

Planning Division  
Current Project List,  
UPDATED: 09/24/2013

Active Projects						
Project	Appl. Date:	Project #/ Type	Description	STATUS	Priority	Planner
Raley's #311 Fresh Vision Remodel		MPM	Minor Plan Modification	Project file to be created and assigned.		?
The Commons at Union Ranch Parking Enhancement	09/13/2013	MPM 13-57-07	Minor Plan Modification to increase the number of parking stalls for the Commons at Union Ranch.	Project assigned.		Durrer
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.	Meeting with project engineer and owner 05/23/13 indicates the project will move forward. Initial contact and meeting with ED & MM. Project assigned.		Durrer
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. Scheduled for PC hearing August 27. Planning Commission approved 08/27. Public Hearing w/CC scheduled for 09/17.		Henson/ Durrer
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. Public Hearing with Planning Commission scheduled for 09/24.		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. Direction from Admin to send 30-day letter to act or quit 07/17. Resubmitted 07/31. ED to review resubmitted materials as time permits.		Durrer
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. Resubmitted 07/11 re-routed and comments due back 08/08.		Durrer
Woodward Park 1	04/03/2013	13-99-01 DA, PRZ, ANX, SDJ & EIR	Tentative Map, General Plan Amendment, Rezoning, 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. Raney selected as env. consultant. Pro Serv Agreement to City Council 08/20. Kicked off Environmental 08/21.		Durrer
Woodward Park 2	04/03/2013	13-99-02 DA, PRZ, ANX, SDJ & EIR	Tentative Map, General Plan Amendment, Rezoning, Annexation, Development Agreement & Environmental	Same as Woodward Park 1		Durrer
Hat Ranch	05/08/2013	13-99-03 ANX, GPA, PD, PRZ, SDV, DA, EIR	Tentative Map, Planned Development, General Plan Amendment, Rezoning, 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. Raney selected as env. consultant. Pro Serv Agreement to City Council 08/20/2013. MH to provide answer on Kennedy Jenks or Fernando for WSA. ED & MM to discuss dual project description EIR with Raney. Raney to prepare PSA amendment for dual project description.		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
The Trails			Williamson Act Cancellation	Waiting on Cancellation Payment to County. Waiting on application fees for revised appraisal.		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. New information regarding timing discussed with State representative 08/13.		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. RH to send 30-day letter to act or quit.		Henson
Austin Road	02/07/2013	13-91-01 MPA, GPA, REZ.	Master Plan, General Plan Amendments and Rezoning	Application routed for initial review. 9/11/13 Staff working with Fehr & Peers on traffic impacts. Staf is writing EIR addendum		Henson
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. RH to send 30-day or quit letter due to inactivity.		Henson

Orange: Non Statutory

Blue: Non Statutory Contingent on MSR

Red: Statutory

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. RH to comment on map consistency w/Master Plan. Project scheduled for public hearing 09/24.		Henson
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		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. Revised map submitted for review 08/05/2013. RH to contact applicant for SDM application fees.		Henson
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. RH suggested preparation of a handout 07/30.		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		Henson/Meissner
Great Wolf Lodge	Pending	GPA, REZ, PD, SPC	Entitlement processing & Environmental	Same as above. No project application materials.		Henson/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 out for initial routing and review with comments due back 08/07/2013. Routed revised site plan to Lumen & Jim 09/05.		Kang
Meritage Homes, Pillsbury Estates Sales Trailer	08/29/2013	TUP 13-58-02	Temporary Use Permit application to establish a model home complex, temporary sales trailer, and parking lot for the Pillsbury Estates subdivision.	Project under review for application completeness. Initial comment to applicant that the temporary sales trailer must be on-site. Expecting revised application materials.		Kang
Meritage Homes, Pillsbury Estates Sales Trailer		TUP	Temporary Use Permit application to establish a model home complex, temporary sales trailer, and parking lot for Oleander Estates Unit 1.			Kang
Book Fair		TUP 13-58-??				Kang
Used Car Event		TUP 13-58-??				Kang
Woodward Estates	06/12/2013	13-75-03 SDJ	Tentative Subdivision Map and Initial Study for 74-77 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. Incomplete letter delivered 07/11/2013. Revised Map submitted and Routed 08/05/2013. MM to request memo from MH RE: Caltrans request for TIS. MM to prepare IS/MND.		Meissner
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 routed 07/19/2013 for initial routing and review with comments due back 08/02/2013. Incomplete letter mailed 08/02/2013. MM spoke with applicant RE: incomplete letter 08/19. No response to comment letter 09/10.		Meissner
Great Valley Academy and Place of Refuge	07/31/2013	MPM 13-57-06	Minor Plan Modification	Awaiting corrected project description prior to routing 08/05/2013. Project Routed 08/07 w/comments due 08/21. Correction letter mailed 08/28. Public Notice mailed 09/16.		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 dependant on future staffing. MM to prepare Pro Serv 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.		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.		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
Corporation Yard Consolidation	N/A	MCA	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).	NEW APPROACH: Research previous code amendment that allowed Public Buildings in any zone.		Meissner
Active Previously Entitled Projects						
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		Henson
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.		Henson
Centerpoint Environmental	N/A	Master Plan	Project follow-up: Review of Improvement Plans, MMRP Tracking, Developer Meetings.	Per work Houghton 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.		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.	Plans submitted		DeJong/ Henson
Popeye's	N/A	Plan Check		Plans submitted, comments due 10/8/13		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		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. MM met w/Chris Mullen & MH RE: availability (i.e. well, tank).		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. MM determined that Oleander has complied with MMRP requirements allowing grading 07/30/2013.	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. Minor Use Permit application to establish the model home complex 08/29/2013.	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.	Durrer/Clark
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.	Meissner/Clark