



City of Manteca Development Services Department

Conditions of Approval Dutra
Tentative Subdivision Map
December 3, 2024 - March 17, 2026

Project File Number: SDJ21-57 / TSM 26-04 Ext.
 Project Name: Dutra Subdivision Map
 Project Address: 4699 and 5151 East Peach Avenue; 20649 South Oleander Avenue
 APNs: 226-170-08 (portion), -12, and -13
 Property Owners: Shirley Dutra
 18484 McKinley Avenue
 Manteca, CA 95337
 Maria Lopez
 20649 Oleander Avenue
 Manteca, CA 95337
 Project Applicant: Michael Kiper
 KDH Group, LLC
 3200 Danville Boulevard, Suite 200
 Alamo, CA 94507

This list of conditions is not intended to be all-inclusive or a comprehensive list of City regulations. All conditions are referenced to the Dutra Subdivision Map (dated February 16, 2022) on file with the City of Manteca, Development Services Department, Planning Division.

City of Manteca Development Services Department:

This Master Plan and Tentative Subdivision Map dated February 16, 2022, are approved subject to the following Conditions:

1. **Acceptance of Tentative Subdivision Map.** Unless the Subdivider formally objects to these conditions prior to approval of the Tentative Subdivision Map by the City Council, the Subdivider is bound by, to comply with, and to perform all

requirements of or by the Subdivider pursuant to all of the terms, provisions, and conditions of these Conditions of Approval. All costs associated with compliance with the conditions shall be at the owner/developer's expense.

2. **Expiration of Tentative Subdivision Map.** This Tentative Subdivision Map approval shall automatically expire on **April 18, 2029**.
3. **Vested Rights.** This approval does not vest Subdivider's rights regarding future development. All ordinances, resolutions, rules, regulations and official policies governing design, improvement and construction standards and specifications applicable to the project and public improvements to be constructed by the Developer shall be those in force and effect at the time the applicable plan or permit approval is granted.
4. **Vesting Fees.** This approval does not vest Subdivider's rights regarding the payment of any development impact fees, exactions and dedications, processing fees, inspection fees, plan checking fees or charges, or any other fee or charge that could have been legally imposed by the City when the original application was deemed complete. All fees and charges shall be paid at the rate in effect at the time such fees are customarily due.
5. **Fees.** The developer shall pay all applicable processing fees, permit fees, City development fees, fire fees, school fees, drainage fees, habitat conservation fees and other public entity fees in effect at the time of the issuance of the applicable permit.
6. **Outside Agency Fees.** It is the responsibility of the owner/developer to contact all outside agencies and pay applicable fees associated with this project.
7. **Conformance to Plans.** This approval is dependent upon and limited to the proposals and plans contained, supporting documents submitted, presentations made to staff, Planning Commission and/or City Council as affirmed to by the applicant. Any variation from these plans, proposals, supporting documents or presentations is subject to review and approval prior to implementation.
8. **Conformance with Subdivision Ordinance.** The final map shall comply with all of the requirements for final maps in Chapter 16 of the Manteca Municipal Code and shall show and contain all of the data required by Section 16.09.
9. **Substantial Conformance.** Site development plans shall be in substantial conformance to the approved tentative map/site plan and must be submitted, in English units, to the City Engineering Department for review and approval. Maps shall be prepared, wet signed and sealed by a civil engineer, land surveyor, or architect registered in the State of California and licensed to prepare final maps and/or site development plans. The City Engineer will be the approving authority.
10. **Subsequent Development.** All activities undertaken in accordance with this approval shall comply with the City's General Plan and Municipal Code. In cases of conflict between the City's Municipal Code or map-specific conditions of approval, the governing priority shall be, to the extent legally permitted, as follows: 1) Municipal Code regulations; 2) project-specific conditions; 3) standard

conditions. The applicant shall comply with all regulations and code requirements of the Development Services Director, City Engineer, Building Official, Fire Chief, the Police Chief and any other agencies requiring review of the project. If required, these agencies shall be supplied copies of the final maps, site plans, public improvement plans, grading plans and building plans.

11. **Structure Conformance.** Applicant shall ensure all future homes and/or structures are built in compliance with the City's Zoning Ordinance.
12. **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.
13. **Other Requirements.** The applicant shall secure and comply with all applicable federal, state and local licenses, permits, authorizations, conditions, agreements, and orders prior to or during construction and operation, as appropriate.
14. **Failure to Comply.** Should the project be found, at any time, not to be in compliance with any of the Conditions of Approval, or should the applicant construct or operate this development in any way other than specified in the Application or Supporting documents or presentations to staff, Planning Commission or City Council, as modified by the Conditions of this Approval, then the terms of this Approval shall be considered to be violated.
15. **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.
16. **Limits of Approval.** Approval of this application does not constitute approval of any other entitlement or any other necessary permit, license, or approval.
17. **Compliance with Local and State Laws.** The subject use shall be conducted in full compliance with all local and state laws. No part of this approval shall be construed to permit a violation of any part of the Manteca Municipal Code. This Tentative Subdivision Map shall be subject to revocation if the subject use is conducted in such a manner as to cause a nuisance.

18. **Erosion Prevention.** The applicant shall take all necessary measures to ensure that his activities or those of his agents do not result in measurable erosion of soils on the site, either wind or water, during the construction and operation of the project covered by this approval.
19. **Building Plans.** All conditions of approval for this project shall be written by the project developer on all building permit plan check sets submitted for review and approval. These conditions of approval shall be on, at all times, all grading and construction plans kept on the project site. It is the responsibility of the building developer to ensure that the project contractor is aware of, and abides by, all conditions of approval. Prior approval from the Planning Manager must be received before any changes are constituted in site design, grading, building design, building colors or materials, etc.
20. **Design Requirements:**
 - a. Variable plan types and elevations shall be incorporated along streets to create visual diversity and interesting streetscapes. There shall be a minimum of three plan types for the community and each plan type shall include at least three distinct architectural styles.
 - b. A particular elevation shall not be repeated more than every third home. Only two of the same elevation styles, even on different plan types on side-by-side homes will be allowed. Adding or deleting minimal elevation treatments such as false shutters or similar types of minimal elevation changes will not change this requirement.
 - c. Homes located long the outside edges of the project, along major roads, and around the park shall have enhanced detailing around windows and doors and visible edges; the homes shall have varying roof spans and the colors and materials shall be varied.
 - d. Architectural elements must not end at the corner of a building and shall wrap around the corner and extend to a logical terminus point that is incorporated into the overall architectural design.
 - e. Garages and garage doors shall be designed to minimize the visual impact of the garage doors on the streetscape.
 - f. Garages shall not exceed the width of a two-car garage door.
 - g. The driveway shall be no wider than 6" wider than the width of the garage door.
 - h. The color palette for homes shall be comprised of two or more complementary options that include a base color, trim color, and accent color. Not more than four different colors may be used on an elevation.
 - i. Each home shall have a tree planted in the front yard. Corner lots shall have at least two trees, one in the front yard and at least one on the corner side yard.

21. **Noise Conditions.** The following requirements are need to achieve adequate noise level reduction:

a. **Oleander Avenue from Street D to East Woodward Avenue**

- i. Approximately 1,200 feet of quiet pavement shall be required in the locations shown in Figure 3.10-2 of the Mitigated Negative Declaration document.

b. **Interior Noise Impacts**

- i. Acoustically-rated windows are required with exterior noise levels exceed 70 dBL.

22. **Environmental Mitigation**

a. Agricultural Resources

- i. AG-1: Prior to the issuance of grading permits, the project applicant shall participate in the City's agricultural mitigation fee program and the SJMSCP by paying the established fees on a per-acre basis for the loss of important farmland. Fees paid toward the City's program shall be used to fund conservation easements on comparable or better agricultural lands to provide compensatory mitigation.

b. Biological Resources

- i. BIO-1: Prior to commencement of any grading activities, the Project proponent shall seek coverage under the SJMSCP for habitat impacts to covered special status species. Coverage involves compensation for habitat impacts on covered species through implementation of incidental take and minimization measures (ITMMs) and payment of fees for conversion of lands that may provide habitat for covered special status specie. These fees are used to preserve and/or create habitat in preserves to be managed in perpetuity. Obtaining coverage for a Project includes incidental take authorization (permits) under the Endangered Species Act Section 10(a), California Fish and Game Code Section 2081, and the MBTA. Coverage under the SJMSCP would fully mitigate all habitat impacts on covered special-status species.
- ii. BIO-2: Prior to the approval of improvement plans, the Project applicant shall provide a landscape plan that includes tree planting specifications established by the Manteca Municipal Code (17.19.060) for the replacement of any trees, excluding orchard and non-native trees, to be removed at a ration 1:1. Replacement trees shall be planted on-site at a location that is agreeable to the City.

c. Cultural and Tribal Resources

- i. CUL-1: The project applicant shall ensure that a training session for all workers is conducted in advance of the initiation of construction

activities at the site. The training session will provide information on recognition of artifacts, human remains, and cultural deposits to help in the recognition of potential issues.

- ii. CUL-2: The Project applicant shall retain a qualified archaeologist to observe initial ground disturbance activities, during initial grading. If artifacts, exotic rock, shell or bone are uncovered during the construction, the archaeologist will be able to document the finding, and determine if additional work is necessary to excavate or remove the artifacts or feature.
 - iii. CUL-3: If cultural resources (i.e., prehistoric sites, historic sites, isolated artifacts/features, and paleontological sites) are discovered during construction, work shall be halted immediately within 50 meters (165 feet) of the discovery, the City of Manteca shall be notified, and a qualified archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology (or a qualified paleontologist in the event paleontological resources are found) shall be retained to determine the significance of the discovery. The City of Manteca shall consider recommendations presented by the professional for any unanticipated discoveries and shall carry out the measures deemed feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. Specific measures are developed based on the significance of the find.
 - iv. CUL-4: If any human remains are found during grading and construction activities, all work shall be halted immediately within 50 meters (165 feet) of the discovery and the County Coroner must be notified, according to Section 5097.98 of the State Public Resources Code and Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission, and the procedures outlined in CEQA Section 15064.5(d) and shall be followed. Additionally, if the Native American resources are identified, a Native American monitor, following the Guidelines for Monitor. Consultants of Native American Cultural, Religious, and Burial Sites established by the Native American Heritage Commission, may also be required and, if required, shall be retained at the applicant's expense.
- d. Geology, Soil, and Mineral Resources
- i. GEO-1: Prior to issuance of any building permits, the Project applicant shall be required to submit building plans to the City of Manteca for review and approval. The building plans shall also comply with all applicable requirements of the most recent California

Building Standards Code. All on-site soil engineering activities shall be conducted under the supervision of a licensed geotechnical engineer or certified engineering geologist.

- ii. GEO-2: The Project applicant shall submit a Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) to the RWQCB in accordance with the NPDES General Construction Permit requirements. The SWPP shall be designed to control pollutant discharges utilizing Best Management Practices (BMOs) and technology to reduce erosion and sediments. BMPs may consist of a wide variety of measures taken to reduce pollutants in stormwater runoff from the Project site. Measures shall include temporary erosion control measures (Such as silt fences, staked straw bales/wattles, silt/sediment basis and traps, check dams, geofabric, sandbag dikes, and temporary revegetation or other ground cover) that will be employed to control erosion from disturbed areas. Final selection of BMPs will be subject to approval by the City of Manteca and the RWQCB. The SWPPP will be kept on site during construction activity and will be made available upon request to representatives of the RWQCB.

e. Hazards and Hazardous Materials

- i. HAZ-1: The Project applicant shall hire a qualified consultant to perform soil and site testing to check whether hazardous conditions are present, prior to any grading activities. The soil sampling shall address the presence/absence of hazardous substances in the soils, including agrichemicals and/or petroleum products. A soil sampling and analysis workplan shall be prepared and meet the requirements of the Department of Toxic Substances Control Interim Guidance for Sampling Agricultural Properties (2008). The soils in the area where farming equipment and/or tanks have been stored should be included in the soil sampling and analysis workplan. If the sampling results indicate the presence of agrichemicals that exceed commercial screening levels, a removal action workplan shall be prepared in coordination with San Joaquin County Environmental Health Department. The removal action workplan shall include a detailed engineering plan for conducting the removal action, a description of the on-site contamination, the goals to be achieved by the removal action, and any alternative removal options that were considered and rejected and the basis for that rejection. A no further action letter shall be issued by San Joaquin County Environmental Health Department upon completion of the removal action. The removal action shall be deemed complete when the confirmation samples exhibit concentrations below the commercial screening levels, which will be established by the agencies. If asbestos-containing materials and/or lead are found in

the buildings, a California Occupational Safety and Health Administration (Cal/OSHA) certified asbestos containing building materials (ACBM) and lead based paint contractor shall be retained to remove the asbestos-containing materials and lead in accordance with EPA and Cal/OSHA standards. In addition, all activities (construction or demolition) in the vicinity of these materials shall comply with Cal/OSHA asbestos and lead worker construction standards. The ACBM and lead shall be disposed of properly at an appropriate offsite disposal facility.

- ii. HAZ-2: Prior to initiation of any ground disturbance activities within 50 feet of a well, the Project applicant shall hire a licensed well contractor to obtain a well abandonment permit from San Joaquin County Environmental Health Department, and properly abandon the on-site wells, pursuant to review and approval of the City Engineer and the San Joaquin County Environmental Health Department.

f. Noise:

- i. NOISE-1: To reduce traffic noise increases, Oleander Avenue from "Street D" to Woodward Avenue shall be paved with quiet pavement. If an updated noise analysis, prepared to the satisfaction of the Community Development Director based on the project's circulation system approved by the City, demonstrates alternative means of mitigating the project's noise increases to Oleander Avenue from "Street D" to Woodward Avenue to be less than 5 dBA, project applicant may choose to proceed with an alternative mitigation method with the express approval of the Community Development Director. If the updated noise analysis demonstrates that the anticipated noise increases to Oleander Avenue from "Street D" to Woodward Avenue no longer exceed 5 dBA based on the mitigating effects of revised circulation patterns or another design characteristics, the paving requirement would no longer apply.
- ii. NOISE-2a: Construction activities shall adhere to the requirements of the City of Manteca Municipal Code with respect to hours of operation. This requirement shall be noted in the improvements plans prior to approval by the City's Engineering Department.
- iii. NOSIE-2b: All equipment shall be fitted with factory equipped mufflers, and in good working order. This requirement shall be noted in the improvements plans prior to approval by the City's Engineering Department.
- iv. NOSIE-3: Any compaction required less than 26 feet from the adjacent residential structures shall be accomplished by using static drum rollers which use weight instead of vibrations to achieve soil

compaction. As an alternative to this requirement, pre-construction crack documentation and construction vibration monitoring could be conducted to ensure that construction vibrations do not cause damage to any adjacent structures.

g. Public Services

- i. PUBLIC-1: The Project applicant shall pay applicable park in-lieu fees or dedicate parkland in accordance with the City of Manteca Municipal Code standards outlined in Chapter 3.20. Proof of payment of the in-lieu fees shall be submitted to the City Engineer.

h. Utilities

- i. UTIL-1: Prior to the issuance of a building or grading permit, the Project applicant shall submit a drainage plan to the City of Manteca for review and approval. The plan shall include an engineered storm drainage plan that demonstrates attainment of pre-Project runoff requirements prior to release at the outlet canal and describes the volume reduction measures and treatment controls used to reach attainment consistent with the Manteca Storm Drain Master Plan.

**City of Manteca Engineering Division Conditions
General**

1. All improvements shall comply with the City of Manteca Standard Plans and Specifications. Improvement plans shall be submitted to the City Engineer for approval. An encroachment permit is required for all work within the public right-of-way.
2. Developer shall provide easements, requested by the respective utility companies, within the subdivision and shall show said easements on the final subdivision map. 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 obtain, on behalf of the City, right-of-way dedication along the Oleander and Peach Street frontages of 2089 Oleander Ave (APN: 226-17-013), 2155 Oleander Avenue (APN: 226-17-014), 2167 Oleander Avenue (APN: 226-17-015), 2173 Oleander Avenue (APN: 226-17-016), 1711 Peach Avenue (APN: 226-17-018), and 1725 Peach Avenue (APN: 226-17-017). If the developer has made good faith efforts to obtain the right-of-way, which can be shown to the City in writing, and is unable to come to an agreement with the property owner, the City will make a determination to remove this condition or begin its own negotiations with the property owner.

5. Developer shall indicate on the improvement plans topographical information which shall include one-foot (1') contour intervals and benchmark data based on City datum.
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) in an effort 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 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.

Prior to approval of a Final Map for any phase of the project the following shall be submitted by the developer and approved by the Engineering Department:

- a. On-site grading and drainage plan,
- b. On-site utility (sanitary sewer, water and storm drain) plan,
- c. Off-site improvement plan,
- d. Erosion control plans,
- e. Stormwater Pollution Prevention Plan (SWPPP),
- f. Documentation, as required in the Post-Construction Stormwater Standards Manual, showing compliance with WQO NPDES 2013-0001-DWQ,
- g. Joint Trench Intent plans, and
- h. Dedication of required rights-of-way and easements to the City.

The plans specified in (a), (b) and (c) above shall be prepared by a Registered Civil Engineer.

The items in (d), (e) and (f) above shall be prepared by a Qualified SWPPP Developer (QSD).

8. Joint trench utility installation shall be in accordance with Manteca Municipal Code Chapter 13.34 and City Standards.
9. All residential address numbers shall be plainly visible from the street fronting the property. Said numbers/letters shall contrast with background.
10. Developer shall enter into an Improvement Agreement for construction of the roadway and utility improvements which will be dedicated to the City. The agreement will require posting a Performance Bond in the amount of one-hundred

- percent (100%), posting a Labor-Material Bond in the amount of fifty percent (50%), and payment of all required plan check, testing and inspection fees.
11. Developer shall install a benchmark on the North American Vertical Datum of 1988 vertical control system with this project. Final location shall be approved by the City Engineer and shown on the Improvement Plans. Developer shall obtain a benchmark from the City of Manteca and it shall be punched with the elevation, datum reference and benchmark number, which will be assigned by the City. A corner record shall be filed with the San Joaquin County Surveyor's Office and shall include the language that the benchmark is being added to the City of Manteca Vertical Control Network.
 12. The frontage improvements along Peach and Oleander will need to be full width improvements.
 13. 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.
 14. 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, 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.
 15. 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.
 16. 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.
 17. 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.
 18. 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.

19. Developer shall obtain an easement across 4513 E Peach Avenue (APN: 226-17-022) for the installation of water and sewer utilities connecting to Airport Way.
20. Community Facilities District (CFD). Annexation to the Community Facilities District: Applicant shall submit an executed petition affirmatively consenting to annex the subject property into the Community Facilities District (CFD) 2022-1 and agree to pay the special taxes levied by the CFD 2022-1 for the purpose of maintaining public services associated with parks and landscape maintenance, police protection, fire suppression, and street maintenance services for new developments. The CFD annexation process shall be completed prior to the issuance of the first building permit. Applicant shall comply with all rules, regulations, policies, and practices established by the State Law and/or by the City with respect to the CFD including, without limitation, requirements for notice and disclosure to future owners and/or residents.

Streets

21. Cross sections for roadways that are included in the City's adopted Public Facilities Implementation Plan (PFIP), Transportation Element shall be in accordance with that document. Unless otherwise detailed in these conditions, cross sections for roadways that are not included in the PFIP in accordance with the City of Manteca Standard Plans. An encroachment permit is required for all work within the public right-of-way.
22. Soils R-value tests shall be performed from representative soils within the proposed subdivision. A geotechnical report shall be submitted to the City Engineer with calculations determining the street pavement structural design. Design shall conform to City of Manteca Resolution R-5633, "Street Structural Design Policy". The minimum traffic indices shall be as follows:
 - a. Airport Road: 11.0
 - b. Oleander Avenue: 9.0
 - c. Peach Avenue: 9.0
 - d. 60' right-of-ways: 5.0
 - e. 50' right-of-ways: 4.5
 - f. Cul-de-sacs: 4.0
23. Oleander Avenue
 - a. Developer shall dedicate right-of-way along the west side of Oleander Avenue to accommodate a thirty foot (30') half-width street section.
 - b. Developer shall remove and replace the existing pavement with a new street structural section along the subdivision's Oleander Avenue frontage.

- c. Developer shall construct full-width street improvements along Oleander Avenue, including new street structural section, curb, gutter, five foot (5') wide sidewalk, street lights, signage and striping. The full-width improvements do not include any improvements beyond the curb and gutter on the far side of Oleander Avenue, opposite of the project. Street improvement shall terminate at the western corner of the annexation along Peach Avenue.
- d. Developer may, in accordance with Title 16 of the Manteca Municipal Code, request City Council's approval to construct a part-width street for Oleander Avenue consisting of completion of one twelve foot (12') wide travel lane and a two foot (2') wide pave shoulder on the side opposite of the subdivision, including transitions and striping needed to connect with existing roadway improvements. City Council must approve the request by a four-fifths (4/5ths) vote.
- e. If City Council does not approve the part-width street request, the Developer shall, on behalf of the City, obtain right-of-way along the east side of Oleander Avenue to accommodate full-width street improvements.
- f. Any existing facilities along the frontages of properties at, 2089 Oleander Ave (APN: 226-17-013), 2155 Oleander Avenue (APN: 226-17-014), 2167 Oleander Avenue (APN: 226-17-015), 2173 Oleander Avenue (APN: 226-17-016), 1711 Peach Avenue (APN: 226-17-018), and 1725 Peach Avenue (APN: 226-17-017), shall be placed underground. The cost of these improvements can be put into an Area of Benefit to provide reimbursements to the Developer, in accordance with the City's Area of Benefit Establishment Policy.

24. Peach Avenue

- a. Developer shall dedicate right-of-way along the North side of Peach Avenue to accommodate a thirty foot (30') half-width street section.
- b. Developer shall remove and replace the existing pavement with a new street structural section along the subdivision's Peach Avenue frontage.
- c. Developer shall construct full-width street improvements along Peach Avenue, including new street structural section, curb, gutter, five foot (5') wide sidewalk, street lights, signage and striping. The full-wide street improvements do not include any improvements beyond the curb and gutter on the far side of Peach Avenue, opposite of the project.
- d. Developer may, in accordance with Title 16 of the Manteca Municipal Code, request City Council's approval to construct a part-width street for Peach Avenue consisting of completion of one twelve foot (12') wide travel lane and a two foot (2') wide pave shoulder on the side opposite of the subdivision, including transitions and striping needed to connect with existing roadway improvements. City Council must approve the request by a four-fifths (4/5ths) vote.

25. Developer shall install signals at the following intersections. Developer shall acquire right-of-way on behalf of the City necessary to install the traffic signal, in its ultimate location.
 - a. The intersection of S. Airport Way and Woodward Avenue. This signal shall be installed with the first unit of the development. This traffic signal installation shall include full width right-of-way improvements, along the Airport Way signal approach south of W. Woodward Avenue, as shown on Exhibit "INT11" of the PFIP.
 - b. The intersection of Woodward Avenue and Union Rd, this signal will need to be installed and operational prior to issuance of the 101st building permit. This traffic signal installation shall include full width right-of-way improvements, along Union Road signal approach south of Woodward Avenue, as shown on Exhibit "INT33" of the PFIP
26. If City Council does not approve the part-width street request, the Developer shall, on behalf of the City, obtain right-of-way along the east side of Oleander Avenue and the North side of Peach Avenue to accommodate full-width street improvements.
27. Applicant shall install sidewalk, curb, gutter, driveways and street pave-out along the Oleander Street and Peach Avenue frontages of 2089 Oleander Ave (APN: 226-17-013), 2155 Oleander Avenue (APN: 226-17-014), 2167 Oleander Avenue (APN: 226-17-015), 2173 Oleander Avenue (APN: 226-17-016), 1711 Peach Avenue (APN: 226-17-018), and 1725 Peach Avenue (APN: 226-17-017). Installation of these improvements shall include the undergrounding of utility facilities along all properties. This work shall be included in the Improvement Plans for the subdivision and completed with that scope of work.
28. 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.
29. Where offsite property acquisition is required by these conditions, if the developer has made good faith efforts to obtain the ROW, which can be shown to the City in writing, and is unable to come to an agreement with the property owner, the City will make a determination to remove this condition or begin its own negotiations with the property owner.
30. 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.
31. Existing driveways which are not to be used by this project shall be removed and replaced with sidewalk, vertical curb and gutter.
32. Developer shall dedicate to the City an access easement over the private streets in the development.

33. Developer shall remove and replace the sidewalk, curb, gutter and accessible ramps, if any, along the frontage of this project.
34. Developer shall install a barricade in accordance with City Standard ST-20 at all streets stubbed to undeveloped land.
35. Developer shall contact the local post office for direction regarding placement of mail receptacles or any other type of mail delivery proposed.
36. 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.
37. Developer shall remove and replace the existing pavement with a new street structural section along said street frontages of this map.
38. 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.

39. Streetlights

Developer shall install streetlights along roadways which have a right-of-way width of less than sixty-feet (60'), that are within or adjacent to the Project to maintain, a minimum average foot candle coverage of four-tenths (0.4) foot candles, with a minimum allowable foot candle of no less than seven-hundredth (0.07) foot candles.

Developer shall install streetlights along roadways which have a right-of-way width of sixty-feet (60') or greater, that are within or adjacent to the Project, 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.

An electrolier photometric plan shall be submitted with the project's Improvement Plans. The photometric plan shall display the foot candle coverage with the uniformity ratio values. The electrolier locations shall be finalized during the Improvement Plan review process. The selected LED luminaires shall be included in the Caltrans Authorized Materials Lists (AML).

If Developer installs electrolier poles other than the City's standard cobra head fixture on a galvanized pole, the Developer shall supply the City with one extra complete light fixture and pole. This will be a condition of building occupancy.

40. The thickness of all sidewalks installed with the project shall be six inches (6").

41. A sidewalk ends sign shall be installed at the southwest corner of the property where the sidewalk on Peach Avenue ends.
42. Accessibility ramps installed or modified with this project shall be in compliance with the latest revision of the California Building Code, Chapter 11B.

Fencing and Walls

43. 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.
44. Developer shall construct a six foot (6') high chain link fence along boundaries of the park which abut undeveloped land.
45. Developer shall construct a minimum six foot (6') high wood fence along the boundaries of this subdivision which abut undeveloped land.
46. Streets stubbed onto undeveloped land shall have a six foot (6') high chain link fence extending from building set back line to building set back line and a Type 'B' Barricade per City Std. Plan No. ST-20, or as otherwise approved by the City Engineer.
47. 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.
48. 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

49. Improvements shall be constructed in conformance with the latest version of the City Water Master Plan.
50. 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 shall participate in expansion of the infrastructure or facilities identified in the updated Master Plans and any correlating funding programs.
51. Developer shall construct a twelve-inch (12") water main as shown on the Tentative Map, to maintain the City's water main grid system.
52. Developer shall provide water stubs to 2089 Oleander Ave (APN: 226-17-013), 2155 Oleander Avenue (APN: 226-17-014), 2167 Oleander Avenue (APN: 226-17-015), 2173 Oleander Avenue (APN: 226-17-016), 1711 Peach Avenue (APN: 226-17-018), and 1725 Peach Avenue (APN: 226-17-017).

53. Water mains installed in stubbed streets shall extend to the property line and shall have a blowoff per City Std. Plan No. W-7.
54. 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.
55. 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.
56. 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.
57. Developer shall install a reclaimed water line from S. Airport Way, within the offsite utility easement, to the irrigation well within the park. The route of the reclaimed water line shall be approved by the City Engineer. All piping, valves and appurtenances for this system shall be purple.
58. Developer shall set aside area within the park for the installation of a future City potable water well. The well site area shall be at least 125'x 190', on flat ground, located opposite from and in addition to the upland play area and opposite from the irrigation well. If the Machado Ranch/ Lumina subdivision develops prior to the Dutra Annexation/subdivision, the Dutra development would not need to accommodate a potable water well site.
59. 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.
60. Irrigation Supply
 - a. A separate landscape irrigation meter shall be installed at the back of the sidewalk adjacent to a dedicated public street right-of-way for the use of irrigation of the public area landscaping.
 - b. Landscape irrigation water system shall be designed to operate from a single point of connection.
 - c. Irrigation water from potable system shall be delivered via a single meter which is no larger than 2".
 - d. Piping which is installed from the potable water system for the purposes of irrigation shall be purple pipe. This includes the valve boxes.

Storm Drainage

61. 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.

62. 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.
63. The storm drain system and basin design shall be finalized during the Improvement Plan process. The basin shall be improved and landscaped such that the basin is a suitable leisure area for residents and will comply with the City's Storm Drain Master Plan and the 2015 Post-Construction Manual. A proposed landscape plan shall be reviewed during the Improvement Plan process and shall be approved by the City Engineer and the Parks & Recreation Director. Compliance with this condition may include, but is not limited to, the installation of park benches, meandering walkways, decorative rock streams, elevation changes, undulations and various aesthetically pleasing landscaping. Surface materials in the basin utilized for post construction stormwater management shall be in strict accordance with the City's Post-Construction Manual.
64. 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.
65. Developer shall construct the storm drain basin in accordance with the current Storm Drain Master Plan and the City's Standards and Specifications for Landscape Development.
66. The Project site is located within the City of Manteca's F-200 zone, which makes it at risk from the 200-year flood. As such, the Project is subject to the Manteca Municipal Code Section 17.30.040 Subsection C which places construction limitations on development proposed in areas that are at risk from the 200-year flood. The Project applicant shall contribute the fair share fee to provide the urban level of flood protection for the Project site. In addition, there shall be no construction of a new residence or other structure that is located within the F-200 Zone unless the City finds, based on substantial evidence in the record, that the Project is consistent with the requirements of Manteca Municipal Code Section 17.30.040 Subsection C which is specifically in place to protect people and property from a 200-year flood.
67. All storm drain piping shall be located within the paved street area.
68. 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.
69. 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

70. 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.
71. 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.
72. 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.
73. Post-Construction Management Practices shall conform to the City's adopted Multi-Agency Post Construction Stormwater Standards Manual.
74. Where conflict between standards arises, the standard most-protective to water quality, to public health and safety, and against flooding shall be utilized.
75. 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:

23. 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.

76. 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.
77. 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.
78. 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.
79. Developer shall select an integrator for the pump station that
80. Developer shall complete the CDD development memorandum, required by Storm Drainage Agreement Amendment No. 1, and submit it to SSJID for review.
81. Developer shall enter into an agreement with the City for maintenance of the storm drain basin. With this agreement, Developer shall dedicate a storm drain basin easement to the City of the entirety of the storm drain basin.

Sanitary Sewer

82. Improvements shall be constructed in conformance with the latest version of the City Wastewater Collection System Master Plan and City Standards.
83. The Wastewater Quality Control Facility (WQCF) sewer capacity may not be available to serve this development until construction completion of the WQCF Phase IV improvements. Sewer connections will not be allowed until such time there is sufficient capacity at the WQCF to serve this development
84. The update of the City's Wastewater Master Plan is currently underway. This project shall 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.

85. This project shall extend the sewer main in Street E to Airport Way.
86. Developer shall obtain, on behalf of the City, an easement along the alignment of the proposed sewer line through 4513 E. Peach Avenue, If the developer has made good faith efforts to obtain the easement, which can be shown to the City in writing, and is unable to come to an agreement with the property owner, the City will make a determination to remove this condition or begin its own negotiations with the property owner.
87. Developer shall provide sewer stubs to 2089 Oleander Ave (APN: 226-17-013), 2155 Oleander Avenue (APN: 226-17-014), 2167 Oleander Avenue (APN: 226-17-015), 2173 Oleander Avenue (APN: 226-17-016), 1711 Peach Avenue (APN: 226-17-018), and 1725 Peach Avenue (APN: 226-17-017). The sanitary sewer system shall be sized to accommodate the flows from these properties.
88. 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.
89. 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.
90. The sanitary sewer system shall be oversized to allow for accommodate the sanitary sewer flows from 4513 E. Peach Avenue (APN: 226-17-022), 20812 S. Airport Way (APN: 226-17-020), 4699 E. Peach Avenue (APN: 226-170-23), 4963 E. Peach Avenue (APN: 226-170-09), 4975 E. Peach Avenue (APN: 226-170-10) and 5045 E. Peach Avenue (APN: 226-170-11). properties. The cost of these improvements can be put into an Area of Benefit to provide reimbursements to the Developer, in accordance with the City's Area of Benefit Establishment Policy.
91. If Developer is unable to obtain the easement across 4513 E. Peach Avenue, Developer shall be allowed to install a Sanitary Sewer Pump Station (SSPS) and force main to convey sanitary sewer flows from a portion of the project's sanitary sewer system to the City's Sanitary Sewer System outside of this project, subject to the following conditions. The SSPS design shall be reviewed and approved by the City of Manteca Engineering Department.
 - a. Developer shall provide a monetary deposit to fund the following work:
 - i. The future installation of a gravity sanitary sewer main across the adjacent property to the west of the subdivision, connecting to the City's sanitary sewer trunk main in S. Airport Way.

- ii. The future installation of a water main across the adjacent property to the west of the subdivision, connecting to the City's water system in S. Airport Way.
- iii. Abandonment of the SSPS and the associated force main. This work includes but is not limited to decommissioning of the pump station, slurry fill of the force main and surface restoration.
- iv. The cost to replace one pump within the SSPS.

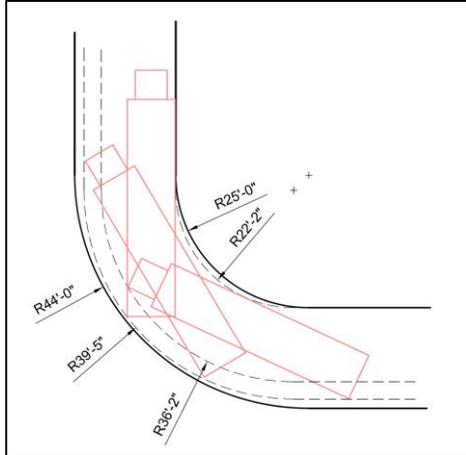
The monetary deposit shall be based on an Engineer's Cost Estimate and shall include a contingency, soft costs and a 25% markup. The City shall approve the final amount of the monetary deposit.

Public Facilities Implementation Plan

92. 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. In the absence of public bids, the cost may be determined by the City Engineer.
93. The City shall approve the bid sheet form and proof shall be provided that bids were solicited from a minimum of three qualified contractors.
94. 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 after the City receives sufficient PFIP fee revenue from development occurring within the same PFIP zones.
95. In the event Developer desires to exchange credits for cash reimbursement, the exchange must be approved by City Council.

City of Manteca Fire Department Conditions

1. Fire Department Access:
 - a. The Entrance from Oleander Avenue need to comply with the City's Turning Radius below:



- b. The Cul-de-Sac dimensions need to be a minimum diameter of 96 feet.
2. 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 400 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.
3. Underground piping for the fire sprinkler shall be approved by the Fire Department prior to permit issuance.
4. All above ground gas meter, regulators, and piping exposed to vehicular damage shall be protected in an approved manner.
5. 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.
6. 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. All above ground gas meters, regulators, and piping exposed to vehicular damage shall be protected in an approved manner.

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.

11. 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:
 - a. 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 Parks Department Conditions General Conditions

1. Current City of Manteca Standards and Specifications for Landscape Development shall be followed.
2. Developer shall prepare construction plans and specifications for any streetscape and basin improvements for Public Works Department – Parks Division approval, at developer's expense. Plans shall show any demolition and work required within existing basin to the North.
3. The Developer shall be required to pay Fees as specified in the current Park Acquisition and Improvement Fee.
4. Any landscape needs to comply with current Model Water Efficient Landscape Ordinance (MWELo) requirements.
5. 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.

6. A masonry wall shall be installed between any lots separating publicly maintained landscape areas from private lots. Height shall be as required by Engineering Department.
7. An irrigation well (and electrical connections) is required for expansion of the Park/basin. A location for the well has been provided for in the adjacent Wackerly Estates plans. Developer must provide a minimum of 480V 3phase power to the existing location.
8. Vertical curb shall be installed adjacent to basin/landscaped areas.
9. Depending upon materials used within the Basin and Streetscape and layout, additional comments may be made during the construction plan phase.

Low Impact Development:

10. 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 3:1 for shrubs and 6:1 for turf/no-mow.
11. 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.
12. No Joint Trench Utilities shall be allowed within LID areas.
13. Low Impact Development (LID) improvements shall be included in the Community Facilities District (CFD), or other funding mechanism, to provide resources for landscape and park maintenance costs as per the requirements listed under the formation requirements. Developer shall be responsible for maintenance of improvements until sufficient funding is available/collected for City to maintain.
14. 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.
15. Low Impact Design (LID) improvements shall have a one-year warranty period.

General Park/Storm Basin:

16. Provide minimum of 1/2 acre of upland area per basin (above the stormwater 48 hour/10-year flood line) for parks and recreation amenities/improvements, with shape and dimensions acceptable to the Public Works Department – Parks Division.
17. Design of the upland portion shall be planned for expansion as well as basin expansion.

18. Park/Basin improvements and design shall follow the City of Manteca Standards and Specifications for Landscape Development and shall be approved by the Public Works Department – Parks Division. Basin shape and upland shape shall be reviewed during improvement plans, and adjustments made per Public Works Department – Parks Division Request.
19. Sidewalks leading into the park shall be a minimum of 10 feet in width with a flush entrance and bollard.
20. Design with the goal of engineering and physical solutions to treating storm water as to not diminish the recreational function or net useable park space within the park/basin.
21. If Park/Basin includes LID improvements, location of treatment areas are subject to approval with the Parks Division prior to construction documents.
22. Park/Bench minimum at top of Storm Basin shall be 8 feet per current Landscape Development Standards and Specifications.
23. Park/Basin bottom elevation shall be a minimum of two feet above the seasonal high groundwater elevation to prevent groundwater intrusion. The addition of permanent subsurface dewatering systems may also be required, if needed.
24. Park/Basin bottom shall slope a minimum of 1-1/2% to storm drain inlets.
25. Park/Basin shall have a maximum water depth of five feet.
26. Locations of in-ground and above-ground utility structures within park/basin are subject to prior review and approval of Public Works Department – Parks Division. Above ground utilities shall be kept clear of picnic and play areas as to maintain visibility from street.
27. Locations of storm drain lift stations shall be approved by the Public Works Department – Parks Division.
28. Park/Basin improvements shall be included in the Community Facilities District (CFD), or other funding mechanism, to provide resources for landscape and park maintenance costs as per the requirements listed under the formation requirements. Developer shall be responsible for maintenance of improvements until sufficient funding is available/collected for City to maintain.
29. Park/Basin improvements and maintenance funding mechanism shall be governed by the City of Manteca Parkland Construction Policy.

Streetscapes/Medians/Landscape areas:

30. Streetscape/medians/landscape improvements shall be included in the Community Facilities District (CFD), or other funding mechanism, to provide

resources for landscape and park maintenance costs as per the requirements listed under the formation requirements. Developer shall be responsible for maintenance of improvements until sufficient funding is available/collected for City to maintain.

31. 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.
32. No turf grass is permitted in any streetscapes, unless approved by the Public Works Department – Parks Division.

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

33. CFD or other approved funding source shall be formed/annexed, at the developer's expense, to provide for the maintenance of the park/basin, streetlights, open spaces, all streetscape/median landscape improvements and related appurtenances and the negative fiscal impacts associated with the provision of police protection, fire suppression and road maintenance services for new development. Said CFD, or other funding source, shall be in place prior to the issuance of the first building permit for a production home and as further defined in the City of Manteca Parkland Construction Policy.
34. Developer shall be responsible for maintenance of improvements until sufficient funding through the collection of full special tax revenue is available/collected for City to maintain. This may be accomplished through a maintenance agreement, direct payment to City or other means.

City of Manteca Information Technology Department Conditions

1. Send GIS staff the proposed street name list, CAD file, and exhibit when available.

San Joaquin Valley Air Pollution Control District

1. This project shall comply with all applicable requirements from the San Joaquin Valley Air Pollution Control District.

San Joaquin County Environmental Health Department

1. Any existing wells or septic systems to be abandoned shall be destroyed under permit and inspection by the EHD (San Joaquin County Development Title, Section 9-1110.3 & 9-1110.4).
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).

Manteca Unified School District

1. Developer shall contact Manteca Unified School District Facilities Planning regarding school fees and requirements and shall provide proof of payment or waiver of such fees to the Development Services Department prior to the issuance of a building permit.

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

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

**ACKNOWLEDGEMENT OF TERMS AND CONDITIONS
MUST BE CERTIFIED BY A NOTARY PUBLIC**

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