



**City of Manteca  
Development Services Department**

**Conditions of Approval**

**Ravh Auto**

**Site Plan Review SPC-22-88, Lot Line Adjustment LLA-22-89 and**

**Conditional Use Permit UPJ-22-90**

**Approved June 15, 2023 and**

**Extension Approved on August 21, 2025**

Project Name: Ravh Auto

Project Files: Site Plan Review SPC-22-88  
Lot Line Adjustment LLA-22-89  
Conditional Use Permit UPJ-22-90

Applicant: MCR Engineering, ATTN: Mike Jones  
1242 DuPont Ct., Manteca, CA 95336

Project Location: 816 & 820 W Yosemite Ave., Manteca, CA 95336  
(APNs: 219-190-07 & 219-190-09)

This list of conditions is not intended to be a comprehensive list of City regulations. All conditions are referenced to the Plans (dated April 2023) which are on file with the City of Manteca, Development Services Department.

**City of Manteca Development Services Department: Planning**

1. **Acceptance of Site Plan.** This Site Plan & Design Review and Conditional Use Permit is approved, per the site plan dated April 2023, and as modified by the following conditions of approval, subject to final review and approval by the City of Manteca.
  - a. **SPC 22-88** allows for the development of a 0.3± acre commercial site with a 480 square foot office building, off-street parking, lighting and perimeter and frontage landscaping with on-site water detention.
  - b. **UPJ 22-90**, allows for the establishment and operation of an auto sales facility.
2. **Expiration of Site Plan.** This Site Plan & Design Review approval shall be effectuated within a period of one (1) year of the effective date of Planning Commission's approval, no later than August 21, 2026. The effectuation of this

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approval shall be issuance of a building permit unless otherwise specified by the conditions set forth.

3. **Fees.** All conditions of approval shall be satisfied by the owner/developer. All costs associated with compliance with the conditions shall be at the owner/developer's expense.
4. **Outside Agency Fees.** The developer is responsible for contacting all responsible or commenting agencies and ensuring compliance with any applicable fees and/or rules.
5. **Vesting Fees:** This approval does not vest developer or Landowner's rights regarding the payment of any development impact fees, exactions and dedications, processing fees, inspection fees, plan checking fees or charges, or any other fee or charge that could have been legally imposed by the City when the original application was deemed complete. All fees and charges shall be paid at the rate in effect at the time such fees are customarily due.
6. **Limits of Approval.** This approval is dependent upon and limited to the proposals and plans contained, supporting documents submitted, presentations made to staff, Planning Commission and/or City Council as affirmed to by the applicant. Any variation from these plans, proposals, supporting documents or presentations is subject to review and approval prior to implementation. Approval of this application does not constitute approval of any other entitlement or any other necessary permit, license, or approval.
7. **Compliance with Local and State Laws.** The applicant shall secure and comply with all applicable federal, state, and local licenses, permits, authorizations, conditions, agreements, and orders prior to or during construction and operation, as appropriate.
8. **Utilities.** At all times, 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. **Erosion Prevention:** The applicant shall take all necessary measures to ensure that his activities or those of his agents do not result in measurable erosion of soils on the site, either wind or water, during the construction and operation of the project covered by this approval.
10. **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 specified in the application or supporting documents or presentations to staff, Planning Commission or City Council, as modified by the Conditions of this Approval, then the terms of this Approval shall be considered to be violated.

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11. **Indemnification.** The applicant shall indemnify and hold harmless the City, its council members and commissioners, officers, agents, employees, and representatives from liability for any award, damages, costs and fees, including without limitation attorneys' fees, incurred by the City and/or awarded to any plaintiff in any action related to or arising out of the City's approval of this project or site plan or any environmental or other documentation related to this project. The applicant further agrees to provide a defense for the City in any such action.
12. **Landscape Maintenance.** At all times, all planting shall be maintained in good growing condition. Such maintenance shall include, where appropriate, pruning, mowing, weeding, cleaning of debris and trash, fertilizing and regular watering. Whenever necessary, planting shall be replaced with other plant materials to ensure continued compliance with applicable landscaping requirements. Required irrigation systems shall be fully maintained in sound operating condition with heads periodically cleaned and replaced when missing to ensure continued regular watering of landscape areas, and health and vitality of landscape materials.
13. **Site Maintenance.** At all times, the site shall be maintained in a neat and clean manner free of trash and debris.
14. **Parking Maintenance.** At all times, all parking stalls and parking lot striping shall remain in good condition and be clearly marked.
15. **Fence Maintenance:** At all times, all fencing for this project must remain in good condition. If at any time, the fencing for this project is found to be in unsatisfactory conditions, it must be repaired or replaced to meet the satisfaction of the Development Services Director.
16. **Lot Line Adjustment.** Prior to issuance of building permit, developer shall finalize and record the Lot Line Adjustment (LLA-22-89) for 816 & 820 W. Yosemite Avenue., Manteca, CA 95337 (APNs: 219-190-07 & 09).
17. **Signage.** All signage shall be submitted as a separate building permit from the Building Division and shall comply with Chapter 17.54 of the Zoning Ordinance. No signage has been approved with this Minor Plan Modification.
18. **Design Requirements Prior to Building Permit Issuance:**
  - a. Applicant/developer shall ensure all roof mounted equipment shall remain screened from public street view.
  - b. All on-site lighting for parking areas, pedestrian areas and vehicular or pedestrian paths of travel shall be LED lighting.
  - c. Pursuant to MMC Table 17.52.110-1, developer shall provide a minimum of two (2) permanent bicycle parking spaces on site.

- d. All on-site lighting fixtures shall be downward cast and shielded to prevent glare and light trespass onto neighboring properties.

**Development Services Department: Building Safety Division**

1. At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zone; public streets and sidewalks; and public transportation stops to the accessible building or facility entrances they serve. Where more than one route is provided, all routes must be accessible. CBC § 11B-206.2.1.
2. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site, including the trash enclosure. CBC §11B-206.2.2.
3. Accessible parking spaces complying with CBC § 11B-502 shall be provided in accordance with CBC Table 11B-208.2 and van accessible stalls complying with CBC §11B-208.2.4. CBC § 11B-208.2, § 11B-208.2.4 and § 11B-208.3.1.
  - One van accessible parking space is required.
  - The van accessible parking access aisle shall be on the passenger's side.
4. Entrances and exterior ground-floor exits to the proposed office building and facilities shall be accessible and shall comply with CBC § 11B-404. CBC § 11B-206.4.1.
5. Developer shall obtain separate building permits for the proposed office building, signage, trash enclosure, etc. per CBC Admin 104 prior to construction of said structure.
6. Provide sanitary facilities per the requirements of Chapter 4 of the California Plumbing Code and CPC Table 422.1.
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 time of building permit, submittal the developer shall incorporate all Conditions of Approvals from all departments and imprint into the submittal set of construction documents/plans.

**City of Manteca Engineering Department****General**

1. All improvements shall comply with the City of Manteca Standard Plans and Specifications. Improvement plans shall be submitted to the City Engineer for approval. An encroachment permit is required for all work within the public right-of-way.
2. Developer shall provide easements, requested by the respective utility companies, within the project. Any existing facilities within or adjacent to the project that are affected by this project shall be relocated and placed underground at the Developer's expense.
3. Developer shall dedicate ten-foot (10') wide public utility easements on W. Yosemite Avenue, if not existing, for underground facilities and appurtenances.
4. Developer shall indicate on the improvement plans topographical information which shall include one-foot (1') contour intervals and benchmark data based on City datum.
5. 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.
6. 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.
7. Prior to or with the Building Permit plan set the following shall be submitted. Review and approval of these items by the Engineering Department must occur prior to or with the issuance of the first building permit associated with this project.
  - a. On-site grading and drainage plan,
  - b. On-site utility (sanitary sewer, water and storm drain) plan,
  - c. Off-site improvement plan,
  - d. Erosion control plans,

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- e. Stormwater Pollution Prevention Plan (SWPPP),
- f. Documentation, as required in the Post-Construction Stormwater Standards Manual, showing compliance with WQO NPDES 2013-0001-DWQ,
- g. Joint Trench Intent plans, and
- h. Dedication of required rights-of-way and easements to the City.

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

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

- 8. Joint trench utility installation shall be in accordance with Manteca Municipal Code Chapter 13.34 and City Standards.
- 9. All address numbers shall be plainly visible from the street fronting the property. Said numbers/letters shall contrast with background.
- 10. The Engineering elements for this project shall 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 with this action.

### Site

- 11. On-site parking area pavement surface drainage slope shall be as follows: Minimum cross-slope on asphalt concrete is 2% or concrete is 1% with a maximum of 5%. Concrete valley or curb gutters shall have a minimum slope of 0.25%. The pavement slope in ADA areas shall be in accordance with the California Building Code, Chapter 11B.
- 12. Provide City Standard Refuse/Recycling Enclosures on-site at the locations shown on the site plan. Sizing shall be in accordance with City Standards. The Refuse Enclosure location shall be reviewed and accepted by the Public Works, Solid Waste Division.
- 13. The refuse enclosure shall be graded so there is no storm drain or other flow run-on or run-off from the enclosure area. The enclosure area shall have a connection to the sanitary sewer system or a connection to the storm system, in compliance with the City's Post-Construction Manual.
- 14. On-site curbing shall conform to City of Manteca Standard ST-35, "Parking Area Curbs".
- 15. Developer shall ensure no buildings are constructed across property lines.
- 16. The parking and storage area design shall meet the *Design Considerations* section of Source Control Measure S-3: Parking and Storage Areas and Maintenance in Appendix E of the City's Post-Construction Manual.
- 17. Landscape planting at driveway entrances/exits shall be maintained to a maximum height of three and one-half feet (3.5').

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18. Developer shall complete a lot line adjustment to merge the properties covered by this site plan application. The lot line adjustment shall record prior to the issuance of the building permit for the site work.
19. Egress points from this project to public right-of-way shall be stop controlled. Developer shall install signage and striping at egress points on the project's property to meet this condition.

### **Streets**

20. West Yosemite Avenue
  - a. Developer shall remove landscape strip in the sidewalk along the property's frontage and shall extend the sidewalk to match the adjacent sidewalk to the west. Face of curb to back of sidewalk must be 8 feet (8'). Thickness of all public sidewalks installed with the project shall be six inches (6").
  - b. Developer shall remove and replace the existing sidewalk, curb and gutter and install curb ramps at the site's driveway entrance. Driveway(s) and accessibility ramps installed with this project shall be in compliance with the latest revision of the California Building Code, Chapter 11B and Caltrans Standard Plans, detail A88A.
21. Existing driveways which are not to be used by this project shall be removed and replaced with sidewalk, vertical curb and gutter.
22. Street improvements and City easement dedications shall be completed as a condition of the first final inspection of a building permit for this development. This shall be noted on the cover of the building permit submittal.
23. Street lights along the project's frontage shall maintain an average foot candle coverage of 0.40, with a minimum allowable foot candle at any location of 0.07 within the public right-of-way. Electrolier photometric plan, showing the foot candle coverage, shall be submitted with the Improvement Plans showing this requirement is met with the existing street lights. If not, the project shall install street lights or modify the existing street lights so this requirement is met.
24. The electrolier locations shall be finalized during the Improvement Plan review process. Electroliers shall maintain an average foot candle coverage of 0.40 throughout the project, with a minimum allowable foot candle at any location of 0.07. Electrolier photometric plan, showing the foot candle coverage, shall be submitted with the Improvement Plans.
25. If Developer installs electrolier poles other than the City's standard cobra head fixture on a galvanized pole, the Developer shall supply the City with one extra complete light fixture and pole, per phase/unit of the project. If applicable, this will be a condition of final acceptance of the subdivision.
26. The existing curb and gutter along the street frontages of this project will be inspected prior to the final inspection of the site work building permit, once construction traffic is limited to project's proposed driveway. The Developer shall

remove and replace damaged or dilapidated sections of the curb and gutter, as instructed by the City.

**Water**

27. Improvements shall be designed and constructed in conformance with the latest version of the City Water Master Plan.
28. The City's Water Master Plan and User Rate Charges are currently being analyzed and updated by HydroScience. The update of the Master Plan is anticipated to be completed in late 2023. The Water Master Plan will identify improvement projects that need to be engineered and constructed for both the distribution system and the treatment systems. As the needed projects, both distribution and treatment, are identified, and associated costs estimated, user rates, connection charges, and Public Facilities Implementation Plan (PFIP) fees will likely increase. New development projects will have to pay the following fees, as adopted by the City Council, that are in place at the time of development/permit issuance: (1) User Rate Charges, (2) Connection Charges, and (3) PFIP fees.
29. Existing wells, if any, 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.
30. Fire hydrant locations shall be as approved by the Fire Department and finalized during the Improvement Plan Building Permit review process. Developer shall provide and install fire hydrant "blue dot" reflective markers prior to issuance of the first building permit.
31. The onsite water line shall be maintained by the Property Owner.
32. The onsite fire system shall be maintained by the Property Owner in perpetuity, in accordance with National Fire Protection Association (NFPA) 25 Fire Code, as amended.
33. Developer shall install double check detector check valves (DCDCV) where the fire hydrant/fire service line enters the site from the public water system. The DCDCV shall be installed on private property immediately adjacent to the City right-of-way or a dedicated City access easement and shall be maintained by the property owner.
34. Developer shall install one meter for the domestic water system for this project. The meter shall be installed at an accessible location within the public utility easement, adjacent to the City's ROW. Piping and appurtenances downstream of the water meter are private and will be maintained by the property owner.
35. Developer shall install a reduced pressure backflow prevention device immediately downstream of the water meter. The backflow prevention device shall be maintained by the Property Owner.



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36. Developer may install a separate water meter for the landscape irrigation system. The meter shall be installed at an accessible location within the public utility easement, adjacent to the City's ROW or waterline maintenance and access easement. Piping and appurtenances downstream of the water meter are private and will be maintained by the Property Owner. Irrigation water from the potable system shall be protected with a reduced pressure backflow device.
37. Existing service connections to the City's water mains which will not be used by this project shall be abandoned, as directed by the City of Manteca.

### **Storm Drainage**

38. Improvements shall 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. 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.
39. Developer shall incorporate appropriate site design measure(s) and submit the results of the Post-Construction Runoff Standards Manual. The City of Manteca approval of the proposed measures is precedent to issuance of any building, grading or construction permits.
40. Developer shall develop and submit a Project Stormwater Plan that identifies the methods to be employed to reduce or eliminate stormwater pollutant discharges through the construction, operation and maintenance of source control measures, low impact development design, site design measures, stormwater treatment control measures, and hydromodification control measures. Design and sizing requirements shall comply with the 2015 Post-Construction Stormwater Standards Manual. City of Manteca approval of the Project Stormwater Plan is precedent to issuance of any building, grading, or construction permits. An electronic copy of the Project Stormwater Plan shall be provided to the City of Manteca
41. Developer shall develop a hydromodification management plan to ensure the post-project stormwater runoff flow rate shall not exceed estimated pre-project flow rate for the 2-year, 24-hour storm. The hydromodification management plan shall be incorporated into the Project Stormwater Plan.
42. Developer shall develop and submit an Operations and Maintenance Plan that identifies the operations, maintenance, and inspection requirements of all stormwater treatment and baseline hydromodification control measures identified in the approved Project Stormwater Plan. City of Manteca approval of the preliminary Operations and Maintenance Plan is precedent to issuance of any building, grading, or construction permits. An electronic copy of the Maintenance Plan shall be provided to the City of Manteca.
43. City of Manteca approval of the final Operations and Maintenance Plan and recordation of the Maintenance Access Agreement is precedent to first building final inspection for this project. Two paper copies and an electronic copy of the final Operations and Maintenance Plan shall be provided to the City of Manteca.

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44. Post-Construction Management Practices shall conform to the City's adopted Multi-Agency Post Construction Stormwater Standards Manual.
45. Where conflict between standards arises, the standard most-protective to water quality, to public health and safety, and against flooding shall be utilized.
46. Prior to any land disturbing construction activities occurring on a project, Developer shall meet the requirements of NPDES. For sites exceeding 1 acre of disturbance area that are deemed non-exempt, contractor shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) and apply for a permit under the California General Construction NPDES permit. SWPPP shall be prepared and signed by a Qualified SWPPP Developer (QSD) certified by the State Water Resources Control Board. All modifications to SWPPP shall be implemented by a QSD in responsible charge for the project. The SWPPP shall be implemented under the supervision of a Qualified SWPPP Practitioner (QSP). For permit information, contact the State Water Resources Control Board (SWRCB) at:

State Water Resources Control Board  
PO Box 1977, Sacramento, CA 95812-1977  
Attn: Storm Water Permitting Section  
Telephone: (916) 341-5537

To log in to the SWRCB Storm Water Multiple Application and Report Tracking System (SMARTS) to enter site information and apply for permit, please contact the City of Manteca Engineering Department to establish a project and authorize data entry access.

All other sites shall conform to the City of Manteca Standards, the California Green Building Standards, and Section E.10 of the NPDES permit 2013-0001-DWQ. All construction involving land disturbing activities shall submit for approval an Erosion Control and Sedimentation Plan (ESCP) prepared and signed by a QSD. All ESCP treatment measures and BMPs must be maintained at all times until construction is completed and the site is stabilized as defined under the Construction General NPDES permit.

Prior to issuance of the first grading or building permit for a project, a copy of the SWPPP or ESCP shall be submitted by the developer and approved by Authorized Signatory or Legally Responsible Person (LRP) for the City's NPDES program. Contact the City of Manteca Engineering Department to identify appropriate person for review and approval of plans and documents.

47. 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.
48. Bioretention areas which are adjacent to the City sidewalk shall include a one-foot (1') wide flat area behind the sidewalk prior to the start of the bioretention area side slope.

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49. Developer shall pay fair-share costs for storm drainage improvements, including improvements downstream to improve capacity or water quality treatments needed to conform to current Storm Drain Master Plan, City standards and support the development.
50. Developer shall ensure protection of the City's storm drain system from possible spills from trucks and their contents through the installation of a mechanical means of isolating this project's storm drain system from the downstream system. Protection shall be shown and checked on the onsite improvement plans.

### **Sanitary Sewer**

51. Improvements shall be designed and constructed in conformance with the latest version of the City Wastewater Collection System Master Plan and City Standards.
52. The City's Sewer Master Plan and User Rate Charges are currently being analyzed and updated by Stantec. The update of the Master Plan is anticipated to be completed in late 2023. The Sewer Master Plan will identify improvement projects that need to be engineered and constructed for both the collection system and the Wastewater Quality Control Facility (WQCF). As the needed projects, both collection and at the WQCF are identified, and associated costs estimated, user rates, connection charges, and Public Facilities Implementation Plan (PFIP) fees will likely increase. New development projects will have to pay the following fees, as adopted by the City Council, that are in place at the time of development/permit issuance: (1) User Rate Charges, (2) Connection Charges, and (3) PFIP fees.
53. Any existing septic tank(s) on the property that will not be approved by the City shall be abandoned in accordance with the permitting requirements of the San Joaquin County Environmental Health Department prior to issuance of the first building permit.
54. A preliminary sewer plan shall be submitted to the City Engineer for approval concurrently with the first improvement plan submittal. The plan shall be accompanied by calculations for peak wet weather flows showing pipe sizes and slopes for the entire development.

### **City of Manteca Fire Department, Office of the Fire Marshal**

#### **General Conditions**

1. Site Address: Building address numbers shall be plainly visible from the street fronting the property. Said building address numbers shall contrast with their background and be a minimum of 12" in height
  - A. Building Numbers for rear buildings shall be visible from Main drive aisle. Building numbers will be placed in a uniform position on the building façade.

#### **Fire Department Access**

2. Fire Hydrants: Plans and specifications for fire hydrant systems shall be submitted for review and approval prior to construction.

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- A. Fire hydrants shall be installed around all buildings at a maximum spacing of 300 feet in accordance with the City of Manteca Standards and California Fire Code. Corners should be utilized for hydrant locations when possible.
- B. Provide 15 feet of clearance on either side of fire hydrant from stopped or parked vehicles.
3. All above ground gas meter, regulators, and piping exposed to vehicular damage shall be protected in an approved manner.
4. Plans proposed to be listed as deferred submittals shall be clearly labeled on the cover building permit plan submittal cover sheet.
5. Inspections. Fire protection systems (fire hydrants, water mains, etc.) shall be installed, tested and approved by the City prior to the issuance of any building permits. The Fire Department shall witness all system and acceptance tests. Please provide 24-hour notice prior to any system or acceptance tests. 209-456-8340.
6. A Fire Department approved "key lock box" shall be properly installed near the main entrance. A 3200 series lock box(s) can be order online directly from KNOXBOX.COM. Contact the Office of the Fire Marshal at [FireMarshal@mantecafire.org](mailto:FireMarshal@mantecafire.org) for additional information.
7. 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 sprinkler.
8. 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.
9. All above comments shall be listed in the Building Permit Plan Submittal in a section designated for Fire Comments. Additionally, the Authority Having Jurisdiction should be listed as:

Authority having Jurisdiction:

City of Manteca Fire Department,

Office of the Fire Marshal

Luis "Art" Salas Fire Inspector II

1154 S. Union Road, Manteca CA 95337

[Firemarshal@Mantecafire.org](mailto:Firemarshal@Mantecafire.org)

### **City of Manteca Public Works Department, Solid Waste Division**

1. Due to safety and physical concerns, developer shall ensure that the apron inside and outside the trash enclosures is no more than 1% maximum.

### **City of Manteca Public Works Department: Parks Division**

1. Engineering has requested the existing parkway strip be removed and concrete pavement added.

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2. Trees along W Yosemite Ave shall be planted outside of the City right-of way.

### **City of Manteca Information Technology Department, GIS Division**

- 1) GIS will assign or re-assign an address to this project after the LLA records and we receive the official APN for the new lot.

### **San Joaquin County Environmental Health Department (SJCEHD)**

*See attached Response Letter*

### **San Joaquin Valley Air Pollution Control District (SJVAPCD)**

*See attached Response Letter*

### **South San Joaquin Irrigation District (SSJID)**

*See attached Response Letter*