



CITY OF MANTECA

DEVELOPMENT SERVICES DEPARTMENT

October 19, 2020

Meritage Homes
ATTN: Rob Wilson
840 Stillwater Rd., Suite 200A
West Sacramento, CA 95605

SUBJECT: TUP-20-098 MERITAGE HOMES MODEL HOME COMPLEX SALES OFFICE (2950 W. WOODWARD AVE.)

Dear Applicant:

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

Planning Division

1. The Temporary Use Permit is only valid for the following dates: October 19, 2020 until the final home is sold for Meritage Homes in the Cerri Unit 1 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.

Building Safety Division

1. Developer shall obtain building permits for the parking area, sales office, restroom facility, path of travel, etc. prior to the undertaking of any work requiring a building permit per CBC §105.
2. Developer shall provide that all entrances and exterior ground-floor exits to the sales office building shall be accessible and shall comply with CBC §11B-404. CBC §11B-206.4.1.
3. Complete the information for the tow-away sign as follows:
 - "Unauthorized" vehicles parked in designated accessible spaces not displaying distinguishing placards or special license plates issued for persons with disabilities will be towed away at the owner's expense. Towed vehicles may be reclaimed at: **City of Manteca Police Department** or by telephoning **(209) 456-8101**."
4. Parking space identification signs shall be 60" minimum above the finish floor or ground surface measured to the bottom of the sign. Signs located within a circulation path shall be a minimum of 80 inches above the finish floor or ground surface measured to the bottom of the sign.
5. Developer shall comply with all requirements of the Model Efficient Landscape Ordinance and all plans shall be submitted and approved prior to permit issuance for construction of the Model Homes or Sales Office.

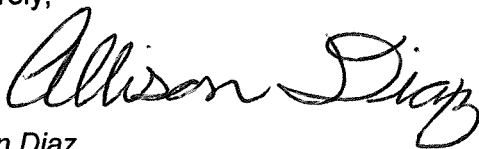
Parks and Recreation Department

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.

If you have questions or if you need supplemental information regarding this letter, please contact me directly at (209) 456-8515 or adiaz@ci.manteca.ca.us

Sincerely,



Allison Diaz
Development Services Technician



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

RECEIVED

SEP 21 2020

COMMUNITY DEVELOPMENT
 DEPARTMENT

Application Date: 9/10/20

Application Number: 2020-0098

Applicant's Name	Business Name	
Rob Wilson	Meritage Homes	
Applicant's Address	City, State, Zip	Telephone
840 Stillwater Road, Suite 200A	West Sacramento, CA 95605	916-840-3573
Location of Activity:	Date & Time of Activity	10:00 am - 6:00 pm
241-260-040 <u>2950 W. Woodward Ave.</u>	FROM: 2/2021	TO: 6/2025
Description of Activity:		
Model Complex Sales Office		

Property Owner's Name	Meritage Homes	
Property Owner's Address	City, State, Zip	Telephone
860 Stillwater Road, Suite 200A	West Sacramento, CA 95605	916-840-3573

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 Rob Wilson (agent) to act on my behalf on all matters relating to this application.

<u>Benny Hunt</u> Signature	<u>9/8/2020</u> Date	
840 Stillwater Road, Suite 200A	West Sacramento, CA 95605	916-840-3573
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 Rob Wilson Date _____

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

\$250 Cleaning Deposit Required (Christmas Tree Lots Only) Receipt No: _____ Date Received: _____

Approved By: _____ Date: _____

Conditions of the Temporary Use Permit

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

RW
 RW

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.

RW
 RW

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.

RW
 RW
 RW

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 _____

RW

Proposed activity shall not interfere with existing accessibility features (e.g. accessible parking spaces).

RW

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.

RW

If parking will be provided, applicant shall provide an accessible parking space.

RW

If restroom facilities will be provided, applicant shall provide an accessible restroom.

RW

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".

RW

Applicant shall be responsible for contacting all affected agencies and for the timely payment of all applicable fees associated with this project.

RW

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.

RW

Appropriate direction signs, barricades or fences shall be provided as necessary.

RW

Applicant shall obtain a valid City business license.

RW

A water permit and hydrant meter shall be obtained from the Public Works Department. (209) 456-8585

RW

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.

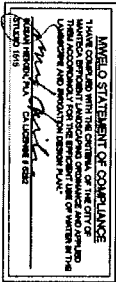
Other: _____

Other: _____

Other: _____

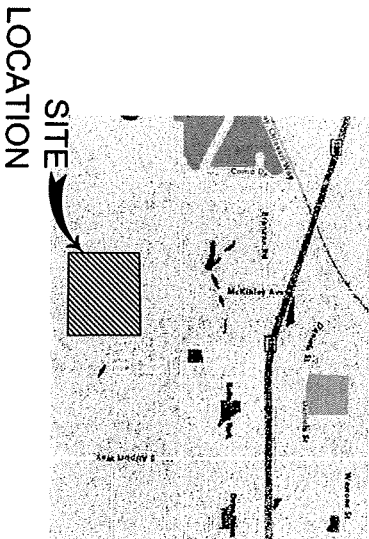
Other: _____

LANDSCAPE CONSTRUCTION DOCUMENTS FOR
ARBOR BEND PHASE 1
MODEL COMPLEX 2
SALES OFFICE USE PERMIT
 MANTEGA, CALIFORNIA

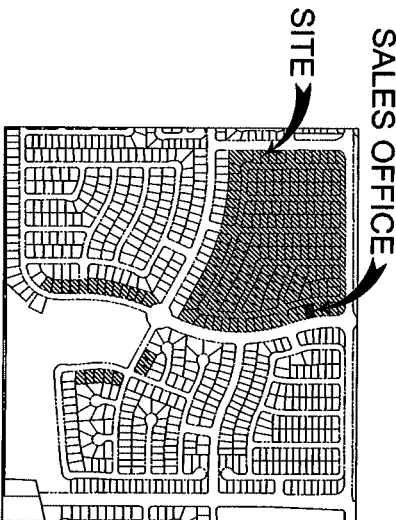


SHEET INDEX		COVER SHEET	
L-0.0		GRADING & CALLOUT PLAN	
L-1.0		CONSTRUCTION DETAILS	
L-2.0 - L-2.1			

VICINITY MAP



SITE MAP



CONSULTANTS:

CIVIL ENGINEER: NORTH STAR ENGINEER GROUP, INC.
 620 12TH STREET
 MODESTO, CALIFORNIA 95354
 209.524.3525

ARCHITECT: KEVIN L. CROOK ARCHITECT, INC.
 1360 REYNOLDS AVE., SUITE 110
 IRVINE, CALIFORNIA 92614
 949.860.1587

JOINT TRENCH: PENNING MANAGEMENT GROUP
 1849 W. KETTLEMAN LANE, SUITE 200
 LODI, CALIFORNIA 95242
 209.370.1908

CLIENT:

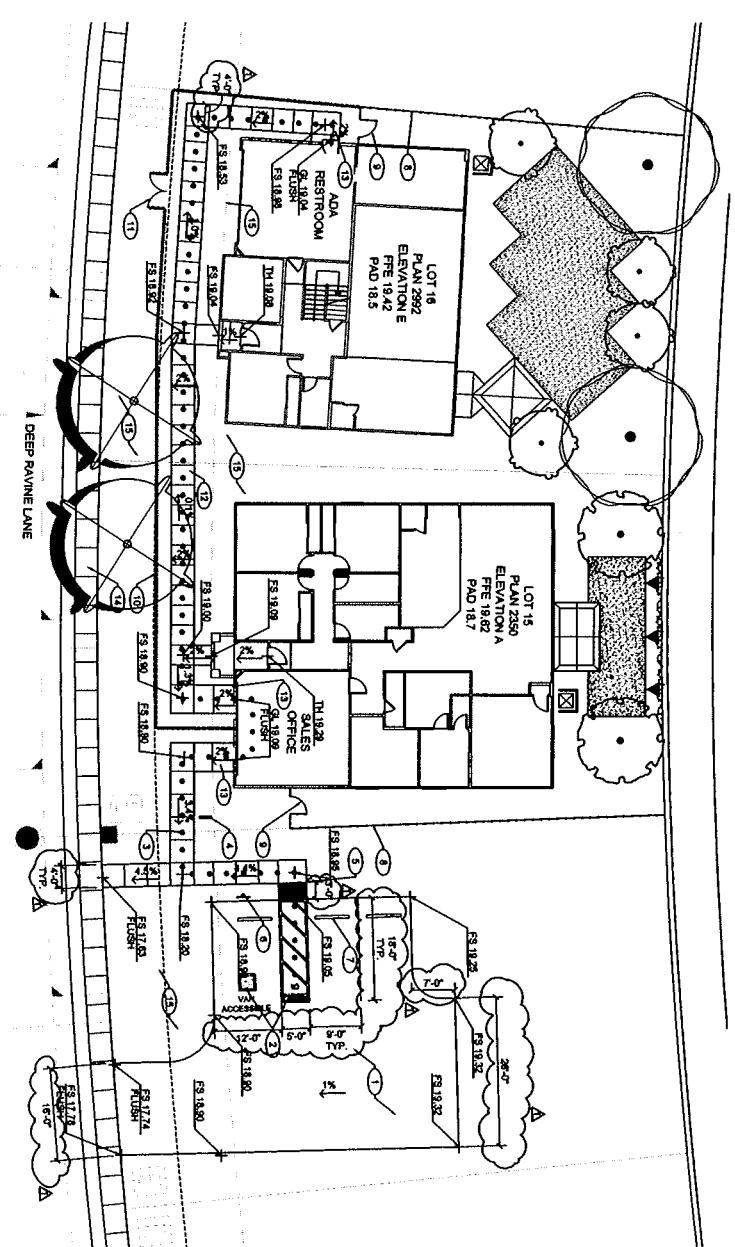
Merritage Homes
 880 Silkwater Road
 Suite #200A
 West Sacramento, CA 95605
 916.840.3550



Copyright © 2020 Merritage Homes, Inc.

PRELIMINARY - NOT FOR CONSTRUCTION

	ARBOR BEND PHASE 1 MODEL COMPLEX 2 SALES OFFICE USE PERMIT SET COVER SHEET MANTEGA, CALIFORNIA	STUDIO 1515 LANDSCAPE ARCHITECTS 1428 FOURTH STREET SUITE 100 FOLSOM, CALIFORNIA 95630	NO.	DATE	REVISIONS	BY	APP'D
			PER CITY COMMENTS				
ARBOR BEND PHASE 1							
SHEET NO. L-0.0 OF 4 SHEETS							



GRADING LEGEND

FS	FINISH SURFACE
TC	TOP OF CURB
TH	THRESHOLD
(125.46)	ELEVATIONS BY CIVIL
←	DIRECTION OF SURFACE FLOW

CONSTRUCTION CALLOUT LEGEND

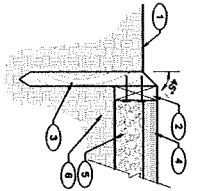
(1)	A/C PAVING LOT FOR (2) VEHICLES INCLUDING (1) ADA VAN ACCESSIBLE PARKING STALL AND ACCESS ISLE. SEE DETAIL: M-2.1.
(2)	ADA VAN ACCESSIBLE PARKING STALL AND ACCESS ISLE. SEE DETAIL: B-1.2.1.
(3)	ACCESSIBLE ROUTE TO MODELS AND RESTROOM. SEE CONCRETE PAVING DETAIL: C-2.2.1.
(4)	ACCESSIBLE ROUTE & DIRECTIONAL SIGN. SEE DETAIL: G-1.2.1.
(5)	TRIM-CURBED DOWNS PER CITY STANDARDS. SEE DETAIL: P-1.2.1.
(6)	ADA PARKING SIGN PER ADA/CITY STANDARDS & UNADJUSTED VEHICLE WASHING SIGN. SEE DETAIL: C-2.1.
(7)	WHEEL STOPS PER CITY STANDARDS.
(8)	6'-7" HIGH GOOD NEIGHBOR FENCE. TYPICAL. SEE MODELS & CD SET PREPARED BY STUDIO 1818.
(9)	6'-7" HIGH WOOD GATE. TYPICAL. SEE MODELS & CD SET PREPARED BY STUDIO 1818.
(10)	ALUMINUM 42" TALL TUBE STEEL TRAP FENCE. COLOR TO BE BLACK. SEE DETAIL: A-1.2.1.
(11)	MAINTENANCE GATE. COLOR TO BE BLACK. SEE DETAIL: B-1.2.1.
(12)	CONCRETE WALK. TYPICAL. COLOR SHALL BE NATURAL GRAY WITH MEDIUM BROWN FINISH. SEE DETAIL: B-1.2.2.
(13)	LEVEL, TURNING LANDING PAD WITH 2% MAXIMUM SLOPE IN ANY DIRECTION. TYPICAL.
(14)	PUBLIC SCHEDULE PER CIVIL ENGINEER'S PLAN.
(15)	PLANTING AREA. TYPICAL.

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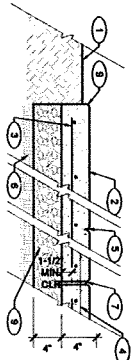
PRELIMINARY - NOT FOR CONSTRUCTION

	ARBOR BEND PHASE 1 MODEL COMPLEX 2 SALES OFFICE USE PERMIT SET GRADING & CALLOUT PLAN MANTECA, CALIFORNIA	 STUDIO 1818 LANDSCAPE ARCHITECTURE 1420 FOUR CORNERS DRIVE SUITE 100 SAN JOSE, CA 95128 (408) 222-1818	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">NO.</th> <th style="width: 15%;">DATE</th> <th style="width: 80%;">REVISIONS</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>10.14.20</td> <td>PER CITY COMMENTS</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	REVISIONS	1	10.14.20	PER CITY COMMENTS									
NO.	DATE	REVISIONS																
1	10.14.20	PER CITY COMMENTS																
SHEET NO. L-1.0 OF 4 SHEETS			ARBOR BEND PHASE 1															



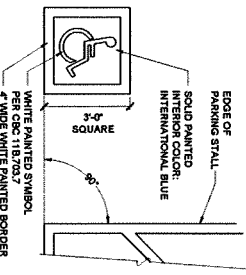
A AC PAVING
SCALE: 1-1/2" = 1'-0"

- 1 FINISH GRADE, 2" BELOW TOP OF HEADER AT TURF AREAS AND 1" BELOW TOP OF HEADER AT SHRUB AREAS.
- 2 2x6 FR. PT #2 OR BETTER WOOD HEADER, SCREW TO STAKES WITH PLAYED DECK SCREWS.
- 3 2x4x1/2 REDWOOD STAKE @ 8" O.C. MIN.
- 4 7" THICK ASPHALT PAVING
- 5 4" CLASS II AGGREGATE BASE MOISTURE CONDITIONED AND COMPACTED TO 95% RELATIVE COMPACTION. SHALL BE FIRM AND UNWELDING WHEN PROOF ROLLED.
- 6 SUBGRADE MOISTURE CONDITIONED AND COMPACTED TO 95% RELATIVE COMPACTION. SHALL BE FIRM AND UNWELDING WHEN PROOF ROLLED.

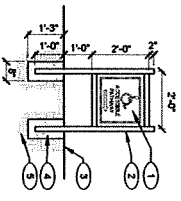


B CONCRETE PAVING
SCALE: 1-1/2" = 1'-0"

- 1 FINISH GRADE, 2" BELOW TOP OF PAVING AT TURF AREAS AND 1" BELOW TOP OF PAVING AT SHRUB AREAS.
- 2 CONCRETE SLAB, MEDIUM BROOM FINISH.
- 3 REBAR @ 18" O.C. BOTH WAYS.
- 4 #3 REBAR SLIP JOINTS, EXTEND 12" INTO CONCRETE, 18" O.C. @ ALL EXPANSION JOINTS AND WHERE NEW CONCRETE IS INSTALLED ADJACENT TO EXISTING CONCRETE.
- 5 1/4" WIDE CONTROL JOINT, 1/3 DEPTH OF SLAB.
- 6 CLASS II AGGREGATE BASE MOISTURE CONDITIONED AND COMPACTED TO 95% RELATIVE COMPACTION. SHALL BE FIRM AND UNWELDING WHEN PROOF ROLLED.
- 7 1/2" IMPREGATED ASPHALTIC FIBER EXPANSION JOINT (2" O.C. MAX) AND WHERE STRUCTURES, TYP.
- 8 1/2" TOOLED RADUS.

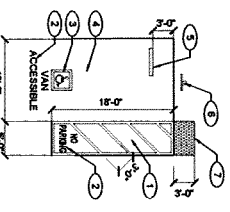


D ADA PARKING STALL SYMBOL
SCALE: 1/2" = 1'-0"



G ACCESSIBLE ROUTE SIGN
SCALE: 1/2" = 1'-0"

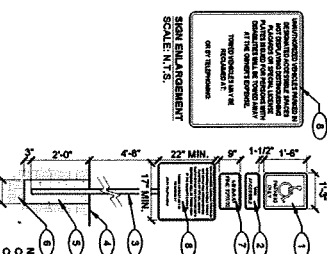
- 1 ADA PATHWAY SIGNAGE
 - 2 2x4 SIGNAGE FRAME
 - 3 FINISH GRADE
 - 4 CONCRETE FOOTING
 - 5 COMPACTED SUBGRADE
- NOTE:
ALL MATERIALS AND COLORS TO MATCH SIGNAGE PROGRAM PER CLIENT



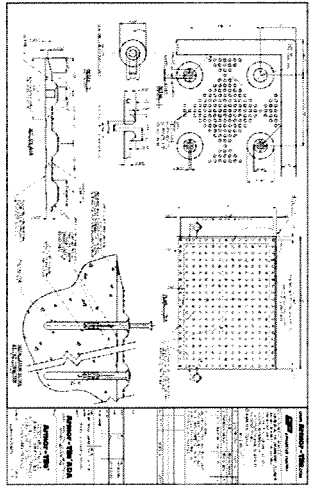
E ADA VAN ACCESSIBLE PARKING STALL
SCALE: 1/8" = 1'-0"

- 1 ACCESS AISLE ON PASSENGER SIDE OF VEHICLE STALL, 7" WHITE LINES DIAGONAL AT 3/4" MAX CENTERS.
 - 2 17" HIGH WHITE LETTERING
 - 3 PRINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY STALL EMBLEM, DETAIL F, THIS SHEET
 - 4 VAN ACCESSIBLE PARKING STALL
 - 5 APPROVED STOP WHERE NECESSARY TO PROTECT TYPICAL TRUNK AND REAR SUPPORT.
 - 6 PARKING SIGN CENTER ON STALL, TYPICAL, DETAIL H, THIS SHEET.
 - 7 TRUNCATED DOME PANELS, DETAIL A, SHEET L-21.
- NOTE:
1. SURFACE OF PARKING STALL AND ACCESSIBLE SIDE MUST NOT EXCEED 2% IN ANY DIRECTION. RAMPAS MAY NOT EXCEED INTO REQUIRED 2.5% COEFFICIENT OF FRICTION (COF) = 0.60 FOR ACCESSIBLE ROUTES.

C ADA PARKING SIGN
SCALE: 1/2" = 1'-0"



- 1 GALVANIZED SHEET METAL SIGN, 14 GA. MIN. 1/2" DIAMETER CORNERS ALL EDGES SMOOTH, BLUE BACKGROUND EQUAL TO 95% WITH WHITE REFLECTIVE BORDER AND SYMBOLS OR LETTERING.
 - 2 SEPARATE SIGN
 - 3 FINISH GRADE
 - 4 CONCRETE FOOTING
 - 5 COMPACTED SUBGRADE
 - 6 PROVIDE SIGN: MINIMUM FINE #250.00"
 - 7 1/2" ALUMINUM UNLATHERED VEHICLE WARNING SIGN PANEL, PER CBC 119-020.8
- NOTE:
SIGN LETTER HEIGHT, WIDTH AND STROKE SHALL COMPLY WITH CBC 119-021.1.



F TRUNCATED DOMES
SCALE: 1-1/2" = 1'-0"

DATE	08/17/2020
DESIGNED	
CHECKED	
DATE PLOTTED	
SHEET NO.	L-20
OF 4 SHEETS	

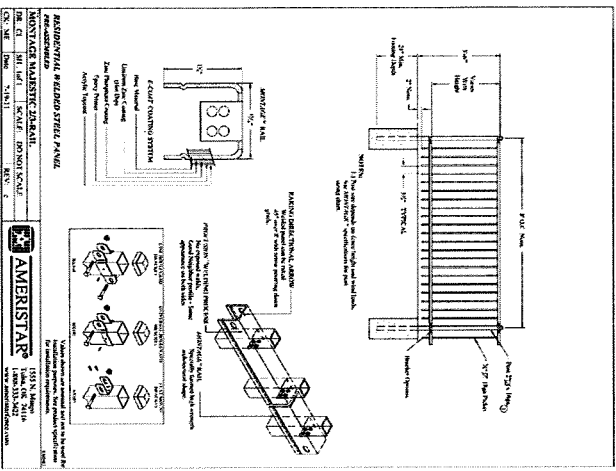
ARBOR BEND PHASE 1 MODEL COMPLEX 2
 SALES OFFICE USE PERMIT SET
CONSTRUCTION DETAILS
 MANTECA, CALIFORNIA

STUDIO 1515
 LANDSCAPE ARCHITECTURE
 1426 FOURTH STREET, SUITE 200
 SAN JOSE, CA 95131
 (415) 221-6118

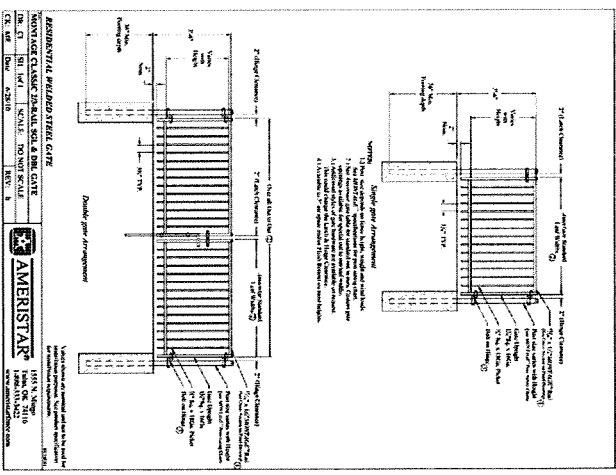
NO.	DATE	REVISIONS

ARBOR BEND
 PHASE 1

 200 Shaver Hall Blvd
 San Francisco, CA 94102



A TRAP FENCE
SCALE: 1-1/2" = 1'-0"



B MAINTENANCE GATE
SCALE: 1-1/2" = 1'-0"

Copyright © 2003 Studio 1515 Landscape Architecture

PRELIMINARY - NOT FOR CONSTRUCTION

	<p>ARBOR BEND PHASE 1 MODEL COMPLEX 2 SALES OFFICE USE PERMIT SET CONSTRUCTION DETAILS MANTECA, CALIFORNIA</p>	<p>STUDIO 1515 LANDSCAPE ARCHITECTURE 1209 FOURTH STREET SUITE 200A, CA 95028 (925) 233-1515</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">NO.</th> <th style="width: 10%;">DATE</th> <th style="width: 80%;">REVISIONS</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	REVISIONS									
NO.	DATE	REVISIONS													
<p>DATE: 09/17/10 DRAWN: [] CHECKED: [] DESIGNED: [] PROJECT: ARBOR BEND SHEET NO.: L-2.1 4 OF 4 SHEETS</p>	<p>ARBOR BEND PHASE 1</p> <p style="font-size: small;">100% SHOWN PERMIT SET DATE 09/17/10 NOT FOR CONSTRUCTION USE</p>														



CITY OF MANTECA Development Services Department Project Referral/Routing

City Departments

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

Outside Agencies

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

Referral/Route Date: September 21, 2020

From: Allison Diaz, Development Services Tech (209) 456-8515, adiaz@ci.manteca.ca.us

Project Description: TUP for Meritage Homes Model Complex Sales Office (2950 W Woodward Ave).

Project Location: 2950 W. Woodward Ave. APN: 241-260-04

The Planning Division would appreciate your comments/conditions at the earliest possible date, but **no later than October 6th, 2020**. 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 adiaz@ci.manteca.ca.us in addition to submitting a hard copy. Contact Allison Diaz at (209) 456-8515 if you have any questions.

Diaz, Allison

From: Kim, Koosun
Sent: Wednesday, September 23, 2020 10:49 AM
To: Diaz, Allison
Subject: Task Completed: TUP 20-098 Meritage Homes Model Complex Sales Office (2950 W Woodward Ave)

Thank you,

Koosun Kim, PE, QSD, Deputy Director
City of Manteca | Engineering Department
(209) 456-8519

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

Subject: TUP 20-098 Meritage Homes Model Complex Sales Office (2950 W Woodward Ave)
Priority: Normal

Start date: Mon 9/21/2020

Due date: Tue 10/6/2020

Status: Completed

% Complete: 100%

Date completed: Wed 9/23/2020

Actual work: 0 hours

Requested by: Diaz, Allison

No comment



Routing sheet - Temporary Use
TUP 20-098 Mer... Permit Submitta...

Diaz, Allison

From: Rosales, Michael
Sent: Tuesday, September 29, 2020 8:53 AM
To: Diaz, Allison
Cc: Raetong, Kay
Subject: TUP 20-Mertiage Model Sales Complex - Park Comments
Attachments: TUP 20-098 - Meritage Model Sales Complex - Parks Comment.pdf

Allison,

Attached is the second half of that Complex. Please let me know if you have any questions. Thank you!



Michael Rosales, Park Planning and Project Superintendent
RLA 5489 | CPSI 35080-619
City of Manteca | Parks and Recreation Department
245 North Union Road | Manteca, CA 95337
Office: 209.456.8615 | Fax: 209.923.8947
www.mantecagov.com



PROJECT REFERRAL/ROUTING SHEET

DATE: 09/29/2020

To: **City of Manteca Planning Division**
1215 W. Center Street
Manteca, CA 95337

FROM: Parks and Recreation Department
(Department or Agency)

Contact Person: Michael Rosales Phone: (209) 456-8615

Project Title: Temporary Use Permit 20-098 Meritage Homes Model Complex Sales Office (2950 W. Woodward Ave)

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).

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.

Memo

To: *Allison Diaz*, Development Services Technician
From: Lumen Arceo, Senior Plan Check Engineer
Date: October 12, 2020
Re: TUP 20-098 Meritage Homes Model Complex Sales Office (2950 W. Woodward Avenue)

1. Developer shall obtain building permits for the parking area, sales office, restroom facility, path of travel, etc. prior to the undertaking of any work requiring a building permit per CBC §105.
2. Developer shall provide that all entrances and exterior ground-floor exits to the sales office building shall be accessible and shall comply with CBC §11B-404. CBC §11B-206.4.1.
3. Complete the information for the tow-away sign as follows:
 - “Unauthorized” vehicles parked in designated accessible spaces not displaying distinguishing placards or special license plates issued for persons with disabilities will be towed away at the owner’s expense. Towed vehicles may be reclaimed at: **City of Manteca Police Department** or by telephoning **(209) 456-8101**.”
4. Parking space identification signs shall be 60” minimum above the finish floor or ground surface measured to the bottom of the sign. Signs located within a circulation path shall be a minimum of 80 inches above the finish floor or ground surface measured to the bottom of the sign.
5. Developer shall comply with all requirements of the Model 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: 10/21/2020

To: **City of Manteca Planning Division**
1215 W. Center Street
Manteca, CA 95337

FROM: engineering
(Department or Agency)

Contact Person: M. Soriano Phone: _____

Project Title: Temporary Use Permit 20-098 Meritage Homes Model Complex Sales Office (2950 W. Woodward Ave)

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).

Diaz, Allison

From: Rey, Lantz
Sent: Wednesday, October 14, 2020 9:38 AM
To: Diaz, Allison
Cc: Correia, Elizabeth
Subject: RE: TUP for Meritage Homes

No comments. Approved.

From: Diaz, Allison
Sent: Tuesday, October 13, 2020 9:03 AM
To: Rey, Lantz <lrey@ci.manteca.ca.us>
Subject: TUP for Meritage Homes

Good morning Lantz,

I was following up on the two TUP applications for Meritage Homes (20-097 and 20-098) and wanted to know if you have any comments or are they approved.
If you have any questions, please let me know.

Best,



Allison Diaz, Development Services Technician
City of Manteca | Development Services Department
1215 W. Center St., Ste. 201 | Manteca, CA 95337
Office: 209.456.8515 | Fax: 209.923.8949
www.mantecagov.com

* Thank you for your email. The City of Manteca is doing its part to contain the spread of the coronavirus. Our offices are closed until further notice. In order to protect the health and safety of the public and our employees, core staff are working on-site, and others are working remotely. It may take additional time for someone to reply, so please bear with us.