

EXHIBIT 'A'



**City of Manteca
Development Services Department**

**Conditions of Approval
Sarene Place Project
Site Plan and Design Review SPA 23-85**

Project Name: Sarene Place
Project Files: Site Plan and Design Review (SPA 23-85)
Applicant: Jeremy Metz, 225 N. Market St., Ste. 255 San Jose, CA 95110
Project Location: 429 Sutter Street (APN 223-120-06)
Approval Date: August 6, 2026
Expiration Date: **August 17, 2028**

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

1. **APPROVED USE:** This Site Plan & Design Review approval is subject to the conditions set forth herein and shall be contingent upon final review and approval by the City of Manteca. Use Types: Existing Single-Family Dwelling, and Multi-Family Use (Fourplex)
- A. SPA 23-85 allows for the construction of a new fourplex multi-family building, conversion of an existing detached shop to covered parking, an open space area, parking, trash enclosures, and lighting in conformance with approved plans.

The project includes an existing single-family dwelling, an existing detached shop, a new fourplex building, and associated amenities totaling approximately 11,112 square feet:

- Building 1 – Existing Single-Family Dwelling with attached garage – 1,328 square feet
- Building 2 – Existing Detached Shop – 634 square feet
- Building 3 – Proposed fourplex building – 3,690 square feet
- Open Space Area – 5,460 square feet

ATTACHMENT 3

2. **Project Phasing.** There is no proposed phasing for this project.
3. **Expiration.** Any permit not effectuated within two years of approval shall expire and become void, except where an extension of time is approved in compliance with MMC Subsection 17.08.120(C) (MMC Section 17.08.120(A)).
4. **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.
5. **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.
6. **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.
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 as shown on plans dated **April 12, 2026**. Any deviation or modification from these plans, proposals, supporting documents or presentations is subject to review and approval prior to implementation. Approval of this application does not constitute approval of any other entitlement or any other necessary permit, license, or approval.
8. **Owner/Developer Responsibility.** The owner/developer and/or benefactor/operator/lease of the permit or use shall be responsible for ensuring compliance with all applicable conditions of approval.
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. **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.
11. **Vesting Fees:** This approval does not vest developer or Landowner's rights regarding the payment of any development impact fees, exactions and dedications, processing fees, inspection fees, plan checking fees or charges, or any other fee or charge that could have been legally imposed by the City when the original application was deemed complete. All fees and charges shall be paid at the rate in effect at the time such fees are customarily due.
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.

ATTACHMENT 3

13. **Building Plans.** The developer shall write all Conditions of Approval for this project on all building permit plan sets submitted for review and approval. These conditions of approval shall be included on all grading and construction plans kept on the project site at all times. 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.
14. **Limits of Approval.** Approval of this application(s) does not constitute approval of any other entitlement or any other necessary permit, license, or approval.
15. **Compliance with Local and State Laws.** The applicant shall secure and comply with all applicable federal, state, and local licenses, permits, authorizations, conditions, agreements, and orders prior to or during construction and operation, as appropriate.
16. **Cultural Resources.** If, in the course of development, potential tribal cultural resources, including but not limited to cultural features, midden/cultural soils, artifacts, exotic rock (non-native), shell, bone, shaped stones, or ash/charcoal, are encountered, all work in the vicinity of the find shall halt until a Tribal Representative or archaeologist can evaluate the materials and make recommendations for further action. If human remains are encountered, all work shall halt in the vicinity and the County Coroner shall be notified immediately. At the same time, a qualified archaeologist shall be contacted to evaluate the finds. If human burials are found to be of Native American origin, steps shall be taken pursuant to Section 15064.5(e) of Guidelines for California Environmental Quality Act.
17. **Changes in Law.** This approval shall not preclude the application to the development of the property of changes in City laws, regulations, plans or policies, the terms of which are specifically mandated and required by changes in State or Federal laws or regulations.
18. **Landscaping.** On-site landscaping shall conform to the approved plans dated **November 25, 2025 included in the approved site plan set dated April 12, 2026**, and conform to the Manteca Municipal Code. Pursuant to MMC Section 17.48.060, 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 not to restrict designated pedestrian access. All trees, shrubs, and plants which, due to accident, damage, disease, or other cause, fail to show healthy growth shall be replaced, in kind, pursuant to the approved landscape plans within 30 days from the identified damage date.
19. **Parking Lot Landscaping.** Pursuant to MMC Section 17.48.050(K)(1), Parking lot landscape includes perimeter planters, abutting parking lots and drive aisles, tree planting for parking lot shade, and a combination of continuous planting strips throughout the parking lot. All surface parking areas shall be screened from streets and adjoining properties, and the open space areas between the property line and public street right-of-way shall be landscaped.
20. **Parking Maintenance.** At all times, all parking stalls and parking lot striping shall remain in good condition and be clearly marked.
21. **Site Maintenance.** At all times, the site shall be maintained in a neat and clean manner free of trash and debris.
22. **Fencing.** Any proposed fencing shall be subject to review and approval during the building plan review stage (MMC Section 17.46.070).

ATTACHMENT 3

23. **Fence Maintenance:** At all times, all fencing for this project must remain in good condition. If at any time, the fencing for this project is found to be in unsatisfactory condition, it must be repaired or replaced to meet the satisfaction of the Development Services Director.
24. **Noise.** Pursuant to MMC Section 17.58.050, the use or uses on the site shall not generate outdoor noise levels above 60 decibels between the hours of 7am – 10pm.
25. **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 MMC Section 17.50.060(D).
26. **CPTED.** Pursuant to MMC Section 17.48.040(J), landscaping and lighting shall be maintained to compliance with Crime Prevention through Environmental Design (CPTED) guidelines. Shrubs shall be limited to two (2) feet in height, and mature trees shall be limbed up to six (6) feet above the ground. Dead or dying plants shall be replaced with materials of equal
27. **Hazardous Uses.** Pursuant to MMC Section 17.58.020, the site shall not be used or occupied in such a manner as to create any dangerous, noxious, explosive, or fiery hazards. Noise, vibration, smoke, dust, odor, or other forms of air pollution shall not adversely affect the surrounding area.
28. **Signs.** Sign details shall be consistent with MMC Section 17.54 of the Zoning Ordinance and be included on the Site Plan. Additionally, all portions of any sign shall be set back a minimum of 5 feet from existing and future right-of-way lines and shall not block pedestrian or vehicle rights-of-way or obstruct drivers' visibility.
29. **Access.** The following requirements apply and shall be shown on the Site Plan: The minimum driveway width shall comply with public improvement and fire safety standards (MMC Section 17-52.090 C.).
30. **Off-street Parking.** Pursuant to MMC 17.52.050-1, Townhome, Condominium, and Apartment uses require one (1) covered space per dwelling unit, plus 0.25 space per studio, 0.5 space per one bedroom unit, and one (1) space per two (2) or more bedrooms and a Single- Family Dwelling Unit requires two (2) covered spaces per dwelling. A minimum of ten (10) on-site parking spaces shall be required for this proposed use. The site shall be developed with off-street parking as prescribed in the following table:

ATTACHMENT 3

Use	Ratio	Required
Existing Single Family Dwelling	2 covered spaces/dwelling	2
New Fourplex Building	1 covered space/dwelling unit plus 0.25 space/studio, 0.5 space/one bedroom, and 1 space per 2 or more bedrooms	8
Total Required		10
Total Provided		11
Surplus		1

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

City of Manteca Development Services – Building: (Contact: (209) 456-8550)

34. If parking is provided then accessible parking spaces complying with Section 1109A shall be provided. Clearly specify on the site plan whether assigned or unassigned parking spaces are to be provided. CBC Sections 1109A.4 and 1109A.5.
- When assigned parking spaces are provided for a resident or a group of residents, at least 2 percent of the assigned parking spaces serving covered multifamily dwelling units shall be accessible in each type of parking facility.
 - When parking is provided for covered multifamily dwellings and is not assigned to a resident or a group of residents at least 5 percent of the parking spaces shall be

ATTACHMENT 3

accessible and provide access to grade-level entrances of covered multifamily dwellings and facilities that serve covered multifamily dwellings.

- At least one space of each type of parking facility shall be made accessible even if the total number exceeds the required percentage.
35. At least one accessible route shall be provided within the boundary of the site from accessible parking spaces and accessible passenger loading zone; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve. Where more than one route is provided, all routes must be accessible. CBC Section 1110A.1.1
36. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site. CBC Section 1110A.1.2.
37. All ground-floor dwelling units in non-elevator buildings shall be accessible and adaptable. CBC Section 1104A.1
38. Applicant shall provide a complete and accurate site plan with appropriate dimensions and analysis showing compliance with CBC Sections 508, 602 and 705 for allowable area, fire separation distances, allowable openings, distance to property lines or assumed property lines, etc.
- For the purposes of determining the required wall and opening protection, projections and roof-covering requirements; proposed and existing buildings on the same lot shall be assumed to have an imaginary line between them.
39. Separate building permits shall be required for each structure (Apartment building, Carports, signs, etc. per CBC Admin 104.
40. The Developer shall submit a pad elevation certification prepared by a licensed land surveyor or registered civil engineer to the Chief Building Official, certifying that the building location (setbacks) is pursuant to the approved plans prior to receiving a foundation inspection.
41. Developer shall provide bike parking spaces in accordance with California Green Building Standards Code 4.106.9 for number and distance to the entrance.
- Provide permanently anchored bicycle racks within 100 feet of the visitor's entrance, readily visible to passers-by, for 5 percent of visitor motorized vehicle parking capacity with a minimum of one two-bike capacity rack. CGBSC Section 4.106.9.1
 - Provide on-site bicycle parking for at least one bicycle per every two dwelling units. CGBSC Section 4.106.9.2
42. Multifamily development projects with less than 20 dwelling units shall be subject to the following: CGBSC Section 4.106.4.2.1
- EV Capable – Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and

ATTACHMENT 3

electrical system, including on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EV's at all required EV spaces at a minimum of 40 amperes.

- With 12 parking spaces ($0.10 \times 12 = 1.2$), two (2) EV Capable spaces are required.
 - EV Ready – Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles.
 - With 12 parking spaces ($0.25 \times 12 = 3$), three (3) EV Ready spaces are required.
 - Construction documents shall indicate the location of proposed EV capable and ready.
 - The EV space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.
 - 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.
43. 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.
44. 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 Public Works Department - Engineering: (Contact: (209) 456-8460)

General

45. 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.
46. Developer shall provide easements, requested by the respective utility companies, along the frontage of the project. 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.
47. Developer shall relocate and place underground any existing overhead facilities within, adjacent to or along the frontage of the project. This shall be done at the Developer's expense. Prior to submitting relocation application(s) to utility company (or companies), the developer shall submit the application(s) to City for review and approval.
48. Developer shall dedicate ten-foot (10') wide public utility easements on all street frontages for underground facilities and appurtenances.
49. Developer shall indicate on the improvement plans topographical information which shall include one-foot (1') contour intervals and benchmark data based on City datum.

50. 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.
51. 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.
52. 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.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).
53. Joint trench utility installation shall be in accordance with Manteca Municipal Code Chapter 13.34 and City Standards.
54. All address numbers shall be plainly visible from the street fronting the property. Said numbers/letters shall contrast with background.
55. The detailed Engineering elements for the roadway and utility portions of this project shall be reviewed and finalized during the Building Permit and/or Improvement Plan review process. Designs/layouts presented with the proposed Site Plan are preliminary to support Site Plan approval and are not being approved with this action.

Site

56. 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.
57. Provide City Standard Refuse/Recycling Enclosures on-site at the locations shown on the site plan. Sizing shall be in accordance with City Standards.
58. The refuse enclosure shall be graded so there is no storm drain or other flow run-on or run-off from the enclosure area. The enclosure area shall have a connection to the storm system, in compliance with the City's Post-Construction Manual.

59. On-site curbing shall conform to City of Manteca Standard ST-35, "Parking Area Curbs".
60. 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.
61. Developer shall ensure no buildings are constructed across property lines.
62. 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.
 - i. 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.
 - j. The City shall be granted ownership of and is responsible for maintenance of the water system up to the meters.
 - k. 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.
63. Developer shall dedicate an emergency vehicle access easement, to the City of Manteca, over the project site. The easement shall be recorded prior to the issuance of the building permit for the site work.
64. Developer shall remove all structures which are across the proposed lot lines prior to the recordation of the Notice of Lot Line Adjustment.
65. Landscape planting at driveway entrances/exits shall be maintained to a maximum height of three and one-half feet (3.5').
66. Developer shall sign and stripe both sides of the drive aisle as No Parking.
67. Developer shall complete a lot line adjustment for 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.
68. Developer shall install stop signs at the egress points from the project to City rights-of-way. The stop signs shall be installed just behind the right-of-way on private property and shall be maintained by the property owner for perpetuity.

Streets

69. Street improvements, City, and SSJID 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.

Developer shall ensure the structural sections of the existing roadway which is adjacent to this project is in accordance with the traffic indices in these conditions. All trench backfill and pavement restoration in the existing roadway shall meet or exceed the structural section of the roadway.
70. The thickness of all sidewalks installed with the project shall be six inches (6").

71. 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.
72. Driveway(s) and accessibility ramps installed with this project shall be in compliance with the latest revision of the California Building Code, Chapter 11B and Caltrans Standard Plans, detail A88A.

Fencing and Walls

73. Developer shall construct a minimum six foot (6') high wood fence along the boundaries of this project.

Water

74. Improvements shall be constructed in conformance with the latest version of the City Water Master Plan.
75. 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.
76. 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.
77. The onsite water line shall be maintained by the Property Owner.
78. 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.
79. 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.
80. 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.
81. Developer shall install a backflow prevention device immediately downstream of the water meter. The backflow prevention device shall be maintained by the Property Owner.
82. 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.
83. 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.

ATTACHMENT 3

84. Landscape irrigation water system shall be designed to operate from a single point of connection. Irrigation water from potable system shall be delivered via a single meter which is no larger than 2". Piping which is installed from the potable water system for the purposes of irrigation shall be purple pipe. This includes the valve boxes. Irrigation water from the potable system shall be protected with a reduced pressure backflow device.

Storm Drainage

85. 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.
86. A preliminary storm drainage plan shall be submitted to the City Engineer for approval concurrently with the first improvement plan submittal. The plan shall be accompanied by calculations for peak flows, total runoff, pipe sizes, detention basin volume and evidence of historical groundwater depth.
87. This project shall submit calculations, per Chapter 3, Section 3.1 of the City's Storm Drain Master Plan, showing attenuation of the storm drain flows for this project is not required.
88. 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.
89. Developer shall construct the storm drain attenuation system in accordance with the current Storm Drain Master Plan.
90. 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.
91. 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.
92. 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.
93. 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.

ATTACHMENT 3

94. 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.
95. Post-Construction Management Practices shall conform to the City's adopted Multi-Agency Post Construction Stormwater Standards Manual.
96. Where conflict between standards arises, the standard most-protective to water quality, to public health and safety, and against flooding shall be utilized.
97. 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.
98. It is recognized that the design and calculations which have been submitted thus far to demonstrate this project's compliance with the City's Post-Construction Stormwater Standards Manual are approved for project entitlements but may require further refinement for final approval, which is precedent to issuance of any building, grading, or construction permits.
99. 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.
100. Developer shall complete the CDD development memorandum, required by Storm Drainage Agreement Amendment No. 1, and submit it to SSJID for review.

Sanitary Sewer

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

ATTACHMENT 3

102. 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.
103. 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.
104. 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 Fire Department – Office of the Fire Marshal: (Contact: (209) 456-8311)

105. Fire Department turn around on A9.1 will need to remain and not have any parking spaces within, and will remain clear for emergency operations.

Authority having Jurisdiction:
City of Manteca Fire Department,
Office of the Fire Marshal
Fire Inspector II Luis "Art" Salas
124 Sycamore Ave CA, 95336
Firemarshal@Mantecafire.org

City of Manteca Public Works Department – Park Planning and Projects: (Contact: (209) 456-8600)

106. The Developer shall be required to pay Fees as specified in the current Park Acquisition and Improvement Fee Policy (both park acquisition and improvement fee and park in-lieu of fee would apply).
107. All landscaping at back of walk/curb shall be the responsibility of the Owner.

Manteca Unified School District (MUSD): (Contact: (209) 858-0764)

108. The project developer shall pay all applicable Manteca Unified School District school facility fees and any additional school mitigation fees required by the District, consistent with the Manteca Unified School District's October 26, 2023 letter, prior to the issuance of building permits.