



City of Manteca Planning Commission **AGENDA REPORT**

MEETING DATE June 15, 2023

APPLICATION NUMBER SPC-22-88, LLA-22-89 and UPJ-22-90

RECOMMENDATION

Conduct a Public Hearing and Adopt Resolution No. 1633 approving a Site Plan and Design Review application, Lot Line Adjustment and Conditional Use Permit for Ravh Auto, 816 located at 820 W. Yosemite Avenue. The project is exempt from CEQA review per CEQA Guidelines, 14 Cal. Code Regs., § 15332, Class 32 In-Fill Development Projects. (File Nos. SPC22-88, LLA22-89, and UPJ22-90).

| PROJECT INFORMATION | |
|---------------------------------|--|
| APPLICANT | Mike Jones / MCR Engineering |
| PROPERTY OWNER | Gurinder S. Sahi |
| General Plan Designation | Neighborhood Commercial (NC) |
| Zoning: | Commercial Neighborhood (CN) |
| Existing Use: | Vacant |
| Proposed Use: | Auto sales facility |
| Parcel Size | 0.3± acres |
| Adjacent Uses: | North: Existing SFD South: Existing SFD East: Existing SFD West: Existing SFD |

PROJECT DESCRIPTION

This Site Plan and Design Review Application, Lot Line Adjustment, and Conditional Use Permit are for the relocation and construction of a surface auto sales lot, consisting of a 480 square foot sales office, off-street parking, and perimeter and frontage landscaping with on-site water detention (See Figure 1). The applicant is requesting a Lot Line Adjustment to merge the two properties into one 0.3± acre site. The project includes eight new customer parking stalls, new site lighting, and landscaping buffers on the east and west side of the property. Frontage landscaping will be updated to include two trees, a number of evergreen shrubs and lower-lying drought-tolerant plant species

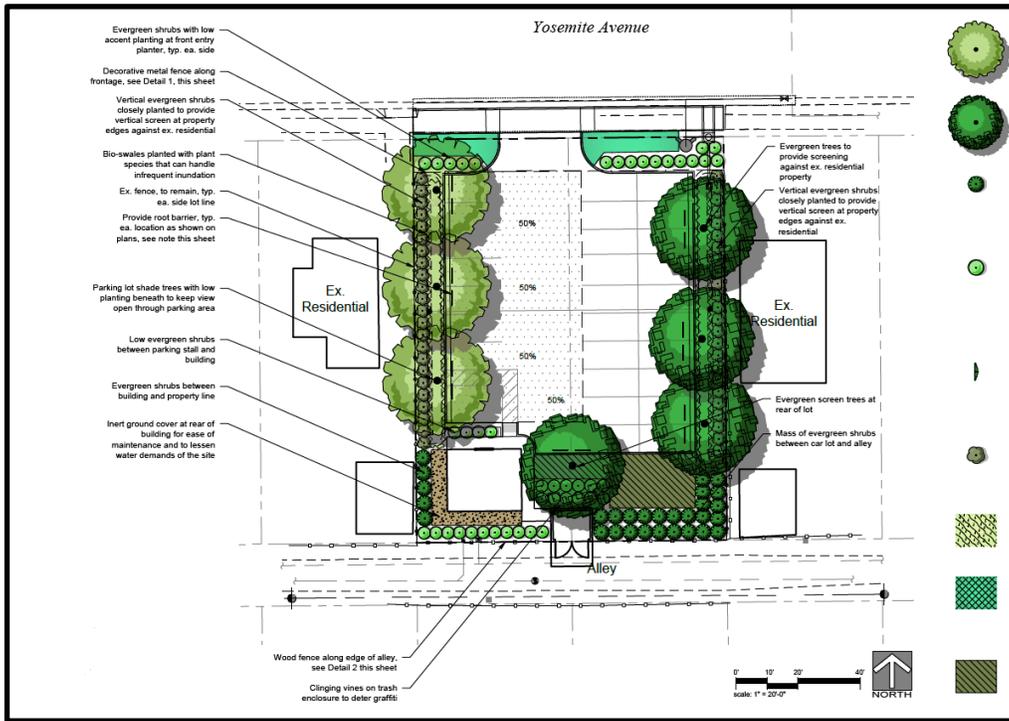


Figure 1: Site Plan

PROJECT LOCATION

The project site is located at 816 and 820 W. Yosemite Avenue, APNs 219-190-07 and 09. The property is situated on the south side of the roadway, mid-block between Walnut Avenue and Locust Avenue. The site is 0.3± acres and is within City limits. The property has a General Plan and land use designation of Neighborhood Commercial (NC) and is located in the Commercial Neighborhood (CN) Zoning District. The project is bordered by existing single family residential on all four sides. (See Figure 2).



Figure 2: Project Site Location

ANALYSIS

The proposed Site Plan and Design Review Application is analyzed with respect to conformance with:

1. Manteca General Plan
2. Manteca Municipal Code
3. Manteca Climate Action Plan
4. California Environmental Quality Act (CEQA)

GENERAL PLAN CONFORMANCE

As shown on the General Plan Land Use Map (See Figure 3), the project site has a General Plan Land Use designation of Neighborhood Commercial (NC). This land use designation provides for locally oriented retail and service uses, offices, restaurants, and service stations, public and quasi-public uses and similar and compatible uses. The proposed commercial building project conforms to both the density and use requirements of this land use designation.

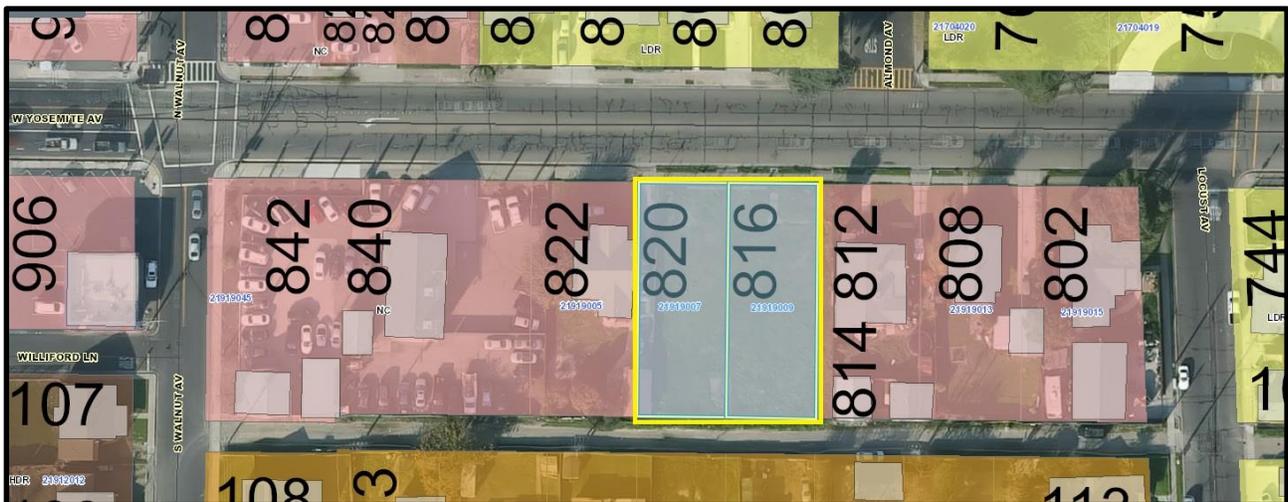


Figure 3: General Plan Land Use Designation

At the time of the drafting of this report, the General Plan Update is near completion. The Preferred Land Use Map included in the Update proposes to change the land use designation for this site from its current NC to Commercial (C). The proposed land use is consistent and an allowed use within the proposed new designation, and the same land use entitlements are required in either case. In addition to conforming to the NC and C land use designation densities and uses, the project conforms to the following General Plan goals and policies:

1. **Goal LU-1: To provide for orderly, well-planned, and balanced growth consistent with the limits imposed by the City's infrastructure and the City's ability to assimilate new development.**

Analysis: The proposed development is utilizing an otherwise neglected piece of land for local-based commercial use along a major east-west commercial corridor. The design allows for easy pedestrian and vehicular access for patrons of the new business. The site is well within the City limits, and all necessary utilities are directly adjacent in the roadways.

2. **Policy LU-P-2: Growth must contribute to a strong, diversified economic base and an effective balance between employment and housing opportunities for all income levels.**

Analysis: The proposed development will house a small commercial enterprise, and will allow for employment opportunities ranging from entry-level to management. Potential employees could live within one block of the site and walk to work.

3. **Policy LU-P-20: The City shall promote the establishment, maintenance and expansion of businesses in Manteca that generate high retail sales taxes as important contributors to the local economy.**

Analysis: Auto dealerships have a longstanding reputation as higher tax revenue generators. In 2021, the tax revenue generated by California auto dealerships represented an estimated 16% of total sales tax collected in the state (source: California New Car Dealers Association).

4. **Policy LU-P-22: New commercial development serving citywide and regional shopping needs shall be located along major arterial streets.**

Analysis: This site is located near a signalized intersection, on the busiest east-west arterial in the City.

5. **Policy LU-P-49: The City shall give priority to in-fill development and new development contiguous to existing developed areas, whenever practical.**

Analysis: The site in question is bordered on all four sides by existing development, and has been vacant since at least 1978.

6. **Goal CD-8: Upgrade and enhance the visual quality of Manteca's arterial and collector streets.**

Analysis: The property in question is located near a signalized intersection, on the busiest east-west arterial in the City. The site has been vacant since at least 1978, and has been a consistent source of Code Enforcement complaints relating to garbage and debris, weed abatement, abandoned vehicles, illegal vehicle storage and homelessness. Development of the site will eliminate these issues and bring a fresh new portion of landscaping, upgraded fencing, lighting and frontage improvements to this segment of W. Yosemite Avenue.

ZONING CODE CONFORMANCE

The project site is currently zoned Commercial Neighborhood (CN). Serving neighborhood needs, this district is locally oriented, providing retail and service uses, offices, restaurants, grocery stores, and service stations. The proposed commercial development is consistent

with this intent, and is conditionally allowed, pursuant to the additional requirements and parameters of a Conditional Use Permit. As discussed previously, at the time of the drafting of this report, the General Plan Update is near completion. This Update proposes to change the land use designation for this site from its current NC to Commercial (C). Staff will pursue a subsequent Zoning Ordinance Update to bring it and its related map into consistency with the new General Plan. This site will be rezoned at that time, from its current CN to a commercial zoning district to be determined. Auto sales is conditionally allowed in all commercial zones, so the required entitlements for this use at this site will not change with the future rezone.

Site Plan and Design Review Findings

In order to approve a Site Plan and Design Review application, Section 17.10.060 of the Zoning Ordinance requires that the Planning Commission make the following findings:

- 1. The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Planned Development, Master Plan or Specific Plan provisions, Improvement Standards, and other applicable standards and regulations adopted by the City.**

Analysis: The proposed development is intended to provide a small scale, neighborhood and region-serving commercial enterprise. As discussed previously, this intent and design is consistent with the goals and policies of the General Plan. It is also consistent with the allowances of the CN Zoning District, pursuant to the additional requirements and parameters of a Conditional Use Permit. The project will be conditioned to comply with all other applicable improvement standards and City regulations.

- 2. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.**

Analysis: The proposed project has been reviewed for appropriate ingress and egress for vehicular, bicycle, and pedestrian access to ensure that there are no conflicts between movements of the new user and existing surrounding uses or W. Yosemite Avenue. Site access is via a gated entrance, which is set back 20' from the roadway to prevent on-street queueing or stacking. The gate will be left open during business hours.

- 3. The site layout (orientation and placement of buildings and parking areas), as well as the landscaping, lighting, and other development features, is compatible with and complements the existing surrounding environment and ultimate character of the area under the General Plan.**

Analysis: The proposed project was reviewed to ensure compatibility with the character, scale, and quality of the existing development in this district area of the City. The site design complies with all lighting and landscaping requirements and it ultimately enhances the safety and aesthetic feel around the project area. The Developer is providing eight new parking spaces.

4. The proposed architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing, and similar elements, establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.

Analysis: The building and site design are typical to small auto dealerships. However, the developer has provided enhanced landscaping and screening to allow for a more scenic street presence, and for privacy for the adjacent homes. Although this is an automobile-based business, there will be no on-site repair work. Any noise generated will be the same as anticipated from any small commercial parking lot. (See Figure 4). Lighting is screened and downward-cast to prevent glare and light trespass, and a photo metric plan has been provided to demonstrate consistency of the proposed lighting with Zoning Ordinance requirements.

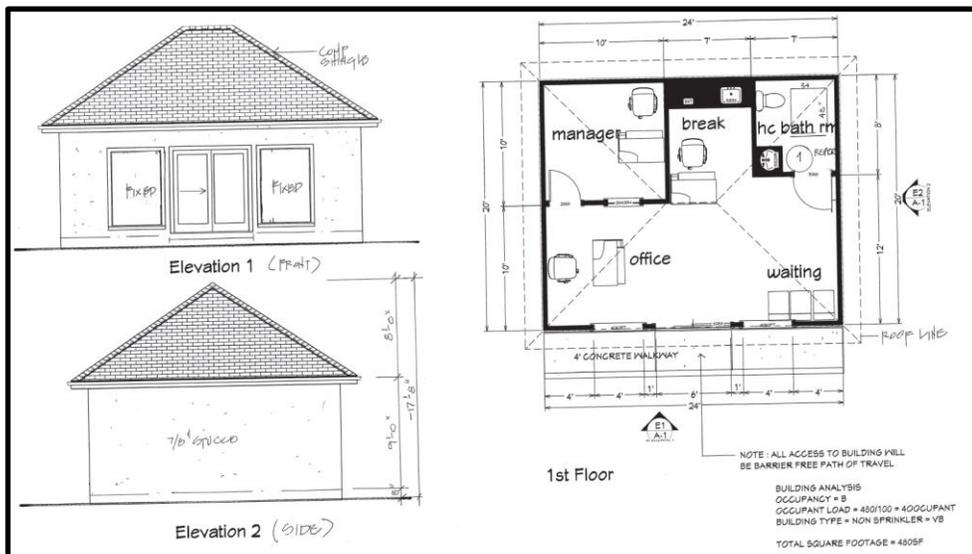


Figure 4: Elevations

Lot Line Adjustment Findings

1. The Community Development Director shall approve a lot line adjustment application if he or she finds:

- a. The parcels resulting from the lot line adjustment conform to the zoning ordinance and applicable building ordinances of the City.

Analysis: The parcel resulting from the merger will be 13,000 sf or 0.3± acres in size. The merger serves only to make the site more viable as a commercial property. Proposed changes are in conformance with Zoning Ordinance development requirements, and the proposed development has been assessed by the Building Official for Building Code consistency.

- b. No conditions or exactions are required to bring the project into conformance

with the zoning ordinance and applicable building ordinances of the City, or to facilitate the relocation of existing utilities, infrastructure or easements.

Analysis: The proposed Lot Line Adjustment requires no special conditions or exactions for conformance with either the Zoning Ordinance or the Building Code.

Conditional Use Permit Findings

The Approving Authority shall make the following findings to approve a Conditional Use Permit application:

1. General. Conditional Use Permits shall be granted only when the Planning Commission determines that the proposed use or activity complies with all of the following findings:

a. The proposed use is consistent with the General Plan, any applicable Specific Plan, and all applicable provisions of this Title.

Analysis: As discussed previously, the proposed use is consistent with the current and proposed General Plan, and with the provisions of Title 17.

b. The establishment, maintenance, or operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use or to the general welfare of the city.

Analysis: The proposed use is similar to other commercial uses in the immediate vicinity. Although this is an automobile-based business, there will be no on-site repair work. Any noise generated will be the same as anticipated from any small commercial parking lot. Lighting is screened and downward-cast to prevent glare and light trespass, perimeter landscaping has been enhanced to provide screening to the adjacent residential uses, and a photo metric plan has been provided to demonstrate consistency of the proposed lighting with Zoning Ordinance requirements. Development of the site will also help remedy an ongoing issue with blight.

c. The proposed use is consistent with the purpose of the applicable district or districts.

Analysis: As discussed previously, the proposed commercial development is consistent with the intent of this zoning district, and is conditionally allowed, pursuant to the additional requirements and parameters of a Conditional Use Permit.

d. The proposed use meets the minimum requirements of this Title applicable to the use and complies with all other applicable laws, ordinances, and regulations of the city and state.

Analysis: As discussed in the above analysis, the proposed use meets and exceeds the minimum requirements of this Title, and has been duly reviewed for consistency with any pertinent codes by all relevant City departments and state and local external agencies.

CLIMATE ACTION PLAN CONFORMANCE

On October 15, 2013, the Manteca City Council approved and adopted the Air Quality Element Update and Climate Action Plan in response to the passing of Assembly Bill AB32. The intent of this plan is to reduce overall greenhouse gas emissions in both private and public sector development. The proposed Commercial Site Plan conforms to the following Climate Action Plan strategies:

- 1. CAP Compact Development Strategies CD-1: The City shall encourage projects consistent with the development densities allowed by the General Plan and are contiguous to existing development meet compact development criteria.**

Analysis: The proposed project meets General Plan and Zoning density requirements. The site is compact in scale, the project is small in scope, and the site is adjacent to existing development on all four sides.

- 2. CAP Strategies Water Conservation WC-1: The City shall continue to implement water conservation measures to comply with the Model Water Efficiency Landscape requirements that implement the Water Conservation in Landscaping Act of 2006 (Assembly Bill 1881, Laird).**

Analysis: A required part of the formal submittal package is a completed Model Water Efficient Landscape Ordinance (MWELO) Compliance Form. This document is to accompany their landscaping planting plan. Compliance with this checklist and water efficiency requirements will be determined during construction document review.

ENVIRONMENTAL REVIEW

The project is determined categorically exempt from the requirements of California Environmental Quality Act (CEQA) per CEQA Guidelines, 14 Cal. Code Regs. § 15332, Class 32, "In-Fill Development Projects" because this project is:

- a) Consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designations and regulations.

Analysis: As noted in the above sections, the proposed project is consistent with the City of Manteca General Plan, Zoning Ordinance and Climate Action Plan.

- b) The proposed project occurs within city limits on a project site of no more than five acres.

Analysis: The proposed project is within the City Limits and the project site is 0.3± acres in size.

- c) The project site has no value as habitat for endangered, rare, or threatened species.



City of Manteca

PLANNING COMMISSION RESOLUTION NO. 1632

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANTECA APPROVING A SITE PLAN AND DESIGN REVIEW APPLICATION, LOT LINE ADJUSTMENT, AND CONDITIONAL USE PERMIT FOR RAVH AUTO FILE NOS. SPC-22-88, LLA-22-89 AND UPJ-22-90

WHEREAS, the Manteca Planning Commission at their duly noticed public hearing of June 15, 2023, considered a Site Plan and Design Review application, Lot Line Adjustment, and Conditional Use Permit for Ravh Auto, filed by Mike Jones of MCR Engineering; and

WHEREAS, the Ravh Auto facility will be located at 816 and 820 W. Yosemite Avenue, identified by Assessor's Parcel Numbers (APNs) 219-190-07 and 219-190-09; and

WHEREAS, the project plans for Ravh Auto dated April 2023 are incorporated herewith and attached as **Exhibit A**; and

WHEREAS, the Conditions of Approval for Ravh Auto are incorporated herewith and attached as **Exhibit B**; and

WHEREAS, the legal description showing the combined lots after the merging of parcels 219-190-07 and 219-190-09 is attached as **Exhibit C**; and

WHEREAS, the project site has a General Plan land use designation of NC Neighborhood Commercial, and a zoning designation of CN Commercial Neighborhood; and

WHEREAS, the project is consistent with multiple General Plan policies and goals such as Land Use Element Goal LU-1, Land Use Policy LU-P-2, Land Use Policy LU-P-20, Land Use Policy LU-P-22, Land Use Policy LU-P-49 and Community Development Goal CD-8 in that this site is within the City limits, this project is facilitating the relocation and retention of a business in the city, the type of business proposed is a high sales tax generator, the site is located on a major arterial, and the site plan provides a visually interesting streetscape; and

WHEREAS, the project is consistent with the City's Climate Action Plan in that the proposed project is compact in scale and scope, the site is adjacent to existing development on all sides, and the project will conform to all applicable Model Water Efficiency Landscape requirements (MWELo); and

WHEREAS, the project is deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) per CEQA Guidelines, 14 Cal. Code Regs. § 15332, Class 32, "In-Fill Development Projects" as the project is consistent with the General Plan and zoning district designations of CN; the site is smaller than five acres; the site has no value as habitat for endangered, rare or threatened species; and the project would not result in any significant effects related to traffic, noise, air quality, or water quality.

NOW, THEREFORE, BE IT RESOLVED that pursuant to Manteca Municipal Code Section 17.10.060 the Manteca Planning Commission makes the following findings to support the approval of Site Plan and Design Review Application:

1. The proposed project is consistent with the objectives of the General Plan, and, as conditioned, complies with applicable zoning regulations, Planned Development, Master Plan or Specific Plan provisions, Improvement Standards, and other applicable standards and regulations adopted by the City in that the project is a conditionally allowable use in the NC land use designation and CN zoning district, and the project conforms to all development standards and performance standards required of the CN zoning district;
2. The proposed project will not create conflicts with vehicular, bicycle or pedestrian transportation modes of circulation in that the on-site circulation has been reviewed for appropriate ingress and egress and it has been determined that there will be no conflict between vehicular, bicycle, and pedestrian access to the site;
3. The site layout (orientation and placement of buildings and parking areas), as well as the landscaping, lighting and other development features as conditioned, is compatible with and compliments the existing surrounding environment and ultimate character of the area under the General Plan in that the project was reviewed to ensure compatibility with the character, scale, and quality of the existing development in this area of the city and the site design complies will all lighting and landscaping requirements per the zoning ordinance; and
4. The proposed architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing, and similar elements as conditioned, establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties in that the architecture and massing of the project create a distinct and unique street presence.

BE IT FURTHER RESOLVED AND ORDERED that the Manteca Planning Commission pursuant to the Manteca Municipal Code, upon evidence in the staff report and project file makes the following findings to support the approval of Lot Line Adjustment:

1. The parcels resulting from the lot line adjustment conform to the zoning ordinance and applicable building ordinances of the City.
2. No conditions or exactions are required to bring the project into conformance with the zoning ordinance and applicable building ordinances of the City, or to facilitate the relocation of existing utilities, infrastructure or easements.

BE IT FURTHER RESOLVED AND ORDERED that the Manteca Planning Commission pursuant to the Manteca Municipal Code, upon evidence in the staff report and project file makes the following findings to support the approval of Conditional Use Permit:

1. The proposed use is consistent with the General Plan, any applicable Specific Plan, and all applicable provisions of this Title.
2. The establishment, maintenance, or operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics),

be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use or to the general welfare of the city.

3. The proposed use is consistent with the purpose of the applicable district or districts.
4. The proposed use meets the minimum requirements of this Title applicable to the use and complies with all other applicable laws, ordinances, and regulations of the city and state.

I hereby certify that Resolution No. 1632 was passed and adopted by the Planning Commission of the City of Manteca at a regularly scheduled public hearing held on June 15, 2023 by the following vote:

Roll Call:

AYES:

NOES:

ABSTAIN:

ABSENT:

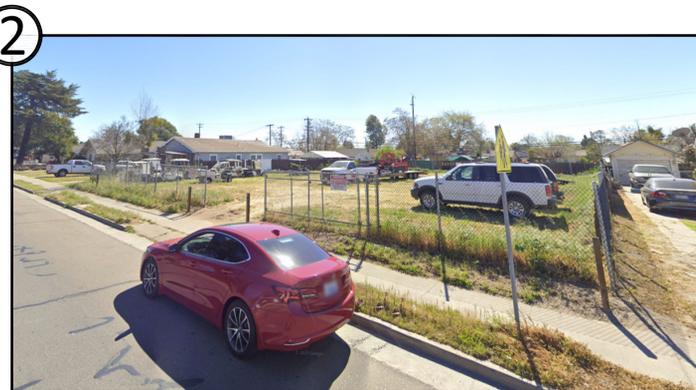
Ron Laffranchi, Chairman

Date:

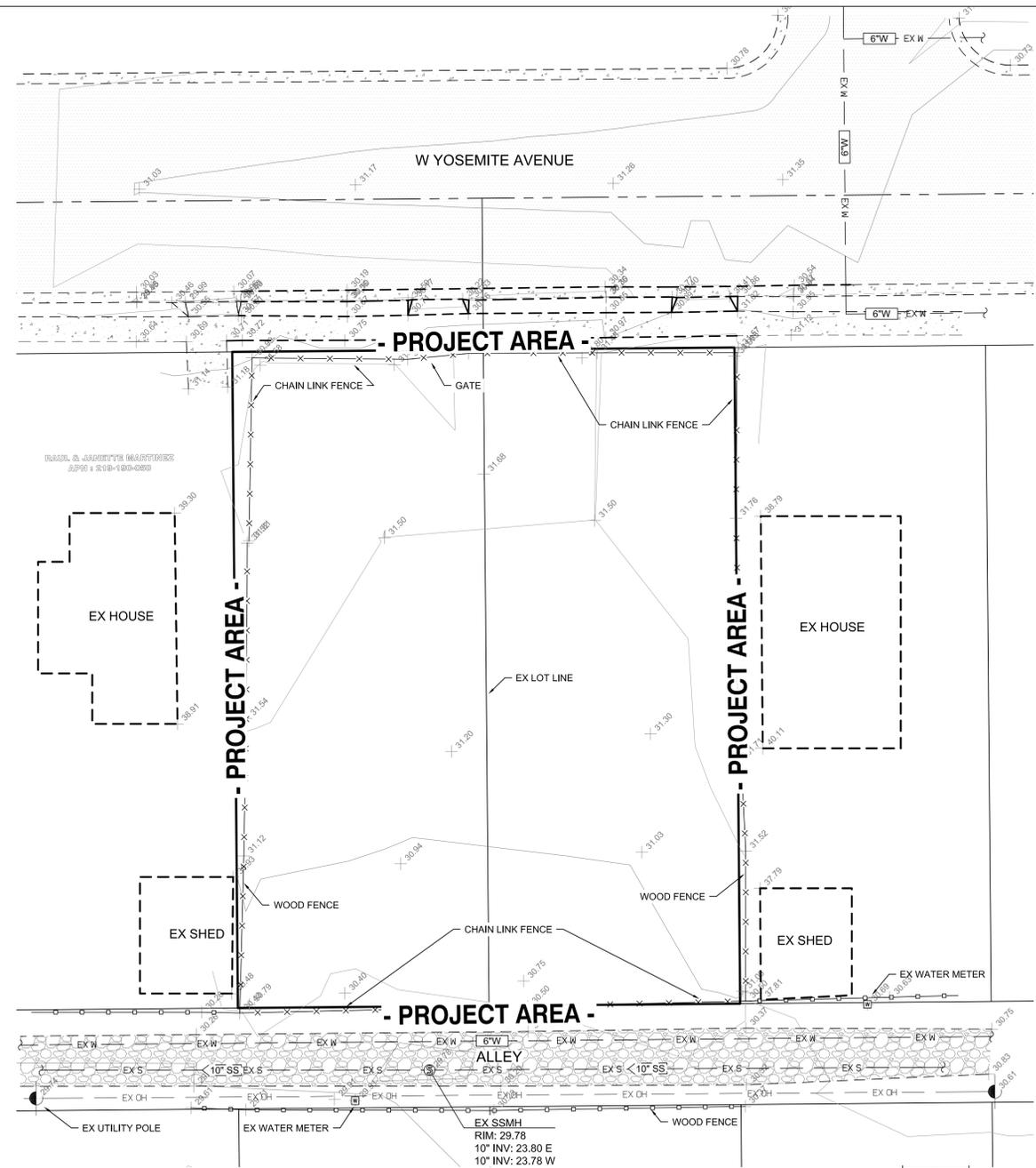
Attachments:

Exhibit A Approved Project Plans dated April 2023
Exhibit B Conditions of Approval
Exhibit C Legal Description

AERIAL IMAGERY AND KEY PHOTOS



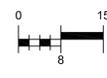
TOPOGRAPHIC SURVEY



LEGEND

| ITEM | EXISTING | ITEM | EXISTING |
|-----------------------|----------|-------------------------|---------------------|
| WATER VALVE | | SURVEY MONUMENT | |
| CHECK VALVE, PIV, FDC | | UTILITY POLE | |
| AIR RELEASE VALVE | | SIGNAGE | |
| BLOWOFF | | ELEVATION | 203.50TC 203.00P |
| FIRE HYDRANT | | DIRECTION OF FLOW | 2.00% |
| WATER METER | | ORIGINAL GROUND | |
| SEWER MANHOLE | | CONTOUR (0.5' INTERVAL) | |
| STORM MANHOLE | | BARBED WIRE FENCE | |
| DRAIN INLET | | OUTFIELD SCREEN | |
| CURB INLET | | RETAINING WALL | |
| CLEANOUT | | MASONRY WALL | |
| WATER LINE | | CURB, GUTTER & SIDEWALK | |
| SANITARY SEWER | | TREE | |
| STORM DRAIN | | | |
| TYPICAL ELECTROLIER | | | |
| TYPICAL LUMINAIRE | | | |
| ELECTRICAL VAULT | | | |

NAME: CITY OF MANTECA BENCHMARK NO. 47
 ELEV.: 27.29'
 DESCRIPTION: 2" BRASS CAP IN TOP OF CURB 9± WEST OF NW RETURN ON NORTH SIDE OF YOSEMITE AVENUE, AT THE NORTHWEST CORNER UNION ROAD AND YOSEMITE AVENUE, STAMPED "CITY OF MANTECA" BM #47"



MCR ENGINEERING
 www.mcreng.com
 1242 DUPONT COURT
 MANTECA, CA 95336
 TEL: (209) 239-6229
 FAX: (209) 239-8839



APPROVED:

| PLAN REVISIONS | | |
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| NO. | DESCRIPTIONS | DATE |
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SITEPLAN FOR:
RAVH-AUTO, LLC
816 & 820 WEST YOSEMITE AVENUE
 MANTECA, CA
 APN: 219-019-007 & 219-019-009

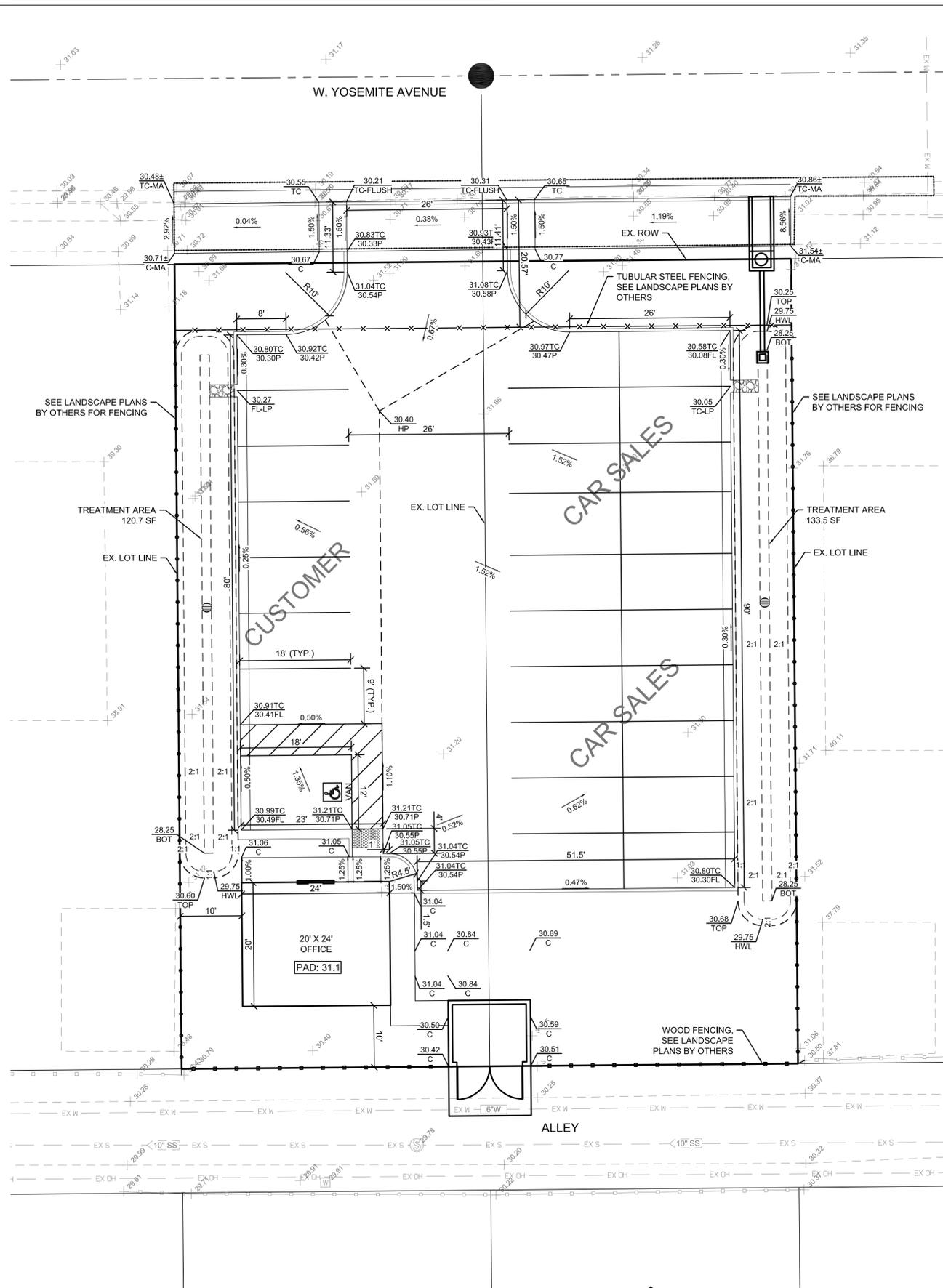
811
 Know what's below.
 Call before you dig.
811 / 800-227-2600

JOB NO.: 22-077
 DATE: APRIL 2023
 SCALE: NOT TO SCALE
 DR. BY: DZ/RBP/MEJ
 CK. BY: DE

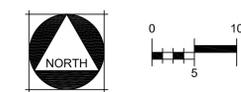
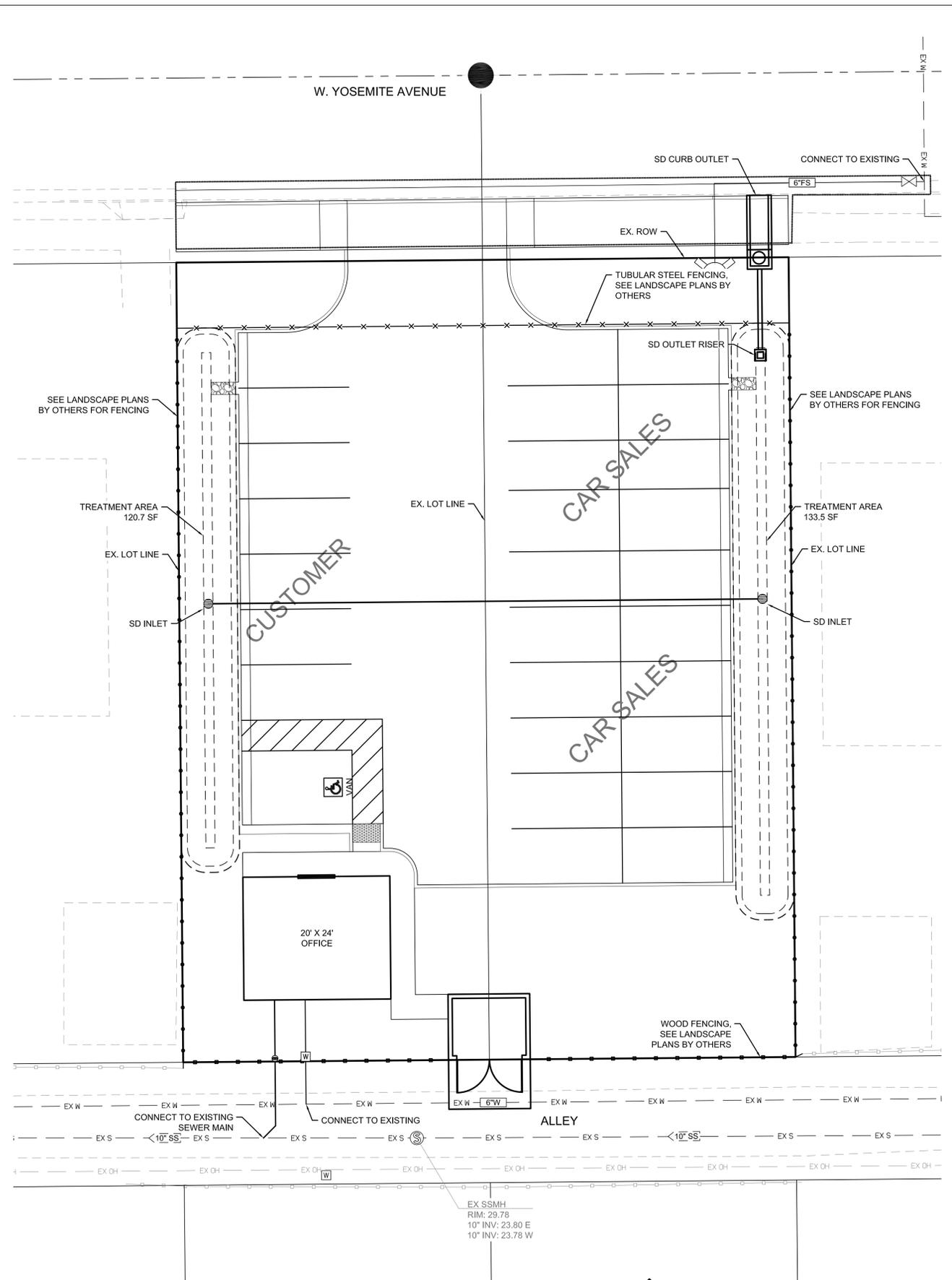
SHEET NO.
1
 OF 2 SHEET

Exhibit A

PRELIMINARY GRADING AND DRAINAGE PLAN



PRELIMINARY UTILITY PLAN



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APPROVED:

| PLAN REVISIONS | | |
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SITEPLAN FOR:
RAVH-AUTO, LLC
816 & 820 WEST YOSEMITE AVENUE
 MANTENCA, CA
 APN: 219-019-007 & 219-019-009

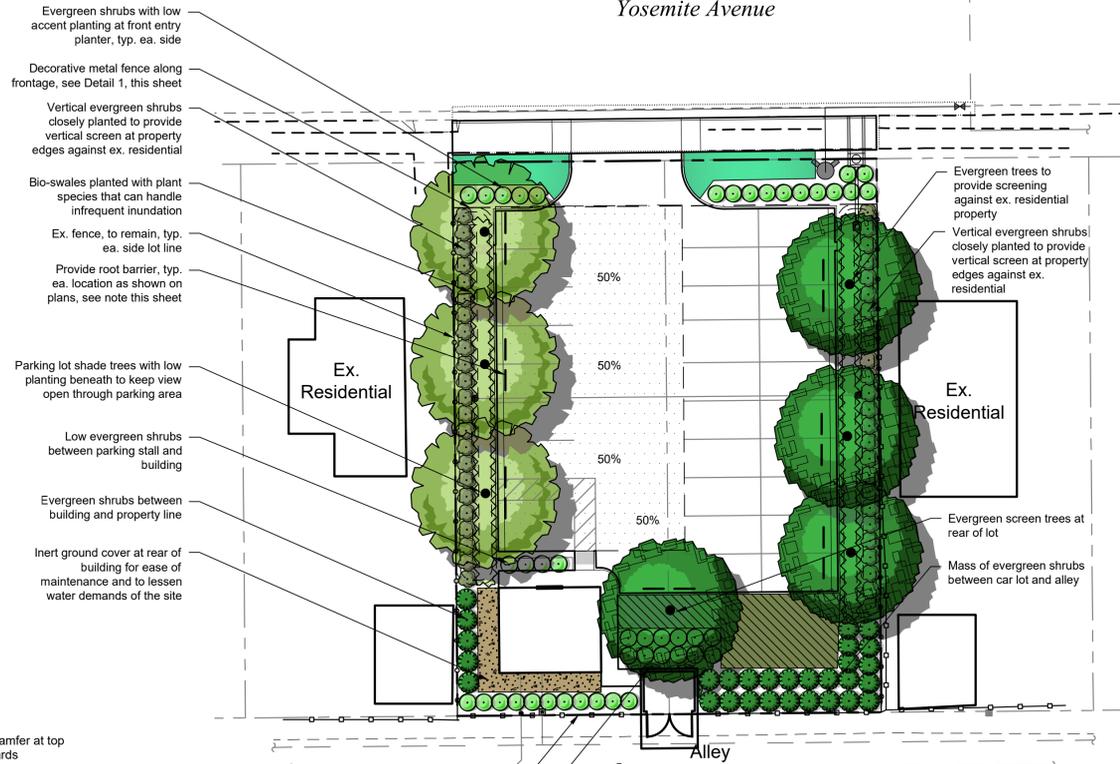
811
Know what's below.
Call before you dig.
811 / 800-227-2600

JOB NO.: 22-077
DATE: APRIL 2023
SCALE: AS SHOWN
DR. BY: DZ/RBP/MEJ
CK. BY: DE

SHEET NO.
2
OF 2 SHEET

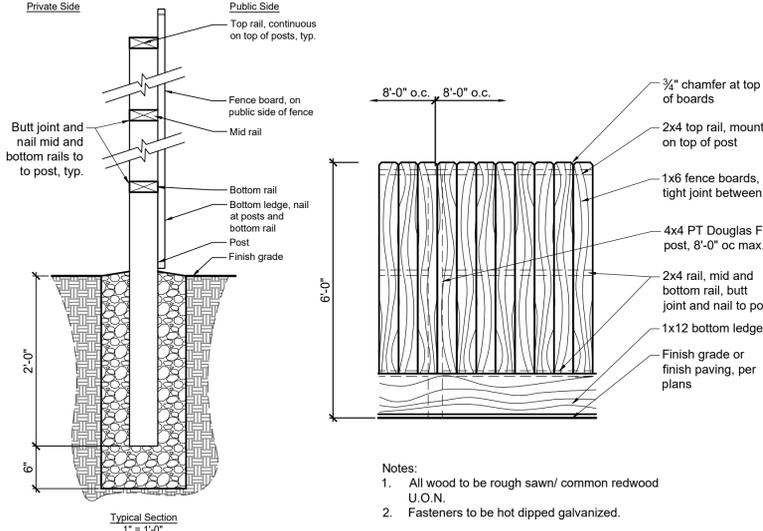
Exhibit A

Yosemite Avenue

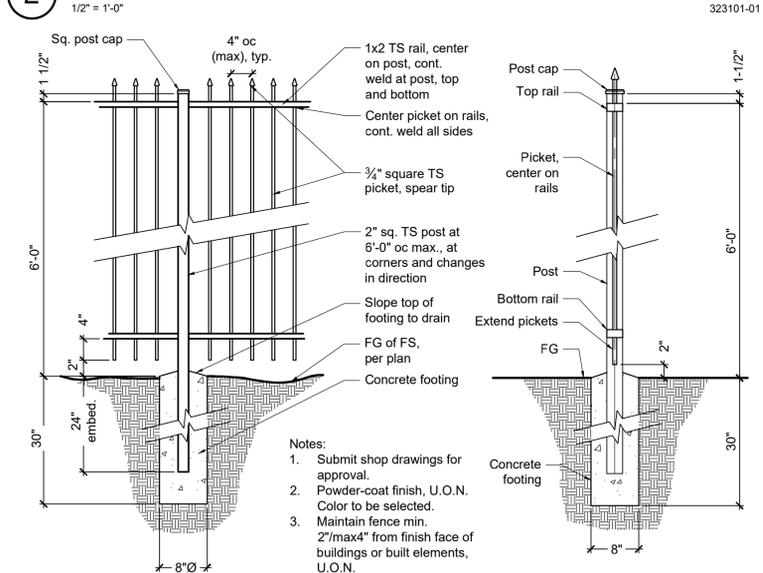


CONCEPT PLANT SCHEDULE

| | | | |
|--|---|--------|--|
| | PARKING LOT SHADE TREE Trees in parking areas to provide shade Acer rubrum 'Autumn Flame' / Autumn Flame Red Maple Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache Ulmus parvifolia 'Allee' TM / Allee Lacebark Elm | 3 | 24" box 24" box 24" box |
| | EVERGREEN TREE Medium to large tree Laurus x 'Saratoga' / Saratoga Hybrid Laurel Podocarpus gracilior / Fern Pine Quercus suber / Cork Oak | 4 | 15 gal. 15 gal. 15 gal. |
| | EVERGREEN HEDGE Small to medium hedge, 30"-42" high, may be informal or formal (sheared) hedge, depending on space and location Ligustrum japonicum 'Texanum' / Texanum Privet Olea europaea 'Little Ollie' TM / Little Ollie Olive Rhapiolepis umbellata 'Minor' / Yedda Hawthorn | 29 | 5 gal. 5 gal. 5 gal. |
| | INFILL SHRUB Evergreen shrub, 30-42" high, for mid ground and mass planting. Callistemon viminalis 'Little John' / Little John Weeping Bottlebrush Cistus x purpureus / Orchid Rockrose Diets indioides / Fortnight Lily Nandina domestica 'Gulf Stream' TM / Gulf Stream Heavenly Bamboo Pittosporum tobira 'Wheeler's Dwarf' / Wheeler's Dwarf Pittosporum Rhapiolepis indica / Indian Hawthorn | 44 | 5 gal. 5 gal. 5 gal. 5 gal. 5 gal. 5 gal. |
| | VINE Clinging vine on trash enclosure to deter graffiti. Twining vines to grow on fences for screening. Ficus pumila / Creeping Fig Parthenocissus tricuspidata / Boston Ivy Trachelospermum jasminoides / Star Jasmine Trellis | 3 | 5 gal. 5 gal. 5 gal. |
| | UPRIGHT EVERGREEN SCREEN SHRUB Evergreen shrubs to create a screen at property edges Juniperus scopulorum 'Medora' / Medora Juniper Photinia glabra 'Parsur' / Red Dynamo Photinia Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae | 48 | 5 gal. 5 gal. 5 gal. |
| | BIO-FILTRATION PLANTING Chondropetalum tectorum / Small Cape Rush Juncus patens 'Elk Blue' / Spreading Rush Muhlenbergia capillaris / Pink Muhly Grass | 684 sf | 29 5 gal. 60" oc 79 5 gal. 36" oc 29 5 gal. 60" oc |
| | ACCENT GROUND COVER Low planting, 6"-30", with interesting form, texture or flowers. Hemerocallis spp. / Daylily species Lomandra longifolia 'Breeze' TM / Breeze Mat Rush Trachelospermum jasminoides / Chinese Star Jasmine Verbena x hybrida / Verbena | 429 sf | 50 1 gal. 36" oc 50 1 gal. 36" oc 28 1 gal. 48" oc 72 1 gal. 30" oc |
| | SPREADING GROUND COVER Low ground cover, 6"-24", for mass planting Baccharis pilularis 'Twin Peaks#2' / Twin Peaks #2 Coyote Brush Coprosma petriei 'Verde Vista' / Verde Vista Mirror Plant Cotoneaster dammeri 'Lowfast' / Lowfast Bearberry Cotoneaster Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper Myoporum parvifolium 'Prostratum' / Prostrate Trailing Myoporum | 677 sf | 29 1 gal. 60" oc 58 1 gal. 42" oc 29 1 gal. 60" oc 44 1 gal. 48" oc 29 1 gal. 60" oc |
| | INERT GROUND COVER - FUTURE DEVELOPMENT 3" layer of bark mulch or gravel at back of building to provide ease of maintenance and lower water demands for the site | 232 sf | |



WOOD FENCE - DOG EAR BOARDS



TUBE STEEL FENCE

CITY OF MANTECA SPECIFIC NOTES

- A minimum of 30% of all trees on the site shall be evergreen.
- Minimum container size for trees is 15-gallon. A minimum of 25% of the trees on the project shall be of minimum 24"-box container size.
- Trees and shrub plantings shall conform to requirements for maintaining clear visibility at any clear visibility triangle.
- Root barriers shall be provided at all trees planted within 10-feet of hardscape (e.g.- paving, curb).
- Trees shall meet the following minimum spacing requirements:
 - 35' from the beginning of curb returns
 - 20' from electroliers or traffic signal standards
 - 15' from edge of buildings
 - 10' from driveway approaches
 - 15' from fire hydrants, and water and sewer lines
 - 12' from irrigation rotors
 - 12' from drain lines
 - 3' from back of walk
 - Necessary clearances from applicable utilities and easements
- Landscape screens shall be maintained to a maximum of 7-feet in height.
- Soil preparation shall include incorporating into the top 6" of soil a minimum of 6 CY of nitrified soil conditioner per 1,000 sf.

WELO COMPLIANCE

This project has been designed to conform with the State's Model Water Efficient Landscape Ordinance (MWELO). The project shall comply with the more restrictive water requirements of Cal Green Building Standards Code 4.304 and the Manteca WELO.

IRRIGATION DESIGN
The irrigation on the site will use drip irrigation, will meet the City's requirements, and will comply with the requirements of WELO. Equipment will include dedicated irrigation meter, smart controller, weather sensor, and efficient irrigation emitters, nozzles, and other equipment.

PLANTING DESIGN
The landscape design uses water-wise plant species suitable for this region and that are low maintenance and durable, uses trees to shade paved areas, and plants have been grouped into hydro-zones. References used for the landscape design include published information from the local jurisdiction, Sunset Western Garden Book and WUCOLS.

LANDSCAPE AREA CALCULATIONS

| | |
|-----------------------|------------|
| Total Site Area: | 13,000 sf. |
| Total Landscape Area: | 4,738 sf. |
| Irrigated planter: | 4,506 sf. |
| Inert: | 232 sf. |

Percentage of Total Site as Landscape: 36%

Evergreen Trees provided (30% required): 63%

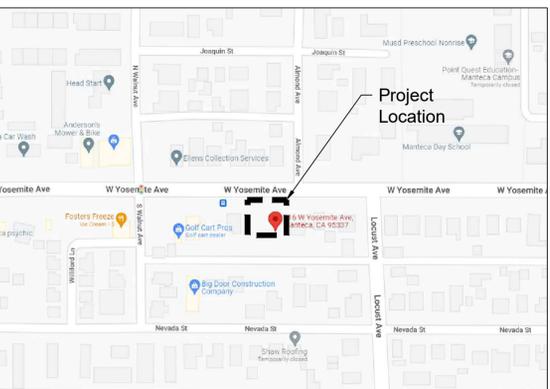
24" box Trees provided (25% required): 38%

PRELIMINARY WELO CALCULATIONS

The calculations provided below are an initial estimate of water usage for the planting and irrigation design being proposed with this plan. Hydrozones are approximated and may change with the final design, but the overall intent will remain and compliance with WELO will be achieved.

| Plant Type | Water Use (per WUCOLS) | Type of Irrigation (IE) | Plant Factor | Hydrozone Area (sf) | ETWU (gal.) |
|--|------------------------|-------------------------|--------------|---------------------|---------------|
| Shrubs | Moderate | Drip (0.81) | 0.5 | 738 sf | 14,461 |
| Shrubs | Low | Drip (0.81) | 0.3 | 1,852 sf | 21,774 |
| Bio-swale | Low | Drip (0.81) | 0.3 | 1,916 sf | 22,526 |
| Total: | | | | 4,506 sf | 58,762 |
| Estimated Total Water Use (ETWU): | | | | 58,762 gal. | |
| Maximum Applied Water Allowance (MAWA): | | | | 64,367 gal. | |
| Estimated Average ETAF: | | | | 0.41 | |
| Maximum Allowable ETAF: | | | | 0.45 | |

VICINITY MAP



PROJECT INFORMATION

Project Name: Ravh-Auto, LLC
Project Applicant: Gurinder Sahi
Project Address: 816 & 820 Yosemite Ave, Manteca, CA
Total Landscape Area: 4,738 sf
Project Type: Private Commercial
Water Supply: Municipal Potable
Owner Information: Gurinder Sahi, 842 W. Yosemite Ave, Manteca, CA 95337

PARKING LOT SHADE CALCULATIONS

Shade area on plans is identified with the hatch symbol shown here and conforms to the municipalities guidelines. Tree diameters per species based on published City documentation or the Sunset Western Garden Book.

| Tree Type | Area at 100% | Quantity | | | | Subtotal (sf) |
|--------------------------------------|--------------|----------|-----|-----------------|---|---------------|
| | | 75% | 50% | 25% | | |
| Parking Lot Shade Tree | 962 sf | 0 | 0 | 1,443 (3) | 0 | 1,443 |
| Evergreen Tree | 962 sf | 0 | 0 | 481 (1) | 0 | 481 |
| Total shade provided: | | | | 1,924 sf | | |
| Parking area: | | | | 3,564 sf | | |
| Percentage of shade provided: | | | | 54 % | | |

ROOT BARRIER

Provide 24" deep linear root barrier at all trees located within 5'-0" of hardscape. Provide 12" if of barrier at each required location, center on tree root ball. Root barrier shall be installed in linear fashion along the edge of hardscape; circular placement around the root ball will not be accepted and will be replaced at contractor's expense. Install per manufacturer's recommendations.

Sam Harned Landscape Architecture
 P.O. Box 2275
 Oakdale, CA 95361
 209-380-7376
 www.harnedia.com

Prepared for:
 Gurinder Sahi
 842 W. Yosemite Ave
 Manteca, CA 95337

Project:
RAVH-AUTO, LLC
 816 & 820 W. YOSEMITE AVENUE, MANTECA, CA

Revision:
 No. Desc. Date

Date: 04 Apr 2023
 Drawn: RSH
 Checked: RSH
 Project No.: 22-035
 Scale: 1" = 20'-0"

Sheet:
Preliminary Landscape Plan
 L1

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Exhibit A

12/30/22 10:39:52 AM F:\22\815 GRACE MOTORS\ENGR\SHEETS\815_E1.0 OVRALL SITE PLAN - ELECTRICAL.DWG kpezioni

PEZZONI ENGINEERING, INC.
 CONSULTING ELECTRICAL ENGINEERS
 1150 9th Street Suite #1415 Modesto, CA 95354
 PHONE: 209-554-4602
 HTTP://WWW.PEZZONIE.COM
 PEZZONI ENGINEERING, INC. © Copyrighted 2022

MCR ENGINEERING
 WWW.MCRENG.COM
 1242 DUPONT COURT
 MANTECA, CA 95336
 TEL: (209) 239-6229
 FAX: (209) 239-8839

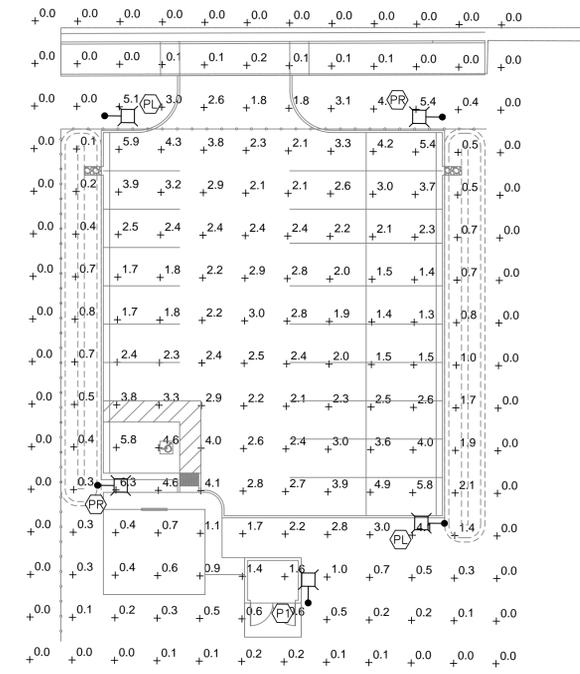


APPROVED:

| STATISTICS | | | | | | |
|-------------|--------|--------|--------|--------|---------|---------|
| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
| Sales Lot | X | 2.8 fc | 5.9 fc | 1.3 fc | 4.5:1 | 2.2:1 |

| SCHEDULE | | | | | | | | | |
|----------|-------|----------|-------------------|------------------------------|--|--------------|-----------------|-------------------|---------|
| Symbol | Label | Quantity | Manufacturer | Catalog Number | Description | Number Lamps | Lumens Per Lamp | Light Loss Factor | Wattage |
| ⬆ | PL | 2 | Lithonia Lighting | DSX0 LED P4 40K LCCO MVOLT | DSX0 LED P4 40K LCCO MVOLT | 1 | 6441 | 1 | 92 |
| ⬆ | PR | 2 | Lithonia Lighting | DSX0 LED P4 40K RCCO MVOLT | DSX0 LED P4 40K RCCO MVOLT | 1 | 6441 | 1 | 92 |
| ⬆ | P1 | 1 | Lithonia Lighting | DSX0 LED P1 40K T4M MVOLT HS | DSX0 LED P1 40K T4M MVOLT with housesside shield | 1 | 3579 | 1 | 38 |

| PLAN REVISIONS | | |
|----------------|--------------|------|
| NO. | DESCRIPTIONS | DATE |
| ▲ | | |
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| ▲ | | |
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| ▲ | | |



1 SITE PLAN - PHOTOMETRICS
 SCALE: " = 20' - 0"

RAVH-AUTO, LLC
 SITE PLAN - ELECTRICAL
 816 & 820 WEST YOSEMITE AVENUE
 MANTECA, CA

811
 Know what's below.
 Call before you dig.
 811 / 800-227-2600

JOB NO.: 22-815
 DATE: 09/2022
 SCALE: AS SHOWN
 DR. BY: KP / CCM
 CK. BY: KP

SHEET NO.
E1.0
 OF SHEET

Exhibit A



**Exhibit B
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
June 15, 2023**

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: Mike Jones
MCR Engineering
1242 DuPont Court
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 Residential Site Plan & Design Review is approved, per the site plan dated April, 2023, and attachments, and as modified by the following conditions of approval, subject to final review and approval by the City of Manteca.
2. **Expiration of Site Plan.** This Residential Site Plan & Design Review approval shall be effectuated within a period of 2 years of the Planning Commission's approval, no later than June 15, 2025.

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 and 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.
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,
 - 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').

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.

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.

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.

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.

- 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 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 sprinklers.
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

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 flat so City waste collection workers are not pulling bins up or down a slope.

City of Manteca Public Works Department: Parks Division

1. Engineering has requested the existing parkway strip be removed and concrete pavement added.
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 Multi-Species Habitat Conservation and Open Space Plan (SJMSCP)

1. All conditions from the October 4, 2022 Letter received from SJMSCP shall be followed.

San Joaquin County Environmental Health Department (SJCEHD)

1. All conditions from the October 6, 2022 Letter received from SJCEHD shall be followed.

South San Joaquin Irrigation District (SSJID)

1. This project shall comply with all applicable requirements from the South San Joaquin Irrigation District should any exist.

ACKNOWLEDGEMENT OF TERMS AND CONDITIONS

The City reserves the right to withhold the finalization of the structure(s) and/or terminate City utilities (i.e., shut off water and sewer) until all conditions of the City-approved site plan have been completed. Please contact the Development Services Department if you are unable to complete the site plan improvements prior to occupancy of the project.

The fees associated with this project are payable at the time of building permit issuance. For information on fees associated with the project, please contact the Building Safety Division at 209-456-8550.

I, as the site plan applicant, or authorized agent for the site plan applicant, have read and understand the conditions of approval and requirements for this development project. I, further, understand that this site plan runs with the ownership of the land and any transfer of ownership must include all uncompleted site plan requirements. I hereby acknowledge all conditions and requirements of the site plan approval.

Date Authorized Signature

Date Authorized Signature

EXHIBIT C

LEGAL DESCRIPTION

ALL THAT REAL PROPERTY, SITUATED IN THE CITY OF MANTECA, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, LYING IN SECTION 5, TOWNSHIP 2 SOUTH, RANGE 7 EAST, MOUNT DIABLO BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A:

ALL OF PARCEL 10 AND PARCEL 12, BLOCK 1, AS SHOWN ON MAP OF THE GREER ADDITION TO THE TOWN OF MANTECA, CALIFORNIA, FILED FOR RECORD APRIL 20, 1916 IN VOLUME 8 OF MAPS, PAGE 57, SAN JOAQUIN COUNTY RECORDS.

APN: 219-190-090-000 (LOT 10) AND 219-190-070-000 (LOT 12)

CONTAINING A TOTAL OF 13,000 SQUARE FEET, MORE OR LESS.

SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

A PLAT (EXHIBIT "B") SHOWING THE ABOVE-DESCRIBED AREA IS ATTACHED HERETO AND MADE A PART THEREOF.

THE INTENT OF THIS LEGAL DESCRIPTION AND EXHIBIT PLAT IS TO MERGE THESE TWO PARCELS OF LAND INTO ONE SINGLE PARCEL.

DATED: 1.10.2023



NORTH LINE SECTION 5

30'

YOSEMITE AVENUE

30'

S89°30'00"W 100.00'

50.00'

50.00'

LOT LINE
BEING REMOVED

16

14

S00°30'00"E
130.00'

12

S00°30'00"E
130.00'

10

130.00'
N00°30'00"W

8

6

PARCEL A

13,000 SF

8-MP-57
BLOCK 1

50.00'

50.00'

20'

N89°30'00"E 100.00'

ALLEY

20'

SCALE: 1" = 30'

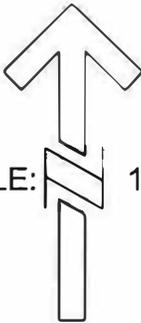


EXHIBIT C1

mcr
ENGINEERING
www.mcreng.com

MCR ENGINEERING, INC.
1242 DUPONT COURT
MANTECA, CA 95336
TEL: (209) 239-6229
FAX: (209) 239-8839

GRACE MOTORS
LOT MERGER LLA 22-89

MANTECA,

CALIFORNIA

BY: DFB

DATE: 10/17/22

SHEET: 1 OF 1

FILE: 22-077 LLA.dwg

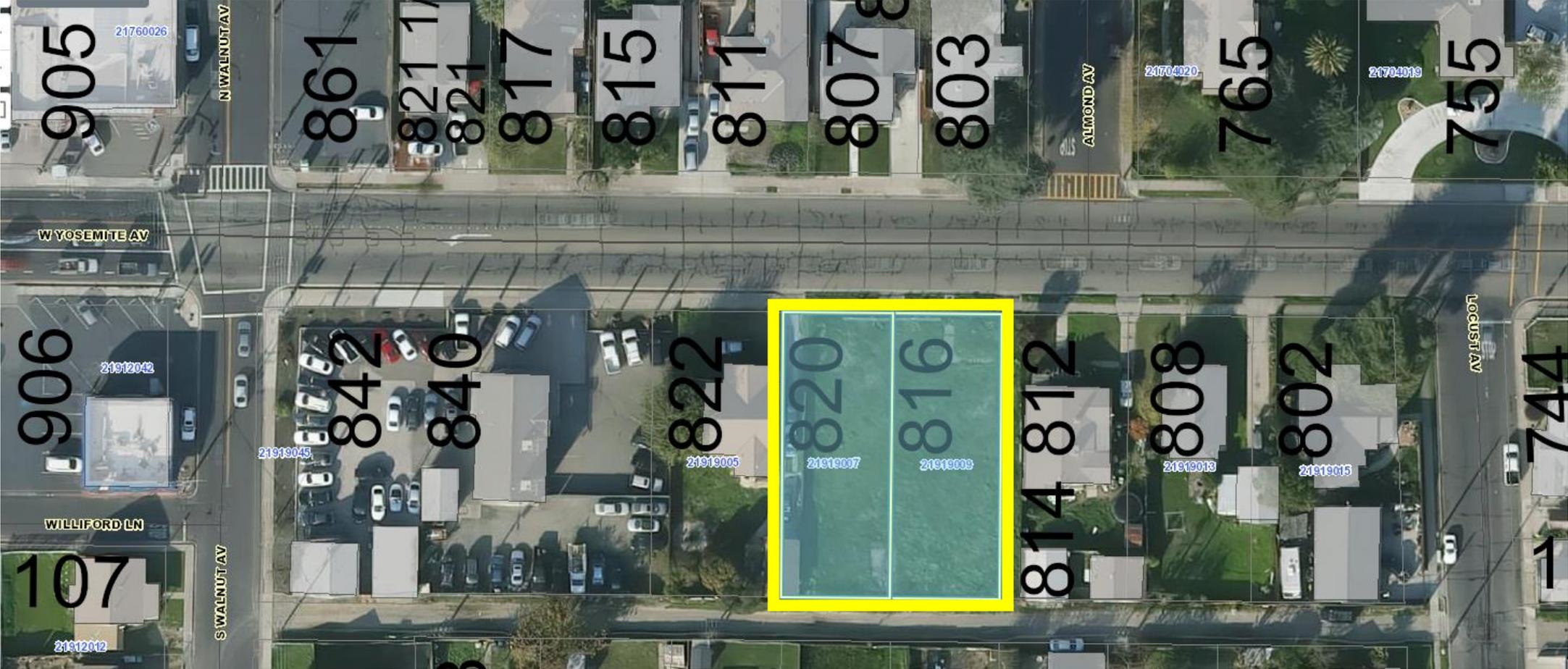


Site Plan Review SPC 22-88, LLA-22-89 & UPJ-22-90
Ravh Auto
816 & 820 W Yosemite Ave.

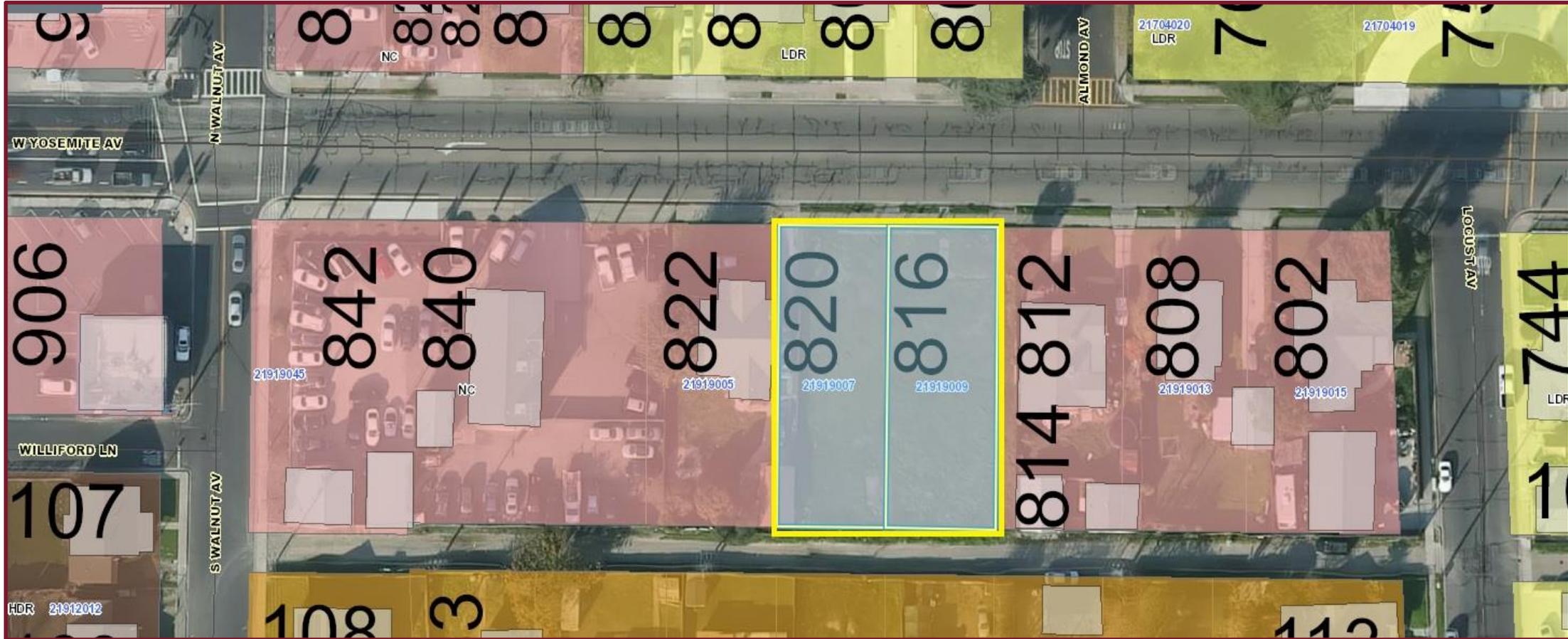
June 15, 2023

City of Manteca Planning Commission Public Hearing

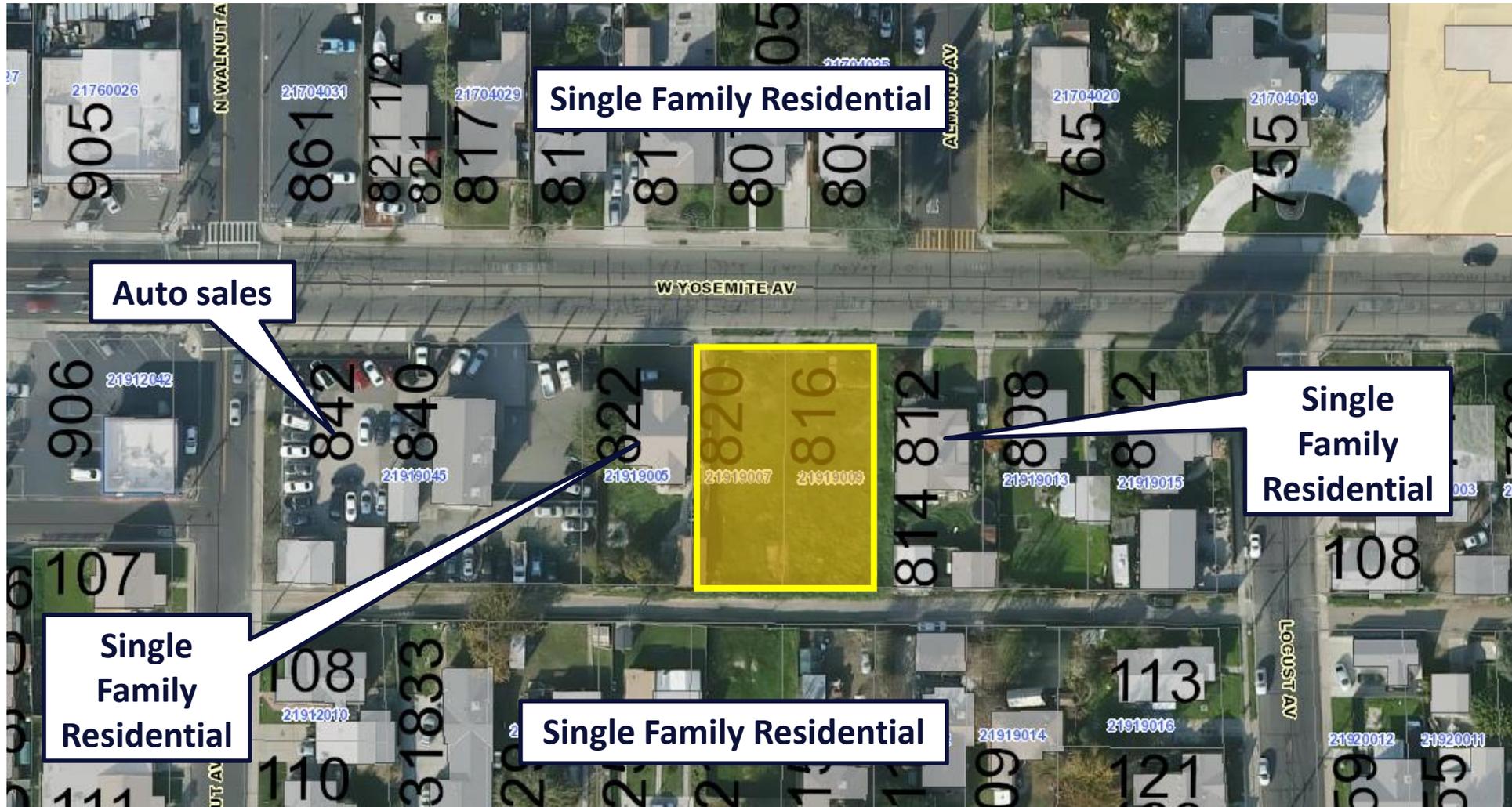
Vicinity



Zoning



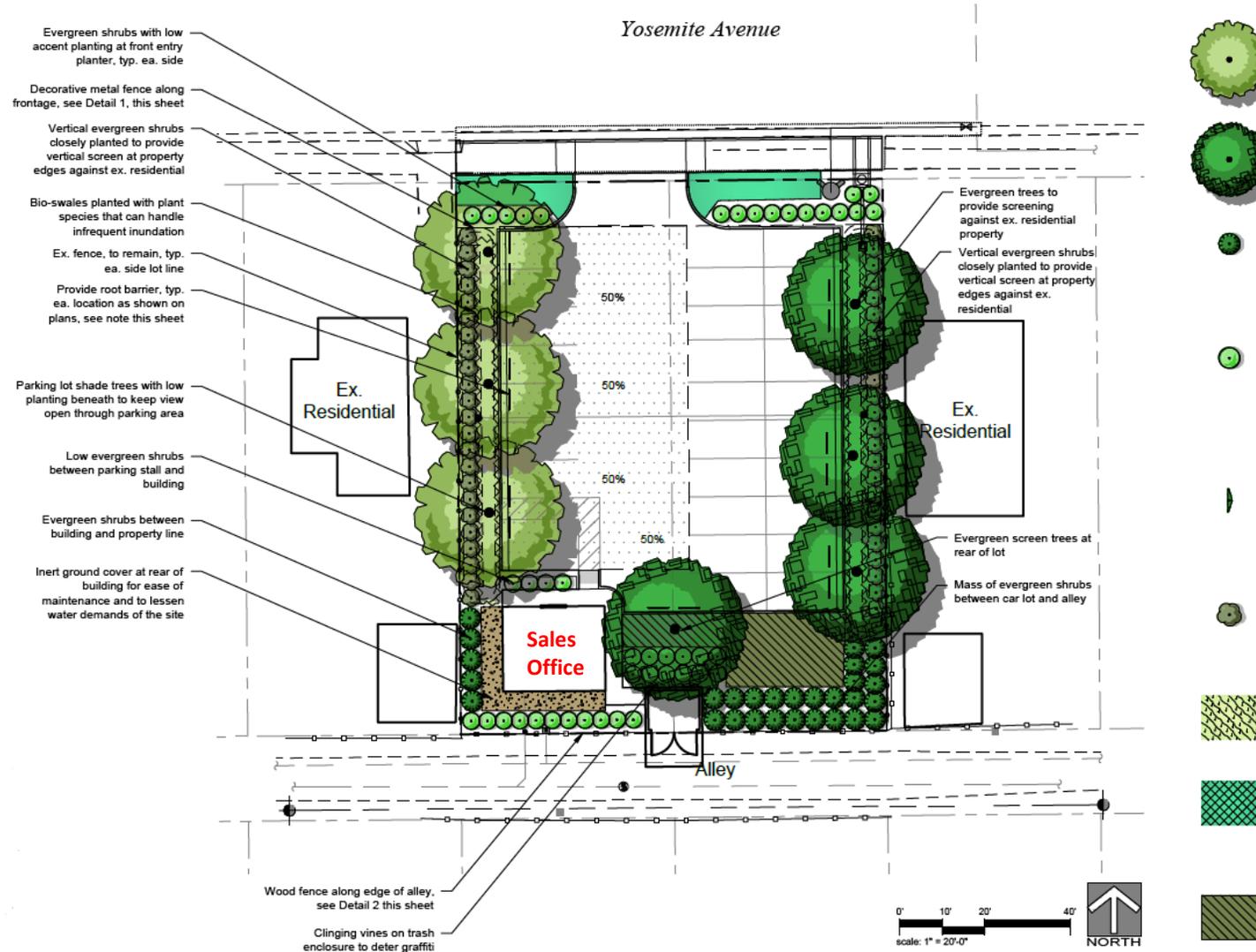
Adjacent Uses



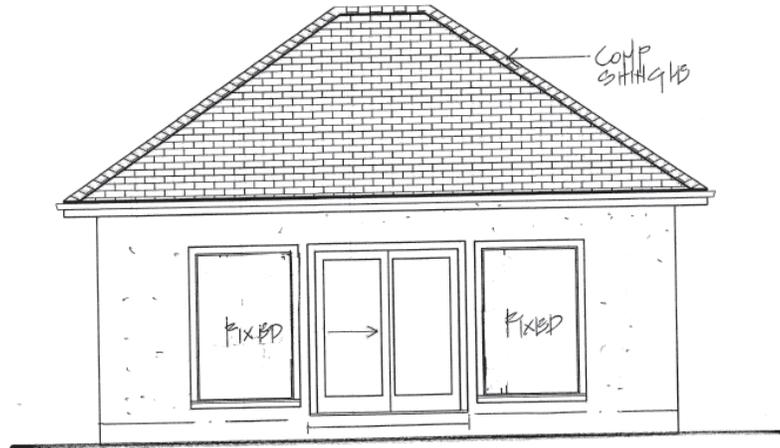
Current Site Conditions



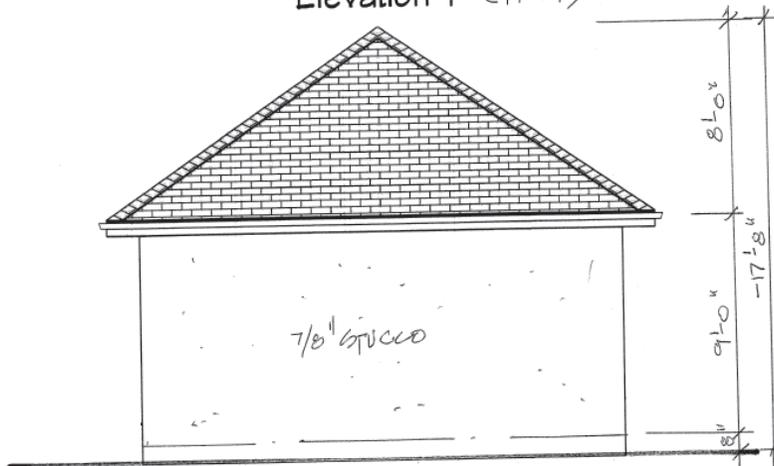
Proposed Site Plan



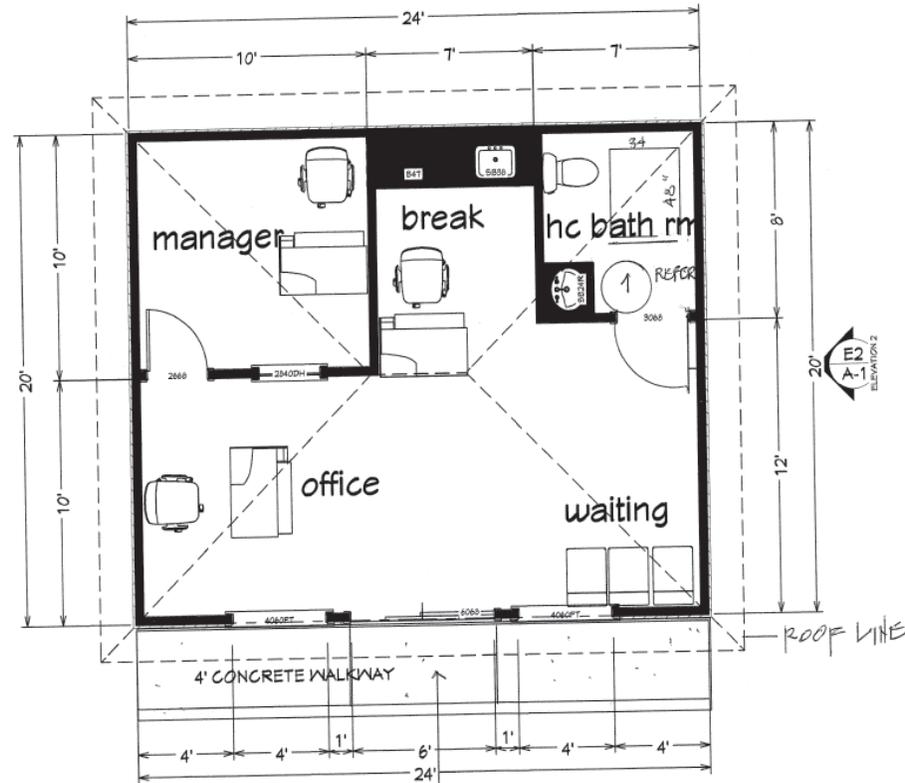
Elevations



Elevation 1 (FRONT)



Elevation 2 (SIDE)



1st Floor

NOTE: ALL ACCESS TO BUILDING WILL BE BARRIER FREE PATH OF TRAVEL

BUILDING ANALYSIS
 OCCUPANCY = B
 OCCUPANT LOAD = 480/100 = 400OCCUPANT
 BUILDING TYPE = NON SPRINKLER = VB

TOTAL SQUARE FOOTAGE = 4805F



Recommendation

Adopt Resolution No. 1633 to approve the proposed Site Plan SPC-22-88, Lot Line Adjustment LLA-22-89 and Conditional Use Permit UPJ-22-90 as conditioned, for 816 and 820 W. Yosemite Avenue.





Thank you

June 15, 2023

City of Manteca Planning Commission Public Hearing