

ATTACHMENT 2

GRIFFIN PARK TENTATIVE SUBDIVISION MAP DRAFT CONDITIONS OF APPROVAL

CITY OF MANTECA COMMUNITY DEVELOPMENT DEPARTMENT



CITY OF MANTECA

Community Development Department

Conditions of Approval

Tentative Subdivision Map SDJ 18-53

NOVEMBER 5, 2018

Project File Numbers: Tentative Subdivision Map SDJ 18-53

Project Name: Griffin Park Tentative Subdivision Map

Project Address: 20599-21901 Manteca Road

Project Assessor's Parcel Maps and Locations:

APN: 224-023-33, 20599 S. Manteca Road, APN: 224-023-34, 20687 S. Manteca Road

APN: 224-023-35, 20877 S. Manteca Road, APN: 226-100-08, 21447 S. Manteca Road

APN: 224-100-19, 21901 S. Manteca Road, APN: 226-100-29 Address Not Available

APN: 226-100-06, 21535 S. Tinnin Road

NOTE: The project includes an Environmental Impact Report with Mitigation Measures specific to development of this project site. The Final EIR for the Griffin Park Subdivision Project including associated Mitigation Monitoring and Reporting Program, Findings of Fact, Statements of Overriding Considerations are on file in the Community Development Department.

This list of conditions herein, is not intended to be all-inclusive or a comprehensive list of City regulations. All conditions are referenced to the Griffin Park Subdivision Tentative Subdivision Map (**Rev 3/22/2019**) on file with the City of Manteca, Community Development Department.

1. All conditions of approval shall be satisfied by the owner/developer and must be notarized prior to submittal to the Community Development Department. All costs associated with compliance with the conditions shall be at the owner/developer's expense.

2. This Tentative Subdivision Map approval shall be effectuated within a period of two years of the City Council's approval. Prior to the expiration date the applicant may apply for an extension not to exceed three years.
3. A Final Map shall be submitted prior to the expiration of this Tentative Map.

A. Community Development Department Conditions:

- a. Utility Companies: The applicant shall be responsible for contacting all appropriate utility companies to obtain agreements for extension and/or relocation of services necessary for the proposed development.
- b. This project shall comply with the Mitigation Monitoring and Reporting Program, and the Statement of Overriding Considerations adopted for Griffin Park Subdivision.
- c. Streetscape and park landscape plans shall be submitted with the civil improvement plans for each phase and approved by the Parks and Recreation and Community Development Departments.
- d. Houses on corner lots shall have front and the street side elevation with full trim amenities around doors and windows.
- e. All residential homes with all windows facing or overlooking public streets shall be enhanced with decorative exterior features. Features shall be indicated on the Model Master Plans.
- f. All building designs in the subdivision shall conform to the Griffin Park Master Plan Design Guidelines, specifically Section 4: Design Guidelines. Each Village shall submit a minimum of three model home plans with three elevations per model home plan. This applies to Villages over 70 lots. Villages 69 lots or under shall comply with Griffin Park Master Plan Design Guidelines. Please note: The City encourages home designs that provide a distinct variation of roof types, building elevations, and front porch elements designed to offset uniform characteristics on windows and points of entry.
- g. Plot plans shall be clearly drawn to match the home plans earmarked for each lot. The home plans shall be fairly distributed throughout the subdivision avoiding identical home elevations next to each other along the same side of the street and directly across the street.
- h. Included in the civil improvement plans, the Developer shall submit a detailed street lighting plan for each phase / Village to the Community Development Department for review and approval. Such plans will include the design drawings for all residential and commercial land development projects drawn on 24" x 36" sheets. As a part of the submittal, lighting analysis calculation including mounting height, IES type, cut off classification, photometric data, luminaries' location, and surrounding existing street lighting information must be included. Street lights lamp post specifications depicting heights color etc. must also be included along with a detailed catalogue containing all relevant lamp post specifications.

- i. No residential occupancy shall be allowed until a notice of substantial completion of the public improvements is obtained from the City.
- j. No occupancy or use of a temporary sales trailer or office shall be allowed until a temporary use permit has been issued, and occupancy for sales trailers or sales offices shall not be allowed until substantial completion of the sanitary sewer is obtained, or portable toilets are available. In such cases, potable water for indoor plumbing must be turned off and locked at the meter until the sewer construction and testing is complete.
- k. If lots within this subdivision are sold to individuals for custom individual home, the same development standards and guidelines as specified in the Griffin Master Plan shall apply to all custom-built homes.

Planning Division:

- 4. To the extent permitted by law, the project applicant shall defend (with counsel reasonably acceptable to the City), indemnify and hold harmless the City, its City Council, its officers, boards, commissions, employees and agents from and against any claim, action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void the approval of the project or any permit authorized hereby for the project, including (without limitation) reimbursing the City its attorney's fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.
- 5. The applicant shall comply with all Mitigation Measures identified in the EIR (SCH: 2016062029) for the Griffin Park Master Plan kept on file in the Community Development Department. The MMRP shall be implemented to the satisfaction of the Community Development Director. The requirements contained in the Mitigation Monitoring Reporting Program shall be implemented as applicable for each phase / Village of the project.
- 6. Developer shall include the City's Right-to-Farm ordinance Disclosure Statement with the sale of each property pursuant to Manteca Municipal Code Section 8.24.
- 7. Prior to final map, the developer shall draft for the review and approval by the City Attorney a disclosure statement that fully and completely discloses the status of streets that terminate at the subdivision boundary. The said disclosure statement shall state that the roads terminating at the subdivision boundary will be extended to accommodate future growth at any time deemed appropriate by the City. Prior to selling any parcel created within this tentative subdivision map, the developer shall prepare, and sign said City Attorney approved disclosure statement and the buyer shall sign an acknowledgement of receipt of said disclosure.
- 8. Developer shall contact the San Joaquin County Council of Governments (SJCOG) to obtain specific requirements on participation in the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP).

Developer shall participate in the SJMSCP by scheduling a SJMSCP Biologist to perform a pre-construction survey of the project site prior to any ground disturbance, sign and return incidental take minimization measures to SJMSCP

prior to issuance of any building permits. SJMSCP fees shall be paid prior to issuance of each building permit.

9. The Developer shall notify all purchasers of homes or lots, either through the Department of Real Estate Public Report or, if there is no Public Report, through a statement signed by each buyer, that the City of Manteca area is an agricultural area, and as such, there are ground and aerial applications of chemicals, and early morning/night time farming operations which may create noise and dust, etc. (i.e. "Right to Farm" ordinance). In addition, all purchasers of homes or lots shall be made aware that farm animals may be kept on adjacent properties that may be outside or within the City limits. The wording and format for notifying home buyers of this information is subject to approval by the Community Development Director.
10. Developer is responsible for contacting all affected agencies, and for the timely payment of all applicable fees associated with this project.
11. Developer shall contact Manteca Unified School District Facilities Planning regarding school fees and requirements.
12. Removal of mature trees (whether native or introduced), except for planted orchards, associated with this project shall adhere to tree replacement requirements in accordance with the City of Manteca Tree Preservation Guidelines.
13. Developer shall plant deciduous trees in the south and/or westerly facing yards of buildings when either a side street or front elevation front to a roadway.
14. A minimum 6-foot masonry sound attenuation wall shall separate dwelling units from major roadway thoroughfares. Wrought iron fence may be installed along major roadway thoroughfares adjacent to parks and open space.
15. In addition to compliance with the Griffin Park Master Plan Design Guidelines, the developer shall comply with all specified conditions of approval herein as follows:
 1. The garages shall be designed so that they are not the primary focus in the street scape and shall be complementary to the rest of the home design. Acceptable garage forms shall include front-loaded, rear-loaded, detached, swing-in, shallow-recessed, mid-recessed, deep-recessed, alley-loaded, split garages and tandem garages.
 2. Building design standards shall at a minimum address the following: minimal visual prominence of garages, natural/neutral exterior color scheme; climate responsive and pedestrian-friendly architectural features such as porches and overhangs; and building design that uses natural ventilation and is orientated to minimize solar gain, etc.
 3. New housing development shall avoid front elevations which mainly consist of rows of garage doors.
16. Developer shall comply with the setback and lot coverage requirements specified in Griffin Park Master Plan Design Guidelines, Section 2.2.4
17. There shall be a minimum of 20 feet by 20 feet unobstructed space within the garage for the parking of cars. No water heaters, HVAC units, etc. shall be permitted within the required 20 foot by 20-foot space.

18. No garage doors shall be visible from the public right-of-way beyond a three-car garage door width. Garages with space for four and five cars shall be allowed only with a standard three-car garage door.
19. There shall be no obstructions within required 5-foot side yard setbacks. This area shall remain open and clear. Under no circumstances shall an architectural feature within the 5-foot side yard setback be more than 2 feet in depth and 10 feet in width. The fencing and gates which access either the side or rear of each lot shall be constructed to accommodate the width of the largest solid waste toter available within the City of Manteca.
20. Any alteration or the construction of a new building for the purpose of creating a second unit shall pay full City fees for the unit.
21. Each home shall include GFCI outlets located on each exterior elevation (north, south, east, and west) for a total of 4 GFCI outlets per home. The master plan submitted for review shall clearly indicate this requirement.
22. Each home shall include a gas line outlet located on the rear exterior elevation of the patio area. The master plan submitted for review shall clearly indicate this requirement.
23. The conditions of approval shall be kept on the project site. It is the responsibility of the home builder to ensure that the project contractor is aware of, and abides by, all conditions of approval. Prior approval from the Community Development Department must be received before any changes are constituted in site design, grading, or any other factor that does not conform with the Master Plan Design Guidelines.
24. A narrative description or table which describes each Village and its associated improvements shall be included/attached on the improvement plans. In addition, the narrative or table shall demonstrate that each Village would comprise a "stand-alone" development, and all subsequent phases to be constructed, would meet or exceed the standards outlined in the Griffin Park Master Plan and all other conditions of approval.
25. Landscaping plans for the different phases of the subdivision shall depict plant species and trees along the front yards and along the streetscape abutting residential front yards and public rights-of-way.
26. The following standard shall apply to gated communities, including but not limited to apartment complexes, condominiums, townhouses and subdivisions of five or more dwelling units. Any EVA or standard entrance that is equipped with gates, or devices that prevent unauthorized access, shall be equipped with electrically operated, optically triggered opening mechanisms that will completely open the gate or other device within 15 second of activation. Activation shall be accomplished by a 3M OPTicom Priority Control System or other system that is compatible with the current standard detection systems required on City County traffic signals. The Opticom system will be used by emergency service providers only to open the EVA and/or entrance gate(s). Sufficient optical detectors shall be installed to allow to allow line-of sight activation by emergency vehicles approaching the gate(s) from any adjacent street. The optical shall also allow emergency exit if the gates(s) is equipped with an

automatic opening system for exit lanes. The location of the gate control system shall be approved by the Manteca Fire District and City of Manteca Plan Checkers before installation. The required phase selector shall be installed to open and hold open the gate(s) for a minimum of 10 minutes to allow use by ambulance service units not equipped with Opticom emitters. The developer, home owners' association, project's LLD, or another funding mechanism approved by the City of Manteca shall maintain the gate(s) in working order and repair them as necessary. Inoperative gates shall be repaired immediately. Inoperative gates shall be left open until they are repaired.

27. If archeological materials are uncovered during any construction or preconstruction activities on the site, all earthwork within one hundred feet (100') of these materials shall be stopped, the Community Development Department notified, and a professional archeologist, certified by the Society of California Archeology and/or the Society of Professional Archeology, shall be notified. Site work in this area shall not occur until the archeologist has had an opportunity to evaluate the significance of the find, and outline appropriate mitigation measures, if they are deemed necessary.
28. Illustrative maps for each proposed phase must clearly mark in heavy lines the boundaries of the subject phase, label the phase alphabetically (to avoid confusion with lot numbers), and depict roads, lots, infrastructure, easements, dedications and open space which are included within the subject phase. The plan shall also illustrate those proposed improvements which mitigate impacts associated with the unbuilt portions of the project which are not located within the boundaries of the subject phase. Previously established phases, including roads, lots, infrastructure, easements, dedications, and open space, should be shown on the map shaded or gray-scaled. All phasing maps shall be drawn at the same scale.
29. All Villages shall be required to be stand-alone. No proposed subsequent Village shall be dependent on the completion of prior Villages to be consistent with any required approvals and/or conditions, including, but not limited to: the looping of roads and utilities; the provision of fire flow; and the mitigation of transportation, recreation and/or public services impacts. Emergency Vehicle Access (EVA) may be permitted upon review and approval by Fire Marshall and City Engineer.
30. No occupancy or use of a temporary sales trailer or office shall be allowed until a temporary use permit has been issued.
31. The following standard shall apply to subdivision gated communities: The main gate for any gated community in the Griffin Park Subdivision shall be electronically operated to the satisfaction of the Manteca Fire Department.
32. All mitigation measures and conditions of approval for the project shall be transmitted with the Civil Improvement Plans and Master Model Home Plans plan check sets to be submitted for review and approval. These conditions of approval, mitigation measures and all grading and construction plans shall always be kept on the project site.
33. All wall and fence heights shall be a minimum of six feet (6'), excluding caps, columns and pilasters, unless a higher wall or fence is required as an

environmental mitigation measure, measured to the grade of the property at the highest point within four feet (4') of said wall or fence and shall be designed to insure clear vision at all street intersections to the satisfaction of the City Engineer.

34. Streets stubbed onto undeveloped land shall have a 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 Community Development Director. The height of this fence shall be dictated by the Zoning Ordinance in place at the time of construction.

Manteca Fire Department:

35. All phasing should be provided to the Fire Department for approval prior to the start of construction.
36. Per Ordinance #1173, a Fire Facility Permit Fee shall be assessed to all new construction as per Manteca Municipal Code Section 15.04.060.
37. The Developer shall submit all proposed street names to the Fire Prevention Division for review and written approval prior to the submittal of a final map.
38. Streets and Fire Department Access Drives within the subdivision shall meet City of Manteca Standard for all weather roadways prior to the issuance of any building permits.
39. 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.
40. Fire hydrants shall be located and installed according to City of Manteca standards

Engineering Division:

General

41. 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.
42. 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 along the project frontages that are affected by this Project shall be relocated and placed underground at the Developer's expense.
43. 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.
44. Developer shall indicate on the improvement plans topographical information which shall include one-foot (1') contour intervals and benchmark data based on City datum.
45. 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.

46. 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.
47. 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 Public Works Department:
 1. On-site grading and drainage plan,
 2. On-site utility (sanitary sewer, water and storm drain) plan,
 3. Off-site improvement plan,
 4. Joint Trench Intent plans,
 5. Erosion control plans,
 6. Dedication of required rights-of-way and granting of all required easements for public utilities,
 7. Stormwater Pollution Prevention Plan (SWPPP), and
 8. Documentation, as required in the Post-Construction Stormwater Standards Manual, showing compliance with WQO NPDES 2013-0001-DWQ.

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

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

Joint trench plans shall be included in the Improvement Plans and shall be reviewed for conflict identification with other improvements and to verify that proposed joint trench utilities are consistent with the Community Development Department requirements. Joint Trench Plans are not required as part of the first submittal of the improvement plans but will need to be submitted and reviewed prior to the approval of the Improvement Plans.

48. Joint trench utilities must include fiber optic or, at a minimum, an empty four-inch (4") conduit with necessary appurtenances to facilitate ready installation of fiber optic cable.
49. All residential address numbers shall be plainly visible from the street fronting the property. Said numbers/letters shall contrast with background.
50. Developer shall enter into an Improvement Agreement for construction of the roadway and utility improvements. 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.
51. Developer shall install two benchmarks on the North American Vertical Datum of 1988 vertical control system with this project. Final locations shall be approved by the City Engineer and shown on the Improvement Plans. Applicant 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.

52. Per City of Manteca Standard Drawing ST-1, prior to issuance of the first building permit, Applicant 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 improvement plans.
53. Per City of Manteca Resolution No. R2008-150, which approved the City’s Residential Subdivision Partial Acceptance Policy, the Applicant 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.
54. 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.
55. 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.

Streets

56. Cross sections for roadways that are included in the City’s adopted Public Facilities Implementation Plan (PFIP), Transportation Element shall be in accordance with that document. Unless otherwise detailed in these conditions, cross sections for roadways that are not included in the PFIP shall be in accordance with the City of Manteca Standard Plans, with the exception of the right-of-way dedication behind the back of the sidewalk on City of Manteca Standard Plans ST-2 and ST-3 which can be omitted. An encroachment permit is required for all work within the public right-of-way.
57. Soils R-value tests shall be performed from representative soils within the proposed subdivision. A geotechnical report shall be submitted to the City Engineer with calculations determining the street pavement structural design. Design shall conform to City of Manteca Resolution R-5633, “Street Structural Design Policy”. The minimum traffic indices shall be as follows:
 - a. S. Main Street: 11.0
 - b. Antone Raymus Parkway: 9.0
 - c. S. Tinnin Street: 7.0
 - d. Sedan Avenue: 7.0
 - e. 46’ rights-of-ways: 4.5
 - f. Cul-de-sacs: 4.0
58. S. Main Street

- a. The dedication and construction of S. Main Street to occur in accordance with the Griffin Park Phasing Plan.
- b. Developer shall dedicate, or obtain on behalf of the City, right-of-way along the west side of S. Main Street to accommodate a fifty-two foot (52') half-width street section.
- c. Developer shall obtain, on behalf of the City, right-of-way dedication along the S. Main Street frontage of 1695, 1717, 1751, and 1871 S. Main Street and 149 W. Woodward Avenue. Right-of-way dedications along these properties vary and shall be in accordance with the PFIP. 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.
- d. Developer shall construct full width street improvements along S. Main Street, including new street structural section, curb, gutter, five foot (5') wide meandering sidewalk, landscaping with trees and automatic irrigation system, street lights and a fourteen foot (14') wide raised landscaped median with automatic irrigation system centered on the ultimate S. Main Street centerline. The full width street improvements do not include any improvements beyond the curb and gutter on the far side of S. Main Street, opposite of the project.
- e. Developer may, in accordance with Title 16 of the Manteca Municipal Code, request City Council's approval to construct a part-width street for S. Main Street consisting of completion of the median, 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.
- f. 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 S. Main Street to accommodate full width street improvements.
- g. Developer shall construct roundabout at the intersection of S. Main Street and Antone Raymus Parkway.
- h. Applicant shall dedicate sufficient right-of-way to accommodate a roundabout at the intersection of S. Main Street and Antone Raymus Parkway, per the City's Transportation PFIP. If at the time of development of this intersection, the remaining right-of-way, outside of this project, has been obtained by or dedicated to the City, this project shall construct the roundabout. If all right-of-way has not been obtained or dedicated, this project shall deposit funds with the City of Manteca to cover this project's portion of the roundabout that is not covered by the City's PFIP program.
- i. Applicant shall install sidewalk, curb, gutter, driveways and street pave-out along the S. Main Street frontage of 1695, 1717, 1751, and 1871 S. Main Street and 149 W. Woodward Avenue. Installation of these improvements shall include the undergrounding of utility facilities along all properties. This work shall be included in the Phase "B" Backbone Improvement Plans, as designated in the Griffin Park Phasing Plan, and completed with that scope of work.

59. Antone Raymus Parkway

- a. The dedication and construction of Antone Raymus Parkway to occur in accordance with the Griffin Park Phasing Plan.

- b. Developer shall dedicate right-of-way along Antone Raymus Parkway to accommodate a one hundred and eight foot (108') full-width street section.
- c. Developer shall construct full width street improvements along Antone Raymus Parkway, including curb, gutter, eight-foot (8') meandering sidewalk, landscaping with trees and automatic irrigation system, street lights, pavement and a thirty-six foot (36') wide raised landscaped median with automatic irrigation system centered on the ultimate Antone Raymus Parkway centerline. The median width will be reduced as needed to accommodate the installation of roundabouts, in accordance with the PFIP, or a twelve foot (12') left turn lane, at cross street intersections within the development.
- d. Developer shall dedicate sufficient right-of-way to accommodate a roundabout at the intersection of Antone Raymus Parkway and Tinnin Road, per the City's Transportation PFIP. If at the time of development of this intersection, the remaining right-of-way, outside of this project, has been obtained by or dedicated to the City, this project shall construct the roundabout. If all right-of-way has not been obtained or dedicated, this project shall deposit funds with the City of Manteca to cover this project's portion of the roundabout that is not covered by the City's PFIP program.

60. Tinnin Road

- a. The dedication and construction of Tinnin Road to occur in accordance with the Griffin Park Phasing Plan.
- b. Developer shall dedicate right-of-way along Tinnin Road to accommodate a seventy foot (70') full-width street section. Where the proposed development is not on both sides of Tinnin Road, developer shall dedicate right-of-way along the east side of Tinnin Road to accommodate a thirty-five foot (35') half-width street section.
- c. Where the proposed development is on both sides of Tinnin Road, the Developer shall construct full width street improvements along Tinnin Road, including curb, gutter, five foot (5') sidewalk, landscaping with trees and automatic irrigation system, street lights, pavement and a twelve foot (12') wide raised landscaped median with automatic irrigation system centered on the Tinnin Road centerline.
- d. Where the proposed development is not on both sides of Tinnin Road, the Developer may, in accordance with Title 16 of the Manteca Municipal Code, request City Council's approval to construct a part-width street for Tinnin Road consisting of completion of the median, 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.
 - a. 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 west side of Tinnin Road to accommodate full width street improvements.

61. Sedan Avenue

- a. The dedication and construction of Sedan Road to occur in accordance with the Griffin Park Phasing Plan.
- b. Developer shall dedicate right-of-way along the north side of Sedan Avenue to accommodate a thirty-five foot (35') half-width street section.
- c. Developer shall construct full width street improvements along Sedan Avenue, including curb, gutter, five-foot (5') sidewalk, landscaping with trees and automatic

irrigation system, street lights, pavement and a twelve foot (12') wide raised landscaped median with automatic irrigation system centered on the Sedan Avenue centerline. The full width street improvements do not include any improvements beyond the curb and gutter on the far side of Sedan 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 Sedan Avenue consisting of completion of the median, 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 south side of Sedan Avenue to accommodate full width street improvements.
62. Improvements for each village shall be in accordance with the Griffin Park Phasing Plan (Phasing Plan), which is included with the Tentative Map. Deviations from the Phasing Plan shall be approved by the City Engineer.
63. The Street AQ stub can be eliminated and Street AQ can end at its intersection with Street A if at the time of Final Map submittal for the portion of the project covering that area of the project, the adjacent property at 7080 W. Woodward Avenue (APN 224-023-11) has access points to the public right-of-way which will facilitate development, in accordance with City Standards, to the satisfaction of the City Engineer.
64. Raised curb medians shall be installed approaching the roundabouts. The adjacent curbing along the residential lots shall be painted red and marked for No Parking. Driveways for houses that front roundabouts, and the associated medians, shall be located immediately adjacent to the property line furthest from the roundabout, with property line setbacks accounted for.
65. Developer shall relinquish access rights to and from the adjacent City right-of-way for all lots that back to S. Main Street, Antone Raymus Parkway, Tinnin Road and along portions of interior streets where soundwalls are shown on the Tentative Map.
66. Applicant shall install a Bus/Landscape Maintenance Turnout, in accordance with City Standard ST-39. The placement of the turnouts shall comply with the requirements of this project's adopted Mitigation Monitoring and Reporting Program, if any, and the needs of the Parks and Recreation Department or the City's Transit Authority. Final locations are subject to approval by the City Engineer and shall be shown on the Improvement Plans.
67. Applicant shall install a barricade in accordance with City Standard ST-20 at all streets stubbed to undeveloped land.
68. Developer shall contact the local post office for direction regarding placement of mail receptacles or any other type of mail delivery proposed.
69. Developer shall relocate existing mailboxes which will continue to be used by offsite properties, 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.
70. 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.

71. Developer shall construct medians across non-signalized four-leg intersections on S. Main Street and Tinnin Road to restrict traffic movements to right-in/right-out only.
72. The electrolier locations shall be finalized during the Improvement Plan review process. Electroliers shall maintain an average foot candle coverage of 0.40 throughout the project, with a minimum allowable foot candle at any location of 0.07. Electrolier photometric plan, showing the foot candle coverage, shall be submitted in the Improvement Plans.
73. If Applicant chooses to install electrolier poles other than the City's standard cobra head fixture on a galvanized pole, the proposed alternate electrolier shall be the same type, model and pole base throughout the entire Tentative Map area. Applicant shall supply the City with one extra complete light fixture and pole, per phase of the project. A maximum of five (5) complete light fixtures and poles will be provided to the City. If applicable, this will be a condition of final acceptance of the backbone improvements for each phase of the project, as referenced in the phasing plan.
74. The thickness of all sidewalks installed with the project shall be six inches (6").
75. All construction related traffic is prohibited from utilizing Tinnin Road to access the project site. This restriction shall apply for the full duration of construction related to this project including public improvements and single-family homes. Should the Developer wish to use Tinnin Road for construction traffic, they shall coordinate with San Joaquin County Public works for approval. If any payments, security or agreements are required by the County for use of the roadway, they shall be the sole responsibility of the Developer.

Fencing and Walls

76. Wall heights indicated within the Tentative Map are minimums. The installed height may be greater, if necessary, to mitigate noise impacts per this project's adopted Mitigation Monitoring and Reporting Program. All sound wall heights shall be measured from the highest-grade elevation on the adjacent residential lot.
77. Developer shall construct a six foot (6') high chain link fence along boundaries of the park which abut undeveloped land.
78. Developer shall construct a minimum six foot (6') high wood fence along the boundaries of this subdivision which abut undeveloped land.
79. 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 Community Development Director.
80. 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.
81. 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 Community Development Director and Parks & Recreation Director.

Water

82. Improvements shall be constructed in conformance with the latest version of the City Water Master Plan.
83. Developer shall construct a twelve-inch (12") water main within the rights-of-way of Antone Raymus Parkway, Main Street, Springfield Drive, Tinnin Road and Tannehill Drive.
84. Water mains installed in stubbed streets shall extend to the property line and shall have a blow-off per City Std. Plan No. W-7.
- 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.
- Existing wells within the boundary of the proposed development which are not approved for use by the City, shall be abandoned in accordance with San Joaquin County Public Health Services requirements. Use of existing irrigation wells as landscape irrigation wells will be evaluated on a case-by-case basis and shall be approved by the Parks & Recreation Director and the Public Works Director. If conversion of the existing on-site irrigation wells is approved for use as landscape irrigation wells, or for use as construction water, the proposed improvements shall be in strict accordance with City of Manteca plans, standards and specifications and in accordance with the requirements of the San Joaquin County Health Department.
85. 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.
86. Developer shall install a reclaimed water line from the existing sanitary sewer pump station, just south of the intersection of Legacy Street and Main Street, to the irrigation wells within the parks. 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.
87. Developer shall set aside area within two of the parks, as shown on the Tentative Map, for the installation of a future City potable water well. The well site area shall be at least 125'x150', on flat ground, located opposite from and in addition to the upland play area and opposite from the irrigation well.
88. Irrigation Supply
- 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.
 - 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.

Storm Drainage

89. Improvements shall be constructed in conformance with the latest edition of the Storm Drain Master Plan and City Standards.

90. 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.
91. All storm drain piping shall be located within the paved street area. All storm drainage shall drain to the basin, then discharge into the South San Joaquin Irrigation District's (SSJID) Lateral X or Lateral We.
92. 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.
93. Developer shall construct the storm drain basin in accordance with the current Storm Drain Master Plan and Parks & Recreation Department Standards and Specifications for Landscape Development.
94. All storm drainage shall drain to the proposed detention basin before being discharged. The storm drain basin discharge facilities shall be designed as a controlled pump or gated discharge. Telemetry requirements at the pump station shall include installation of hardware and software to interface with the City's Supervisory Control and Data Acquisition (SCADA) system.
95. Developer shall develop, at his expense, the storm drain basin area as a landscaped park area. The improvements shall include, but not be limited to: basin grading, telemetry controlled pump station and appurtenances, curbs, gutters, sidewalks, street lights, street trees, street paving irrigation system with automatic controllers and seeding of the basin lawn. These improvements shall be approved in conjunction with the Parks & Recreation Department's approval of the landscape and park plans.
96. No directly connected impervious areas (DCIA) shall be allowed to drain into the storm drain system downstream of the basin. All storm drain piping shall be located within the paved street area. All storm drainage shall drain to the basin. The storm drain basin shall have positive shut off control.
97. Project applicant 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.
98. Project applicant 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
99. Project applicant 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.

100. Project applicant 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.
101. City of Manteca approval of the final Operations and Maintenance Plan 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.
102. Post-Construction Management Practices shall conform to the City's adopted Multi-Agency Post Construction Stormwater Standards Manual.
103. Where conflict between standards arises, the standard most-protective to water quality, to public health and safety, and against flooding shall be utilized.
104. 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 Public Works 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 Public Works Department to identify appropriate person for review and approval of plans and documents.

105. All devices installed for compliance with the City's 2015 Post-Construction Manual shall be installed within the public right-of-way or on lots which will be dedicated to the City of Manteca. No devices shall be installed on private property.
106. 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.
107. Applicant shall pay fair-share costs for storm drainage improvements in accordance with the PFIP – Storm Drainage Program in effect at the time of development of the project.
108. Applicant shall complete the CDD development memorandum, required by Storm Drainage Agreement Amendment No. 1, and submit it to SSJID for review.

Sanitary Sewer

109. Improvements shall be constructed in conformance with the latest version of the City Wastewater Collection System Master Plan and City Standards.
110. 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 recordation of a Final Map for the phase or village that creates subdivided home lots over the septic tank or the residence it serves.
111. 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.
112. Concurrently with the submittal of the first set of Improvement Plans for any village of the project, the Developer shall submit an analysis of the existing sanitary sewer system between the Legacy Street Pump Station and the Tara Park Pump Station, to determine the extent of available capacity for utilization by this project.

The analysis shall start at the existing pump station just south of the intersection of Legacy Street and Main Street and shall end with the Tara Park Pump Station located at 2776 Ancestry Street. The analysis shall be in accordance with the City's Wastewater Collection System Master Plan, in effect at the time of the analysis submittal, and it shall analyze all system infrastructure including and between the above-named pump stations.

The City Engineer shall give final approval for use of the existing infrastructure. If use of the existing infrastructure is approved, the improvement work detailed below can be delayed until such time that capacity is no longer available in the system, based on the analysis or the operation of the existing sanitary sewer system.

If, based on the analysis, the existing sanitary sewer system does not have capacity for the entire project, the Improvement Plans for improvements listed below shall be included with the Backbone Plans for the project phase which will exceed the capacity of the existing system and shall be completed prior to issuance of the first building permit for a production home of that village.

The developer may prepare an Alternate Sewer Discharge analysis for the phases of the project that exceed the capacity of the existing sewer system noted above. This study will detail the proposed methodology for sewer discharge, design calculations, and impacts to downstream facilities. The City Engineer shall give final approval for the Alternate Sewer Discharge analysis.

The following improvements shall be completed, with timing based on the aforementioned scenarios, unless otherwise noted below or per the Alternative Sewer Discharge analysis for the project site:

1. Developer shall install 36" gravity sanitary sewer pipe from the Woodward Avenue/S. Main Street intersection from the stub on the east side of S. Main Street to the existing 36" pipe stub east of Pagola Avenue.
2. Developer shall abandon the existing pump station located on the east side of Main Street, just south of its intersection with Legacy Street, per direction of the Public Works Department. With this work, the developer shall disconnect and flush the existing sanitary sewer force main and cap it at both ends.
3. Developer shall install gravity sanitary sewer collection piping from the existing 24" sanitary sewer pipe stub just south of Legacy Street, northerly to the Woodward Avenue/S. Main Street intersection. Developer shall connect to the manhole at the downstream end of the existing 36" pipe east in the Woodward Avenue/S. Main Street intersection. This work may be delayed as late as the Phase "B" Backbone Improvement work.
4. Woodward Avenue (if sewer improvements are constructed along Woodward Avenue)
 - i. Developer shall obtain, on the City's behalf, right-of-way along the Woodward Avenue frontage of 358, 349, 246, 225, 210 and 149 Woodward Avenue and 187 S. Main Street to accommodate a thirty-eight foot (38') half-width street section.
 - ii. Developer shall construct full width street improvements along the Woodward Avenue frontage of the above listed parcels, including curb, gutter, five-foot (5') sidewalk, landscaping with trees and automatic irrigation system, street lights, pavement and a twelve foot (12') wide raised landscaped median with automatic irrigation system centered on the ultimate Woodward Avenue centerline.

Public Facilities Implementation Plan

113. 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.
114. The City shall approve the bid sheet form and proof shall be provided that bids were solicited from a minimum of three qualified contractors.
115. 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.

116. In the event Developer desires to exchange credits for cash reimbursement, the exchange must be approved by Council.

Parks and Recreation:

General Conditions:

117. Current City of Manteca Standards and Specifications for Landscape Development shall be followed.
118. Developer shall prepare construction plans and specifications for any park or streetscape improvements for Parks and Recreation Departments approval, at developer's expense.
119. Each Park shall have an overall style that is different and unique from other parks within the proposed development. A dog park shall be considered in one of the upland areas within the development in lieu of a standard park upland area. Dog Park shall be developed subsequent to a conventional park.
120. Exact location and timing and/or phasing of Dog Park to be determined prior to final phasing map.
121. The Developer shall be required to pay Fees as specified in the current Park Acquisition and Improvement Fee Policy.
122. Any landscape needs to comply with current Model Water Efficient Landscape Ordinance (MWELO) requirements.
123. Developer shall submit a final subdivision map with recommended street trees for each street within the development to the City Arborist for review and approval.
124. The final design and phasing plan for the park and streetscape improvements shall be reviewed and approved by the Parks & Recreation Department and Community Development Department prior to approval of first final map to ensure adequacy and phasing of facilities to be installed.
125. Developer shall provide design and installation of decorative concrete masonry or wrought iron walls to separate all public park and landscape facilities and residential lots.

Low Impact Development:

126. Low Impact Development (LID) improvements, locations and details shall be reviewed and be approved by Engineering and Parks Department to determine impact on overall area to be maintained within the Page 2 of 3 Community Facilities District (CFD). Maximum side slopes shall be 3:1 for shrubs and 6:1 for turf/no mow grass.
127. 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.

128. Low Impact Design (LID) improvements shall have a one (1) year warranty period.

Park/Storm Basin:

129. Provide minimum of 1 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 Parks and Recreation Department.
130. Park improvements and design shall follow the City of Manteca Standards and Specifications for Landscape Development and shall be approved by the Parks and Recreation Department.
131. Sidewalks leading into the park shall be a minimum of 10 feet in width with a flush entrance and bollard.
132. Unique play features like an embankment slide, disc golf, built in precast cornhole games, exercise equipment, etc. shall be considered during the design as a compliment to the playground area.
133. Design with the goal of engineering and physical solutions to treating storm water to not diminish the recreational function or net useable park space within the park/basin.
134. Basin configuration shall be shaped to maximize sports fields shape and sizes (full size preferable).
135. 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.
136. Basin shall have a maximum water depth of five feet.
137. Locations of in-ground and above-ground utility structures within park/basin are subject to prior review and approval of Parks and Recreation Department. Utilities shall not be placed near playground areas, field activities or obstruct the overall design of the upland park area. Within the bottom of basin the Engineer shall coordinate with Landscape Architect to make sure that drainage structures are outside the field of play (10' min.). This is for safety, playability and aesthetic and reasons.
138. 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.
139. Park improvements and maintenance funding mechanism shall be governed by the City of Manteca Parkland Construction Policy.

Streetscapes/Medians/Roundabouts/Landscape areas:

140. Streetscape/medians/roundabout/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.
141. 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 Parks & Recreation Department 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 City of Manteca Parks and Recreation Director.
142. No turf grass is permitted in any streetscapes, unless approved by the Parks & Recreation Department.

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

143. CFD or other approved funding source shall be formed, at the developer's expense, to provide for the maintenance of the park/basin, streetlights, open spaces and all streetscape/median/roundabout landscape improvements. 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. 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

San Joaquin County Environmental Health Department:

144. Any existing wells or septic systems to be abandoned should be destroyed under permit and inspection by the EHD (San Joaquin County Development Title, Section 9-1110.3 & 9-1110.4).
145. 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).

San Joaquin County Multi-Species Habitat Conservation & Open Space Plan:

146. This Project is subject to the SJMSCP. This can be up to a 30-day process and it is recommended that the project applicant contact SJMSCP staff as early as possible. It is also recommended that the project applicant obtain an information package (<http://www.sjcog.org>).

Please contact SJMSCP staff regarding completing the following steps to satisfy SJMSCP requirements:

- Schedule a SJMSCP Biologist to perform a pre-construction survey

prior to any ground disturbance

- SJMSCP Incidental Take Minimization Measures and mitigation requirement:

- 1) Incidental Take Minimization Measures (ITMMs) will be issued to the project and must be signed by the project applicant prior to any ground disturbance but no later than six (6) months from receipt of the ITMMs. If ITMMs are not signed within six months, the applicant must reapply for SJMSCP Coverage. Upon receipt of signed ITMMs from project applicant, SJCOG, Inc. staff will sign the ITMMs. This is the effective date of the ITMMs.
- 2) Under no circumstance shall ground disturbance occur without compliance and satisfaction of the ITMMs.
- 3) Upon issuance of fully executed ITMMs and prior to any ground disturbance, the project applicant must:
 - a. Post a bond for payment of the applicable SJMSCP fee covering the entirety of the project acreage being covered (the bond should be valid for no longer than a 6-month period); or
 - b. Pay the appropriate SJMSCP fee for the entirety of the project acreage being covered; or
 - c. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - d. Purchase approved mitigation bank credits.
4. Within 6 months from the effective date of the ITMMs or issuance of a building permit, whichever occurs first, the project applicant must:
 - i. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or
 - ii. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - iii. Purchase approved mitigation bank credits.

Failure to satisfy the obligations of the mitigation fee shall subject the bond to be called.

- Receive your Certificate of Payment and release the required permit. It should be noted that if this project has any potential impacts to waters of the United States [pursuant to Section 404 Clean Water Act], it would require the project to seek voluntary coverage through the unmapped process under the SJMSCP which could take up to 90 days. It may be prudent to obtain a preliminary wetlands map from a qualified consultant. If waters of the United States are confirmed on the project site, the Corps and the Regional Water Quality Control Board (RWQCB) would have

regulatory authority over those mapped areas [pursuant to Section 404 and 401 of the Clean Water Act respectively] and permits would be required from each of these resource agencies prior to grading the project site. If you have any questions, please call (209) 235-0600.

The landowner/developer for this site has requested coverage pursuant to the San Joaquin County Multi- Species Habitat Conservation and Open Space Plan (SJMSCP). In accordance with that agreement, the Applicant has agreed to:

1. SJMSCP Incidental Take Minimization Measures and mitigation requirement.
2. Incidental Take Minimization Measures (ITMMs) will be issued to the project and must be signed by the project applicant prior to any ground disturbance but no later than six (6) months from receipt of the ITMMs. If ITMMs are not signed within six months, the applicant must reapply for SJMSCP Coverage. Upon receipt of signed ITMMs from project applicant, SJCOG, Inc. staff will sign the ITMMs. This is the effective date of the ITMMs.
3. Under no circumstance shall ground disturbance occur without compliance and satisfaction of the ITMMs.
4. Upon issuance of fully executed ITMMs and prior to any ground disturbance, the project applicant must:
 - e. Post a bond for payment of the applicable SJMSCP fee covering the entirety of the project acreage being covered (the bond should be valid for no longer than a 6-month period); or
 - f. Pay the appropriate SJMSCP fee for the entirety of the project acreage being covered; or
 - g. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - h. Purchase approved mitigation bank credits.
5. Within 6 months from the effective date of the ITMMs or issuance of a building permit, whichever occurs first, the project applicant must:
 - a. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or
 - b. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - c. Purchase approved mitigation bank credits.

Failure to satisfy the obligations of the mitigation fee shall subject the bond to be called.

San Joaquin County Irrigation District:

147. Any proposed disposal of storm water that will ultimately discharge into District facilities shall conform to the District's current policy relative to storm drainage. Hydraulic calculations and plans for proposed storm system shall be provided to the District for review and approval and shall conform to the approved Storm Drainage Master Plan and Storm Drainage Agreement between the District and the City.
- a. All District Irrigation and drainage facilities which are determined by the District to be affected by the proposed development, shall be replaced with rubber gasket reinforced concrete pipe and shall be relocated, if necessary, to District approved locations. Facilities assumed to be affected by this development include the Lateral "X", Lateral "We", Lateral "X-133dd" and Lateral "X-161dd". Further, hydraulic calculations to determine pipe size will be required for any design changes or relocations that are proposed on District facilities. In accordance with District standards, construction on District facilities is not allowed between February 15th and October 15th of any given year. As such, plans for pipeline improvements need to be received no later than mid-July (3 months before the end of water season), so that all construction work can be completed during the provided window period.
 - b. Further, hydraulic calculations to determine pipe size will be required for any design changes or relocations that are proposed on District facilities. In accordance with District standards, construction on District facilities is not allowed between February 15th and October 15th of any given year. As such, plans for pipeline improvements need to be received no later than mid-July (3 months before the end of water season), so that all construction work can be completed during the provided window period.
 - c. All improvements to the District facilities shall comply with the District's current standards, drawings, and policies. The developer shall enter into the necessary agreements, permits, etc., required by the District for construction of District facilities.
 - d. District facilities within the development, or impacted by the development, which provide storm water drainage or irrigation spill functions, shall not be abandoned, relocated, or replaced, unless alternate provisions are made to handle such drainage in accordance with District approval.
 - e. The property owner and/or developer shall execute Irrigation Service Abandonment Agreements and provide for the removal of irrigation and drainage facilities and structures on property no longer requiring irrigation service. The method of abandonment and extent of such removal shall be determined by District.
 - f. Private irrigation facilities and easements shall be provided for private use to accommodate property that will still be using District water to irrigate adjacent to the development. The proposed connection of any such private facility to District

facilities shall be approved in advance by the District.

- g. Easements for all District facilities shall be dedicated on current District forms. Additional easements shall be dedicated for access to all manholes and control structures. All District easements shall be shown on the final map together with the District's standard acknowledgment. Easements for pipelines shall be a minimum of 30 ft. in width. A title report shall be provided to District for its use in preparation of all required documents and to ascertain if the District has a fee interest in the proposed development. According to District records, the District owns Parcel No. 226-100-17 located within the proposed project. Fee interest issues shall be dealt with in accordance with the District's standard policy.
- h. Improvement plans for both off-site and on-site improvements shall be submitted for review and approval by the District's Board of Directors. Prior to plan submittal, the developer shall submit a retainer for plan check and inspections required for the project in accordance with the current established fee schedule.

Upon completion of the project, the developer shall provide one complete set of "As- Built" drawings to the District for its future use.
- i. The following statement shall be affixed or otherwise included within the approved development plans: "SSJID has adopted time limits limiting the period of its approval should the landowner/developer fail to substantially complete his development project in a timely manner and as per approved development plans."

Manteca Unified School District:

- 148. The developer shall contact Manteca Unified School District Facilities Planning regarding school fees and requirements prior to pulling the first building permit.

San Joaquin County Public Works Department:

- 149. City of Manteca shall enter into an agreement with San Joaquin County for road maintenance on Tinnin Road from the existing City limits at Woodward Road south of Griffin Park Master Plan Boundary during construction of the development.

San Joaquin Airport Land Use/ Congestion Management Agency:

- 150. New land uses that may cause visual, electronic, or increased bird strike hazards to aircraft in flight shall not be permitted within any airport's influence area. Specific characteristics to be avoided include:
 - a. Glare or distracting lights which could be mistaken for airport lights. Reflective materials are not permitted to be used in structures or signs (excluding traffic directing signs).
 - b. Sources of dust, steam, or smoke which may impair pilot visibility.
 - c. Sources of electrical interference with aircraft communications or navigation. No transmissions which would interfere with aircraft radio communications or navigational signals are permitted.

- d. Occupied structures must be soundproofed to reduce interior noise to 45 decibel (dB) according to State guidelines.
 - e. Within the airport's influence area, ALUC review is required for any proposed object taller than 100 feet above ground level (AGL).
151. Regardless of location within San Joaquin County, ALUC review is required in addition to Federal Aviation Administration (FAA) notification in accordance with Code of Federal Regulations, Part 7 (<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>) for any proposal for construction or alteration under the following conditions:
- a. If requested by the FAA.
 - b. Any construction or alteration that is more than 200 ft. AGL at its site.
 - c. Any construction or alteration that exceeds an imaginary surface extending outward and upward at any of the following slopes:
 - i. 100 to 1 for a horizontal distance of 20,000 ft. of a public use or military airport from any point on the runway of each airport with its longest runway more than 3,200 ft.
 - ii. 50 to 1 for a horizontal distance of 10,000 ft. of a public use or military airport from any point on the runway of each airport with its longest runway no more than 3,200 ft.
 - iii. 25 to 1 for a horizontal distance of 5,000 ft. of the nearest takeoff and landing area of a public use heliport
 - d. Any highway, railroad or other traverse way whose prescribed adjusted height would exceed the above noted standards
 - e. Any construction or alteration located on a public use airport or heliport regardless of height or location.

San Joaquin Valley Air Pollution Control District:

152. Further regulatory requirements associated with this project may be required. To identify District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888. Current District rules can be found at www.valleyair.org/rules/1ruleslist.htm.

**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 utility service (shut off water and sewer) until all conditions of the City approved site plan have been completed. Please contact the Community Development Department if you are unable to complete the site plan improvements prior to occupancy of the project.

For information on fees associated with the project, contact the Building Department at 239-8416. The fees associated with this project (payable at the time of building permit issuance) include, but are not limited to, the following:

Storm drainage fee, sewer connection fee, water connection fee, building permit fee (includes electrical, mechanical, plumbing, strong motion fee, and any other applicable building-related

permit), park acquisition and improvement fee (bedroom tax), street tree fee, school district fee, government building facilities fee, traffic signal installation fee, major equipment purchase fee, and highway interchange fee.

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 and the associated development fees. 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

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Authorized Signature

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Authorized Signature

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Authorized Signature

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Authorized Signature

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Authorized Signature