



**City of Manteca
Development Services Department**

**Conditions of Approval
Kaiser ED Expansion
Site Plan Review SPC-24-81, Conditional Use Permit UPJ-25-02
Lot Line Adjustment LLA-24-82 & Master Sign Program MSP-25-05
October 16, 2025**

Project Name: Kaiser ED Expansion Project

Project Files: Site Plan Review SPC-24-81
Conditional Use Permit UPJ-25-02
Lot Line Adjustment LLA-24-82
Master Sign Program MSP-25-05

Applicant: Kaiser Foundation Hospitals,
Tina Wehrmeister, Senior Land Use Manager
One Kaiser Plaza, 22nd floor
Oakland, CA 94612

Project Location: 121, 153 and 167 St. Dominics Drive, and 1765, 1777, 1779, 1783, 1787
and 1795 W. Yosemite Avenue (APNs 200-180-16, -17, -34, -35, -37, -
39, -40, -41 and 200-140-31).

This list of conditions is not intended to be a comprehensive list of City regulations. All conditions are referenced to the Plans dated May 8, 2025, which are on file with the City of Manteca, Development Services Department.

Development Services Department: Planning Division

1. **Approval.** This approval is subject to the conditions set forth herein and shall be contingent upon final review and approval by the City of Manteca.

A. Site Plan & Design Review. This Site Plan & Design Review allows for an approximate 27,476 sq. ft. expansion.

1. Expansions may include 34 treatment bays; a relocated ambulance drop-off on W. Yosemite Avenue; a new walk-in emergency waiting area and drop-off on St. Dominic's Drive; a new MRI imaging trailer; and a relocated CT trailer and other required on- and off-site improvements.

2. Any future expansions, demolitions, or additions to the site or building not considered as part of this approval shall be subject to separate review and approval.

B. Conditional Use Permit. This Conditional Use Permit allows for the operation of a Hospital Use, including associated medical building, helicopter pad, and other associated facilities, under the same management and ownership of the principal benefactor of this approval.

1. The above approval shall apply to APN: 200-180-16, -17, -34, -35, -37, -39, -40, -41, -42, -43, and -44, only the PQP zone district.
2. This approval shall run with the land and shall not be transferable to an alternative location.
3. Any modification, expansion, or intensification of this approval shall be subject to additional review and approval.
4. Any other uses not considered as part of this approval shall be subject to separate review and approval.

C. Lot Line Adjustment. This Lot Line Adjustment allows for the merger of APN: 200-180-34 and 200-180-37, encompassing 6.81 acres.

1. The LLA shall be recorded prior to the issuance of the first building permit.
2. Final parcel lines shall be shown on construction plans and site plans submitted for Building Permit Plan Review.

D. Master Sign Program.

1. A building permit shall be required for all on-building signs, freestanding, and/or monumental signs prior to installation.
 2. Any minor modifications to the MSP, not resulting in inconsistencies or a variance from the Sign Ordinance, may be granted upon review and approval of the Development Services Director in accordance with MMC Section 17.08.130.
2. **Conformance to Plans.** This approval is dependent upon and limited to the proposals and plans contained, supporting documents submitted, and presentations made to staff, the Planning Commission, and/or City Council as affirmed by the applicant and presented on the plans dated May 8, 2025. Any variation from these plans, proposals, supporting documents, or presentations is subject to review and approval prior to implementation.
 3. **Minor Modifications.** Minor Modifications. Any minor deviations or modifications to the site, utility, or public improvement plans necessary due to site constraints may be granted upon approval of the Development Services Director in accordance with MMC Section 17.08.130.

4. **Effectuation.** Unless otherwise specified, effectuation of this approval shall be at 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. **Expiration.** Pursuant to MMC 17.08.080 the action to approve shall be effective on the 11th day after the date of action, immediately following expiration of the 10-day appeal period. Therefore, the effective date of this approval shall be October 27, 2025. The Site Plan Review shall expire two years from that date on **October 27, 2027**, unless altered and/or extended per State law. Prior to expiration, the owner/developer may apply for an extension to be approved by the Development Services Director, not to exceed a total of one (1) year from the original date of expiration.
6. **Owner Obligation.** All conditions of approval shall be satisfied by the owner/developer. If at any time, any of the Conditions of Approval are found to be in non-compliance, City enforcement action may be implemented pursuant to Manteca Municipal Code, Article 1, Chapter 1.10. All costs associated with compliance with the conditions shall be at the owner/developer's expense.
7. **Fees.** The developer shall pay all applicable processing fees, permit fees, City development fees, fire fees, school fees, drainage fees, habitat conservation fees, and other public entity fees in effect at the time of the issuance of the applicable permit.
8. **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.
9. **Signs.** No business identification signs or any advertising signs shall be installed or displayed without the review and approval of the Development Services Department, and all proposed advertising signs shall comply with Section 20.14.20 of the Zoning Ordinance, and with the Master Sign Program as approved with this entitlement.
10. **Vested Rights.** This approval does not vest the 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. **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 County Environmental Health Department, San Joaquin Valley Air Pollution Control District, and PG&E.
12. **Subsequent Development.** All activities undertaken in accordance with this approval shall comply with the City's General Plan and Municipal Code. In cases of conflict between the City's Municipal Code or map-specific conditions of approval,

the governing priority shall be, to the extent legally permitted, as follows: 1) Municipal Code regulations, 2) project-specific conditions, and 3) standard conditions. The applicant shall comply with all regulations and code requirements of the Development Services Director, City Engineer, and Building Official, the Fire Chief, the Police Chief, and any other agencies requiring review of the project. If required, these agencies shall be supplied copies of the final maps, site plans, public improvement plans, grading plans, and building plans.

13. **Building Plans.** The project developer shall write all conditions of approval for this project on all building permit plan check sets submitted for review and approval. These conditions of approval shall be on, at all times, all grading and construction plans kept on the project site. It is the responsibility of the building developer to ensure that the project contractor is aware of, and abides by, all conditions of approval. Prior approval from the Planning Manager must be received before any changes are constituted in site design, grading, building design, building colors or materials, etc.
14. **Failure to Comply.** Should the project be found, at any time, not to comply with any of the Conditions of Approval, or should the applicant construct or operate this development in any way other than as specified in the Application or Supporting documents or presentations to staff, the Planning Commission, or City Council, as modified by the Conditions of this Approval, then the terms of this Approval shall be considered to be violated.
15. **Indemnification.** The applicant shall indemnify and hold harmless the City, its council members and commissioners, officers, agents, employees, and representatives from liability for any award, damages, costs and fees, including without limitation attorneys' fees, incurred by the City and/or awarded to any plaintiff in any action related to or arising out of the City's approval of this project or subdivision Map or any environmental or other documentation related to this project or subdivision Map. The applicant further agrees to provide a defense for the City in any such action.
16. **Limits of Approval.** Approval of this application does not constitute approval of any other entitlement or any other necessary permit, license, or approval.
17. **Compliance with Local and State Laws.** The subject use shall be conducted in full compliance with all local and state laws. No part of this approval shall be construed to permit a violation of any part of the Manteca Municipal Code. This Site Plan and design Review shall be subject to revocation if the subject use is conducted in such a manner as to cause a nuisance.
18. **Changes in Law.** This approval shall not preclude the application to development of the property of changes in City laws, regulations, plans, or policies, the terms of which are specifically mandated and required by changes in State or Federal laws or regulations.
19. **Other entitlements.** Approval of this application does not constitute approval of any other entitlement or any other necessary permit, license, or approval.

20. **Performance Standards.** Developer shall ensure ongoing compliance with City of Manteca Performance Standards, pursuant to Manteca Municipal Code Chapter 17.58.
21. **Parking, Loading Areas, On-Site Circulation.** All on-site parking, loading areas, and on-site circulation shall conform to the approved plans dated May 8, 2025, and conform to the parking analysis provided for this project.
22. **Landscaping.** On-site landscaping shall conform to the approved landscaping plans dated May 15, 2025, and conform to the Manteca Municipal Code. Required planting areas shall be permanently maintained by water, clearing debris and litter, weeding, pruning, insect control, and replacement of plant materials and irrigation equipment as needed to preserve the health and appearance of plant materials. All landscaping shall be maintained in such a manner as 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.
23. **Storage, Screening, and Fencing.** All storage, screening, and fencing shall conform to the approved plans dated May 8, 2025, and conform to the Manteca Municipal Code.
24. **Roof-mounted Equipment.** Applicant/developer shall ensure all roof-mounted equipment shall remain screened from public street view. This condition does not include solar panels.
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 section 17.50.060.D of the Manteca Municipal Code.
26. **Site Maintenance.** The site shall be permanently maintained in a neat and clean manner free of weeds, trash, and debris.
27. **CPTED.** 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 size and similar variety.
28. **MM BIO-1: Invertebrate Survey** – An invertebrate survey shall be conducted prior to initiation of ground disturbing project activities to identify all the species of bumble bees that utilize the Project Area. These surveys shall be conducted simultaneously with the blooming period of their recognized food plants (March–September), as the special-status bumble bee species are active during this time. The surveying biologist shall be familiar with the primary identification characteristics of each potential bumble bee and be proficient in the methodology produced by the Xerces Society. The Invertebrate Survey shall include the following components:
 - a. **Habitat Assessment** – A habitat assessment evaluating the likelihood of the *Bombus* occurring within and adjacent to the Project Area shall be prepared by

a qualified biologist prior to initiation of ground disturbing project activities. The assessment shall include historical and current species occurrences, data from site visits on potential foraging, nesting, and/or overwintering resources, and blooming plant species present and their percent cover. These resources shall be quantified across multiple site visits, corresponding with the Colony Active Season for *Bombus* species (April – August). If it is determined that there is potential for the species to forage, nest, and/or overwinter on the Project site, then on-site surveys shall commence. If it is determined that there is no potential for the special-status *Bombus* species to forage, nest, and/or overwinter on the Project site, no further measures will be necessary.

- b. **Focused On-Site Surveys** – Survey efforts shall occur prior to initiation of ground disturbing project activities. Three on-site surveys shall take place prior to project implementation. Each survey shall be spaced 2-4 weeks apart, corresponding with the Colony Active Season for *Bombus* species (April –August). The qualified biologist shall utilize a telephoto lens or a sufficiently long macro lens to obtain high-quality photos of bumble bees, sufficient for species identification, without having to capture and potentially harm the bumble bees.
 - c. **Interpreting Survey Results** – If no special-status *Bombus* species have been detected during the multiple rounds of focused surveys, no further measures will be necessary. If special-status *Bombus* species are identified, then site-specific measures will be implemented to avoid take unless an Incidental Take Permit (ITP) for the species is obtained from CDFW. Such measures will include biological monitoring during vegetation or ground disturbing activities that take place during any portion of the Queen and Gyne Flight Period and Colony Active Period for these species (February – October). If special status *Bombus* are detected using floral resources, a no-disturbance buffer of at least 25 feet around the individual(s) will be established, and the individual(s) will be monitored by a biological monitor, until all special-status *Bombus* are confirmed to have left the area on their own. If a special-status *Bombus* nest is detected where ground disturbance is proposed to occur, then a minimum 30-foot no-disturbance buffer (with a buffer of up to 60 feet if disturbance is substantial) around the nest will be established. This buffer will remain in place until the nest senesces; senescence would be determined by observation of no nest activity for three (3) sequential days. A qualified biologist will discuss the buffer with the contractor to ensure that tree removal areas, including ingress and egress routes, will avoid the special-status *Bombus* and/or their nest. The applicant will coordinate with CDFW to ensure that maintenance of this buffer is adequate for take avoidance, and thus compliance with CESA.
29. **MM BIO-2: Pre-Construction Avian Survey** – If Project construction-related activities would take place during the nesting season (February through August), preconstruction surveys for nesting passerine birds and raptors (birds of prey) within the Project Area and the large trees within the adjacent parcels should be conducted by a qualified biologist 14 days prior to the commencement of the tree removal or

site grading activities. The SJMSCP includes specific minimization measures for many individual species of nesting birds (SJMSCP ITMMs for Project-specific Special Status birds include 5.2.4.11, 5.2.4.16, 5.2.4.18, 5.2.4.19, and 5.2.4.22). If any active nests of these species are identified, then the minimization measures discussed in the SJMSCP will be implemented. If any bird listed under the Migratory Bird Treaty Act but not covered by the SJMSCP is found to be nesting within the Project Site or within the area of influence, an adequate protective buffer zone should be established by a qualified biologist to protect the nesting site. This buffer shall be a minimum of 250 feet from the Project activities for passerine birds, and a minimum of 1,000 feet for large raptors such as *Buteos* and 500 feet for smaller raptors such as *Accipiters*. The distance shall be determined by a qualified biologist based on the site conditions (topography, if the nest is in a line of sight of the construction and the sensitivity of the birds nesting). The nest site(s) shall be monitored by a qualified biologist daily during construction activities to see if the birds are affected by the construction activities and if the protective buffer needs to be adjusted. Once the young have fledged and are no longer dependent on the nest and are flying well enough to avoid Project construction zones (typically by August), the Project can proceed without further regard to the nest site(s). Any birds that begin nesting within the Project Site and survey buffers during active construction shall be assumed to be habituated to construction-related activities or similar noise and disturbance levels and no-disturbance zones shall not be established around active nests in these cases.

30. **MM BIO-3:** The Project shall obtain a Waste Discharge Requirements permit from the RWQCB and a Lake and Streambed Alteration Agreement from the CDFW prior to the commencement of construction activities in SSJID Drain 5, ED1A, and ED1B. Permit approval documents shall be submitted to the City of Manteca. The Project shall comply with SJMSCP ITMM 5.2.4.31, Riparian Habitats and Other Non-Vernal Pool Wetlands. Proof of compliance (i.e., issued permits, copies of any required reports) shall be submitted to the City of Manteca.
31. **MM CUL-1:** The project applicant shall ensure that a training session is conducted for all workers prior to initiation of construction activities. The training will provide information on the identification and protection of sensitive cultural resources, including tribal cultural resources, human remains, and cultural deposits. If potentially significant archaeological resources are encountered during subsurface excavation activities, all construction activities within a 100-foot radius of the resource shall cease, the City of Manteca shall be notified, and a qualified archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology (or a qualified paleontologist in the event paleontological resources are found) shall be retained to determine the significance of the discovery. The City of Manteca shall consider recommendations presented by the professional for any unanticipated discoveries and shall carry out the measures deemed feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data

recovery, or other appropriate measures. Specific measures are developed based on the significance of the find.

32. **MM GEO-1:** Prior to issuance of building permits, the project applicant shall submit a design-level geotechnical study and building plans to the City of Manteca and the California Department of Health Care Access and Information for review and approval. The building plans shall demonstrate that they incorporate all applicable recommendations of the design-level geotechnical study and comply with all applicable requirements of the most recent version of the California Building Standards Code. A licensed professional engineer shall prepare the plans, including those that pertain to soil engineering, structural foundations, pipeline excavation, and installation. The approved plans shall be incorporated into the Project. All on-site soil engineering activities shall be conducted under the supervision of a licensed Geotechnical Engineer or Certified Engineering Geologist.
33. **MM HYD-1:** Prior to the issuance of grading or building permits for each proposed activity within the Master Plan area, the project applicant shall prepare and submit a SWPPP to the City of Manteca for approval that identifies specific actions and BMPs to prevent stormwater pollution during construction activities. The SWPPP shall identify a practical sequence for BMP implementation, monitoring, and maintenance; site restoration; contingency measures; responsible parties; and agency contacts. The SWPPP shall include but not be limited to the following elements:
 - a. Temporary erosion control measures shall be employed for disturbed areas.
 - b. Specific measures shall be identified to protect the on-site open drainages during construction of the Project.
 - c. No disturbed surfaces shall be left without erosion control measures in place during the winter and spring months.
 - d. Sediment shall be retained on-site by a system of sediment basins, traps, or other appropriate measures.
 - e. The construction contractor shall prepare Standard Operating Procedures for the handling of hazardous materials on the construction site to eliminate or reduce discharge of materials to storm drains.
 - f. BMP performance and effectiveness shall be determined either by visual means where applicable (e.g., observation of above-normal sediment release), or by actual water sampling in cases where verification of contaminant reduction or elimination (such as inadvertent petroleum release) is required by the RWQCB to determine adequacy of the measure.
 - g. In the event of significant construction delays or delays in final landscape installation, native grasses or other appropriate vegetative cover shall be established on the construction site as soon as possible after disturbance, as an interim erosion control measure throughout the wet season.

Development Services Department: Building Safety Division

1. Accessible parking spaces complying with CBC § 11B-502 shall be provided in accordance with CBC Table 11B-208.2. These parking space(s) shall be located as close as possible to the primary entrance to the building. CBC § 11B-208.2 and § 11B-208.2.4.
2. Accessible routes shall be provided per CBC § 11B-206. At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger drop-off and loading zone; public streets and sidewalks; and public transportation stops to the accessible buildings or facility entrances they serve. Where more than one route is provided, all routes must be accessible. CBC §11B-206.2.1.
3. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site. CBC §11B-206.2.2.
4. All entrances and exterior ground-floor exits to buildings and facilities shall be accessible and shall comply with CBC § 11B-404. CBC § 11B-206.4.1.
5. Adequate sanitary facilities shall be provided per the requirements of Chapter 4 of the California Plumbing Code and CPC Table 422.1.
6. If the new project or an addition or alteration is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5 percent of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack.
7. The Developer shall submit a certification prepared by a licensed land surveyor or registered civil engineer to the Chief Building Official, certifying that the building location (setbacks) are pursuant to the approved plans prior to receiving a foundation inspection.
8. The project shall comply with the more restrictive of the outdoor potable water reduction requirements of the California Green Building Standards Code 4.304 and the Manteca Water Efficient Landscape Ordinance. Please note this on the plans.
9. At the time of building permit submittal, the developer shall incorporate all Conditions of Approval from all departments and imprint them into the submittal set of construction documents/plans.
10. All work shall comply with the most recent edition of the California Building Code (Title 24).

City of Manteca Engineering Department

General

1. Developer will enter into an Improvement Agreement relative to the parking lot project/Kaiser Minor Plan Modification, MPM-22-63 Conditions of Approval prior to issuance of a grading permit for Emergency Department Expansion project. This Agreement will include the construction of the Storm Drainage Basin expansion, construction of the storm drainage pump station, the installation of the Traffic Signal at the Yosemite / St. Dominics and the construction of the St. Dominics Drive roadway extension.
2. All improvements will comply with the City of Manteca Standard Plans and Specifications. Improvement plans will be submitted to the City Engineer for approval. An encroachment permit is required for all work within the public right-of-way.
3. Developer will provide easements, requested by the respective utility companies, within the project.
4. Developer will dedicate ten-foot (10') wide public utility easements on all street frontages for underground facilities and appurtenances.
5. Developer will indicate on the improvement plans topographical information which will include one-foot (1') contour intervals and benchmark data based on City datum.
6. During all construction phases, Developer will comply with City Laws regarding dust control. Developer will also comply with San Joaquin Valley Unified Air Pollution Control District Regulation VIII (Fugitive Dust Prohibitions) to reduce the amount of fine particulate matter (PM10) entrained into the ambient air from man-made sources.
7. Prior to the start of construction, all survey monuments that have the possibility of being damaged, destroyed or covered during construction for this project, will be located and referenced by a licensed land surveyor and a corner record or record of survey will be filed with the county surveyor. Survey monuments which are damaged, destroyed or covered during construction must be reset at the original location with a new monument and monument box and another corner record or record of survey will be filed with the county surveyor. All work in this condition will be done by a licensed land surveyor.
8. Prior to or with the Building Permit plan set the following will 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 plans,
 - 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 will be prepared by a Registered Civil Engineer.

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

9. Joint trench utility installation will be in accordance with Manteca Municipal Code Chapter 13.34 and City Standards.
10. All address numbers will be plainly visible from the street fronting the property. Said numbers/letters will contrast with background.
11. Developer will enter into an Improvement Agreement for construction of the roadway and utility improvements which will be dedicated to the City. The agreement will require posting a Performance Bond in the amount of one hundred percent (100%), posting a Labor-Material Bond in the amount of fifty percent (50%), and payment of all required plan check, testing and inspection fees.
12. Developer will dedicate a sixty-foot (60') right-of-way, in fee, which allows for the extension of Center Street across APN 200-14-029 & 031 and a ten foot (10') wide public utility easement on each side and adjacent to said dedicated right-of-way. Improvement will include vertical curb, gutter and five (5) foot wide sidewalks on each side of the roadway.
13. Improvements which will be dedicated to the City must use a benchmark on the City of Manteca NVGD29 Vertical Control Network to establish the elevations of the improvements. The benchmark used will be noted on the Improvement Plans.
14. The Engineering elements for this project will be reviewed and finalized during the Building Permit review process. Designs/layouts of utilities and roadway elements presented with the proposed Site Plan are preliminary to support its approval and are not being approved of with this action.

Site

15. On-site parking area pavement surface drainage slope will 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 will have a minimum slope of 0.25%. The pavement slope in ADA areas will be in accordance with the California Building Code, Chapter 11B.
16. On-site curbing will conform to City of Manteca Standard ST-35, "Parking Area Curbs".
17. No buildings will be constructed across property lines.
18. Landscape planting at driveway entrances/exits will be maintained to a maximum height of three and one-half feet (3.5').
19. Developer will sign and stripe both sides of the drive aisle as No Parking.
20. Developer will complete a lot line adjustment to merge the properties covered by this site plan application. The lot line adjustment will be recorded prior to the issuance of the building permit for the site work.

21. Egress points from this project to public right-of-way will be stop controlled. Developer will install signage and striping at egress points on the project's property to meet this condition.

Streets

22. Cross sections for roadways that are included in the City's adopted Public Facilities Implementation Plan (PFIP), Transportation Element will be in accordance with that document. Unless otherwise detailed in these conditions, cross sections for roadways that are not included in the PFIP will be in accordance with the City of Manteca Standard Plans. An encroachment permit is required for all work within the public right-of-way.
23. Soil borings will be taken at a minimum of three (3) locations along the alignment of the proposed sanitary sewer trunk main (as directed by the City Engineer) beginning at the location where the 30' existing sanitary sewer main will be extended upon with a new 36" sanitary sewer main, to the connection point at the 320 Airport Subdivision. In addition, soil R-value tests will be performed from representative soils within the proposed Center Street roadway section. A geotechnical report will be submitted to the City Engineer with calculations determining the street pavement structural design. Design will conform to City of Manteca Resolution R-5633, "Street Structural Design Policy". The minimum traffic indices will be as follows:
 - a. Yosemite Avenue: 11.0
 - b. Center Street: 8.0
24. Developer will construct a fourteen foot (14') wide raised landscaped median with automatic irrigation system centered in W. Yosemite Avenue along the project frontage with left turn pockets at St. Dominics drive and a protected left turn pocket to the Emergency Room Drive aisle.
25. The north section along Yosemite Avenue west of St. Dominics intersection shall be restriped for a Class IV bike lane in accordance with the Draft 2020 Active Transportation Plan. East of the St. Dominics Drive intersection, the bike path shall be striped as a Class II bike lane.
26. Developer will coordinate the construction timing of the median improvements to coincide with the signalization of St. Dominics Drive and Yosemite Avenue per the Kaiser Minor Plan Modification, MPM-22-63.
27. Developer will construct the W. Yosemite Avenue median per City of Manteca standard drawings and align the median in Yosemite Avenue to match the median alignment to Intersections No. 46 & 47 of the Transportation Public Facilities Implementation Plan (PFIP).
28. Developer will remove existing driveways that will no longer be used and replace them with new, curb, gutter and sidewalk.
29. All new or replaced sidewalks will be a minimum of 6" thick.
30. Developer will install a barricade in accordance with City Standard ST-20 at all streets stubbed to undeveloped land.

31. Developer will 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 will be removed and replaced with an overlay (minimum 0.30' grind and asphalt concrete overlay). Limits of work will be to the median, including left turn pockets into the project and onto St. Dominics Drive.
32. Developer will install streetlights along the Project frontage along W. Yosemite Avenue to maintain a minimum average foot candle coverage of one (1.0) foot candle. The average to minimum uniformity ratio must not exceed 4:1.
33. Developer will install streetlights at the intersection of W. Yosemite Avenue and St. Dominics Drive to a minimum average coverage at the intersection of two and four tenths (2.4) foot candles, with a minimum average uniformity ratio not exceeding 3:1.
34. An electrolier photometric plan will be submitted with the project's Improvement Plans showing that the street lighting requirements are met with the existing streetlights. If not, the project will install streetlights or modify the existing streetlights to meet the requirements. The photometric plan will display the foot candle coverage with the uniformity ratio values. The electrolier locations will be finalized during the Improvement Plan review process. The selected LED luminaires will be included in the Caltrans Authorized Materials Lists (AML).
35. If Developer installs electrolier poles other than the City's standard cobra head fixture on a galvanized pole, the Developer will supply the City with one extra complete light fixture and pole. This will be a condition of building occupancy.
36. A sidewalk "End" sign and barricade will be installed at the west end of the project's Yosemite Avenue frontage and the east end of the project's Center Street frontage.
37. Developer will remove and replace the existing sidewalk, curb and gutter along the W Yosemite Avenue & St. Dominics Drive frontage of this project which is dilapidated, cracked or creates a tripping hazard. Sidewalk installed with this project will be six inches (6") thick.
38. All existing and new driveway(s) and accessibility ramps along the project frontage will comply with the latest revision of the California Building Code, Chapter 11B and Caltrans Standard Plans, detail A88A. All non-compliant driveways and accessibility ramps will be removed and replaced to current standards.
39. The existing curb, gutter and sidewalk along the street frontages of this project will be inspected prior to the final inspection of the site work building permit and construction traffic is limited to project's proposed driveway(s). The Developer will remove and replace damaged or dilapidated sections of the curb and gutter and sidewalk, as instructed by the City.

Water

40. Fire hydrant locations will be approved by the Fire Department and finalized during the Improvement Plan Building Permit review process. Developer will provide and install fire hydrant “blue dot” reflective markers prior to issuance of the first building permit.
41. The onsite water line will be maintained by the Property Owner.
42. The onsite fire system will be maintained by the Property Owner in perpetuity, in accordance with National Fire Protection Association (NFPA) 25 Fire Code, as amended.
43. Developer will pay fees associated with the Reclaimed Water Master Plan for all building within the project for which a building permit is issued after adoption of said Reclaimed Water Master Plan and fees by the City Council of Manteca.
44. Existing service connections to the City’s water mains which will not be used by this project will be abandoned, as directed by the City of Manteca.

Storm Drainage

45. Improvements will be designed and constructed in conformance with the latest edition of the Storm Drain Master Plan, the City’s Post-Construction Manual and City Standards.
46. A preliminary storm drainage plan will be submitted to the City Engineer for approval concurrently with the first improvement plan submittal. The plan will be accompanied by calculations for peak flows, total runoff, pipe sizes, detention basin volume and evidence of historical groundwater depth.
47. Developer will underground the existing Drain 5 ditch along the northern boundary of the project with a 60” diameter RCP. Pipe will connect to the existing pipe to the west and extend the length of the property to the east. Invert of the pipe will be set at approximately the flowline of the existing ditch. An inlet structure will be constructed at the end of the pipe with concrete headwalls, wingwalls and a trash rack. An air vent is to be constructed at approximately the location of the storm drain basin pump station for a cane style force main discharge into the vent pipe.
48. Developer will coordinate the timing of the completion of the undergrounding of Drain 5 to the basin expansion improvements pursuant to the Kaiser Minor Plan Modification, MPM-22-63 to provide for the basin discharge. No temporary basin outfall from the new pump station will be allowed into the existing Drain 5 open channel.
49. All drain inlets will be marked “No Dumping - Drains to River”. Drain markers will be purchased from the City of Manteca at cost plus 15% administrative charge and installed by the Developer prior to acceptance of the improvements.
50. Developer will 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, and stormwater treatment control measures. Design and sizing requirements will comply with the 2015 Post-Construction Stormwater Standards Manual. City of Manteca approval of the Project

Stormwater Plan is precedent to issuance of any building, grading, or construction permits. An electronic copy of the Project Stormwater Plan will be provided to the City of Manteca.

51. Developer will develop and submit an Operations and Maintenance Plan that identifies the operations, maintenance, and inspection requirements of all stormwater treatment and baseline hydromodification control measures identified in the approved Project Stormwater Plan. City of Manteca approval of the preliminary Operations and Maintenance Plan is precedent to issuance of any building, grading, or construction permits. An electronic copy of the Maintenance Plan will be provided to the City of Manteca.
52. 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 will be provided to the City of Manteca.
53. Post-Construction Management Practices will conform to the City's adopted Multi-Agency Post Construction Stormwater Standards Manual.
54. Where conflict between standards arises, the standard most-protective to water quality, to public health and safety, and against flooding will be utilized.
55. Prior to any land disturbing construction activities occurring on a project, Developer will meet the requirements of NPDES. For sites exceeding 1 acre of disturbance area that are deemed non-exempt, contractor will prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) and apply for a permit under the California General Construction NPDES permit. SWPPP will be prepared and signed by a Qualified SWPPP Developer (QSD) certified by the State Water Resources Control Board. All modifications to SWPPP will be implemented by a QSD in responsible charge for the project. The SWPPP will 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 will 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 will 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 will 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.

56. 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.
57. Bioretention areas which are adjacent to the City sidewalk will include a one-foot (1') wide flat area behind the sidewalk prior to the start of the bioretention area side slope.

Sanitary Sewer

58. Improvements will be designed and constructed in conformance with the latest version of the City Wastewater Collection System Master Plan and City Standards.
59. The existing 36" sanitary sewer trunk main (Sewer Master Plan Project WCS-6) that crosses APN 200-14-029 & 031 will be relocated to the new Center Street alignment. Slope of the pipe will be set at the same slope as the newly constructed 36" sanitary sewer in Center Street to the west of the project. The reconnection alignment from Center Street to the existing trunk main on the southside of Drain 5 will be in the same easement as the existing 12" sanitary sewer or a new easement as approved by the City Engineer.
60. A manhole will be located at the back of the sidewalk, adjacent to City right-of-way, where the sanitary sewer lateral enters the project (for both existing and new laterals). This manhole will be the end of the City's maintenance responsibility for the sanitary sewer system.
61. Any existing septic tank(s) on the property that will not be approved by the City will be abandoned in accordance with the permitting requirements of the San Joaquin County Environmental Health Department prior to issuance of the first building permit.

Public Facilities Implementation Plan (PFIP)

62. All PFIP improvements (transportation, sewer, water, & storm) subject to reimbursement will be based on actual quantities installed. Developer is required to have a minimum of three (3) sealed bids opened by the City Clerk for all reimbursable improvements. Bids for reimbursable items will be included in the total project bids; however, the unit bids received for reimbursable items will be considered as a bid separate from the rest of the project's contract items and reimbursement will be made based on the lowest responsible bid received for reimbursable items.
63. The City will approve the bid sheet form, prior to bidding, and proof that bids were solicited from a minimum of three qualified contractors.
64. Reimbursement will be in the form of credit against applicable PFIP Sanitary Sewer, Water System, Storm Drain and Transportation fees. The reimbursement will be given when building permits are issued for construction of buildings for the project.

The total amount of the reimbursements will 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 reimbursements, the remainder will be reimbursed in accordance with the City Council adopted Public Facilities Implementation Plan in place on the effective date of the Improvement Agreement.

City of Manteca Fire Department, Office of the Fire Marshal

1. Fire Hydrants: Plans and specifications for fire hydrant systems shall be submitted for review and approval prior to construction.
 - a. Fire hydrants shall be installed on a minimum 8-inch looped water main.
 - b. Fire hydrants shall be installed around all buildings at a maximum spacing of 300 feet in accordance with the City of Manteca Standards and California Fire Code.
 - c. Corners should be utilized for hydrant locations when possible.
 - d. Hydrants subject to vehicular damage shall be protected in an approved manner and not be obstructed by vehicles or other obstructions.
 - e. Provide 15 feet of clearance on either side of fire hydrant from stopped or parked vehicles.
 - f. Additional fire hydrants may be required to meet the minimum spacing requirement of hydrants within 90 feet of Fire Department Connections, (FDC) for Fire Sprinkler Systems.
 - g. The on-site fire protection system (fire hydrants and associated water mains) shall be installed prior to the issuance of building permits.
 - h. Total Fire Flow (appendix B of CFC) shall be calculated and submitted as part of the permit submittal.
2. Underground piping for the fire sprinkler shall be approved by the Fire Department prior to permit issuance.
3. All above ground gas meter, regulators, and piping exposed to vehicular damage shall be protected in an approved manner.
4. Fire Suppression Systems: All buildings must be protected by an approved monitored automatic sprinkler system in accordance to NFPA 13, CFC, CBC, and Manteca Municipal Code Section 15.24.
5. Fire Alarm/Sprinkler monitoring shall be point ID.
6. Fire Suppression Approval. Plans and specifications for fire suppression systems shall be submitted for review and approval prior to construction.
7. If work differs from approved plans, a set of "as built" shall be submitted to the Fire Department prior to final inspection.
8. Plans proposed to be listed as deferred submittals shall be clearly labeled on the cover building permit plan submittal cover sheet.

9. Inspections. Fire protection systems (fire hydrants, water mains, etc.) shall be installed, tested and approved by the City prior to the issuance of any building permits.
10. The Fire Department shall witness all system and acceptance tests. Please provide 24-hour notice prior to any system or acceptance tests. 209-456-8340
11. A Fire Department approved "key lock box" shall be properly installed near the main entrance. A 3200 series lock box(s) can be order online directly from KNOXBOX.COM.
12. Contact the Office of the Fire Marshal at FireMarshal@mantecafire.org for additional information.
13. Trash enclosures/dumpsters shall not be allowed within 5 feet of any combustible walls, openings, or combustible roof eaves, unless protected by an automatic fire sprinklers.
14. Operations that require operational permits (High Piled Storage, Hot Work, Compressed Gas, Battery Storage and all others listed in CFC 105) shall be identified on the plan submittal.
15. All above comments shall be listed in the Building Permit Plan Submittal in a section designated for Fire Comments. Additionally, the Authority Having Jurisdiction should be listed as:

Authority having Jurisdiction:

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

City of Manteca Public Works Department: Parks Division

General Conditions:

1. Developer/Owner shall provide off-site landscape improvements for median within width of development along Yosemite Avenue. Irrigation improvements shall have its own independent water and power source and irrigation controller within median (off-site improvements includes any work within the right-of-way).
2. All trees along Yosemite shall be removed and planters filled with concrete to match concrete pavement around.
3. All onsite landscape improvement to the back of sidewalk shall be designed, installed, maintained and controlled by the Developer/Owner. New trees shall be planted outside of the public right of way.
4. Current City of Manteca Standards and Specifications for Landscape Development shall be followed.

5. Developer/Owner shall prepare separate offsite (within right-of-way) construction plans and specifications for any streetscape improvements for Public Works Department – Parks Division approval, at developer's expense.
6. Any landscape needs to comply with current Model Water Efficient Landscape Ordinance (MWELO) requirements.
7. Prior to final map the final design and phasing plan for the streetscape improvements shall be reviewed and approved by the Public Works Department – Parks Division and Community Development Department prior to approval of final map to ensure adequacy and phasing of facilities to be installed.
8. City conditions as it relates to the common boundary between the Golf Course and the proposed project (the north project boundary):

City Objective:

- *Protecting adjacent property and residents from damage or injury from errant golf balls.*
- *Protecting the City from any additional potential liability that this development may create*
 - a. The developer/owner of proposed project property agrees to not hold City/golf course responsible for any damage/injury caused by an errant golf ball. (Hold harmless agreement and golf ball easement into property is required)
 - b. Additional comments may be made if future submittals or during construction plan phase.

Streetscapes/Medians /Landscape areas:

1. Streetscape/medians /landscape improvements shall be included in the Community Facilities District (CFD), or other funding mechanism, to provide resources for landscape and park maintenance costs as per the requirements listed under the formation requirements. Developer shall be responsible for maintenance of improvements until sufficient funding is available/collected for City to maintain.
2. No turf grass is permitted in any streetscapes, unless approved by the Parks & Recreation Department.
3. Irrigation system for streetscape/medians/landscape areas (Infrastructure, pipe type and size) shall be sized for future expansion to east and west of project and system shall utilize a 2" potable water meter, and have a total run time of 8 hours or less.

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

1. CFD or other approved funding source shall be formed, at the developer's expense, to provide for the maintenance of the streetlights, open spaces and all streetscape/median/round-a-bout landscape improvements. Said CFD, or other funding source, shall be in place prior to the issuance of the first building permit.

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

1. Schedule a SJMSCP Biologist to perform a pre-construction survey ***prior to any ground disturbance.***
2. SJMSCP Incidental take Minimization Measures and mitigation requirement:
 - a. 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.
 - b. Under no circumstance shall ground disturbance occur without compliance and satisfaction of the ITMMs.
 - c. Upon issuance of fully executed ITMMs and prior to any ground disturbance, the project applicant must:
 - i. 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 six-month period); or
 - ii. Pay the appropriate SJMSCP fee for the entirety of the project acreage being covered; or
 - iii. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - iv. Purchase approved mitigation bank credits.
 - d. 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.
3. Receive your Certificate of Payment and release the required permit.

San Joaquin Valley Air Pollution Control District (SJVAPCD)

1. The Project is subject to District Rule 9510 because it will receive a project-level discretionary approval from a public agency and will equal or exceed 20,000 square feet of medical office development.

The purpose of District Rule 9510 is to reduce the growth in both NO_x and PM emissions associated with development and transportation projects from mobile and

area sources; specifically, the emissions associated with the construction and subsequent operation of development projects. The ISR Rule requires developers to mitigate their NOx and PM emissions by incorporating clean air design elements into their projects. Should the proposed development project clean air design elements be insufficient to meet the required emission reductions, developers must pay a fee that ultimately funds incentive projects to achieve off-site emissions reductions.

Per Section 5.0 of the ISR Rule, an Air Impact Assessment (AIA) application is required to be submitted no later than applying for project-level approval from a public agency. Currently for this Project, the District received an AIA application (ISR project #20250146).

2. The Project will be subject to District Rule 4601 since it is expected to utilize architectural coatings. Architectural coatings are paints, varnishes, sealers, or stains that are applied to structures, portable buildings, pavements or curbs. The purpose of this rule is to limit VOC emissions from architectural coatings. In addition, this rule specifies architectural coatings storage, cleanup and labeling requirements. Additional information on how to comply with District Rule 4601 requirements can be found online at: <https://ww2.valleyair.org/media/tkgjeusd/rule-4601.pdf>.

San Joaquin County Environmental Health Department (SJCEHD)

1. Written Confirmation is required from the Public Works Department that improvements have been constructed or financial arrangements have been made for any improvements for public sewer required by the agency. In addition, written confirmation from the Public Works Department that the agency has or will have the sewer capacity to serve the development is also required (San Joaquin County Development Title, Section 9-600.020).
2. The applicant shall provide written confirmation from the water providers that improvements have been constructed or financial arrangements have been made for any improvements required by the agency and that the agency has or will have the capacity to serve the proposed development. Said written confirmation shall be submitted prior to the issuance of a building permit (San Joaquin County Development Title, Section 9-602.010).
3. Any geotechnical drilling shall be conducted under permit and inspection by The Environmental Health Department (San Joaquin County Development Title, Section 9-601.010(b) and 9-601.020(i)).
4. Before medical waste can be generated or stored on site, the generator shall notify the EHD and comply with the regulatory requirements under the Medical Waste Management Act, and obtain permit from the EHD if 200 pounds or more per month of medical waste is generated (Health and Safety Code HSC117890). Please contact Natalia Subbotnikova, Program Coordinator Solid Waste Program at (209) 468-0338 for further information.
5. Before any hazardous materials/waste can be stored or used onsite, the owner/operator must report the use or storage of these hazardous materials to the

California Environmental Reporting System (CERS) at cers.calepa.ca.gov/ and comply with the laws and regulations for the programs listed below (based on quantity of hazardous material in some cases). The applicant may contact the Program Coordinator of the CUPA program, Elena Manzo (209) 953-7699, with any questions.

- a. Any amount but not limited to the following hazardous waste; hazardous material spills, used oil, used oil filters, used oil-contaminated absorbent/debris, waste antifreeze, used batteries or other universal waste, etc. — Hazardous Waste Program (Health & Safety Code (HSC) Sections 25404 & 25180 et sec.)
- b. Onsite treatment of hazardous waste — Hazardous Waste Treatment Tiered Permitting Program (HSC Sections 25404 & 25200 et sec. & California Code of Regulations (CCR), Title 22, Section 67450.1 et sec.)
- c. Reportable quantities of hazardous materials-reportable quantities are 55 gallons or more of liquids, 500 pounds for solids, or 200 cubic feet for compressed gases, with some exceptions. Carbon dioxide is a regulated substance and is required to be reported as a hazardous material if storing 1,200 cubic feet (137 pounds) or more onsite in San Joaquin County — Hazardous Materials Business Plan Program (HSC Sections 25508 & 25500 et sec.)
- d. Any amount of hazardous material stored in an Underground Storage Tank - Underground Storage Tank Program (HSC Sections 25286 & 25280 et sec.)
 - i. If an underground storage tank (UST) system will be installed, a permit is required to be submitted to, and approved by, the San Joaquin County Environmental Health Department (EHD) before any UST installation work can begin.
 - ii. Additionally, an EHD UST permit to operate is required once the approved UST system is installed.
- e. Storage of at least 1,320 gallons of petroleum above-ground or any amount of petroleum stored below grade in a vault — Aboveground Petroleum Storage Program (HSC Sections 25270.6 & 25270 et sec.)
 - i. Spill Prevention, Countermeasures and Control (SPCC) Plan requirement
- f. Threshold quantities of regulated substances stored onsite - California Accidental Release Prevention (CalARP) Program (Title 19, Section 2735.4 & HSC Section 25531 et sec.)
 - i. Risk Management Plan requirement for covered processes

Pacific Gas & Electric Company (PG&E)

Gas Facilities

1. Standby Inspection: A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light

- poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.
2. Access: At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.
 3. Wheel Loads: To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.
 - a. Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.
 - b. Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).
 - c. No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.
 4. Grading: PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.
 5. Excavating: Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 24 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [$24/2 + 24 + 36/2 = 54$] away, or be entirely dug by hand.)
 - a. Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.
 - b. Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.
 6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline.

There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

- a. For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 24 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.
7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible ($90^{\circ} \pm 15^{\circ}$). All utility lines crossing the gas pipeline must have a minimum of 24 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.
 - a. If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.
8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.
9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.
10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.

Electric Facilities

11. Buildings and Other Structures: No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as "**RESTRICTED USE AREA – NO BUILDING.**"

12. Grading: Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.
13. Fences: Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E's facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.
14. Landscaping: Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), plant only low-growing shrubs under the wire zone and only grasses within the area directly below the tower. Along the border of the transmission line right-of-way, plant only small trees no taller than 10 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.
15. Reservoirs, Sumps, Drainage Basins, and Ponds: Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.
16. Automobile Parking: Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.
17. Storage of Flammable, Explosive or Corrosive Materials: There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.
18. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.
19. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

20. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.
21. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.
22. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 (http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.
 - a) Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.
23. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.