

Planning Division  
Current Project List,  
UPDATED: 07/09/2013

Active Projects					
Project	Appl. Date:	Project #/ Type	Description	STATUS	Planner
Sunnyvalley Smoked Meats, 2475 W. Yosemite Av.	07/03/2013	MPM 13-57-05	Minor Plan Modification to add a cold storage freezer to the existing processing plant.	Application materials under review prior to initial routing and review.	Kang
Consumer's Choice Pest Control, 1726 N. Main St.	07/03/2013	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.	Application materials under review prior to initial routing and review.	Meissner
107 West North Street, Façade and Parking Remodel.	06/26/2013	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.	Application materials under review prior to initial routing and review.	Kang
Fencing and Accessory Structures Standards	N/A	N/A	Workshop with Planning Commission to discuss Fencing standards.	Schedule workshop discussion with the Planning Commission for August 13, 2013	Meissner
Corporation Yard Consolidation	N/A	GPA, REZ, IS	General Plan Amendment, Rezone, and Initial Study to establish Public Quasi Public zoning for the corporation yard consolidation projects recently constructed on Wetmore (i.e. Animal Shelter and Vehicle Maintenance Building). Question processing of planned future phases.	Unknown	Henson
400 Industrial Park (AKA Indy Building)	06/13/2013	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.	Application materials under review prior to initial routing and review.	Durrer
Woodward Estates	06/12/2013	13-75-03 SDJ	Tentative Subdivision Map and Initial Study for 71 low density residential lots on 16.79-acres.	Application materials under review prior to initial routing and review. Application routed for initial review 06/21/2013 with comments due 07/11/2013.	Meissner
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.	Henson
Copper Cove (Yosemite Square)	05/20/2013	13-75-01 SDJ & IS	Tentative Subdivision Map and Initial Study for 342 low density residential lots on 64.2-acres.	Project assigned to RH. Application routed for initial review. Incomplete letter sent. MM met with RLC regarding completeness letter 06/18/2013.	Henson
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	ED has prepared a draft RFP for the EIRs for the three projects of the SOWA. Proposals due July 1st. Incomplete letter sent.	Durrer
Popeye's	04/12/2013	13-58-01 SPC & UPN	Minor Site Plan and Minor Use Permit for a drive through restaurant at 1401 W. Yosemite Avenue.	Application routed for initial review. Incomplete letter sent to applicant including comments, corrections, and additional materials necessary to complete application. Revised materials submitted 06/13/2013.	Henson
Woodward Park 1	04/03/2013	13-99-01 DA, PRZ, ANX, SDJ & EIR	Tentative Map, General Plan Amendment, Prezoning, Annexation, Development Agreement & Environmental	ED has prepared RFP for the EIRs for the three projects of the SOWA. Proposals due July 1st. Incomplete letter sent to applicant including comments, corrections, and additional materials necessary to complete application.	Durrer
Woodward Park 2	04/03/2013	13-99-02 DA, PRZ, ANX, SDJ & EIR	Tentative Map, General Plan Amendment, Prezoning, Annexation, Development Agreement & Environmental	ED has prepared RFP for the EIRs for the three projects of the SOWA. Proposals due July 1st. Incomplete letter sent to applicant including comments, corrections, and additional materials necessary to complete application.	Durrer
Doctors Hospital	02/27/2013	MPM 13-57-02	MPM for Fuel Tank and Generator in parking lot to serve main hospital building.	Application routed for initial review.	Henson
The Trails			Williamson Act Cancellation	Waiting on Cancellation Payment to County	Durrer
Austin Road	02/07/2013		Master Plan, General Plan Amendments and Rezoning	Application routed for initial review.	Henson
Austin Road	04/09/2012	DA-12-98-01, and SDM-12-77-01	Phase 1 entitlements including a Tentative Parcel Map and Development Agreement	Project in final stages of review and conditioning prior to scheduling for public hearing. Seeking direction from management and legal counsel regarding Ripon MOU, MMRP, Vesting Map, and Sub Regional Transportation Fee. 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. Tentative Parcel Map Planning Commission public hearing 07/09/2013.	Henson

Machado Estates	01/19/2005	SDJ, ANX, PRZ, DA	500 lot subdivision, with DA, Annexation and Prezone.	Met with Owner, Buyer, Engineer, and Planner 05/15/2013 to explain current status and process to move forward to completion.	Henson
Island Annexation	08/09/2012	12-99-01 ANX & PRZ CITY INITIATED	Woodward Road Island annexation and Prezone. (9 parcels)	Met with Owner, Buyer, Engineer, and Planner 05/15. Explained status and history. Henson to look into new information and dates that could affect processing.	Henson
Revise Master Sign Program	10/12/2012	MSP 12-49-01	Revise Master Sign Program for Valley Light Industrial Project 2353 W. Yosemite Ave	Project awaiting response from applicant to initial review comments. Henson to write letter.	Henson
U-Haul of Manteca	11/27/2012	SPC-12-78-03	Establish Personal Storage Use at 1190 S. Main St.	2nd Comment Letter sent. Awaiting response to comments. No response.	Durrer
LED Sign	07/25/2012	PDA, DAA, UPJ 12-73-02	Establish LED billboard at Promenade Shops	workshop held March 12th. Awaiting photometric plan from applicant prior to scheduling follow up workshop and/or PC hearing. Durrer to send 30-day letter to act or quit.	Durrer
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.	Meissner
Cottage Food Operations - AB1616	N/A	CITY INITIATED	Research changes necessary to existing ordinance and/or processes to accommodate the new legislation.	RH continuing to research.	Henson
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.	Meissner
Air Quality Element Update	N/A	SVP Grant- CITY INITIATED	Update of the General Plan Air Quality Element To include CAP (Smart Valley Places)	Admin Draft Complete, Distribution of Draft to PC on 3/12. Workshop held with PC on 4/9. Draft Initial Study under review.	Durrer
State Flood Legislation	N/A	SVP Grant - CITY INITIATED	General Plan Updates as necessary to accommodate State Flood Legislation, GP Element update (Smart Valley Places)	RH & MM met with Jim Stone 02/27, RH to formalize SOW. Mark Houghton assigned Koosun as new PW contact.	Henson
Zoning Ordinance Amendment (Cargo Containers)	N/A	CITY INITIATED	Amend the Zoning Ordinance to include regulations and allowances for cargo containers	Mark to write memo to Karen and Frederic.	Meissner
Zoning Ordinance Updates	N/A	CITY INITIATED	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
General Plan & Zoning Ordinance Map consistency	N/A	CITY INITIATED	Map consistency	Zoning Map Update Workshop for Non-Residential properties held at PC meeting March 26. Workshop for Residential properties held June 11th. Work to begin on Environmental Document. Tentative PC hearing August 27.	Henson/ Durrer
Zoning Ordinance Design Guidelines	N/A	CITY INITIATED	Small Lot Residential Design Guidelines	Time w/submittal of Trails PD Design Guidelines for the small lots. Trails on-hold.	Durrer
<b>Active Previously Entitled Projects</b>					
Centerpoint Environmental	N/A	Master Plan	Project follow-up: Review of Improvement Plans, MMRP Tracking, Developer Meetings.	Per Mark Houghton the Grading Permits 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
Evans Estates	N/A	SDJ	Project follow-up: Review of Improvement Plans, MMRP Tracking, Developer Meetings.	Met with KB Homes and Raymus on 06/05/13 with due-diligence questions. ED/FC/MH provide answers to due-diligence questions, 06/19/2013.	DeJong/ Durrer
Silva Estates	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.	DeJong/ Meissner

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.	DeJong/ Meissner
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.	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.	Durrer/ Clark