Dust Control Plan pursuant to District Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities). For additional information regarding the written notification or Dust Control Plan requirements, please contact District Compliance staff at (559) 230-5950.

The application for both the Construction Notification and Dust Control Plan can be found online at: <https://ww2.valleyair.org/media/fm3jrbsq/dcp-form.docx>

Information about District Regulation VIII can be found online at: <https://ww2.valleyair.org/dustcontrol>

6e) Other District Rules and Regulations

The Project may also be subject to the following District rules: Rule 4102 (Nuisance) and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations).

7) District Comment Letter

The District recommends that a copy of the District's comments be provided to the Project proponent.

If you have any questions or require further information, please contact Matt Crow by e-mail at Matt.Crow@valleyair.org or by phone at (559) 230-5931.

Sincerely,



For: Mark Montelongo
Director of Policy and Government Affairs



S J C O G, Inc.

555 East Weber Avenue • Stockton, CA 95202 • (209) 235-0574 • Email: boyd@sjcog.org

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

SJMSCP RESPONSE TO LOCAL JURISDICTION (RTLJ) ADVISORY AGENCY NOTICE TO SJCOG, Inc.

To: Toben Barnum, City of Manteca, Development Services Department
From: Laurel Boyd, SJCOG, Inc. Phone: (209) 235-0574 Email: boyd@sjcog.org
Date: March 6, 2025
Local Jurisdiction Project Title: Gateway RV and Boat Storage (SPC-25-15)
Assessor Parcel Number(s): 241-410-31
Local Jurisdiction Project Number: SPC-25-15
Total Acres to be converted from Open Space Use: Unknown
Habitat Types to be Disturbed: Urban Habitat Land
Species Impact Findings: Findings to be determined by SJMSCP biologist.

Dear Mr. Barnum:

SJCOG, Inc. has reviewed the project referral for the Gateway RV and Boat Storage Project (SPC-25-15). Proposed is the construction of a 13.78 acre RV and boat storage facility. The project will include twelve (12) canopies with solar panel tops. Also proposed is a 2,326 square-foot two-story office building, fronting Bronzan Road, with associated landscaping, lighting and parking. The property is situated on the northern side of Bronzan Road, at the western City Limit, adjacent to the Oakwood Shores residential development (APN/Address: 241-410-31 / 2371 Bronzan Road, Manteca).

The City of Manteca is a signatory to San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). Participation in the SJMSCP satisfies requirements of both the state and federal endangered species acts, and ensures that the impacts are mitigated below a level of significance in compliance with the California Environmental Quality Act (CEQA). [The LOCAL JURISDICTION retains responsibility for ensuring that the appropriate Incidental Take Minimization Measure are properly implemented and monitored and that appropriate fees are paid in compliance with the SJMSCP.](#) Although participation in the SJMSCP is voluntary, Local Jurisdiction/Lead Agencies should be aware that if project applicants choose against participating in the SJMSCP, they will be required to provide alternative mitigation in an amount and kind equal to that provided in the SJMSCP.

This Project is subject to the SJMSCP. This can be up to a 30 day process and it is recommended that the project applicant contact SJMSCP staff as early as possible. It is also recommended that the project applicant obtain an information package. <http://www.sjcog.org>

Please contact SJMSCP staff regarding completing the following steps to satisfy SJMSCP requirements:

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

- b. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
- c. Purchase approved mitigation bank credits.

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

- Receive your Certificate of Payment and release the required permit

It should be noted that if this project has any potential impacts to waters of the United States [pursuant to Section 404 Clean Water Act], it would require the project to seek voluntary coverage through the unmapped process under the SJMSCP which could take up to 90 days. It may be prudent to obtain a preliminary wetlands map from a qualified consultant. If waters of the United States are confirmed on the project site, the Corps and the Regional Water Quality Control Board (RWQCB) would have regulatory authority over those mapped areas [pursuant to Section 404 and 401 of the Clean Water Act respectively] and permits would be required from each of these resource agencies prior to grading the project site.

If you have any questions, please call (209) 235-0574.



S J C O G , I n c .

San Joaquin County Multi-Species Habitat Conservation & Open Space Plan

555 East Weber Avenue • Stockton, CA 95202 • (209) 235-0574 • Email: boyd@sjcog.org

SJMSCP HOLD

TO: Local Jurisdiction: Community Development Department, Planning Department, Building Department, Engineering Department, Survey Department, Transportation Department, Other: _____

FROM: Laurel Boyd, SJCOG, Inc.

**DO NOT AUTHORIZE SITE DISTURBANCE
DO NOT ISSUE A BUILDING PERMIT
DO NOT ISSUE _____ FOR THIS PROJECT**

The landowner/developer for this site has requested coverage pursuant to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). In accordance with that agreement, the Applicant has agreed to:

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

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

Project Title: Gateway RV and Boat Storage (SPC-25-15)

Assessor Parcel #: 241-410-31

T _____, R _____, Section(s): _____

Local Jurisdiction Contact: Toben Barnum

The LOCAL JURISDICTION retains responsibility for ensuring that the appropriate Incidental Take Minimization Measures are properly implemented and monitored and that appropriate fees are paid in compliance with the SJMSCP.

