

Planning Division
Current Project List
UPDATED: 04/23/2014

Active Projects						
Project Name	Appl. Date:	Project #/ Type	Description	STATUS	Priority	Planner
The Trails #3 & #4	TBD	GPA, REZ, PDA, SDJ - 14-75-01	General Plan Amendment, rezone, and PD Amendment to redesignate the HDR land within the Trails project area to LDR, and to establish a tentative subdivision map with single family lots for the two areas.	Partial Application Received.		Durrer
The Trails #2	TBD	SDJ-14-77-04	Tentative Subdivision Map to Re-Subdivide lots E, H, M, N, O, & P of original map as single family lots.	Partial Application Received.		Durrer
Taco Bell	04/10/2014	PST-14-39-02	Preliminary Staff Review for taco bell with drive thru	Project routed on 4/17; due back 5/6		Kang
Fiore Development	03/17/2014	SDN-14-77-02	Tentative Parcel Map to subdivide the 7.8-acre commercial property at 2010 Crestwood Avenue into 5-parcels.	Routed on 3/18, comments due back April 11. Staff review meeting scheduled for 3/26.		Durrer
Dutra/Danna Lot Line Adjustment	02/27/2014	LLA-14-47-03	Lot Line Adjustment to reconfigure existing parcels to allow for an equal swap of land area at the planned future intersection of McKinley and Atherton.	Application Received & routed		Henson
Danna Parcel Map	03/04/2014	SDN-14-77-01	A Large Lot tentative Parcel Map to subdivide approximately 224-acres into 4 parcels that establish future developable areas including a 17-acre school site. NW corner of Woodward and McKinley.	Application Received and routed. Comments due back 3/20.		Henson
Panera Bread	03/06/2014	SPC & UPN 14-78-02	Site Plan Review and Minor Use Permit Entitlement Processing for Panera Bread with a drive-thru at 1337 E. Yosemite Av.	Application Received and Assigned. Routed for comments.		Henson
Manteca Veterinarian Hospital	01/28/2014	SPC-14-78-01	Site Plan Review to construct a new 5,376 sq. ft. Veterinarian Hospital to replace the existing vet hospital at 911 Moffat Blvd.	Application received. Routed for comments. Incomplete metter sent 2/28/14		Henson
550 Commerce Court	11/21/2013	MPM & LLA 13-57-10	Minor Plan Modification and Lot Line Adjustment to add land to the parcel to accommodate a new row of parking for the project site.	Project route complete; sent incomplete letter on 12/20 due to unresolved landscape issues-- LLA may need to be moved; waiting for resubmittal--last contacted architect on 4/21-- still working out issues with applicant		Kang
Tesoro Park	11/21/2013	GPA, REZ, PD Amend, SDJ, IS/MND 13-96-04	General Plan Amendment, Rezone, PD Amendment to redesignate the existing 8-acre MUSD school site within the Tesoro subdivision for development as 26 additional single family homes.	MM met with project engineer regarding the entitlement process and timing 08/02/2013. Application Received. Routed, comments due 12/4 w/comments due 01/02. Project assigned to Kang on 3/18. Routed on 3/26--due back 4/16; tribal consult sent on 3/26		Kang
Clearwater Creek	11/21/2013	SPPA, SDJ, IS/MND 13-91-02	Specific Plan Amendment to redesignate the existing 9-acre school site within the Union Ranch East subdivision for development as 33 additional single family homes.	MM met with project engineer regarding the entitlement process and timing 08/02/2013. Application Received. Routed, comments due 12/4 w/comments due 01/02. Project assigned to Kang on 2/20; Project rerouted on 3/6; due back 3/25		Kang
Oakwood Trails at Tara Park	10/31/2013	GPA, REZ, SDJ 13-96	General Plan Amendment to redesignate an area of land from BIP to CMU, Rezone to make consistent with GP amendment, and a Tentative Subdivision Map and EIR for a 578 single family residential lot subdivision on 206.7-acres APN 241-260-02, 03, & 07.	Meeting with Project Engineer 05/30/2013 indicates that the project will move forward. Follow-up meeting on 07/16 with project engineer to discuss design challenges identified at May meeting. Application Received. Application Routed 11/08 with comments due 12/06. letter sent 12/17/13, meeting scheduled for staff to discuss S Manteca land uses for 1/8/14. Resubmitted and routed on 3/20/14		Henson
Hookah Lounge	10/21/2013	MCA 13-90-01	Municipal Code Amendment request to include Hookah Lounges	Application received. Routed for comments 11/7. MIM to contact applicant and schedule for public hearing w/PC. ND completed sent out on 4/21; due back 5/11, Public Hearing w/PC 05/27		Meissner
Project Laurie	10/11/2013	SPC-13-78-02	Site Plan for a 1,228,500 sq. ft. concrete tilt-up structure.	Application materials routed 10/15. Project site meeting 10/22. Comments due 10/29. Incomplete letter delivered 11/5. On May 5th it will be 6-months with no activity. 30-day or quit letter should be sent.		Contract
Oleander Estates DAA	09/25/2013	DAA 13-97-01	Development Agreement Amendment	Under review by applicants.		Frederic

Alma Apartments	09/13/2013	SPA & SDN 13-78-01	Site Plan for a 184-unit apartment and/or condominium complex and tentative parcel map to create 4 parcels for the new project area.	Project routed, completeness letter to be sent out week of 10/7. Awaiting resubmittal, and begin Initial Study.		Durrer
LED Sign	07/25/2012	PDA, DAA, UPJ 12-73-02	Establish LED billboard at Promenade Shops	Request emailed to applicant requested formal submittal of proposal, too many emails via Don Smail have bogged down the process. ED sent letter pointing out the issues with the photometric study they've completed. Staff has requested that they address the glare/photometric so that we can prepare an initial study. Steve Craig to provide updated photometric and revenue agreement 10/21. 11/4 applicant tried to re-submit the same photometric without addressing anything in the comment letter, staff explained and now they are working on it again. Applicant resubmitted on March 3, 2014, routed, comments due back 4/2/14.		Durrer
SOWA, Woodward Park 1	04/03/2013	13-99-01 DA, PRZ, ANX, SDJ & EIR	Tentative Map, General Plan Amendment, Prezoning, Annexation, Development Agreement & Environmental	NOP posted at Clearinghouse on 10/7, and distributed to local agencies. Scoping meeting scheduled on 10/22 in CC Chambers at 3pm. Applicant working on updated Phase 1 to include pesticides. RLC also working on design changes to allow for connection point into Hat Ranch to the south. Admin Draft EIR submitted and reviewed by City. Awaiting Applicant comments on ADEIR. Screencheck submitted 3/2/2013 to go over final review and distribute for 45-day review by next week. NOA/NOC on hold pending direction from City Administration.		Durrer
SOWA, Woodward Park 2	04/03/2013	13-99-02 DA, PRZ, ANX, SDJ & EIR	Tentative Map, General Plan Amendment, Prezoning, Annexation, Development Agreement & Environmental	Same as Woodward Park 1, Applicant working on updated Phase 1 to include pesticides.		Durrer
Hat Ranch	05/08/2013	13-99-03 ANX, GPA, PD, PRZ, SDV, DA, EIR	Tentative Map, Planned Development, General Plan Amendment, Prezoning, Annexation, Development Agreement, and Environmental	NOP completed. Met with applicant on 12/11 to discuss FC's substantial circulation changes. Applicant is attempting to address. 12/16 City staff, Raney and Kennedy Jenks met to discuss WSA. Followup WSA meeting with PW on 2/27. Traffic study delayed due to timing of requested revisions to circulation, and relation to Evans Estates. Received partial ADEIR on 3/2/13, applicant and city review currently underway. Working on Water Supply issues.		Durrer
Monte Bello Estates (Ott)	05/29/2013	13-75-02 SDJ, GPA, REZ, IS	Tentative Subdivision Map, General Plan Amendment, Rezone, and Initial Study for 121 low density residential lots on 30-acres. APN 202-220-07	Application materials under review prior to initial routing and review. Application routed for initial review 06/21/2013 with comments due 07/11/2013. RH to prepare letter regarding comments received on original map, and to meet with FC & MH on revised map. MM to request memo from MH RE: Caltrans request for TIS. Revised application to include GPA for CMU at Airport and Louise. 9/11/13 Staff waiting for resubmittal. Proposals for RFP to complete MND 10/21. Contract awarded for MND. Letter sent to applicant 11/20/13. 12/2/13 received check from applicant, contacted consultant to start work. Admin Draft MND to be available week of 02/10. NOA and Draft MND posted and under review. Review ends 4/7/14. Raney and F&P responding to Caltrans comments on MND.		Henson

Family Entertainment Zone (FEZ)	Pending	GPA, REZ, PD, Master Plan	Entitlement processing & Environmental	Waiting for Project Description from Don Smail in order to prepare RFP for EIR. FC/DS prepare project description. RH preparing draft RFP for distribution. Distribution of RFP depending on legal determination 08/06/2013. MM met with Art Nunez RE: FEZ application (08/14). Final project description for RFP provided 08/16. MM Received draft application materials for review 08/28. RH working with DS to finalize RFP, waiting for revised project description 09/11/2013. MM Reviewed and commented on Master Plan proposals 10/21. Professional Services Agreement for EIR approved by CC 12/17/2013. MM to Kick-Off ASAP. NOP distributed 02/04/2014. Scoping Mtg. 02/20/14. EIR consultant waiting on WSA and Master Plan. Applications made and Fees Paid 04/17.		Henson/Meissner
Great Wolf Lodge	Pending	GPA, REZ, PD, SPC	Entitlement processing & Environmental	Same as above. No site plan application materials. Fees Paid 04/17.		Henson/Meissner
Municipal Services Review & Sphere Of Influence Update	N/A	CITY INITIATED	Forthcoming annexations to the City will require an update of the MSR. Needs to be budgeted for and to find a consultant to complete. MSR updates are scheduled for each 5-years. The SOI update provides an opportunity for the City to amend its 10-year sphere to include areas not previously contemplated (e.g. Hat Ranch and Lathrop/99 interchange)	Received rough proposal and estimated cost from DeNovo Planning for review prior to formalizing proposal. MM requested funding from FC and City Manager. Preliminary budget indicates that the money will be available. MM shared MSR proposal w/MH. MH indicated that support for data collection/creation dependent on future staffing. MM to prepare Pro Serve Agreement 08/06/2013. MSR routed for review and approval 08/15. Currently in Finance 09/10. To City Manager for approval 09/12/2013. Approved by CM 09/23. Schedule Kickoff. Kicked off with DeNovo 09/27. MM to follow-up w/DeNovo. MM working with Pennie on Maps. MM to request status update. Received Admin Draft 01/09/13. Comments from CDD on Admin Draft to DeNovo 01/28/2014. Admin Draft to LAFCO ETA for comments week of 04/07. Comments on ADMRS routed to City team and DeNovo 4/3. No responses as of 4/23.		Meissner
Bicycle Master Plan Update	N/A	SVP Grant - CITY INITIATED	Update of the Bicycle Master Plan (Smart Valley Places)	Mark Houghton requested participation by PW and emphasis of class 2 bike lanes on main roadways rather than class 3 on neighborhood streets. MM to route existing BMP to PW for comments. MM preparing binders of neighboring City and County BMP's and Manteca Circulation Element, and general plan goals/policies/implementation measures that promote bicycle and ped. Survey created and posted 09/09. Pulled Survey for analysis 10/23. Completed Survey Analysis and Needs section 12/14/13. Completed consistency section. Completed Goals & Objectives section. Working on Existing Conditions section. Sent draft to SVP on 4/15; routed draft to agencies on 4/17		Meissner/Kang

Active Previously Entitled Projects						
Austin Road Environmental	N/A		Project follow-up: Review of Improvement Plans, MMRP Tracking, Developer Meetings.	Met with Ripon and County regarding Sub Regional Fee 05/29/2013. Meetings on June 10 with Traffic Consultant and Developer regarding MMRP. Proposal to prepare sub regional fee submitted 06/11/2013. Pro Serv Agreement with F&P RE: Sub Regional Fee routed for review and approval by KM/CM 08/01/2013. Funding? PSA approved Fehr & Peers completing work, due 10/4/13. Draft of sub-regional fee due week of 10/21 for review by City. Draft sub regional fee received 11/22/13. Staff meeting scheduled for 12/5/13. 12/6/13 study sent to City of Ripon and applicant. 1/2/14 staff received letter from Ripon stating they received study and are reviewing the work. RH to get status from Ken Z. at Ripon. Ripon provided letter 3/4/14. I wrote a response to be sent on 3/20.		Henson
Centerpoint Environmental	N/A	Master Plan	Project follow-up: Review of Improvement Plans, MMRP Tracking, Developer Meetings.	Work on the grading permit is conditioned to require Air District permitting prior to work. RH, Centerpoint has not bonded for its Habitat Mitigation. Centerpoint paid cash for 57.4-acres of Habitat Mitigation 06/13. Water, Sewer, and Grading Permits ready to issue upon pulling Encroachment Permit 07/09/2013.		DeJong/ Henson
Crothall CIC South - Centerpoint Project Development	N/A	Plan Check	Plan Check and MMRP for Crothall Laundry Facility	RH continuing discussion with Jeremy RE: conditions of approval for Crothall. Construction application submittal 08/06/2013. RH to confirm architecture and grading mitigations are complete. Grading Permit issued 9/10/13. Plan check comments for Building Permit provided 9/5/13. Due for resubmittal 10/21. 11/13 Under construction		DeJong/ Henson
Yosemite Square Environmental	N/A	Master Plan	Plan check and review of the Yosemite Square Master Plan Improvement plans and compliance with the MMRP.	Improvement Plans submitted. RH reviewed and commented 01/30/14		DeJong/ Henson
Popeye's	N/A	Plan Check		Plans submitted, comments due 10/8/13. No resubmittal 10/21. 12/13 permits issued. Under Construction. 30-day cash bond to allow TCO while finalizing planning conditions.		Henson
AT&T Cellular/Clock Tower	N/A	Plan Check	Plan Check for the building permit to construct the AT&T Cellular/Clock Tower.	Plan Check comments provided 9/3/13. Building Permit Issued. Under Construction. Awaiting Irrigation plan approval prior to final.		Henson
Evans Estates	N/A	SDJ	Project follow-up: Review of Improvement Plans, MMRP Tracking, Developer Meetings.	with due-diligence questions. ED/FC/MH provide answers to due-diligence questions, 06/19/2013. MM met w/Chris Mullen & MH RE: availability (i.e. well, tank). Feb. 2014 - DeJong indicated that Duke Development is re-lotting, and he will fwd to planning as soon as the new layout is available. ED/MM reviewed proposed layout and required revision to provide		DeJong/ Durrer
Silva Estates/Blossom Grove	N/A	SDJ	Project follow-up: Review of Improvement Plans, MMRP Tracking, Developer Meetings.	Applicant has met requirements of the MMRP to allow final map and grading. Need to bond for improvements and obtain final approval of subdivision improvement agreement. Blossom Grove (Legacy Homes) Master Plans approved by MK		DeJong/ Meissner/ Kang

Oleander Estates	N/A	SDJ	Project follow-up: Review of Improvement Plans, MMRP Tracking, Developer Meetings.	JD, Lumen, RC, & MM met with Jed Bennett of DR Horton on 04/10/13 to discuss steps moving forward with 118-units at NW project corner. Jed to submit master plans for review as additions to PD and Building Plan Check. MM to prepare approval letter for additional master plans. MM working with Toni Raymus on compliance with MMRP 06/04/2013. JD, improvement plans back to MCR for corrections. MM determined that Oleander has complied with MMRP requirements allowing grading 07/30/2013. MM Reviewed Floor Plan and Elevations for DR Horton and Raymus per PD requirements. DR Horton submitted plot plans-MK approved; Raymus submitted Master Plans. MM determined that MMRP complete 02/04/14. Fit list for individual lots provided 04/22/2014.	DeJong/ Meissner/Kang
Pillsbury Estates	N/A	SDJ	Project follow-up: Review of Improvement Plans, MMRP Tracking, Developer Meetings.	Received letter from SJVAPCD to allow grading. Grading permit issued. Temporary Use Permit application to establish the model home complex 08/29/2013. Project status meeting held with developer 10/21 set to pull permits late November. MMRP items prior to issuance of building permit.	DeJong/ Durrer
The Trails	N/A	SDJ	Project follow-up: Review of Improvement Plans, MMRP Tracking, Developer Meetings. (see above and Anticipated page)	Met with Jay Utal regarding various outstanding mapping conditions and requirements. Determined problem with Storm Drainage requirement. Storm Drain Condition revisions approved by City Council 05/21/2013. FC met with State regarding drainage 06/14/2013. Due-diligence mtg. with potential buyer 07/18/2013. ED met with property owner, Diane Wurzel to explain the implications of SB5 for her property and the potential of any project developing on that site 09/27. Jay Utal requested another due diligence mtg on 2/13/14, ED reviewed required entitlements necessary to move fwd. Provided information and have not heard back.	Durrer/Clark
The Trails			Williamson Act Cancellation	The new appraisal was completed, ED met with property owner, Diane Wurzel to explain the implications of SB5 for her property and the potential of any project developing on that site.	Durrer
Terra Ranch	N/A	SDJ	Project follow-up: Review of Improvement Plans, MMRP Tracking, Developer Meetings.	MM & FC spoke/met with project engineer regarding substantial compliance questions due to minor mapping adjustments. Provided answers to due-diligence questions of potential buyer on utilities and GMO, 07/31/2013. Met with project engineer and new potential buyer 12/16/13; project moving forward--MK working on MMRP with applicant	Meissner/C lark/Kang
Shadowbrook	N/A	SDJ	Project follow-up: Review of Improvement Plans, MMRP Tracking, Developer Meetings.	MM & FC spoke/met with potential buyer and owners. Buyer to provide project description to determine process moving forward prior to application 12/18/2013. MM & FC met w/owners and buyers due diligence. Application pending.	Meissner

Planning Division
Anticipated Project List

Anticipated Projects				
Project	Project #/ Type	Description	STATUS	Planner
Evans Estates	SDN	A Large Lot Tentative Parcel Map to subdivide the project into parcels that establish future developable areas including parks and roadways.	Awaiting application	
Rainforest Nursery	MPM	Addition of a new building (which is already existing) to expand business.	Awaiting application; MK gave building fee estimate	
URE Apartment Complex	SPC	New Apartment Complex, part of the URE SP	Awaiting application; architect has been contacting MK regarding development fees and specific plan	
Zoning Ordinance Updates	N/A	Update Zoning Ordinance to fix aspects of the code that are not working well.	Folder full of potential amendments. MM met with Commissioner Morowit regarding this item being moved forward 06/10/2013.	Meissner
Zoning Ordinance Design Guidelines	N/A	Small Lot Residential Design Guidelines	Time w/submittal of Trails PD Design Guidelines for the small lots. Trails on-hold.	Durrer
Taco Bell	SPC	Site Plan to establish a Taco Bell with a drive through at Stadium Square (# Daniels).	Awaiting application	Meissner
ARCO AM/PM	SPC	Site Plan to establish a new Arco Gas Station, Mini Mart, & Carwash east of the McDonald's site (1912 Daniels).	Awaiting application	Meissner
NWAW Masterplan Amendment		Minor amendment to the Northwest Airport Way Master Plan to establish a sign program for the entire master plan area.	Awaiting application	Henson
Legacy Homes	TUP	Model Home complex	MK spoke to Lisa Legett	Kang
Municipal Code Amendment	MCA	To consider amendments to the sign ordinance regarding signage for multi-tenant Industrial Complexes.	Awaiting application	Clark
Sundance	SDJ, ENV	requires revisions to approved tentative map to accommodate lots fronting to Woodward Avenue. Requires review and recommendation of Planning Commission for review and approval by City Council.	MM & FC met with Frontiers Homes regarding required tentative map revisions. ED and JD met with the Maria Dutra in regards to bringing the subdivision back on line.	?
Shadowbrook	SDJ, ENV	Approved Tentative Map to brought back on line, may require re-map, DA Amendments.	Discussions with project engineers indicate the project will move forward.	?
Arditi Property	GPA, REZ, SDJ	Tentative Parcel Map to split the property on both sides of Atherton Drive. General Plan Amendment and Rezone to accommodate a small lot residential subdivision.	Staff met with Florshiem Homes 05/14/13 regarding the proposed development. Project applicant to submit within the next 45-days.	Henson
CBS LED Signage at GWL/FEZ	UPJ, DA	Establish LED Billboard on City property west of Costco on Daniels, future development site of Great Wolf Lodge.	MM, ED, met with City Manager, Don Smail, and City Attorney regarding technical details and legalities of locating the proposed LED sign in the GWL/FEZ project area 07/17/2013.	?
Delta College Annexation	ANX, GPA, PREZ, SDJ, EIR	Annexation of the Delta College properties. The properties are currently PQP, but would be redesignated under master/specific plan to include Single & Multi Family, and Mixed Use Commercial Development.	MM, FC, Kivi met with Delta College reps and their planner to discuss annexation and future development potential 07/17/13. MM spoke with their Planner RE: land use and projections 08/07/13.	?
Staples Parcel Map	SDN	Tentative Parcel Map for ?	Kjeldsen Sinnock Neudeck informed me that they are wrapping up a tentative parcel map application for the Staples Property in Spreckles Business Park.	?
Northeast Airport Way Annexation	ANX, PREZ, SDJ, ENV	Cardoza Estates Specific Plan Redo?	MM, FC met with interested party RE 40-acre parcel at Airport adjacent to Woodbridge on the south to discuss annexation for subdivision 07/30/13.	?
PG&E Corp Yard	MPM	Include a corp yard with a CNG fueling station at the Ergonis property		?
F&M Bank	SPC	Site Plan Review Entitlement Processing		?
Wetland Bank Annexation		Entitlement processing & Environmental		?

Orange: Non Statutory

Blue: Non Statutory Contingent on MSR

Red: Statutory

Planning Division
On-Going Tasks

On-Going Tasks				
Project	Project #/ Type	Description	STATUS	Planner
New World Implementation	N/A	Work with New World staff to setup the Planning and Zoning Module	Planning "projects" created. To work with Will Webb on historic project conversion and upload to New World system.	Meissner
SJCOG RHNA	N/A	Participate on Regional Housing Needs Allocation (RHNA) Advisory Committee	April 25th Meeting to kick-off the process and establish process moving forward. To make contact with COG RE RHNA numbers for 2014.	Meissner
Records Retention	CITY INITIATED	Find, Organize, Scan, Inventory, Files	4 Shelves complete	All Hands
Housing Element Progress Report	Annual Obligation	Provide the State Housing & Community Development Department with annual progress report	Completed for 2014	Meissner
State Department of Finance	Annual	Provide State Department of Finance with annual housing counts	Filed numbers for 2013. Jan 6th	Meissner
SJCOG RTP/SCS	n/a		Contiuous	Durrer & Meissner
Planned Development Binder	CITY INITIATED	Planned Developments will be mapped on the zoning map with a unique color and referenced to a separate map with more detail on the PD's allowances.	Partially completed by Intern	Durrer
Update Building Handouts		Review existing building handouts for consistency with the updated development standards.	In the process of making the changes (status update 02-27-13)	Mandy
SJCOG HTAC	Monthly Obligation	As a signator to the San Joaquin Multi Species Habitat and Conservation Plan, the City of Manteca is obligated to participate as a member of the plan's Habitat Advisory Committee (HTAC).	Meetings typicly are scheduled for the 2nd Wednesday of each month.	Henson
SJCOG SJMSCP Fees Update	Annual Obligation		MM to prepare Council Agenda Report for updated fees to be adopted at the Council meeting of October 1, 2013.	Meissner
Successor Agency Oversight Board		EH is a member of the City's Successor Agency Oversight Board.		Durrer
Growth Management Allocation Process (March & October)	Bi-Annual	The City's Growth Management Ordinance establishes application periods for Growth Allocations for the 2 Friday of March and October.	Applications for March submitted for Pillsbury Estates.	Meissner
Bike/Ped Safe Routes to School Plan		Work with SJCOG to plan for routes within Manteca		Meissner

Planning Division
Completed Project List

Completed				
Project	Project #/ Type	Description	STATUS	Planner
Stadium Square Lot Line Adjustment	LLA-14-47-02	Lot Line Adjustment to reconfigure existing Parcels to accommodate the pending site plans to establish an ARCO AM/PM and a Taco Bell in the area that was previously planned for a stand alone Pharmacy/Store.	Mailed documents to be recorded on 4/16	Kang
Milner Terrace	SDV 13-75-04	Vesting Tentative Subdivision Map and Initial Study for a 76 single family residential lots on 21.5-acres at 2076 & 2140 S. Union Rd. APN 224-022-05 & 06.	Approved by CC 3/18	Durrer
Pillsbury Estates Unit 2, GMO	GMO-14-481-01	Growth Management Application for March requesting 72 allocations for Unit 2 of the Pillsbury Estates subdivision.	Approved by FC	Durrer
Raymus Homes Model Home Complex	TUP 14-48-03	A Temporary Use Permit for a temporary sales trailer and model home complex for Raymus Homes	Approved by MK 3/20/14	Kang
Oakwood Trails at Tara Park	LLA 13-47-09	Lot Line Adjustment to make consistent with Oakwood Trails at Tara Park Tentative Map and a resultant parcel "B" to be sold for a MUSD school site.	Application withdrawn and replaced with SDN-14-77-01	Henson
Raley's #311 Fresh Vision Remodel	MPM 13-57-08	Minor Plan Modification to update the façade of the existing market and centralize the entrance under the a new tower feature/canopy.	Approved by FC 03/17/2014	Meissner
Electric Vehicle Charging Station	MPM 13-57-13	Minor Plan Modification to install an electric vehicle charging station at the Promenade Shops at Orchard Valley Shopping Center.	Approved by FC 3/17/14	Kang
D.R. Horton, Oleander Estates 2 Sales Trailer	TUP 13-48-10	Temporary Use Permit application to establish a model home complex, temporary sales trailer, and parking lot for Oleander Estates Unit 2.	Approved by MK 2/5/14	Kang
Security Public Storage	MPM 13-57-09	Minor Plan Modification to relocate the main entrance, office, and parking of the mini-storage facility from Lathrop Road to Crestwood due to the impacts on access caused by the Lathrop Road SR99 interchange improvements.	Approved by FC 1/16	Kang
AT&T Cell Tower Extension	MPM 13-57-01	Extension of existing cell tower on Vanderbuilt Circle	Approved by FC	Durrer
AT&T Cell Tower Expansion	MPM 12-57-11	Additional tower at Cabral	Approved by FC 03/05/13	Durrer
U-Haul Truck Rental	UPN & MPM 12-73-03	Establish U-Haul Truck rental at 1190 S. Main St	Approved by FC	Durrer
Growth Allocation Processing for October	GMO 12-481-01, 02, 03	GMO allocation applications for Wesport Plaza, Terra Ranch, and Evans Estates	Approved	Meissner
LGO GHG inventory	CITY INITIATED	Local Government Organization Greenhouse Gas Inventory (Grant: Great Valley Center Modesto)	Completed	Durrer
Woodbridge Apartment Complex	SPA-12-78-01	Site Plan Review and Minor Specific Plan Amendment	Approved by PC 12/11/2012	Henson
Pacific Industrial Park	MPM 12-57-09	Site Plan to construct 1 million sq. ft. building	Approved by FC 12/11/2012	Meissner
Approved Auto Center	MPM 12-57-05	Establish Car Sales Building on existing used car sales lot.	Application Date 10/12/12	Durrer
Calvary Community Church PV/Carport	MPM 12-57-04	Contract Photo Voltaic/Carports in existing parking lot of Calvary Community Church	Completed	Meissner
Ad Hoc Sign Committee	12-90-01 CITY INITIATED	Code Update to provide for off-site signage.	Completed	Meissner
McDonald's Spreckels	SPC/UPJ 11-78-02	Site Plan Review & CUP to construct a new McDonald's	Completed	Henson
Rainforest Nursery	SPC 12-59-02	Site Plan Review for an Open air Nursery at 1982 W. Yosemite Av.	Completed	Meissner
McDonald's 1236 W. Yosemite	MPM-12-57-02	Minor Plan Modification for revisions to landscaping and drive thru	Completed	Henson
Manteca Marketplace GPA & REZ	GPA & REZ 12-96-01	General Plan Amendment and Rezone the Manteca Marketplace shopping center from Neighborhood Commercial Zoning to Commercial Mixed Use.	Completed	Durrer
McDonald's Daniels Airport	MPM-12-57-03	Minor Plan Modification for revisions to landscaping and drive thru	Completed	Meissner
Recycling Collection Facility	MPM-12-57-01	Establish a Recycling Collection Facility at 1001 E. Yosemite Av. (Code enforcement)	Completed	Meissner
Union Ranch Specific Plan Amendment	12-91-01 SPPA	Specific Plan Amendment for changes to fencing requirements	Completed	Meissner
Wetmore Cell Tower	12-73-01	Use Permit to construct a cell tower at City facility on Wetmore	Completed	Durrer
Ken Hill Estates Tentative Parcel Map	SDM 12-77-02	Tentative Parcel Map	Completed	Durrer
Manteca Seventh Day Adventist Church	PST-12-39-02	Preliminary Staff Review for Church expansion	Completed	Durrer
U-Haul of Manteca	PST-12-39-01	Mini-Storage and Truck Rental 1190 S. Main St	Completed	Durrer
Yosemite Square		Master Plan, GPA, Rezone & TM for a 144.3 acre project including residential and commercial/office development	Completed	Durrer & Henson
Indy Carwash/Bakery	CUP & MPM	Phased development & remodel	Completed	Durrer
Save On Gas & Liquor	UPN 11-58-08	Use Permit to allow U-Haul rentals	Completed	Henson
Ernie's Lot Line Adjustment	LLA-12-5710	Lot Line Adjustment for restaurant bldg	Completed	Durrer
Yosemite Auto Center	MPM-12-57-05	Used Car Sales	Completed	Durrer
Austin Industrial Truck Dock	SPRA-12-57-07	Add Truck dock to existing Industrial Park	Completed	Durrer
Regional Smart Growth Transit Oriented Development Plan		Review and comment on the Regional Smart Growth Transit Oriented Development Plan being developed by SJCOG		Durrer & Meissner

CenterPoint	DAA-11-97-01	Entitlement processing	Completed	Henson
Growth Allocation Processing for March	GMO 13-481-01, 02, 03	GMO allocation applications for Pillsbury Estates, Yosemite Square, and Silva Estates	Completed 04/01/2013	Meissner
Atherton Drive Extension	MND 12-01	Mitigated Negative Declaration and Initial Study for the extension of Atherton Drive between Airport Way and Union Road	Adopted 04/02/2013	Frederic/Meissner
Cinco De Mayo Music Festival	TUP 13-48-01	Temporary Use Permit for large cultural festival at Best Buy parking lot and building	Approved 04/24/2013	Henson
Cell Tower/Clock Tower	MPM 13-73-01	Use Permit to establish a new cell tower on Yosemite Commercial site.	Approved by PC 04/09/2013	Henson
Centerpoint - South	12-78-04	Laundry Facility	Approved by PC 04/09/2013	Henson
Plan-It Cabinets	UPN 13-73-02	Minor Use Permit to allow cabinet shop at Valley Light Industrial complex.	Approved by FC 04/09/2013	Henson.
Ernie's Food	MPM-12-57-10	Addition of outdoor patio	Approved by FC 05/30/2013	Durrer
Oleander Lot Line Adjustment	13-47-01 LLA	Lot Line Adjustment to	Approved by FC 06/05/2013	Meissner
Louise Avenue Widening	NOE	Notice of Exemption for the Louise Avenue Project	Completed	Meissner
T&A Painting Office	SPC-12-59-01	Site Plan to Convert House on Airport Way to Painting Contractors Office	withdrew application.	Henson
Island Annexation	12-99-01 ANX & PRZ CITY INITIATED	Woodward Road Island annexation and Prezone. (9 parcels)	withdrew application.	Henson
400 Industrial Park (AKA Indy Building)	13-39-01 PST	Preliminary Staff Review to determine City requirements for the conversion of the existing building at 400 Industrial Park Drive into self storage units, office, and onsite managers unit.	Staff meeting held 07/22/2013. Significant Code Enforcement issues to resolve.	Durrer
Sunnyvalley Smoked Meats, 2475 W. Yosemite Av.	MPM 13-57-05	Minor Plan Modification to add a cold storage freezer to the existing processing plant.	Approved 09/09/2013.	Kang
Fencing and Accessory Structures Standards, Cargo Containers.	N/A	Workshop with Planning Commission to discuss fencing, and accessory structures including cargo containers.	PC consensus to report to CC to begin enforcement	Meissner
Popeye's	13-58-01 SPC & UPN	Minor Site Plan and Minor Use Permit for a drive through restaurant at 1401 W. Yosemite Avenue.	FC approved 07/25/2013.	Henson
Austin Road	DA 12-98-01, and SDM-12-77-01	Phase 1 entitlements including a Large Lot Tentative Parcel Map and Development Agreement	Tentative Parcel Map approved by Planning Commission 07/09/2013.	Henson
Air Quality Element Update	SVP Grant- CITY INITIATED	Update of the General Plan Air Quality Element To include CAP (Smart Valley Places)	PC approved on 9/24, staff report submitted to City Clerk, for CC on 10/15.	Durrer
107 West North Street, Façade and Parking Remodel.	MPM 13-57-03	Minor Plan Modification to update the façade of the old CAPS building on the northwest corner of North and Main Streets and update the parking and landscaping.	FC approved	Kang
Book Fair	TUP 13-58-09		MK approved	Kang
Used Car Event	TUP 13-58-08		MK approved	Kang
Consumer's Choice Pest Control, 1726 N. Main St.	MPM 13-57-04	Minor Plan Modification to update the project site plan, parking and landscaping due to the N. Main St. widening project which requires removal of the existing curb, gutter, sidewalk, and street frontage landscaping.	FC approved 10/16/13	Meissner
Great Valley Academy and Place of Refuge	MPM 13-57-06	Minor Plan Modification	FC approved 10/17/13	Meissner
Austin Road/Hwy. 99 Interchange Environmental	IS/MND	Review and management of the Initial Study and Mitigated Negative Declaration for the interim improvements being made to the Austin Road and Hwy. 99 Interchange to support the Austin Road Business Park and Residential Communities Master Plan project area.	MND sent to State Clearing House 7/13, NOD filed 10/03/13	Henson
U-Haul of Manteca	SPC UPJ 12-78-03	Establish Personal Storage Use at 1190 S. Main St and establish the appearance of the building as a U-Haul.	Approved by PC 11/12/13.	Durrer
General Plan & Zoning Ordinance Map consistency	CITY INITIATED	Map consistency	CC approved on 9/17	Henson/ Durrer
Copper Cove (Yosemite Square)	13-75-01 SDJ & IS	Tentative Subdivision Map and Initial Study for 342 low density residential lots on 64.2-acres.	CC approved on 11/5	Henson
The Commons at Union Ranch Parking Enhancement	MPM 13-57-07	Minor Plan Modification to increase the number of parking stalls for the Commons at Union Ranch.	FC approved, letter sent on Oct. 25	Durrer