



City of Manteca Development Services Department

Conditions of Approval Union Ranch North

Annexation Project

Final Approval: April 15, 2025

Project File Number: ANX 21-034, PRZ 21-035, GPA 2025-01, SDJ 20-142, DAA 25-01

Project Name: Union Ranch North Annexation Project

Project Address: 13506, 13640, 13764, 13836, 13898 S. Union Road
Manteca, CA 95337

APNs: 197-020-21, -22, -23, -41, -46, AND -47

Property Owners: Christopher M. and Nicole M. Faix
13508 S. Union Road
Manteca, CA 95337

Betty Jean Tripp, Trust
13588 S. Union Road
Manteca, CA 95336

Pillsbury Road Partners, LLC
PO Box 1870
Manteca, CA 95336

Project Applicant: Pillsbury Road Partners, LLC
Albert Boyce
P.O. Box 1870
Manteca, CA 95336

This Tentative Subdivision Map dated October 11, 2024, is approved subject to the following Conditions:

CITY OF MANTECA PLANNING DIVISION

1. **Acceptance of Tentative Subdivision Map.** Unless the Subdivider formally objects to these conditions prior to approval of the Tentative Subdivision Map by the City Council, the Subdivider is bound by, to comply with, and to 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.
2. **Expiration of Tentative Subdivision Map.** This Tentative Subdivision Map approval shall be contingent upon annexation of the Project. This Tentative Subdivision Map approval shall automatically expire **24 months from and after the date of final approval**. The date of approval is the date this Tentative Subdivision Map is approved by the City Council. Project has been annexed into the Prior to the expiration date the applicant may apply for an extension not to exceed three years. If the applicant expends more than \$236,790 or more to construct, improve, or finance the construction or improvement of public improvements outside the property boundaries of the tentative map, excluding improvements of public-rights-of-way that abut the boundary of the property to be subdivided and that are reasonably related to the development of that property, each filing of a final map authorized by Section 66454.1 of the Subdivision Map Act shall extend the expiration of the approved or conditionally approved tentative map by 48 months from the date of its expiration, or the date of the previously filed final map, whichever is later, up to 10 years from its approval or conditional approval.
3. **Vested Rights.** This approval does not vest Subdivider's rights regarding future development. All ordinances, resolutions, rules, regulations and official policies governing design, improvement and construction standards and specifications applicable to the Project and public improvements to be constructed by the Developer shall be those in force and effect at the time the applicable plan or permit approval is granted.
4. **Vested Fees.** This approval does not vest Subdivider's rights regarding the payment of any development impact fees, exactions and dedications, processing fees, inspection fees, plan checking fees or charges, or any other fee or charge that could have been legally imposed by the City when the original application was deemed complete. All fees and charges shall be paid at the rate in effect at the time such fees are customarily due.
5. **Fees.** The developer shall pay all applicable processing fees, permit fees, City development fees, fire fees, school fees, drainage fees, habitat conservation fees and other public entity fees in effect at the time of the issuance of the applicable permit.

6. **Outside Agency Fees.** It is the responsibility of the owner/developer to contact all outside agencies and pay applicable fees associated with this Project .
7. **Conformance to Plans.** This approval is dependent upon and limited to the proposals and plans contained, supporting documents submitted, presentations made to staff, Planning Commission and/or City Council as affirmed to by the applicant. Any variation from these plans, proposals, supporting documents or presentations is subject to review and approval prior to implementation.
8. **Conformance with Subdivision Ordinance.** The final map shall comply with all of the requirements for final maps in Chapter 16 of the Manteca Municipal Code and shall show and contain all of the data required by Section 16.09.
9. **Substantial Conformance.** Site development plans shall be in substantial conformance to the approved tentative map/site plan and must be submitted, in English units, to the City Engineering Department for review and approval. Maps shall be prepared, wet signed and sealed by a civil engineer, land surveyor, or architect registered in the State of California and licensed to prepare final maps and/or site development plans. The City Engineer will be the approving authority.
10. **Changes & Modifications.** Minor changes or modifications to meet engineering constraints may be permitted by the Development Service Director and the City Engineer. All other changes may be subject to review and approval by the original approving authority, as determined by the Development Services Director.
11. **Development Agreement.** The Developer shall be subject to this Conditions of Approval, the terms and conditions as outlined in the Development Agreement (DAA 25-01). Where the Conditions of Approval and the terms of the Development Agreement conflict, the terms and conditions of DAA 25-01 shall take precedence.
12. **Subsequent Development.** All activities undertaken in accordance with this approval shall comply with the City's General Plan and Municipal Code. In cases of conflict between the City's Municipal Code or map-specific conditions of approval, the governing priority shall be, to the extent legally permitted, as follows: 1) Municipal Code regulations; 2) Project-specific conditions; 3) standard conditions. The applicant shall comply with all regulations and code requirements of the Development Services Director, City Engineer, Building Official, Fire Chief, the Police Chief and any other agencies requiring review of the Project. If required, these agencies shall be supplied copies of the final maps, site plans, public improvement plans, grading plans and building plans.
13. **Structure Conformance.** Applicant shall ensure all future homes and/or structures will be built in compliance with the City's Zoning Ordinance and Planned Development Standards.
14. **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.
15. **Other Requirements.** It shall be the Developers sole responsibility to 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.

16. **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.
17. **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.
18. **Limits of Approval.** Approval of this application does not constitute approval of any other entitlement or any other necessary permit, license, or approval.
19. **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.
20. **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.
21. **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 be on, at all times, all grading and construction plans kept on the Project site. It is the responsibility of the building developer to ensure that the Project contractor is aware of, and abides by, all conditions of approval. Prior approval from the Director of Development Services must be received before any changes in site design, grading, building design, building colors or materials, etc. are approved.
22. **Development Setbacks.** There is no Planned Development Overlay, Specific Plan, or Master Plan associated with this subdivision. As such, the setbacks for lots that are 6,000 square feet or larger shall conform to the development standards set forth in Section 17.26.020 of the Manteca Zoning Ordinance, as amended. Those lots with square footages of 5,999 square feet or less shall conform to the setbacks established in Section 17.26.040 of the Manteca Zoning

Ordinance, as amended. Any multi-family residential Project shall conform to the setbacks established in Section 17.26.020 and 17.26.030 of the Manteca Zoning Ordinance, as amended.

23. **Community Facilities District (CFD).** The Developer shall join the City's Citywide CFD to provide for the negative fiscal impacts associated with the provision of police protection, fire suppression and road maintenance services for new development. Developer shall join said CFD 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.

24. **Design Requirements:**

- a. Variable plan types and elevations shall be incorporated along streets to create visual diversity and interesting streetscapes. There shall be a minimum of four plan types for the community and each plan type shall include at least three distinct architectural styles.
- b. **A particular plan and architectural style combination shall not be repeated more than every third home. Any repeating plans must be different architectural styles.** Exterior color schemes shall be variable throughout the community avoiding identical schemes next to each other along the same side of the street and directly across the street. Adding or deleting minimal elevation treatments such as false shutters or similar types of minimal elevation changes will not change this requirement.
- 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. 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.
- e. Projects and recesses shall be applied to provide shadow and depth.
- f. 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.
- g. 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.
- h. 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.
- i. The driveway shall be no wider than 6" wider than the width of the garage door.
- j. 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.

25. **Environmental Mitigation:** The developer shall comply with the Mitigation and Monitoring Reporting Program (MMRP) included as part of the Certified EIR (SCH # 2023110668) included herein by reference and made part of the Conditions of Approval.
26. In addition to the Street improvement requirements per the Engineering Department, the Final Map shall include a street connection to Brunswick Road designed to the specifications of the City Engineer.
27. In addition to the *Fencing and Walls* conditions by the Engineering Department, the Project area shall construct a seven-foot (7') perimeter wall along the east and north side of the Project area that adjoins the industrial land use or development, as required by MMC 17.46.070. Should the property to the north not be acquired by the City for use as a Community Park, the cost of the entirety of the wall required by this Condition can be put into an Area of Benefit to provide the Developer with reimbursement. Should property to the north be acquired by the City for use as a Community Park, the wall along the park boundary shall be excluded from any Area of Benefit and the remainder can be included into an Area of Benefit to provide the Developer with reimbursement for those other portions of the wall. The formation of an Area of Benefit for the project shall be in accordance with the City's Area of Benefit Establishment Policy.
28. The final design and material of the subdivision's sound wall shall be reviewed and approved by the Development Services Director prior to issuance of a building permit.
29. The Developer shall prepare and file a "Right to Farm" covenant for the Project as part of the Final Map.
30. Any proposed entry subdivision signage shall require a building permit. Signage height shall not exceed the height of the perimeter wall.

CITY OF MANTECA ENGINEERING DEPARTMENT

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. Any existing facilities within or adjacent to the Project that are affected by this Project shall be relocated and placed underground at the Developer's expense.

Attachment 12

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.

Attachment 12

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, along its N. Union Road frontage. 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.

Satisfaction of this condition shall be based on the completion and acceptance of Park Parcel "F", as labeled on the Tentative Map.
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.
18. Prior to final acceptance of public improvements, Developer shall submit Record Drawings and an AutoCAD file of the Project's civil improvements to the Engineering Department. Record Drawings shall be submitted as a PDF file. The AutoCAD file must include street centerlines, sidewalk, curb, gutter, water lines, storm drain lines, storm drain inlets and sanitary sewer lines. Valves on all pipelines must be included.
19. Developer shall complete all improvements on N. Union Road prior to issuance of the first (1st) Building Permit for a production home within the project, except for the improvements which require the acquisition of right-of-way on the west side of N. Union Road, north of Shady Pines Street.

The limits of the improvements to be completed on N. Union Road prior to building permit issuance include the following:

- a. Up to, and including, the soundwall along the Project's frontage on the east side of the N. Union Road, and
- b. Up to the back of the sidewalk on the east side of N. Union Road along the parcels outside of the Project.

The improvements that require the acquisition of right-of-way on the west side of N. Union Road, north of Shady Pines Street, shall be completed prior to the first final inspection of a production home within the project. This work shall include up to the back of the sidewalk along the required parcels, as detailed below.

Completion shall be deemed as City Council's approval of the Partial Acceptance which includes the work listed above.

Site

20. Tidewater Bikeway

- a. Developer shall dedicate land to accommodate a fifty-foot (50') right-of-way for the extension of the Tidewater Class I Bike through the subdivision, as shown on the Tentative Map.
- b. Developer shall construct the extension of the bike path and bioretention areas to comply with the Post-Construction Manual, if feasible, within the fifty-foot (50') right-of-way. The bike path extension shall consist of a twelve-foot (12') meandering bike and landscaping, as approved by the Public Works Department – Parks Division.

Streets

21. 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.

22. 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. N. Union Road: 11.0
- b. Shady Pines Street: 8.0
- c. 60' right-of-ways: 8.0
- d. 50' right-of-ways: 6.0
- e. Cul-de-sacs: 4.5

23. N. Union Road

- a. Developer shall dedicate right-of-way along the project frontage on the east side of N. Union Road to accommodate a fifty-four foot (54') half-width street section.
- b. Developer shall acquire forty-six feet (46') of right-of-way along the east side of N. Union Road, along the frontage of 13510 S. Union Road (APN 197-020-29), 13588 S. Union Road (APN 197-020-30), 13602 S. Union Road (APN 197-020-36), 13640 S. Union Road (APN 197-020-35) and 13990 S. Union Road (APN 197-020-20).
- c. Developer shall acquire right-of-way along the west side of N. Union Road, north of Shady Pines Street, along the frontages of 13505 S. Union Road (APN 204-100-03), 13551 S. Union Road (APN 204-100-28), 13577 S. Union Road (APN 204-100-05), 13651 S. Union Road (APN 204-100-06), 13677 S. Union Road (APN 204-100-07) and 13717 S. Union Road (APN 204-100-08) to accommodate a forty-four foot (44') half-width street section.
- d. The offsite right-of-way dedications along both sides of N. Union Road shall be received by the City and recorded prior to approval of any set of Improvement Plans for the Project.
- e. Developer shall remove and replace the existing pavement with a new street structural section along the subdivision's N. Union Road frontage, as well as the N. Union Road frontage of 13505 S. Union Road (APN 204-100-03), 13551 S. Union Road (APN 204-100-28), 13577 S. Union Road (APN 204-100-05), 13651 S. Union Road (APN 204-100-06), 13677 S. Union Road (APN 204-100-07), 13717 S. Union Road (APN 204-100-08), 13510 S. Union Road (APN 197-020-29), 13588 S. Union Road (APN 197-020-30), 13602 S. Union Road (APN 197-020-36 and APN 197-020-35) and 13990 S. Union Road (APN 197-020-20).

- f. Developer shall construct full width street improvements along N. Union Road from the northern property limit of the subdivision to the southern property limit of 13990 S. Union Road (APN 197-020-20), including new street structural section, curb, gutter, eight foot (8') meandering sidewalk (straight along the frontage of parcels outside of the Project), landscaping with trees and automatic irrigation system, streetlights, signage and striping. Developer shall also construct a fourteen foot (14') wide raised landscaped median with automatic irrigation system centered on the ultimate N. Union Road centerline, as needed to create a left turn lane for the Shady Pines Street traffic signal, with a length designed based on traffic volumes.
 - g. Developer shall construct two-foot (2') wide medians at Duluth Way, as named on the Tentative Map, to create a left turn pocket. The finger median shall restrict left out turn movements from Duluth Way.
 - h. Developer shall construct an eight foot (8') wide sidewalk along the N. Union Road frontages of 13505 S. Union Road (APN 204-100-03), 13551 S. Union Road (APN 204-100-28), 13577 S. Union Road (APN 204-100-05), 13651 S. Union Road (APN 204-100-06), 13677 S. Union Road (APN 204-100-07), 13717 S. Union Road (APN 204-100-08), 13510 S. Union Road (APN 197-020-29), 13588 S. Union Road (APN 197-020-30), 13602 S. Union Road (APN 197-020-36), 13640 S. Union Road (APN 197-020-35) and 13990 S. Union Road (APN 197-020-20).
 - i. Developer shall microsurface the existing pavement on both sides of the centerline of N. Union Road and repair select pavement failures, as marked by City staff to a maximum of 10% of the pavement area, from the northern radii of the N. Union Road/Shady Pines intersection to the northern property line of 2170 N. Union Road (APN 197-24-005). This condition shall apply where pavement removal and replacement is not already required by the above conditions.
24. Developer shall acquire right-of-way along the west side of Finchwood Landing Lane to accommodate a fifty foot (50') right-of-way, to completely install the improvements in the right-of-way. In addition to the right-of-way acquisition, Developer shall acquire a ten foot (10') public utility easement along the west side of Finchwood Landing Lane, outside of the fifty foot (50') right-of-way.
25. Developer shall install a traffic signal at the following intersection. Any modifications to the existing infrastructure or right-of-way dedications at the intersection needed to support the traffic signal installation shall be completed with the Project.
- a. N. Union Road and Shady Pines Street
- Unless otherwise directed by the City Engineer, the traffic signal controller shall be a McCain 2070LX with the Omni software and shall include a battery backup to energize the traffic signal in a power outage capable of running the red lights on flash for 48 hours. The traffic signal shall include Iteris Vantage Vector Next Camera(s) with video and radar capabilities and the camera CCU must be rack mounted.

26. Where offsite property acquisition is required by these conditions, if the developer has made good faith efforts to obtain the ROW, which can be shown to the City in writing, and is unable to come to an agreement with the property owner, the City will make a determination to remove this condition or begin its own negotiations with the property owner.
27. Developer shall relinquish access rights to and from the adjacent City right-of-way for all lots that back or side to N. Union Road or the Tidewater Bike Path.
28. Developer shall install a Bus/Landscape Maintenance Turnout, in accordance with City Standard ST-39 on N. Union Road. The placement of the turnouts shall comply with the requirements of this Project's adopted Mitigation Monitoring and Reporting Program, if turnouts are identified in the Program, and the needs of the Public Works Department – Parks Division or the City's Transit Authority. Final locations are subject to approval by the City Engineer and shall be shown on the Improvement Plans.
29. Developer shall install traffic calming measures and crosswalks on roadways immediately adjacent to the park/basin. The traffic calming measures shall be reviewed and approved during the Improvement Plan submittal process.
30. No driveway on lots that front or side onto roads with a right-of-way greater than fifty feet (50') 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 twenty feet (20') past the curb return.
31. Developer shall install a barricade in accordance with City Standard ST-20 at all streets stubbed to undeveloped land.
32. Developer shall contact the local post office for direction regarding placement of mail receptacles or any other type of mail delivery proposed.
33. Developer shall relocate existing mailboxes, per the direction of the City Engineer and the United States Postal Service. Mailboxes shall be constructed in conformance with the standards of the United States Postal Service.
34. 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.
35. Streetlights
 - a. 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.

- b. 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.
- c. Developer shall install streetlights at the intersection of N. Union Road and Shady Pines Street to a minimum average coverage at the intersection of two and four tenths (2.4) foot candles, with a minimum average uniformity ratio not exceeding 3:1.

An electrolier photometric plan shall be submitted with the Project's Improvement Plans showing these requirements are met. If there are existing streetlights that are unable to meet the requirements above, the Project shall install streetlights and/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 light-emitting diode (LED) fixture on a galvanized pole, the Developer shall supply the City with one extra complete light fixture and pole, per phase/unit of the Project. If applicable, this will be a condition of final acceptance of the subdivision.

- 36. The thickness of all sidewalks installed with the Project shall be six inches (6").
- 37. A sidewalk ends sign shall be installed prior to the sidewalk ramp on the northern side of the S. Union Road/Duluth Way intersection.
- 38. Developer shall pay its fair share costs plus twenty-five percent (25%) for improvements to the N. Union Road/W. Lathrop Road traffic signal. The improvements shall include modification of the signal timing, installation of upgraded controllers, software, and cameras with video and radar capabilities for all approaches. The Project's fair share, based on the Project's traffic study is 7%.
- 39. The proposed street names shall be reviewed for approval during the Improvement Plan/Final Map review phase.
- 40. 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

- 41. 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.

42. Developer shall construct a minimum six foot (6') high wood fence along the boundaries of this subdivision which abut undeveloped land, unless masonry wall is otherwise required by these conditions.
43. The Tidewater Bike Path stub to 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.
44. 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, except along the lots backing to the Tidewater Bike Path Parcels "A", "B" and "C". Fencing along Tidewater Bike Path Parcels shall be as in accordance with the Public Works Department – Parks Division Conditions of Approval.
45. 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.

Water

46. Improvements shall be constructed in conformance with the latest version of the City Water Master Plan.
47. An update to the City's Water Master Plan was adopted 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 identified, 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.
48. Developer shall construct a twelve-inch (12") water main to maintain the City's water main grid system. Costs for this installation shall be reimbursed in accordance with the City Council adopted Public Facilities Implementation Plan in place on the effective date of the Improvement Agreement.
49. Water mains installed in stubbed streets shall extend to the property line and shall have a blowoff per City Std. Plan No. W-7.
50. 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.
51. 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. Use of existing irrigation wells as landscape irrigation wells will be evaluated on a case-by-case basis and shall be approved by the Public Works Department. If conversion of the existing on-site

irrigation wells are approved for use as landscape irrigation wells, or for use as construction water, the proposed improvements shall be in strict accordance with City of Manteca plans, standards and specifications and in accordance with the requirements of the San Joaquin County Health Department.

52. Fire hydrant locations shall be as approved by the Fire Department and finalized during the Improvement Plan review process. Developer shall provide and install fire hydrant “blue dot” reflective markers prior to issuance of the first building permit.
53. 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 associated fees by the City Council of Manteca. Fees and credits, if any, shall be in accordance with the adopted fee program.
54. Developer shall install water lateral stubs to all properties which improvements are being installed along which are not within the limits of the Tentative Map.
55. Developer shall install a reclaimed water line as part of the Project, as required by the City Engineer. The necessity and route, if applicable, will be determined during the Improvement Plan review process. If installed, all piping, valves and appurtenances for this system shall be purple.
56. 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 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

57. 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.
58. A preliminary storm drainage plan shall be submitted to the City Engineer for approval concurrently with the first improvement plan submittal. The plan shall be accompanied by calculations for peak flows, total runoff and pipe sizes.
59. The Project’s Tentative Map layout is dependent upon development of a proposed City of Manteca Regional Storm Drain Basin for the Project’s storm drain flows to discharge to. The Regional Storm Drain Basin will be located in a proposed City of Manteca Community Park which is planned to be immediately north of the Project. If

the Regional Basin is not available to accept the Project's storm drain discharges when the Project needs to discharge flows, Developer shall work with the City to construct a basin from the scenarios below.

- If the Community Park land to the north of the Project is available, the Developer may either construct a temporary storm drain detention or retention basin within the Community Park land, or the Developer may, in coordination with the City, construct a permanent storm drain basin or portion thereof within the Community Park land. If the developer constructs any portion of the permanent storm drain basin in the Community Park land, the City shall reimburse the Developer for portions of the cost of the construction, as agreed upon between the Developer and the City.
- If the Community Park land to the north of the Project is not available, the Developer may either construct a temporary storm drain detention or retention basin within the limits of the Tentative Map, or the Developer may construct a permanent storm drain detention basin within the limits of the Tentative Map. If a permanent storm drain basin is constructed within the limits of the Tentative Map, an upland park shall be constructed with it.

If the Project must construct a permanent or temporary storm drain basin, the Project's storm drain system and park, if applicable, shall comply with the following conditions.

- a. If a permanent basin is constructed within the limits of the Tentative Map the Developer shall also include a park which is sized and designed in accordance with the Parks Standards and Specifications for Landscape Development and shall be reviewed and approved by the Public Works Department – Parks Division prior to construction.
- b. The location and design of a basin shall be finalized during the Improvement Plan review process and shall be reviewed and approved by the Engineering Department prior to construction.
- c. 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.
- d. Developer shall develop, at his expense, the storm drain basin area as a landscaped park area, if applicable. 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.
- e. The storm drain system shall be oversized to accommodate future flows from 13510 S. Union Road (APN 197-020-29), 13588 S. Union Road (APN 197-020-30), 13602 S. Union Road (APN 197-020-36), 13640 S. Union Road (APN

197-020-35) and 13990 S. Union Road (APN 197-020-20). This includes, but may not be limited to, the basin piping, pump station wet well and the storm drain force main. 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.

- f. All storm drainage shall drain to the basin, then discharge into the South San Joaquin Irrigation District's (SSJID) Lateral Rg. Approval for the storm drain connection to Lateral Rg is required by SSJID. The improvement plans shall also include a signature block for the SSJID Engineering Department Manager.
 - g. 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.
60. All flows from the Tentative Map shall drain to the Regional Storm Basin. No directly connected impervious areas (DCIA) shall be allowed to drain into the storm drain system downstream of the Regional Storm Basin.
61. 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.
62. Developer shall incorporate appropriate site design measure(s) into the Project 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. Two paper copies and 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. 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 or bikepath shall include a one-foot (1') wide flat area behind the sidewalk or bikepath prior to the start of the bioretention area side slope.
- 72. Bioretention areas shall be landscaped in accordance with the Post-Construction Manual, but also using plantings which discourage foot traffic through the area.
- 73. Developer shall complete the CDD development memorandum, required by Storm Drainage Agreement Amendment No. 1, and submit it to SSJID for review.

Sanitary Sewer

- 74. Improvements shall be constructed in conformance with the latest version of the City Wastewater Collection System Master Plan and City Standards.
- 75. Developer shall construct an eighteen-inch (18") sanitary sewer main within the N. Union Road right-of-way, which connects to the existing eighteen-inch (18") sanitary sewer stub
- 76. An update to the City's Sanitary Sewer Master Plan was adopted in March 2024. The Sanitary 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 identified, 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.
- 77. 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.
- 78. 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.
- 79. Developer shall install sewer stubs to all properties which improvements are being installed along which are not within the limits of the Tentative Map.

80. 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

81. Reimbursement for improvements will be based upon actual Project costs and quantities installed, which shall be set by a minimum of three publicly opened, sealed bids. Sealed bids shall be submitted to and opened by the City Clerk or their designee. In the absence of public bids, the cost may be determined by the City Engineer; but in those cases, the cost for reimbursement shall be limited to the amount programmed within the PFIP at the time of the Project is constructed. Financing costs are not a reimbursable cost.

The limit of the reimbursement shall be based on the amount available within each PFIP program for all of the improvements being installed by the project. In no case shall reimbursements for individual items be above the industry standard cost for that item.

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.

82. The Developer shall ensure the bid sheet form is submitted to the Engineering Department and approved by the City, prior to bidding. Proof shall be provided that bids were solicited from a minimum of three qualified contractors.
83. 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.
84. 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. Per Ordinance #1173, a Fire Facility Permit Fee shall be assessed to all new construction as per Manteca Municipal Code Section 15.04.060.
2. The Developer shall submit all proposed street names to the Fire Prevention Division for review and written approval prior to the submittal of a final map.
3. Streets and Fire Department Access Drives within the subdivision shall meet City of Manteca Standard for all weather roadways prior to the issuance of any building

permits.

4. Fire protection systems (fire hydrants, water mains, etc.) shall be installed, tested and approved by the City prior to the issuance of any building permit.
5. Fire hydrants shall be located and installed according to City of Manteca standards.

**CITY OF MANTECA PUBLIC WORKS DEPARTMENT - PARKS DIVISION
CONDITIONS**

General Conditions

1. Current City of Manteca Standards and Specifications for Landscape Development shall be followed except for a temporary storm drain basin.
2. Developer shall prepare construction plans and specifications for any streetscape and basin/park 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. Developer shall provide design and installation of concrete masonry walls to separate public park, basin and landscape facilities and residential lots along Union Road, Shady Pines Street and parcels E, F, Lots 1-16 and 33 as identified on tentative map. Concrete masonry walls shall be installed on City property and maintained through the CFD. All other masonry walls shown outside of the right-of-way shall be maintained by the property owner. Vinyl fencing will be allowed along the eastern bike path area and parcels A, B, C and D. The vinyl fence shall be placed on the residence side of the property line and maintenance shall be the responsibility of the homeowner and not the CFD. Height shall be as required by Engineering Department.
7. Vertical curb shall be installed adjacent to basin and all landscaped areas, except for locations requested for vehicular access during improvement plan development.
8. Maintenance turnouts shall be included along Union Road and Shady Pines Street and any other locations that may be identified during improvement plan development.
9. Depending upon materials used within the basin and streetscape and layout, additional comments may apply during the Improvement plan development.
10. Developer shall install bike path crossings at Shady Pines Street, as named on the Tentative Map, similar to the crossing installed at W. Alameda Street.

Union Ranch North Tentative Subdivision

Low Impact Development:

11. Low Impact Development (LID) improvements, locations and details shall be reviewed and be approved by Engineering and Parks Department to determine impact on overall area to be maintained within the Community Facilities District (CFD).
12. Maximum side slopes shall be 3:1 for shrubs and 6:1 for turf/now-mow
13. Irrigation lines shall not be under private property or within street/sidewalk improvements without sleeving.
14. No Joint Trench Utilities shall be allowed within LID areas without Public Works/Parks Approval .
15. 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.
16. 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.
17. Low Impact Design (LID) improvements shall have a two-year warranty period.

Streetscapes/Medians:

18. Streetscape, medians, park basin and 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.
19. 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.
20. No turf grass is permitted in any streetscapes, unless approved by the Public Works Department – Parks Division.

Tidewater Bike Path Areas:

21. Developer shall dedicate land to accommodate a fifty-foot (50') right-of-way for the extension of the Tidewater Class I Bike path as shown on the Tentative Map.
22. Developer shall construct an extension of the bike path which shall consist of a twelve-foot (12') meandering bike and landscaping, subject to the approval by the Public Works Department – Parks Division.

23. Developer shall install bike path crossings at Sugar Creek Lane, Ocata Avenue, Finchwood Landing Lane and Duluth Drive as named on the Tentative Map, similar to the crossing installed at W. Alameda Street.
24. Plaza areas shall be included at street crossings. Plaza features shall include Tidewater style brick paving, concrete rail fencing, signage, bollards and the plaza at Shady Pines shall include a drinking fountain.

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

25. 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, landscape areas, LID areas, CMU walls, streetlights, bike path, streetscape/median landscape improvements, related appurtenances 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.
26. 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.

CITY OF MANTECA INFORMATION TECHNOLOGY DEPARTMENT CONDITIONS

1. The Developer shall provide a proposed street name list as part of the Final Map review submittal process.
2. The proposed street name list shall be submitted as CAD file, and exhibit when available.

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.

San Joaquin County Environmental Health Department

1. The existing well(s) and septic system location on APNs 197-020-20, -21, -23, and -46 shall be destroyed under permit and inspection by the EHD (San Joaquin County Development Title, Section 9-1110.3 and 9-1110.4).
2. Destroy the agricultural well located on APN 197-020-22 under permit and inspection by the Environmental Health Department as required by San Joaquin County Development Title, Section 9-1115.5(e).

Attachment 12

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.

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

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