



CITY OF MANTECA

COMMUNITY DEVELOPMENT
DEPARTMENT

September 11, 2018

Charlotte Kyle
KB Home
3005 Douglas Blvd, Ste. 250
Roseville, CA 95661

SUBJECT: TEMP USE PERMIT 18-090: MODEL COMPLEX, SALES OFFICE & ADA RESTROOM

Dear Mrs. Kyle,

The City of Manteca Planning Division has reviewed your Temporary Use Permit application for a model home complex, sales office and ADA restroom. The sales complex is proposed for 1697 Woodward Ave, 1689 Cormorant St, and 1691 Cormorant St in Manteca, CA (APN: 226-160-27). Your project application for the Model Home Complexes and Temporary Sales Office has been approved with the following conditions:

Planning Division

1. The Temporary Use Permit is only valid for the following dates: September 11, 2018 until the final home is sold for KB Homes Sundance Subdivision.
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. Proper building permits shall be obtained for all structures (sales office, model homes and ADA restroom) through the City of Manteca Building Safety Division at (209) 456-8550.
5. A demolition permit must be obtained through the City of Manteca Building Safety Division for the temporary sales office once the final home in the subdivision by KB Homes Development has been constructed.
6. All on-site landscape shall be maintained by property owner.
7. Developer shall obtain permits to meet the requirements of Model Water Efficiency Landscaping Ordinance.
8. 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.
9. 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.
10. 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

11. 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 Section IIB-206.2.1. The accessible path of travel shall be provided from the sales office to each of the proposed model homes, to the accessible restroom and to the public streets and sidewalks.
 - Please be sure to show the accessible path of travel from the sales office **to each** of the models. Specifically, be sure to show that the driveway cross slopes and running slopes meet the slope requirements of CBC §11B-403.3 for paths of travel. (Note: The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48)
12. Developer shall provide that all entrances and exterior ground-floor exits to buildings and facilities shall be accessible and shall comply with Section IIB-404. CBC Section IIB-206.4.1.
13. Developer shall provide an accessible restroom in accordance with CBC Chapter 11B and shall be on an accessible path of travel.
14. Developer shall obtain building permits for the sales office, path of travel, etc. prior to the undertaking of any work requiring a building permit per CBC 105.
15. Developer shall comply with all requirements of the Model Water Efficient Landscape Ordinance and all plans shall be submitted and approved prior to permit issuance for construction of the Model Homes or Sales Office.

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



CITY OF MANTECA Community Development Department Project Referral/Routing

City Departments

- | | |
|---|--|
| <p><input checked="" type="checkbox"/> Engineering – Lauren Maneau</p> <p><input checked="" type="checkbox"/> Building Department- Lumen Arceo</p> <p><input checked="" type="checkbox"/> Parks and Recreation-Michael Rosales</p> <p><input checked="" type="checkbox"/> Fire Department-Lantz Rey</p> | <p><input checked="" type="checkbox"/> Police Department- Scott Cunningham</p> <p><input checked="" type="checkbox"/> Public Works – Koosun Kim</p> <p><input type="checkbox"/> City Attorney</p> <p><input type="checkbox"/> Park and Recreation: Landscaping- Katie Reed</p> |
|---|--|

Outside Agencies

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

Referral/Route Date: August 23, 2018

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

Project Description: Construction of a model home complex of three homes and a sales office, on the eastern side of the intersection of Cormorant Way and Oleander Avenue. The sales office will be in the garage of 1689 Cormorant. The ADA restroom will be in the garage of 1691 Cormorant.

Project Location: 1697 Woodward Ave, 1689 Cormorant St and 1691 Cormorant St, Manteca, CA 95336.

APN: 226-160-27

The Planning Division would appreciate your comments/conditions at the earliest possible date, but **no later than September 10, 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.

Barnum, Toben

From: Kim, Koosun
Sent: Monday, September 10, 2018 4:47 PM
To: Barnum, Toben
Subject: Task Completed: TUP 18-090 KB Homes Model Complex, Sales Office and ADA Restroom

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

Subject: TUP 18-090 KB Homes Model Complex, Sales Office and ADA Restroom

Priority: Normal

Start date: Thu 8/23/2018

Due date: Mon 9/10/2018

Status: Completed

% Complete: 100%

Date completed: Mon 9/10/2018

Actual work: 0 hours

Requested by: Barnum, Toben

No comments.

Sorry everyone. I forgot to send out this task when I routed the packets.



PROJECT REFERRAL/ROUTING SHEET

DATE: 09/10/18

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

FROM: Maribel serrano - CPD Engineering
(Department or Agency)

Contact Person: Maribel serrano Phone: (209) 456 8586

Project Title: TUP 18-090 Model Home Complex, Sales Office and ADA Restroom

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: 9/4/18

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

FROM: Fire
(Department or Agency)

Contact Person: L. Ray

Phone: X8347

Project Title: TUP 18-090 Model Home Complex, Sales Office and ADA Restroom

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: 08/29/2018

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 18-090 Model Home Complex, Sales Office and ADA Restroom

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: 8/23/18

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

FROM: Bldg Safety
(Department or Agency)

Contact Person: Lumen Phone: X8560

Project Title: TUP 18-090 Model Home Complex, Sales Office and ADA Restroom

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: August 28, 2018
Re: TUP 18-090 KB Homes (Sales Offices and Model Home Complex)

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 Section IIB-206.2.1. The accessible path of travel shall be provided from the sales office to each of the proposed model homes, to the accessible restroom and to the public streets and sidewalks..
 - Please be sure to show the accessible path of travel from the sales office to each of the models. Specifically, be sure to show that the driveway cross slopes and running slopes meet the slope requirements of CBC §11B-403.3 for paths of travel. (Note: The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48)
2. Developer shall provide that all entrances and exterior ground-floor exits to buildings and facilities shall be accessible and shall comply with Section IIB-404. CBC Section IIB-206.4.1.
3. Developer shall provide an accessible restroom in accordance with CBC Chapter 11B and shall be on an accessible path of travel.
4. Developer shall obtain building permits for the sales office, path of travel, etc. prior to the undertaking of any work requiring a building permit per CBC 105.
5. Developer shall comply with all requirements of the Model Water Efficient Landscape Ordinance and all plans shall be submitted and approved prior to permit issuance for construction of the Model Homes or Sales Office.



PROJECT REFERRAL/ROUTING SHEET

RECEIVED

AUG 28 2018

COMMUNITY DEVELOPMENT
DEPARTMENT

DATE: Aug 27, 18

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 18-090 Model Home Complex, Sales Office and ADA Restroom

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).



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>KB Home</u>	Name: <u>Beacon Land Company, a California Corporation</u>
Address: <u>3005 Douglas Blvd., Ste. 250</u>	Address: <u>10100 Trinity Parkway, Ste., 420</u>
City/State/Zip: <u>Roseville, CA 95661</u>	City/State/Zip: <u>Stockton, CA 94219</u>
Home Telephone: <u>(916) 305-3923 Direct</u>	Home Telephone: <u>N/A</u>
Mobile No.: <u>(916) 212-6003</u>	Mobile No.: <u>(424) 294-3705</u>
E-mail Address: <u>CKyle@kbhome.com</u>	E-mail Address: <u>tdoucette@fcbhomes.com</u>
Fax No.: <u>(916) 945-3884</u>	Fax No.: <u>N/A</u>

Event Info
Business Name: <u>KB Home - Model Home Complex / Sales Office and ADA Restroom</u>
Event Hours: Days: <u>7 days / week until last home sold.</u> Hours: <u>10:00 a.m. - 6:00 p.m.</u>
Event Location: <u>Sundance Subdivision Unit 3 - Lot #'s 142, 165 & 166</u> (<u>SALES OFFICE - 166</u>) (<u>ADA - 165</u>)
Description of Event/ Activities: <u>3 Model Homes, 1 Sales Office</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 KB Home (agent) to act on my behalf on all matters relating to this application.

Thomas P Doucette Property Owner Signature
 Tom Doucette / Beacon Land Company, a California Corporation Print Name
 8-3-18 Date

10100 Trinity Parkway, Ste., 420, Address
Stockton, CA 94219 City, State, Zip
(424) 294-3705 Telephone

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

Charlotte M. Kyle Applicant Signature
Charlotte M. Kyle Print Name
8/13/18 Date

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: _____

Conditions of the Temporary Use Permit

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

- N/A This Temporary Use Permit is only valid for the dates and times listed on this application.
- X Proper building permits shall be obtained for all electrical and structural work through the City of Manteca Building Safety Division at (209) 456-8550.
- N/A All related debris shall be removed from the site upon termination of the use.
- X Applicant will provide traffic controls and parking as required by the Public Works Department and the Police Department prior to the event.
- N/A Appropriate permits shall be secured from the San Joaquin County Health Department.
- X Emergency vehicle access shall be maintained at all times.
- X The placement of merchandise, signs and accessory vehicles/equipment shall not impede traffic circulation of the parking lot or create traffic conditions on _____.
- X Proposed activity shall not interfere with existing accessibility features (e.g. accessible parking spaces).
- X 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.
- N/A If parking will be provided, applicant shall provide an accessible parking space.
- X If restroom facilities will be provided, applicant shall provide an accessible restroom.
- X 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".
- X Applicant shall be responsible for contacting all affected agencies and for the timely payment of all applicable fees associated with this project.
- X 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.
- X Appropriate direction signs, barricades or fences shall be provided as necessary.
- X Applicant shall obtain a valid City business license.
- N/A A water permit and hydrant meter shall be obtained from the Public Works Department. (209) 456-8585
- X An acceptable path of egress to the public right-of-way shall be maintained at all time.
- N/A 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.

LEGEND

PUBLIC UTILITY EASEMENT	PUE
WATER LINE LATERAL	W
SEWER LINE LATERAL	S
HOUSE UTILITIES (CABLE TV, GAS, TELEPHONE, ELECTRICAL)	U
FENCE	
FIRE HYDRANT	
ELECTROLIER	
PAD MOUNT TRANSFORMER	
CURB INLETS	



MCR ENGINEERING, INC.
1242 DUPONT COURT
MANTECA, CA 95336
TEL : (209) 239 - 6229



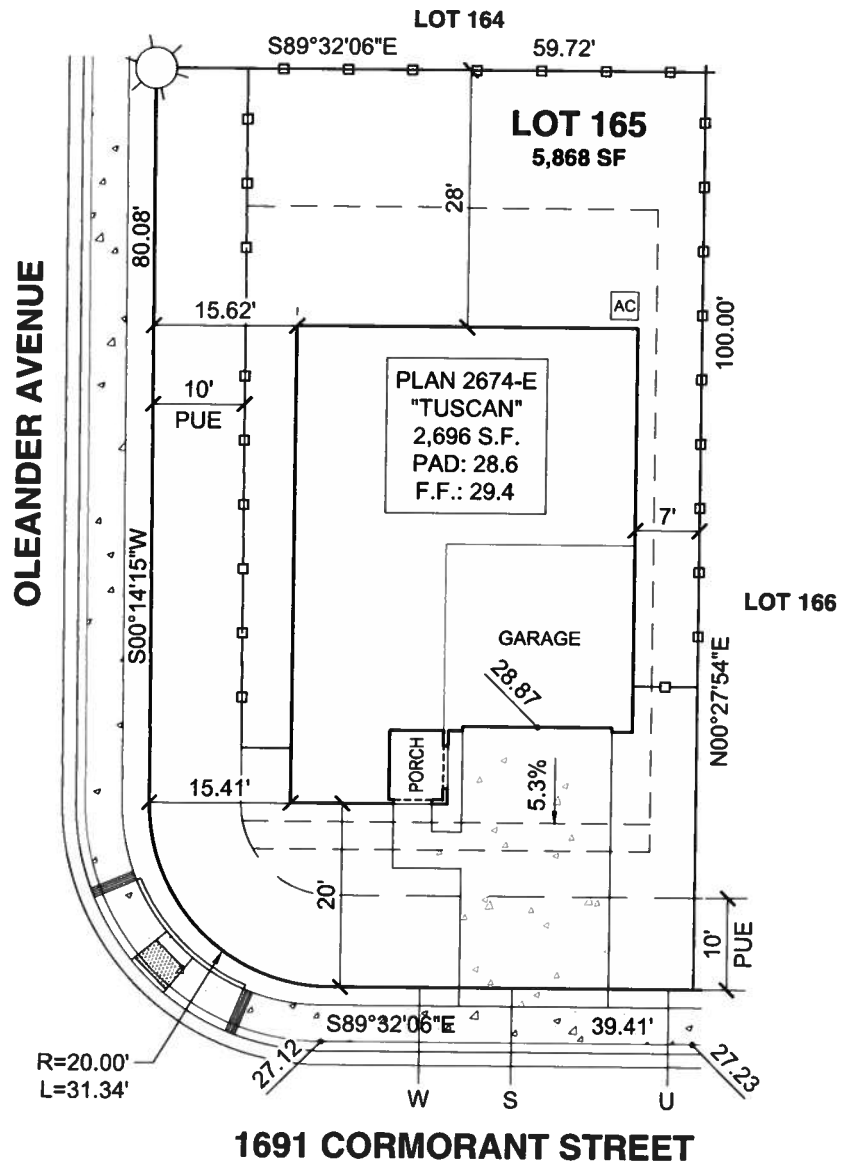
SCALE 1' = 20'

DRAWN BY: RP
PLOTTED: AUGUST 15, 2018
REVISED:

COVERAGE AREA: 1,764 SF
LOT COVERAGE: 30.1%
FRONTYARD: 1,764 S.F.
APN: 226-49-33

SUNDANCE - KB HOME

- NOTES:
- DATUM: NAVD 88
 - ALL GROUND SHALL SLOPE AWAY FROM BUILDING WITH A DRAINAGE SWALE CONSTRUCTED TO MAINTAIN POSITIVE DRAINAGE.
 - FINAL FENCE LOCATIONS TO BE DETERMINED BY THE CONTRACTOR.
 - UNAUTHORIZED CHANGES & USES: NEITHER KB HOME NOR MCR ENGINEERING WILL BE HELD RESPONSIBLE FOR OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THIS PLOT. ALL CHANGES TO THIS PLOT MUST BE APPROVED IN WRITING BY THE ENGINEER. PHOTOCOPIING/OTHER FORMS OF REPRODUCTION OF THIS PLOT MAY EFFECT ITS SCALABLE DIMENSIONS.
 - DUE TO THE UNIQUE CONDITIONS OF THIS LOT, THE BUYER HAS WALKED AND APPROVED THE SITE. SPOT ELEVATIONS ARE APPROXIMATE. CURB DRAIN LOCATIONS AND FINAL GRADING CONDITIONS MAY VARY. THE INFORMATION ON THIS PLOT PLAN IS PROVIDED FOR YOUR CONVENIENCE AS A GUIDE TO THE GENERAL LOCATION OF THE SUBJECT PROPERTY. THE ACCURACY OF THIS PLOT PLAN IS NOT GUARANTEED, NOR IS IT A PART OF ANY POLICY, REPORT OR GUARANTEE TO WHICH IT MAY BE ATTACHED. ACTUAL DIMENSIONS MAY VARY OR CHANGE WITHOUT PRIOR NOTICE DUE TO ACTUAL SITE CONDITIONS. UTILITY BOXES AND TRANSFORMERS MAY BE MOVED OR ADDED AT THE DISCRETION OF THE UTILITY COMPANIES.







BUYER'S SIGNATURE: _____

DATE _____

BUYER'S SIGNATURE _____

DATE _____

LEGEND

- PUBLIC UTILITY EASEMENT PUE
- WATER LINE LATERAL — W
- SEWER LINE LATERAL — S
- HOUSE UTILITIES (CABLE TV, GAS, TELEPHONE, ELECTRICAL) — U
- FENCE — + —
- FIRE HYDRANT 
- ELECTROLIER 
- PAD MOUNT TRANSFORMER 
- CURB INLETS 



MCR ENGINEERING, INC.
 1242 DUPONT COURT
 MANTECA, CA 95336
 TEL: (209) 239-6229



SCALE 1" = 20'

DRAWN BY: RP
 PLOTTED: AUGUST 15, 2018
 REVISED: _____

COVERAGE AREA: 2,677 SF
 LOT COVERAGE: 48.7%
 FRONTYARD: 602 S.F.
 APN: 226-49-34

SUNDANCE - KB HOME

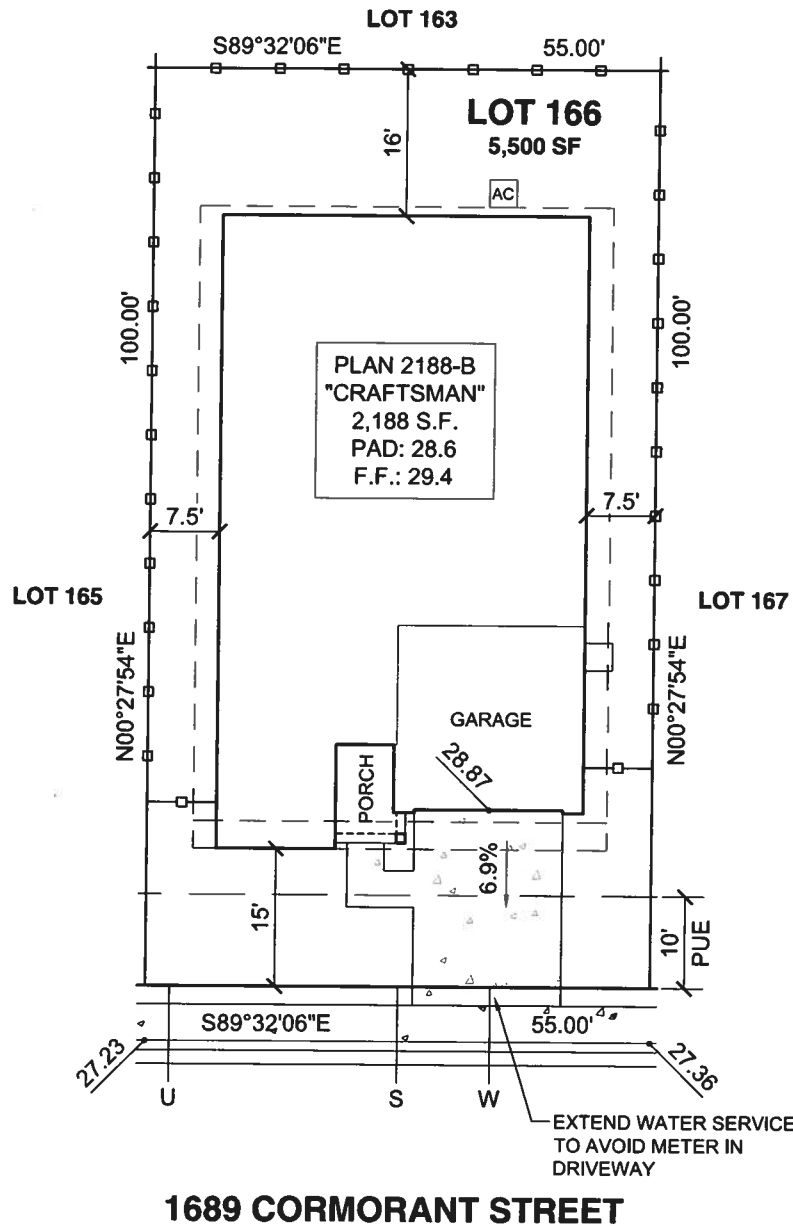
- NOTES:
1. DATUM: NAVD 88
 2. ALL GROUND SHALL SLOPE AWAY FROM BUILDING WITH A DRAINAGE SWALE CONSTRUCTED TO MAINTAIN POSITIVE DRAINAGE.
 3. FINAL FENCE LOCATIONS TO BE DETERMINED BY THE CONTRACTOR.
 4. UNAUTHORIZED CHANGES & USES: NEITHER KB HOME NOR MCR ENGINEERING WILL BE HELD RESPONSIBLE FOR OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THIS PLOT. ALL CHANGES TO THIS PLOT MUST BE APPROVED IN WRITING BY THE ENGINEER. PHOTOCOPYING/OTHER FORMS OF REPRODUCTION OF THIS PLOT MAY EFFECT ITS SCALABLE DIMENSIONS.
 5. DUE TO THE UNIQUE CONDITIONS OF THIS LOT, THE BUYER HAS WALKED AND APPROVED THE SITE. SPOT ELEVATIONS ARE APPROXIMATE. CURB DRAIN LOCATIONS AND FINAL GRADING CONDITIONS MAY VARY. THE INFORMATION ON THIS PLOT PLAN IS PROVIDED FOR YOUR CONVENIENCE AS A GUIDE TO THE GENERAL LOCATION OF THE SUBJECT PROPERTY. THE ACCURACY OF THIS PLOT PLAN IS NOT GUARANTEED, NOR IS IT A PART OF ANY POLICY, REPORT OR GUARANTEE TO WHICH IT MAY BE ATTACHED. ACTUAL DIMENSIONS MAY VARY OR CHANGE WITHOUT PRIOR NOTICE DUE TO ACTUAL SITE CONDITIONS. UTILITY BOXES AND TRANSFORMERS MAY BE MOVED OR ADDED AT THE DISCRETION OF THE UTILITY COMPANIES.

BUYER'S SIGNATURE: _____

DATE _____

BUYER'S SIGNATURE _____

DATE _____



Certificate of Product Ratings

AHRI Certified Reference Number : 9162150

Date : 01-25-2018

Model Status : Active

Old AHRI Reference Number :

AHRI Type : HRCU-A-CB

Series :

Outdoor Unit Brand Name : CARRIER

Outdoor Unit Model Number (Condenser or Single Package) : CH14NB024*0**A*

Indoor Unit Brand Name :

Indoor Unit Model Number (Evaporator and/or Air Handler) : FPMBN*024

Furnace Model Number :

The manufacturer of this CARRIER product is responsible for the rating of this system combination.

Rated as follows in accordance with the latest edition of ANSI/AHRI 210/240 with Addenda 1 and 2, Performance Rating of Unitary Air-Conditioning & Air-Source Heat Pump Equipment and subject to rating accuracy by AHRI-sponsored, independent, third party testing:

Cooling Capacity (A2) - Single or High Stage (95F), btuh : 21400

SEER: 14.00

EER (A2) - Single or High Stage (95F) : 11.00

Heating Capacity (H12) - Single or High Stage (47F) : 22000

HSPF (Region IV) : 8.20

AHRI CERTIFIED®
www.ahridirectory.org

†"Active" Model Status are those that an AHRI Certification Program Participant is currently producing AND selling or offering for sale; OR new models that are being marketed but are not yet being produced. "Production Stopped" Model Status are those that an AHRI Certification Program Participant is no longer producing BUT is still selling or offering for sale.

Ratings that are accompanied by WAS indicate an involuntary re-rate. The new published rating is shown along with the previous (i.e. WAS) rating.

DISCLAIMER

AHRI does not endorse the product(s) listed on this Certificate and makes no representations, warranties or guarantees as to, and assumes no responsibility for, the product(s) listed on this Certificate. AHRI expressly disclaims all liability for damages of any kind arising out of the use or performance of the product(s), or the unauthorized alteration of data listed on this Certificate. Certified ratings are valid only for models and configurations listed in the directory at www.ahridirectory.org.

TERMS AND CONDITIONS

This Certificate and its contents are proprietary products of AHRI. This Certificate shall only be used for individual, personal and confidential reference purposes. The contents of this Certificate may not, in whole or in part, be reproduced; copied; disseminated; entered into a computer database; or otherwise utilized, in any form or manner or by any means, except for the user's individual, personal and confidential reference.

CERTIFICATE VERIFICATION

The information for the model cited on this certificate can be verified at www.ahridirectory.org, click on "Verify Certificate" link and enter the AHRI Certified Reference Number and the date on which the certificate was issued, which is listed above, and the Certificate No., which is listed at bottom right.

©2018 Air-Conditioning, Heating, and Refrigeration Institute

AHRI
AIR-CONDITIONING, HEATING,
& REFRIGERATION INSTITUTE

we make life better™

CERTIFICATE NO.:

131614000278465031



Load Short Form Entire House

Job: Sundance (Rear Load)
Date: 08.09.2018
By: Energy Inspectors
Plan: Sales Office

Manteca, CA

Project Information

For: KB Home
3005 Douglas Blvd., Suite 250, Roseville, CA 95661
Phone: (916) 945-3880

Design Information

	Htg	Clg	Method	Infiltration
Outside db (°F)	33	100		Simplified
Inside db (°F)	68	75	Construction quality	Semi-tight
Design TD (°F)	35	25	Fireplaces	
Daily range	-	H		
Inside humidity (%)	30	50		
Moisture difference (gr/lb)	8	-3		

HEATING EQUIPMENT

Make Carrier
Trade CARRIER AIR CONDITIONING
Model CH14NB0240000A0
AHRI ref 9162150

Efficiency 8.2 HSPF
Heating input
Heating output 17376 Btuh @ 47°F
Temperature rise 0 °F
Actual air flow 0 cfm
Air flow factor 0 cfm/Btuh
Static pressure 0.25 in H2O
Space thermostat
Capacity balance point = 19 °F

COOLING EQUIPMENT

Make Carrier
Trade CARRIER AIR CONDITIONING
Cond CH14NB0240000A0
Coil FPBNC024
AHRI ref 9162150

Efficiency 11.0 EER, 14 SEER
Sensible cooling 15968 Btuh
Latent cooling 1774 Btuh
Total cooling 17742 Btuh
Actual air flow 700 cfm
Air flow factor 0.063 cfm/Btuh
Static pressure 0.25 in H2O
Load sensible heat ratio 0.82

ROOM NAME	Area (ft²)	Htg load (Btuh)	Clg load (Btuh)	Htg AVF (cfm)	Clg AVF (cfm)
Closing 1	166	2020	1672	0	105
Closing 2	103	1864	1561	0	98
Sales Area	170	4297	7876	0	496
Entire House	439	8182	11109	0	700
Other equip loads		3907	2791		
Equip. @ 1.00 RSM			13900		
Latent cooling			2983		
TOTALS	439	12089	16883	0	700

Calculations approved by ACCA to meet all requirements of Manual J 8th Ed.



wrightsoft
A McLab® / Northstar a Northstar Company

Right-Suite® Universal 2018 18.0.04 RSU24682

2018-Aug-09 13:13:19

Page 1

...ear Load)\Sundance (Rear Load)_Sales Office.rut Calc = MJ8 House Front faces: W



Load Short Form Entire House

Job: Sundance (Traditional)
Date: 08.09.2018
By: Energy Inspectors
Plan: Sales Office

Manteca, CA

Project Information

For: KB Home
3005 Douglas Blvd., Suite 250, Roseville, CA 95661
Phone: (916) 945-3880

Design Information

	Htg	Clg	Method	Infiltration
Outside db (°F)	33	100		Simplified
Inside db (°F)	68	75	Construction quality	Semi-tight
Design TD (°F)	35	25	Fireplaces	
Daily range	-	H		
Inside humidity (%)	30	50		
Moisture difference (gr/lb)	8	-3		

HEATING EQUIPMENT

Make Carrier
Trade CARRIER AIR CONDITIONING
Model CH14NB0240000A0
AHRI ref 9162150

Efficiency 8.2 HSPF
Heating input
Heating output 17376 Btuh @ 47°F
Temperature rise 0 °F
Actual air flow 0 cfm
Air flow factor 0 cfm/Btuh
Static pressure 0.25 in H2O
Space thermostat
Capacity balance point = 15 °F

COOLING EQUIPMENT

Make Carrier
Trade CARRIER AIR CONDITIONING
Cond CH14NB0240000A0
Coil FPMBNC024
AHRI ref 9162150

Efficiency 11.0 EER, 14 SEER
Sensible cooling 15968 Btuh
Latent cooling 1774 Btuh
Total cooling 17742 Btuh
Actual air flow 700 cfm
Air flow factor 0.065 cfm/Btuh
Static pressure 0.25 in H2O
Load sensible heat ratio 0.82

ROOM NAME	Area (ft²)	Htg load (Btuh)	Clg load (Btuh)	Htg AVF (cfm)	Clg AVF (cfm)
Closing 2	124	111	1265	0	82
Closing 1	106	1396	1616	0	105
Sales Area	170	5080	7943	0	514
Entire House	400	6586	10825	0	700
Other equip loads		3969	2835		
Equip. @ 1.00 RSM			13660		
Latent cooling			2981		
TOTALS	400	10556	16642	0	700

Calculations approved by ACCA to meet all requirements of Manual J 8th Ed.



wrightsoft®

Right-Suite® Universal 2018 18 0.04 RSU24682

2018-Aug-09 10:48:43

...tional)\Sundance (Traditional)_Sales Office.rut Calc = MJ8 House Front faces: W

Page 1



Manual S Compliance Report

Entire House

Job: Sundance (Rear Load)
Date: 08.09.2018
By: Energy Inspectors
Plan: Sales Office

Manteca, CA

Project Information

For: KB Home
3005 Douglas Blvd., Suite 250, Roseville, CA 95661
Phone: (916) 945-3880

Cooling Equipment

Design Conditions

Outdoor design DB:	100°F	Sensible gain:	13900 Btuh	Entering coil DB:	79.4°F
Outdoor design WB:	69.9°F	Latent gain:	2983 Btuh	Entering coil WB:	63.9°F
Indoor design DB:	75.0°F	Total gain:	16883 Btuh		
Indoor RH:	50%	Estimated airflow:	700 cfm		

Manufacturer's Performance Data at Actual Design Conditions

Equipment type:	Split ASHP		
Manufacturer:	Carrier	Model:	CH14NB0240000A0+FPMBNC024
Actual airflow:	700 cfm		
Sensible capacity:	13862 Btuh	100% of load	
Latent capacity:	3880 Btuh	130% of load	
Total capacity:	17742 Btuh	105% of load	SHR: 78%

Heating Equipment

Design Conditions

Outdoor design DB:	33.0°F	Heat loss:	12536 Btuh	Entering coil DB:	68.0°F
Indoor design DB:	68.0°F				

Manufacturer's Performance Data at Actual Design Conditions

Equipment type:	Split ASHP				
Manufacturer:	Carrier	Model:	CH14NB0240000A0+FPMBNC024		
Actual airflow:	0 cfm				
Output capacity:	17376 Btuh	139% of load		Capacity balance:	19 °F
Supplemental heat required:	0 Btuh			Economic balance:	-99 °F

Meets all requirements of ACCA Manual S.



Manual S Compliance Report Entire House

Job: Sundance (Traditional)
Date: 08.09.2018
By: Energy Inspectors
Plan: Sales Office

Manteca, CA

Project Information

For: KB Home
3005 Douglas Blvd., Suite 250, Roseville, CA 95661
Phone: (916) 945-3880

Cooling Equipment

Design Conditions

Outdoor design DB:	100°F	Sensible gain:	13660 Btuh	Entering coil DB:	79.4°F
Outdoor design WB:	69.9°F	Latent gain:	2981 Btuh	Entering coil WB:	63.9°F
Indoor design DB:	75.0°F	Total gain:	16642 Btuh		
Indoor RH:	50%	Estimated airflow:	700 cfm		

Manufacturer's Performance Data at Actual Design Conditions

Equipment type:	Split ASHP		
Manufacturer:	Carrier	Model:	CH14NB0240000A0+FPMBNC024
Actual airflow:	700 cfm		
Sensible capacity:	13862 Btuh	101% of load	
Latent capacity:	3880 Btuh	130% of load	
Total capacity:	17742 Btuh	107% of load	SHR: 78%

Heating Equipment

Design Conditions

Outdoor design DB:	33.0°F	Heat loss:	10954 Btuh	Entering coil DB:	68.0°F
Indoor design DB:	68.0°F				

Manufacturer's Performance Data at Actual Design Conditions

Equipment type:	Split ASHP				
Manufacturer:	Carrier	Model:	CH14NB0240000A0+FPMBNC024		
Actual airflow:	0 cfm				
Output capacity:	17376 Btuh	159% of load		Capacity balance:	15 °F
Supplemental heat required:	0 Btuh			Economic balance:	-99 °F

Meets all requirements of ACCA Manual S.



Duct System Summary

Entire House

Job: Sundance (Traditional)
 Date: 08.09.2018
 By: Energy Inspectors
 Plan: Sales Office

Manteca, CA

Project Information

For: KB Home
 3005 Douglas Blvd., Suite 250, Roseville, CA 95661
 Phone: (916) 945-3880

	Heating	Cooling
External static pressure	0.25 in H2O	0.25 in H2O
Pressure losses	0.17 in H2O	0.17 in H2O
Available static pressure	0.08 in H2O	0.08 in H2O
Supply / return available pressure	0.040 / 0.040 in H2O	0.040 / 0.040 in H2O
Lowest friction rate	0.095 in/100ft	0.095 in/100ft
Actual air flow	0 cfm	700 cfm
Total effective length (TEL)		84 ft

Supply Branch Detail Table

Name	Design (Btuh)	Htg (cfm)	Clg (cfm)	Design FR	Diam (in)	H x W (in)	Duct Matl	Actual Ln (ft)	Ftg.Eqv Ln (ft)	Trunk
Closing 1	c 1616	0	105	0.111	7.0	0x0	VIFx	2.0	70.0	
Closing 2-C	c 1265	0	82	0.112	7.0	0x0	VIFx	1.5	70.0	
Sales Area-A	c 3972	0	257	0.095	9.0	0x0	VIFx	9.4	75.0	
Sales Area-B	c 3972	0	257	0.095	9.0	0x0	VIFx	9.4	75.0	

Return Branch Detail Table

Name	Grille Size (in)	Htg (cfm)	Clg (cfm)	TEL (ft)	Design FR	Veloc (fpm)	Diam (in)	H x W (in)	Stud/Joist Opening (in)	Duct Matl	Trunk
rb2	0x0	0	700	0	0	0	0	0x0		VIFx	



Duct System Summary

Entire House

Job: Sundance (Rear Load)
 Date: 08.09.2018
 By: Energy Inspectors
 Plan: Sales Office

Manteca, CA

Project Information

For: KB Home
 3005 Douglas Blvd., Suite 250, Roseville, CA 95661
 Phone: (916) 945-3880

	Heating	Cooling
External static pressure	0.25 in H2O	0.25 in H2O
Pressure losses	0.16 in H2O	0.16 in H2O
Available static pressure	0.09 in H2O	0.09 in H2O
Supply / return available pressure	0.045 / 0.045 in H2O	0.045 / 0.045 in H2O
Lowest friction rate	0.091 in/100ft	0.091 in/100ft
Actual air flow	0 cfm	700 cfm
Total effective length (TEL)		98 ft

Supply Branch Detail Table

Name	Design (Btuh)	Htg (cfm)	Clg (cfm)	Design FR	Diam (in)	H x W (in)	Duct Matl	Actual Ln (ft)	Ftg.Eqv Ln (ft)	Trunk
Closing 1-C	c 1672	0	105	0.110	7.0	0x0	VIFx	6.5	75.0	
Closing 2	c 1561	0	98	0.096	7.0	0x0	VIFx	9.0	85.0	
Sales Area-A	c 3938	0	248	0.095	9.0	0x0	VIFx	14.7	80.0	
Sales Area-B	c 3938	0	248	0.091	9.0	0x0	VIFx	18.4	80.0	

Return Branch Detail Table

Name	Grille Size (in)	Htg (cfm)	Clg (cfm)	TEL (ft)	Design FR	Veloc (fpm)	Diam (in)	H x W (in)	Stud/Joist Opening (in)	Duct Matl	Trunk
rb2	0x0	0	700	0	0	0	0	0x0		VIFx	



CERTIFICATE OF LIABILITY INSURANCE

DATE(MM/DD/YYYY)
08/09/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Aon Risk Insurance Services West, Inc. Los Angeles CA Office 707 Wilshire Boulevard Suite 2600 Los Angeles CA 90017-0460 USA	CONTACT NAME: PHONE (A/C. No. Ext): (866) 283-7122 FAX (A/C. No.): (800) 363-0105		
	E-MAIL ADDRESS:		
INSURED KB Home Sacramento, Inc. 3005 Douglas Blvd., STE 250 Roseville CA 95661 USA	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: Starr Indemnity & Liability Company		38318
	INSURER B: Old Republic Insurance Company		24147
	INSURER C: General Security Indemnity Co of Arizona		20559
	INSURER D:		
	INSURER E:		
INSURER F:			

COVERAGES

CERTIFICATE NUMBER: 570072653308

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. **Limits shown are as requested**

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:			MWZY311986	12/01/2017	12/01/2018	EACH OCCURRENCE	\$1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$500,000
							MED EXP (Any one person)	\$5,000
							PERSONAL & ADV INJURY	\$1,000,000
							GENERAL AGGREGATE	\$1,000,000
							PRODUCTS - COMP/OP AGG	\$1,000,000
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			SISIPCA08341717	08/31/2017	08/31/2018	COMBINED SINGLE LIMIT (Ea accident)	\$1,000,000
							BODILY INJURY (Per person)	
							BODILY INJURY (Per accident)	
							PROPERTY DAMAGE (Per accident)	
C	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION			10F15583220171 SIR applies per policy terms & conditions	12/01/2017	12/01/2018	EACH OCCURRENCE	\$3,000,000
							AGGREGATE	\$3,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR / PARTNER / EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	1000001836	08/31/2017	08/31/2018	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER	
							E.L. EACH ACCIDENT	\$1,000,000
							E.L. DISEASE-EA EMPLOYEE	\$1,000,000
							E.L. DISEASE-POLICY LIMIT	\$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 RE: Sundance Subdivision Unit 3 - Lot No. 142, 165 & 166 - Temporary Use Permit - Model Home Complex / Sales Office and ADA Restroom. City of Manteca, elected officials, employees, agents and volunteers are included as Additional Insured in accordance with the policy provisions of the General Liability policy. General Liability and Automobile Liability policies evidenced herein are Primary and Non-Contributory to other insurance available to an Additional Insured, but only in accordance with the policy's provisions. A Waiver of Subrogation is granted in favor of the City of Manteca in accordance with the provisions of the General Liability, Automobile Liability and workers' compensation policies.

CERTIFICATE HOLDER**CANCELLATION**

City of Manteca
 Community Development Department
 1001 W. Center St.
 Manteca CA 95337 USA

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Aon Risk Insurance Services West, Inc.

Holder Identifier :

Certificate No : 570072653308

This page intentionally left blank

IL 10 (12/06) OLD REPUBLIC INSURANCE COMPANY

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

DESIGNATED ENTITY - NOTICE OF CANCELLATION PROVIDED BY US

SCHEDULE

Number of Days Notice of Cancellation: 30

Person or Organization:

City of Manteca, its officers, officials, employees, agents and volunteers

Re: Sundance Subdivision Unit 3 - Lot #'s 142, 165 & 166 - Temporary Use Permit - Model Home Complex / Sales Office and ADA Restroom project

Address:

City of Manteca
Community Development Department
1001 W. Center St.
Manteca, CA 95337

Provisions

If we cancel this policy for any statutorily permitted reason other than nonpayment of premium, and a number of days is shown for cancellation in the schedule above, we will mail notice of cancellation to the person or organization shown in the schedule above. We will mail such notice to the address shown in the schedule above at least the number of days shown for cancellation in the schedule above before the effective date of cancellation.

PIL 028 05 10

This page intentionally left blank

IL 10 (12/06) OLD REPUBLIC INSURANCE COMPANY

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED - DESIGNATED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL LIABILITY COVERAGE FORM

SCHEDULE

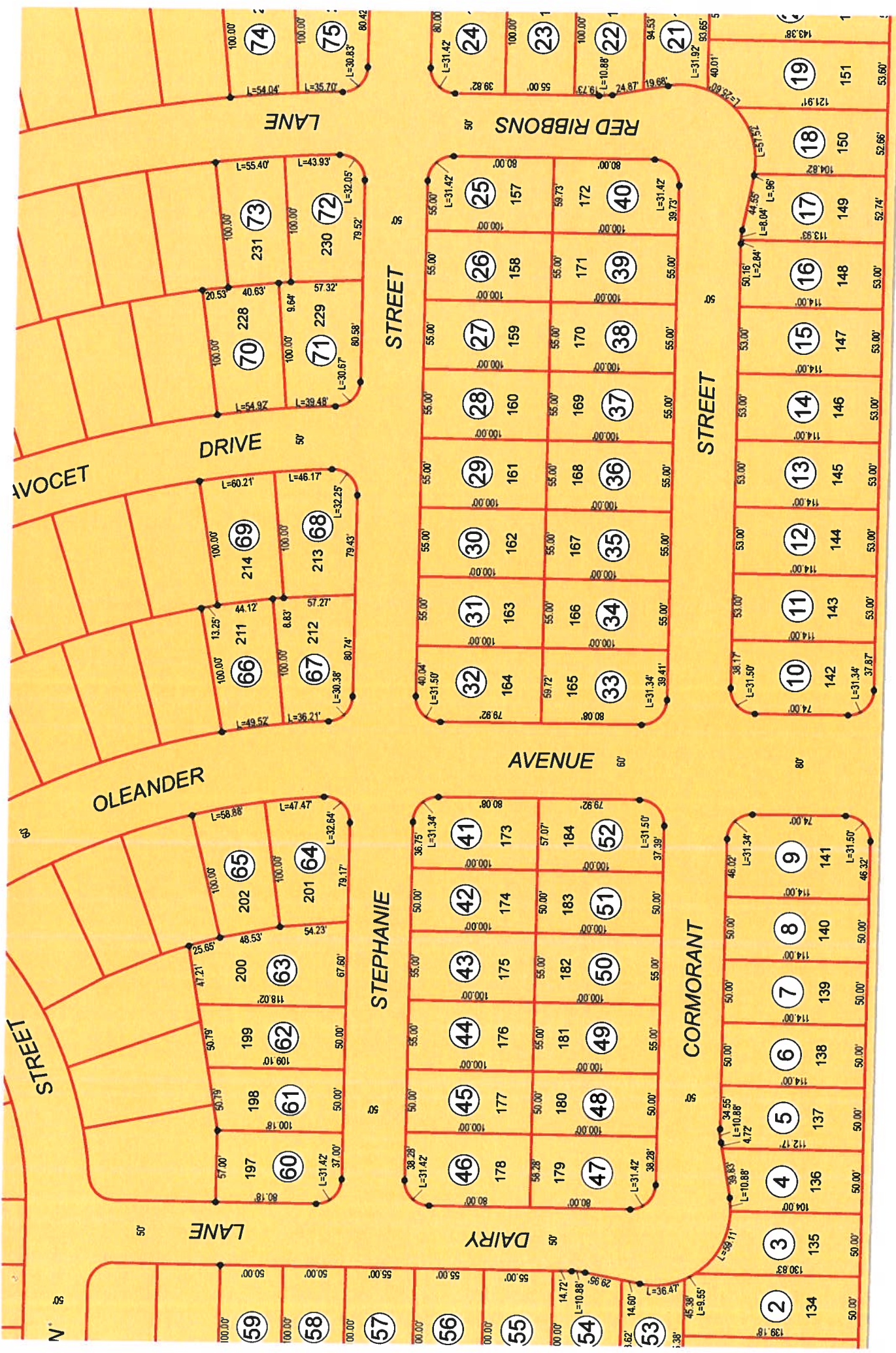
Name Of Additional Insured Person(s) Or Organization(s):
City of Manteca, its officers, officials, employees, agents and volunteers

SECTION II – WHO IS AN INSURED is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf (including liability arising out of your work for that insured by or for you) as respects the construction and maintenance of the:

Sundance Subdivision Unit 3 - Lot #'s 142, 165 & 166 - Temporary Use Permit - Model Home Complex / Sales Office and ADA Restroom project.

As respects any person(s) or organization(s) shown in the above Schedule with whom you have agreed in a written contract, agreement or permit to provide primary insurance coverage on a non-contributory basis, this insurance will be primary to and non-contributing with any other insurance available to such person(s) or organization(s).

This page intentionally left blank

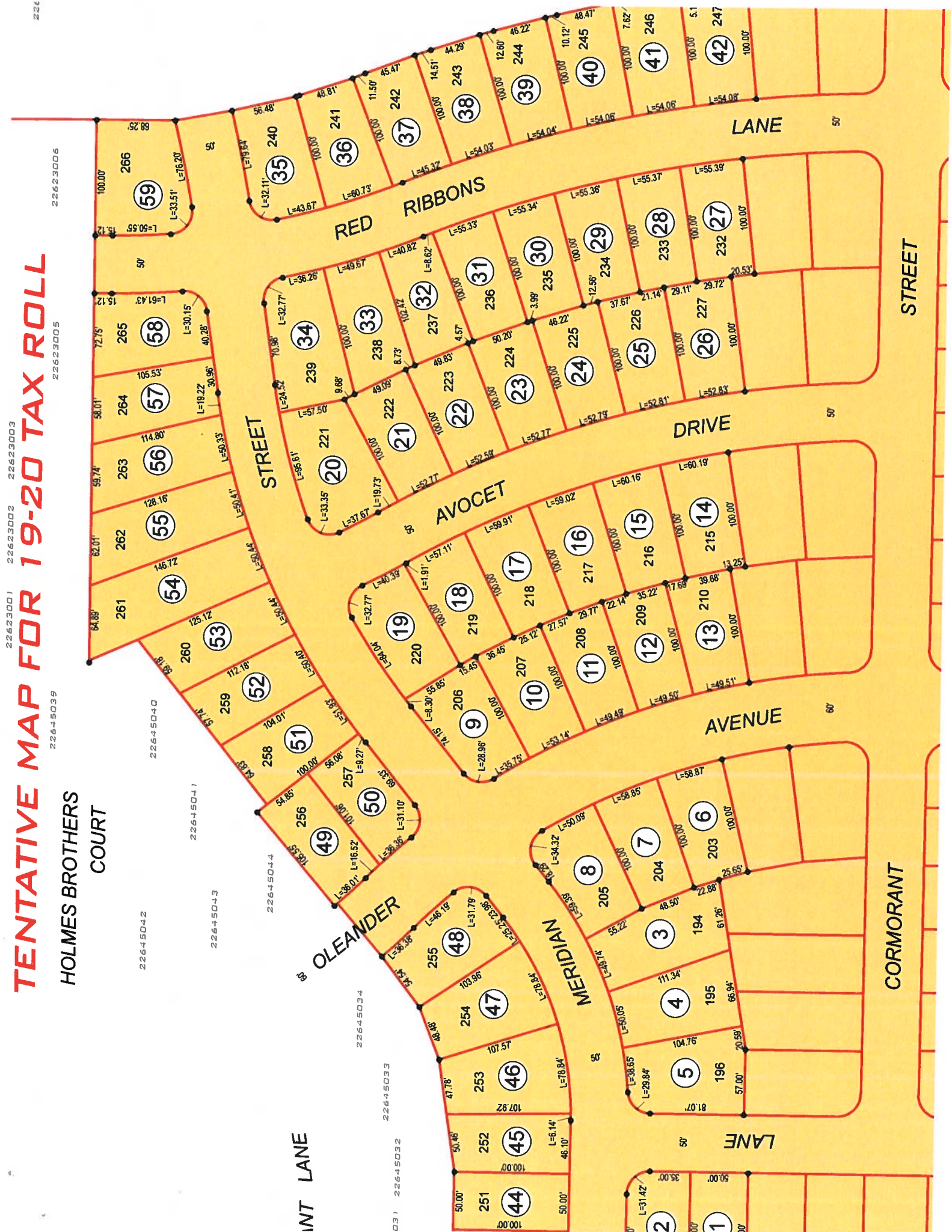


WOODWARD AVENUE

TENTATIVE MAP FOR 19-20 TAXROLL

TENTATIVE MAP FOR 19-20 TAX ROLL

HOLMES BROTHERS COURT



22623001 22623002 22623003 22623005 22623006

22645039 22645040 22645041 22645042 22645043 22645044 22645033 22645032