

EXHIBIT 'A'



**City of Manteca
Development Services Department**

**Conditions of Approval
712 Industrial Park Drive Tentative Parcel Map
Tentative Parcel Map TPM 25-186**

Project Name: 712 Industrial Park Drive Tentative Parcel Map

Project File: TPM 25-186

Applicant: Aretakis Family, c/o Alex Aretakis, 2137 W. Barstow Ave. Fresno, CA 93711

Project Location: 712 Industrial Park Drive (APN 221-140-08)

Approval Date: May 7, 2026

Expiration Date: **May 17, 2028**

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

1. **APPROVED USE:** This Tentative Parcel Map is subject to the conditions set forth herein and shall be contingent upon final review and approval by the City of Manteca: Mixed-Use Commercial zoning.
 - A. Tentative Parcel Map TPM 25-186 allows for the subdivision of an 11.86-acre parcel to create two parcels. Parcel 1 shall encompass approximately 0.21 acres, and Parcel 2 shall encompass approximately 11.65 acres.
 - B. A reciprocal cross-access agreement for vehicular, pedestrian, and utilities shall be prepared to the specifications of the Development Services Director and recorded with the Final Map.
 - C. Approval of this Tentative Parcel Map does not grant or authorize the establishment of any existing or new uses. Any expansions and modifications to existing uses and new uses shall be subject to the zoning standards, permits, and regulations in place at the time of a site plan and design review.
 - D. **Tentative Map Expiration.** TPM-25-186 shall expire on **May 17, 2028**, unless extended prior to expiration. A request for an extension shall be submitted to the Development Services Department pursuant to standard application submittal practices, and in

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accordance with the requirements of MMC Chapter 16.15. Within ten calendar days of the service of the initial petition or complaint upon the city, the subdivider shall request in writing to the Development Services Director, a stay in the time period of the tentative subdivision map. Within forty calendar days after receiving such request, the city council shall either stay the time period for up to five years or deny the requested stay. The request for the stay shall be approved or denied only after a hearing with notice to the subdivider and to the plaintiff. The city council shall declare its findings within ten calendar days after the conclusion of the hearing. Extensions of time shall be subject to the original conditions of approval and any additional conditions imposed by the planning commission or city council, on appeal, and concurred upon by the subdivider.

- E. **Owner Obligation.** All conditions of approval shall be satisfied by the owner/developer. If at any time, any of the Conditions of Approval are found to be in non-compliance, City enforcement action may be implemented pursuant to Manteca Municipal Code, Article 1, Chapter 1.10. All costs associated with compliance with the conditions shall be at the owner/developer's expense.
- F. **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 as shown on plans dated **January 28, 2026**. Any deviation or modification from these plans, proposals, supporting documents or presentations is subject to review and approval prior to implementation. Approval of this application does not constitute approval of any other entitlement or any other necessary permit, license, or approval.
- G. **Owner/Developer Responsibility.** The owner/developer and/or benefactor/operator/lease of the permit or use shall be responsible for ensuring compliance with all applicable conditions of approval.
- H. **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.
- I. **Vested Rights.** This approval does not vest applicant's rights regarding future development. All ordinances, resolutions, rules, regulations and official policies governing design, improvement and construction standards and specifications applicable to the project and public improvements to be constructed by the Developer shall be those in force and effect at the time the applicable plan or permit approval is granted.
- J. **Vesting Fees:** This approval does not vest developer or Landowner's rights regarding the payment of any development impact fees, exactions and dedications, processing fees, inspection fees, plan checking fees or charges, or any other fee or charge that could have been legally imposed by the City when the original application was deemed complete. All fees and charges shall be paid at the rate in effect at the time such fees are customarily due.
- K. **Limits of Approval.** Approval of this application(s) does not constitute approval of any other entitlement or any other necessary permit, license, or approval.
- L. **Compliance with Local and State Laws.** The applicant shall secure and comply with all applicable federal, state, and local licenses, permits, authorizations, conditions, agreements, and orders prior to or during construction and operation, as appropriate.

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- M. **Changes in Law.** This approval shall not preclude the application to the development of the property of changes in City laws, regulations, plans or policies, the terms of which are specifically mandated and required by changes in State or Federal laws or regulations.
- N. **Indemnification.** The applicant shall indemnify and hold harmless the City, its council members and commissioners, officers, agents, employees, and representatives from liability for any award, damages, costs and fees, including without limitation attorneys' fees, incurred by the City and/or awarded to any plaintiff in any action related to or arising out of the City's approval of this project or site plan or any environmental or other documentation related to this project. The applicant further agrees to provide a defense for the City in any such action.
- O. **Failure to Comply.** Should the project be found, at any time, not to comply with any of the Conditions of Approval, or should the applicant construct or operate in any way other than specified in the application or supporting documents or presentations to the approving authority, the terms of this Approval shall be considered to be violated.
- P. **Enforcement.** If at any time, any of the Conditions of Approval are found to be in non-compliance, City enforcement and corrective action may be implemented pursuant to MMC Section 1.10. All costs associated with compliance with the conditions shall be at the owner/developer's expense.

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

1. GENERAL

- A. Developer shall provide easements, requested by the respective utility companies, within the subdivision and shall show said easements on the Parcel Map.
- B. Developer shall dedicate ten-foot (10') wide public utility easements on all street frontages for underground facilities and appurtenances, upon approval and recordation of the Parcel Map.
- C. Submit Parcel Map to the Engineering Department for checking, approval and recordation. The Parcel Map shall be prepared by, or under the direction of, a registered civil engineer authorized to practice surveying or licensed land surveyor. The Parcel Map shall be based upon a field survey. Any existing easements affecting this Tentative Parcel Map shall be shown on the Parcel Map and shall be referenced to the property lines and corners. The Parcel Map review fee and a title report dated within six months of the Parcel Map submittal must also be submitted with the Parcel Map.
- D. Developer shall submit said Parcel Map to the San Joaquin County Surveyor's Office concurrently with submittal to the City for checking. Fees for map checking by the San Joaquin County Surveyor's Office are the responsibility of the Applicant.
- E. The Parcel Map shall include the following note: This map is drafted in accordance with City of Manteca Tentative Parcel Map No. TPM 25-0186.
- F. The Parcel Map shall be prepared in accordance with the Subdivision Map Act and San Joaquin County's Guide to the Preparation of Maps.
- G. Owner shall grant cross access between all lots within the boundary of this Tentative Map on the Parcel Map.
- H. The Parcel Map shall include the Improvement Certificate below.

IMPROVEMENT CERTIFICATE:

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When the first parcel within the boundary of this Parcel Map applies for a development application, the street improvements listed below shall be installed. At the City Engineer's discretion, some improvements may be deferred.

- a. Developer shall perform pavement restoration along the project's Industrial Park Drive frontage, per the direction of the City Engineer.
- b. Developer shall remove the existing drive-over curb and gutter and replace with vertical curb and gutter and 10'-wide sidewalk along the project's Industrial Park Drive frontage.