

Exhibit "A"

One-Year Extension for Farmhouse Subdivision

TSM-26-09

1825 &amp; 1965 S. Union Rd.



**City of Manteca Development Services Department**

**Conditions of Approval**  
**Farmhouse Tentative Subdivision Map**  
**One-Year Approval Extension**  
**May 12, 2026**

Project File Number: TSM-26-09 (originally SDJ 20-99, REZ 21-161, & PD 21-145; SDX 23-88)

Project Name: One-Year Extension for Farmhouse Tentative Subdivision Map

Project Address: 1825 and 1965 S. Union Rd., Manteca, CA 95337

APN: 226-180-05 & 226-180-16

Property Owner: James Lewis, Jenny Nunes, & Jack Lewis – P.O. Box 1177, Ripon, CA 95336

Applicant: James Lewis, Jenny Nunes, & Jack Lewis

This list of conditions is not intended to be all-inclusive or a comprehensive list of City regulations. All conditions are referenced to the Farmhouse Tentative Subdivision Map (dated December 01, 2021) on file with the City of Manteca, Development Services Department, Planning Division.

**City of Manteca Development Services Department:**

The extension for the Tentative Subdivision Map (dated December 01, 2021), is approved subject to the following Conditions:

1. **Acceptance of Tentative Subdivision Map.** Unless the Subdivider formally objects to these conditions prior to approval of the Tentative Subdivision Map by the City Council, the Subdivider is bound by, to comply with, and to do all things required of or by the Subdivider pursuant to all of the terms, provisions, and conditions of these Conditions of Approval. All costs associated with compliance with the conditions shall be at the owner/developer's expense.
2. **Expiration of Tentative Subdivision Map Extension.** This Tentative Subdivision Map Extension approval shall automatically expire on **January 18, 2027**. Prior to the expiration date the applicant may apply for an extension not to exceed one year.

3. **Vested Rights.** This approval does not vest Subdivider'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.
4. **Vesting Fees.** This approval does not vest Subdivider'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.
5. **Fees.** The developer shall pay all applicable processing fees, permit fees, City development fees, fire fees, school fees, drainage fees, habitat conservation fees and other public entity fees in effect at the time of the issuance of the applicable permit.
6. **Outside Agency Fees.** It is the responsibility of the owner/developer to contact all outside agencies and pay applicable fees associated with this project.
7. **Conformance to Plans.** This approval is dependent upon and limited to the proposals and plans contained, supporting documents submitted, presentations made to staff, Planning Commission and/or City Council as affirmed to by the applicant. Any variation from these plans, proposals, supporting documents or presentations is subject to review and approval prior to implementation.
8. **Conformance with Subdivision Ordinance.** The final map shall comply with all of the requirements for final maps in Chapter 16 of the Manteca Municipal Code and shall show and contain all of the data required by Section 16.09.
9. **Substantial Conformance.** Site development plans shall be in substantial conformance to the approved tentative map/site plan and must be submitted, in English units, to the City Engineering Department for review and approval. Maps shall be prepared, wet signed and sealed by a civil engineer, land surveyor, or architect registered in the State of California and licensed to prepare final maps and/or site development plans. The City Engineer will be the approving authority.
10. **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; 3) standard conditions. The applicant shall comply with all regulations and code requirements of the Development Services Director, City Engineer, Building Official, 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.
11. **Structure Conformance.** Applicant shall ensure all future homes and/or structures will be built in compliance with the City's Zoning Ordinance and Planned

Development Standards.

12. **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.
13. **Other Requirements.** The applicant shall secure and comply with all applicable federal, state and local licenses, permits, authorizations, conditions, agreements, and orders prior to or during construction and operation, as appropriate.
14. **Failure to Comply.** Should the project be found, at any time, not to be in compliance 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.
15. **Indemnification.** The applicant shall indemnify and hold harmless the City, its council members and commissioners, officers, agents, employees, and representatives from liability for any award, damages, costs and fees, including without limitation attorneys' fees, incurred by the City and/or awarded to any plaintiff in any action related to or arising out of the City's approval of this project or subdivision Map or any environmental or other documentation related to this project or subdivision Map. The applicant further agrees to provide a defense for the City in any such action.
16. **Limits of Approval.** Approval of this application does not constitute approval of any other entitlement or any other necessary permit, license, or approval.
17. **Compliance with Local and State Laws.** The subject use shall be conducted in full compliance with all local and state laws. No part of this approval shall be construed to permit a violation of any part of the Manteca Municipal Code. This Tentative Subdivision Map shall be subject to revocation if the subject use is conducted in such a manner as to cause a nuisance.
18. **Erosion Prevention.** The applicant shall take all necessary measures to ensure that his activities or those of his agents do not result in measurable erosion of soils on the site, either wind or water, during the construction and operation of the project covered by this approval.
19. **Environmental Mitigation:**
  - a. Prior to building permit approval, all project intersections and roadways as shown on the Tentative Map shall be designed to provide adequate emergency access and comply with City of Manteca standards, to the satisfaction of the Planning and Public Works Department.
  - b. Prior to the approval of the occupancy permits for the proposed project, applicant shall construct a bike lane along Union Road as shown on the City's PFIP plans; and the project applicant shall install street lighting along the project frontage on Woodward Avenue and Union Road, to the satisfaction of the Planning and Public Works Director.

**20. Design Requirements Prior to Building Permit Issuance:**

- a. The construction of this subdivision must comply with all Farmhouse Planned Development Guidelines, dated November 2021.
- b. The final placement of the wall along the north west corner of lot 45 will be reviewed and approved by the City Engineer, with consultation of the Director of Planning, prior to recordation of final map.
- c. Windows on corner elevations shall have full trim amenities on both the first and second stories.
- d. All front yards must have a minimum of one tree.
- e. All conditions of approval for this project shall be written by the project developer 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.
- f. 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.
- g. No more than two of the same plan (found on page 32 of the PD Design Guidelines) can be adjacent to each other. If two of the same plan are next to each other, each plan must have a different color and material scheme (found on page 68 of the PD Design Guidelines).

**City of Manteca Engineering Division Conditions****General**

21. 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.
22. Developer shall provide easements, requested by the respective utility companies, within the subdivision and shall show said easements on the final subdivision map. Any existing facilities within or adjacent to the project that are affected by this project shall be relocated and placed underground at the Developer's expense.
23. Developer shall dedicate ten-foot (10') wide public utility easements on all street frontages for underground facilities and appurtenances, upon approval and recordation of each final map.
24. Developer shall indicate on the improvement plans topographical information which shall include one-foot (1') contour intervals and benchmark data based on City datum.
25. Developer shall relinquish access rights to and from City right-of-way along the

project's interface with W. Woodward Avenue, S. Union Road and the north side of Jack Lane, as named on the Tentative Map.

26. 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.
27. 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.
28. Prior to approval of a Final Map for any phase of the project the following shall be submitted by the developer and approved by the Engineering Department:
  - 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 shall be prepared by a Registered Civil Engineer. The items in (d), (e) and (f) above shall be prepared by a Qualified SWPPP Developer (QSD).

29. Joint trench utility installation shall be in accordance with Manteca Municipal Code Chapter 13.34 and City Standards.
30. All residential address numbers shall be plainly visible from the street fronting the property. Said numbers/letters shall contrast with background.
31. 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.
32. 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.

33. Per City of Manteca Standard Drawing ST-1, prior to issuance of the first building permit, Developer shall install streets within the development in accordance with the "all weather road" standard. In addition to the requirements set forth in City Standard Drawing ST-1, prior to issuance of the first building permit, the Developer shall have installed all street name signs within the development.
34. Per City of Manteca Resolution No. R2008-150, which approved the City's Residential Subdivision Partial Acceptance Policy, the Developer is eligible to receive a Partial Acceptance once all health and safety items are complete. Under the Partial Acceptance, Developer is only allowed to pull building permits for a maximum of fifty percent (50%) of the total number of dwellings within a Unit. Final acceptance of a Unit must be obtained to pull any building permits within the final fifty percent (50%). Furthermore, the partial acceptance of public improvements shall permit the occupancy of structures that front upon public streets that are included in the partially accepted public improvements. No Certificate of Occupancy will be issued until the partial acceptance has been approved by the City Council.
35. Per City of Manteca Resolution No. R2012-183, which approved the City's Policy Relating to Timing of Construction of Park Facilities associated with Residential Development, the park improvements shall be installed and available to the public prior to the issuance of the first building permit after building permits have been issued for twenty-five percent (25%) of the total number of lots shown on this subdivision's tentative map.
36. Per City of Manteca Resolution No. R2016-235, which approved the City's Park Acquisition & Improvement Fee Update, the Developer shall pay the applicable adopted park fees.
37. Improvements which will be dedicated to the City must use a benchmark on the City of Manteca Vertical Control Network to establish the elevations of the improvements. The benchmark used shall be noted on the Improvement Plans.
38. Detailed design of the utilities will be finalized during the Improvement Plan review process. Stubs shall be provided to the lots with existing structures from the utility systems inside of the subdivision.

### **Streets**

39. Cross sections and improvements for roadways that are included in the City's adopted Public Facilities Implementation Plan (PFIP), Transportation Element shall be in accordance with that document. Unless otherwise detailed in these conditions, cross sections for roadways that are not included in the PFIP in accordance with the City of Manteca Standard Plans. An encroachment permit is required for all work within the public right-of-way.
40. Soils R-value tests shall be performed from representative soils within the proposed

subdivision. A geotechnical report shall be submitted to the City Engineer with calculations determining the street pavement structural design. Design shall conform to City of Manteca Resolution R-5633, "Street Structural Design Policy". The minimum traffic indices shall be as follows:

- a. S. Union Road: 11.0
- b. Woodward Avenue: 9.0
- c. 64' right-of-ways: 5.0
- d. 50' right-of-ways: 4.5
- e. Cul-de-sacs: 4.0

41. Woodward Avenue

- a. Developer shall dedicate right-of-way along the south side of Woodward Avenue to accommodate a thirty-eight foot (38') half-width street section, widening to a fifty foot (50') half-width street section at the intersection with S. Union Road.
- b. Developer shall remove and replace the existing pavement with a new street structural section for the full length of the subdivision's Woodward Avenue frontage.
- c. Developer shall construct full width street improvements along Woodward Avenue, including new street structural section, curb, gutter, eight foot (8') wide meandering sidewalk, landscaping with trees and automatic irrigation system, street lights, signage and striping. The full width street improvements do not include any improvements beyond the curb and gutter on the north side of Woodward Avenue, opposite of the project. Developer shall also construct a fourteen foot (14') wide raised landscaped median with automatic irrigation system centered on the ultimate Woodward Avenue centerline. The median shall connect to the existing median on W. Woodward Avenue, west of the project, and shall extend for the full W. Woodward Avenue frontage of the project, tapering to 2' along the left turn lane, in accordance with the City's adopted PFIP.
- d. Developer may, in accordance with Title 16 of the Manteca Municipal Code, request City Council's approval to construct a part-width street for Woodward Avenue consisting of completion of the median, one twelve foot (12') wide travel lane and a two foot (2') wide pave shoulder on the side opposite of the subdivision, including transitions and striping needed to connect with existing roadway improvements. City Council must approve the request by a four-fifths (4/5ths) vote.
- e. If City Council does not approve the part-width street request, the Developer shall, on behalf of the City, obtain right-of-way along the north side of Woodward Avenue to accommodate full width street improvements.

42. S. Union Road

- a. Developer shall dedicate right-of-way along the west side of S. Union Road to accommodate a fifty-two foot (52') half-width street section.

- b. Developer shall construct street improvements along S. Union Road, including curb, gutter, eight foot (8') meandering sidewalk, landscaping with trees and automatic irrigation system, street lights, signage and striping. Developer shall also construct a twelve foot (12') wide raised landscaped median with automatic irrigation system centered on the ultimate S. Union Road centerline. The median shall extend for the full S. Union Road frontage of the project and shall taper to 2' along the left turn lane, in accordance with the City's adopted PFIP.
  - c. Developer shall grind (minimum of 2") and overlay the existing portion of S. Union Road between the new pavement and the western edge of the proposed median. The overlay shall be installed with the top lift of the new pavement.
43. Developer shall submit a warrant analysis for the W. Woodward Avenue/S. Union Road intersection to determine if signal warrants are met. If warrants are met for the intersection, Developer shall install the traffic signal.
  44. If this project is constructed in phases, Final Map phasing will need to be coordinated with the timing and necessity of roadway construction. Roadway construction for each phase shall be reviewed and approved by the City Engineer and may include roads on the Tentative Map that are not immediately adjacent to the proposed Final Map.
  45. Developer shall install striping and signage, or on existing roadways outside the frontage of this project may be required to conform the existing and proposed roadway improvements.
  46. Where offsite property acquisition is required by these conditions, if the developer has made good faith efforts to obtain the ROW, which can be shown to the City in writing, and is unable to come to an agreement with the property owner, the City will make a determination to remove this condition or begin its own negotiations with the property owner.
  47. No driveway shall be closer than twenty-feet (20') to a curb return for lots that side onto collector streets. Driveway locations that meet this condition shall be shown on Improvement Plan submittals. Vertical curb shall be installed for 20' past the curb return and the vertical curb shall be painted red and marked as No Parking.
  48. Existing driveways which are not to be used by this project shall be removed and replaced with sidewalk, vertical curb and gutter.
  49. Developer shall remove and replace the sidewalk, curb, gutter and accessible ramps, if any, along the frontage of this project.
  50. Developer shall contact the local post office for direction regarding placement of mail receptacles or any other type of mail delivery proposed.
  51. Developer shall relocate existing mailboxes, per the direction of the City Engineer and the United States Postal Service. Mailboxes shall be constructed in conformance with the standards of the United States Postal Service.
  52. Developer shall ensure the structural sections of the existing roadways which are adjacent to this project are 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 shall be removed and replaced with an overlay, which is done at the same time as the adjacent new pavement.

53. The electrolier locations shall be finalized during the Improvement Plan review process. Electroliers shall maintain an average foot candle coverage of 0.40 throughout the project and along the public right-of-way frontages, with a minimum allowable foot candle at any location of 0.07. Electrolier photometric plan, showing the foot candle coverage, shall be submitted with the Improvement Plans.
54. If Developer installs electrolier poles other than the City's standard cobra head fixture on a galvanized pole, the Developer shall supply the City with one extra complete light fixture and pole, per phase/unit of the project. If applicable, this will be a condition of final acceptance of the subdivision.
55. The thickness of all sidewalks installed with the project shall be six inches (6").
56. Accessibility ramps installed or modified with this project shall be in compliance with the latest revision of the California Building Code, Chapter 11B.
57. Street names will be reviewed and finalized during the Final Map review process.

### **Fencing and Walls**

58. Wall heights indicated within the Tentative Map and these conditions are minimums. The installed height may be greater, if necessary to mitigate noise impacts per this project's adopted Mitigation Monitoring and Reporting Program. Wall heights shall be measured from the highest-grade elevation on the adjacent residential lot.
59. Developer shall construct a minimum six foot (6') high wood fence along the boundaries of this subdivision which abut undeveloped land.
60. Streets stubbed onto undeveloped land shall have a six foot (6') high chain link fence extending from building set back line to building set back line and a Type 'B' Barricade per City Std. Plan No. ST-20, or as otherwise approved by the City Engineer.
61. Developer shall install minimum six foot (6') high decorative masonry sound wall along those streets where access rights have been relinquished to the City of Manteca. This affects lots 1 – 10, and 45 – 49 as shown on the approved Tentative Map.
62. All masonry walls shall be reinforced, solid-grout filled and constructed onsite (no prefabricated walls), with decorative caps and pilasters, subject to review and approval of the City Engineer and Public Works Department.
63. Developer shall submit the final noise wall design/height, as required by the project's Mitigation Measure. The design shall be submitted prior to the approval of the Improvements plans for the project.

### **Water**

64. Improvements shall be constructed in conformance with the latest version of the City Water Master Plan.
65. The update of the City's Water Master Plan, Reclaimed Water Master Plan and Groundwater Sustainability Plan, including the evaluation of a Direct/Indirect Potable Reuse Facility are currently underway. This project will be required to participate in expansion of the infrastructure or facilities identified in the updated Master Plans and any correlating funding programs.
66. 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.
67. 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.
68. Fire hydrant locations shall be as approved by the Fire Department and finalized during the Improvement Plan review process. Developer shall provide and install fire hydrant "blue dot" reflective markers prior to issuance of the first building permit.
69. Developer shall pay fees associated with the Reclaimed Water Master Plan for all houses within this subdivision for which a building permit is issued after adoption of said Reclaimed Water Master Plan by the City of Manteca. These fees will be paid in accordance with the City's PFIP Fee Program current at the time of Building Permit Issuance.
70. Developer shall install a reclaimed water line from W. Woodward Avenue to the existing Maehl Drive stub. The route of the reclaimed water line shall be approved by the City Engineer. All piping, valves and appurtenances for this system shall be purple.

### **Storm Drainage**

71. Improvements shall be constructed in conformance with the latest edition of the Storm Drain Master Plan, the City's Post-Construction Manual and City Standards.
72. The storm drain system shall connect to the existing storm drain stub in Maehl Drive.
73. 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 and pipe sizes.
74. All storm drainage shall drain to the existing basin at 1927 Al Fonseca Lane prior to discharging to the City's downstream system. No directly connected impervious areas (DCIA) shall be allowed to drain into the storm drain system downstream of the basin.
75. 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.
76. All storm drain piping shall be located within the paved street area.
77. 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.

78. 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. Two paper copies and an electronic copy of the Project Stormwater Plan shall be provided to the City of Manteca
79. 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.
80. 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. Two paper copies and an electronic copy of the Maintenance Plan shall be provided to the City of Manteca.
81. 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.
82. Post-Construction Management Practices shall conform to the City's adopted Multi-Agency Post Construction Stormwater Standards Manual.
83. Where conflict between standards arises, the standard most-protective to water quality, to public health and safety, and against flooding shall be utilized.
84. 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.

85. 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 is approved for project entitlements but may require further refinement for final approval, which is precedent to issuance of any building, grading, or construction permits.
86. Bioretention areas which are adjacent to the City sidewalk shall include a one-foot (1') wide flat area behind the sidewalk prior to the start of the bioretention area side slope.
87. Developer shall pay fair-share costs for storm drainage improvements, including improvements downstream to improve capacity or water quality treatments needed to conform to current Storm Drain Master Plan, City standards and support the development. These fees will be paid in accordance with the City's PFIP Fee Program current at the time of Building Permit Issuance.
88. Developer shall complete the CDD development memorandum, required by Storm Drainage Agreement Amendment No. 1, and submit it to SSJID for review.

### **Sanitary Sewer**

89. Improvements shall be constructed in conformance with the latest version of the City Wastewater Collection System Master Plan and City Standards.
90. The update of the City's Wastewater Master Plan is currently underway. This project will be required to participate in expansion of the infrastructure or facilities, including at the City's Water Quality Control Facility, identified in the updated Master Plan and any correlating funding programs. These fees will be paid in accordance with the City's PFIP Fee Program current at the time of Building Permit Issuance.
91. 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.

92. 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.

### **Public Facilities Implementation Plan**

93. Reimbursement shall 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 shall be included in the total subdivision bids, however, the unit bids received for reimbursable items will be considered as a bid separate from the rest of the subdivision contract items and reimbursement will be made based on the lowest responsible bid received for reimbursable items.
94. The City shall approve the bid sheet form and proof shall be provided that bids were solicited from a minimum of three qualified contractors.
95. Reimbursement shall 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 residences within the subdivision. The amount of the reimbursements shall be based upon the low bid received from a minimum of three (3) sealed bids opened by the City Clerk. If the cost to construct said improvements exceeds the value of PFIP credits, the remainder shall be reimbursed after the City receives sufficient PFIP fee revenue from development occurring within the same PFIP zones.
96. In the event Developer desires to exchange credits for cash reimbursement, the exchange must be approved by Council.

### **City of Manteca Fire Department Conditions**

97. The hydrant located in Court E shall be relocated to the northwest corner of Lot 52.
98. Per Ordinance #1173, a Fire Facility Permit Fee shall be assessed to all new construction as per Manteca Municipal Code Section 15.04.060.
99. The Developer shall submit all proposed street names to the Fire Prevention Division for review and written approval prior to the submittal of a final map.
100. Streets and Fire Department Access Drives within the subdivision shall meet City of Manteca Standard for all weather roadways prior to the issuance of any building permits.
101. Fire protection systems (fire hydrants, water mains, etc.) shall be installed, tested and approved by the City prior to the issuance of any building permit.
102. Fire hydrants shall be located and installed according to City of Manteca standards.

### **City of Manteca Information Technology Department Conditions**

103. The GIS Division will need to be notified when the orientation of the driveways is switched to the interior streets so we can re-assign new addresses to 1825 and 1965

S. Union Road at that time.

### **City of Manteca Parks Department Conditions**

#### **General**

104. Current City of Manteca Standards and Specifications for Landscape Development shall be followed.
105. Developer shall prepare construction plans and specifications for any streetscape improvements for Public Works Department – Parks Division approval, at developer's expense.
106. The Developer shall be required to pay Fees as specified in the current Park Acquisition and Improvement Fee Policy.
107. Any landscape needs to comply with current Model Water Efficient Landscape Ordinance (MWELO) requirements.
108. Developer shall submit a final subdivision map with recommended street trees for each street within the development to the City Arborist for review and approval.
109. Developer shall provide design and installation of concrete masonry walls to separate all public park and landscape facilities and residential lots. This affects lots 1 – 10, and 45 – 52 as shown on the approved Tentative Map.

#### **Low Impact Development:**

110. Low Impact Development (LID) improvements, locations and details shall be reviewed and be approved by Engineering and Parks Department to determine impact on overall area to be maintained within the Community Facilities District (CFD). Maximum side slopes shall be 3:1 for shrubs and 6:1 for turf/no-mow grass.
111. LID improvements shall be continuous if LID treatment includes landscaping and irrigation. Irrigation lines shall not be under private property or within street/sidewalk improvements without sleeving.
112. LID improvements shall not alter existing streetscape/park improvements or function of improvements.
113. Low Impact Development (LID) improvements shall be annexed in the Community Facilities District (CFD), or other funding mechanism, to provide resources for landscape 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.
114. Low Impact Design (LID) improvements shall have a one (1) year warranty period.

#### **Streetscapes/Medians/Landscape Areas:**

115. Streetscape/medians/landscape improvements shall be annexed into the Community Facilities District (CFD), 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.

116. 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 City of Manteca Parks & Planning 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 City of Manteca.
117. No turf grass is permitted in any streetscapes, unless approved by the Parks & Planning Division.

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

118. Developer shall annex into the existing CFD or other approved funding source shall be formed, at the developer's expense, to provide for the maintenance of the park/basin, streetlights, open spaces and all streetscape/median/roundabout landscape improvements. Said annexation into CFD, or other funding source, shall be in place prior to the issuance of the first building permit for a production home and as further defined in the City of Manteca Parkland Construction Policy. 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.

**San Joaquin Valley Air Pollution Control District**

119. This project shall comply with all applicable requirements from the San Joaquin Valley Air Pollution Control District.

**Frontier Communications**

120. This project shall comply with all applicable requirements from Frontier Communications.

**San Joaquin County Environmental Health Department**

121. This project shall comply with all applicable requirements from the San Joaquin County Environmental Health Department.

**Manteca Unified School District**

122. **School Fees.** Developer shall contact Manteca Unified School District Facilities Planning regarding school fees and requirements and shall provide proof of payment or waiver of such fees to the Development Services Department.

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

123. This Project is subject to the SJMSCP and is required to comply with the SJMSCP permitting process.

**ACKNOWLEDGEMENT OF TERMS AND CONDITIONS MUST BE CERTIFIED BY A NOTARY PUBLIC**

The City reserves the right to withhold the finalization of the structure(s) and/or terminate City utility service (shut off water and sewer) until all conditions of the City approved site plan have been completed. Please contact the Community Development Department if you are unable to complete the site plan improvements prior to occupancy of the project.

For information on fees associated with the project, contact the Building Department at 209-456-8550. The fees associated with this project (payable at the time of building permit issuance) include, but are not limited to, the following:

Storm drainage fee, sewer connection fee, water connection fee, building permit fee (includes electrical, mechanical, plumbing, strong motion fee, and any other applicable building-related permit), park acquisition and improvement fee (bedroom tax), street tree fee, school district fee, government building facilities fee, traffic signal installation fee, major equipment purchase fee, and highway interchange fee.

I, as the site plan applicant, or authorized agent for the site plan applicant, have read and understand the conditions of approval and requirements for this development project and the associated development fees. I, further, understand that this site plan runs with the ownership of the land and any transfer of ownership must include all uncompleted site plan requirements. I hereby acknowledge all conditions and requirements of the site plan approval.

\_\_\_\_\_ Date

\_\_\_\_\_ Authorized Signature

\_\_\_\_\_ Date

\_\_\_\_\_ Authorized Signature