



CITY OF MANTECA

COMMUNITY DEVELOPMENT DEPARTMENT

June 5, 2019

Taylor Morrison Homes
ATTN: Stephen Melander
4309 Hacienda Dr., Suite 450
Pleasanton, CA 94588

SUBJECT: TUP-19-070 TAYLOR MORRISON SALES OFFICE & MODEL HOME COMPLEX

Dear Applicant:

The City of Manteca Planning Division has reviewed your Temporary Use Permit application for a sales office and model complex. Your project application has been approved with the following conditions:

Planning Division

1. The Temporary Use Permit is only valid for the following dates: June 5, 2019 until the final home is sold for Taylor Morrison in the Shadowbrook 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. 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.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Greg Showerman", with a long horizontal flourish extending to the right.

Greg Showerman
Community Development Director



CITY OF MANTECA Community Development Department Project Referral/Routing

City Departments

- | | |
|--|---|
| <input checked="" type="checkbox"/> Engineering – Maribel Serrano | <input checked="" type="checkbox"/> Police Department - Scott Cunningham |
| <input checked="" type="checkbox"/> Building Department - Lumen Arceo | <input checked="" type="checkbox"/> Public Works – Koosun Kim |
| <input checked="" type="checkbox"/> Parks and Recreation -Michael Rosales | <input type="checkbox"/> City Attorney – John Brinton |
| <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: May 20, 2019

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

Project Description: TUP for a Sales and Model Complex for Taylor Morrison Homes.

Project Location: Shadowbrook subdivision, SE corner of Camborne Dr. and Crescent Dr.

The Planning Division would appreciate your comments/conditions at the earliest possible date, but **no later than June 4, 2019**. 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.



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>TAYLOR, KOLLESON</u>	Name: <u>SAME</u>
Address: <u>4309 HACIENDA DR #450</u>	Address: _____
City/State/Zip: <u>PLEASANTON, CA 94588</u>	City/State/Zip: _____
Home Telephone: _____	Home Telephone: _____
Mobile No.: <u>925-659-8105</u>	Mobile No.: _____
E-mail Address: <u>SMELANDER@TAYLORMOLLESON.COM</u>	E-mail Address: _____
Fax No.: _____	Fax No.: _____

Event Info
Business Name: <u>VENTURE AT THE COLLECTIVE MODEL COMPLEX</u>
Event Hours: Days: <u>7 DAYS / WEEK</u> Hours: <u>10 AM - 6 PM</u>
Event Location: <u>SHAD BROOK NEIGHBORHOOD 1 - LOTS 20-23</u>
Description of Event/ Activities: <u>MODEL HOME VIEWING AND STAFF ACTIVITIES</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.

[Signature] STEVE MELANDER 5/17/19
 Property Owner Signature Print Name Date
4309 HACIENDA DR #450, PLEASANTON, CA 94588
 Address City, State, Zip Telephone
925-659-8105

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

[Signature] STEVE MELANDER 5/17/19
 Applicant Signature Print Name Date

OFFICE USE ONLY

Fee: \$568 Receipt No.: 2019-00240745 Date Received: 5/28/19

+ \$250 Cleaning Deposit Required. (Christmas tree Lots Only *Send copy of Approved TUP to Superintendent at Solid Waste)

Approved: [Signature] Denied: _____

Planner Signature: [Signature] Date 6/6/19

Assessor's Parcel No. (APN): _____ Application Number: 19-070



PROJECT REFERRAL/ROUTING SHEET

DATE: 06/05/2019

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

FROM: CDD Engineering
(Department or Agency)

Contact Person: Maribel Serrano Phone: (209) 456-8500

Project Title: Temporary Use Permit 19-070 Taylor Morrison Sales and Model Complex

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: 5/28/19

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

FROM: Building Safety
(Department or Agency)

Contact Person: Lumen Arceo Phone: X8560

Project Title: Temporary Use Permit 19-070 Taylor Morrison Sales and Model Complex

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~~

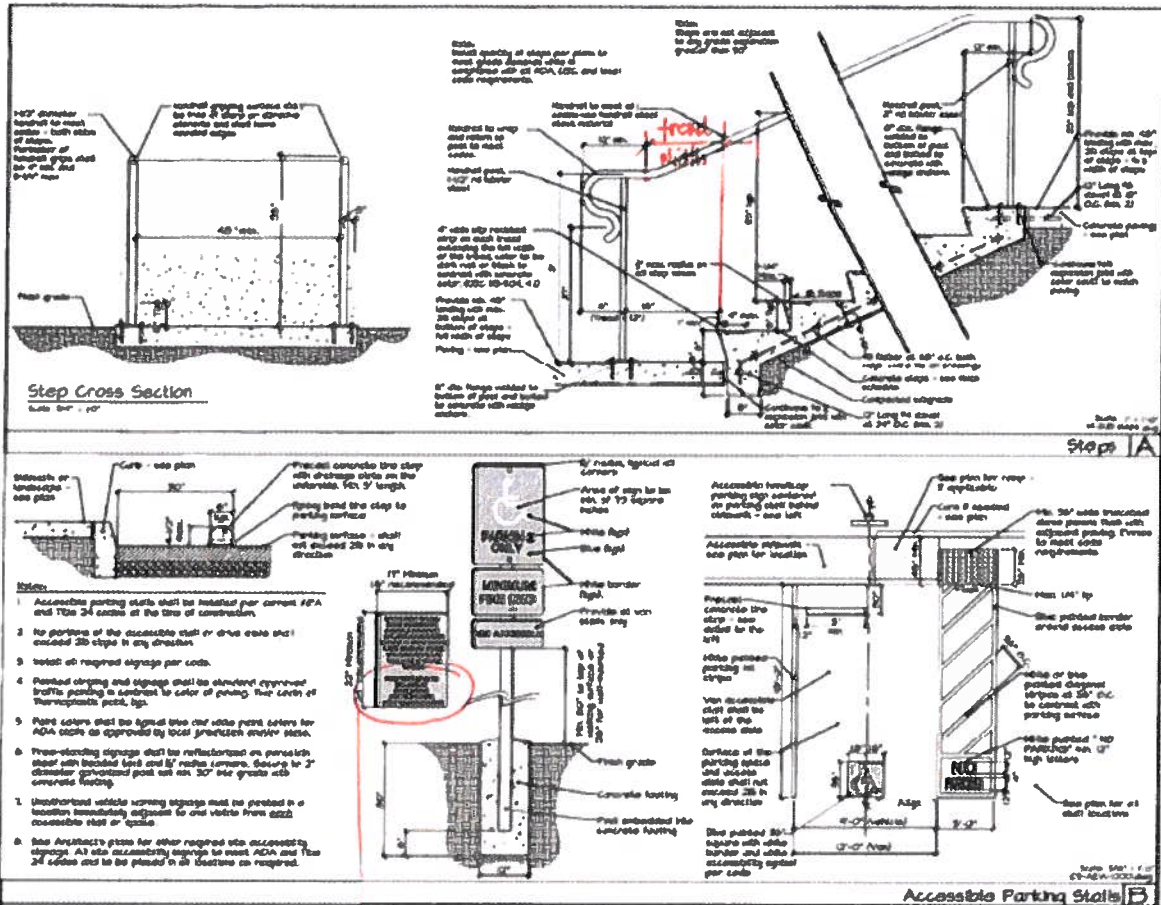
~~MEMO)~~ *The redmarks on sheets AD.2 and 1 of X be addressed in the building permit submitted.*

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

Building Safety Division

1. The red marks on sheets A0.2 and 1 of X shall be addressed in the building permit submittal.

SHEET A0.2

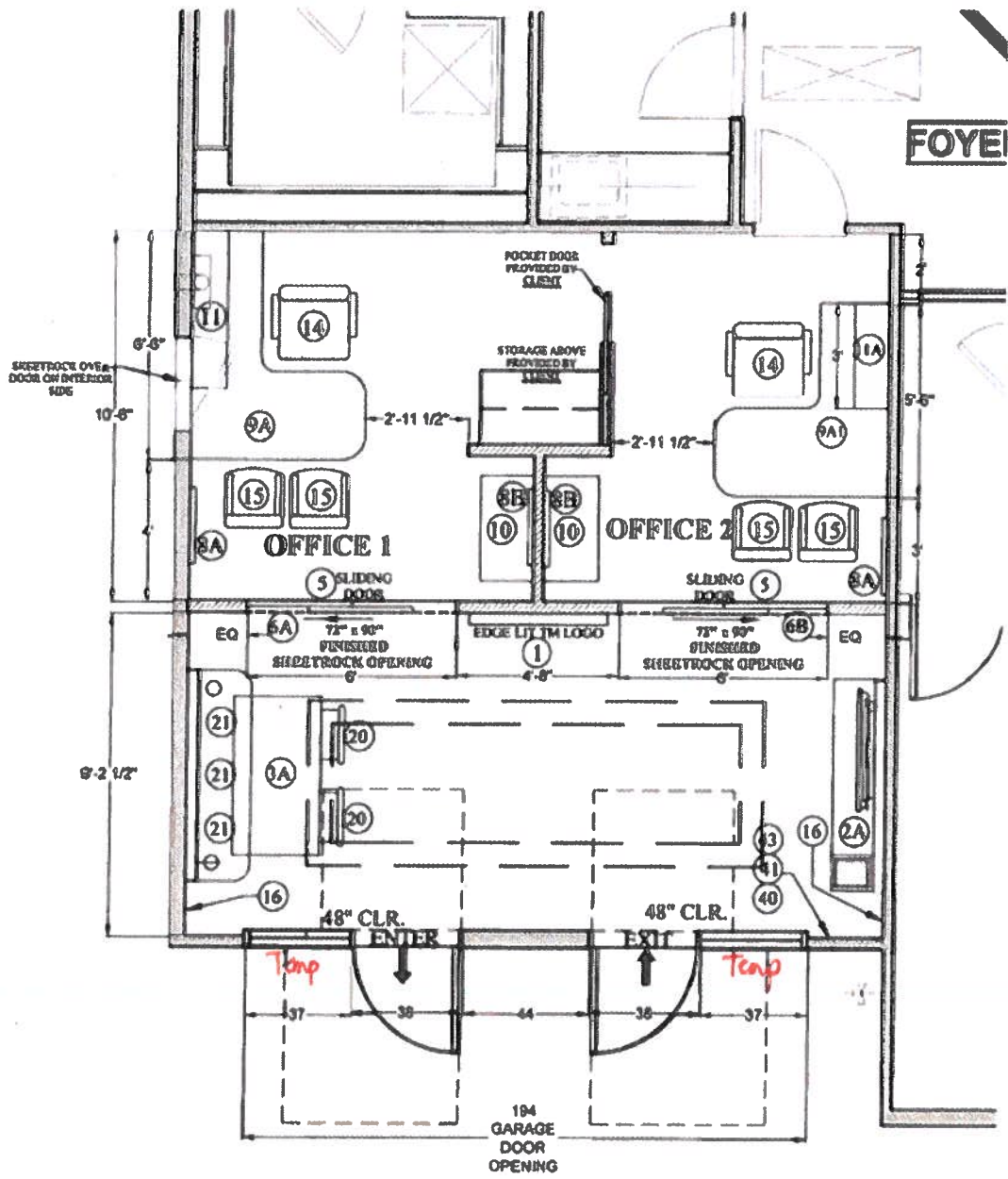


City of Manteca Police Department
(209) 456-8101

*originals attached. Too large for this document.



SHEET 1 OF X





PROJECT REFERRAL/ROUTING SHEET

DATE: 06/04/2019

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 19-070 Taylor Morrison Sales and Model Complex

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: 5/31/19

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

FROM: Fire
(Department or Agency)

Contact Person: L. Rey Phone: x8347

Project Title: Temporary Use Permit 19-070 Taylor Morrison Sales and Model Complex

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: 5/30/19

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

FROM: P.D.
(Department or Agency)

Contact Person: S. Cunningham Phone: _____

Project Title: Temporary Use Permit 19-070 Taylor Morrison Sales and Model Complex

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).

RECEIVED
MAY 31 2019
COMMUNITY DEVELOPMENT
DEPARTMENT

Barnum, Toben

From: Kim, Koosun
Sent: Wednesday, June 05, 2019 3:32 PM
To: Barnum, Toben
Subject: Task Completed: TUP Taylor Morrison Sales and Model Complex

Thank you,



Koosun Kim, PE, QSD

Deputy Director of Public Works - Engineering

City of Manteca | Public Works
1001 W. Center St. | Manteca, CA 95337
Office: 209.456-8419 | Fax: 209.923.8940
www.mantecagov.com

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

Subject: TUP Taylor Morrison Sales and Model Complex
Priority: Normal

Start date: Mon 5/20/2019
Due date: Tue 6/4/2019

Status: Completed
% Complete: 100%
Date completed: Wed 6/5/2019
Actual work: 0 hours

Requested by: Barnum, Toben

No comment



Routing sheet -
TUP 19-070 Tay...

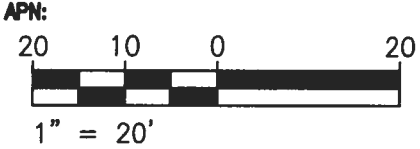
Hardcopy to follow interoffice. Thank you.



Toben Barnum, Development Services Technician
City of Manteca | Community Development Department

TRACT No. 3963
Venture at The Collective
SHADOWBROOK, NEIGHBORHOOD 1
LOT 20 BUILDING PLAN 1A
MANTECA, CA

1090 CAMBORNE DRIVE



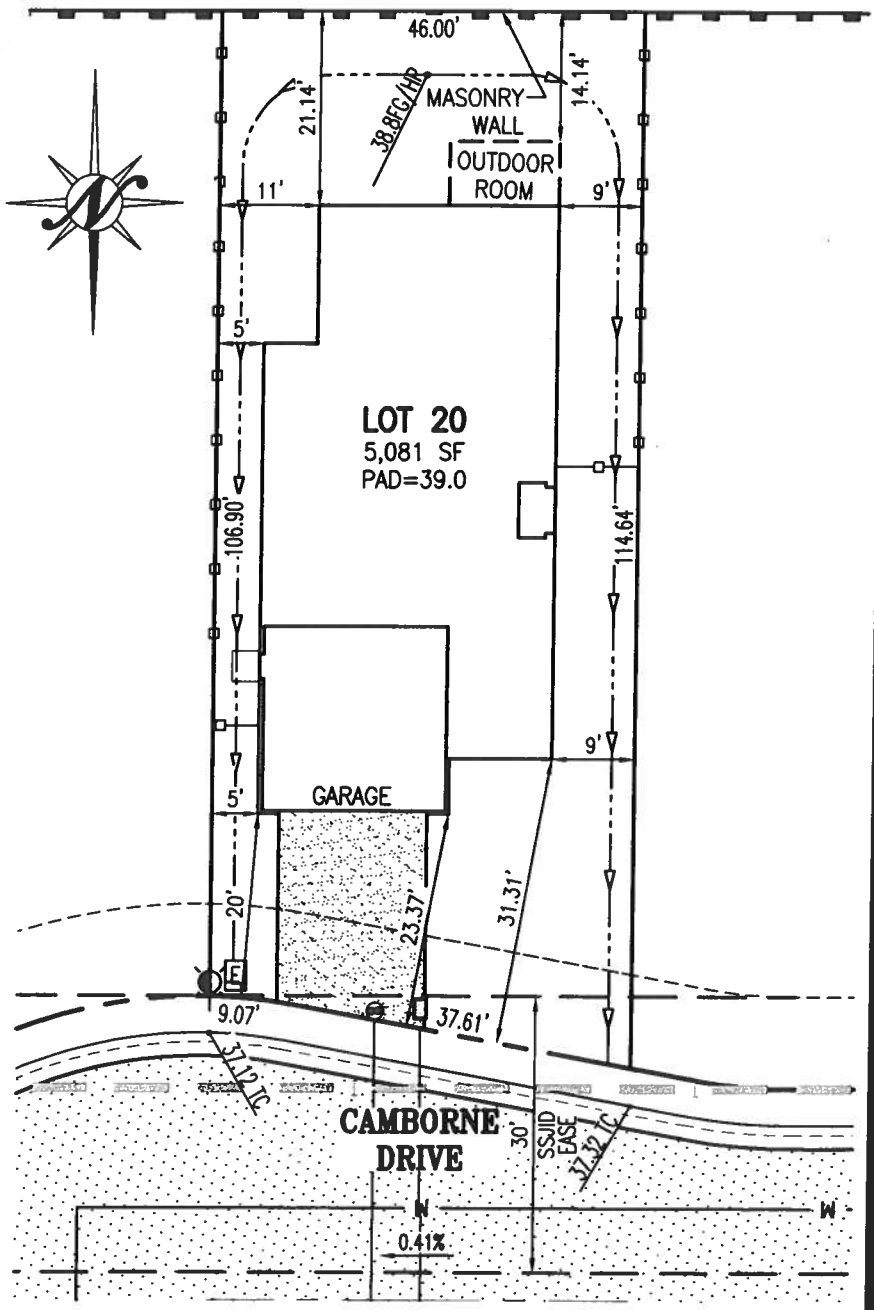
NOTES

1. LOT NUMBER AND SQUARE FOOTAGE AS SHOWN ON SHADOWBROOK, NEIGHBORHOOD 1 PHASE 1, TRACT No. 3963 MAP.
2. ALL IMPROVEMENTS SHOWN ARE PER APPROVED IMPROVEMENT PLANS.
3. 20' FRONT GARAGE SBL, 15' FRONT LIVABLE AREA SBL, 10' FRONT PORCH SBL, 10' STREET SIDE SBL, 5' SIDE SBL, 10' REAR SBL, 7.5' REAR PATIO SBL
4. MAX HEIGHT = 30'
5. MAX LOT COVERAGE = 60%
6. PLAN: 1A
 OPTIONS: OUTDOOR ROOM
 FIRST FLOOR = 1,513 SF
 GARAGE = 418 SF
 PORCH = 24 SF
 COVER AREA = 1,955 SF
 LOT AREA = 5,081 SF
 TOTAL COVERAGE = 38.5%
7. IF PROPOSED WATER METER IS LOCATED WITHIN THE DRIVEWAY, UTILIZE B12 BOX WITH TRAFFIC RATED LID AND CONCRETE THICKENED EDGE, OR RELOCATE BOX OUTSIDE OF DRIVEWAY.
8. ALL DRAIN LINE, ARCHITECTURAL WALL, STAIR, SLOPE, UTILITY BOX, WALKWAY AND FENCE LOCATIONS/HEIGHTS ARE SUBJECT TO REVISION IN THE FIELD.

LEGEND

	RIGHT-OF-WAY		WOOD FENCE		SSJID EASEMENT
	LOT LINE		SEWER MAIN		WATER SERVICE
	10' PUE		WATER MAIN		SEWER SERVICE
	MASONRY WALL		STORM DRAIN		ELECTRICAL SERVICE
	1% (MIN) SWALE		IRRIGATION MAIN		

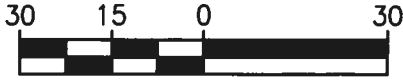
NorthStar
 Engineering Group, Inc.
 • CIVIL ENGINEERING • SURVEYING • PLANNING •
 620 12th Street Modesto, CA 95354
 (209) 524-3525 Phone (209) 524-3526 Fax



TRACT No. 3963
Venture at The Collective
SHADOWBROOK, NEIGHBORHOOD 1
LOT 22 BUILDING PLAN 4B
MANTECA, CA

1106 CRESCENT AVENUE

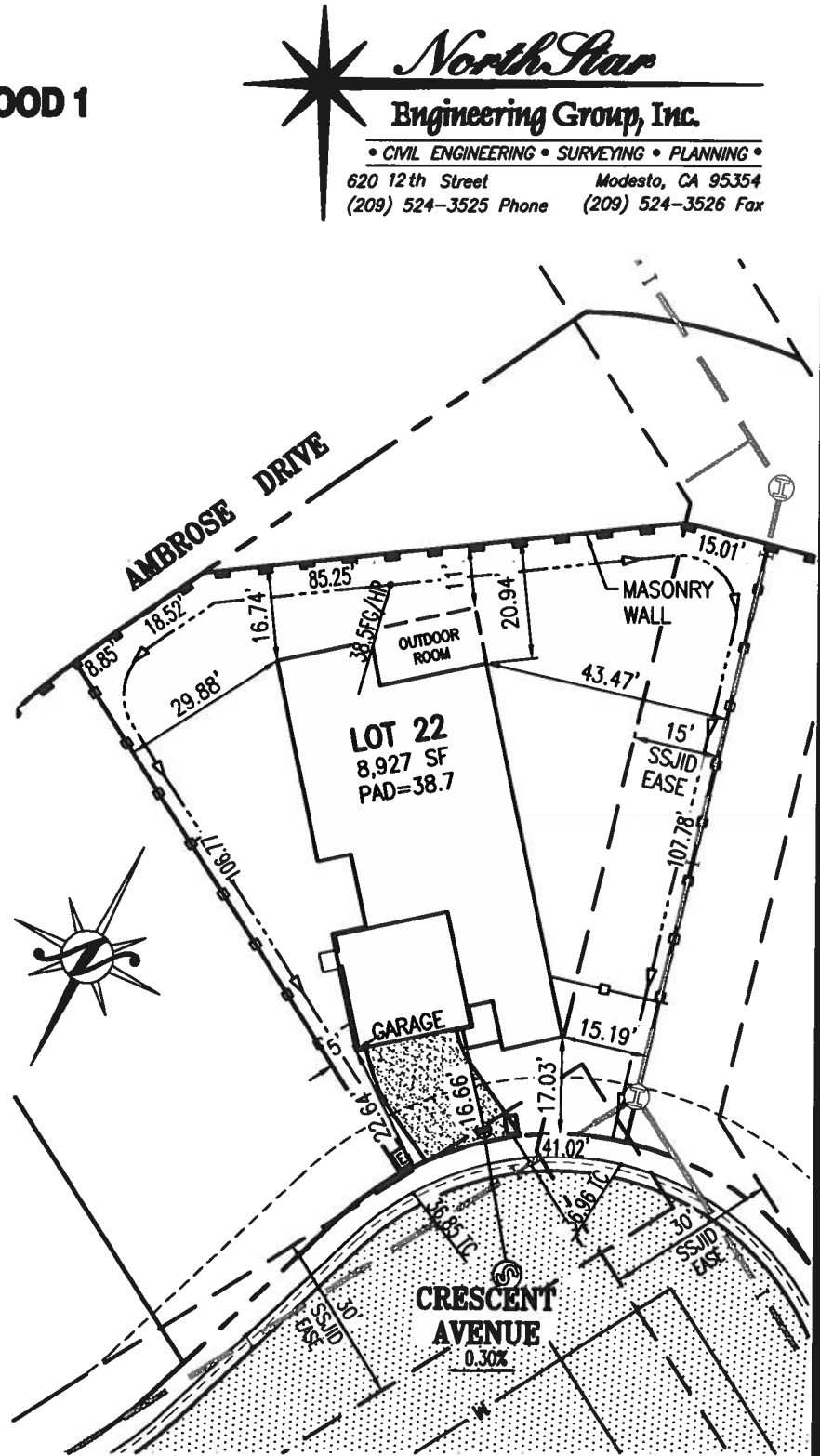
APN:



1" = 30'

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4. MAX HEIGHT = 30'
5. MAX LOT COVERAGE = 60%
6. PLAN: 4B
 OPTIONS: OUTDOOR ROOM
 FIRST FLOOR = 1,900 SF
 GARAGE = 428 SF
 PORCH = 37 SF
 COVER AREA = 2,366 SF
 LOT AREA = 8,927 SF
 TOTAL COVERAGE = 26.5%
7. IF PROPOSED WATER METER IS LOCATED WITHIN THE DRIVEWAY, UTILIZE B12 BOX WITH TRAFFIC RATED LID AND CONCRETE THICKENED EDGE, OR RELOCATE BOX OUTSIDE OF DRIVEWAY.
8. ALL DRAIN LINE, ARCHITECTURAL WALL, STAIR, SLOPE, UTILITY BOX, WALKWAY AND FENCE LOCATIONS/HEIGHTS ARE SUBJECT TO REVISION IN THE FIELD.



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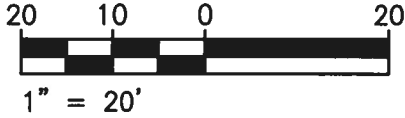
LEGEND

	RIGHT-OF-WAY		WOOD FENCE		SSJID EASEMENT
	LOT LINE		SEWER MAIN		WATER SERVICE
	10' PUE		WATER MAIN		SEWER SERVICE
	MASONRY WALL		STORM DRAIN		ELECTRICAL SERVICE
	1% (MIN) SWALE		IRRIGATION MAIN		

TRACT No. 3963
Venture at The Collective
SHADOWBROOK, NEIGHBORHOOD 1
LOT 20 BUILDING PLAN 1A
MANTECA, CA

1090 CAMBORNE DRIVE

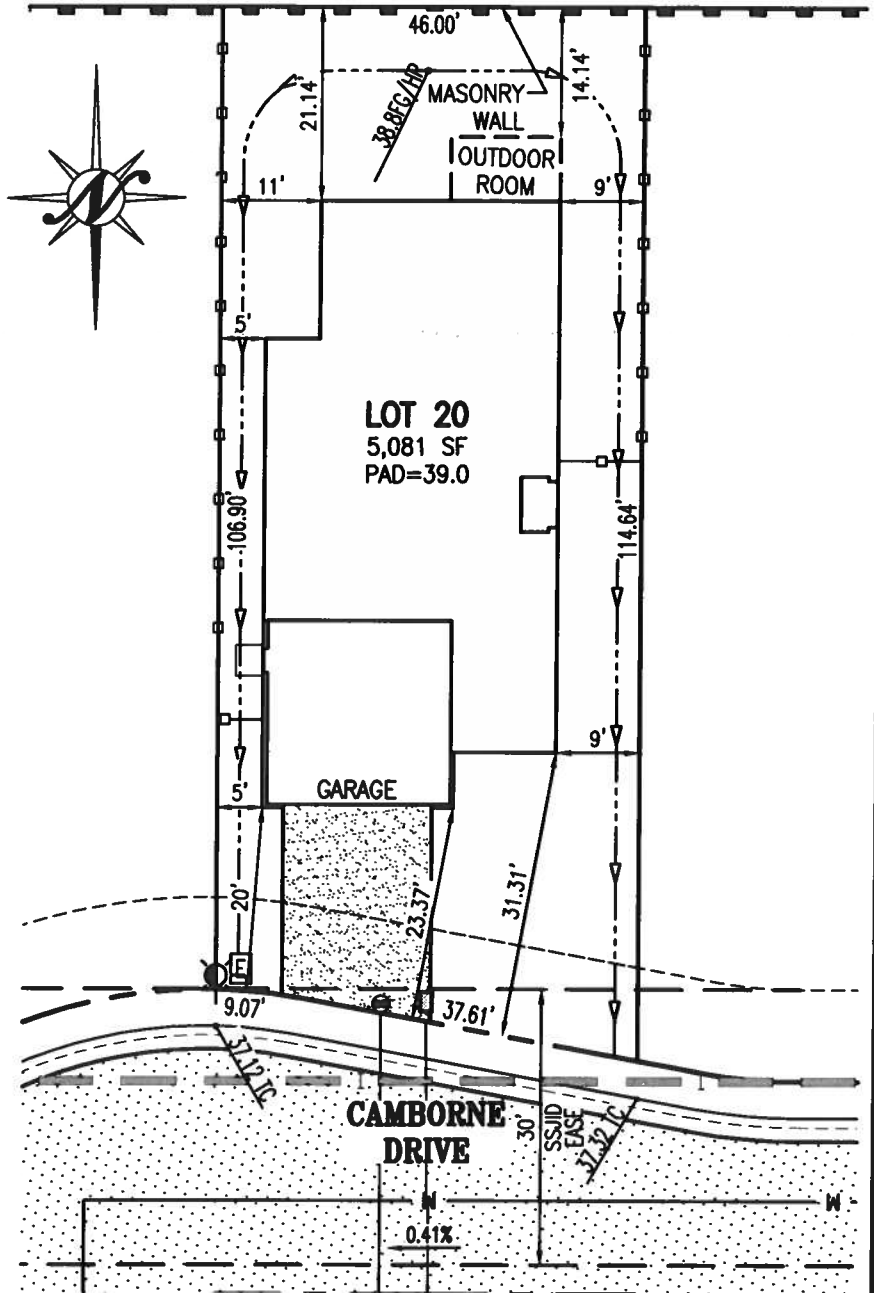
APN:



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 OPTIONS: OUTDOOR ROOM
 FIRST FLOOR = 1,513 SF
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LEGEND

	RIGHT-OF-WAY		WOOD FENCE		SSJID EASEMENT
	LOT LINE		SEWER MAIN		WATER SERVICE
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	1% (MIN) SWALE		IRRIGATION MAIN		

TRACT No. 3963
Venture at The Collective
SHADOWBROOK, NEIGHBORHOOD 1
LOT 21 BUILDING PLAN 5C
MANTECA, CA

1094 CAMBORNE DRIVE

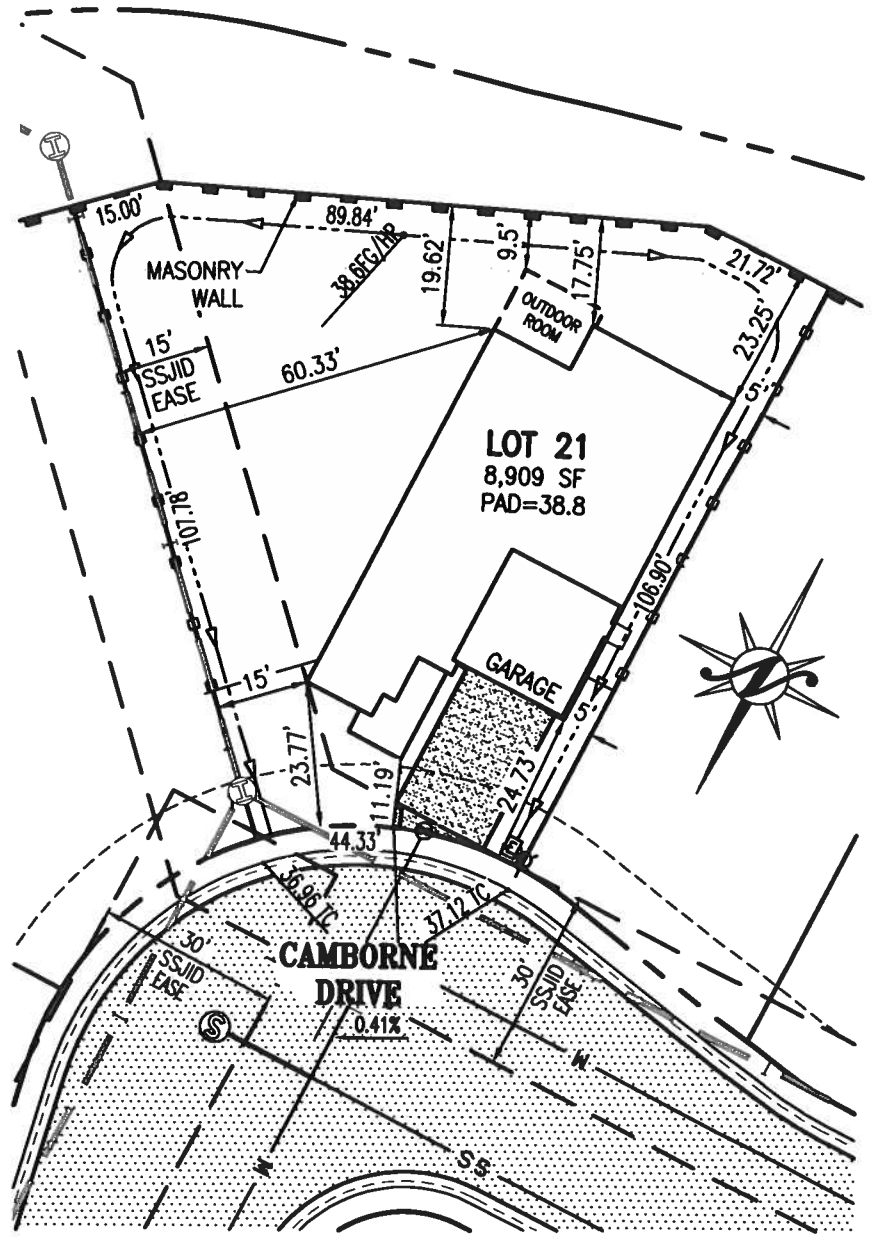
APN:



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4. MAX HEIGHT = 30'
5. MAX LOT COVERAGE = 60%
6. PLAN: 5C
 OPTIONS: OUTDOOR ROOM
 FIRST FLOOR = 2,026 SF
 GARAGE = 424 SF
 PORCH = 113 SF
 COVER AREA = 2,563 SF
 LOT AREA = 8,909 SF
 TOTAL COVERAGE = 27.8%
7. IF PROPOSED WATER METER IS LOCATED WITHIN THE DRIVEWAY, UTILIZE B12 BOX WITH TRAFFIC RATED LID AND CONCRETE THICKENED EDGE, OR RELOCATE BOX OUTSIDE OF DRIVEWAY.
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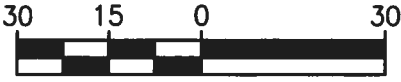
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TRACT No. 3963
Venture at The Collective
SHADOWBROOK, NEIGHBORHOOD 1
LOT 22 BUILDING PLAN 4B
MANTECA, CA

1106 CRESCENT AVENUE

APN:



1" = 30'

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