

Exhibit 'A'



**City of Manteca
Development Services Department**

**Conditions of Approval
Union Ranch North (URN) Tractor Supply and Dutch Bros**

Project Name: Tractor Supply and Dutch Bros
Project Files: LLA 25-18, SPR-25-18, MUP 25-18-1 and MUP 25-18-2
Applicant: California Gold Development Corp.
c/o Nate Patterson
133 Old Wards Ferry Road
Sonora, CA 95370
Property Owners: Woodbridge Center East LLC
c/o Arthur Nunes
922 Creekside Place
Manteca, CA 95336
Project Location: 2160, 2170, and 2180 North Union Road (APNs: 197-240-04, 197-240-05, 197-240-06)
Project Approval:
Project Expiration:

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

1. **APPROVED USE:** This Site Plan and Design Review, Minor Use permit for a Drive-Through Quick Serve Restaurant, and Lot Line Adjustment is for a Dutch Bros Coffee Quick Serve Restaurant and Tractor Supply on two parcels as shown on the site plan dated February 11, 2026, and all associated attachments.

This approval is subject to the conditions set forth herein and shall be contingent upon final review and approval by the City of Manteca. (Use Types: Gardening/Landscape Supply and Drive-In and Drive-Through)

- a. Site Plan & Design Review (SPR 25-18): The project includes 3 structures totaling approximately 23,902 square feet and outdoor display areas totaling approximately 26,561 square feet.

*Tractor Supply and Dutch Bros
SPC 25-18, MUP 25-18-1, MUP 25-18-2, LLA 25-18*

- Building 1 – Dutch Bros Quick Serve Restaurant at 950 square feet
 - Building 2 – Tractor Supply at 21,702 square feet
 - Building 3 – Forage Shed accessory to Tractor Supply at 1,250 square feet
 - Outdoor Display Areas:
 - Live Goods Center totaling 1,627 square feet
 - Fenced Outdoor Display totaling 18,570 square feet
 - Permanent Sidewalk Display totaling 3,792 square feet
 - Permanent trailer and Equipment Display totaling 2,800 square feet.
- b. Minor Use Permit 25-18-1: The Minor Use Permit allows for the operation of a QSR with Drive-in and Drive-through Service use.
1. The above approval shall apply to Proposed Parcel 1 as shown on the site plan dated February 11, 2026.
 2. This approval shall run with the land and shall not be transferable to an alternative location.
 3. Any modification, expansion, or intensification of this approval shall be subject to separate review and approval.
 4. Any other uses not considered as part of this approval shall be subject to separate review and approval.
 5. Operation of the use shall be limited to Monday through Sunday between the hours of 5:00 a.m. and 11:00 p.m.
 6. Outdoor display and storage of goods, materials, and/or equipment shall be properly secured at all times, and shall not occupy required parking, impede pedestrian or vehicular access, or be located within five feet of a public sidewalk or an ingress/egress.
 7. The property owner and/or benefactor of this minor 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, modification, or possible revocation pursuant to MMC 17.08.140.
- c. Minor Use Permit 25-18-2: The Minor Use Permit allows for the establishment and operation of a Gardening/Landscape Supply use.
1. The above approval shall apply to Proposed Parcel 2 as shown on the site plan dated February 11, 2026.
 2. This approval shall run with the land and shall not be transferable to an alternative location.
 3. Any modification, expansion, or intensification of this approval shall be subject to separate review and approval.
 4. Any other uses not considered as part of this approval shall be subject to separate review and approval.
 5. Outdoor display and storage of goods, materials, and/or equipment shall be properly secured at all times, and shall not occupy required parking, impede

- pedestrian or vehicular access, or be located within five feet of a public sidewalk or an ingress/egress immediately adjacent to City right-of-way.
6. Per MMC table section 17.58.050-1, maximum allowable noise levels shall not exceed 55 dB, measured at the property line between the hours of 10 pm and 7 am.
 7. The property owner and/or benefactor of this minor 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, modification, or possible revocation pursuant to MMC 17.08.140.
- d. Lot Line Adjustment: This lot line adjustment allows for the adjustment of existing parcels 197-240-05 and 197-240-06 into proposed parcel 1, totaling approximately 1.03 acres, and proposed parcel 2, totaling approximately 3.40 acres, as shown on the proposed site plan dated February 11, 2026.
1. Recordation of the Lot Line Adjustment shall occur prior to issuance of the first building permit.
 2. Expiration: In the event the Lot Line Adjustment is not recorded, the approval shall expire 2 years from final action by the City Council.
2. **Expiration:** Any permit not effectuated within two years of approval shall expire and become void, except where an extension of time is approved in compliance with MMC Subsection 17.08.120(C) (MMC Section 17.08.120(A)).
 3. **Effectuation:** Unless otherwise specified, effectuation of this approval shall be at building permit issuance. All Conditions of Approval and ordinance requirements shall be fulfilled prior to the establishment of the use at final building occupancy.
 4. **Minor Modifications:** Any minor deviations or modifications to the site, utility, or public improvement plans necessary due to site constraints may be granted upon approval of the Development Services Director in accordance with MMC Section 17.08.130.
 5. **Fees:** The developer shall be responsible for payment of all applicable processing, permit, City development, fire, drainage, and habitat conservation fees, as well as any other fees imposed by public agencies. All fees shall be paid at the rates in effect at the time of issuance of the applicable permit. All fees shall be paid prior to issuance of a Certificate of Occupancy.
 6. **Vesting Fees:** This approval does not vest the 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.
 7. **Deed Restriction:** Prior to the issuance of any building permit, the property owner shall provide a covenant, conditions, and restrictions (CC&Rs) or other legal instrument, in a form acceptable to the City of Manteca, that identifies and ensures the shared use, access, and maintenance of the approved parking and access facilities serving the site. The document shall demonstrate that the approved access and parking arrangements are binding upon the property owner and any applicable tenants or parties. The document shall be submitted to the Department of Development Services, Planning Division, for review and approval prior to building permit issuance.

8. **Plan Conformance:** This approval is dependent upon and limited to the proposals and plans contained, supporting documents submitted, and presentations made to staff, Planning Commission, and/or City Council as affirmed by the applicant. Construction plans shall be reviewed for conformance with the approved site plan, floor plan, building elevations, and any other supporting documentation submitted as part of the approved project submittal. Approval of this application does not constitute approval of any other entitlement or any other necessary permit, license, or approval.
9. **Owner Obligation:** All conditions of approval shall be satisfied by the owner/developer. If at any time, any of the Conditions of Approval are found to be in non-compliance, City enforcement action may be implemented pursuant to MMC Section 1.10. All costs associated with compliance with the conditions shall be at the owner/developer's expense.
10. **Utility Companies:** The applicant is responsible for contacting all appropriate utility companies to obtain permits, agreements for extension, and/or relocation of services necessary for the proposed development.
11. **Vested Rights:** This approval does not vest the 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. **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 the San Joaquin County Multi-Species Habitat Conservation & Open Space Plan, San Joaquin Valley Air Pollution Control District, and PG&E.
13. **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 in 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 Development Services Director must be received before any changes are constituted in site design, grading, building design, building colors or materials, etc.
14. **Limits of Approval:** Approval of this application does not constitute approval of any other entitlement or any other necessary permit, license, or approval.
15. **Compliance with Local and State Laws:** The applicant shall secure and comply with all applicable federal, state, and local licenses, permits, authorizations, conditions, agreements, orders prior to or during construction and operation, as appropriate.
16. **Cultural Resources:** If, in the course of development, potential tribal cultural resources, including but not limited to cultural features, midden/cultural soils, artifacts, exotic rock (non-native), shell, bone, shaped stones, or ash/charcoal, are encountered, all work in the vicinity of the find shall halt until a Tribal Representative or archaeologist can evaluate the materials and make recommendations for further action. If human remains are encountered, all work shall halt in the vicinity, and the County Coroner shall be notified immediately. At the same time, a qualified archaeologist shall be contacted to evaluate the finds. If human burials are found to be of Native American origin, steps shall be taken pursuant to Section 15064.5(e) of Guidelines for California Environmental Quality Act.
17. **Failure to Comply:** Should the project be found, at any time, not to comply with any of the Conditions of Approval, or should the applicant construct or operate this development in

any way other than specified in the application or supporting documents or presentations to staff, Planning Commission or City Council, as modified by the Conditions of this Approval, then the terms of this Approval shall be considered to be violated.

- 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 February 11, 2026, and conform to the Manteca Municipal Code. Pursuant to MMC Section 17.48.060, required planting areas shall be permanently maintained by water, clearing debris and litter, weeding, pruning, insect control, and replacement of plant materials and irrigation equipment as needed to preserve the health and appearance of plant materials. All landscaping shall be maintained in such a manner as not to restrict designated pedestrian access. All trees, shrubs, and plants which, due to accident, damage, disease, or other cause, fail to show healthy growth shall be replaced, in kind, pursuant to the approved landscape plans within 30 days from the identified damage date.
- 20. **Parking Lot Landscaping:** Pursuant to MMC Section 17.48.050. K.2, Landscaping within the perimeter planter abutting any street right-of-way or abutting residential uses 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 that meet the intent of this screening requirement. Planting materials shall be designed to ensure that planting within the clear visibility triangle at driveways, street intersections, and abutting residential uses will not exceed 30 inches in height at full maturity.
- 21. **Vehicle Parking:** Pursuant to MMC Section 17.52.050-1, off-street parking shall be provided and comply with the following:

<u>Use Type</u>	<u>Parking Ratio (MMC Table 17.52.050-1)</u>	<u>Parking Required</u>	<u>Parking Provided</u>
Gardening and Landscape Supply	4/1,000 square feet of gross floor area.	87 parking stalls	96 parking stalls
Restaurants, Quick Service	1/100 square feet of gross floor area	10 parking stalls	6 parking stalls
		<i>Minimum Required Parking</i>	97 spaces
		<i>Total Provided Parking</i>	102 spaces

- a. Each vehicle parking stall shall be an unobstructed rectangle, minimum 9 feet wide by 18 feet long. (MMC 17.52.090-1)
 - b. Up to 30 percent of the required parking spaces may be designated for compact vehicles, with minimum dimensions of 8 feet in width by 16 feet in length.
- 22. **Parking Maintenance:** At all times, all parking stalls and parking lot striping shall remain in good condition and be clearly marked.
 - 23. **Drive Aisles:** All drive aisles, entrances, and exits shall be consistent with MMC section 17.74.040
 - 24. **Drive-Through Design:** Final drive-through design shall be consistent with MMC section

17.48.050 C.

- a. Stacking shall be provided to accommodate 30 vehicles as shown on the site plan dated February 11, 2026.
 - b. To screen vehicles and associated headlights in a drive-through lane from view of abutting street rights-of-way, a 5-foot-wide planter shall include a minimum 3-foot-tall (maximum 4-foot-tall) landscape barrier planted with trees and other landscaping consistent with those in the parking area. At no time shall this landscape barrier be pruned in a manner that allows the vehicle headlights from the drive-through lane to be visible from abutting street rights-of-way.
25. **Site Maintenance:** At all times, the site shall be maintained in a neat and clean manner, free of trash and debris.
 26. **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.
 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. **CPTED:** Pursuant to MMC Section 17.48.040 J., landscaping and lighting shall be maintained in 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
 29. **Screening of Equipment:** Roof access ladders and stairs shall be located within the interior of the building. All electrical and mechanical equipment shall also be located within the interior of the building.
 30. **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.
 31. **Access:** The minimum driveway width shall comply with public improvement and fire safety standards (MMC Section 17-52.090 C) and shall be shown on the site plan submitted for building permit plan check.
 32. **Indemnification:** The applicant shall indemnify and hold harmless the City, its council members and commissioners, officers, agents, employees, and representatives from liability for any award, damages, costs and fees, including without limitation attorneys' fees, incurred by the City and/or awarded to any plaintiff in any action related to or arising out of the City's approval of this project or site plan or any environmental or other documentation related to this project. The applicant further agrees to provide a defense for the City in any such action.
 33. **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: (Contact: [209] 456-8000)

34. 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.
35. 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.
36. 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.
37. 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.
38. Adequate sanitary facilities shall be provided per the requirements of Chapter 4 of the California Plumbing Code and CPC Table 422.1.
39. 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 4.106.4.2.2
 - c. Accessible EVCS shall be provided in accordance with CBC Table 11B-228.3.2.1
40. 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.
41. 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.
42. 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.
43. 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.
44. All work shall comply with the most recent edition of the California Building Code (Title 24).

City of Manteca Engineering Department: (Contact: [209] 456-8460) see letter dated February 11, 2026.

45. General.

- a. 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.
- b. Developer shall provide easements, requested by the respective utility companies, within the project.
 - c. Developer shall indicate on the improvement plans topographical information which shall include one-foot (1') contour intervals and benchmark data based on City datum.
 - d. 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.
 - e. 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.
 - f. 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.
 - i. On-site grading and drainage plan,
 - ii. On-site utility (sanitary sewer, water and storm drain) plan,
 - iii. Off-site improvement plan,
 - iv. Erosion control plans,
 - v. Stormwater Pollution Prevention Plan (SWPPP),
 - vi. Documentation, as required in the Post-Construction Stormwater Standards Manual, showing compliance with WQO NPDES 2013-0001-DWQ,
 - vii. Joint Trench Intent plans, and
 - viii. Dedication of required rights-of-way and easements to the City.

The plans specified in (1), (2) and (3) above shall be prepared by a Registered Civil Engineer.

The items in (4), (5) and (6) above shall be prepared by a Qualified SWPPP Developer (QSD).

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

- j. 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.
- k. This project is a beneficiary to the Union Ranch East Storm Drain Area of Benefit, prior to issuance of a building permit that results in the physical connection to the storm drain system, the Developer shall pay the required assessment, per the approved Area of Benefit report.
- l. 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.

46. Site.

- a. Operator of the drive-thru shall proactively provide on-site traffic control measures that prevent the drive-thru queue from backing onto the City right-of-way. This shall include, but not limited to, rerouting traffic queues on-site by use of traffic control personnel, signs, delineation, or other means to effectively prevent the drive-thru queue from backing onto the City right-of-way or otherwise inhibiting traffic flow on a public street potentially causing safety issues.
- b. 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.
- c. Provide City Standard Refuse/Recycling Enclosures on-site at approved locations, per the Public Works Department. Sizing shall be in accordance with City Standards.
- d. 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.
- e. On-site curbing shall conform to City of Manteca Standard ST-35, "Parking Area Curbs".
- f. Developer shall ensure no buildings are constructed across property lines.
- g. Developer shall dedicate a water main maintenance and emergency vehicle access easement, to the City of Manteca, over the existing utilities, per the Woodbridge Apartments improvement plans, if not already completed. The easement(s) shall be dedicated to the City prior to the first final inspection of a building permit for this development.
- h. Landscape planting at driveway entrances/exits shall be maintained to a maximum height of three and one-half feet (3.5').

- i. Developer shall sign and stripe both sides of the drive aisle as No Parking.
- j. Developer shall complete a lot line adjustment to merge the properties covered by this site plan application. The lot line adjustment shall record prior to the issuance of the building permit for the site work.

47. Streets.

- a. Developer shall install a traffic signal at the Union Road/CMU North access intersection. This work includes, but is not limited to, signal pole installation, camera detection systems, signal timing, lighting, signage, striping, installation of ADA compliant pedestrian crossing facilities, and associated median. The signal must be complete and accepted by City Council prior to the first final inspection of a building permit for this project, unless otherwise approved by the City Engineer. City shall reimburse Developer for any costs in excess of \$650,000 for the installation of the traffic signal. Reimbursement to be in accordance with the City Public Facilities Implementation Plan procedures.
- b. The Developer shall submit all necessary off-site improvement plans to the City Engineering Department for review and approval. Off-site plan approval and ordering of traffic signal poles and appurtenances must be completed prior to commencement of vertical construction, unless otherwise approved by the City Engineer.
- c. The existing curb and gutter along the street frontage of this project will be inspected prior to the final inspection of the site work building permit, once construction traffic is limited to project's proposed driveway(s). The Developer shall remove and replace damaged or dilapidated sections of the curb and gutter, as instructed by the City.
- d. 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.
- e. Stacking or queueing outside the project's property onto City right-of-way, at any time, is not allowed. Developer shall ensure that the drive-thru aisles are adequately designed for the business and function such that the stacking or queueing does not negatively affect or cause traffic congestion within the public right-of-way. If the operator of the drive-thru does not adequately comply with the queuing mitigation measures required per Condition 46.a. and the site is causing repeated negative impacts, such as excessive queuing on public right-of-way or unsafe traffic conditions, the operator shall cooperate with the City to find an agreeable solution that the operator will implement. The solution may include, but is not limited to, revising the queuing mitigation measures necessary to remedy the problem.

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

48. Water.

- a. Improvements shall be designed and constructed in conformance with the latest version of the City Water Master Plan.
- b. The City's Water Master Plan and User Rate Charges were currently 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.

- c. 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.
- d. 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.
- e. Fire hydrant locations shall be as approved by the Fire Department and finalized during the Improvement Plan review process.
- f. The onsite water line shall be maintained by the Property Owner.
- g. 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.
- h. 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.
- i. 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.
- j. 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.
- k. 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.
- l. 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.
- m. 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.

49. Storm Drainage.

- a. 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.
- b. 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.
- c. 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.
 - d. 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.
 - e. 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
 - f. Developer shall develop a hydromodification management plan to ensure the post-project stormwater runoff flow rate shall not exceed estimated pre-project flow rate for the 2-year, 24-hour storm. The hydromodification management plan shall be incorporated into the Project Stormwater Plan.
 - g. 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.
 - h. 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.
 - i. Post-Construction Management Practices shall conform to the City's adopted Multi-Agency Post Construction Stormwater Standards Manual.
 - j. Where conflict between standards arises, the standard most-protective to water quality, to public health and safety, and against flooding shall be utilized.
 - k. Prior to any land disturbing construction activities occurring on a project, Developer shall meet the requirements of NPDES. For sites exceeding 1 acre of disturbance area that are deemed non-exempt, contractor shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) and apply for a permit under the California General Construction NPDES permit. SWPPP shall be prepared and signed by a Qualified SWPPP Developer (QSD) certified by the State Water Resources Control Board. All modifications to SWPPP shall be implemented by a QSD in responsible charge for the project. The SWPPP shall be implemented under the supervision of a Qualified SWPPP Practitioner (QSP). For permit information,

contact the State Water Resources Control Board (SWRCB) at:

State Water Resources Control Board
PO Box 1977, Sacramento, CA 95812-1977
Attn: Storm Water Permitting Section
Telephone: (916) 341-5537

To log in to the SWRCB Storm Water Multiple Application and Report Tracking System (SMARTS) to enter site information and apply for permit, please contact the City of Manteca Engineering Department to establish a project and authorize data entry access.

All other sites shall conform to the City of Manteca Standards, the California Green Building Standards, and Section E.10 of the NPDES permit 2013-0001-DWQ. All construction involving land disturbing activities shall submit for approval an Erosion Control and Sedimentation Plan (ESCP) prepared and signed by a QSD. All ESCP treatment measures and BMPs must be maintained at all times until construction is completed and the site is stabilized as defined under the Construction General NPDES permit.

Prior to issuance of the first grading or building permit for a project, a copy of the SWPPP or ESCP shall be submitted by the developer and approved by Authorized Signatory or Legally Responsible Person (LRP) for the City's NPDES program. Contact the City of Manteca Engineering Department to identify appropriate person for review and approval of plans and documents.

- l. Further refinement of the project's design and calculations are required for compliance with the City's Post-Construction Stormwater Standards Manual, which is precedent to issuance of any building, grading, or construction permits.
- m. 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.

50. Sanitary Sewer.

- a. Improvements shall be designed and constructed in conformance with the latest version of the City Wastewater Collection System Master Plan and City Standards.
- b. The City's Sewer Master Plan and User Rate Charges were currently 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.
- c. 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.
- d. A preliminary sewer plan shall be submitted to the City Engineer for approval concurrently with the first improvement plan submittal. The plan shall be

accompanied by calculations for peak wet weather flows showing pipe sizes and slopes for the entire development.

City of Manteca Parks, Recreation and Transit Division- Parks Planning and Development Division: (Contact: [209] 456-8636) see letter dated February 11, 2026.

51. General Conditions.

- a. Current City of Manteca Standards and Specifications for Landscape Development shall be followed.
- b. Developer shall prepare construction plans and specifications for any streetscape and basin improvements for Park Planning and Development Division approval, at developer's expense.
- c. Existing fencing shall be removed and replaced with city standard concrete 2 rail fence, with new 1' concrete mow band separating right-of-way from the private development.
- d. All landscaping installed behind existing fence shall be part of the on-site landscape, be controlled by its own irrigation system and be maintained by the property.

52. Streetscapes/Medians/Landscape areas.

- a. Existing/renovated streetscape/medians/landscape improvements shall be included in the Community Facilities District (CFD), or other funding mechanism, to provide resources for landscape and park maintenance costs as per the requirements listed under the formation requirements. Developer shall be responsible for maintenance of improvements until sufficient funding is available/collected for City to maintain.
- b. All existing landscape shall be replaced with another type of groundcover or non-irrigated materials that Park Planning and Development Division approve.
- c. All existing landscape at back of walk to the new concrete 2 rail fence shall be removed and replaced within new landscape. All associated irrigation shall be retrofitted to the satisfaction of the Park Planning and Development Division.
- d. New Irrigation controller shall be provided for streetscape consistent with current city standard along with new flow sensor and master valve if none is present or if the existing does not function with new controller.
- e. All existing trees shall be reviewed by a certified arborist and recommendations given for tree pruning. Developer shall provide tree pruning by ISA certified tree pruning contractor.
- f. In areas where South San Joaquin Irrigation District (SSJID) pipeline easements are located within the boundaries of streetscape, medians or landscape areas, SSJID and the Park Planning and Development Division shall both approve landscape plans including tree variety, setbacks, root protection methods, etc. The landscape plans shall not be considered approved until they are signed by the Park Planning and Development Division.
- g. No turf grass is permitted in any streetscapes, unless approved by the Park Planning and Development Division.
- h. Minimum of Twenty percent (20%) of all landscape areas shall utilize non-irrigated materials, excluding LID areas. (Examples: artificial turf, cobble, gravel, decomposed granite, etc.) Other materials not mentioned shall be submitted to Park Planning and Development Division for Approval prior to specifying in project plans.

- i. Additional comments may be made if future submittals are provided or during improvement plan phase if different conditions are encountered or revisions to the site plan occur.

53. Community Facilities District (CFD) (Or other funding source) Formation/Annexation Requirements.

- a. CFD, maintenance agreement, or other approved funding source shall be annexed/formed, at the developer's expense, to provide for the maintenance of the streetlights, open spaces and all streetscape/median landscape improvements and the negative fiscal impacts associated with road maintenance services for new development. Said CFD, maintenance agreement, or other funding source, shall be in place prior to the issuance of the first building permit and as further defined in the City of Manteca Parkland Construction Policy.
- b. Developer shall be responsible for maintenance of improvements until sufficient funding through the collection of full special tax revenue is available/collected for City to maintain. This may be accomplished through a maintenance agreement, direct payment to City or other means.
- c. If Developer and/or property Owner enters into a maintenance agreement for the ongoing maintenance of all required landscape areas in a healthy, neat, and safe condition in accordance with approved plans and City standards and if, at any time, the City determines that the landscape areas are not being adequately maintained and the deficiency is not corrected within the timeframe specified in written notice, the Developer and/or Owner agrees to annex the property into the Citywide CFD for the purpose of ensuring continued maintenance. All costs associated with such annexation shall be the responsibility of the Developer and/or Owner, and this obligation shall run with the land.

City of Manteca Fire Department, Office of the Fire Marshall: (Contact J. Jimenez at [209] 456-8337) see letter dated January 26, 2026.

54. Project Specific comments: Conditions of approval.

- a. Deferred submittals:
 - i. Fire alarm in compliance with NFPA72
 - ii. Fire System in compliance with NFPA 13
 - iii. Compressed Gases with CFC 105.6.2
 - iv. Flammable and combustible liquids with CFC 105.6.8
 - v. Gas detection Systems with CFC 105.6.10
 - vi. Emergency Responder Communication Coverage with CFC 510
 - vii. Provide fire hydrant on sidewalk on N. Union Road north entrance.

55. Fire Department General Conditions.

- a. 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
- b. 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.

*Tractor Supply and Dutch Bros
SPC 25-18, MUP 25-18-1, MUP 25-18-2, LLA 25-18*

- c. 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.
- d. Each building shall have a durable, all-weather sign listing the building designator and the units contained within. Example:

Bldg. A	-or-	Bldg. 2
Units 301-306		Units 307-313
201-206		207-213
101-106		107-113

- e. Fire Department Access:
- f. 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.
- g. 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
- h. Fire Hydrants: Plans and specifications for fire hydrant systems shall be submitted for review and approval prior to construction.
- i. Fire hydrants shall be installed on a minimum 8-inch looped water main.
- j. 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.
- k. Hydrants subject to vehicular damage shall be protected in an approved manner and not be obstructed by vehicles or other obstructions.
- l. Provide 15 feet of clearance on either side of fire hydrant from stopped or parked vehicles.
- m. 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.
- n. The on-site fire protection system (fire hydrants and associated water mains) shall be installed prior to the issuance of building permits.
- o. Total Fire Flow (appendix B of CFC) shall be calculated and submitted as part of the permit submittal.
- p. Underground piping for the fire sprinkler shall be approved by the Fire Department prior to permit issuance.
- q. Fire Suppression Systems: All buildings must be protected by an approved monitored automatic sprinkler system in accordance with NFPA 13, CFC, CBC, and Manteca Municipal Code Section 15.24.
- r. Fire Alarm/Sprinkler monitoring shall be point ID.

Tractor Supply and Dutch Bros
SPC 25-18, MUP 25-18-1, MUP 25-18-2, LLA 25-18

- s. 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.
- t. Plans proposed to be listed as deferred submittals shall be clearly labeled on the cover building permit plan submittal cover sheet.
- u. 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. ST1 report for base shall be watered and compacted pursuant to state specifications except -95% to 0.5 feet below finished sub-grade to 2.5 feet below finished sub-grade.
- v. 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.
- w. All above ground gas meters, regulators, and piping exposed to vehicular damage shall be protected in an approved manner.
- x. 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.
- y. 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.
- z. 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 Jesse Jimenez
1154 S. Union Road, Manteca CA 95337
Firemarshal@Mantecafire.org

San Joaquin Council of Governments: (Contact: [209]-235-0600) see letter dated August 19, 2025.

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

San Joaquin County Environmental Health Department: (Contact Sastina Thammavongsa at [209] 616-3068) see letter dated September 9, 2025.

*Tractor Supply and Dutch Bros
SPC 25-18, MUP 25-18-1, MUP 25-18-2, LLA 25-18*

San Joaquin Valley Air Pollution Control District: (Contact: [559] 230-6574) see letter dated August 26, 2025.

Notes and Information Only:

See City of Manteca Public Works – Solid Waste memo dated September 18, 2025.

See South San Joaquin Irrigation District letter dated March 19, 2025.

See Pacific Gas and Electric letters dated August 21, 2025, and September 22, 2025.

Engineering Conditions of Approval

TO: Sol Jobrack, Associate Planner
FROM: Tyler Helm, Associate Engineer
DATE: February 11, 2026
SUBJECT: SPC 25-0018 – 2160 N. Union Road – Tractor Supply and Dutch Bros

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 indicate on the improvement plans topographical information which shall include one-foot (1') contour intervals and benchmark data based on City datum.
4. 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.
5. 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.
6. Prior to or with the Building Permit plan set the following shall be submitted. Review and approval of these items by the Engineering Department must occur prior to or with the issuance of the first building permit associated with this project.
 - a. On-site grading and drainage plan,
 - b. On-site utility (sanitary sewer, water and storm drain) plan,
 - c. Off-site improvement plan,
 - d. Erosion control plans,
 - e. Stormwater Pollution Prevention Plan (SWPPP),
 - f. Documentation, as required in the Post-Construction Stormwater Standards Manual, showing compliance with WQO NPDES 2013-0001-DWQ,
 - g. Joint Trench Intent plans, and
 - h. Dedication of required rights-of-way and easements to the City.

The plans specified in (1), (2) and (3) above shall be prepared by a Registered Civil Engineer.

The items in (4), (5) and (6) above shall be prepared by a Qualified SWPPP Developer (QSD).

7. Joint trench utility installation shall be in accordance with Manteca Municipal Code Chapter 13.34 and City Standards.
8. All address numbers shall be plainly visible from the street fronting the property. Said numbers/letters shall contrast with background.
9. 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.
10. 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.
11. This project is a beneficiary to the Union Ranch East Storm Drain Area of Benefit, prior to issuance of a building permit that results in the physical connection to the storm drain system, the Developer shall pay the required assessment, per the approved Area of Benefit report.
12. 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

13. Operator of the drive-thru shall proactively provide on-site traffic control measures that prevent the drive-thru queue from backing onto the City right-of-way. This shall include, but not limited to, rerouting traffic queues on-site by use of traffic control personnel, signs, delineation, or other means to effectively prevent the drive-thru queue from backing onto the City right-of-way or otherwise inhibiting traffic flow on a public street potentially causing safety issues.
14. On-site parking area pavement surface drainage slope shall be as follows: Minimum cross-slope on asphalt concrete is 2% or concrete is 1% with a maximum of 5%. Concrete valley or curb gutters shall have a minimum slope of 0.25%. The pavement slope in ADA areas shall be in accordance with the California Building Code, Chapter 11B.
15. Provide City Standard Refuse/Recycling Enclosures on-site at approved locations, per the Public Works Department. Sizing shall be in accordance with City Standards.
16. 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.
17. On-site curbing shall conform to City of Manteca Standard ST-35, "Parking Area Curbs".
18. Developer shall ensure no buildings are constructed across property lines.
19. Developer shall dedicate a water main maintenance and emergency vehicle access easement, to the City of Manteca, over the existing utilities, per the Woodbridge Apartments improvement plans, if not already completed. The easement(s) shall be dedicated to the City prior to the first final inspection of a building permit for this development.

20. Landscape planting at driveway entrances/exits shall be maintained to a maximum height of three and one-half feet (3.5').
21. Developer shall sign and stripe both sides of the drive aisle as No Parking.
22. Developer shall complete a lot line adjustment to merge the properties covered by this site plan application. The lot line adjustment shall record prior to the issuance of the building permit for the site work.

Streets

23. Developer shall install a traffic signal at the Union Road/CMU North access intersection. This work includes, but is not limited to, signal pole installation, camera detection systems, signal timing, lighting, signage, striping, installation of ADA compliant pedestrian crossing facilities, and associated median. The signal must be complete and accepted by City Council prior to the first final inspection of a building permit for this project, unless otherwise approved by the City Engineer. City shall reimburse Developer for any costs in excess of \$650,000 for the installation of the traffic signal. Reimbursement to be in accordance with the City Public Facilities Implementation Plan procedures.
24. The Developer shall submit all necessary off-site improvement plans to the City Engineering Department for review and approval. Off-site plan approval and ordering of traffic signal poles and appurtenances must be completed prior to commencement of vertical construction, unless otherwise approved by the City Engineer.
25. The existing curb and gutter along the street frontage of this project will be inspected prior to the final inspection of the site work building permit, once construction traffic is limited to project's proposed driveway(s). The Developer shall remove and replace damaged or dilapidated sections of the curb and gutter, as instructed by the City.
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.
27. Stacking or queuing outside the project's property onto City right-of-way, at any time, is not allowed. Developer shall ensure that the drive-thru aisles are adequately designed for the business and function such that the stacking or queuing does not negatively affect or cause traffic congestion within the public right-of-way. If the operator of the drive-thru does not adequately comply with the queuing mitigation measures required per Condition 13 and the site is causing repeated negative impacts, such as excessive queuing on public right-of-way or unsafe traffic conditions, the operator shall cooperate with the City to find an agreeable solution that the operator will implement. The solution may include, but is not limited to, revising the queuing mitigation measures necessary to remedy the problem.

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

Water

28. Improvements shall be designed and constructed in conformance with the latest version of the City Water Master Plan.
29. The City's Water Master Plan and User Rate Charges were currently 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.
30. 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.
 31. 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.
 32. Fire hydrant locations shall be as approved by the Fire Department and finalized during the Improvement Plan review process.
 33. The onsite water line shall be maintained by the Property Owner.
 34. 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.
 35. 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.
 36. 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.
 37. 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.
 38. 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.
 39. 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.
 40. 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

41. 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.
42. 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.
43. 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.

44. 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.
45. 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
46. Developer shall develop a hydromodification management plan to ensure the post-project stormwater runoff flow rate shall not exceed estimated pre-project flow rate for the 2-year, 24-hour storm. The hydromodification management plan shall be incorporated into the Project Stormwater Plan.
47. 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.
48. 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.
49. Post-Construction Management Practices shall conform to the City's adopted Multi-Agency Post Construction Stormwater Standards Manual.
50. Where conflict between standards arises, the standard most-protective to water quality, to public health and safety, and against flooding shall be utilized.
51. Prior to any land disturbing construction activities occurring on a project, Developer shall meet the requirements of NPDES. For sites exceeding 1 acre of disturbance area that are deemed non-exempt, contractor shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) and apply for a permit under the California General Construction NPDES permit. SWPPP shall be prepared and signed by a Qualified SWPPP Developer (QSD) certified by the State Water Resources Control Board. All modifications to SWPPP shall be implemented by a QSD in responsible charge for the project. The SWPPP shall be implemented under the supervision of a Qualified SWPPP Practitioner (QSP). For permit information, contact the State Water Resources Control Board (SWRCB) at:

State Water Resources Control Board
PO Box 1977, Sacramento, CA 95812-1977
Attn: Storm Water Permitting Section
Telephone: (916) 341-5537

To log in to the SWRCB Storm Water Multiple Application and Report Tracking System (SMARTS) to enter site information and apply for permit, please contact the City of Manteca Engineering Department to establish a project and authorize data entry access.

All other sites shall conform to the City of Manteca Standards, the California Green Building Standards, and Section E.10 of the NPDES permit 2013-0001-DWQ. All construction involving land disturbing activities shall submit for approval an Erosion Control and Sedimentation Plan (ESCP) prepared and signed by a QSD. All ESCP treatment measures and BMPs must be maintained at all times until construction is completed and the site is stabilized as defined under the Construction General NPDES permit.

Prior to issuance of the first grading or building permit for a project, a copy of the SWPPP or ESCP shall be submitted by the developer and approved by Authorized Signatory or Legally Responsible Person (LRP) for the City's NPDES program. Contact the City of Manteca Engineering Department to identify appropriate person for review and approval of plans and documents.

52. Further refinement of the project's design and calculations are required for compliance with the City's Post-Construction Stormwater Standards Manual, which is precedent to issuance of any building, grading, or construction permits.
53. 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.

Sanitary Sewer

54. Improvements shall be designed and constructed in conformance with the latest version of the City Wastewater Collection System Master Plan and City Standards.
55. The City's Sewer Master Plan and User Rate Charges were currently 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.
56. 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.
57. A preliminary sewer plan shall be submitted to the City Engineer for approval concurrently with the first improvement plan submittal. The plan shall be accompanied by calculations for peak wet weather flows showing pipe sizes and slopes for the entire development.



COMMENT MEMO

PARKS, RECREATION AND TRANSIT DEPARTMENT PARK PLANNING AND DEVELOPMENT DIVISION

245 North Union Avenue
 Manteca, CA 95337
 Phone: (209) 456-8600

RE:	SPC 25-0018 – Tractor Supply and Dutch Bros
DATE:	February 11, 2026
ATTN:	Sol Jobrack
PROJECT ADDRESS:	2160 N. Union Road
APN:	197-240-04, 06, 05

After review of the Tractor Supply and Dutch Bros Coffee project located at 2160 N. Union Road, the Park Planning and Development Division submits the following:

General Conditions

1. Current City of Manteca Standards and Specifications for Landscape Development shall be followed.
2. Developer shall prepare construction plans and specifications for any streetscape and basin improvements for Park Planning and Development Division approval, at developer’s expense.
3. Existing fencing shall be removed and replaced with city standard concrete 2 rail fence, with new 1’ concrete mow band separating right-of-way from the private development.
4. All landscaping installed behind existing fence shall be part of the on-site landscape, be controlled by its own irrigation system and be maintained by the property.

Streetscapes/Medians/Landscape areas:

5. Existing/renovated streetscape/medians/landscape improvements shall be included in the Community Facilities District (CFD), or other funding mechanism, to provide resources for landscape and park maintenance costs as per the requirements listed under the formation requirements. Developer shall be responsible for maintenance of improvements until sufficient funding is available/collected for City to maintain.
6. All existing landscape shall be replaced with another type of groundcover or non-irrigated materials that Park Planning and Development Division approve.
7. All existing landscape at back of walk to the new concrete 2 rail fence shall be removed and replaced within new landscape. All associated irrigation shall be retrofitted to the satisfaction of the Park Planning and Development Division.
8. New Irrigation controller shall be provided for streetscape consistent with current city standard along with new flow sensor and master valve if none is present or if the existing does not function with new controller.
9. All existing trees shall be reviewed by a certified arborist and recommendations given for tree pruning. Developer shall provide tree pruning by ISA certified tree pruning contractor.
10. In areas where South San Joaquin Irrigation District (SSJID) pipeline easements are located within the boundaries of streetscape, medians or landscape areas, SSJID and the Park Planning and Development

Division shall both approve landscape plans including tree variety, setbacks, root protection methods, etc. The landscape plans shall not be considered approved until they are signed by the Park Planning and Development Division.

- 11. No turf grass is permitted in any streetscapes, unless approved by the Park Planning and Development Division.
- 12. Minimum of Twenty percent (20%) of all landscape areas shall utilize non-irrigated materials, excluding LID areas. (Examples: artificial turf, cobble, gravel, decomposed granite, etc.) Other materials not mentioned shall be submitted to Park Planning and Development Division for Approval prior to specifying in project plans.
- 13. Additional comments may be made if future submittals are provided or during improvement plan phase if different conditions are encountered or revisions to the site plan occur.

**Community Facilities District (CFD) (Maintenance Agreement or other funding source)
Formation/Annexation Requirements:**

- 14. CFD, maintenance agreement, or other approved funding source shall be annexed/formed, at the developer’s expense, to provide for the maintenance of the streetlights, open spaces and all streetscape/median landscape improvements and the negative fiscal impacts associated with road maintenance services for new development. Said CFD, maintenance agreement, or other funding source, shall be in place prior to the issuance of the first building permit and as further defined in the City of Manteca Parkland Construction Policy.
- 15. Developer shall be responsible for maintenance of improvements until sufficient funding through the collection of full special tax revenue is available/collected for City to maintain. This may be accomplished through a maintenance agreement, direct payment to City or other means
- 16. If Developer and/or property Owner enters into a maintenance agreement for the ongoing maintenance of all required landscape areas in a healthy, neat, and safe condition in accordance with approved plans and City standards and if, at any time, the City determines that the landscape areas are not being adequately maintained and the deficiency is not corrected within the timeframe specified in written notice, the Developer and/or Owner agrees to annex the property into the Citywide CFD for the purpose of ensuring continued maintenance. All costs associated with such annexation shall be the responsibility of the Developer and/or Owner, and this obligation shall run with the land.

Copy to: File

Signed:

Michael Rosales
Park Planning and Development Manager
Parks, Recreation and Transit Department

Tractor Supply and Dutch Bros
SPC 25-18, MUP 25-18-1, MUP 25-18-2, LLA 25-18



MANTECA FIRE DEPARTMENT
FIRE PREVENTION DIVISION
124 Sycamore Ave
MANTECA, CA 95337
(209) 456-8340

Project: SPC 25-0018
Address: 2160 N. Union Road
APN: 197-240-040,197-240-060,197-240-05
To: Sol Jobrack, Associate Planner
From: Jesse Jimenez Fire Inspector II/ Fire Prevention Division
Contact Info: jjimenez@mantecafire.org 209-456-8337
Date: 01/26/2026

Project Specific comments: Conditions of approval:

- Deferred submittals:
 - Fire alarm in compliance with NFPA72
 - Fire System in compliance with NFPA 13
 - Compressed Gases with CFC 105.6.2
 - Flammable and combustible liquids with CFC 105.6.8
 - Gas detection Systems with CFC 105.6.10
 - **Emergency Responder Communication Coverage with CFC 510**
- Provide fire hydrant on sidewalk on N. Union Road north entrance.

A. Fire Department General Conditions:

- 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
- 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.
- 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.
- Each building shall have a durable, all-weather sign listing the building designator and the units contained within. Example:

Bldg. **A**
Units 301-306

-or-

Bldg. **2**
Units 307-313

201-206
 101-106

207-213
 107-113

- Fire Department Access:
 - 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.
 - 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.
 - Fire hydrants shall be installed on a minimum 8-inch looped water main.
 - 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.
 - Hydrants subject to vehicular damage shall be protected in an approved manner and not be obstructed by vehicles or other obstructions.
 - Provide 15 feet of clearance on either side of fire hydrant from stopped or parked vehicles.
 - 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.
 - The on-site fire protection system (fire hydrants and associated water mains) shall be installed prior to the issuance of building permits.
 - Total Fire Flow (appendix B of CFC) shall be calculated and submitted as part of the permit submittal.
- Underground piping for the fire sprinkler shall be approved by the Fire Department prior to permit issuance.
- Fire Suppression Systems: All buildings must be protected by an approved monitored automatic sprinkler system in accordance with NFPA 13, CFC, CBC, and Manteca Municipal Code Section 15.24.
 - Fire Alarm/Sprinkler monitoring shall be point ID.
- 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.
- Plans proposed to be listed as deferred submittals shall be clearly labeled on the cover building permit plan submittal cover sheet.
- 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. ST1 report for base shall be watered and compacted pursuant to state specifications except -95% to 0.5 feet below finished sub-grade to 2.5 feet below finished sub-grade.
- 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.

*Tractor Supply and Dutch Bros
SPC 25-18, MUP 25-18-1, MUP 25-18-2, LLA 25-18*

- All above ground gas meters, regulators, and piping exposed to vehicular damage shall be protected in an approved manner.
- 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.
- 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.
- 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 Jesse Jimenez
1154 S. Union Road, Manteca CA 95337
Firemarshal@Mantecafire.org

Tractor Supply and Dutch Bros
 SPC 25-18, MUP 25-18-1, MUP 25-18-2, LLA 25-18



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: Sol Jobrack, City of Manteca, Development Services Department
From: Laurel Boyd, SJCOG, Inc. Phone: (209) 235-0574 Email: boyd@sjcog.org
Date: August 19, 2025
Local Jurisdiction Project Title: South Union Tractor Supply & Dutch Bros – Specific Plan Amendment (SPPA 25-0018), Lot Line Adjustment (LLM 25-0018), Site Plan Review (SPC 25-0018), & Minor Use Permits (UPN 25-0018 -1, UPN 25-0018-2)
Assessor Parcel Number(s): 197-240-04 to -06
Local Jurisdiction Project Number: SPPA 25-0018, LLM 25-0018, SPC 25-0018, UPN 25-0018-1, UPN 25-0018-2
Total Acres to be converted from Open Space Use: Unknown
Habitat Types to be Disturbed: Agricultural Habitat Land
Species Impact Findings: Findings to be determined by SJMSCP biologist.

Dear Mr. Jobrack:

SJCOG, Inc. has reviewed the project referral for the South Union Tractor Supply and Dutch Bros. Project. This project consists of a Planning Application P25-0018, which includes a Specific Plan Amendment, Lot Line Adjustment, Site Plan Review, and two Minor Use Permits.

- Specific Plan Amendment proposes to modify the Union Ranch Specific Plan by:
 - Adding the 'Drive-in and Drive-Through' use type to the allowable uses table, subject to a Minor Use Permit.
 - Changing the 'Gardening and Landscape Supply' use type from requiring a Conditional Use Permit to a Minor Use Permit.
- The Lot Line Adjustment involves three existing parcels, resulting in:
 - Parcel 1: 32,216 sq ft.
 - Parcel 2: 122,068 sq ft.
 - Parcel 3: 38,481 sq ft.
- The Site Plan Review proposes the following development:
 - Parcel 1: 950 sq ft Dutch Bros Coffee quick-serve restaurant with drive-through.
 - Parcel 2: 21,702 sq ft for the Tractor Supply store, including a 1,627 sq ft live goods center, 8,750 sq ft outdoor display area, and 1,250 sq ft storage shed.
 - Parcel 3: 9,000 sq ft office/retail shell building.
- The two Minor Use Permits are requested for:
 - Dutch Bros Coffee quick-serve restaurant with drive-through (Drive-In and Drive-Through use type).
 - Tractor Supply store with outdoor storage (Gardening and Landscape Supply use type).

Site access will be provided via two existing driveways on Lathrop Road, on existing driveway on South Union Road, and one new proposed driveway at the north end of the property on South Union Road. The project site is located north of W. Lathrop Road and east of N. Union Road, Manteca (APN/Address: 197-240-04 to -06 / 2160 North Union 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

2 | S J C O G , I n c .

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.sjocog.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.



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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: South Union Tractor Supply & Dutch Bros. Project

Assessor Parcel #s: 197-240-04 to -06

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

Local Jurisdiction Contact: Sol Jobrack

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.



Tractor Supply and Dutch Bros
SPC 25-18, MUP 25-18-1, MUP 25-18-2, LLA 25-18



Environmental Health Department

Jasjit Kang, REHS, Director
Muniappa Naidu, REHS, Assistant Director

PROGRAM COORDINATORS
Jeff Carruesco, REHS, RDI
Willy Ng, REHS
Steven Shih, REHS
Elena Manzo, REHS
Natalia Subbotnikova, REHS

September 9, 2025

To: City of Manteca Development Services Department
Attention: Sol Jobrack; Associate Planner

From: Sastina Thammavongsa; (209) 616-3068 *ST*
Registered Environmental Health Specialist

RE: **P25-0018, SPPA 25-0018, LLM 25-0018, SPC 25-0018, UPN 25-0018-1,
UPN 25-0018-2, Distribution #2 Referral, SU-2500827
2160 N. Union Road, Manteca, South Union Tractor Supply and Dutch Bros
APNs: 197-240-04, 197-240-06, 197-240-05**

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

- 1) Submit two (2) hardcopy sets, or one (1) electronic version, of food facility plans to the Environmental Health Department for review and approval prior to issuance of building permit(s) (California Retail Food Code, Article 1, 114380). The fee will be based on the current schedule at the time of payment.
- 2) A valid permit from EHD is required prior to operating food facility (California Retail Food Code, Chapter 13, Article 1, Section 14381).
- 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)).
- 5) Before any hazardous materials/waste can be stored or used onsite, the owner/operator must report the use or storage of these hazardous materials to the California Environmental Reporting System (CERS) at cers.calepa.ca.gov/ and comply with the laws and regulations for the programs listed below (based on quantity of hazardous material in some cases). The applicant may contact the Program Coordinator of the CUPA program, Elena Manzo (209) 953-7699, with any questions.
 - a. Any amount but not limited to the following hazardous waste; hazardous material spills, used oil, used oil filters, used oil-contaminated absorbent/debris, waste antifreeze, used

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P25-0018, SPPA 25-0018, LLM 25-0018, SPC 25-0018, UPN 25-0018-1, Distribution #2 Referral, SU-2500827
Page 2 of 2
2160 N. Union Road, Manteca, South Union Tractor Supply and Dutch Bros
September 9, 2025

batteries or other universal waste, etc. – **Hazardous Waste Program** (Health & Safety Code (HSC) Sections 25404 & 25180 et sec.)

- b. Onsite treatment of hazardous waste – **Hazardous Waste Treatment Tiered Permitting Program** (HSC Sections 25404 & 25200 et sec. & California Code of Regulations (CCR), Title 22, Section 67450.1 et sec.)
- c. Reportable quantities of hazardous materials-reportable quantities are 55 gallons or more of liquids, 500 pounds for solids, or 200 cubic feet for compressed gases, with some exceptions. Carbon dioxide is a regulated substance and is required to be reported as a hazardous material if storing 1,200 cubic feet (137 pounds) or more onsite in San Joaquin County – **Hazardous Materials Business Plan Program** (HSC Sections 25508 & 25500 et sec.)
- d. Any amount of hazardous material stored in an Underground Storage Tank – **Underground Storage Tank Program** (HSC Sections 25286 & 25280 et sec.)
 - i. If an underground storage tank (UST) system will be installed, a permit is required to be submitted to, and approved by, the San Joaquin County Environmental Health Department (EHD) before any UST installation work can begin.
 - ii. Additionally, an EHD UST permit to operate is required once the approved UST system is installed.
- e. Storage of at least 1,320 gallons of petroleum aboveground or any amount of petroleum stored below grade in a vault – **Aboveground Petroleum Storage Program** (HSC Sections 25270.6 & 25270 et sec.)
 - i. **Spill Prevention, Countermeasures and Control (SPCC) Plan requirement**
- f. Threshold quantities of regulated substances stored onsite - **California Accidental Release Prevention (CalARP) Program** (Title 19, Section 2735.4 & HSC Section 25531 et sec.)
 - i. **Risk Management Plan requirement for covered processes**



August 26, 2025

Sol Jobrack
City of Manteca
Development Services
1215 W. Center Street, Suite 201
Manteca, CA 95337

**Project: South Union Tractor Supply and Dutch Bros, Specific Plan Amendment
SPPA 25-0018, Lot Line Adjustment LLM 25-0018, Site Plan Review SPC
25-0018, Minor Use Permit UPN 25-0018-1, UPN 25-0018-2**

District CEQA Reference No: 20250967

Dear Mr. Jobrack:

The San Joaquin Valley Air Pollution Control District (District) has reviewed the documents provided by the City of Manteca (City). Per the documents provided, the project consists of a 950 square foot Dutch Bros Coffee quick-serve restaurant with drive thru, a 21,702 square foot Tractor Supply store with a 1,627 square foot live goods center, a 8,750 square foot outdoor display area, and a 1,250 square foot storage shed, and a 9,000 square foot office/retail shell building (Project). The Project is located at 2160 N. Union Road, in Manteca, CA.

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

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

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and Mitigating Air Quality Impacts (GAMAQI):
<https://ww2.valleyair.org/media/g4nl3p0g/gamaqi.pdf>.

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) Ambient Air Quality Analysis

An Ambient Air Quality Analysis (AAQA) uses air dispersion modeling to determine if emissions increases from a project will cause or contribute to a violation of State or National Ambient Air Quality Standards. The District recommends an AAQA be performed for the Project if emissions exceed 100 pounds per day of any pollutant.

An AAQA uses air dispersion modeling to determine if emission increase from a project will cause or contribute to a violation of State or National Ambient Air Quality Standards. An acceptable analysis would include emissions from both project-specific permitted and non-permitted equipment and activities. The District recommends consultation with District staff to determine the appropriate model and input data to use in the analysis.

Specific information for assessing significance, including screening tools and modeling guidance, is available online at the District's website:
<https://ww2.valleyair.org/permitting/ceqa/>.

4) Vegetative Barriers and Urban Greening

There are residential units located near 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.

5) Clean Lawn and Garden Equipment in the Community

Since the Project consists of commercial development, gas-powered commercial 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/zero-emission-landscaping-equipment-voucher-program/>.

6) On-Site Solar Deployment

It is the policy of the State of California that renewable energy resources and zero-carbon resources supply 100% of retail sales of electricity to California end-use customers by December 31, 2045. While various emission control techniques and programs exist to reduce air quality emissions from mobile and stationary sources, the production of solar energy is contributing to improving air quality and public health. The District suggests that the City consider incorporating solar power systems as an emission reduction strategy for the Project.

7) **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.

8) **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 (559) 230-5888.

8a) **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 (559) 230-5888.

8b) 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 NOx 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 NOx 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.

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.

8c) District Rule 4601 (Architectural Coatings)

The Project may be subject to District Rule 4601 since it is expected to 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/tkjjeusd/rule-4601.pdf>

8d) 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>

8e) 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).

9) District Comment Letter

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

*Tractor Supply and Dutch Bros
SPC 25-18, MUP 25-18-1, MUP 25-18-2, LLA 25-18*

*San Joaquin Valley Air Pollution Control District
District Reference No: 20250967
August 26, 2025*

Page 8 of 8

If you have any questions or require further information, please contact Ryan Grossman by e-mail at ryan.grossman@valleyair.org or by phone at (559) 230-6569.

Sincerely,

Mark Montelongo
Director of Policy and Government Affairs



For: Daniel Martinez
Program Manager

*Tractor Supply and Dutch Bros
SPC 25-18, MUP 25-18-1, MUP 25-18-2, LLA 25-18*

memo

To: Sol Jobrack, Development Services
From: Avneet Mahil- Deputy Director- Public Works
Date: 9/18/25
Re: South Union Tractor Supply and Dutch Bros- Specific Plan
Amendment (SPPA 25-0018, Lot Line Adjustment (LLM 25-
0018), Site Plan Review (SPC 25-0018) & Minor Use Permits
(UPN 25-0018-1, UPN 25-001-2)

This memo is to inform you that Solid Waste does not have any
comments.

Thank You,
Sincerely

Avneet Mahil
Deputy Director- Public Works

Tractor Supply and Dutch Bros
SPC 25-18, MUP 25-18-1, MUP 25-18-2, LLA 25-18



March 19, 2025

Nzuzi Mahungu, Assistant Planner
City of Manteca
Development Services Department
1001 W. Center Street
Manteca, CA 95337

Re: 2160 N. Union
APN: 197-240-04, 05 & 06

Dear Nzuzi:

Based upon review of the above referenced site plan, there does not appear to be any District facilities located within the proposed site. It shall be the owner's responsibility to properly abandon any irrigation infrastructure previously used to provide irrigation service to the subject property (if any remain) to prevent accidental discharge and inundation of the project site. Additionally, drainage from this site may ultimately discharge into District facilities. As such, we are requesting that improvement plans showing specific details concerning drainage be submitted for review and possible approval by the District. Further, City shall submit a written analysis for any proposed drainage to confirm that the proposed drainage design conforms to standards outlined in the Master Storm Drainage Agreement between the District and the City. If it is determined that no drainage into District facilities will occur from this site, no further approval will be necessary.

Thank you for the opportunity to review and comment on this matter.

Sincerely,

A handwritten signature in blue ink that reads "Forrest Killingsworth".

Forrest Killingsworth
Engineering Dept. Manager

11011 East Highway 120, Manteca CA 95336 - PO Box 747, Ripon, CA 95366 - District Office: (209) 249-4600

SSJID.gov



Plan Review Team
Land Management

PGEPlanReview@pge.com

August 21, 2025

Sol Jobrack
Associate Planner
1215 W. Center Street, Ste. 201
Manteca, CA 95337

Ref: Gas and Electric Transmission and Distribution

Dear Sol Jobrack,

Thank you for submitting the **P25-0018, Tractor Supply and Dutch Bros** project plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: <https://www.pge.com/en/account/service-requests/building-and-renovation.html>.
2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.
3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851 filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Tractor Supply and Dutch Bros
SPC 25-18, MUP 25-18-1, MUP 25-18-2, LLA 25-18



Plan Review Team
Land Management



Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: <https://www.usanorth811.org/images/pdfs/CA-LAW-2018.pdf>

1. Standby Inspection: A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.

2. Access: At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E’s easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

3. Wheel Loads: To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E’s Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. Grading: PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.

5. Excavating: Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 24 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch

Tractor Supply and Dutch Bros
SPC 25-18, MUP 25-18-1, MUP 25-18-2, LLA 25-18



Pacific Gas and Electric Company
PGEPlanReview@pge.com
Land Management
300 Lakeside Drive
Oakland, CA 94612

September 22, 2025

Sol Jobrack
Associate Planner
1215 W. Center Street, Ste. 201
Manteca, CA 95337

Re: P25-0018

Dear Sol,

Thank you for providing PG&E the opportunity to review your proposed plans for P25-0018, Tractor Supply and Dutch Bros. Our review indicates the proposed work and/or improvements appear to directly interfere with PG&E's existing facilities and land rights.

PG&E has existing electric distribution facilities in the vicinity of where the proposed Tractor Supply store will be located that may be impacted. Please have these facilities marked and located. Contact PG&E Service Planning Department should these facilities need to be relocated or modified.

To request delineation maps for review of PG&E's existing facilities, please submit to the following mailbox for gas maps: DelineationMapRequests@pge.com. For electric maps, submit through PG&E's JUMP Portal: [Joint Use Map Portal](#). Please note, when a request is submitted, the Delineation Team will confirm if a Nondisclosure Agreement needs to be completed.

For any requests to modify or relocate PG&E's existing facilities, or to request gas and/or electric service, please submit an application to PG&E's Service Planning department through PG&E's Your Project Portal: [Sign In \(yourprojects-pge.com\)](#).

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of two (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 this response, please contact me at (925) 804-5736 or M71A@pge.com

Sincerely,

Matthieu McNair
Land Management



wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches $[24/2 + 24 + 36/2 = 54]$ away, or be entirely dug by hand.)

Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 24 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible (90° +/- 15°). All utility lines crossing the gas pipeline must have a minimum of 24 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.



11. Cathodic Protection: PG&E pipelines are protected from corrosion with an "Impressed Current" cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.



Attachment 2 – Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. Buildings and Other Structures: No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as "RESTRICTED USE AREA – NO BUILDING."

2. Grading: Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.

3. Fences: Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E's facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.

4. Landscaping: Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), plant only low-growing shrubs under the wire zone and only grasses within the area directly below the tower. Along the border of the transmission line right-of-way, plant only small trees no taller than 10 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.

5. Reservoirs, Sumps, Drainage Basins, and Ponds: Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.

6. Automobile Parking: Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.

7. Storage of Flammable, Explosive or Corrosive Materials: There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.



8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 (http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.