

EXHIBIT 'B'



**City of Manteca
Development Services Department**

**Conditions of Approval
TPC West Apartments
Site Plan Review SPA-23-113
December 10, 2025**

Project Name: TPC West Apartments

Project Files: Site Plan Review SPA-21-137

Project Description: Site Plan and Design Review Application is for a 216-unit apartment complex project. The proposed project will include a mix of one, two, and three-bedroom apartments within six multi-unit three-story structures. The 9.29± acre site will also feature a community center, pool, tot lot, and open space.

Project Location: 1758 W. Yosemite Ave., Manteca, CA 95337 (APN: 222-050-05)

Applicant: Pacific West Communities, Inc., ATTN: Lauren Alexander
430 E. State St., Suite 100, Eagle, ID 83616

This list of conditions is not intended to be a comprehensive list of City regulations. All conditions are referenced to the Plans (dated September 19, 2025), which are on file with the City of Manteca, Development Services Department.

City of Manteca Development Services Department: Planning

1. **Approval.** This approval is subject to the conditions set forth herein and shall be contingent upon final review and approval by the City of Manteca.
 - A. **Site Plan and Design Review.** This Site Plan & Design Review allows for a 216-unit apartment complex project. The proposed project will include a mix of one, two, and three-bedroom apartments within six (6) multi-unit three-story structures. The 9.29± acre site will also feature a community center, pool, tot lot, and public open space. Any future ancillary or accessory uses or expansions, or additions to the site shall be subject to review and approval by the Development Service Director.
2. **Conformance to Plans.** This approval is dependent upon and limited to the proposals and plans contained, supporting documents submitted, and presentations

EXHIBIT 'B'

made to staff, the Planning Commission, and/or City Council, as affirmed by the applicant and presented on the plans dated September 19, 2025. Any variation from these plans, proposals, supporting documents, or presentations is subject to review and approval prior to implementation.

3. **Minor Modifications.** Any minor deviations or modifications to the site, utility, or public improvement plans necessary due to site constraints may be granted upon approval of the Development Services Director. All other deviations or modifications shall be in accordance with MMC Section 17.08.130.
4. **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.
5. **Expiration.** Pursuant to MMC 17.08.080, the action to approve shall be effective on the 11th day after the date of action, immediately following expiration of the 10-day appeal period. Therefore, the effective date of this approval shall be December 21, 2025. The Site Plan Review shall expire two years from that date on **December 21, 2027**, unless altered and/or extended per State law. At the Director's discretion, he/she may grant a 90-day administrative extension when the Project is in final plan review. Prior to expiration, the owner/developer may apply for an extension to be approved by the Development Services Director, not to exceed a total of one (1) year from the original date of expiration.
6. **Owner Obligation.** All conditions of approval shall be satisfied by the owner/developer. If at any time, any of the Conditions of Approval are found to be in non-compliance, City enforcement action may be implemented pursuant to Manteca Municipal Code, Article 1, Chapter 1.10. All costs associated with compliance with the conditions shall be at the owner/developer's expense.
7. **Fees.** The developer shall pay all applicable processing fees, permit fees, City development fees, fire fees, school fees, drainage fees, habitat conservation fees, and other public entity fees in effect at the time of the issuance of the Certificate of Occupancy.
8. **Utility Companies.** The applicant is responsible for contacting all appropriate utility companies to obtain agreements for extension and/or relocation of services necessary for the proposed development.
9. **Signs.** No business identification signs or any advertising signs shall be installed or displayed without the review and approval of the Development Services Department, and all proposed advertising signs shall comply with Section 17.54 of the Zoning Ordinance. Freestanding and/or monumental signage shall be setback a minimum of four feet from the property line and shall not have any overhang onto the public right of way.
10. **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

EXHIBIT 'B'

Developer shall be those in force and effect at the time the applicable plan or permit approval is granted.

11. **Responsible Agencies.** The Developer is responsible for contacting all responsible and commenting agencies and ensuring compliance with any applicable fees and/or rules. This project is subject to the requirements of other agencies, including but not limited to the San Joaquin County Multi-Species Habitat Conservation & Open Space Plan, San Joaquin County Environmental Health Department, San Joaquin Valley Air Pollution Control District, and PG&E.
12. **Subsequent Development.** All activities undertaken in accordance with this approval shall comply with the City's General Plan and Municipal Code. In cases of conflict between the City's Municipal Code or map-specific conditions of approval, the governing priority shall be, to the extent legally permitted, as follows: 1) Municipal Code regulations, 2) project-specific conditions, and 3) standard conditions. The applicant shall comply with all regulations and code requirements of the Development Services Director, City Engineer, and Building Official, the Fire Chief, the Police Chief, and any other agencies requiring review of the project. If required, these agencies shall be supplied copies of the final maps, site plans, public improvement plans, grading plans, and building plans.
13. **Building Plans.** The project developer shall write all conditions of approval for this project on all building permit plan check sets submitted for review and approval. These conditions of approval shall be on, at all times, all grading and construction plans kept on the project site. It is the responsibility of the building developer to ensure that the project contractor is aware of and abides by all conditions of approval. Prior approval from the Planning Manager must be received before any changes are constituted in site design, grading, building design, building colors or materials, etc.
14. **Failure to Comply.** Should the project be found, at any time, not to comply with any of the Conditions of Approval, or should the applicant construct or operate this development in any way other than as specified in the Application or Supporting documents or presentations to staff, the Planning Commission, or City Council, as modified by the Conditions of this Approval, then the terms of this Approval shall be considered to be violated.
15. **Indemnification.** The applicant shall indemnify and hold harmless the City, its council members and commissioners, officers, agents, employees, and representatives from liability for any award, damages, costs and fees, including without limitation attorneys' fees, incurred by the City and/or awarded to any plaintiff in any action related to or arising out of the City's approval of this project or subdivision Map or any environmental or other documentation related to this project or subdivision Map. The applicant further agrees to provide a defense for the City in any such action.
16. **Limits of Approval.** Approval of this application does not constitute approval of any other entitlement or any other necessary permit, license, or approval.

EXHIBIT 'B'

17. **Compliance with Local and State Laws.** The subject use shall be conducted in full compliance with all local and state laws. No part of this approval shall be construed to permit a violation of any part of the Manteca Municipal Code. This Site Plan and design Review shall be subject to revocation if the subject use is conducted in such a manner as to cause a nuisance.
18. **Changes in Law.** This approval shall not preclude the application to development of the property of changes in City laws, regulations, plans, or policies, the terms of which are specifically mandated and required by changes in State or Federal laws or regulations.
19. **Other entitlements.** Approval of this application does not constitute approval of any other entitlement or any other necessary permit, license, or approval.
20. **Performance Standards.** Developer shall ensure ongoing compliance with City of Manteca Performance Standards, pursuant to Manteca Municipal Code Chapter 17.58.
21. **Parking, Loading Areas, On-Site Circulation.** All on-site parking, loading areas, and on-site circulation shall conform to the approved plans dated September 19, 2025, and conform to the parking analysis provided for this project. On-site parking shall provide a minimum of 371 parking stalls. At a minimum, 221 parking stalls shall be designated covered parking.
22. **Landscaping.** On-site landscaping shall conform to the approved landscaping plans dated November 6, 2025, and conform to the Manteca Municipal Code. Required planting areas shall be permanently maintained by water, clearing debris and litter, weeding, pruning, insect control, and replacement of plant materials and irrigation equipment as needed to preserve the health and appearance of plant materials. All landscaping shall be maintained in such a manner as not to restrict designated pedestrian access. All trees, shrubs, and plants that, 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.
23. **Storage, Screening, and Fencing.** All storage, screening, and fencing shall conform to the approved plans dated September 19, 2025, and conform to the Manteca Municipal Code.
24. **Roof-mounted Equipment.** Applicant/developer shall ensure all roof-mounted equipment shall remain screened from public street view. This condition does not include solar panels.
25. **Lighting.** All on-site lighting for parking areas, pedestrian areas, and vehicular or pedestrian paths of travel shall be LED lighting. Any new lighting is required to submit a photometric plan for review showing it complies with section 17.50.060.D of the Manteca Municipal Code.
26. **Site Maintenance.** The site shall be permanently maintained in a neat and clean manner, free of weeds, trash, and debris.

EXHIBIT 'B'

27. **CPTED.** 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 size and similar variety.

City of Manteca Development Services Department, Building Safety Division

1. Accessible parking spaces complying with CBC § 1109A shall be provided.
 - a. When **assigned parking spaces** are provided for a resident or a group of residents, at least 2 percent of the assigned parking spaces serving covered multifamily dwelling units shall be accessible in each type of parking facility. At least one space of each type of parking facility shall be made accessible, even if the number exceeds 2 percent. CBC §1109A.4
 - i. Specify the number of assigned parking spaces on the plans. Disregard if not applicable.
 - b. When parking is provided for covered multifamily dwellings and is **not assigned** to a resident or a group of residents, at least 5 percent of the parking spaces shall be accessible and provide access to grade-level entrances of covered multifamily dwellings and facilities (e.g., community center, pool, and park) that serve covered multifamily dwellings. CBC § 1109A.5
 - i. Specify the number of unassigned parking spaces on the plans.
2. At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger drop-off and loading zones; 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 §1110A.1.
3. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site. CBC §1110A.1.2.
4. At least one accessible route shall connect accessible building or facility entrances with all accessible spaces, elements and covered multifamily dwelling units. CBC §1110A.1.3.
5. An accessible route shall connect at least one accessible entrance of each covered multifamily dwelling unit with exterior spaces and facilities that serve the dwelling unit. CBC §1110A.1.4.
6. Separate building permits shall be required for the apartment buildings, covered parking, community center, pool, trash enclosure, signs etc.) per CBC Admin 104.
7. Adequate sanitary facilities shall be provided per the requirements of Chapter 4 of the California Plumbing Code and CPC Table 422.1.
8. Construction to provide electric vehicle infrastructure and facilitate electric vehicle charging shall comply with: CGBSC § 4.106.4.2.2

EXHIBIT 'B'

- a. EV Capable – 10% of the total number of parking spaces.
 - b. EV Ready – 25% of the total number of parking spaces.
 - c. EV Chargers – 5% of the total number of parking spaces.
 - d. Accessible EVCS shall be provided in accordance with CGBSC § 4.106.4.2.2.1 and CBC Table 11B-228.3.2.1
9. The Developer shall submit a certification prepared by a licensed land surveyor or registered civil engineer to the Chief Building Official, certifying that the building location (setbacks) are pursuant to the approved plans prior to receiving a foundation inspection.
 10. The project shall comply with the more restrictive of the outdoor potable water reduction requirements of the California Green Building Standards Code 4.304 and the Manteca Water Efficient Landscape Ordinance. Please note this on the plans.
 11. At the time of building permit submittal, the developer shall incorporate all Conditions of Approval from all departments and imprint them into the submittal set of construction documents/plans.

City of Manteca Engineering Department**General**

1. All street improvements will comply with the City of Manteca Standard Plans and Specifications. Improvement plans will be submitted to the City Engineer for approval. An encroachment permit is required for all work within the public right-of-way.
2. Developer will provide easements requested by the respective utility companies, within the project.
3. Developer will relocate and place underground the existing overhead communications facilities within, adjacent to, or along the frontage of the project, unless otherwise exempt pursuant to Chapter 13.32, "Underground Utilities" and Chapter 13.34, "Underground Utility Distribution Facilities" of the City of Manteca Municipal Code. This will be done at the Developer's expense. Prior to submitting relocation application(s) to utility company (or companies), the developer will submit the application(s) to City for review and approval.
4. Developer will dedicate ten-foot (10') wide public utility easements on all street frontages for underground facilities and appurtenances.
5. Developer will indicate on the improvement plans topographical information which will include one-foot (1') contour intervals and benchmark data based on City datum.
6. During all construction phases, Developer will comply with City Laws regarding dust control. Developer will also comply with San Joaquin Valley Unified Air Pollution Control District Regulation VIII (Fugitive Dust Prohibitions) to reduce the amount of

EXHIBIT 'B'

fine particulate matter (PM10) entrained into the ambient air from construction sources.

7. Prior to the start of construction, all survey monuments that have the possibility of being damaged, destroyed or covered over during construction for this project, will be located and referenced by a licensed land surveyor and a corner record or record of survey will be filed with the county surveyor. Survey monuments which are damaged, destroyed or covered over during construction must be re-set at the original location with a new monument and monument box and another corner record or record of survey will be filed with the county surveyor. All work in this condition will be done by a licensed land surveyor.
8. The following will be submitted prior to or with the Building Permit plan set. Review and approval of these items by the Engineering Department must occur prior to or with the issuance of the first building permit associated with this project.
 - a. On-site grading and drainage plan,
 - b. On-site utility (sanitary sewer, water and storm drain) plan,
 - c. Off-site improvement plan,
 - d. Erosion control plans,
 - e. Stormwater Pollution Prevention Plan (SWPPP),
 - f. Documentation, as required in the Post-Construction Stormwater Standards Manual, showing compliance with WQO NPDES 2013-0001-DWQ,
 - g. Joint Trench Intent plans, and
 - h. Dedication of required rights-of-way and easements to the City.

The plans specified in (a), (b) and (c) above will be prepared by a Registered Civil Engineer. The items in (d), (e) and (f) above will be prepared by a Qualified SWPPP Developer (QSD).
9. Joint trench utility installation will be in accordance with Manteca Municipal Code Chapter 13.34 and City Standards.
10. All address numbers will be plainly visible from the street fronting the property. Said numbers/letters will contrast with background.
11. Developer will be required to post a Performance Bond in the amount of one-hundred percent (100%), post a Labor-Material Bond in the amount of fifty percent (50%), post a Warranty Bond in the amount of 10% of construction, and payment of all required plan check, testing and inspection fees for improvement within the City right-of-way prior to the issuance of an encroachment permit.
12. If not already installed by others or if requested by the City Engineer, the Developer will install a benchmark on the North American Vertical Datum of 1988 vertical control system with this project. Final location will be approved by the City Engineer and shown on the Improvement Plans. Developer will obtain a benchmark from the City of Manteca and it will be punched with the elevation, datum reference and benchmark number, which will be assigned by the City. A corner record will be filed

EXHIBIT 'B'

with the San Joaquin County Surveyor's Office and will include the language that the benchmark is being added to the City of Manteca Vertical Control Network.

13. The detailed engineering elements for the roadway and utility portions of this project will be reviewed and finalized during the Building Permit and/or Improvement Plan review process. Designs/layouts presented with the proposed Site Plan are preliminary to support Site Plan approval and are not being approved with this action.

Site

14. Developer will quit-claim the fifteen (15) foot and fifty (50) foot SSJID easements shown on the site plan and will dedicate a new twenty-six (26) foot access easement along the westerly drive aisle to SSJID facilities located at the south corner of the project prior to the issuance of the first building permit associated with this project.
15. On-site parking area pavement surface drainage slopes will be as follows:
 - a. Minimum cross-slope on asphalt concrete to be 2%
 - b. Minimum cross-slope on concrete is 1%
 - c. Maximum slope is 5%.
 - d. Minimum concrete valley or curb gutters slope is 0.25%.
 - a. Pavement slope in ADA areas will be in accordance with the California Building Code, Chapter 11B.
16. Provide City Standard Refuse/Recycling Enclosures on-site at the locations shown on the site plan as approved by Public Works Solid Waste Division. Sizing the enclosures will be in accordance with City Standards.
17. The refuse enclosure will be graded so there is no storm drainage that will run into or from the enclosure area. The enclosure area will have a connection to the sanitary system for wash down in compliance with the City's Post-Construction Manual.
18. On-site curbing will conform to City of Manteca Standard ST-35, "Parking Area Curbs".
19. Curbing along the all drive aisles will be painted red to restrict parking. Signage along these areas may also be required as directed by the Fire Chief and /or the City Engineer.
20. Developer will dedicate an emergency vehicle access easement, to the City of Manteca, over the project site prior to the first final inspection of a building permit for this development.
21. Landscape planting at driveway entrances/exits will be maintained to a maximum height of three and one-half feet (3.5').
22. Developer will install stop signs at the westerly and easterly driveway egress points from the project to City rights-of-way. The stop signs will be installed just behind the

EXHIBIT 'B'

right-of-way on private property and will be maintained by the property owner for perpetuity.

Streets

23. Cross sections for roadways that are included in the City's adopted Public Facilities Implementation Plan (PFIP), Transportation Element will be in accordance with that document. Unless otherwise detailed in these conditions, cross sections for roadways that are not included in the PFIP will be in accordance with the City of Manteca Standard Plans. An encroachment permit is required for all work within the public right-of-way.
24. Soils R-value tests will be performed on representative soils within the proposed roadways. A geotechnical report will be submitted to the City Engineer with calculations determining the street pavement structural design. Design will conform to City of Manteca Resolution R-5633, "Street Structural Design Policy". The minimum traffic indices will be as follows:
 - a. W. Yosemite Avenue: 11.0
 - b. Drive Aisles: 4.5
25. Developer shall construct full half-width street improvements along West Yosemite Avenue, including:
 - a. Widening of pavement, curb, gutter, eight (8) foot wide sidewalk and streetlights,
 - b. If not already installed by others, the developer, a fourteen (14) foot center median with landscaping and automatic irrigation system. The full half-width street improvements do not include any improvements beyond the far side of the proposed median in W. Yosemite Avenue, opposite the project.
 - c. If not already installed by others, the developer, the signal at St. Dominics Drive & W. Yosemite Avenue. The signal shall include:
 - i. McCain 2070LX with the Omni software traffic signal controller.
 - ii. Iteris Vantage Vector Next Camera with video and radar capabilities traffic controller camera.
 - iii. Rack mounted camera CCU.
 - iv. 48-hour battery backup for the traffic signal to run flashing red lights.
 - d. Any modifications to the existing or future infrastructure that are needed to support the traffic signal installation at the intersection.

Note: Condition (b) and (c) above have also been included in the entitlements for the Kaiser Emergency Department Expansion project. The Developer is to coordinate with the Kaiser project on the timing of the installation for the traffic signal and construction of the median. If the improvements for Condition (b) & (c) above are bonded and under construction by others at the time of approval for the improvements of this project, then conditions (b) & (c) above shall not apply. Both the median and traffic signals are to be completed by this development or others prior to the first final inspection of

EXHIBIT 'B'

this project. It will be the responsibility of the Developer to coordinate the project timing and construction of the improvements.

26. Developer will ensure the structural section of the existing roadway is in accordance with the traffic indices in these conditions. The developer may remove and replace the existing pavement with a new structural section, in accordance with the specified traffic index or the Developer may core the existing pavement and submit the results to the City Engineer for approval to leave the existing structural section in place. The surface of the roadway where the existing pavement structural section is approved to remain will be removed and replaced with an overlay (minimum 0.30' grind and asphalt concrete overlay). Limits of work will be to the median, including left turn pockets into the project and onto St. Dominics Drive.
27. Street improvements and easement dedications will be completed as a condition of the first final inspection of a building permit for this development. This will be noted on the cover of the building permit submittal.
28. Developer will contact the local post office for directions regarding placement of mail receptacles or any other type of mail delivery proposed.
29. Developer will install streetlights along the project frontage to maintain a minimum average foot candle coverage of one (1.0) foot candle. The average to minimum uniformity ratio must not exceed 4:1.
30. Developer will install streetlights at the intersection of W. Yosemite Avenue and St. Dominics Drive to a minimum average coverage at the intersection of two and four tenths (2.4) foot candles, with a minimum average uniformity ratio not exceeding 3:1.
31. An electrolier photometric plan will be submitted with the project's Improvement Plans showing that the street lighting requirements are met with the existing streetlights. If not, the project will install streetlights or modify the existing streetlights to meet the requirements. The photometric plan will display foot candle coverage with the uniformity ratio values. The electrolier locations will be finalized during the Improvement Plan review process. The selected LED luminaires will be included in the Caltrans Authorized Materials Lists (AML).
32. All sidewalk within the public right-of-way adjacent to the project will be six inches (6") thick.
33. A sidewalk "End" sign and barricade will be installed at the west end of the project's Yosemite Avenue frontage. End of Sidewalk signage will be required as directed by the City Engineer. All driveway(s) and accessibility ramps installed with this project will comply with the latest revision of the California Building Code, Chapter 11B and Caltrans Standard Plans, detail A88A.

Fencing and Walls

34. Developer will construct a minimum seven foot (7') high masonry wall along the easterly, and southerly boundary of this project. An emergency and maintenance gate at the southwest corner of the project shall be installed in accordance with the requirements of SSJID and City of Manteca Fire Department.

EXHIBIT 'B'

35. All masonry walls will be reinforced, solid grout filled and constructed onsite (no prefabricated walls), with decorative caps and pilasters, subject to review and approval of the City Engineer and Public Works Director.

Water

36. Improvements will be constructed in conformance with the latest version of the City Water Master Plan.
37. A minimum ten-foot (10') separation, from outside of pipe to outside of pipe, will be maintained between water mains and parallel sanitary sewer, storm drain, and irrigation lines.
38. Existing wells within the boundary of the proposed development will be abandoned in accordance with San Joaquin County Public Health Services requirements.
39. Fire hydrant locations will be as approved by the Fire Department and finalized during the Improvement Plan Building Permit review process. Developer will provide and install fire hydrant "blue dot" reflective markers prior to issuance of the first building permit.
40. The onsite water line will be maintained by the Property Owner.
41. The onsite fire system will be maintained by the Property Owner in perpetuity, in accordance with National Fire Protection Association (NFPA) 25 Fire Code, as amended.
42. Developer will install double check detector check valves (DCDCV) where the fire hydrant/fire service line enters the site from the public water system. The DCDCV will be installed on private property immediately adjacent to the City right-of-way or a dedicated City access easement and will be maintained by the property owner.
43. Developer will install one meter for the domestic water system for this project. The meter will 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.
44. Developer will install a backflow prevention device immediately downstream of the water meter. The backflow prevention device will be maintained by the Property Owner.
45. Developer may install a separate water meter for the landscape irrigation system. The meter will be installed at an accessible location within the public utility easement, adjacent to the City's ROW or waterline maintenance and access easement. Piping and appurtenances downstream of the water meter are private and will be maintained by the Property Owner. Irrigation water from the potable system will be protected with a reduced pressure backflow device.
46. Any existing service connections to the City's water mains which will not be used by this project will be abandoned, as directed by the City of Manteca.
47. Landscape irrigation water system will be designed to operate from a single point of connection. Irrigation water from potable system will be delivered via a single meter which is no larger than two (2) inches. Piping which is installed from the potable

EXHIBIT 'B'

water system for the purposes of irrigation will be purple pipe. This includes the valve boxes. Irrigation water from the potable system will be protected with a reduced pressure backflow device.

Storm Drainage

48. Improvements will be constructed in conformance with the latest edition of the Storm Drain Master Plan, the City's Post-Construction Manual, and City Standards.
49. A preliminary storm drainage plan will be submitted to the City Engineer for approval concurrently with the first improvement plan submittal. The plan will be accompanied by calculations for peak flows, total runoff, pipe sizes, detention basin volume and evidence of historical groundwater depth.
50. All storm drainage will be attenuated onsite and then discharged into the Thomas Street Storm Drain Basin. No directly connected impervious areas (DCIA) will be allowed to drain into the storm drain system downstream of the attenuation system. The storm drainage attenuation discharge facilities will be designed as a controlled pump discharge with positive shut-off control. Telemetry requirements at the pump station will include installation of hardware and software to interface with the City's Supervisory Control and Data Acquisition (SCADA) system. Developer's SCADA Integrator will coordinate with the City Water Quality Control Facility's Chief Plant Operator.
51. All drain inlets will be marked "No Dumping - Drains to River". Drain markers will be purchased from the City of Manteca at cost plus 15% administrative charge and installed by the Developer prior to acceptance of the improvements.
52. Developer will construct the storm drain attenuation system in accordance with the current Storm Drain Master Plan.
53. Developer will incorporate appropriate site design measure(s) pursuant to Section 3.5, "Site Design Measures" of the Multi-Agency Post-Construction Stormwater Standards Manual. The City of Manteca approval of the proposed measures is precedent to issuance of any building, grading or construction permits.
54. Developer will 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 will comply with the Multi-Agency 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. Two paper copies and an electronic copy of the Project Stormwater Plan will be provided to the City of Manteca
55. Developer will develop a hydromodification management plan to ensure the post-project stormwater runoff flow rate will not exceed the estimated pre-project flow rate for the 2-year, 24-hour storm, in addition to not exceeding the capacity of the downstream storm drainage system ie., the existing storm drain basins, and

EXHIBIT 'B'

existing pump station. The hydromodification management plan will be incorporated into the Project Stormwater Plan.

56. Developer will 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. Two paper copies and an electronic copy of the Maintenance Plan will be provided to the City of Manteca.
57. 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 will be provided to the City of Manteca.
58. Post-Construction management practices will conform to the City's adopted Multi-Agency Post Construction Stormwater Standards Manual.
59. Where conflict between standards arises, the standard most-protective to water quality, to public health and safety, and against flooding will be utilized.
60. Prior to any land disturbing construction activities occurring on a project, Developer will meet the requirements of NPDES. For sites exceeding 1 acre of disturbance area that are deemed non-exempt, contractor will prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) and apply for a permit under the California General Construction NPDES permit. SWPPP will be prepared and signed by a Qualified SWPPP Developer (QSD) certified by the State Water Resources Control Board. All modifications to SWPPP will be implemented by a QSD in responsible charge for the project. The SWPPP will 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 will 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 will submit for approval an Erosion Control and Sedimentation Plan (ESCP) prepared and signed by a QSD. All ESCP treatment measures and BMPs must be always maintained until construction is completed and the site is stabilized as defined under the Construction General NPDES permit.

EXHIBIT 'B'

Prior to issuance of the first grading or building permit for a project, a copy of the SWPPP or ESCP will 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 personnel for review and approval of plans and documents.

61. It is recognized that the design and calculations which have been submitted thus far to demonstrate this project's compliance with the City's Post-Construction Stormwater Standards Manual are approved for project entitlements but may require further refinement for final approval, which is precedent to issuance of any building, grading, or construction permits.
62. Bioretention areas which are adjacent to sidewalks or pedestrian pathways will include a two-foot (2') wide flat area behind the sidewalk or pathway prior to the start of the bioretention area side slope.
63. Developer will enter into an agreement with the City for maintenance of the storm drain attenuation system. With this agreement, Developer will dedicate an easement to the City of the entirety of the system.

Sanitary Sewer

64. Improvements will be constructed in conformance with the latest version of the City Wastewater Collection System Master Plan and City Standards.
65. A manhole will be located at the back of the sidewalk, adjacent to City right-of-way, where the sanitary sewer main enters the development. This manhole will be the end of the City's maintenance responsibility for the sanitary sewer system.
66. Any existing septic tank(s) on the property will be abandoned in accordance with the permitting requirements of the San Joaquin County Environmental Health Department prior to issuance of the first building permit.

Public Facilities Implementation Plan

67. If the project is eligible for reimbursements under the Public Facilities Implementation Plan (PFIP), reimbursements will be based on actual quantities installed. Developer is required to have a minimum of three (3) public sealed bids opened by the City Clerk for all reimbursable improvements. Bids for reimbursable items will be included in the total project, however, the unit bids received for reimbursable items will be considered as a bid separate from the rest of the project's contract items and reimbursement will be made based on the lowest responsible bid received for reimbursable items.
68. Prior to Developer soliciting bids for PFIP eligible reimbursement, the City shall approve the bid sheet form and the Developer will provide proof that bids were solicited from a minimum of three qualified contractors.
69. Should the Developer fail to follow the above criteria for PFIP bidding purposes, or choose not to bid reimbursable items, then PFIP reimbursements shall be based on values set forth by the City.

EXHIBIT 'B'

70. Reimbursement will be in the form of credit against applicable PFIP Sanitary Sewer, Water System, Storm Drain and Transportation fees. The credit will be given when building permits are issued for construction of buildings within the project. The amount of the reimbursements will be based upon the low bid received from a minimum of three (3) sealed bids opened by the City Clerk; or in the event three sealed bids are not received, the amount will be per the PFIP as set forth by the City. If the cost to construct said improvements exceeds the value of PFIP credits, the remainder will be reimbursed after the City receives sufficient PFIP fee revenue from development occurring within the same PFIP zones.
71. In the event Developer desires to exchange credits for cash reimbursement, the exchange must be approved by Council.

City of Manteca Fire Department, Office of the Fire Marshal

Project Specific Conditions

1. Each Building will require Standpipe cabinet/connection to be in the 2nd & 3rd floors in each stairwell for Fire-Fighting operations.
2. A Preemption Traffic Control/gate access system that will operate upon an optical signal originating from an emergency vehicle.
3. Automatic gates shall have a battery back-up or manual mechanical disconnect readily accessible to emergency personnel in case of power failure.
4. Emergency Responder Communication Coverage in New Buildings testing prior to Fire Final.

General Conditions

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

EXHIBIT 'B'

6. Fire Department Access:
 - a. Provide a diagram showing a minimum of 44' external radius and internal radius of 25' on all main entries, drive aisle and parking lot areas. The main drive aisle shall be designated Emergency Vehicle Access Lane and be a minimum of 26' wide.
 - b. A diagram showing proposed "Fire Lane" shall be submitted for approval to the Office of the Fire Marshal. Fire Lanes shall be marked in accordance with California Fire Code (Appendix D103.6 SIGNS and Manteca Fire Code 15.24
7. Fire Hydrants: Plans and specifications for fire hydrant systems shall be submitted for review and approval prior to construction.
 - a. Fire hydrants shall be installed on a minimum 8-inch looped water main.
 - b. 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.
 - c. Hydrants subject to vehicular damage shall be protected in an approved manner and not be obstructed by vehicles or other obstructions.
 - d. Provide 15 feet of clearance on either side of fire hydrant from stopped or parked vehicles.
 - e. 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.
 - f. Total Fire Flow (appendix B of CFC) shall be calculated and submitted as part of the permit submittal.
8. Underground piping for the fire sprinkler shall be approved by the Fire Department prior to permit issuance.
9. All above ground gas meter, regulators, and piping exposed to vehicular damage shall be protected in an approved manner.
10. Fire Suppression Systems: All buildings must be protected by an approved monitored automatic sprinkler system in accordance to NFPA 13, CFC, CBC, and Manteca Municipal Code Section 15.24.
 - a. Fire Alarm/Sprinkler monitoring shall be point ID.
11. 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.
12. Plans proposed to be listed as deferred submittals shall be clearly labeled on the cover building permit plan submittal cover sheet.
13. A Fire Department approved "key lock box" shall be properly installed near the main entrance. A 3200 series lock box(s) can be order online directly from

EXHIBIT 'B'

KNOXBOX.COM. Contact the Office of the Fire Marshal at FireMarshal@mantecafire.org for additional information.

14. Trash enclosures/dumpsters shall not be allowed within 5 feet of any combustible walls, openings, or combustible roof eaves, unless protected by an automatic fire sprinklers.
15. Operations that require operational permits (High Piled Storage, Hot Work, Compressed Gas, Battery Storage and all others listed in CFC 105) shall be identified on the plan submittal.
16. All above comments shall be listed in the Building Permit Plan Submittal in a section designated for Fire Comments. Additionally, the Authority Having Jurisdiction should be listed as:

Authority having Jurisdiction:

City of Manteca Fire Department,
Office of the Fire Marshal
Fire Inspector II Luis "Art" Salas
124 Sycamore Ave, Manteca Ca
Firemarshal@Mantecafire.org

City of Manteca Public Works Department, Parks Division**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/basin improvements for Public Works Department – Parks Division approval, at developer's expense.
3. The Developer shall be required to pay Fees as specified in the current Park Acquisition and Improvement Fee Policy (both Park Acquisition and Improvement Fee and Park In-lieu of Fee would apply). Per Government Code Section 66007, Fees are not to be collected until the date of final inspection or certificate of occupancy, whichever occurs first.
4. All landscaping installed between back of sidewalk and property line shall be part of the on-site landscape, be controlled by its irrigation system and be maintained by the property owner.
5. Any landscape needs to comply with current Model Water Efficient Landscape Ordinance (MWELO) requirements.

Streetscapes/Medians/Landscape areas:

6. 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

EXHIBIT 'B'

formation requirements. Developer shall be responsible for maintenance of improvements until sufficient funding is available/collected for City to maintain.

7. No turf grass is permitted in any streetscapes/medians, unless approved by the Public Works Department – Parks Division.
8. 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 Public Works Department – Parks Division for Approval prior to specifying in project plans.

**Community Facilities District (CFD) (Or other funding source)
Formation/Annexation Requirements:**

9. To ensure the financial feasibility of all “affordable housing projects”, as defined under Section 65000 et. seq. of the California Government Code, the Developer shall provide proof of “welfare exemption” prior to issuance of Certificate of Occupancy. A welfare exemption shall have the same definition as that under Section 214 of the Revenue and Taxation Code. In the event the Developer is unable to meet the requirements of welfare exemption, the project shall be subject to the requirements under Conditions No. 10 and 11 of this section.
10. CFD or other approved funding source shall be formed, at the developer’s expense, to provide for the maintenance of the streetlights and streetscape/median landscape improvements and the negative fiscal impacts associated with the provision of police protection, fire suppression and road maintenance services for new development. Said CFD, 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.
11. 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.

Manteca Unified School District

1. The students generated from this project will significantly impact district facilities if not adequately mitigated. MUSD will require the project developers to mitigate the impacts of this project to District facilities by having the project area annex into a Community Facility District (CFO) and/or enter into a Mitigation Agreement for school facilities. CFDs are one of the crucial components for generating enough funding to ensure a fiscally sound budget for school facility construction and maintenance. CFDs are the funding mechanism used historically by the District to help build new student classrooms in areas of growth. The financial support required by residential development is well beyond the state mandated Developer Fees.

EXHIBIT 'B'

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

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.sjcoq.org>.

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

1. Schedule a SJMSCP Biologist to perform a pre-construction survey ***prior to any ground disturbance***
2. SJMSCP Incidental take Minimization Measures and mitigation requirement:
 - a. 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.
 - b. Under no circumstance shall ground disturbance occur without compliance and satisfaction of the ITMMs.
 - c. Upon issuance of fully executed ITMMs and prior to any ground disturbance, the project applicant must:
 1. 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
 2. Pay the appropriate SJMSCP fee for the entirety of the project acreage being covered; or
 3. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 4. Purchase approved mitigation bank credits.
 - d. Within 6 months from the effective date of the ITMMs or issuance of a building permit, whichever occurs first, the project applicant must:
 1. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or
 2. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 3. Purchase approved mitigation bank credits.
 - e. Failure to satisfy the obligations of the mitigation fee shall subject the bond to be called.
3. 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

EXHIBIT 'B'

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.

San Joaquin County Environmental Health Department

1. Written Confirmation is required from the Public Works Department that improvements have been constructed or financial arrangements have been made for any improvements for public sewer required by the agency. In addition, written confirmation from the Public Works Department that the agency has or will have the sewer capacity to serve the development is also required (San Joaquin County Development Title, Section 9-600.020).
2. The applicant shall provide written confirmation from the water providers that improvements have been constructed or financial arrangements have been made for any improvements required by the agency and that the agency has or will have the capacity to serve the proposed development. Said written confirmation shall be submitted prior to the issuance of a building permit (San Joaquin County Development Title, Section 9-602.010).
3. Submit three (3) sets of detailed public swimming pool plans to the Environmental Health Department for review and approval prior to issuance of building permit(s) (Code of Regulations, Title 22, Section 65505). The fee will be based on the current schedule at the time of payment.
4. 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).
5. 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)).
6. 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 batteries or other universal waste, etc. - Hazardous Waste Program (Health & Safety Code (HSC) Sections 25404 & 25180 et sec.)

EXHIBIT 'B'

- 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.)
 - 1. 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.
 - 2. 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.)
 - 1. 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.)
 - 1. Risk Management Plan requirement for covered processes

San Joaquin Valley Air Pollution Control District

- 1. 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 50 dwelling units of residential.

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

Per Section 5.0 of the ISR Rule, an Air Impact Assessment (AIA) application is required to be submitted no later than applying for project-level approval from a

EXHIBIT 'B'

public agency. As of the date of this letter, the District has not received an AIA application for this Project. Please inform the project proponent to immediately submit an AIA application to the District to comply with District Rule 9510 so that proper mitigation and clean air design under ISR can be incorporated into the Project's design. One AIA application should be submitted for the entire Project.

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

The AIA application form can be found online at:

<https://ww2.valleyair.org/permitting/indirect-source-review-rule-overview/forms-and-applications/>

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

2. The Project will 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/tkgjeusd/rule-4601.pdf>
3. *District Rule 4901 - Wood Burning Fireplaces and Heaters.* The purpose of this rule is to limit emissions of carbon monoxide and particulate matter from wood burning fireplaces, wood burning heaters, and outdoor wood burning devices. This rule establishes limitations on the installation of new wood burning fireplaces and wood burning heaters. Specifically, at elevations below 3,000 feet in areas with natural gas service, no person shall install a wood burning fireplace, low mass fireplace, masonry heater, or wood burning heater.

Information about District Rule 4901 can be found online at: <https://ww2.valleyair.org/compliance/residential-wood-smoke-reduction-program/>

South San Joaquin Irrigation District

1. Upon review of the materials, it seems that encroachments within the District's easement, or drainage into District facilities, will be a likely outcome. If said encroachments or drainage applies, applicant shall acquire approval from the District through issuance of an encroachment permit.
2. Improvement plans for both off-site and on-site improvements shall be submitted for review and approval (as necessary) by the District.
3. 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, approval specific to drainage will not be necessary.