



**City of Manteca
Development Services Department**

**Conditions of Approval
Wawona Apartments
SPR 24-79, LLA 24-78, MZM 25-01**

Project Name: Wawona Apartments

Project Files: GPA 24-76, REZ 24-77, SPR 24-79, LLA 24-78, MZM 25-01

Applicant: MCR Engineering, Shawn Samaniego
1242 Dupont Ct., Manteca, CA 95337

Project Location: 2005, 2019 & 2027 Wawona St. (APN: 222-100-15, -14 and -09)

Project Approval: TBD

Project Expiration: TBD

City of Manteca Development Services Department - Planning: (209) 456-8500

1. **APPROVED USE:** General Plan Amendment to redesignate the property from VLDR to HDR to allow for construction of a multifamily apartment building; Rezone to change the zoning from R-E to R-3, in consistency with the requested GP land use designation; Lot Line Adjustment to merge three current parcels into one 1.67± acre parcel to facilitate site design; Site Plan and Design Review application is required for the construction of a single four-story 44-unit residential structure, one leasing office building, two public open space trellis areas and associated parking and landscaping; Minor Zone Modification is requested due to site constraints to allow a 10% reduction in the required landscaping. This approval is subject to the conditions set forth herein and shall be contingent upon final review and approval by the City of Manteca. (Use Type: Dwelling, Multi-Family)

The project includes two structures and associated amenities totaling 45,756 square feet:

- Building 1 – Four story apartment building totaling 45,452 sq ft.
 - Building 2 – Office building 304 sq ft.
2. **Expiration.** Any permit not exercised within two years of approval shall expire and become void, except where an extension of time is approved in compliance with MMC Subsection 17.08.120(C) (MMC Section 17.08.120(A)).
 3. **Effectuation.** Unless otherwise specified, effectuation of this approval shall be at building permit issuance. All Conditions of Approval and ordinance requirements shall be fulfilled prior to the establishment of the use at final building occupancy.

4. **Minor Modifications.** Any minor deviations or modifications to the site, utility, or public improvement plans necessary due to site constraints may be granted upon approval of the Development Services Director in accordance with MMC Section 17.08.130.
5. **Fees.** The developer shall 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. **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. Approval of this application does not constitute approval of any other entitlement or any other necessary permit, license, or approval.
7. **Owner Obligation.** All conditions of approval shall be satisfied by the owner/developer. If at any time, any of the Conditions of Approval are found to be in non-compliance, City enforcement action may be implemented pursuant to MMC Section 1.10. All costs associated with compliance with the conditions shall be at the owner/developer's expense.
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. **Vested Rights.** This approval does not vest applicant's rights regarding future development. All ordinances, resolutions, rules, regulations and official policies governing design, improvement and construction standards and specifications applicable to the project and public improvements to be constructed by the Developer shall be those in force and effect at the time the applicable plan or permit approval is granted.
10. **Vesting Fees:** This approval does not vest developer or Landowner's rights regarding the payment of any development impact fees, exactions and dedications, processing fees, inspection fees, plan checking fees or charges, or any other fee or charge that could have been legally imposed by the City when the original application was deemed complete. All fees and charges shall be paid at the rate in effect at the time such fees are customarily due.
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 San Joaquin County Multi-Species Habitat Conservation & Open Space Plan, San Joaquin Valley Air Pollution Control District, and PG&E.
12. **Building Plans.** The developer shall write all conditions of approval for this project on all building permit plan sets submitted for review and approval. These conditions of approval shall be included on all grading and construction plans kept on the project site at all times. It is the responsibility of the building developer to ensure that the project contractor is aware of, and abides by, all conditions of approval. Prior approval from the Planning Manager must be received before any changes are constituted in site design, grading, building design, building colors or materials, etc.
13. **Limits of Approval.** Approval of this application does not constitute approval of any other entitlement or any other necessary permit, license, or approval.
14. **Compliance with Local and State Laws.** The applicant shall secure and comply with all applicable federal, state, and local licenses, permits, authorizations, conditions, agreements, and orders prior to or during construction and operation, as appropriate.
15. **Cultural Resources.** If, in the course of development, potential tribal cultural resources, including but not limited to cultural features, midden/cultural soils, artifacts, exotic rock (non-native), shell, bone, shaped stones, or ash/charcoal, are encountered, all work in the vicinity of the find shall halt until a Tribal Representative or archaeologist can evaluate the materials and make recommendations for further action. If human remains are encountered, all work shall halt in the vicinity and the County Coroner shall be notified immediately. At the same time, a qualified archaeologist shall be contacted

to evaluate the finds. If human burials are found to be of Native American origin, steps shall be taken pursuant to Section 15064.5(e) of Guidelines for California Environmental Quality Act.

16. **Failure to Comply.** Should the project be found, at any time, not to comply with any of the Conditions of Approval, or should the applicant construct or operate this development in any way other than specified in the application or supporting documents or presentations to staff, Planning Commission or City Council, as modified by the Conditions of this Approval, then the terms of this Approval shall be considered to be violated.
17. **Changes in Law.** This approval shall not preclude the application to the development of the property of changes in City laws, regulations, plans or policies, the terms of which are specifically mandated and required by changes in State or Federal laws or regulations.
18. **Landscaping.** On-site landscaping shall conform to the approved plans dated August 26, 2025, and conform to the Manteca Municipal Code. Pursuant to MMC Section 17.48.060, required planting areas shall be permanently maintained by water, clearing debris and litter, weeding, pruning, insect control, and replacement of plant materials and irrigation equipment as needed to preserve the health and appearance of plant materials. All landscaping shall be maintained in such a manner as not to restrict designated pedestrian access. All trees, shrubs, and plants which, due to accident, damage, disease, or other cause, fail to show healthy growth shall be replaced, in kind, pursuant to the approved landscape plans within 30 days from the identified damage date.
19. **Parking Lot Landscaping.** Pursuant to MMC Section 17.48.050. K.2, Landscaping within the perimeter planter abutting any street right-of-way shall be designed and maintained for partial screening of vehicles to a minimum height of 30 inches measured from the finished grade of the parking lot. Screening materials may include a combination of plant materials, earthen berms, solid masonry walls, raised planters, or other screening devices authorized by the designated Approving Authority which meet the intent of this screening requirement. Planting materials shall be designed to ensure that planting within the clear visibility triangle at driveway and street intersections will not exceed 30 inches in height at full maturity.
20. **Parking Maintenance.** At all times, all parking stalls and parking lot striping shall remain in good condition and be clearly marked.
21. **Site Maintenance.** At all times, the site shall be maintained in a neat and clean manner free of trash and debris.
22. **Fencing.** Fencing along the public frontages of South Airport Way and East Woodward Avenue, as well as along the east property line, shall be open view. Final design shall be subject to review and approval during the building plan review stage (MMC Section 17.46.070).
23. **Fence Maintenance:** At all times, all fencing for this project must remain in good condition. If at any time, the fencing for this project is found to be in unsatisfactory condition, it must be repaired or replaced to meet the satisfaction of the Development Services Director.
24. **Lighting.** All on-site lighting for parking areas, pedestrian areas, and vehicular or pedestrian paths of travel shall be LED lighting. Any new lighting is required to submit a photometric plan for review showing it complies with MMC Section 17.50.060.D.
25. **Solar.** Developer shall install photovoltaic panels on the top of the car ports located along the northern and eastern property lines and south of the proposed residential building. Developer shall orient solar collectors away from public view or design the features as an integral element of the carport roof structure. Photovoltaic panels shall only be required to the extent needed to meet the requirements of Title 24 of the California Building Code.
26. **CPTED.** Pursuant to MMC Section 17.48.040 J., landscaping and lighting shall be maintained to compliance with Crime Prevention through Environmental Design (CPTED) guidelines. Shrubs shall be limited to two (2) feet in height, and mature trees shall be limbed up to six (6) feet above the ground. Dead or dying plants shall be replaced with materials of equal
27. **Signs.** Sign details shall be consistent with MMC Section 17.54 of the Zoning Ordinance and be included on the Site Plan. Additionally, all portions of any sign shall be set back a minimum of 5 feet

from existing and future right-of-way lines and shall not block pedestrian or vehicle rights-of-way or obstruct drivers' visibility.

- 28. **Access.** The following requirements apply and shall be shown on the Site Plan: The minimum driveway width shall comply with public improvement and fire safety standards (MMC Section 17-52.090 C.).
- 29. **Vehicle Parking:** Pursuant to MMC Section 17.52.050-1, off-street parking shall be provided in accordance with the following:

<u>Use Type</u>	<u>Parking Ratio</u> <i>(MMC Table 17.52.050-1)</i>	<u>Parking Required</u>	<u>Parking Provided</u>
Multifamily Residential (HDR)	<i>1 space/dwelling unit + 0.25 space/studio, 0.5 space/one bedroom, and 1 space per 2 or more bedrooms.</i>	<ul style="list-style-type: none"> ▪ Covered spaces for 44 total apartment units ▪ 20 one-bed units = additional 0.5 space/ unit ▪ 24 two-bed units = additional 1.0 space/ unit 	44 spaces 10 spaces 24 spaces
Office (Leasing)	<i>4/1,000 sf gfa</i>	<i>304 sq ft office = 2 spaces</i>	2
		<i>Minimum Required Parking</i>	<i>80 spaces</i>
		<i>Total Provided Parking</i>	<i>80 spaces</i>

- 30. **Indemnification.** The applicant shall indemnify and hold harmless the City, its council members and commissioners, officers, agents, employees, and representatives from liability for any award, damages, costs and fees, including without limitation attorneys' fees, incurred by the City and/or awarded to any plaintiff in any action related to or arising out of the City's approval of this project or site plan or any environmental or other documentation related to this project. The applicant further agrees to provide a defense for the City in any such action.
- 31. **Mitigation Measure BIO-1:** Prior to construction, Project Applicant shall conduct a Preconstruction Survey for Burrowing Owl and Implement Avoidance Measures. A qualified biologist(s) knowledgeable of the species should conduct a focused, preconstruction survey during the peak breeding season for burrowing owls (15 April to 15 July) prior to the start of ground- disturbing activities for the project to determine if burrowing owls are present on the project site and within 250 feet where access allows. The survey should be conducted in substantial compliance with the California Burrowing Owl Consortium's Survey Protocol and Mitigation Guidelines (CBOC, 1997), San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP, 2000) survey methodologies, and/or other survey and mitigation protocols recommended by the CDFW, to the extent feasible. All areas of suitable habitat proposed for ground disturbance will be surveyed. If burrowing owls are detected, buffers and mitigation per the Survey Protocol and Mitigation Guidelines will be implemented and the San Joaquin Council of Governments (SJCOG) shall be notified to initiate the Incidental Take process under the SJMSCP.

If burrowing owl(s) are found to occupy the site and avoidance is not possible, a qualified biologist knowledgeable of the species should conduct burrow exclusion during the non-breeding season, before breeding behavior is exhibited and after the burrow is confirmed empty by site surveillance and/or scoping. Burrow closure should be implemented only where there are adjacent natural burrows and non-impacted sufficient habitat for burrowing owls to occupy with permanent protection mechanisms in place. Construction activities may proceed within buffer zones only with SJCOG and CDFW approval and with implementation of approved minimization measures. Ongoing surveillance

should be conducted during any initial ground- disturbing activity or construction associated with each phase of project implementation to monitor colonization of the area by burrowing owls.

32. **Mitigation Measure BIO-2:** Prior to construction. If Project activities must occur during the nesting season (February 1 to September 15), pre-activity nesting bird surveys shall be conducted within seven (7) days prior to the start of construction on the construction site and a 500-foot buffer for raptors and song sparrows.
- If no active nests are found, no further action is required. However, existing nests may become active, and new nests may be built at any time prior to and throughout the nesting season, including when construction activities are in progress.
 - If active nests are found during the survey or at any time during construction of the Project, an avoidance buffer ranging from 50 feet to 500 feet may be required, with the avoidance buffer from any specific nest being determined by a qualified biologist. The avoidance buffer will remain in place until the biologist has determined that the young are no longer reliant on adults or the nest. Work may occur within the avoidance buffer under the approval and guidance of the biologist, but full-time monitoring may be required. The biologist shall have the ability to stop construction if nesting adults show any sign of distress.
33. **Mitigation Measure BIO-3:** Prior to construction. A qualified biologist knowledgeable of the species should conduct a Swainson's hawk survey of the Project Site and the surrounding 0.5-mile-radius area, in substantial compliance with the "Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley" (Swainson's Hawk Technical Advisory Committee 2000) during the normal bird breeding season (1 February through 15 September) prior to the start of any initial ground-disturbing activity or construction associated with each phase of project implementation, to the extent feasible. Additional pre-construction Swainson's hawk surveys should take place no more than 10 days prior to the start of ground-disturbing activities.

If active nests are detected:

- The project applicant shall immediately notify the San Joaquin Council of Governments (SJCOG), the Implementing Entity of the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP), to initiate the Incidental Take process.
- Avoidance and minimization measures shall be prioritized under the SJMSCP guidelines, including:
 - Establishing a minimum 0.25-mile (1,320-foot) no-disturbance buffer around active nests.
 - If a reduced buffer is necessary, SJCOG and CDFW approval is required with implementation of noise and visual disturbance minimization measures.
 - Construction may proceed within the buffer only with written authorization from SJCOG and CDFW under the SJMSCP.

To mitigate for the loss of Swainson's hawk foraging habitat, the project applicant should provide Habitat Management (HM) lands to the California Department of Fish and Wildlife (CDFW) based on the following ratios, if feasible:

- If the project(s) is located within 1 mile of an active nest tree, the applicant should provide a minimum of 1 acre of HM lands for each 1 acre of urban development authorized.
- If the project(s) is located within 5 miles of an active nest tree but greater than 1 mile from the nest tree, the applicant should provide a minimum of 0.75 acres of HM lands for each 1 acre of urban development authorized.
- If the project(s) is located within 10 miles of an active nest tree but greater than 5 miles from the nest tree, the applicant should provide a minimum of 0.5 acres of HM lands for each 1 acre of urban development authorized.

The project applicant should provide for the long-term management of the HM lands by funding a management endowment, the interest of which should be used for managing the HM lands. The rate

per HM acre should be established through consultation with CDFW. In addition to fee title acquisition of grassland habitat, mitigation could occur by the purchase of conservation or suitable agricultural easements. Suitable agricultural easements would include areas limited to production of crops such as alfalfa, dry land and irrigated pasture, and cereal grain crops. Vineyards, orchards, cotton fields, and other dense vegetation do not provide adequate foraging habitat.

34. **Mitigation Measure NOI-1:** Prior to Occupancy. Mechanical ventilation or air conditioning must be provided for all homes so that windows and doors can remain closed for sound insulation purposes.

City of Manteca Development Services Department - Building Safety Division: (209) 456-8550

1. Accessible parking spaces complying with Section 1109A shall be provided. Clearly specify on the site plan whether assigned or unassigned parking spaces are to be provided. CBC Sections 1109A.4 and 1109A.5.
 - 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.
 - 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 that serve covered multifamily dwellings.
 - c. At least one space of each type of parking facility shall be made accessible even if the total number exceeds the required percentage.
2. At least one accessible route shall be provided within the boundary of the site from accessible parking spaces and accessible passenger loading zone; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve. Where more than one route is provided, all routes must be accessible. CBC Section 1110A.1.1
3. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site. CBC Section 1110A.1.2.
4. All ground-floor dwelling units in non-elevator buildings shall be accessible and adaptable. CBC Section 1104A.1
5. Units shall be accessible in accordance with CBC Chapter 11A.
6. Applicant shall provide a complete and accurate site plan with appropriate dimensions and analysis showing compliance with CBC Sections 508, 602 and 705 for allowable area, fire separation distances, allowable openings, distance to property lines or assumed property lines, etc.
 - a. For the purposes of determining the required wall and opening protection, projections and roof-covering requirements; proposed and existing buildings on the same lot shall be assumed to have an imaginary line between them.
7. Separate building permits shall be required for each structure (Apartment building, Carports, signs, etc. per CBC Admin 104.
8. The Developer shall submit a pad elevation certification prepared by a licensed land surveyor or registered civil engineer to the Chief Building Official, certifying that the building location (setbacks) is pursuant to the approved plans prior to receiving a foundation inspection.
9. Developer shall provide bike parking spaces in accordance with California Green Building Standards Code 4.106.9 for number and distance to the entrance.
 - a. Provide permanently anchored bicycle racks within 100 feet of the visitor's entrance, readily visible to passers-by, for 5 percent of visitor motorized vehicle parking capacity with a minimum of one two-bike capacity rack. CGBSC Section 4.106.9.1

- b. Provide on-site bicycle parking for at least one bicycle per every two dwelling units. CGBSC Section 4.106.9.2
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 time of building permit, submittal the developer shall incorporate all Conditions of Approvals from all departments and imprint into the submittal set of construction documents/plans.
12. Accessible parking spaces complying with CBC § 11B-502 shall be provided in accordance with CBC Table 11B-208.2. These parking space(s) shall be located as close as possible to the primary entrance to the building. CBC § 11B-208.2 and § 11B-208.2.4.
13. Accessible routes shall be provided per CBC § 11B-206. At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger drop-off and loading zone; public streets and sidewalks; and public transportation stops to the accessible buildings or facility entrances they serve. Where more than one route is provided, all routes must be accessible. CBC §11B-206.2.1.
14. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site. CBC §11B-206.2.2.
15. Construction to provide electric vehicle infrastructure and facilitate electric vehicle charging shall comply with:
 - a. EV Capable, EV Capable and EVSE spaces shall be provided in accordance with Table 5.106.5.3.1.
 - b. EV Capable, EV Ready, and EV Chargers shall be provided in accordance with 4.106.4.2.1. and 4.106.4.2.2
 - c. Accessible EVCS shall be provided in accordance with CBC Table 11B-228.3.2.1
16. The new project is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5 percent of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack.
17. 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.
18. All current and/or future adopted permit and impact fees shall be paid for the construction of the new building.

City of Manteca Engineering Department: (209) 456-8460

General

1. All 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 area.
3. Developer will relocate and place underground any existing overhead facilities along the frontage of the project. This will be done at the Developer's expense. Prior to submitting relocation application(s) to utility companies (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 the street frontage 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 fine particulate matter (PM10) entrained into the ambient air from man-made 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 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 will be filed with the county surveyor. All work in this condition will be done by a licensed land surveyor.
8. Prior to, or with, the Building Permit plan set the following will be submitted. Review and approval of these items by the Engineering Department must occur prior to or with the issuance of the first building permit associated with this project.
 - a. On-site grading and drainage plan,
 - b. On-site utility (sanitary sewer, water and storm drain) plan,
 - c. Off-site improvement plan,
 - d. Erosion control plans,
 - e. Stormwater Pollution Prevention Plan (SWPPP),
 - f. Documentation, as required in the Post-Construction Stormwater Standards Manual, showing compliance with WQO NPDES 2013-0001-DWQ,
 - g. Joint Trench Intent plans, and
 - h. Dedication of required rights-of-way and easements to the City.

The plans specified in (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. If required by the City Engineer, the developer will enter into an Improvement Agreement for construction of the roadway and utility improvements which will be dedicated to the City. The agreement will require posting a Performance Bond in the amount of one hundred percent (100%), posting a Labor-Material Bond in the amount of fifty percent (50%), and payment of all required plan check, testing and inspection fees.
12. Developer 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 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. This project is a beneficiary of the Roberts Estate Storm Drain Area of Benefit. The Developer shall pay the required assessment, according to the approved Area of Benefit report. Payment will be required prior to the issuance of the first building permit.
14. 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 will be noted on the Improvement Plans.
15. 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

16. On-site parking area pavement surface drainage slope will be as follows: Minimum cross-slope on asphalt concrete is 2% or concrete is 1% with a maximum of 5%. Concrete valley or curb gutters will have a minimum slope of 0.25%. The pavement slope in ADA areas will be in accordance with the California Building Code, Chapter 11B.
17. Location of City Standard Refuse/Recycling Enclosures will be at the locations shown on the site plan, as approved by Public Works Solid Waste Division. Sizing will be in accordance with City Standards.
18. The refuse enclosure will be graded so there is no storm drainage runoff or run-on to the enclosure area. The enclosure area will have a connection to the sewer system, in compliance with the City's Post-Construction Manual.
19. On-site curbing will conform to City of Manteca Standard ST-35, "Parking Area Curbs".
20. Curbing adjacent to drive aisles will be painted red to restrict parking. Signage along these portions of the project may also be installed in addition to the red paint, as directed by the Fire Chief.
21. Developer will ensure no buildings are constructed across property lines.
22. Developer will dedicate an emergency vehicle access easement, to the City of Manteca, over the project site. The easement will record prior to the issuance of the building permit for the site work.
23. Landscape planting at driveway entrances/exits will be maintained to a maximum height of three and one-half feet (3.5').
24. Developer will complete a lot line adjustment to merge the properties covered by this site plan application. The lot line adjustment will be recorded prior to the issuance of the building permit for the site work.
25. Developer will install stop signs at the egress points from the project to City rights-of-way. The stop signs will be installed just behind the right-of-way on private property and will be maintained by the property owner for perpetuity.

Streets

26. Street improvements and City 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.
27. Developer will remove and replace the sidewalk, curb, gutter and accessible ramps, if any, along the frontage of this project.
28. Developer will install a barricade in accordance with City Standard ST-20 at all streets stubbed to undeveloped land.
29. Developer will contact the local post office for directions regarding placement of mail receptacles or any other type of mail delivery proposed.
30. Wawona Street shall have a minimum Traffic Index (TI) of 6.0. The minimum R-Value for purposes of determining the structural section of the roadway shall be twenty-five (25) unless otherwise determined by a Geotechnical Engineer. In no case shall the structural section be less than 2-1/2 inches of Asphalt Concrete over 6 inches of Aggregate Base.
31. Developer will ensure the structural sections of the existing roadway which is adjacent to this project is in accordance with the traffic indices in these conditions. All trench backfill and pavement restoration in the existing roadway shall meet or exceed the structural section of the roadway.
32. Developer will complete the full build out on the north side of Wawona Street from South Airport Way to Fishback Road. Improvement will include the installation of a five (5) foot-wide sidewalk, curb, gutter, driveways, street lights and street pave-out.

33. The City will provide fee credit and/or City participation under the Public Facilities Implementation Plan (PFIP) for the portion work outside the project's frontage. The Developer will enter into an Improvement Agreement for said fee credit and/or PFIP reimbursement.
34. Streetlights for Wawona Street will maintain an average foot candle coverage of 0.40, with a minimum allowable foot candle at any location of 0.07 within the public right-of-way. An electrolier photometric plan, showing the foot candle coverage, will be submitted with the Improvement Plans showing that this requirement is met with the existing streetlights. If not, the project will install streetlights or modify the existing streetlights such that the foot candle coverage meets the requirements.
35. The thickness of all sidewalks installed with the project will be six inches (6").
36. Driveway(s) and accessibility ramps installed with this project will follow the latest revision of the California Building Code, Chapter 11B and Caltrans Standard Plans, detail A88A.

Fencing and Walls

37. Developer will construct a minimum six foot (6') high wood fence along the boundaries of this project which abuts undeveloped land.

Water

38. 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.
39. Existing wells within the boundary of the proposed development, will be abandoned in accordance with San Joaquin County Public Health Services requirements.
40. 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.
41. The onsite water line will be maintained by the Property Owner.
42. 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.
43. 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. The DCDCV will be maintained by the property owner.
44. 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.
45. Developer will install a backflow prevention device immediately downstream of the water meter. The backflow prevention device will be maintained by the Property Owner.
46. 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.
47. 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.
48. 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 2". Piping which is installed from the potable 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

49. 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.
50. 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.
51. This project's storm drain connection to the system in N Grant Avenue is subject to approval by the Engineering Department. The developer will submit calculations showing the storm drain system in N Grant Avenue has the capacity to support this development, in addition to developed and undeveloped properties which are currently in the tributary area of the N Grant Avenue storm drain system. The calculations will be done in accordance with the design guidelines of the City's Storm Drain Master Plan. If this storm drain plan is not approved, the developer will propose an alternate storm drain solution to the City for approval.
52. This project will submit calculations, per Chapter 3, Section 3.1 of the City's Storm Drain Master Plan, showing attenuation of the storm drain flows for this project is not required.
53. 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.
54. Developer will incorporate appropriate site design measure(s) which may include, but not limited to, setback & buffers, soil amendments, tree planting & preservation, rooftop and impervious area disconnect, porous pavement, vegetative swales, rain barrels, and cisterns in accordance to the Post-Construction Runoff Standards Manual.
55. 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 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 will be provided to the City of Manteca
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 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 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 person 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 the City sidewalk will include a one-foot (1') wide flat area behind the sidewalk prior to the start of the bioretention area side slope.

Sanitary Sewer

63. Improvements will be constructed in conformance with the latest version of the City Wastewater Collection System Master Plan and City Standards.
64. 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.
65. Any existing septic tank(s) on the property that will not be approved by the City 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.
66. A preliminary sewer 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 wet weather flows showing pipe sizes and slopes for the entire development.

Public Facilities Implementation Plan

67. 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.
68. The City shall approve the bid sheet form, prior to bidding, and proof shall be provided that bids were solicited from a minimum of three qualified contractors.
69. 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 in accordance with the City Council adopted Public Facilities Implementation Plan in place on the effective date of the Improvement Agreement.

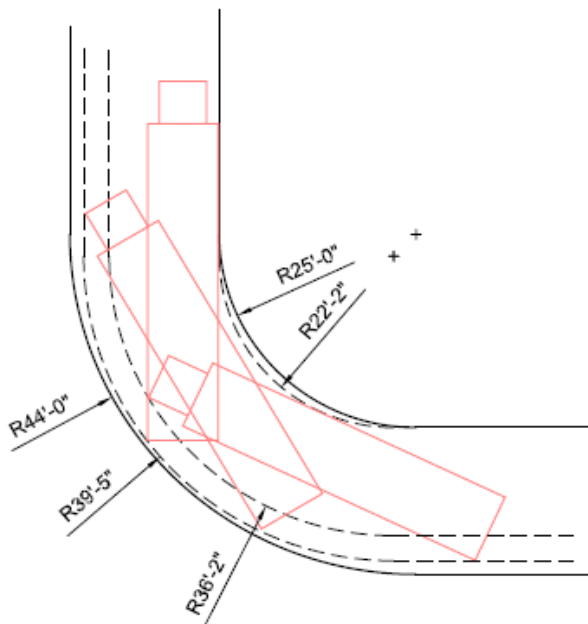
70. In the event Developer desires to exchange credits for cash reimbursement, the exchange must be approved by City Council.

City of Manteca Public Works Department - Parks Division: (209) 456-8636

1. 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).
2. Trees along Wawona Street shall be planted outside of the City right-of way.
3. 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.

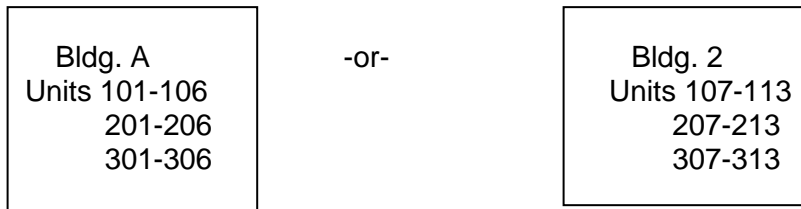
City of Manteca Fire Department, Office of the Fire Marshall: (209) 456-8311

1. Provide deferred submittals:
 - a. Standpipe Systems with 2022 CFC, Sec. 905 and NFPA 14
 - b. Emergency Responder Communication Coverage, 2022 CFC, Sec 510
 - c. Gates and barricades Across fire apparatus access road with CFC 105.6.11/ MMC. 503.3.1 (if applicable)
2. Truck turning radius must comply with the following values:



3. 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 6" 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:



- 4. Fire Department Access:
 - a. The turn radius for the entry shall be a minimum of 44' external radius and internal radius of 25'. All main drive aisle and roads around the complex and around each building, or group of buildings within this project shall be designated Emergency Vehicle Access Lanes.
- 5. 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. The on-site fire protection system (fire hydrants and associated water mains) shall be installed prior to the issuance of building permits.
- 6. Underground piping for the fire sprinkler shall be approved by the Fire Department prior to permit issuance.
- 7. All above ground gas meters, regulators, and piping exposed to vehicular damage shall be protected in an approved manner.
- 8. Fire Suppression Systems: All buildings must be protected by an approved monitored automatic sprinkler system in accordance with NFPA 13, CFC, CBC, and Manteca Municipal Code Section 15.24.
 - a. Apartment Buildings may be protected by a system designed in accordance with NFPA 13R. The clubhouse shall be protected by a system designed in accordance with NFPA 13.
 - b. Fire Alarm/Sprinkler monitoring shall be point ID.
- 9. 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.
 - a. Sprinkler Plans shall include all soffits, drops or obstructions.
- 10. Inspections. Fire protection systems (fire hydrants, water mains, etc.) shall be installed, tested and approved by the City prior to the issuance of any building permits. The Fire Department shall witness all system and acceptance tests. Please provide 24-hour notice prior to any system or acceptance tests.

11. Fire department connections: FDC must be located to face away from the building to allow adequate access.
12. A Fire Department approved "key lock box" shall be properly installed near the main entrance to the clubhouse building/community center and contain the necessary keys to assure access to all service area. Contact the Fire Prevention Division for specific details.
13. All above ground gas meters, regulators, and piping exposed to vehicular damage shall be protected in an approved manner.
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 sprinkler.
15. A site directory shall be provided at the main entrance.
16. Roof top shall meet with 2022 California Fire Code, Ch. 10 means of egress.
17. Deferred submittals for roof top canopies/ tents. (if applicable).
18. Authority having Jurisdiction: City of Manteca Fire Department,
 Office of the Fire Marshal
 Fire Inspector II Jesse Jimenez
 124 Sycamore Ave, Manteca CA 95337
 Firemarshal@Mantecafire.org

San Joaquin County Multi-Species Habitat Conservation & Open Space Plan: (209) 235--0574

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

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:
 - i. 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
 - ii. Pay the appropriate SJMSCP fee for the entirety of the project acreage being covered; or
 - iii. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - iv. 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: a. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or
 - e. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - f. Purchase approved mitigation bank credits.

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 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.

South San Joaquin Irrigation District: (209) 249-4600

1. It shall be the owner's responsibility to properly abandon any irrigation infrastructure previously used to provide irrigation service to the subject property (if any remain) to prevent accidental discharge and inundation of the project site.
2. Drainage from this site may ultimately discharge into District facilities. As such, we are requesting that improvement plans showing specific details concerning drainage be submitted for review and possible approval by the District.
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, no further approval will be necessary.