



**City of Manteca
Development Services Department**

AMENDED Conditions of Approval
144-490 Quintal Road
General Plan Amendment GPA-22-66, Rezone REZ 22-91
Tentative Subdivision Map SDJ-22-68 & Site Plan Design Review SPC-22-67
October 17, 2024

Project Name: 144-490 Quintal Road

Project Files: GPA 22-66, REZ 22-91, SDJ-22-68 and SPC 22-68

Applicant: Quatterra
ATTN: Tyler Wood
492 9th St., Suite 300
Oakland, CA 94607

Project Location: 144-490 Quintal Rd.
Manteca, CA 95337
APNs: 224-040-11, 224-040-07, 224-040-06, 224-040-52

This list of conditions is not intended to be a comprehensive list of City regulations. All conditions are referenced to the plans dated August 8, 2024 which are on file with the City of Manteca, Development Services Department.

Development Services Department: Planning

- 1) **Approval.** This Site Plan Review is approved subject to these specific conditions. Any variation from the approved plans, proposals, supporting documents or presentations is subject to review and approval prior to implementation.
- 2) **Conformance to Plans.** This approval is dependent upon and limited to the proposals and plans contained, supporting documents submitted, and presentations made to staff, the Planning Commission, and/or City Council as affirmed to by the applicant and presented on the plans dated August 8, 2024. Any variation from these plans, proposals, supporting documents or presentations is subject to review and approval prior to implementation.
- 3) Prior to expiration, the owner/developer may apply for an extension, to be approved by the Development Services Director, not to exceed a total of one (1) year from the original date of expiration.

- 4) **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.
- 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) **CFD.** CFD or other approved funding source shall be formed, at the developer's expense, to provide for the maintenance of any park/basin, streetlights, open spaces and all streetscape/median 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 sources, shall be in place prior to the issuance of the first building permit as further defined in the City of Manteca Parkland Construction Policy. Developer shall be responsible for maintenance of improvements until sufficient funding through the collection of full special tax revenue is available/collected for City to maintain. This may be accomplished through a maintenance agreement, direct payment to City or other means.
- 7) **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.
- 8) **Signs.** No business identification signs or any advertising signs shall be installed or displayed without the review and approval of the Development Services Department, and all proposed advertising signs shall comply with Section 20.14.20 of the Zoning Ordinance.
- 9) **Vested Rights.** This approval does not vest applicant's rights regarding future development. All ordinances, resolutions, rules, regulations and official policies governing design, improvement and construction standards and specifications applicable to the project and public improvements to be constructed by the Developer shall be those in force and effect at the time the applicable plan or permit approval is granted.
- 10) **Responsible Agencies.** The Developer is responsible for contacting all responsible and commenting agencies and ensuring compliance with any applicable fees and/or rules. This project is subject to the requirements of other agencies including but not limited to San Joaquin County Multi-Species Habitat Conservation & Open Space Plan, San Joaquin Valley Air Pollution Control District, and PG&E.
- 11) **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, and 3) standard conditions. The

applicant shall comply with all regulations and code requirements of the Development Services Director, City Engineer, and 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.

- 12) **Building Plans.** The project developer shall write all conditions of approval for this project 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.
- 13) **Failure to Comply.** Should the project be found, at any time, not to comply with any of the Conditions of Approval, or should the applicant construct or operate this development in any way other than as specified in the Application or Supporting documents or presentations to staff, the 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.
- 14) **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.
- 15) **Limits of Approval.** Approval of this application does not constitute approval of any other entitlement or any other necessary permit, license, or approval.
- 16) **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 Site Plan and design Review shall be subject to revocation if the subject use is conducted in such a manner as to cause a nuisance.
- 17) **Changes in Law.** This approval shall not preclude the application to development of the property of changes in City laws, regulations, plans or policies, the term of which are specifically mandated and required by changes in State or Federal laws or regulations.
- 18) **Other entitlements.** Approval of this application does not constitute approval of any other entitlement or any other necessary permit, license, or approval.
- 19) **Performance Standards.** Developer shall ensure ongoing compliance with City of Manteca Performance Standards, pursuant to Manteca Municipal Code Chapter 17.58.

- 20) **Parking, Loading Areas, On-Site Circulation.** All on-site parking, loading areas, and on-site circulation shall conform to the approved plans dated August 8, 2024.
- 21) **Landscaping.** On-site landscaping shall conform to the approved plans dated August 8, 2024, and conform to the Manteca Municipal Code. Required planting areas shall be permanently maintained by water, clearing debris and litter, weeding, pruning, insect control, and replacement of plant materials and irrigation equipment as needed to preserve the health and appearance of plant materials. All landscaping shall be maintained in such a manner as to not restrict designated pedestrian access. All trees, shrubs, and plants which, due to accident, damage, disease, or other cause, fail to show a healthy growth shall be replaced, in kind, pursuant to the approved landscape plans within 30 days from the identified damage date.
- 22) **Storage, Screening, and Fencing.** All storage, screening, and fencing shall conform to the approved plans dated August 8, 2024, and conform to the Manteca Municipal Code.
- 23) **Roof-mounted Equipment.** Applicant/developer shall ensure all roof-mounted equipment shall remain screened from public street view.
- 24) **Lighting.** All on-site lighting for parking areas, pedestrian areas, and vehicular or pedestrian paths of travel shall be LED lighting. Any new lighting is required to submit a photometric plan for review showing it complies with section 17.50.060.D. of the Manteca Municipal Code.
- 25) **Site maintenance.** The site shall be permanently maintained in a neat and clean manner free of weeds, trash, and debris.
- 26) **CPTED.** Landscaping and lighting shall be maintained to compliance with Crime Prevention through Environmental Design (CPTED) guidelines. Shrubs shall be limited to two feet in height, and mature trees shall be limbed up to six feet above the ground. Dead or dying plants shall be replaced with materials of equal size and similar variety.
- 27) A Minor Zone Modification shall be required to address any setback shortfall generated in the application of the Boise floor plan on any of the following single-family lots: 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 31, 32, 33, 34, 35, 41, 42, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 78, 84, 89, 98
- 28) Due to the required street and intersection alignments and the resulting constraints on the adjacent properties, the following duplex lots shall be subject to Small Lot Subdivision Development Standards, pursuant to [MMC 17.26.040](#): 118, 137, 138, 146.
- 29) Approval of SDJ-22-68 and SPC-22-67 shall take effect upon the effective date of REZ-22-91. Expiration for SDJ-22-68 and SPC-22-67 shall be 24 months after the effective date, unless extended pursuant to Municipal Code Section 16.09.070 and 17.08.120, respectively and pursuant to applicable state law.
- 30) The final design of the open space/park area shall include a water feature such as a splash pad or an amenity of the like, and bathrooms, a picnic area with shelter, a Pickleball Court, Volleyball Court and a Cricket Court to the extent technically feasible and to be approved at Plan Check by the Development Services Director, in

substantial conformance with the conceptual approvals submitted for review as part of SPA 22-67. Open space areas shall include lighting to building code standards.

- 31) A one-time payment of \$500,000 shall be made to the City of Manteca for impacts to public safety, roads, and solid waste. This payment shall be due thirty-days from the first building permit issuance, for any improvement, including subsurface improvements, issued by the City.

Development Services Department: Building Safety Division

Community Facilities District Annexation

- 1) Annexation to the Community Facilities District: Applicant shall submit an executed petition affirmatively consenting to annex the subject property to 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 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.

General Conditions

- 2) Accessible parking spaces complying with Section 1109A shall be provided. Clearly specify on the site plan whether assigned or unassigned parking spaces are to be provided. CBC Sections 1109A.4 and 1109A.5.
- a. When assigned parking spaces are provided for a resident or a group of residents, at least 2 percent of the assigned parking spaces serving covered multifamily dwelling units shall be accessible in each type of parking facility. At least one space of each type of parking facility shall be made accessible even if the number exceeds 2 percent. CBC Section 1109A.4.
 - b. When parking is provided for covered multifamily dwellings and is not assigned to a resident or a group of residents at least 5 percent of the parking spaces shall be accessible and provide access to grade-level entrances of covered multifamily dwellings and facilities (e.g., swimming pools, club houses, recreation areas and laundry rooms) that serve covered multifamily dwellings.
 - c. One in every eight accessible spaces, but not less than one (1), shall be van accessible.
 - i. Access aisle shall be on the passenger's side.

- 3) At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zone; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve. Where more than one route is provided, all routes must be accessible. CBC Section 1110A.1.1.
- 4) At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site. CBC Section 1110A.1.2.
- 5) An accessible route shall connect at least one accessible entrance of each multifamily dwelling unit with exterior spaces and facilities that serve the dwelling unit. CBC Section 1110A.1.4.
- 6) All ground-floor dwelling units in non-elevator buildings shall be accessible and adaptable. CBC Section 1104A.1.
- 7) Separate building permits shall be required for the apartment building, trash enclosure, signs etc.) per CBC Admin 104.
- 8) The Developer shall submit a certification prepared by a licensed land surveyor or registered civil engineer to the Chief Building Official, certifying that the building location (setbacks) is pursuant to the approved plans prior to receiving a foundation inspection.
- 9) Developer shall provide bike parking spaces in accordance with California Green Building Standards Code 4.106.9 for number and distance to the entrance.
 - a. Provide permanently anchored bicycle racks within 100 feet of the visitor's entrance, readily visible to passers-by, for 5 percent of visitor motorized vehicle parking capacity with a minimum of one two-bike capacity rack. CGBSC Section 4.106.9.1
 - b. Provide on-site bicycle parking for at least one bicycle per every two dwelling units. CGBSC Section 4.106.9.2
- 10) Multifamily development projects with 20 or more dwelling units shall be subject to the following: CGBSC Section 4.106.4.2.2.
 - a. EV Capable – Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EV's at all required EV spaces at a minimum of 40 amperes.
 - b. EV Ready – Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles.
 - c. EV Chargers – Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE.

- d. Construction documents shall indicate the location of proposed EV capable, ready and chargers.
 - i. The EV space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.
 - ii. One in every 25 EV spaces, but not less than one, shall also have an 8-foot wide minimum aisle. A 5-foot wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet.
- 11) The project shall comply with the more restrictive of the outdoor potable water reduction requirements of the California Green Building Standards Code 4.304 and the Manteca Water Efficient Landscape Ordinance. Please note this on the plans.
- 12) At time of building permit, submittal the developer shall incorporate all Conditions of Approvals from all departments and imprint into the submittal set of construction documents/plans.

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.
- 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) Developer shall relinquish access rights to and from City right-of-way for all lots that backup to or have side yards to East Atherton Drive (Lots 1-10, 16-19, 21,27-28, 41, 66-83). Access rights shall also be relinquished on the side yard at lot 10, 16, & 67 adjacent to Buena Vista Drive, and along the side yard at Lots 78 & 79 adjacent to Street "D".
- 6) 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) to reduce the

amount of fine particulate matter (PM₁₀) entrained into the ambient air from man-made sources.

- 7) Prior to the start of construction, all survey monuments that have the possibility of being damaged, destroyed or covered over during construction for this project, 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 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.
- 8) Prior to approval of a Subdivision Final Map or Building Permit plan set 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.
 - i. 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).
- 9) Joint trench utility installation shall be in accordance with Manteca Municipal Code Chapter 13.34 and City Standards.
- 10) All residential address numbers shall be plainly visible from the street fronting the property. Said numbers/letters shall contrast with background.
- 11) 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.
- 12) 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.

- 13) If the project is a beneficiary to the Market Place at S. Main Street Area of Benefit that is currently be formed by the Developers of "Market Place at S. Main Street", the Developer shall pay the required assessment, per the approved Area of Benefit report. Payment shall be required prior to the filing of the first subdivision Final Map, or first Building Permit Plan set of the multi-family project.
- 14) 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.
 - a. For the purpose of maintaining access to Parcel 224-040-020, aka 475 E. Quintal Road, the extension of Buena Vista Drive to 475 E. Quintal Road shall be installed by developer/applicant and accepted by City prior to abandonment of the portion of Quintal Road public right of way within the project boundary.
- 15) 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.
- 16) 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.
- 17) 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.
- 18) 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.
- 19) 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.

Site

- 20) Developer shall relocate South San Joaquin Irrigation District's (SSJID) Lateral "Y" through the project. The existing irrigation easement shall be abandoned, and new easement shall be recorded along the pipeline alignment prior to the recording of the Final Map in accordance to the requirements of SSJID.
- 21) The area over the proposed SSJID easement along E. Atherton Drive and Street "D" shall be landscaped and pedestrian access shall be provided.
- 22) On-site parking area pavement surface drainage slope shall be as follows: Minimum cross-slope on asphalt concrete is 2% or concrete is 1% with a maximum of 5%. Concrete valley or curb gutters shall have a minimum slope of 0.25%. The pavement slope in ADA areas shall be in accordance with the California Building Code, Chapter 11B.
- 23) Provide City Standard Refuse/Recycling Enclosures on-site at the locations shown on the site plan. Sizing shall be in accordance with City Standards.
- 24) The refuse enclosure shall be graded so there is no storm drain or other flow run-on or run-off from the enclosure area. The enclosure area shall have a connection to the storm system, in compliance with the City's Post-Construction Manual.
- 25) On-site curbing shall conform to City of Manteca Standard ST-35, "Parking Area Curbs".
- 26) Curbing along the sides of lots, where there are no driveways, shall be painted red to restrict parking. Signage along these portions of the project may also be installed instead of the red paint.
- 27) Developer shall dedicate an emergency vehicle access easement, to the City of Manteca, over the multi-family project site. This dedication shall be done on the Final Map.
- 28) Landscape planting at driveway entrances/exits shall be maintained to a maximum height of three and one-half feet (3.5').
- 29) Developer shall sign and stripe both sides of the drive aisle as "No Parking" on the multi-family project.
- 30) Developer shall install stop signs at the egress points from the multi-family project to City rights-of-way. The stop signs shall be installed just behind the right-of-way on private property and shall be maintained by the property owner for perpetuity.

Streets

- 31) 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.

- 32) Soils R-value tests shall be performed from representative soils within the proposed subdivision. A geotechnical report shall be submitted to the City Engineer with calculations determining the street pavement structural design. Design shall conform to City of Manteca Resolution R-5633, "Street Structural Design Policy". The minimum traffic indices shall be as follows:
- a. S. Main Street & E. Atherton Drive: 11.0
 - b. 60' rights-of-way: 8.0
 - c. 50' rights-of-way: 6.0
 - d. Cul-de-sacs: 4.5
- 33) S. Main Street (if not constructed by others)
- a. S. Main Street from Atherton Drive south, including the Project Frontage
 - i. Developer shall dedicate right-of-way along the west side of S. Main Street to accommodate a sixty-five foot (65') half-width street section. The right-of-way shall be along the back of the sidewalk.
 - ii. Developer shall construct full-width street improvements along the full length of the S. Main Street frontage of the project site, including new street structural section, curb, gutter, ten foot (10') wide sidewalk, streetlights, signage and striping. The full-width street improvements do not include any improvements beyond the curb and gutter on the east side of S. Main Street, opposite of the project. Developer shall also construct a fourteen foot (14') wide raised landscaped median with automatic irrigation system centered on the ultimate S. Main Street centerline.
 - iii. The Developer shall, on behalf of the City, obtain right-of-way along S. Main Street to accommodate full width street improvements.
 - iv. In accordance with the City's Area of Benefit Establishment Policy, if full width street improvements are installed, the Developer may form an Area of Benefit to obtain reimbursement for the full width street improvements installation that is not PFIP reimbursable.
 - b. S. Main Street from Atherton Drive north to the State Route 120 access ramps
 - i. The developer shall construct the improvements on S. Main Street, including new street structural section, curb, gutter, sidewalk, raised landscaped median (final location and limits of the median to be determined by the Director of Engineering/City Engineer at the time of Improvement Plan submittal) and left turn pocket(s), as shown on the PFIP Modified 6 Lane Street Section, Plate E-2.10 H2 (south end) transitioning to Plate E2.10 H1 (north end), from Atherton Drive north to the SR 120 eastbound access ramp. Developer shall also construct streetlights, signage, striping and landscaping with trees and automatic irrigation system in the raised median.

- c. Developer shall modify the traffic signal at the intersection of S. Main Street and W. Atherton Drive, as needed to support the installation of the required improvements in accordance with the City's PFIP. Developer shall also modify the signal timing and install upgraded controllers, software, and cameras with video and radar capabilities for all approaches at the S. Main Street and W. Atherton Drive intersection to optimize the traffic flow at the intersection.
- d. The City will pursue funding options to reimburse the Developer for the installation of the improvements detailed below. Should there be an Area of Benefit formed to reimburse the City for advance funding these improvements, Developer shall participate in the Area of Benefit. If funding is not available for reimbursement to the Developer of this project, conditions "ii" and "iii" below shall be inapplicable, and Developer may seek to form an Area of Benefit or pursue other financing mechanisms for reimbursement of costs to construct condition "i" below. If applicable, reimbursement for these improvements shall be made to the Developer soon after City Council acceptance of the improvements. The reimbursement shall include the "soft costs" for design engineering (6%), construction staking (4%) and bonding (2%). "Soft cost" reimbursement shall be based on the Developer's actual costs, up to the indicated percentages of the construction cost. Developer shall also be reimbursed for the plan check and construction inspection, in accordance with the fee paid by the Developer during the Improvement Plan process.
 - i. Developer shall install a dedicated right turn lane at the S. Main Street/State Route 120 intersection, to the eastbound State Route 120 access ramp. Developer shall get approval from CalTrans for the design and construction of the improvements at this intersection. This condition may be modified or removed if the requirements to construct this lane are impractical, as determined by the City Engineer.
 - ii. Developer shall install a new street structural section, street lights, signage and striping along the frontage of 1437 S. Main Street (APN 224-02-117) and 1533 S. Main Street (APN 224-02-116) on the west side of S. Main Street. Improvements shall terminate at the western end of the curb return on W. Atherton Drive. If funding is available for reimbursement to the Developer of this project, Developer shall install said frontage improvements at the same time as the installation of the improvements on the east side of S. Main Street.
 - iii. Developer shall construct street improvements along S. Main Street from Atherton Drive south to the southern property line of 1601 S. Main Street (APN 224-02-147), including new street structural section, curb, gutter, sidewalk, raised landscaped median (final location and limits of the median to be determined by the Director of Engineering/City Engineer at the time of Improvement Plan submittal), as shown on the 6 Lane Street Section, Plate E-2.06 F1, merging to Plate E-2.10 H1 at the intersection in conjunction with the layout shown on Sheet No. INT15 of Exhibit 3 of the Transportation Element of the City's PFIP. Developer shall include streetlights, signage,

striping and landscaping with trees and automatic irrigation system in the raised median.

- 34) Developer shall ensure the structural section of the existing roadway which is in accordance with the traffic index in these conditions. The developer shall 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) Developer shall install a full access signalized traffic signal at the intersection of E. Atherton Drive and Buena Vista Drive. This work includes the addition of signal poles, installation of video detection, new signal timing, signage, adequate striping to accommodate the signal on all street legs of the intersection and installation of pedestrian crossing facilities. The signal shall include an emergency vehicle preemption system. All work shall be at the expense of the Developer.
- 36) The traffic signal for South Main at E. Atherton Drive, and for E. Atherton Drive at Buena Vista Drive must be fully operational and accepted by the City prior to the first final building inspection for the project.
- 37) Access to Street "D" from E. Atherton Drive shall be limited to right in/right out.
- 38) Where offsite property acquisition is required by these conditions, the developer shall make a good faith efforts to obtain the right-of-way. If it can be shown to the City in writing, that the Developer is unable to come to an agreement with the property owner, the City will decide to remove this condition or begin its own negotiations with the property owner.
- 39) Developer shall dedicate right-of-way along the south side of E. Atherton Drive to accommodate a fifty-four foot (54') half-width street section.
- 40) Developer shall dedicate right-of-way along the north side of E. Atherton Drive from Buena Vista Drive to the east boundary line to accommodate a sixty-eight foot (68') half-width street section.
- 41) Developer shall dedicate right-of-way along the north side of E. Atherton Drive from Buena Vista Drive to the west boundary line to accommodate a fifty-six foot (56') half-width street section.
- 42) Developer shall complete the construct of the twelve foot (12') wide concrete pathway along the north frontage of E. Atherton Drive, including landscaping with trees, automatic irrigation system on both side of the street, a seven foot (7') high masonry sound wall along the single-family residence lots, and signage and striping.
- 43) The easterly median in E. Atherton Drive shall be extended to the SSJID irrigation District crossing. The median shall be landscaped in accordance with the Parks Department requirements.

- 44) Bioretention facilities shall be located at street intersections, along street side yards, within City right-of-way, or designated City owned lots. Bioretention facilities shall not be located along any residential lot frontage.
- 45) Final Map phasing will need to be coordinated with the timing and necessity of roadway construction. Roadway construction for each phase shall be reviewed and approved by the City Engineer and may include roads on the Tentative Map that are not immediately adjacent to the proposed Final Map.
- 46) Developer shall install a Bus/Landscape Maintenance Turnout, in accordance with City Standard ST-39. The placement of the turnouts shall comply with the requirements of the needs of the Parks and Recreation Department or the City's Transit Authority. Final locations are subject to approval by the City Engineer and shall be shown on the Improvement Plans.
- 47) Developer shall install traffic calming measures and measures on roadways immediately adjacent to the private park /open space. The traffic calming measures shall be reviewed and approved during the Improvement Plan submittal process.
- 48) No driveway shall be closer than twenty feet (20') to a curb return.
- 49) Existing driveways which are not to be used by this project shall be removed and replaced with sidewalk, vertical curb and gutter.
- 50) Developer shall install a barricade in accordance with City Standard ST-20 at all streets stubbed to undeveloped land.
- 51) Developer shall contact the local post office for direction regarding placement of mail receptacles or any other type of mail delivery proposed.
- 52) If required, 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.
- 53) For all streets with 60-foot wide right-of-way and greater, the developer shall install streetlights 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.
- 54) For all streets with less than 60-foot wide rights-of-way, the developer shall install streetlights 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.
- 55) For Controlled Intersections on arterial roadways, the developer shall install streetlights at the intersection to a minimum average coverage of two and four tenths (2.4) foot candles, with a minimum average uniformity ratio not exceeding 3:1.
- 56) An electrolier photometric plan shall be submitted with the project's Improvement Plans showing this requirement is 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).

- 57) 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 building occupancy.
- 58) The thickness of all sidewalks installed with the project shall be six inches (6").
- 59) All construction related traffic is prohibited from utilizing left turn in and left turn out on Quintal Road for access the project site. This restriction shall apply for the full duration of construction related to this project.
- 60) The Developer shall remove and replace damaged or dilapidated sections of the curb and gutter, as instructed by the City.
- 61) Driveway(s) and accessibility ramps installed or modified with this project shall comply with the latest revision of the California Building Code, Chapter 11B and Caltrans Standard Plans, detail A88A.
- 62) Developer shall install traffic calming measures on Street D. The traffic calming measures shall be reviewed and approved during the Improvement Plan submittal process.

Fencing and Walls

- 63) 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.
- 64) Developer shall construct a minimum six foot (6') high wood fence along the boundaries of this subdivision which abut undeveloped land.
- 65) 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.
- 66) Developer shall install minimum six foot (6') high wrought iron fence on E. Atherton Drive at the multi-family lot and along the access easement and frontage of the existing storm drainage basin.
- 67) Unless otherwise directed by the City Engineer, 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.
- 68) Developer shall construct a minimum seven foot (7') high masonry wall along this project's boundary with the eastbound on-ramp to Highway 120. The height of wall shall be such that it incorporates the appropriate noise-attenuation measures to satisfy the performance standards in the General Plan, Table S-1. The wall shall be on the development side of the property and shall be privately maintained. The maintenance responsibility shall be noted on the Final Map.

- 69) 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

- 70) Improvements shall be constructed in conformance with the latest version of the City Water Master Plan.
- 71) 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 will identify 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 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.
- 72) Water mains installed in stubbed streets shall extend to the property line and shall have a blowoff per City Std. Plan No. W-7.
- 73) 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.
- 74) 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.
- 75) 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.
- 76) Existing service connections to the City's water mains which will not be used by this project shall be abandoned, as directed by the City of Manteca.
- 77) The onsite water line at the multi-family project shall be private and maintained by the Property Owner in accordance with National Fire Protection Association (NFPA) 25 Fire Code, as amended.
- 78) Developer shall install double check detector check valves (DCDCV) where the fire hydrant/fire service line enters the multi-family site from the public water system. The DCDCV shall be installed on private property immediately adjacent to the City right-of-way or a dedicated City access easement to the DCDCV location,

maintained by the property owner. The fire service system for each multi-family project shall have two (2) points of connection to the existing public water system.

- 79) Developer shall install one meter for the domestic water system for each separated multi-family project. The meter shall be installed at an accessible location within the public utility easement, adjacent to the City's ROW. Piping and appurtenances downstream of the water meter are private and will be maintained by the property owner.
- 80) Developer shall install a backflow prevention device immediately downstream of the water meter. The backflow prevention device shall be maintained by the Property Owner.
- 81) Developer may install a separate water meter for the landscape irrigation system. The meter shall be installed at an accessible location within the public utility easement, adjacent to the City's ROW or waterline maintenance and access easement. Piping and appurtenances downstream of the water meter are private and will be maintained by the Property Owner. Irrigation water from the potable system shall be protected with a reduced pressure backflow device.
- 82) Existing service connections to the City's water mains which will not be used by this project shall be abandoned, as directed by the City of Manteca.
- 83) Landscape irrigation water system shall be designed to operate from a single point of connection. Irrigation water from potable system shall be delivered via a single meter which is no larger than 2". Piping which is installed from the potable water system for the purposes of irrigation shall be purple pipe. This includes the valve boxes. Irrigation water from the potable system shall be protected with a reduced pressure backflow device.

Storm Drainage

- 84) 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.
- 85) The storm drain system shall be sized to accommodate future flows from APN 224-04-010 and APN 224-04-011.
- 86) A storm drainage plan for the entire project shall be submitted to the City Engineer for approval concurrently with the first improvement plan submittal. The plans shall include any offsite contributions to plan. The plan shall be accompanied by calculations for peak flows, total runoff, pipe sizes, detention basin volume and evidence of historical groundwater depth.
- 87) All storm drainage shall drain to the existing basin, south of E. Atherton Drive. 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. If required, 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.

- 88) All storm drain piping shall be located within the paved street area and drive aisles.
- 89) 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.
- 90) 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
- 91) 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.
- 92) 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.
- 93) Post-Construction Management Practices shall conform to the City's adopted Multi-Agency Post Construction Stormwater Standards Manual.
- 94) Where conflict between standards arises, the standard most-protective to water quality, to public health and safety, and against flooding shall be utilized.
- 95) 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.

- 96) 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.
- 97) Bioretention areas which are adjacent to the City sidewalk shall include a one-foot (1') wide flat area behind the sidewalk prior to the start of the bioretention area side slope.
- 98) 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.
- 99) If required, the 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.
- 100) Developer shall complete the CDD development memorandum, required by Storm Drainage Agreement Amendment No. 1, and submit it to SSJID for review.

Sanitary Sewer

- 101) Improvements shall be constructed in conformance with the latest version of the City Wastewater Collection System Master Plan and City Standards.
- 102) 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 will identify 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 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.

- 103) A manhole shall be located at the back of the sidewalk, adjacent to City right-of-way, where the sanitary sewer main enters private development. This manhole shall be the end of the City's maintenance responsibility for the sanitary sewer system.
- 104) 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.
- 105) A preliminary sewer plan shall be submitted to the City Engineer for approval concurrently with the first improvement plan submittal. The plan shall be accompanied by calculations for peak wet weather flows showing pipe sizes and slopes for the entire development.

Public Facilities Implementation Plan (if applicable)

- 106) 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.
- 107) 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.
- 108) 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.
- 109) In the event Developer desires to exchange credits for cash reimbursement, the exchange must be approved by City Council.

Homeowners' Association (if applicable)

- 110) A Homeowners' Association (HOA) or other funding mechanism shall be formed at the developer's expense to provide for the maintenance and operation of the

landscaping, landscape irrigation, park/open space improvements, sound walls, internal streetlights, all streetscape/median landscape improvements, HOA-maintained utilities and bike paths located within the boundaries of the community. HOA bylaws must be submitted to the City for approval prior to issuance of the first building permit. No bylaws which are not approved by the City may be entered into.

- 111) The HOA bylaws shall include language to address the dissolution of the HOA. This language should include that dissolution of the HOA is only permitted if the City agrees to take over maintenance of all HOA maintained infrastructure. The City may agree to take over all or a portion of the HOA maintained infrastructure and may condition its agreement with items such as timing for the maintenance switch, the infrastructure condition at the time of the switch etc. This portion of the bylaws must also include language that changes to infrastructure maintenance related bylaws must be approved by the City prior the changes being approved by the HOA members.

City of Manteca Public Works, Park Planning and Projects

General Park Comments

- 1) All open space associated with the apartment complex, including the approximately 1.93-acre public open space required per Development Services, shall be maintained and all liability covered by the apartment complex; open space area does not apply to the Public Park requirements of the development.
- 2) LID areas within the single-family home development will need to be removed as this area cannot be serviced effectively.

General Conditions

- 3) Current City of Manteca Standards and Specifications for Landscape Development shall be followed.
- 4) Developer shall prepare construction plans and specifications for any streetscape, or other publicly maintained improvements, for Public Works Department – Parks Division approval, at developer's expense.
- 5) The Developer shall be required to pay Fees as specified in the current Park Acquisition and Improvement Fee.
- 6) Any landscape needs to comply with current Model Water Efficient Landscape Ordinance (MWELo) requirements.
- 7) Developer shall submit a final subdivision map to the Public Works Department - Parks Division with recommended street trees for each street within the development for review and approval by the City Arborist. Plans shall be submitted in tandem with the streetscape and basin construction plans.
- 8) Depending upon materials used within the Basin and Streetscape and layout, additional comments may be made during the construction plan phase.

- 9) A masonry wall will be required between residential lots and public streetscape (north and south side of East Atherton Road and along Buena Vista Drive.
- 10) The bike trail along the North side of East Atherton Drive shall continue to the end of project and be striped accordingly with signage as needed at intersections.
- 11) Existing basin to the southwest needs to be improved and landscaped. Replace existing fencing with new upgraded tubular steel fencing and gates. This area will not be maintained by the City.

Low Impact Development:

- 12) Low Impact Development (LID) improvements, locations and details shall be reviewed and be approved by Engineering and Parks Division to determine impact on overall area to be maintained within the Community Facilities District (CFD). Maximum side slopes shall be 4:1 for shrubs and 6:1 for turf/no-mow.
- 13) 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.
- 14) No Joint Trench Utilities shall be allowed within LID areas.
- 15) Any low Impact Development (LID) improvements to be maintained by the City, 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 three-year warranty period.

Streetscapes/Medians/Landscape areas:

- 18) Streetscape/medians/landscape improvements to be maintained by the City, 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.
- 21) Streetscape shall utilize a minimum of 30% of landscape area in non-irrigated materials.

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

- 22) CFD or other approved funding source shall be formed, at the developer's expense, to provide for the maintenance of the public landscape, streetlights, and the negative fiscal impacts associated with the provision of police protection, fire suppression and public 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.
- 23) 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 Public Works, Solid Waste

- 1) Developer shall provide specifications of the garbage and recycling compactors prior to construction of the compactors.
- 2) Compactors shall be constructed to the specifications that the City of Manteca requires in order to ensure compatibility with City roll-off trucks.

City of Manteca Fire Department, Office of the Fire Marshal

- 1) Site Address: Building address numbers shall be plainly visible from the street fronting the property. Said building address numbers shall contrast with their background and be a minimum of 12" in height
 - a) Building Numbers for rear buildings shall be visible from Main drive aisle. Building numbers will be placed in a uniform position on the building façade.

Bldg. A	-or-	Bldg. 2
Units 301-306		Units 307-313
201-206		207-213
101-106		107-113

- 2) Fire Department Access:
 - a) Provide a diagram showing a minimum of 44' external radius and internal radius of 25' on all main entries, drive aisle and parking lot areas. The main

drive aisle shall be designated Emergency Vehicle Access Lane and be a minimum of 26' wide.

- b) A diagram showing proposed "Fire Lane" shall be submitted for approval to the Office of the Fire Marshal. Fire Lanes shall be marked in accordance with California Fire Code (Appendix D103.6 SIGNS and Manteca Fire Code 15.24
- 3) 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.
- 4) Underground piping for the fire sprinkler shall be approved by the Fire Department prior to permit issuance.
- 5) All above ground gas meter, regulators, and piping exposed to vehicular damage shall be protected in an approved manner.
- 6) 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.
- a) Fire Alarm/Sprinkler monitoring shall be point ID.
- 7) 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.
- 8) Plans proposed to be listed as deferred submittals shall be clearly labeled on the cover building permit plan submittal cover sheet.
- 9) 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

- 10) 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 for additional information.
- 11) All above ground gas meters, regulators, and piping exposed to vehicular damage shall be protected in an approved manner.
- 12) Trash enclosures/dumpsters shall not be allowed within 5 feet of any combustible walls, openings, or combustible roof eaves, unless protected by an automatic fire sprinkler.
- 13) 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.
- 14) 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

City of Manteca Information Technology Department, GIS Division

- 1) For the multifamily Phase 1, the main address will be based on the location of the leasing office, which is off Buena Vista Dr. For this reason, the addresses will be assigned to Buena Vista Dr. For multifamily Phase 2, the proposed main address shall be located at the community center. All multifamily units in all phases shall have their first number (1,2,3) indicate which floor the unit is located on, followed by the two or three-digit number to designate the units. Each apartment building will be given a designated letter.

San Joaquin County Environmental Health Department

- 1) Submit three (3) sets of detailed public swimming pool plans to the Environmental Health Department for review and approval prior to issuance of building permit(s) (Code of Regulations, Title 22, Section 65505). The fee will be based on the current schedule at the time of payment.

- 2) 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).

Pacific Gas and Electric Company (PG&E)

- 1) PG&E operates an overhead electric distribution line on this property along Quintal Road. The referenced facilities are not compatible with the proposed development and must be removed and/or relocated prior to the project commencing. Please contact PG&E's Service Planning department at www.pge.com/cco for any modification or relocation requests, or for any additional services you may require.

You may also contact the Building and Renovation Center (BRSC) for facility map requests by calling 1-877-743-7782.

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

ACKNOWLEDGEMENT OF TERMS AND CONDITIONS

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

The fees associated with this project are payable at the time of building permit issuance. For information on fees associated with the project, please contact the Building Safety Division at 209-456-8550.

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

Date

Authorized Signature

Date

Authorized Signature