



CITY OF MANTECA

COMMUNITY DEVELOPMENT DEPARTMENT

February 8, 2019

Richmond American Homes
ATTN: Nicole Hunt
One Harbor Center, Suite 100
Suisun City, CA 94585

**SUBJECT: TEMPORARY USE PERMIT 19-012: SALES OFFICE & MODEL COMPLEX
RICHMOND AMERICAN HOMES**

Dear Ms. Hunt:

The City of Manteca Planning Division has reviewed your Temporary Use Permit application for Sales Office and Model Complex for Richmond American Homes, located in the Lots 3-6, with the sales office in the garage of Lot 5 (APN: 224-610-05), in Manteca, CA. Your project application for the Temporary Sales Office and Model Complex has been approved with the following conditions:

Planning Division

1. The Temporary Use Permit is only valid for the following dates: February 8, 2019 until the final home is sold for the Richmond American Homes.
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 and model homes) through the City of Manteca Building Safety Division at (209) 456-8550.
 - a. Developers shall obtain a Tenant improvement for the sales office through the City of Manteca Building Safety Division.
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 Richmond American Homes Development has been constructed.
6. The parking lot for the model home complex shall be removed when the model homes are sold.
7. All on site landscape shall be maintained by property owner.
8. Developer shall obtain permits to meet the requirements of Model Water Efficiency Landscaping Ordinance.
9. 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.

10. 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.
11. 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

12. 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 the accessible restroom and to the public streets and sidewalks.
 - Please 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)
13. 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.
14. Developer shall provide an accessible restroom in accordance with CBC Chapter 11B and shall be on an accessible path of travel.
15. 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.
16. 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.

Fire Department

17. ST-1 shall be in place prior to permit issuance.

Parks and Recreation Department

18. Street trees shall match Street Tree Plan provided by the Developer and approved by the City Arborist.

NOTE: To date we have not received a street tree plan for the final subdivision map.

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,

A handwritten signature in blue 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 – 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"/> Frontier Communications |
| | <input type="checkbox"/> Pacific Gas and Electric |
| | <input type="checkbox"/> San Joaquin Bike Coalition |

Referral/Route Date: January 23, 2019

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

Project Description: Model Complex with Temporary sales office in garage of model home.

Project Location: Veteran St. at Memorial Ln, Lots 2 through 6, Manteca, CA 95337

The Planning Division would appreciate your comments/conditions at the earliest possible date, but **no later than February 7, 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.



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: _____ Application Number: 19-012

January 23, 2019 **Richmond American Homes of Maryland, Inc.**

Applicant's Name One Harbor Center, Suite 100	Business Name Suisun, CA 94585	Telephone (925) 628-6426
Applicant's Address VETERAN ST / MEMORIAL LN.	City, State, Zip Monday - Sunday 10am - 6pm	Telephone
Location of Activity: Sales Office	Date & Time of Activity FROM: July 2018	TO: August 2021
Description of Activity:		

MDC Holdings, INC.

Property Owner's Name One Harbor Center, Suite 100	City, State, Zip Suisun, CA 94585	Telephone 925-628-6426
Property Owner's Address	City, State, Zip	Telephone

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.

Nicole Hunt

January 24, 2019

Signature

Date

One Harbor Center, Suite 100	Suisun, CA 94585	925-628-6426
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 Nicole Hunt Date January 24, 2019

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

Fee: **\$568**

Receipt No: 2019-00153367

Date Received: 1/23/19

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

Approved By: T. Barnum

Date: 2/8/19

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: _____



PROJECT REFERRAL/ROUTING SHEET

DATE: 02/07/19

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

FROM: M. Serrano - Engineering
(Department or Agency)

Contact Person: Maribel Serrano Phone: (209) 456 0500

Project Title: TUP 19-012 Sales & Model Complex for Richmond American Homes

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: 1/29/19

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 19-012 Sales & Model Complex for Richmond American Homes

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: January 29, 2019
Re: TUP 19—012 Richmond American Homes (Model Complex w/ Sales Office in the Garage)

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 the accessible restroom and to the public streets and sidewalks.
 - Please 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

DATE: 02/08/19

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 19-012 Sales & Model Complex for Richmond American Homes

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~~ Below)

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

Parks Comments:

1. Street trees shall match Street Tree Plan provided by the Developer and approved by the City Arborist.

Note: To date we have not received a street tree plan for the final subdivision map.



PROJECT REFERRAL/ROUTING SHEET

DATE: 1/29/19

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: TUP 19-012 Sales & Model Complex for Richmond American Homes

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)

See email date 1/29/19

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

Barnum, Toben

From: Rey, Lantz
Sent: Tuesday, January 29, 2019 3:12 PM
To: Barnum, Toben
Cc: Correia, Elizabeth
Subject: TUP 19-12

Toben,

Fire has one comment, but recommends approval.

1. ST-1 shall be in place prior to permit issuance.

Lantz Rey

Sent from my iPad



PROJECT REFERRAL/ROUTING SHEET

RECEIVED

JAN 30 2019

COMMUNITY DEVELOPMENT
DEPARTMENT

DATE: 1-29-19

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

FROM: P.D.
(Department or Agency)

Contact Person: S. Cunningham Phone: 8281

Project Title: TUP 19-012 Sales & Model Complex for Richmond American Homes

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: Kim, Koosun
Sent: Monday, January 28, 2019 4:28 PM
To: Barnum, Toben
Subject: Task Completed: TUP 19-012 Sales Office and Model Complex for Richmond American Homes

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 19-012 Sales Office and Model Complex for Richmond American Homes
Priority: Normal

Start date: Wed 1/23/2019
Due date: Thu 2/7/2019

Status: Completed
% Complete: 100%
Date completed: Mon 1/28/2019
Actual work: 0 hours

Requested by: Barnum, Toben

No comments.

Hard copy to follow interoffice. Thank you.



Toben Barnum, Development Services Technician
City of Manteca | Community Development Department
1001 W. Center St. | Manteca, CA 95337
Office: 209.456.8517 | Fax: 209.923.8949