



**City of Manteca Development Services Department**

**Conditions of Approval  
4-C Ranch Annexation  
March 5, 2026**

Project File Number: ANX 21-25, PRZ 21-26, TSM 21-27  
 Project Name: 4-C Ranch Annexation Project  
 Project Address: 9683 E. Louise Ave, APNs: 208-080-10  
 Property Owners: Pauline Consoli Declaration of Trust  
 Attn: Carolee Barritt

Project Applicant: Raymus Homes  
 Attn: Toni Raymus  
 1433 Moffat Blvd., Suite 13  
 Manteca, CA 95336

Approval Date:

Annexation Date:

Expiration Date:

**City of Manteca Development Services Department, Planning Division**

**1. Annexation.**

- a. The Developer shall be responsible for the preparation of required exhibits, surveys, technical reports, and fees associated with the administration, processing, filing, and recording of annexation documents.
- b. The Developer shall be responsible for fulfilling all applicable agreements, payments, or requirements associated with detachment from the Lathrop-Manteca Fire District

**2. Acceptance of Tentative Subdivision Map.** Unless the Developer 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 perform all requirements 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.

3. **Tentative Subdivision Map.** Tentative Subdivision Map plan set dated January 2025, is approved subject to the following Conditions:
  - a. Contingent Approval. Approval of TSM 21-27 shall be contingent upon final approval and recordation of a Certificate of Completion submitted by the San Joaquin County LAFCo. Any request for plan review or remittance of fees prior to a LAFCo Certificate of Completion shall be at the Developers' sole risk.
  - b. Final Map Design. Final Map for the 19.68± parcel shall include no more than 68 lots, ranging in size from 6,233 square feet to 14,537 square feet.
  - c. Park Basin. The basin park shall be no less than 2.09-acres. Final basin park design and development shall be completed in accordance with the Recreation and Parks Commission, as may be modified by the City Council.
  - d. Map Expiration. Pursuant to MMC 17.08.080, this Tentative Subdivision Map approval shall be effective on the 11th day after the date of action, immediately following expiration of the 10-day appeal period. Therefore, the effective date of approval shall be March 16, 2026. The Tentative Map shall automatically expire on [REDACTED], **2028 or 24 months from and after the date of issuance.** The date of issuance is the date this Tentative Subdivision Map is approved by the City Council. Prior to the expiration date the applicant may apply for an extension not to exceed three years.
4. **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.
5. **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.
6. **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.
7. **Outside Agency Fees.** It is the responsibility of the owner/developer to contact all outside agencies and pay applicable fees associated with this project.

8. **Community Facilities District (CFD).** Annexation to the Community Facilities District: Applicant shall submit an executed petition affirmatively consenting to annex the subject property into the Community Facilities District (CFD) 2022-1 and agree to pay the special taxes levied by the CFD 2022-1 for the purpose of maintaining public services associated with parks and landscape maintenance, police protection, fire suppression, and street maintenance services for new developments. The CFD annexation process shall be completed prior to the issuance of the first building permit. Applicant shall comply with all rules, regulations, policies, and practices established by the State Law and/or by the City with respect to the CFD including, without limitation, requirements for notice and disclosure to future owners and/or residents.
9. **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.
10. **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.
11. **Conformance to CEQA Documentation.** Project shall be developed in accordance with any and all applicable mitigations necessary to meet compliance requirements of the Environmental Impact Report for the 2043 Manteca General Plan (SCH# 2020019010).
12. **Conformance to Climate Action Plan.** At the time of Construction Document submittal, developer shall also submit a completed Climate Action Plan Consistency Checklist. The document may be found on the City of Manteca website, Development Services Department section, Planning Division page, Long-Range Planning Documents subpage.
13. **Substantial Conformance.**
  - a. 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.
  - b. Except as otherwise expressly permitted by these Conditions of Approval, any minor deviations or modifications to the site, improvement, or utility plans due to site constraints shall be reviewed and approved by the City Engineer and Development Services Director, in accordance with the Subdivision Map Act. Such modifications shall not result in a substantial change to the approved Project.
14. **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, 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.
15. **Structure Conformance.** Applicant shall ensure all future homes and/or structures are built in compliance with the City's Zoning Ordinance.
  16. **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.
  17. **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.
  18. **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.
  19. **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.
  20. **Limits of Approval.** Approval of this application does not constitute approval of any other entitlement or any other necessary permit, license, or approval.
  21. **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.
  22. **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.
  23. **Building Plans.** 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 at all times be on 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.

24. **Tree Removal.** Prior to the approval of improvement plans, the Project applicant shall provide a landscape plan that includes tree planting specifications established by the Manteca Municipal Code (17.19.060) for the replacement of any trees, excluding orchard and non-native trees, to be removed at a ratio of 1:1. Replacement trees shall be planted on-site at a location that is agreeable to the City.
25. **Covenants & Restrictions.** The Developer shall prepare and file a “Right to Farm” covenant for the project as part of the Final Map.
26. **Design Requirements:**
  - a. Variable plan types and elevations shall be incorporated along the other streets in the subdivision to create visual diversity and interesting streetscapes. There shall be a minimum of three plan types for the community and each plan type shall include at least three distinct architectural styles.
  - b. No more than two homes of the same architectural style may occur within any sequence of three consecutive homes. In no case shall two adjacent homes of the same floorplan share the same architectural style.
  - c. Homes located along the outside edges of the project, along major roads, and around the park shall have enhanced detailing around windows and doors and visible edges; the homes shall have varying roof spans, and the colors and materials shall be varied.
  - d. Architectural elements must not end at the corner of a building and shall wrap around the corner and extend to a logical terminus point that is incorporated into the overall architectural design.
  - e. The use and incorporation of porches, trellis, roof overhangs, and patios shall be provided to add interest and a sense of community liveliness to the streetscape.
  - f. Garages and garage doors shall be designed to minimize the visual impact of the garage doors on the streetscape. This shall be done through changes in the setback for the garage or side-entry.
  - g. A single garage door shall not exceed the width of a two-car garage door. A second garage door for a third garage bay is permissible assuming a break in the façade between the two doors. The driveway shall be no wider than 6” wider than the width of the garage door.
  - h. The color palette for homes shall be comprised of two or more complementary options that include a base color, trim color, and accent color. Not more than four different colors may be used on an elevation.
  - i. Each home shall have a tree planted in the front yard. Corner lots shall have at

least two trees, one in the front yard and at least one on the corner side yard.

- j. Reverse corner lots 50 and 53 shall have a minimum 10-foot street side setback to building and fence.
- k. Any proposed entry subdivision signage shall require a building permit. Signage height shall not exceed the height of any perimeter wall or fencing.

### **City of Manteca Engineering Division Conditions**

#### **General**

1. All improvements shall comply with the City of Manteca Standard Plans and Specifications. Improvement plans shall be submitted to the City Engineer for approval. An encroachment permit is required for all work within the public right-of-way.
2. Developer shall provide easements, requested by the respective utility companies, within the subdivision and shall show said easements on the final subdivision map.
3. 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.
4. Developer shall indicate on the improvement plans topographical information which shall include one-foot (1') contour intervals and benchmark data based on City datum.
5. 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.
6. 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.
7. 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).

- 8. Joint trench utility installation shall be in accordance with Manteca Municipal Code Chapter 13.34 and City Standards.
- 9. All residential address numbers shall be plainly visible from the street fronting the property. Said numbers/letters shall contrast with background.
- 10. 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.
- 11. 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.
- 12. 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.
- 13. 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 Policy, 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.
- 14. 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, unless determined otherwise by the Parks Department.

15. 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.
16. 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.
17. The Engineering elements for this project shall be reviewed and finalized during the Improvement Plan review process. Designs/layouts presented with the Tentative Map are proposed to support Tentative Map approval and are not being approved with this action.

**Streets**

18. Cross sections 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 shall be in accordance with the City of Manteca Standard Plans. An encroachment permit is required for all work within the public right-of-way.
19. Developer shall install all offsite improvements prior to the first Partial or Full Acceptance of public improvements for the project, whichever occurs first. This condition shall apply regardless of the limits of any phasing of the project's in-tract improvements. The improvements must be inspected and completed prior to the project acceptance.
20. 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. (Louise Avenue) 11.0
  - b. 60' right-of-ways: 8.0
  - c. 50' right-of-ways: 6.0
  - d. Cul-de-sacs: 4.5
21. Louise Avenue
  - a. Developer shall dedicate right-of-way along the north side of Louise Avenue to accommodate a fifty-four foot (54') half-width street section and a future traffic signal at the Vasconcellos Avenue and Louise Avenue intersection.

- b. Developer shall remove and replace the existing pavement with a new street structural section along the subdivision's Louise Avenue frontage.
- c. Developer shall construct full width street improvements along Louise Avenue, including new street structural section, curb, gutter, eight foot (8') wide sidewalk, landscaping with trees and automatic irrigation system, street lights, signage and striping. The street improvements along the north side of Louise Avenue shall be configured to provide for a future traffic signal at the Vasconcellos Avenue and Louise Avenue intersection. The full-width street improvements do not include any improvements beyond the curb and gutter on the far side of Louise 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 Louise Avenue centerline. Street improvement shall terminate at the eastern end of the property limits or as otherwise determined and shall include roadway taper transitions, signage, and striping as needed to connect with the existing Louise Avenue roadway beyond the property limits. Installation of these improvements shall include the relocation or undergrounding of existing utility facilities on Louise Avenue.
22. Prior to City approval of improvement plans, the Developer shall perform a cumulative traffic analysis evaluating the need for a traffic signal at the Louise Avenue and Vasconcellos Avenue intersection and prepare a cost estimate for the traffic signal improvements. The Developer shall participate in an Area of Benefit for the future traffic signal and pay its proportionate fair share of the future traffic signal improvements based on the analysis and cost estimate of the traffic signal improvements, as approved by the City.
23. During the Building Permit review, Developer shall submit a traffic analysis of the eastbound to northbound left-turn lane at the Vasconcellos Avenue and Louise Avenue intersection in conjunction with the existing westbound to southbound left-turn lane to determine an appropriate length for both uses and recommended striping and signage configurations as well as intersection control.
24. Developer shall install traffic calming measures and measures on roadways immediately adjacent to the park/basin. The traffic calming measures shall be reviewed and approved during the Improvement Plan submittal process.
25. No driveway shall be closer than twenty-feet (20') to a curb return. Driveway locations shall be shown on Improvement Plan submittals. Vertical curb shall be installed for 20' past the curb return.
26. Developer shall install a barricade in accordance with City Standard ST-20 at all streets stubbed to undeveloped land.
27. Developer shall contact the local post office for direction regarding placement of mail receptacles or any other type of mail delivery proposed.
28. 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 (minimum 0.20' grind and asphalt concrete overlay), which is done at the same time as the adjacent new pavement.

29. Developer shall install streetlights along the frontages of streets with a right-of-way width greater than sixty feet (60') to maintain a minimum average foot candle coverage of one (1.0) foot candles. The average to minimum uniformity ratio must not exceed 4:1.
30. Developer shall install streetlights along the frontages of streets with a right-of-way width less than sixty feet (60') to maintain a minimum average foot candle coverage of four-tens (0.4) foot candles, with a minimum allowable foot candle of no less than seven-hundredth (0.07) foot candles.
31. An electrolier photometric plan shall be submitted with the project's Improvement Plans showing this requirement are met with the existing streetlights. If not, the project shall install streetlights or modify the existing streetlights to meet the requirements. The photometric plan shall display the foot candle coverage with the uniformity ratio values. The electrolier locations shall be finalized during the Improvement Plan review process. The selected LED luminaires shall be included in the Caltrans Authorized Materials Lists (AML). 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. This will be a condition of final acceptance or building occupancy.
32. The thickness of all sidewalks installed with the project shall be six inches (6").
33. A sidewalk ends sign shall be installed prior to the end of sidewalk at all streets stubbed to undeveloped land.
34. All construction related traffic is prohibited from utilizing Vasconcellos Avenue to access the project site. This restriction shall apply for the full duration of construction related to this project including public improvements and single family homes.
35. The existing curb and gutter along the street frontages of this project will be inspected prior to the final inspection of the site work building permit, once construction traffic is limited to project's proposed driveway. The Developer shall remove and replace damaged or dilapidated sections of the curb and gutter, as instructed by the City.
36. Accessibility ramps installed or modified with this project shall be in compliance with the latest revision of the California Building Code, Chapter 11B and Caltrans Standard Plans, detail A88A.

### **Fencing and Walls**

37. 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.

38. Developer shall construct a six foot (6') high chain link fence along boundaries of the park which abut undeveloped land.
39. Developer shall construct a minimum six foot (6') high wood fence along the boundaries of this subdivision which abut undeveloped land.
40. 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.
41. 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.
42. 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.
43. Developer shall submit the final noise wall design/height, as required by Mitigation Measure NOI-1 of the project's Initial Study. The design shall be submitted prior to the approval of the Improvements plans for the project.

#### **Water**

44. Improvements shall be constructed in conformance with the latest version of the City Water Master Plan.
45. The City's Water Master Plan and User Rate Charges are currently being analyzed and updated by HydroScience. The update of the Master Plan was completed in March 2024. The Water Master Plan identifies improvement projects that need to be engineered and constructed for both the distribution system and the treatment systems. As the needed projects, both distribution and treatment, are developed, and associated costs estimated, user rates, connection charges, and Public Facilities Implementation Plan (PFIP) fees will likely increase. New development projects will have to pay the following fees, as adopted by the City Council, that are in place at the time of development/permit issuance: (1) User Rate Charges, (2) Connection Charges, and (3) PFIP fees.
46. Developer shall construct a twelve-inch (12") water main as shown on the Tentative Map, to maintain the City's water main grid system.
47. Water mains installed in stubbed streets shall extend to the property line and shall have a blowoff per City Std. Plan No. W-7.
48. 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.
49. 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.

50. Fire hydrant locations shall be as approved by the Fire Department and finalized during the Improvement Plan Building Permit review process. Developer shall provide and install fire hydrant “blue dot” reflective markers prior to issuance of the first building permit.
51. 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 and fees by the City Council of Manteca.
52. Irrigation Supply
  - a. A separate landscape irrigation meter shall be installed at the back of the sidewalk adjacent to a dedicated public street right-of-way for the use of irrigation of the public area landscaping.
  - b. Landscape irrigation water system shall be designed to operate from a single point of connection.
  - c. Irrigation water from potable system shall be delivered via a single meter which is no larger than 2”.
  - d. Irrigation water from the potable system shall be protected with a reduced pressure backflow device.
  - e. Piping which is installed from the potable water system for the purposes of irrigation shall be purple pipe. This includes the valve boxes.

### **Storm Drainage**

53. 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.
54. The developer shall submit a televised recording to the City of the inside full length of the new completed storm drain system for review and approval prior to either partial acceptance or full acceptance, whichever occurs first.
55. The storm drain system shall be oversized to allow for expansion/to accommodate future flows from the adjacent properties (9312 E. Southland Rd. APN: 208-080-040, 16251 S. Austin Rd. APN: 208-080-090 & 9779 E. Louise Rd. APN: 208-08-012). This includes, but may not be limited to, the basin, piping, pump station/lift station. The cost of these improvements can be put into an Area of Benefit to provide reimbursements to the Developer, in accordance with the City’s Area of Benefit Establishment Policy.
56. A preliminary storm drainage plan shall be submitted to the City Engineer for approval concurrently with the first improvement plan submittal. The plan shall be accompanied by calculations for peak flows, total runoff, pipe sizes, detention basin volume and evidence of historical groundwater depth.
57. All storm drainage shall drain to the basin, then discharge into the South San Joaquin Irrigation District’s (SSJID) Drain 3. Approval for the storm drain connection to Drain 3 is required by SSJID. The improvement plans shall also include a signature block for

the SSJID Engineering Department Manager. No directly connected impervious areas (DCIA) shall be allowed to drain into the storm drain system downstream of the basin. The storm drain basin discharge facilities shall be designed as a controlled pump or gated discharge with positive shut-off control. Telemetry requirements at the pump station shall include installation of hardware and software to interface with the City's Supervisory Control and Data Acquisition (SCADA) system. Developer's SCADA Integrator shall coordinate with the City Water Quality Control Facility's Chief Plant Operator. 58. 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.

59. Developer shall construct the storm drain basin in accordance with the current Storm Drain Master Plan and the City's Standards and Specifications for Landscape Development.
60. Developer shall develop, at his expense, the storm drain basin area as a landscaped park area. The improvements shall include, but not be limited to: basin grading, telemetry controlled pump station and appurtenances, curbs, gutters, sidewalks, street lights, street trees, street paving irrigation system with automatic controllers and seeding of the basin lawn.
61. All storm drain piping shall be located within the paved street area.
62. 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.
63. Developer shall develop and submit a Project Stormwater Plan that identifies the methods to be employed to reduce or eliminate stormwater pollutant discharges through the construction, operation and maintenance of source control measures, low impact development design, site design measures, stormwater treatment control measures, and hydromodification control measures. Design and sizing requirements shall comply with the 2015 Post- Construction Stormwater Standards Manual. City of Manteca approval of the Project Stormwater Plan is precedent to issuance of any building, grading, or construction permits. An electronic copy of the Project Stormwater Plan shall be provided to the City of Manteca
64. 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.
65. Developer shall develop and submit an Operations and Maintenance Plan that identifies the operations, maintenance, and inspection requirements of all stormwater treatment and baseline hydromodification control measures identified in the approved Project Stormwater Plan. City of Manteca approval of the preliminary Operations and Maintenance Plan is precedent to issuance of any building, grading, or construction permits. An electronic copy of the Maintenance Plan shall be provided to the City of

Manteca.

66. 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.
67. Post-Construction Management Practices shall conform to the City's adopted Multi-Agency Post Construction Stormwater Standards Manual.
68. Where conflict between standards arises, the standard most-protective to water quality, to public health and safety, and against flooding shall be utilized.
69. 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.

70. 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.

71. Bioretention areas which are adjacent to the City sidewalk shall include a two-foot (2') wide flat area behind the sidewalk prior to the start of the bioretention area side slope.
72. 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.
73. Developer shall select a SCADA Integrator to program the pump station that is located so they are able to physically respond to the project site within four (4) hours of being notified by the City of an issue with the pump station. Remote login to the pump station is not acceptable to fulfill this requirement. The contact information, including name, 24-hr contact phone number and physical address, must be included in the Improvement Plans for review and approval.
74. Developer shall complete the CDD development memorandum, required by Storm Drainage Agreement Amendment No. 1, and submit it to SSJID for review.

### **Sanitary Sewer**

75. Improvements shall be constructed in conformance with the latest version of the City Wastewater Collection System Master Plan and City Standards.
76. The project must provide Sanitary Sewer discharge outfall for the property at the north end of Vasconellos Ave. (9312 E. Southland Rd. APN: 208-080-040) and the properties at the east ends of Cork Oak Lane, Street 2 & Street 3 (16251 S. Austin Rd. APN: 208-080-090 & 9779 E. Louise Rd. APN: 208-08-012) to accommodate future development, as shown on the Tentative Map.
77. The City's Sewer Master Plan and User Rate Charges are currently being analyzed and updated by Stantec. The update of the Master Plan was completed in March 2024. The Sewer Master Plan identifies improvement projects that need to be engineered and constructed for both the collection system and the Wastewater Quality Control Facility (WQCF). As the needed projects, both collection and at the WQCF are developed, and associated costs estimated, user rates, connection charges, and Public Facilities Implementation Plan (PFIP) fees will increase. New development projects will have to pay the following fees, as adopted by the City Council, that are in place at the time of development/permit issuance: (1) User Rate Charges, (2) Connection Charges, and (3) PFIP fees.
78. Developer shall remove the existing eight inch (8") sanitary sewer main and install a new twelve inch (12") sanitary sewer main in the Louise Avenue right-of-way. The existing main shall be removed and the new main installed from the existing sanitary sewer maintenance hole at the Pestana Avenue and Louise Avenue intersection to the eastern limit of the proposed subdivision's property and stubbed for future connection.
79. A twelve inch (12") sanitary sewer connection between Street 4 and Louise Avenue shall

be located within a 20' utility easement and included on either Lot 5 or Lot 6 in its entirety, as shown on the Tentative Map.

80. 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.
81. 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.
82. The Wastewater Quality Control Facility (WQCF) sewer capacity may not be available to serve this development until construction completion of the WQCF Phase IV improvements. Sewer connections will not be allowed until such time there is sufficient capacity at the WQCF to serve this development.

### **Public Facilities Implementation Plan**

83. 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.
84. 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.
85. 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.
86. In the event Developer desires to exchange credits for cash reimbursement, the exchange must be approved by City Council.

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

1. 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.
  - g. Total Fire Flow (appendix B of CFC) shall be calculated and submitted as part of the permit submittal.
2. Underground piping for the fire sprinkler shall be approved by the Fire Department prior to permit issuance.
  3. All above ground gas meters, regulators, and piping exposed to vehicular damage shall be protected in an approved manner.
  4. Fire Suppression Systems: All buildings must be protected by an approved monitored automatic sprinkler system in accordance to NFPA 13, CFC, CBC, and Manteca Municipal Code Section 15.24.
  5. Fire Alarm/Sprinkler monitoring shall be point ID.
  6. 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.
  7. Plans proposed to be listed as deferred submittals shall be clearly labeled on the cover building permit plan submittal cover sheet.
  8. Inspections. Fire protection systems (fire hydrants, water mains, etc.) shall be installed, tested and approved by the City prior to the issuance of any building permits. The Fire Department shall witness all system and acceptance tests. Please provide 24-hour notice prior to any system or acceptance tests. 209-456-8340
  9. A Fire Department approved "key lock box" shall be properly installed near the main entrance. A 3200 series lock box(s) can be order online directly from KNOXBOX.COM. Contact the Office of the Fire Marshal at [FireMarshal@mantecafire.org](mailto:FireMarshal@mantecafire.org) for additional information.
  10. Trash enclosures/dumpsters shall not be allowed within 5 feet of any combustible walls, openings, or combustible roof eaves, unless protected by an automatic fire sprinklers.
  11. Operations that require operational permits (High Piled Storage, Hot Work, Compressed Gas, Battery Storage and all others listed in CFC 105) shall be identified on the plan submittal.

12. All above comments shall be listed in the Building Permit Plan Submittal in a section designated for Fire Comments. Additionally, the Authority Having Jurisdiction should be listed as:

Authority having Jurisdiction:  
City of Manteca Fire Department,  
Office of the Fire Marshal  
Fire Inspector II Luis “Art” Salas  
1154 S. Union Road, Manteca CA 95337  
[Firemarshal@Mantecafire.org](mailto:Firemarshal@Mantecafire.org)

**City of Manteca Public Works, Parks Division**

**General Conditions**

1. Current City of Manteca Standards and Specifications for Landscape Development shall be followed.
2. Developer shall prepare construction plans and specifications for any streetscape and basin improvements for Public Works Department – Parks Division approval, at developer’s expense.
3. The Developer shall be required to pay Fees as specified in the current Park Acquisition and Improvement Fee Policy.
4. Any landscape needs to comply with current Model Water Efficient Landscape Ordinance (MWELo) requirements.
5. 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 in tandem with the streetscape and basin construction plans.
6. A masonry wall shall be installed between any lots separating landscape areas from private lots. Height shall be as required by Engineering Department. Color shall be tan color scheme to match the adjacent Diamond Oaks subdivision.
7. A weather station will be required in the park for collection of weather data to the irrigation controller.
8. Side yard landscaping and irrigation within Parkway strips shall be the Property Owner’s responsibility for Lots 9, 10, 15 and 16. After Developer has installed Trees, City will only maintain trees, Irrigation shall come from Property Owner.

**Low Impact Development:**

9. Low Impact Development (LID) improvements, locations and details shall be reviewed and 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.

10. 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.
11. No Joint Trench Utilities shall be allowed within LID areas.
12. Low Impact Development (LID) improvements shall be included in the Community Facilities District (CFD), or other funding mechanism, to provide resources for landscape and park maintenance costs as per the requirements listed under the formation requirements. Developer shall be responsible for maintenance of improvements until sufficient funding is available/collected for City to maintain.
13. Developer shall provide soil analysis/documentation on infiltration rate and soil fertility testing of soil after mass grading and show it complies with City and State regulations per the Post-Construction Storm water Standards Manual.
14. Low Impact Design (LID) improvements shall have a one-year warranty period.

**Streetscapes/Medians/Landscape areas:**

15. Streetscape/medians/landscape improvements shall be included in the Community Facilities District (CFD), or other funding mechanism, to provide resources for landscape and park maintenance costs as per the requirements listed under the formation requirements. Developer shall be responsible for maintenance of improvements until sufficient funding is available/collected for City to maintain.
16. Streetscape trees along Louise shall be Chinese Pistache 'Keith Davey' to match existing Diamond Oaks
17. Subdivision. Plant material shall match where feasible for continuity and meet WELO requirements.
18. 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 Public Works Department – Parks 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 Public Works Department – Parks Division.
19. No turf grass is permitted in any streetscapes, unless approved by the Public Works Department – Parks Division.

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

20. CFD or other approved funding source shall be formed, or annexed, at the developer's expense, to provide for the maintenance of the park/basin, streetlights, open spaces and all streetscape/median/round-a-bout landscape improvements and the negative fiscal impacts associated with the provision of police protection, fire suppression and road maintenance services for new development. Said CFD, or other funding source, shall be in place prior to the issuance of the first building permit for a production home and as further defined in the City of Manteca Parkland Construction Policy.

21. 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 County Local Agency Formation Commission (LAFCo)**

1. If the project is to include detachment from the Lathrop Manteca Fire Protection District, then an executed agreement between the City and District needs to be submitted prior to LAFCo issuing a Certificate of Filing. The annexation plan will need to demonstrate if the City has capacity to serve the proposed subdivision with both water and wastewater services. The annexation plan also needs to empirically document if the land meets the criteria as Prime Agricultural Land as defined in Government Code Section 56064 and if so proposed mitigation for the loss of this non-renewable resource.

#### **San Joaquin Valley Air Pollution Control District**

1. This project shall comply with all applicable requirements from the San Joaquin Valley Air Pollution Control District. The applicant must provide either a Certificate of Clearance from SJVAPCD prior to issuance of any grading or building permits.

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

This Project is subject to the SJMSCP. This can be up to a 30-day process, and it is recommended that the project applicant contact SJMSCP staff as early as possible. It is also recommended that the project applicant obtain an information package. <http://www.sjco.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.
3. Within 6 months from the effective date of the ITMMs or issuance of a building permit, whichever occurs first, the project applicant must:
- a. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or
  - b. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
  - c. Purchase approved mitigation bank credits.

Failure to satisfy the obligations of the mitigation fee shall subject the bond to be called.

If this project has any potential impacts to waters of the United States [pursuant to Section 404 Clean Water Act], it will be required for 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.

### **San Joaquin County Environmental Health Department (SJCEHD)**

1. The applicant shall provide written confirmation from the water/sewer providers that improvements have been constructed, or financial arrangements have been made for any improvements required by the agency and that the agency has or will have the capacity to serve the proposed development. Said written confirmation shall be submitted prior to the issuance of a building permit (San Joaquin County Development Title, Section 9-602.010).
2. Destroy any wells or septic tanks to be abandoned under permit and inspection by the Environmental Health Department as required by San Joaquin County Development Title, Section 9-601.020(e).
  - a. Note: Existing wells on county record under permit number 77-386.
  - b. Note: Existing Septic systems on county record under permit number 16774.

3. Any geotechnical drilling shall be conducted under permit and inspection by The Environmental Health Department (San Joaquin County Development Title, Section 9-1115.3 and 9-1115.6).

**Manteca Unified School District**

1. 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 prior to the issuance of a building permit.