

EXHIBIT 'A'



**City of Manteca
Development Services Department**

**Conditions of Approval
The Address Townhomes Extension SPA-26-25 for
Site Plan and Design Review SPA 21-160**

Project Name: The Address Townhomes Extension
Project Files: SPA 21-160
Applicant: Jasbir Aulakh, 7500 Balmoral Way, San Ramon, CA 94582
Project Location: 445 N. Walnut Avenue
Approval Date: May 21, 2026 (Original entitlement approved on October 20, 2022)
Expiration Date: **May 31, 2027**

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

This list of conditions is not intended to be a comprehensive list of City regulations. All conditions are referenced to the plans dated April 28, 2022 which are on file with the City of Manteca, Development Services Department.

Development Services Department: Planning

1. **Approval.** This Site Plan Review and Planned Development 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.
 - A. SPA 21-160 allows for the construction of three (3) townhome buildings for the construction of 13 two-story attached townhomes.
2. **Effectuation.** Unless otherwise specified, effectuation of this approval shall be at vertical building permit issuance. All Conditions of Approval and ordinance requirements shall be fulfilled prior to the establishment of the use at final building occupancy.
3. **Minor Modifications.** Any minor deviations or modifications to the site, utility, or public improvement plans necessary due to site engineering constraints may be granted upon approval of the Development Services Director. All other deviations or modifications may be granted pursuant to MMC Section 17.08.130.

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4. **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 **April 28, 2022**. Any variation from these plans, proposals, supporting documents or presentations is subject to review and approval prior to implementation.
5. **Expiration.** The Site Plan Review Extension shall expire one year from this date on **May 31, 2027**.
6. **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.
7. **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.
8. **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.
9. **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.
10. **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.
11. **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.
12. **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.

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13. **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, the 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.
14. **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 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 Planning Manager must be received before any changes are constituted in site design, grading, building design, building colors or materials, etc.
15. **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.
16. **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.
17. **Limits of Approval.** Approval of this application does not constitute approval of any other entitlement or any other necessary permit, license, or approval.
18. **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.
19. **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.
20. **Other entitlements.** Approval of this application does not constitute approval of any other entitlement or any other necessary permit, license, or approval.
21. **Performance Standards.** Developer shall ensure ongoing compliance with City of Manteca Performance Standards, pursuant to Manteca Municipal Code Chapter 17.58.

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22. **Parking, Loading Areas, On-Site Circulation.** All on-site parking, loading areas, and on-site circulation shall conform to the approved plans dated May 18, 2022.
23. **Landscaping.** On-site landscaping shall conform to the approved plans dated April 28, 2022, 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.
24. **Storage, Screening, and Fencing.** All storage, screening, and fencing shall conform to the approved plans dated April 28, 2022, and conform to the Manteca Municipal Code.
25. **Roof-mounted Equipment.** Applicant/developer shall ensure all roof-mounted equipment shall remain screened from public street view.
26. **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.
27. **Site maintenance.** The site shall be permanently maintained in a neat and clean manner free of weeds, trash, and debris.
28. **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.

Development Services Department: Building Safety Division

- 1) At least one accessible route within the boundary of the site shall be provided from public transportation stops, accessible parking and accessible passenger loading and unloading zones, and public streets or sidewalks to the accessible building entrance they serve. Where more than one route of travel is provided, all routes shall be accessible. CBC Section 1110A.1.1.
- 2) At least one accessible route shall connect accessible buildings, facilities, elements and spaces that are on the same site, including the shade structures (Park Awnings) and trash enclosure. CBC Section 1110A.1.2.
- 3) At least 10 percent but not less than one of the multi-story dwellings in apartment buildings with 3 or more dwelling units and/or condominiums with 4 or more dwelling units shall comply with CBC Section 1102A.3.
- 4) The separation of buildings shall all comply with California Building Code Section 705, Section 706 and the requirements of Chapter 7 regarding separation, openings, projections, roof coverings, etc. (CBC 705 and 706).
- 5) Separate building permits shall be required for each structure (Apartment buildings, Carports, Shade Structures (Park Awnings), Monument Sign signs, etc. per CBC Admin 104.

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- 6) The Developer shall submit a certification prepared by a licensed land surveyor or registered civil engineer to the Chief Building Official, certifying that the building location (setbacks) are pursuant to the approved plans prior to receiving a foundation inspection.
- 7) Developer shall provide parking for EVCS in accordance with California Green Building Standards Code 4.106.4.2.
 - a) Ten (10) percent of the total number of parking spaces on a building site shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.
 - b) The EV space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.
 - c) 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.
- 8) 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.
- 9) 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 dedicate ten-foot (10') wide public utility easements on all street frontages for underground facilities and appurtenances.
- 3) Developer shall indicate on the improvement plans topographical information which shall include one-foot (1') contour intervals and benchmark data based on City datum.
- 4) 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.
- 5) 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.

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- 6) Prior to or with the Building Permit plan set the following shall be submitted. Review and approval of these items by the Engineering Department must occur prior to or with the issuance of the first building permit associated with this project.
 - a) On-site grading and drainage plan,
 - b) On-site utility (sanitary sewer, water and storm drain) plan,
 - c) Off-site improvement plan,
 - d) Erosion control plans,
 - e) Stormwater Pollution Prevention Plan (SWPPP),
 - f) Documentation, as required in the Post-Construction Stormwater Standards Manual, showing compliance with WQO NPDES 2013-0001-DWQ,
 - g) Joint Trench Intent plans, and
 - h) Dedication of required rights-of-way and easements to the City.
 - i) The plans specified in (a), (b) and (c) above shall be prepared by a Registered Civil Engineer.
 - j) The items in (d), (e) and (f) above shall be prepared by a Qualified SWPPP Developer (QSD).
- 7) Joint trench utility installation shall be in accordance with Manteca Municipal Code Chapter 13.34 and City Standards.
- 8) All address numbers shall be plainly visible from the street fronting the property. Said numbers/letters shall contrast with background.
- 9) 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.
- 10) This project is a beneficiary of the Walnut Place Storm Drain Area of Benefit. Developer shall pay the required assessment, per the approved Area of Benefit report. This must be paid prior to issuance of the building permit.
- 11) The Engineering elements for this project, including utility and roadway improvements, shall be reviewed and finalized during the Building Permit review process. Designs/layouts presented with the proposed Site Plan are preliminary to support its approval and are not being approved with this action.

Site

- 12) 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.
- 13) Provide City Standard Refuse/Recycling Enclosures on-site at the locations shown on the site plan. Sizing shall be in accordance with City Standards.

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- 14) 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 sanitary sewer system or a connection to the storm system, in compliance with the City's Post-Construction Manual.
- 15) On-site curbing shall conform to City of Manteca Standard ST-35, "Parking Area Curbs".
- 16) 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.
- 17) Developer shall ensure no buildings are constructed across property lines.
- 18) Developer shall enter into an agreement with the City which stipulates the ownership and maintenance responsibility of the development's infrastructure, as follows. Division of maintenance for the development's infrastructure shall be noted in the notes section of the Final Map.
 - a) The roadway system within the development is private. The development shall be responsible for the maintenance of the roadway network, including street, sidewalk, curbs, gutters and electroliers within the development. Where the City has to open the roadway system to access the water system, the development shall be responsible for repair of the roadway system.
 - b) The City shall be granted ownership of and is responsible for maintenance of the water system up to the meters.
 - c) The sanitary sewer system and the storm drain system will be maintained by the City only within the City's right-of-way. The system is the developments responsibility beginning where the systems leave the City right-of-way and enter the private streets.
- 19) Landscape planting at driveway entrances/exits shall be maintained to a maximum height of three and one-half feet (3.5').
- 20) Developer shall sign and stripe both sides of the drive aisle as No Parking.
- 21) Developer shall complete a lot line adjustment to merge the properties covered by this site plan application. The lot line adjustment shall record prior to the issuance of the building permit for the site work.
- 22) Egress points from this project to public right-of-way shall be stop controlled. Developer shall install signage and striping at egress points on the project's property to meet this condition.

Streets

- 23) No driveway shall be closer than twenty-feet (20') to a curb return. Driveway locations shall be shown on Improvement Plan submittals. Vertical curb shall be installed for 20' past the curb return and the vertical curb shall be painted red and marked as No Parking.
- 24) Existing driveways which are not to be used by this project shall be removed and replaced with sidewalk, vertical curb and gutter.
- 25) Street improvements and City easement dedications shall be completed as a condition of the first final inspection of a building permit for this development. This shall be noted on the cover of the building permit submittal.

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- 26) Developer shall remove and replace the sidewalk, curb, gutter and accessible ramps, if any, along the frontage of this project.
- 27) Developer shall install a barricade in accordance with City Standard ST-20 at all streets stubbed to undeveloped land.
- 28) Developer shall contact the local post office for direction regarding placement of mail receptacles or any other type of mail delivery proposed.
- 29) 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.
- 30) 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, which is done at the same time as the adjacent new pavement.
- 31) Developer shall install sidewalk, curb, gutter, driveways and street pave-out along Walnut Avenue frontage of 435 N Walnut Avenue and the Alameda frontage of 439 N Walnut, will be required with this project. Installation of these improvements shall include the undergrounding of utility facilities on 435 N Walnut Avenue. The cost of these improvements can be put into an Area of Benefit to provide reimbursement to the Developer.
- 32) Street lights along the project's frontage shall maintain an average foot candle coverage of 0.40, with a minimum allowable foot candle at any location of 0.07 within the public right-of-way. Electrolier photometric plan, showing the foot candle coverage, shall be submitted with the Improvement Plans showing this requirement is met with the existing street lights. If not, the project shall install street lights or modify the existing street lights so this requirement is met.
- 33) The electrolier locations shall be finalized during the Improvement Plan review process. Electroliers shall maintain an average foot candle coverage of 0.40 throughout the project, with a minimum allowable foot candle at any location of 0.07. Electrolier photometric plan, showing the foot candle coverage, shall be submitted with the Improvement Plans.
- 34) 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, per phase/unit of the project. If applicable, this will be a condition of final acceptance of the subdivision.
- 35) The thickness of all sidewalks installed with the project shall be six inches (6").
- 36) The existing curb and gutter along the street frontages of this project will be inspected prior to the final inspection of the site work building permit, once construction traffic is limited to project's proposed driveway. The Developer shall remove and replace damaged or dilapidated sections of the curb and gutter, as instructed by the City.
- 37) Driveway(s) and accessibility ramps installed with this project shall be in compliance with the latest revision of the California Building Code, Chapter 11B.

Water

- 38) Improvements shall be constructed in conformance with the latest version of the City Water Master Plan.
- 39) The update of the City's Water Master Plan, Reclaimed Water Master Plan and Groundwater Sustainability Plan, including the evaluation of a Direct/Indirect Potable Reuse Facility are currently underway. This project will be required to participate in expansion of the infrastructure or facilities identified in the updated Master Plans and any correlating funding programs.
- 40) 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.
- 41) 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.
- 42) Fire hydrant locations shall be as approved by the Fire Department and finalized during the Improvement Plan Building Permit review process. Developer shall provide and install fire hydrant "blue dot" reflective markers prior to issuance of the first building permit.
- 43) The onsite water line shall be maintained by the Property Owner.
- 44) The onsite fire system shall be maintained by the Property Owner in perpetuity, in accordance with National Fire Protection Association (NFPA) 25 Fire Code, as amended.
- 45) Developer shall install double check detector check valves (DCDCV) where the fire hydrant/fire service line enters the 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 and shall be maintained by the property owner.
- 46) Developer shall install one meter for the domestic water system for this 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.
- 47) Developer shall install a backflow prevention device immediately downstream of the water meter. The backflow prevention device shall be maintained by the Property Owner.
- 48) 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.

Storm Drainage

- 49) 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.

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- 50) 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 groundwater depth.
- 51) All storm drainage shall be attenuated onsite and then discharge into the South San Joaquin Irrigation District's (SSJID) Lateral Tb. No directly connected impervious areas (DCIA) shall be allowed to drain into the storm drain system downstream of the attenuation system. The storm drain attenuation 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.
- 52) 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.
- 53) Developer shall construct the storm drain attenuation system in accordance with the current Storm Drain Master Plan.
- 54) 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.
- 55) 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. Two paper copies and an electronic copy of the Project Stormwater Plan shall be provided to the City of Manteca
- 56) 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.
- 57) 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.
- 58) 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.

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- 59) Post-Construction Management Practices shall conform to the City's adopted Multi-Agency Post Construction Stormwater Standards Manual.
- 60) Where conflict between standards arises, the standard most-protective to water quality, to public health and safety, and against flooding shall be utilized.
- 61) 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.

- 62) 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 is approved for project entitlements but may require further refinement for final approval, which is precedent to issuance of any building, grading, or construction permits.
- 63) 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.
- 64) 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.

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- 65) Developer shall complete the CDD development memorandum, required by Storm Drainage Agreement Amendment No. 1, and submit it to SSJID for review.
- 66) Developer shall enter into an agreement with the City for maintenance of the storm drain attenuation system. With this agreement, Developer shall dedicate an easement to the City of the entirety of the system.

Sanitary Sewer

- 67) Improvements shall be constructed in conformance with the latest version of the City Wastewater Collection System Master Plan and City Standards.
- 68) The update of the City's Wastewater Master Plan is currently underway. This project will be required to participate in expansion of the infrastructure or facilities, including at the City's Water Quality Control Facility, identified in the updated Master Plan and any correlating funding programs.
- 69) A manhole shall be located at the back of the sidewalk, adjacent to City right-of-way, where the sanitary sewer main enters the development. This manhole shall be the end of the City's maintenance responsibility for the sanitary sewer system.
- 70) 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.
- 71) 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.

City of Manteca Public Works, Park Planning and Projects

- 1) Developer/Owner shall be required to pay Fees as specified in the current Park Acquisition and Improvement Fee Policy.
- 2) Trees along West Alameda Street and North Walnut Avenue shall be planted outside of the City right-of-way.
- 3) Any landscape needs to comply with current Model Water Efficient Landscape Ordinance (MWELO) requirements.

City of Manteca Fire Department, Office of the Fire Marshal

2025 CFC 510.1 Emergency responder communication coverage in new buildings. Approved in building, two-way emergency responder communication coverage for emergency responders shall be provided in all new buildings. In-building, two-way emergency responder coverage within the building shall be based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured the exterior of the building. This section shall not require improvement of the existing public safety communication systems.

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- On new hydrants on street shall be fully functional and ST-1 compaction testing completed on access roads before vertical framing of buildings.

- 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.
 - b) Individual units shall be numbered consecutively according to their floor. All units on the first floor shall be in the 100 series, second floor in the 200 series and third floor units in the 300 series.
 - c) Each building shall have a durable, all-weather sign listing the building designator and the units contained within. Example:

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

- 2) 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.
- 3) Fire Suppression Approval. Plans and specifications for fire suppression systems shall be submitted for review and approval prior to construction. If work differs from approved plans, a set of "as built" shall be submitted to the Fire Department prior to final inspection.
 - a) 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.
 - b) Provide 15 feet of clearance on either side of fire hydrant from stopped or parked vehicles.
- 4) All above ground gas meter, regulators, and piping exposed to vehicular damage shall be protected in an approved manner.
- 5) Plans proposed to be listed as deferred submittals shall be clearly labeled on the cover building permit plan submittal cover sheet.

ATTACHMENT 3

- 6) 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
- 7) 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.
- 8) Trash enclosures/dumpsters shall not be allowed within 5 feet of any combustible walls, openings, or combustible roof eaves, unless protected by an automatic fire sprinklers.
- 9) 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
1154 S. Union Road, Manteca CA 95337
Firemarshal@Mantecafire.org

San Joaquin County Environmental Health Department

- 1) 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).