



**City of Manteca
Development Services Department**

**Conditions of Approval
Manteca Navigation Center
Conditional Use Permit – Amendment I**

Project Name: Manteca Navigation Center

Project Files: P 25-203 (Amendment to UPJ 22-101)

Applicant: City of Manteca – Homeless & Housing Services Division

Project Location: 555 Industrial Park Drive (APN 221-190-76)

Project Approval: January 6, 2026

City of Manteca Development Services Department - Planning: (Contact: (209) 456-8000)

1. Approved Use. Approval of P 25-203 allows for the modification to Conditional Use Permit (UPJ) 22-101, subject to the conditions set forth herein, and shall be contingent upon final review and approval by the City of Manteca. (Use Type: Low Barrier Navigation Center) ("the Center")
 - A. The site shall be allowed to rehabilitate on-site buildings and structures and expand shelter services at 555 Industrial Park Drive for a Low Barrier Navigation Center offering year-round shelter, and ancillary social/medical services, and accessory uses, located at 555 Industrial Park Drive (APN 221-190-76).
 - B. Use of buildings, structures, and private areas shall be in close conformance with the approved site plan and/or floor plans submitted for review as part of this approval. Future expansions and/or relocation of modular buildings and structures shall be subject to review and approval by the Development Services Director.
 - C. All buildings designated for Center services shall be identifiable by a plaque or sign not to exceed 2' x 3'.
 - D. At least one public access shall be open to the public between the hours of 6 a.m. and 8:30 p.m.
2. All provisions of Chapter 17.76 shall apply, unless modified or authorized by a separate Agreement between the City and Service Provider(s).
3. The Center facility shall comply with all applicable Federal and State licensing requirements, California Building and Fire Codes, including permits and maximum occupancy restrictions.

4. On-site outdoor activities and assembly of Center service recipients shall be limited to those areas designated by the City Manager or his/her designee between the hours of 10 p.m. and 6:00 a.m.
5. If the operational program includes a drug or alcohol abuse counseling component, appropriate State and/or Federal licensing shall be required.
6. The operational program shall identify a transportation system that will provide its clients with a reasonable level of mobility, including, but not limited to, access to social services, housing, and employment opportunities.
7. The Center shall provide specific mechanisms for residents to contact social services.
8. The operational program shall include clear and acceptable arrangements for facility residents, such as on-site meal preparation, food provision, or disbursement.
9. The Center provider shall have a written management plan including, as applicable, provisions for staff training, neighborhood outreach, security, screening of residents to ensure compatibility with services provided at the facility, and training, counseling, and treatment programs for residents.
10. The operational program may establish written expectations of residents' behavioral and medical, etc. Expectations of residents will be available to each resident at entry to the Center and to the public (upon request).
11. The operational program shall have infection control policies in accordance with guidelines of the Centers for Disease Control covering, but not necessarily limited to, COVID-19, HIV/AIDS, hepatitis, and tuberculosis.
12. The Center shall provide on-site management and support staff at all times.
13. The Center may provide appropriate on-site services as determined by the City Manager or his/her designee (such services might include laundry facilities, cooking facilities, social or medical facilities or services, etc.).
14. Center service recipients shall not be allowed to loiter on the public right-of-way adjacent to 555 Industrial Park Drive.
15. The Center shall comply with the policies and procedures outlined in the Management Agreement in place. Any modifications or deviations from the stated policies and procedures that impact the project site, other service recipients, adjoining properties, or use shall be approved by the City Manager or his/her designee. Significant modifications of the approved policies or procedures may be subject to review and approval by the City Council or designated approving authority.
16. All Center service recipients are prohibited from possessing, using, or providing alcohol or any illicit drug or controlled substance at any time.
17. Any biomedical waste or contaminated equipment shall be disposed of in accordance with all applicable regulations.
18. Overnight parking shall be limited to the Center staff and service recipients/guests staying overnight. Vehicles shall be kept within the Center's property boundaries at all times.

19. There shall be no stored or abandoned vehicles on-site at any time.
20. On-site drive aisles and parking spaces designated for the use of Center staff, guests, and service recipients shall not be obstructed at any time.
21. There shall be no overnight storage or parking (within the parking lot or within the landscape planters) of any vehicles, repair equipment, parts (new or used), or material of any kind, at any time, without obtaining approval from the City Manager or his/her designee.
22. Outdoor areas designated for communal use shall be properly lit during dark hours. The City Manager or his/her designee may require security surveillance of outdoor communal and restricted areas to ensure the Center's safety.
23. Outdoor areas designated for storage shall be properly secured at all times.
24. Kennel and pet rest areas shall be located a minimum of 50 feet away from any buildings on adjoining properties. Kennel areas shall be kept in a clean and orderly manner.
25. The City and any operator shall make a reasonable effort to work with adjacent businesses to resolve problems associated with the operation of the Center.
26. The operator shall work cooperatively with the Police Department to resolve any public safety issues that may develop.
27. Security personnel, and other employees and associated staff, shall immediately report to the Manteca Police Department all incidents in which a person could be charged with a felony or misdemeanor, and that are associated with the emergency center operation or guests, when observed by such personnel, or when reported to such personnel by others.
28. Security personnel and staff shall cooperate with city officials and law enforcement personnel, and shall not obstruct or impede their entrance into the premises while in the course of their official duties.
29. These conditions of approval shall be retained on-site at all times. It shall be the Center operator's responsibility to provide these conditions of approval to the Manteca Police Department upon request.
30. The Center operator shall be responsible for maintaining the site clear of trash, debris, and nuisance waste. All on-site landscaping shall be maintained and kept in a well-manicured manner.
31. The Conditional Use Permit may be reviewed periodically by the City Manager or his/her designee. If necessary, the City Council may, at any time, consider requesting a public hearing to consider the addition, deletion, or modification of any/all conditions of approval or the revocation of this Conditional Use Permit. The decision to request a hearing to add conditions to the CUP rather than to revoke it shall not preclude the City Council from revoking the CUP in the future.
32. Approval of this Conditional Use Permit runs with the land and shall not be transferable.
33. Cession or discontinuance of the use by its benefactor(s) and/or the property owner for a period of twelve consecutive months or more shall cause the use to be abandoned and its approval null and void.

*** End of Conditions ***