



CITY OF MANTECA

COMMUNITY DEVELOPMENT DEPARTMENT

February 26, 2018

Trevor Brown
Trumark Homes
3001 Bishop Dr. Suite 100
San Ramon, CA 94583

SUBJECT: TRUMARK HOMES CONSTRUCTION TRAILER TUP-18-018

Dear Applicant:

The City of Manteca Planning Division has reviewed your Temporary Use Permit application for a temporary construction trailer. Your project application has been approved with the following conditions:

Planning Division

1. The Temporary Use Permit is only valid for the following dates: February 26, 2018 until the final home is constructed for the Trumark Homes Development.
2. All related debris shall be removed from the site upon termination of the use.
3. Emergency vehicle access shall be maintained at all times.
4. All on site landscape shall be maintained by property owner.
5. Developer shall obtain permits to meet the requirements of Model Water Efficiency Landscaping Ordinance.
6. 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.
7. Utility Companies: 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.
8. Fees: Developer shall be responsible for contacting all affected agencies and for the timely payment of all applicable fees associated with this project.

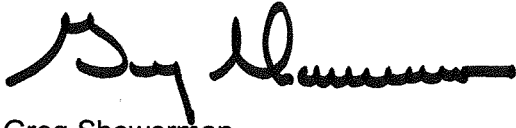
Engineering Division

9. Applicant shall obtain an encroachment permit from the City of Manteca prior to the installation of the access driveway. The insurance required to obtain the permit shall be maintained for the duration of the access driveway installation.

10. Applicant shall remove the construction trailer and install final improvements per the approved Southland Road Streetscape plans prior to final acceptance of the subdivision improvements.

If you have questions or if you need supplemental information regarding this letter, you can reach Toben Barnum at (209) 456-8517 or tbarnum@ci.manteca.ca.us.

Sincerely,

A handwritten signature in black ink, appearing to read "Greg Showerman". The signature is fluid and cursive, with a long horizontal stroke at the end.

Greg Showerman
Community Development Director



CITY OF MANTECA Community Development Department Project Referral/Routing

City Departments

- | | |
|--|---|
| <input checked="" type="checkbox"/> Engineering - Kevin Jorgensen | <input checked="" type="checkbox"/> Police Department - Scott Cunningham |
| <input checked="" type="checkbox"/> Building Department - Brad Wungluck | <input checked="" type="checkbox"/> Public Works – Koosun Kim |
| <input checked="" type="checkbox"/> Parks and Recreation -Kevin Fant | <input type="checkbox"/> City Attorney |
| <input checked="" type="checkbox"/> Fire Department -Lantz Rey | <input type="checkbox"/> Park and Recreation: Landscaping - Katie Reed |

Outside Agencies

- | | |
|---|---|
| <input type="checkbox"/> South San Joaquin Irrigation District (SSJID) | <input type="checkbox"/> City of Ripon |
| <input type="checkbox"/> San Joaquin County Multi-Species
Habitat Conservation | <input type="checkbox"/> City of Lathrop |
| <input type="checkbox"/> San Joaquin Council of Governments (SJCOG) | <input type="checkbox"/> Union Pacific Railroad |
| <input type="checkbox"/> San Joaquin County Environmental Health | <input type="checkbox"/> ALUC-Airport Land Use Commission |
| <input type="checkbox"/> San Joaquin County Public Works | <input type="checkbox"/> CA Dept. of Fish and Game |
| <input type="checkbox"/> San Joaquin County Community
Development Department | <input type="checkbox"/> CA Dept. of Conservation |
| <input type="checkbox"/> San Joaquin County LAFCo | <input type="checkbox"/> Dept. of Water Resources Control Board,
Water Quality |
| <input type="checkbox"/> Caltrans District 10 | <input type="checkbox"/> Native American Heritage Commission |
| <input type="checkbox"/> San Joaquin Valley Air Pollution Control
District | <input type="checkbox"/> U.S. Dept. of Fish and Wildlife Services |
| <input type="checkbox"/> San Joaquin Delta College,
Office of the President | <input type="checkbox"/> U.S. Army Corp. of Engineers |
| <input type="checkbox"/> Manteca Unified School District | <input type="checkbox"/> Federal Emergency Management Agency (FEMA) |
| <input type="checkbox"/> Ripon Unified School District | <input type="checkbox"/> U.S. Post Office |
| <input type="checkbox"/> Lathrop-Manteca Fire District | <input type="checkbox"/> Comcast Cable |
| <input type="checkbox"/> Ripon Consolidated Fire District | <input type="checkbox"/> Verizon |
| | <input type="checkbox"/> Pacific Gas and Electric |
| | <input type="checkbox"/> San Joaquin Bike Coalition |

Referral/Route Date: February 5, 2018

From: Toben Barnum, Development Services Technician (209) 456-8517, tbarnum@ci.manteca.ca.us

Project Description: TUP for a Temporary Construction Trailer (No public access)

Project Location: Southland Rd, Tract #3449, Lot M APN

The Planning Division would appreciate your comments/conditions at the earliest possible date, but no later than **February 21, 2018**. Please submit your comments on a separate memo, or on the form provided on the back of this page. If possible, please email your comments to tbarnum@ci.manteca.ca.us in addition to submitting a hard copy. Contact **Toben Barnum** at **(209) 456-8517** if you have any questions.



CITY OF MANTECA, COMMUNITY DEVELOPMENT
 1001 W. Center Street, Manteca, CA 95337
 Main Line: (209) 456-8500; Fax: (209) 923-8949
 Email: planning@ci.manteca.ca.us Website: www.ci.manteca.ca.us

Application Date: 2/5/18 Application Number: TUP 18-018

Applicant's Name	Business Name	
<u>Trademark Homes - Trevor Brown</u>	<u>Trademark Homes</u>	
Applicant's Address	City, State, Zip	Telephone
<u>3001 Bishop Dr. Suite 100</u>	<u>San Ramon, CA</u>	<u>925-999-3984</u>
Location of Activity:	Date & Time of Activity	
<u>E Southland Rd & CA Hwy 99</u>	FROM: <u>Feb 2018</u> TO: <u>Feb 2020</u>	
Description of Activity: <u>Construction of residential subdivision, Placement of construction trailer on Lot M for construction personnell use.</u>		
Property Owner's Name	City, State, Zip	Telephone
<u>Tth Shadowbrook Investors, LLC.</u>	<u>San Ramon, CA 94583</u>	<u>925-999-3984</u>
Property Owner's Address	City, State, Zip	Telephone
<u>3001 Bishop Dr. Suite 100</u>		

Statement of Ownership or Authorization of Agent

(check one item)

I, the undersigned, am (one of) the legal owner(s) of the land specified in this application.

I, do hereby authorized and empower Trevor Brown (agent) to act on my behalf on all matters relating to this application.

[Signature] 1/31/18
 Signature Date

3001 Bishop Dr. Suite 100 San Ramon, CA 94583 925-999-3950
 Address City, State, Zip Telephone

In making this application, the undersigned agrees that the above information is true and that all conditions will be met.

Applicant's Signature [Signature] Date 1/31/18

****For Office Use Only****

\$250 Cleaning Deposit Required
(Christmas Tree Lots Only)

Receipt No: 2018-159447

Date Received: 2/5/18

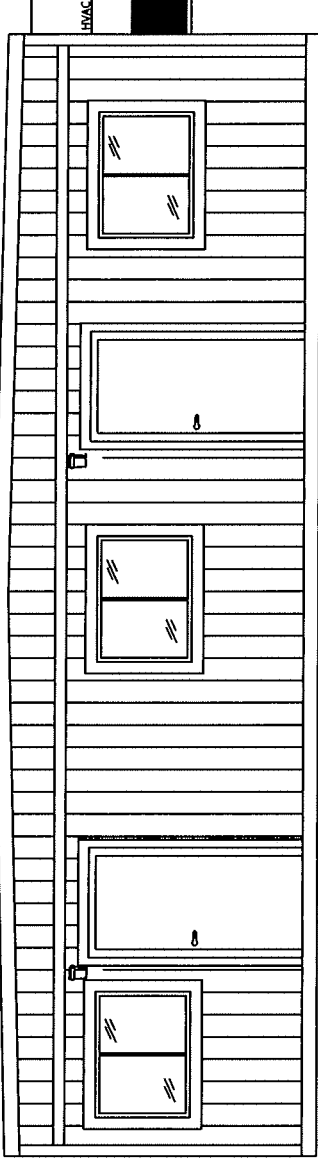
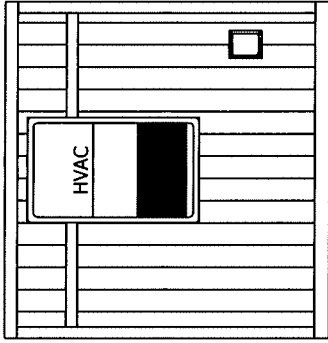
Approved By: _____

Date: _____

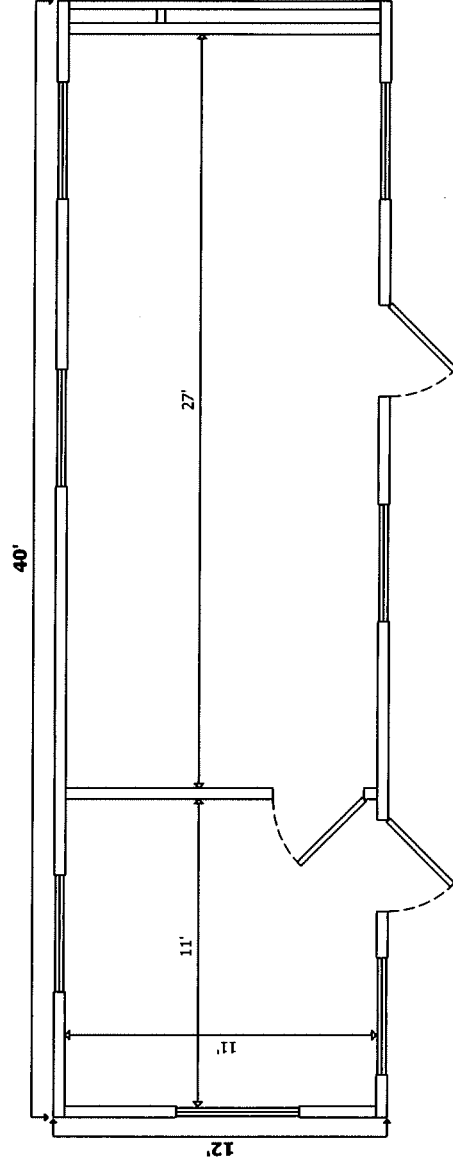
Conditions of the Temporary Use Permit

(Please initial all boxes agreeing to comply with all applicable conditions.)

- This Temporary Use Permit is only valid for the dates and times listed on this application.
- Proper building permits shall be obtained for all electrical and structural work through the City of Manteca Building Safety Division at (209) 456-8550.
- All related debris shall be removed from the site upon termination of the use.
- Applicant will provide traffic controls and parking as required by the Public Works Department and the Police Department prior to the event.
- Appropriate permits shall be secured from the San Joaquin County Health Department.
- Emergency vehicle access shall be maintained at all times.
- The placement of merchandise, signs and accessory vehicles/equipment shall not impede traffic circulation of the parking lot or create traffic conditions on _____
- Proposed activity shall not interfere with existing accessibility features (e.g. accessible parking spaces).
- Applicant shall provide an accessible path of travel from the proposed event site to the public street, accessible parking space and to the accessible restroom facility, if applicable. The accessible route shall, to the maximum extent feasible, coincide with the route for the general public. CBC Section 1114B.1.2. Clearly show accessible path of travel on the site plan.
- If parking will be provided, applicant shall provide an accessible parking space.
- If restroom facilities will be provided, applicant shall provide an accessible restroom.
- All gates shall meet all applicable specifications for doors, and shall comply with the following:
 - Bottom 10" of door/gate has a smooth uninterrupted surface that allows door/gate to be opened by a wheelchair footrest without creating trap or hazardous condition.
 - Effort to operate door/gate is 5 pounds max pressure.
 - Latching and locking doors/gates that are hand operated and which are in a path of travel are operable by lever type, panic bars, and push-pull activating bars.
 - Opening hardware is centered between 30" to 44" above finish floor.
 - There shall be a floor or landing on each side of a door/gate, and must be level and clear. Level area in the direction of the door swing is a minimum of 60".
- Applicant shall be responsible for contacting all affected agencies and for the timely payment of all applicable fees associated with this project.
- Applicant shall be responsible for contacting all appropriate utility companies to obtain agreements for extension and/or relocation of services necessary for the proposed development.
- Appropriate direction signs, barricades or fences shall be provided as necessary.
- Applicant shall obtain a valid City business license.
- A water permit and hydrant meter shall be obtained from the Public Works Department. (209) 456-8585
- An acceptable path of egress to the public right-of-way shall be maintained at all time.
- Lessor shall not be responsible or liable for any loss or injury, or damage occurring to Lessee or to the property of Lessee or to third persons, or the property of third persons, in, about, or on said leased premises, no matter how occurring and Lessee will save Lessor harmless for or on account of any loss, injury or damage to any person or persons or their property occurring therein, or resulting from Lessee's operation thereof. Prior to the use of Property, Lessee shall obtain and maintain in force at its sole cost and expense, the following insurance coverage—Comprehensive General and Automobile Liability Insurance (covering use of owned, non-owned, or hired vehicles) with limits of \$1,000,000 per occurrence, Property Damage--\$300,000 per occurrence. Such insurance shall contain provisions insuring the City of Manteca, elected officials, employees, agents, and volunteers as insureds. Such insurance shall be primary to any liability insurance carried by the Lessor. Pursuant to California Government Code Section 818.4, a public entity is not liable for an injury caused by the issuance, denial, suspension or revocation of, or by the failure of refusal to issue, deny, suspend or revoke, any permit, license, certificate, approval, order, or similar authorization where the public entity or an employee of the public entity is authorized by enactment to determine whether or not such authorization should be issued, denied, suspended or revoked.
- Other: _____
- Other: _____
- Other: _____
- Other: _____



- 480 square feet of office space includes one private office and a spacious open area that provides generous office space for up to six people.
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- Vinyl floors offer a near maintenance free office building.
- Upgraded interior wall coverings and decorative wood siding provide a professional appearance.



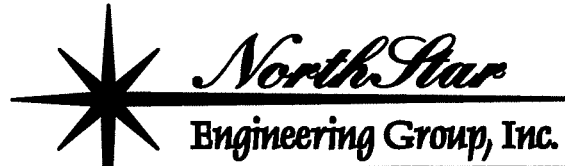
Note: Dimensions, and door & window locations shown are nominal. Actual dimensions, layout, and roof slope may vary depending on model or model year selected.

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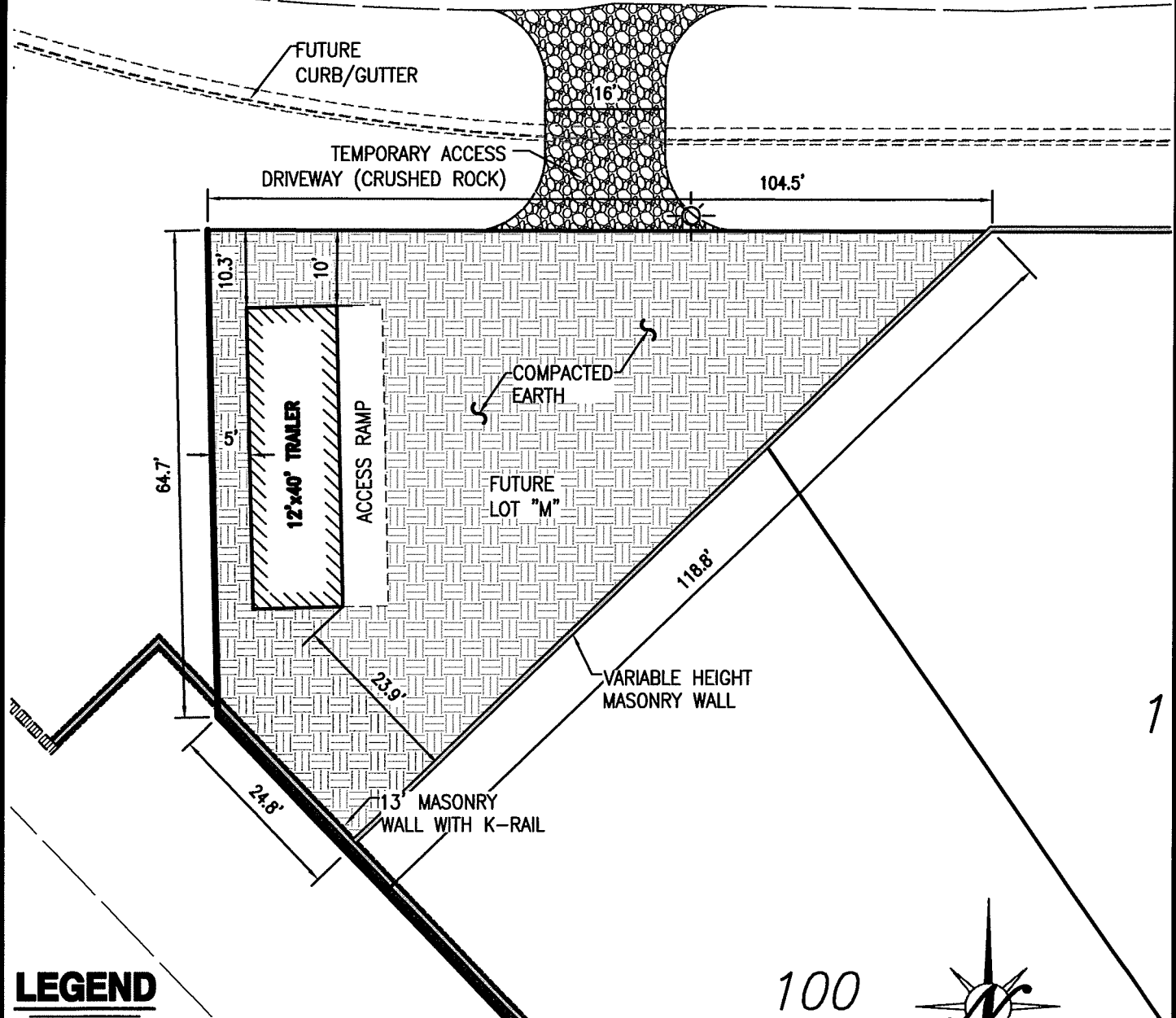
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TRACT No. 3449 SHADOWBROOK LOT M BUILDING PLAN MANTECA, CA



• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

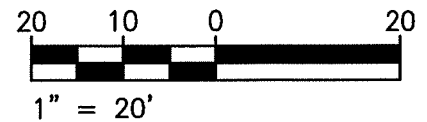
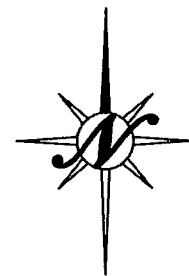
SOUTHLAND ROAD



LEGEND

	RIGHT-OF-WAY (ROW)		BUILDING ENVELOPE
	LOT LINE		1% (MIN) SWALE
	10' PUE		WATER SERVICE
	*SETBACK LINE (SBL)		SEWER SERVICE
	MASONRY WALL		WOOD FENCE

100





PROJECT REFERRAL/ROUTING SHEET

DATE: 2-7-18

To: **City of Manteca Planning Division**
1001 W. Center Street
Manteca, CA 95337

FROM: BLOG
(Department or Agency)

Contact Person: BRAD Phone: 8562

Project Title: Temporary Use Permit 18-018 Trumark Homes Construction Trailer

RESPONSE:



WE HAVE REVIEWED THIS PROPOSED PROJECT AND HAVE NO COMMENTS OR REQUIREMENTS.



WE HAVE REVIEWED THIS PROPOSED PROJECT AND REQUEST THE FOLLOWING CONDITIONS OF APPROVAL. (SEE ATTACHED MEMO)

PLEASE ATTACH YOUR COMMENTS (EMAIL YOUR COMMENTS TO THE PROJECT PLANNER IF POSSIBLE).



PROJECT REFERRAL/ROUTING SHEET

DATE: 2-7-18

RECEIVED

FEB 08 2018

To: City of Manteca Planning Division
1001 W. Center Street
Manteca, CA 95337

COMMUNITY DEVELOPMENT
DEPARTMENT

FROM: P.D.
(Department or Agency)

Contact Person: Scott Cunningham Phone: 8881

Project Title: Temporary Use Permit 18-018 Trumark Homes Construction Trailer

RESPONSE:



WE HAVE REVIEWED THIS PROPOSED PROJECT AND HAVE NO COMMENTS OR REQUIREMENTS.



WE HAVE REVIEWED THIS PROPOSED PROJECT AND REQUEST THE FOLLOWING CONDITIONS OF APPROVAL. (SEE ATTACHED MEMO)

PLEASE ATTACH YOUR COMMENTS (EMAIL YOUR COMMENTS TO THE PROJECT PLANNER IF POSSIBLE).



PROJECT REFERRAL/ROUTING SHEET

DATE: 02/09/18

To: **City of Manteca Planning Division**
1001 W. Center Street
Manteca, CA 95337

FROM: Parks and Recreation Department
(Department or Agency)

Contact Person: Michael Rosales Phone: 456-8615

Project Title: Temporary Use Permit 18-018 Trumark Homes Construction Trailer

RESPONSE:



WE HAVE REVIEWED THIS PROPOSED PROJECT AND HAVE NO COMMENTS OR REQUIREMENTS.



WE HAVE REVIEWED THIS PROPOSED PROJECT AND REQUEST THE FOLLOWING CONDITIONS OF APPROVAL. (SEE ATTACHED MEMO)

PLEASE ATTACH YOUR COMMENTS (EMAIL YOUR COMMENTS TO THE PROJECT PLANNER IF POSSIBLE).

Engineering Conditions of Approval

TO: Toben Barnum, Development Services Technician

FROM: Lauren Maneau, Assistant Engineer

DATE: February 22, 2018

SUBJECT: TUP 18-08 Trumark Homes Construction Trailer

Engineering

1. Applicant shall obtain an encroachment permit from the City of Manteca prior to the installation of the access driveway. The insurance required to obtain the permit shall be maintained for the duration of the access driveway installation.



PROJECT REFERRAL/ROUTING SHEET

DATE: 2/21/18

To: **City of Manteca Planning Division**
1001 W. Center Street
Manteca, CA 95337

FROM: _____ PW _____
(Department or Agency)

Contact Person: FK Phone: 209-456-8415

Project Title: Temporary Use Permit 18-018 Trumark Homes Construction Trailer

RESPONSE:

WE HAVE REVIEWED THIS PROPOSED PROJECT AND HAVE NO COMMENTS OR REQUIREMENTS.

WE HAVE REVIEWED THIS PROPOSED PROJECT AND REQUEST THE FOLLOWING CONDITIONS OF APPROVAL. (SEE ATTACHED MEMO)

PLEASE ATTACH YOUR COMMENTS (EMAIL YOUR COMMENTS TO THE PROJECT PLANNER IF POSSIBLE).

Barnum, Toben

From: Rey, Lantz
Sent: Monday, February 26, 2018 7:42 AM
To: Barnum, Toben
Subject: RE: Trumark Home Temporary Work Trailer - TUP 18-018

FD has no issue. Please approve.

From: Barnum, Toben
Sent: Monday, February 26, 2018 7:41 AM
To: Rey, Lantz
Subject: RE: Trumark Home Temporary Work Trailer - TUP 18-018

Good morning Lantz. Fire is the only department I have not received comments on for this project. Can you please let me know at least in a short email about any comments that Fire will have? I need to get this onto Greg's desk today for him to sign. Thank you.

Toben

From: Barnum, Toben
Sent: Thursday, February 22, 2018 8:02 AM
To: Maneau, Lauren <lmaneau@ci.manteca.ca.us>; Kim, Koosun <kkim@ci.manteca.ca.us>; Rey, Lantz <lrey@ci.manteca.ca.us>
Subject: RE: Trumark Home Temporary Work Trailer - TUP 18-018

Good morning all. I have not received comments from you on TUP 18-018, which were due yesterday. Please submit comments asap so I can send the approval letter. Thank you.

-----Original Task-----

Subject: Trumark Home Temporary Work Trailer - TUP 18-018
Priority: Normal

Start date: Mon 2/5/2018
Due date: Wed 2/21/2018

Status: In Progress
% Complete: 0%
Actual work: 0 hours

Requested by: Wungluck, Brad