



# 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 it's 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): Development of a new neighborhood shopping center comprising approximately 80,400 s.f. of buildings on approximately 11.31 acres.

SUBDIVISION NAME OR PROPOSED COMMON NAME OF PROJECT: Manteca Commercial Development

PROPERTY OWNER'S NAME: The Brocchini Family Partnership

Mailing Address: 6926 E. Woodward Avenue, Manteca, CA 95337

Telephone: Business ( ) 209-815-4492 Home ( ) \_\_\_\_\_

Applicant's Name: Pacific Development Group II Phone ( ) 949-760-8591

Address: P.O. Box 3060, Newport Beach, CA 92658

#### PROJECT SITE INFORMATION:

Property Address or Location: 1601 S. Main Street, Manteca, CA 95337

Property Assessor's Parcel Number(s): East portion of APN 224-021-47

Property Dimensions: Roughly 578' x 920' irregular shaped parcel

Property Area: Square Footage 493,783 Acreage 11.31 acres

Site Land Use: Undeveloped/Vacant \_\_\_\_\_ Developed Retail /Commercial

If developed, give building(s) square footage 85,000 s.f. maximum building area (excluding Gas Station); 80,400 s.f. per Site Plan

Existing Zoning of Project Site: General Commercial

Proposed Zoning (if applicable): N/A

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

Zone	Existing land use (i.e. residential, commercial, industrial)
North <u>General Commercial</u>	
South <u>Residential</u>	
East <u>Commercial Mixed Use</u>	
West <u>General Commercial</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): The property is vacant land with native scrub vegetation, topographically flat. Historically the land was agricultural from 1957-2016.

Are there any trees, bushes, or shrubs on the project site? Yes Are any to be removed? All

If yes, attach site plan indicating location, size and type of all trees, bushes and shrubs on the site that are proposed for removal. The site is covered in native shrubs, a location plan is impractical.

Will the project change water body or ground water quality or quantity, or alter existing drainage patters?  
Yes If yes, explain: Our plan will be graded to comply with design and regulatory requirements including biofiltration swales and ultimately treated storm water piped to the existing Terra Bella Basin.

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

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: (88,600 s.f. max); 80,400 s.f. per site plan

Building Height in feet (measured from ground to highest point): Save Mart entry 44'-0", Shop Buildings 33'-0"

Height of other appurtenances, excluding buildings, measured from ground to highest point (i.e. antennas, mechanical equipment, light poles, etc.):

Project Site Coverage:	Building Coverage:	<u>80,400</u>	Sq. Ft.	<u>17.3</u>	%
	Landscaped Area:	<u>87,000</u>	Sq. Ft.	<u>18.7</u>	%
	Paved Surface Area:	<u>296,170</u>	Sq. Ft.	<u>64</u>	%
	Total:	<u>463,570</u>	Sq. Ft.	<u>100</u>	% *Net after R.O.W. Dedication

Exterior Building Materials: Cement fiber siding, metal siding, stucco, glass storefront

Exterior Building Colors: Beige, grey, green, rust

Roof Materials: Metal roofing, class "A" built up roofing

Total Number of Off Street Parking Spaces Provided: 436

Describe the type of exterior lighting proposed for the project (height, intensity): 20 foot L.E.D. lamps

Building L.E.D. sign lights, sconces Parking 1 f.c. - 8 f.c.

Estimated Construction Starting Date: Nov. 2017 Estimated Completion Date: Oct. 2018

If the proposal is a component of an overall larger project, describe phases and show them on the site plan:

RESIDENTIAL PROJECTS

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) Retail, Restaurants, Neighborhood Commercial Services

Expected Influence: Regional \_\_\_\_\_ Citywide  Neighborhood

Total Occupancy/Capacity of Building(s) Unknown

Total Number of Fixed Seats: Unknown Total Number of Employees: Unknown

Anticipated Number of Employees Per Shift: Unknown

Square Footage of: Office Area Unknown Warehouse Area Unknown

Sales Area Unknown Storage Area Unknown Loading Area Unknown

Total Number of Visitors/Customers on site at any one time: Unknown

Other Occupants (if applicable): \_\_\_\_\_


Will the proposed use involve any toxic or hazardous materials or waste? (Explain) No

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.

  
\_\_\_\_\_  
Signature of Applicant/Agent

05/09/17  
\_\_\_\_\_  
Date

 Arne K. Youngman, Partner  
\_\_\_\_\_  
Print Name and Title of Applicant/Agent

(949)760-8591  
\_\_\_\_\_  
Phone Number