



CITY OF MANTECA COMMUNITY DEVELOPMENT APPLICATION FORM

Planning Division, 1001 W. Center Street, Manteca, CA 95337, (209) 239-8427 Fax (209) 825-2349

Type of Application		
<input type="checkbox"/> Annexation (Special Submittal Package)	<input type="checkbox"/> Municipal Code Amendment	<input checked="" type="checkbox"/> Subdivision Map
<input checked="" type="checkbox"/> Rezone/Prezone	<input checked="" type="checkbox"/> General Plan Amendment (Special Submittal Package)	<input type="checkbox"/> Parcel Map
<input type="checkbox"/> Development Agreement	<input type="checkbox"/> Variance/Minor Zone Modification	<input type="checkbox"/> Lot Line Adjustment (Special Submittal Package)
<input type="checkbox"/> Specific Plan/Amendment	<input type="checkbox"/> SIGN: Major/Minor/Program	<input type="checkbox"/> Tentative Map Extension
<input type="checkbox"/> Master Plan/Amendment	<input type="checkbox"/> Minor Plan Modification	<input type="checkbox"/> Minor Use Permit
<input type="checkbox"/> PD, Planned Development	<input type="checkbox"/> Minor Site Plan Review	<input type="checkbox"/> Conditional Use Permit
<input type="checkbox"/> Appeal	<input type="checkbox"/> Site Plan Review	<input type="checkbox"/> Other:

Project Detail

Project Name: North Main Commons
 Property Address: _____ APN: 218-100-01,02

Project Description (submit separate attachment if necessary) (e.g. Expansion of existing use, establishment of a new use or new construction, etc.)
144 Single-Family Residential Lots
1 Neighborhood Park
2 Condominium Lots
See attached letter for detailed description

Property Owner:
 Name: Valeri Rossi Living Trust
 Contact: _____
 Address: same as applicant
 City, Zip: _____
 Phone: _____
 Fax: _____
 E-mail: _____
 Cell: _____

owner/ Applicant
 Name: Toinette Rossi Living Trust
 Contact: Toinette Rossi
 Address: P.O. Box 8837
 City, Zip: Ripon 95366
 Phone: (209) 969-4440
 Fax: _____
 E-mail: toinetter@hotmail.com

Office Use Only-Fees					
Fees	Account Number	Application Type	Fees	Account Number	Application Type
Receipt Number		Date		Accepted by	

File Number/s: _____

items may result in delaying the processing of my application. I further acknowledge and agree that by signing this document I accept the posting of public notices regarding the proposed project at the project site. CR (Initial)

- 4. Applicant(s) agree to defend, indemnify and hold harmless the City of Manteca ("City") and its agents, officers, consultants, independent contractors and employees ("City's Agents") from any and all claims, actions or proceedings against the City or the City's Agents to attack, set aside, void, or annul an approval by the City, or the City's Agents concerning the Project (collectively "Claim"). The City shall promptly notify the Applicant of any Claim and the City shall cooperate fully in the defense. If the City fails to promptly notify the Applicant of any Claim or if the City fails to cooperate fully in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Nothing in this paragraph shall obligate the City to defend any Claim and the City shall not be required to pay or perform any settlement arising from any such Claim not defended by the City, unless the settlement is approved in writing by the City. Nothing contained in this paragraph shall prohibit the City from independently defending any Claim, and if the City does decide to independently defend a Claim, the City shall bear its own attorney's fees, expenses of litigation and costs for that independent defense. The Applicant may agree to reimburse the City for attorney's fees, expenses of litigation and costs for that independent defense. Should the City decide to independently defend any Claim, the Applicant(s) shall not be required to pay or perform any settlement arising from any such Claim unless the settlement is approved by the Applicant. CR (Initial)
- 5. This Application will be a public record. JK (Initial)
- 6. This Application is made under, and shall in all respects be interpreted, enforced, and governed by, the laws of the State of California. In the event of a dispute concerning the terms of this Application, the venue for any legal action shall be with the appropriate court in the County of San Joaquin, State of California. Should legal proceedings of any type arise out of this Agreement, the prevailing party shall be entitled to costs, attorney's fees, and legal expenses, including but not limited to expert fees and costs. JK (Initial)

IT IS SO AGREED:

Yvonne Rossi
Applicant Signature

Teinette Fossi
Print Name

6-23-17
Date

Valerie Rossi
Property Owner Signature

Valerie Rossi
Print Name

6-26-17
Date

Property Owner Signature

Print Name

Date

Other Contact Information

<i>owner:</i>		<i>Engineer:</i>	
Name:	<u>Andrew J. Rossi, Sr. 2003 Trust</u>	Name:	<u>Tony Marshall, MCR Engineering</u>
Address:	_____	Address:	<u>1242 Dupont Ct.</u>
City, Zip:	<u>Same as applicant</u>	City, Zip:	<u>Manteca, CA 95336</u>
Phone:	_____	Phone:	<u>(209) 239-4229</u>
Fax:	_____	Fax:	_____
email:	_____	email:	<u>tony@mcreng.com</u>

Miscellaneous

General Plan Designation:	<u>CMU</u>	Proposed General Plan Designation:	<u>CMU, MDR, LDR</u>
Zoning:	<u>CMU</u>	Proposed Zoning:	<u>CMU, R-1</u>
General Property Dimensions:	_____		
Acres/Square Feet:	<u>30 ACRES</u>		
Land Use: Undeveloped/Vacant	<input checked="" type="checkbox"/>	Developed	<input type="checkbox"/>

Hazardous Waste Affidavit

Government Code Section 65962.5 requires each applicant for any development project to consult the State Hazardous Waste and Substance Sites List. Based on this list (available from the Planning Division of the Community Development Department) the applicant is required to submit a signed statement to the City of Manteca indicating whether the project is located on a site which is included on the list before the City accepts the application as complete. If the project site is listed by the State as a hazardous waste or substance site, the applicant must fully describe the nature of the attached hazard and potential impacts in the Initial Study, Part I. In either situation, the applicant must complete and sign the Affidavit in the space below.

I have been informed by the City of Manteca of my responsibilities pursuant to Section 65962.5 to notify the City as to whether the site for which a development application has been submitted is located within an area which has been listed as the location of a Hazardous Waste or substance Site by the Office of Planning and Research, State of California.

- The project site is located in an area listed as a Hazardous Waste or Substance Site.
- The project site is **not** in an area listed as a Hazardous Waste or Substance Site.

I declare under penalty of perjury of the laws of the State of California that the foregoing is true and correct.

Applicant Signature: Yonette Rossi Date: 6-23-17

Agreement and Representations of Applicant

This application is not complete, and processing of this application will not begin, until all initials and signatures are provided:

1. Applicant(s) acknowledge and agree that by making this application, and under the authority of Government Code Section 65105, that in the performance of their functions, City staff may enter upon the subject property and make examinations and surveys, provided that the entries, examinations and surveys do not unreasonably interfere with the use of the land by those persons lawfully entitled to the possession thereof. JK (Initial)
2. Applicant(s) certify under penalty of perjury that the signature(s) provided below is/are that of the legal owner(s) (all individual owners must sign as they appear on the deed to the land), Corporate Officer(s) empowered to sign for the corporation, Owner's Legal Agent having power of Attorney (a notarized Power of Attorney document must accompany this application), or the owner's authorized representative (include a notarized consent form from the owner). JK (Initial)
3. Applicant(s) acknowledge and agree that all of the required items have been submitted and understands that missing

CITY OF MANTECA COMMUNITY DEVELOPMENT DEPARTMENT

LETTER OF AUTHORIZATION

This document shall serve to notify the City of Manteca that the undersigned are the legal owner(s) of the property described in the attached application and do hereby authorize the person/firm identified below to file and represent my/our interest in the application(s) listed below.

Authorized Person:

Name/Firm Tony Marshall, MCR Engineering, Inc.

Address 1242 Dupont Ct.

City/State/Zip Manteca, CA 95336

Phone (209) 239-6229

Applications: North Main Commons TM, GPA & R2

Legal Owners:

The undersigned are the legal owner(s) of the said property; have read the foregoing letter of authorization and know the contents thereof; and do hereby certify that the same is true of my/our own knowledge. I/we certify (or declare) under penalty of perjury under the laws of the State of California that the information contained in the above referenced application(s) is true and correct.

Joanette Rossi
Applicant Signature

Toinette Rossi
Print Name

6-23-17
Date

Valerie Rossi
Property Owner Signature

Valerie Rossi
Print Name

6-26-17
Date

Property Owner Signature

Print Name

Date