



CITY OF MANTECA

COMMUNITY DEVELOPMENT DEPARTMENT

July 17, 2018

Knife River Construction
ATTN: William Moreno
P.O. Box 6099
Stockton, CA 95206-0099

CenterPoint Properties Trust
ATTN: John Lass
1808 Swift Dr.
Oak Brook, IL 60523

SUBJECT: TEMP USE PERMIT 18-073: CENTERPOINT KRC TEMP CONSTRUCTION TRAILER

Dear Mr. Lass,

The City of Manteca as reviewed your application for a Temporary Use Permit to install a construction trailer at the CenterPoint development site. Your project application has been approved with the following conditions:

Planning Division

1. The Temporary Use Permit is only valid for the following dates: July 17, 2018 until the construction project is completed by Knife River Construction.
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. Any and all on-site landscape shall be maintained by property owner.
5. 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.
6. 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.
7. Fees: Developer shall be responsible for contacting all affected agencies and for the timely payment of all applicable fees associated with this project.

Building Safety Division

CBC §11B-201.4 – The following requirements shall apply to temporary or permanent **construction support facilities** for uses and activities not directly associated with the actual processes of construction, including but not limited to offices, meeting rooms, plan rooms, other administrative or support functions.

8. Developer shall provide at least one accessible route within the site from accessible parking spaces and accessible passenger loading zone; public streets and sidewalks; and public transportation stops to the accessible building sales office or facility entrance they serve.

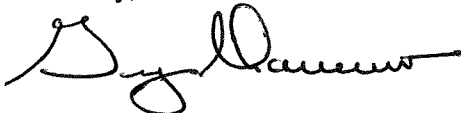
Where more than one route is provided, all routes must be accessible. CBC §11B-206.2.1. The accessible path of travel shall be provided from the sales office to each of the proposed model homes.

- Exception: During construction, an accessible route shall not be required between site arrival points or the boundary of the area of construction and the entrance to the construction support facilities if the only means of access between them is a vehicular way not providing pedestrian access. CBC §11B-201.4 Exception.
9. Developer shall provide accessible parking spaces complying with CBC §11B-502 and in accordance with Table 11B-208.2. CBC §11B-208.2 and §11B-208.2.4.
 10. Developer shall provide that all entrances and exterior ground-floor exits to buildings and facilities shall be accessible and shall comply with CBC §11B-404. CBC §11B-206.4.1.
 11. Developer shall provide an accessible restroom in accordance with CBC Chapter 11B and shall be on an accessible path of travel.
 - When toilet and bathing facilities serving construction support facilities are provided by portable units, at least one of each type shall be accessible and connected to the construction support facilities it serves by an accessible route. CBC §11B-201.4.

CBC § 11B-203.2 – Structures and sites directly associated with the **actual processes of construction**, including but not limited to, scaffolding, bridging, materials hoists, material storage and construction trailers shall not be required to comply with these requirements and to be on an accessible route.

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

Sincerely,



Greg Showerman
Community Development Director



TEMPORARY USE PERMIT APPLICATION


CITY OF MANTECA, COMMUNITY DEVELOPMENT DEPARTMENT
1001 W. CENTER ST., MANTECA, CA 95337, (209)456-8500
planning@ci.manteca.ca.us

Applicant Info	Property Owner Info
Name: <u>Knife River Construction</u>	Name: <u>Centerpoint Properties Trust</u>
Address: <u>PO Box 6099</u>	Address: <u>1808 Swift Drive</u>
City/State/Zip: <u>Stockton, CA 95206-0099</u>	City/State/Zip: <u>Oak Brook, IL 60523</u>
Home Telephone: <u>(209)932-2100</u>	Home Telephone: <u>(310)-849-9160</u>
Mobile No.: <u>(209)817-2598</u>	Mobile No.: _____
E-mail Address: <u>william.moreno@kniferiver.com</u>	E-mail Address: _____
Fax No.: <u>(209)948-6652</u>	Fax No.: _____

Event Info
Business Name: <u>Centerpoint</u>
Event Hours: Days: <u>Ongoing Construction</u> Hours: _____
Event Location: <u>Centerpoint, Airport & Roth</u>
Description of Event/ Activities: <u>Construction Trailer located on-site.</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 _____ (agent) to act on my behalf on all matters relating to this application.

	John Lass	6-27-18
Property Owner Signature	Print Name	Date
<u>725 S Figueroa, Suite 3005</u>	<u>Los Angeles, CA 90017</u>	<u>847-710-0898</u>
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 Signature	Print Name	Date
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OFFICE USE ONLY	
Fee: \$568	Receipt No.: _____ Date Received: _____
+ \$250 Cleaning Deposit Required. (Christmas tree Lots Only *Send copy of Approved TUP to Superintendent at Solid Waste)	
Approved: _____	Denied: _____
Planner Signature: _____	Date _____
Assessor's Parcel No. (APN): _____	Application Number: <u>TUP 18-73</u>

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.



PROJECT REFERRAL/ROUTING SHEET

DATE: 7/16/18

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

FROM: Fire
(Department or Agency)

Contact Person: L. Rey Phone: 8347

Project Title: TUP 18-073 CenterPoint KRC Temporary 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: 07/11/2018

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: TUP 18-073 CenterPoint KRC Temporary Construction Trailer

RESPONSE:



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



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



PROJECT REFERRAL/ROUTING SHEET

DATE: 7/5/18

RECEIVED

JUL 09 2018

COMMUNITY DEVELOPMENT
DEPARTMENT

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

FROM: P.D.
(Department or Agency)

Contact Person: S. Cunningham Phone: 8281

Project Title: TUP 18-073 CenterPoint KRC Temporary Construction Trailer

RESPONSE:



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PROJECT REFERRAL/ROUTING SHEET

DATE: 7/3/18

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

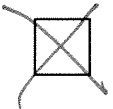
FROM: Bldg Safety
(Department or Agency)

Contact Person: LA Phone: X8560

Project Title: TUP 18-073 CenterPoint KRC Temporary 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).

Memo

To: Toben Barnum, Development Services Technician
From: Lumen Arceo, Senior Plan Check Engineer
Date: July 3, 2018
Re: TUP 18-073 CenterPoint (Temporary Construction Trailer)

A. **CBC §11B-201.4** – The following requirements shall apply to temporary or permanent **construction support facilities** for uses and activities not directly associated with the actual processes of construction, including but not limited to offices, meeting rooms, plan rooms, other administrative or support functions.

1. Developer shall provide at least one accessible route within the site from accessible parking spaces and accessible passenger loading zone; public streets and sidewalks; and public transportation stops to the accessible building sales office or facility entrance they serve. Where more than one route is provided, all routes must be accessible. CBC §11B-206.2.1. The accessible path of travel shall be provided from the sales office to each of the proposed model homes.
 - Exception: During construction, an accessible route shall not be required between site arrival points or the boundary of the area of construction and the entrance to the construction support facilities if the only means of access between them is a vehicular way not providing pedestrian access. CBC §11B-201.4 Exception.
2. Developer shall provide accessible parking spaces complying with CBC §11B-502 and in accordance with Table 11B-208.2. CBC §11B-208.2 and §11B-208.2.4.
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4. Developer shall provide an accessible restroom in accordance with CBC Chapter 11B and shall be on an accessible path of travel.
 - When toilet and bathing facilities serving construction support facilities are provided by portable units, at least one of each type shall be accessible and connected to the construction support facilities it serves by an accessible route. CBC §11B-201.4.

B. **CBC § 11B-203.2** – Structures and sites directly associated with the **actual processes of construction**, including but not limited to, scaffolding, bridging, materials hoists, material storage and construction trailers shall not be required to comply with these requirements and to be on an accessible route.