



# CITY OF MANTECA

## COMMUNITY DEVELOPMENT DEPARTMENT

### ENVIRONMENTAL QUESTIONNAIRE

(To Be Completed by Applicant)

This document will assist the Community Development Department in evaluating the proposed project and its potential environmental impacts. Complete and accurate information will facilitate the environmental assessment, review, and minimize future requests for additional information. Please contact the Community Development Department, 1001 W. Center Street, Manteca, CA 95337, (209) 456-8500 if there are any questions concerning environmental issues or zoning.

APPLICANT'S STATEMENT OF INTENT (DESCRIBE THE PROPOSED PROJECT): construct Area AMPM convenience store, Quick Serve restaurant w/ drive thru, car wash, vacuum stations, trash enclosure, 10 dispenser fuel canopy, concrete + asphalt parking yard, septic tanks.

SUBDIVISION NAME OR PROPOSED COMMON NAME OF PROJECT: Area uniform

PROPERTY OWNER'S NAME: Fiore Development Co. / Frank J. Fiore; president  
Mailing Address: 2020 CRESTWOOD AVE, MANTECA, CA 95336  
Telephone: Business 209-823-7681 Home 209 239-3696  
Applicant's Name: Sarjit Singh Phone (209) 740-5500  
Address: 3819 Escera Ct, Turlock, CA 95382

PROJECT SITE INFORMATION:  
Property Address or Location: 2020 Crestwood Avenue, Manteca  
Property Assessor's Parcel Number(s): 216-060-01  
Property Dimensions: (E: 277.96') (N: 213') (W: 200.64') (S: 286.60')  
Property Area: Square Footage 77,054 Acreage 1.81  
Site Land Use: Undeveloped/Vacant Developed \_\_\_\_\_  
If developed, give building(s) square footage N/A  
Existing Zoning of Project Site: CG (commercial/general)  
Proposed Zoning (if applicable): CG (commercial/general)

DESCRIBE ADJACENT ZONING AND EXISTING LAND USE WITHIN 300 FEET OF PROJECT SITE:

Zone	Existing land use (i.e. residential, commercial, industrial)
North <u>outside City zoning</u>	<u>Vacant</u>
South <u>CG</u>	<u>center appliance inc. (E) commercial business</u>
East <u>CG</u>	<u>Vacant lot</u>
West <u>CG</u>	<u>security public storage (E) commercial business</u>

**SITE CHARACTERISTICS**

Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects (if applicable): current vacant lot w/ no cultural, historical, or scenic aspects to our knowledge, see survey for topography.

Are there any trees, bushes, or shrubs on the project site? No Are any to be removed? No  
If yes, attach site plan indicating location, size and type of all trees, bushes and shrubs on the site that are proposed for removal. N/A

Will the project change water body or ground water quality or quantity, or alter existing drainage patterns?  
Yes If yes, explain: No impacts to water quality anticipated, drainage to be designed by civil engineer.

If there are structures on the project site, attach site plan indicating location of structures and provide the following information:  
Present Use of Existing Structure(s): N/A - no existing structures exist  
Proposed Use of Existing Structure(s): N/A  
Are any structures to be moved/demolished? N/A If yes, indicate on site plan which structures are proposed to be moved or demolished.  
Describe Age, Condition, Size and Architectural Style of all existing on-site structures (include photos): N/A

**PROPOSED BUILDING CHARACTERISTICS**

Size of New Structure(s) or Building Addition(s) in gross square feet: 3,180 (C-store), 2,500 (ASR), 5,776 (fuel canopy), 2,520 (car wash)  
Building Height in feet (measured from ground to highest point): 25 ft.  
Height of other appurtenances, excluding buildings, measured from ground to highest point (i.e. antennas, mechanical equipment, light poles, etc.):  
light poles - 25' Max.

Project Site Coverage:	Building Coverage:	<u>13,976</u>	Sq. Ft.	<u>18</u>	%
	Landscaped Area:	<u>10,248</u>	Sq. Ft.	<u>12</u>	%
	Paved Surface Area:	<u>54,830</u>	Sq. Ft.	<u>70</u>	%
	Total:	<u>79,054</u>	Sq. Ft.	<u>100</u>	%

Exterior Building Materials: stucco + aluminum  
Exterior Building Colors: Dunn Edwards (DE) white/ocre (DE6136); DE sand line (DE6128); DE weathered brown (DE6756)  
Roof Materials:  
Total Number of Off Street Parking Spaces Provided: 33 plus 20 fueling positions and 12 vacuum stalls  
Describe the type of exterior lighting proposed for the project (height, intensity): LED canopy, wall sconces, and area lights (see photo)  
Building wall sconces, goosenecks over signs Parking area void lights  
Estimated Construction Starting Date: TBD Estimated Completion Date: TBD  
If the proposal is a component of an overall larger project, describe phases and show them on the site plan: N/A

**RESIDENTIAL PROJECTS** *N/A*

Total Lots: \_\_\_\_\_ Total Dwelling Units: \_\_\_\_\_ Total Acreage: \_\_\_\_\_  
 Net Density/Acre: \_\_\_\_\_ Gross Density/Acre: \_\_\_\_\_

	Single Family	Two Family Duplex	Multiple Family Apartments	Multiple Family Condominiums
Number of Unit				
Acreage				
Square Feet/Unit				
For Sale or Rent				
Price Range				
Type of Unit				
Studio				
1 Bedroom				
2 Bedroom				
3 Bedroom				
4+ Bedroom				

**COMMERCIAL, INDUSTRIAL, MANUFACTURING, OR OTHER PROJECT**

Type of Use(s) *Gasoline Service station, car wash, convenience store, drive through restaurant, beer/wine sales*  
 Expected Influence: Regional  Citywide \_\_\_\_\_ Neighborhood \_\_\_\_\_  
 Total Occupancy/Capacity of Building(s) *QSR = 42; C-store = 53; based on 'M' occupancy*  
 Total Number of Fixed Seats: *TBD* Total Number of Employees: *2-5 per shift; 6-15 per day*  
 Anticipated Number of Employees Per Shift: *2-5*  
 Square Footage of: Office Area *25 s.f.* Warehouse Area *N/A*  
 Sales Area *1,470 s.f.* Storage Area *315 s.f.* Loading Area *N/A*  
 Total Number of Visitors/Customers on site at any one time: *QSR unknown/TBD; C-store = 53 max.*  
 Other Occupants (if applicable): *car wash vacuums; 11 stalls*  
 Will the proposed use involve any toxic or hazardous materials or waste? (Explain) *Yes; service station to dispense unleaded gasoline and diesel, car wash to use chemicals typical for an automated car wash.*

NOTE: IF THE PROJECT SITE IS ON OR NEAR A HISTORICAL SITE, ARCHAEOLOGICAL SITE, LANDFILL SITE, RIVER, FLOODPLAIN, FREEWAY, RAILROAD, OR AIRPORT, THEN SPECIFIC TECHNICAL STUDIES MAY BE REQUIRED. APPLICANTS ARE ENCOURAGED TO CONTACT THE DEVELOPMENT SERVICES DEPARTMENT AT THE EARLIEST POSSIBLE OPPORTUNITY TO DETERMINE THE POSSIBLE NEED AND SCOPE OF SUCH STUDIES.

AS THE APPLICANT/AGENT FOR THIS PROPOSAL I HEREBY STATE THAT, TO THE BEST OF MY KNOWLEDGE, THE ABOVE ANSWERS AND STATEMENTS ARE TRUE AND COMPLETE.

*Sarvjit Singh* \_\_\_\_\_ Date *10/18/17*  
 Signature of Applicant/Agent  
 \_\_\_\_\_  
 Print Name and Title of Applicant/Agent *Sarvjit Singh / ASP Petroleum* Phone Number *(209) 740-5500*