



CITY OF MANTECA

PLANNING DEPARTMENT

P.O. Box 3000
1001 W. Center Street
Manteca, California 95336
(209) 239-8427

File Number: 88-11

Assessors Parcel Number:

208-220-16,15

UNIFORM APPLICATION FORM

TYPE OF APPLICATION

- | | | |
|--|---|---|
| <input type="checkbox"/> Major Use Permit | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Tentative Subdivision Map (5 or more lots) |
| <input type="checkbox"/> Minor Use Permit | <input type="checkbox"/> Rezone PUD | <input type="checkbox"/> Minor Subdivision Map (4 or less lots) |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Sign Review | <input type="checkbox"/> Lot Line Adjustment |
| <input type="checkbox"/> Rezone | <input type="checkbox"/> Prezone | <input type="checkbox"/> Lot Line Abandonment |
| <input checked="" type="checkbox"/> Site Plan Review | <input type="checkbox"/> Annexation | <input type="checkbox"/> Special Consideration |

1. Site Address 486 Button Ave.

2. Name of Project Manteca Christian School Office Building

3. Property Owner First Assembly of God Church Phone (209) 239-1371
Address 575 N. Main St.

4. Applicant Louie Salazar - church Administrator Phone (209) 823-0434
Address 1028 Cherry Ct

5. Notification of Public Hearing and/or completion of evaluation will be forwarded to:

Property Owner Project Applicant Other

Name _____ Phone (____) _____

Address _____

6. Project Description (attach separate sheets if needed) _____

Multi-office building, one story, approx. 4500 sq. ft.

7. Property Zone _____ 8. General Plan Designation _____

9. Signature of Owner Louie Salazar

10. Signature of Applicant Louie Salazar

DO NOT WRITE BELOW THIS LINE

Fee to be determined Receipt Number

Date 6-2-88

Environmental Determination: _____

Categorical Exempt, Class _____

Referred to Environmental Review Committee

meeting on June 22, 1988



CITY OF MANTECA

PLANNING DEPARTMENT

January 19, 1989

Louis Salazar
First Assembly of God-Manteca
275 North Main Street
Manteca, Ca. 95336

SUBJECT: POINT RATING AND SEWER ALLOCATION FOR SITE PLAN #88-11
MANTECA CHRISTIAN SCHOOL, 486 BUTTON AVENUE

The Manteca Growth Management Committee at a regular meeting held on January 18, 1989, considered the subject request. It was the decision of the Committee to approve the Initial Point Rating and Findings referred by the Staff Review Committee for your project.

The minimum point rating required for commercial projects is 42.5. The final point rating for your project is 45.

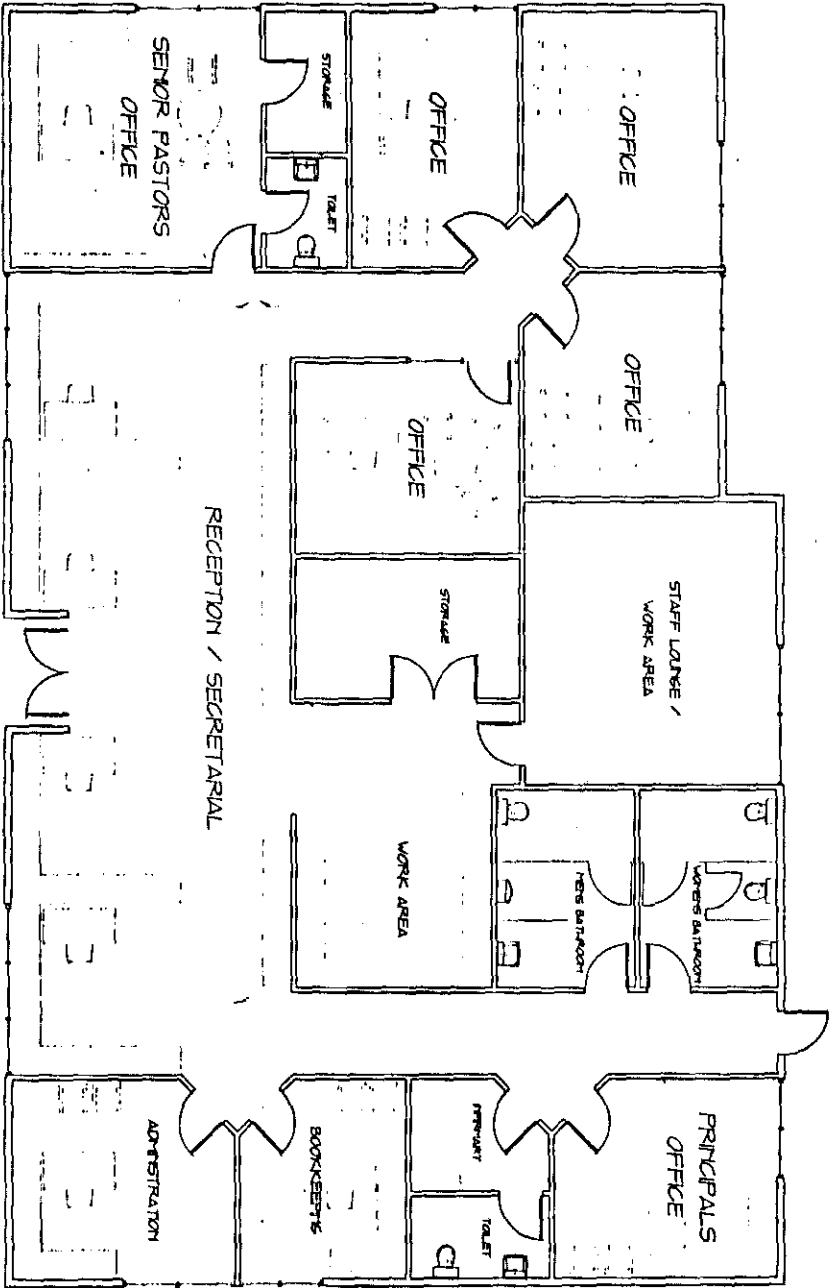
The total amount of sewer capacity allocated for your project is 480 gallons per day.

If there should be any questions, please contact this office at 239-8427.

Sincerely,

Phil Sanguinetti
Planning Director

cc: Site Plan #88-11
Mike Brinton, Public Works
Joe Meath, Building Department



FIRST ASSEMBLY OF GOD MANTECA, CA.

PROPOSED FLOOR PLAN



**JAMES W. B. SHADE AIA
ARCHITECTS & PLANNERS**

SHOPPING CENTER, 218 & MAIN ST., P.O. BOX 2
MANTECA, CA. 95331-1244 TEL: (408) 847-8214



NO.	DATE	DESCRIPTION

MEMORANDUM

Date: 9-16-88

To: Fire Prevention Officer

From: Benjamin Cantu, Jr., Associate Planner *B*

Re: Site Plan Review And Comment.

Attached is one or more recently submitted site plans for your evaluation. Please review the plan(s) and return your comments and/or conditions as soon as possible. Should you have any questions please let me.

1. Site Plan # 88-11 Mauleen Christian School Office - 486 Button
2. _____
3. _____
4. _____

We need your comments returned to the Planning Department on or before ASAP in order to meet Commission scheduling requirements.

Keep in mind that the new site plan review process requires a signature from the Fire Department before the review process is deemed complete, and a building permit can be issued.

Your cooperation and assistance is greatly appreciated.

BJC:pc

Mike
Sorry, for the rush and reduced copies. My file does not indicate that you have commented on this project. *B*



P.O. Box 3000
1001 W. Center Street
Manteca, California
95336
(209) 239-8427

NEGATIVE DECLARATION

PROJECT TITLE Site Plan #88-11 Case Number #88-11

PROJECT DESCRIPTION Construction of an approximately 4,500 square foot,
one story multiple office building

PROJECT LOCATION 486 Button Avenue

APPLICANT Manteca Christian School Adopted _____

It has been determined that the above project WILL NOT HAVE A SIGNIFICANT EFFECT on the environment:

_____ Based on the INITIAL STUDY conducted by the Manteca Environmental Review Committee (attached).

X _____ Based on the revised project or accepted mitigation measures as recommended by the Manteca Environmental Review Committee and adopted by the Manteca Planning Commission (attached with the INITIAL STUDY).

_____ Based on the decision made by the Manteca City Council serving as a hearing body upon APPEAL (minutes attached with INITIAL STUDY).

July 8, 1988
Date

Phil Sanguinetti M.S.
Chairman, Environmental Review Committee



CITY OF MANTECA

PLANNING DEPARTMENT

July 13, 1988

Louie Salazar
1028 Cherry Court
Manteca, CA 95336

SUBJECT: SITE PLAN #88-11, 486 BUTTON AVENUE, OFFICE BUILDING

The Manteca Planning Commission at their regular meeting held on July 12, 1988, considered the subject request. It was the decision of the Commission to approve Site Plan #88-11, subject to the following condition:

1. All site plan #88-11 conditions of approval.

If there should be any questions, please contact this office at 239-8427.

Sincerely,

PHIL SANGUINETTI
PLANNING DIRECTOR

PS/mg



INITIAL STUDY

(To be completed by Planning Staff)

I. Background

1. Name of Proponent Louie Salazar
2. Address and Phone Number of Proponent 275 North Main Street
Manteca, Ca 95336 (209) 239-1371
3. Date of Checklist Submitted June 2, 1988
4. Agency Requiring Checklist Manteca Planning Department
5. Name of Proposal, if applicable Site Plan #88-11

II. Environmental Impacts

(Explanations of all "yes" and "maybe" answers are required on attached sheets.)

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
1. Earth. Will the proposal result in:			
a. Unstable earth conditions or in changes in geologic substructures?	_____	_____	XX
b. Disruptions, displacements, compaction or overcovering of the soil?	XX	_____	_____
c. Change in topography or ground surface relief features?	_____	_____	XX
d. The destruction, covering, or modification of any unique geologic or physical features?	_____	_____	XX
e. Any increase in wind or water erosion of soils, either on or off the site?	_____	_____	XX
f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?	_____	_____	XX

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?	_____	_____	<u>XX</u>
2. Air. Will the proposal result in:			
a. Substantial air emissions or deterioration of ambient air quality?	_____	_____	<u>XX</u>
b. The creation of objectionable odors?	_____	_____	<u>XX</u>
c. Alteration of air movement, moisture, or temperature, or any change in climate, either locally or regionally?	_____	_____	<u>XX</u>
3. Water. Will the proposal result in:			
a. Changes in currents, or the course of direction of water movements, in either marine or fresh waters?	_____	_____	<u>XX</u>
b. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	<u>XX</u>	_____	_____
c. Alterations to the course or flow of flood waters?	_____	_____	<u>XX</u>
d. Change in the amount of surface water in any water body?	_____	_____	<u>XX</u>
e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?	_____	_____	<u>XX</u>
f. Alteration of the direction or rate of flow of ground waters?	_____	_____	<u>XX</u>
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	_____	_____	<u>XX</u>
h. Substantial reduction in the amount of water otherwise available for public water supplies?	_____	_____	<u>XX</u>
i. Exposure of people or property to water related hazards such as flooding or tidal waves?	_____	_____	<u>XX</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
4. Plant Life. Will the proposal result in:			
a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)?	_____	_____	<u>XX</u>
b. Reduction of the numbers of any unique, rare or endangered species of plants?	_____	_____	<u>XX</u>
c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?	_____	_____	<u>XX</u>
d. Reduction in acreage of any agricultural crop?	_____	_____	<u>XX</u>
5. Animal Life. Will the proposal result in:			
a. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms or insects)?	_____	_____	<u>XX</u>
b. Reduction of the numbers of any unique, rare or endangered species of animals?	_____	_____	<u>XX</u>
c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?	_____	_____	<u>XX</u>
d. Deterioration to existing fish or wildlife habitat?	_____	_____	<u>XX</u>
6. Noise. Will the proposal result in:			
a. Increases in existing noise levels?	_____	_____	<u>XX</u>
b. Exposure of people to severe noise levels?	_____	_____	<u>XX</u>
7. Light and Glare. Will the proposal produce new light or glare?	_____	_____	<u>XX</u>
8. Land Use. Will the proposal result in a substantial alteration of the present or planned land use of an area?	_____	_____	<u>XX</u>
9. Natural Resources. Will the proposal result in:			
a. Increase in the rate of use of any natural resources?	_____	_____	<u>XX</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
b. Substantial depletion of any nonrenewable natural resource?	_____	_____	<u>XX</u>
10. Risk of Upset. Will the proposal involve:			
a. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?	_____	_____	<u>XX</u>
b. Possible interference with an emergency response plan or an emergency evacuation plan?	_____	_____	<u>XX</u>
11. Population. Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?	_____	_____	<u>XX</u>
12. Housing. Will the proposal affect existing housing, or create a demand for additional housing?	_____	_____	<u>XX</u>
13. Transportation/Circulation. Will the proposal result in:			
a. Generation of substantial additional vehicular movement?	_____	_____	<u>XX</u>
b. Effects on existing parking facilities, or demand for new parking?	_____	_____	<u>XX</u>
c. Substantial impact upon existing transportation systems?	_____	_____	<u>XX</u>
d. Alterations to present patterns of circulation or movement of people and/or goods?	_____	_____	<u>XX</u>
e. Alterations to waterborne, rail or air traffic?	_____	_____	<u>XX</u>
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	_____	_____	<u>XX</u>
14. Public Services. Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
a. Fire protection?	_____	_____	<u>XX</u>
b. Police protection?	_____	_____	<u>XX</u>
c. Schools?	_____	_____	<u>XX</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
d. Parks or other recreational facilities?	_____	_____	<u>XX</u>
e. Maintenance of public facilities, including roads?	_____	_____	<u>XX</u>
f. Other governmental services?	_____	_____	<u>XX</u>
15. Energy. Will the proposal result in:			
a. Use of substantial amounts of fuel or energy?	_____	_____	<u>XX</u>
b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?	_____	_____	<u>XX</u>
16. Utilities. Will the proposal result in a need for new systems, or substantial alterations to the following utilities:			
a. Power or natural gas?	_____	_____	<u>XX</u>
b. Communications systems?	_____	_____	<u>XX</u>
c. Water?	_____	_____	<u>XX</u>
d. Sewer or septic tanks?	_____	_____	<u>XX</u>
e. Storm water drainage?	_____	_____	<u>XX</u>
f. Solid waste and disposal?	_____	_____	<u>XX</u>
17. Human Health. Will the proposal result in:			
a. Creation of any health hazard or potential health hazard (excluding mental health)?	_____	_____	<u>XX</u>
b. Exposure of people to potential health hazards?	_____	_____	<u>XX</u>
18. Aesthetics. Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?	_____	_____	<u>XX</u>
19. Recreation. Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?	_____	_____	<u>XX</u>
20. Cultural Resources.			
a. Will the proposal result in the alteration of or the destruction of a prehistoric or historic archaeological site?	_____	_____	<u>XX</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
b. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object?	_____	_____	<u>XX</u>
c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?	_____	_____	<u>XX</u>
d. Will the proposal restrict existing religious or sacred uses within the potential impact area?	_____	_____	<u>XX</u>

21. **Mandatory Findings of Significance.**

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	_____	_____	<u>XX</u>
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)	_____	_____	<u>XX</u>
c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)	_____	_____	<u>XX</u>
d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	_____	_____	<u>XX</u>

III. **Discussion of Environmental Evaluation**

I. PROJECT DESCRIPTION

Mr. Louie Salazar of First Assembly of God Church is requesting approval of a site plan for an approx. 4,500 sq. ft. school/church office building. The project site is located at 486 Button Avenue between Yosemite Avenue and Nehemiah Drive (San Joaquin County Assessor's Numbers 208-220-15,16).

II. POTENTIAL IMPACTS (numbers correspond to sections in Initial Study with questions marked "yes" or "maybe")

1. Earth

The proposed project would create overcovering of the soil where buildings and paved areas would be located.

3. Water

The proposed project would result in changes to the rate and amount of surface runoff equal to the area of impervious surface created by buildings and paved areas.

III. MITIGATION OF IMPACTS

1. Earth

No method of mitigating compaction and overcovering of soil is proposed

2. Water

Mitigation of changes in the amount of surface runoff from the site will be through the payment of storm drainage impact fees which provide for maintenance and improvements to storm drainage and flood prevention systems.

IV. ZONING AND GENERAL PLAN CONSISTENCY

Current zoning of the project site is R-1 & R-4 (Single Family Residence District and Multiple Family Institutional District) and the General Plan designation is Public/Quasi Public. The proposed project is consistent with the R-1 & R-4 zoning and with the General Plan Public/Quasi Public Designation

V. CONCLUSION

The proposed project will not have a significant adverse effect on the environment for the following reasons:

1. It will only have temporary or short-term construction impacts such as dust and equipment emissions, noise and truck traffic.
2. It will not generate a significant amount of additional vehicles, noise or emission levels.
3. It will not affect rare or endangered species of animal or plants, or habitat of such species.
4. It will not eliminate important examples of major periods of California history or prehistory.
5. It will not result in a significant effect on air, water quality or ambient noise levels for adjoining areas.
6. It will not cause substantial flooding, erosion or siltation.
7. It will not expose people or structures to major geologic hazards.
8. It will not have a substantial negative aesthetic effect.
9. It will not breach any published national, state or local standards relating to solid waste.
10. It does not involve the possibility of contaminating a public water supply system or adversely affecting groundwater.
11. It will not result in or add to a violation of waste discharge requirements applicable to local sewer systems as prescribed by the California Regional Quality Control Board.
12. It will not result in the disadvantage of long-term environmental goals.
13. It will not result in adverse cumulative impacts.
14. It will not result in adverse growth inducing impacts.
15. It will not result in substantial adverse affects to human beings either directly or indirectly.
16. It will not conflict with adopted plans and goals of the community.

VI. REFERENCES

1. Manteca General Plan, May 1988
2. Manteca Zoning Ordinance (#537)
3. Salazar Environmental Questionnaire, dated May 27, 1988

VII. INITIAL STUDY PREPARATION

1. Ben Cantu, Associate Planner,
Joan Kliene, Assistant Planner,
Manteca Planning Department

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED.

I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Date

6-23-88

Signature

Andrew J. Caniff

For

RS.

PUBLIC NOTICE

The Planning Commission of the City of Manteca will consider the following project proposal, in the Chambers of the City Council in the City Hall, 1001 W. Center Street, Manteca, California, at 7:00 p.m. on July 12, 1988.

Project Title: Manteca Christian School Office Building

Developer: First Assembly of God Church

Address: 275 N. Main St. Manteca, CA

Location of Project Area: 486 Button Avenue, Manteca, CA

Zone: R-1 (Single Family Residential)

Project Description: Construction of an approximately 4,500
square foot, one-story multiple office building.

All persons having any interest in the foregoing subject are invited to be present and submit statements orally or in writing. Further information may be obtained by contacting the Planning Department, 1001 W. Center Street, Manteca, California, 239-8427.

If you challenge the Site Plan in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

MINUTES OF THE ENVIRONMENTAL REVIEW AND PROJECT
DEVELOPMENT REVIEW COMMITTEES HELD
WEDNESDAY, JUNE 22, 1988

The regular meeting of the Manteca Environmental Review and Project Development Review Committee held on Wednesday, June 22, 1988 was called to order by Chairman Phil Sanguinetti at 8:30 A.M.

The following members were present: Michael Brinton, Public Works Director; Bill Mahaffey, Police Captain; Charlie Rule, Fire Chief; Curly Boyd, Director Parks & Recreation and Phil Sanguinetti; Planning Director. Staff member present, Joan Kliene, Assistant Planner.

ITEMS FOR ENVIRONMENTAL REVIEW:

SITE PLAN #88-11 Site Plan review of an approximately
486 BUTTON AVENUE 4,500 sq. ft. school office building.
SALAZAR

The Committee determined that the proposed project could not have a significant impact on the environment. Michael Brinton noted that approval of the project would be subject to availability of a sewer permit. It was moved and seconded (Rule-Brinton) to recommend to the Planning Commission the filing of a negative declaration. The motion passed with a unanimous voice vote.

SITE PLAN #88-10 Site Plan review of an approximately 19,677
1141 BESSEMER AVE sq. ft. metal building in Manteca Industrial
QUARTAROLI Park.

The Committee determined that the proposed project could not have a significant impact on the environment. The Committee did comment on the idea of locating a metal building within the interior of the Industrial Park but deferred further discussion of the matter to the Planning Commission and/or City Council. It was moved and seconded (Brinton-Boyd) to recommend to the Planning Commission the filing of a negative declaration. The motion passed with a unanimous voice vote.

REZONE #88-1
1136 COTTAGE AVE
GRESHAM

Rezoning of a parcel from R-1 (Single Family Residence District) to C-C (Community-Commercial).

The Committee noted that the proposed rezoning is consistent with the General Plan designation for the parcel and determined that the project could not have a significant impact on the environment. The Committee did, however, continue to express concern about the type of commercial use that could be established on the project site relative to traffic and other impacts associated with a high intensity commercial use. These concerns will be discussed further when an application for development of the site is actually submitted and more information is available. It was moved and seconded (Rule-Boyd) to recommend to the Planning Commission the filing of a negative declaration. The motion passed with a 4-1 voice vote.

REZONE #88-3
500 N. UNION
BITAR

Rezoning of a parcel from R-4 (Multiple Family Institutional District) to C-C (Community Commercial).

The Committee noted that the proposed rezoning is consistent with the General Plan designation for the parcel and determined that the project could not have a significant impact on the environment. It was moved and seconded (Rule-Brinton) to recommend to the Planning Commission the filing of a negative declaration. The motion passed with a unanimous voice vote.

ANNEXATION
AGREEMENT
KEARNY VENTURES
LTD.

Annexation agreement contract whereby City sewer and water services would be provided to an approximately 550 acre area between Harlan Road, Howland Road and Louise Avenue in Lathrop, prior to annexation of the area into the City.

Phil Sanguinetti noted that environmental review for the proposed development of the area was being done entirely by the County and that actual annexation of the area into the City would require an Environmental Impact Report and General Plan Amendment. He also noted that a Specific Plan would be prepared for the area.

The Committee determined that approval of the contract would not have a significant adverse impact on the environment. It was moved and seconded (Brinton-Rule) to recommend to the City Council the filing of a negative declaration. The motion passed with a unanimous voice vote.

ZONING ORDINANCE
AMENDMENT, PUD
ACCESSORY
STRUCTURE
STANDARDS, CITY
OF MANTECA

Amendment to Zoning Ordinance Article 16, Planned Unit Development District, by the addition of Section 16-501, requiring Planning Commission review and City Council approval, via the use permit process, for accessory structures and uses not originally included in the PUD development approval.

The Committee determined that the zoning ordinance amendment could not have a significant impact on the environment. It was moved and seconded (Brinton-Boyd) to recommend to the Planning Commission the filing of a negative declaration. The motion passed with a unanimous voice vote.


ITEMS FOR DEVELOPMENT REVIEW:

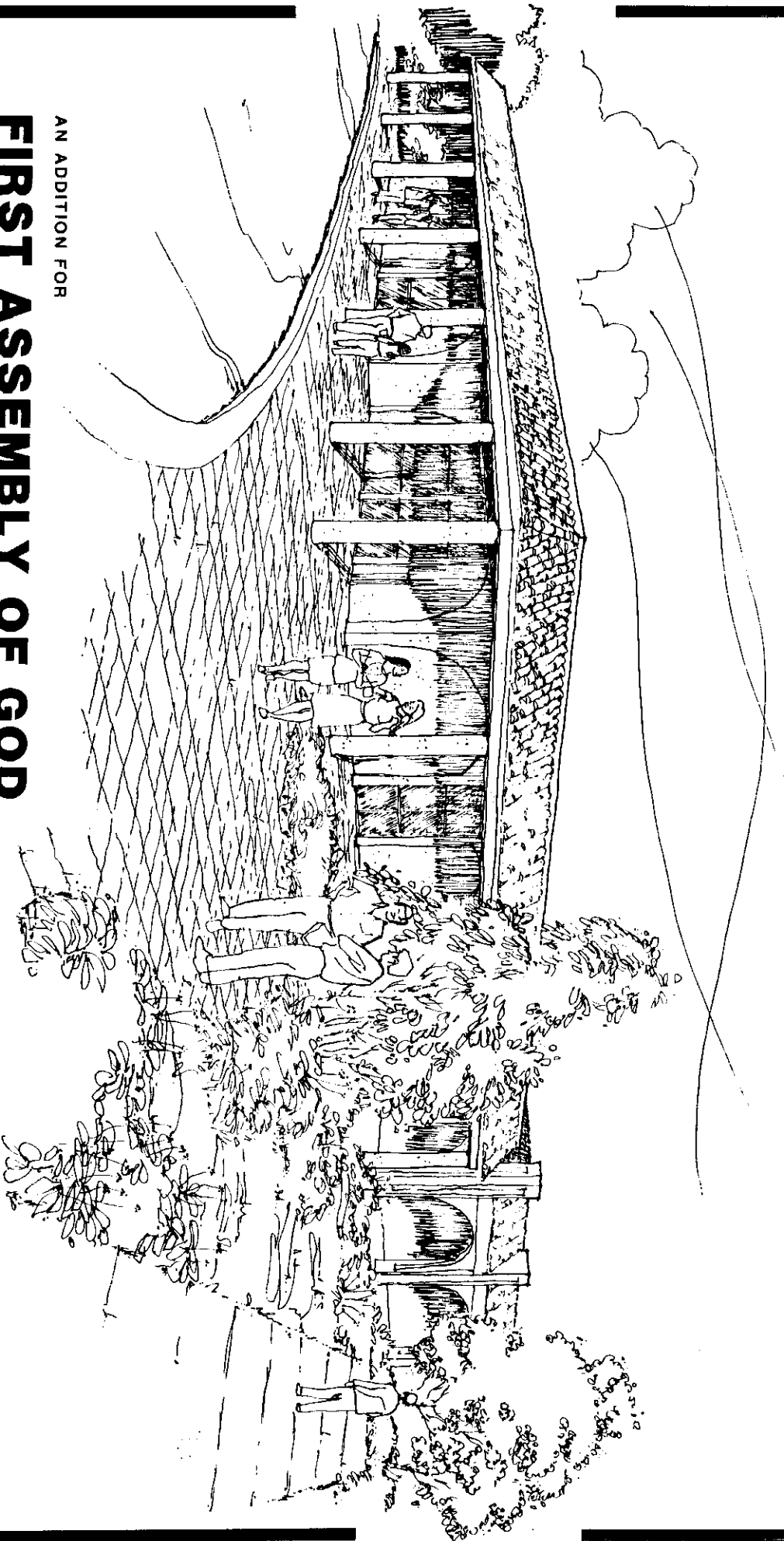
D.O.L. #88-5 &
VARIANCE #88-11
636 E. EDISON
ERDMAN

Division of one lot approximately 80' x 152' into two lots of approximately 80' x 78' and 80' x 74'.

The Committee found the parcel map adequate for referral to the Planning Commission pending approval of the variance.

The meeting was adjourned at 9:50 A.M. The next regular meeting of the Environmental Review Committee will be conducted on July 6, 1988, at 8:30 a.m.


Phil Sanguinetti, Chairman
Environmental Review Committee



AN ADDITION FOR

FIRST ASSEMBLY OF GOD
MANTECA, CA.



NOTICE OF INTENT TO ISSUE A

NEGATIVE DECLARATION

Based upon the requirements of the California Environmental Quality Act, the Manteca Planning Department, as lead agency, has recommended to the Manteca Planning Commission ratification of a Negative Declaration concerning the environmental impacts of :

Proposed Project Manteca Christian School Office Building

Proposed Location 486 Button Avenue

Applicant First Assembly of God Church

Any comments on the Draft Negative Declaration may be submitted to the Manteca Planning Department for reply and inclusion in the Final Negative Declaration. Any person desiring to comment must do so no later than the date and time stated on the enclosed Notice of Public Hearing.

An initial study is available for review at the Manteca Planning Department, 1001 W. Center Street, Manteca, California.

Date

6-27-88

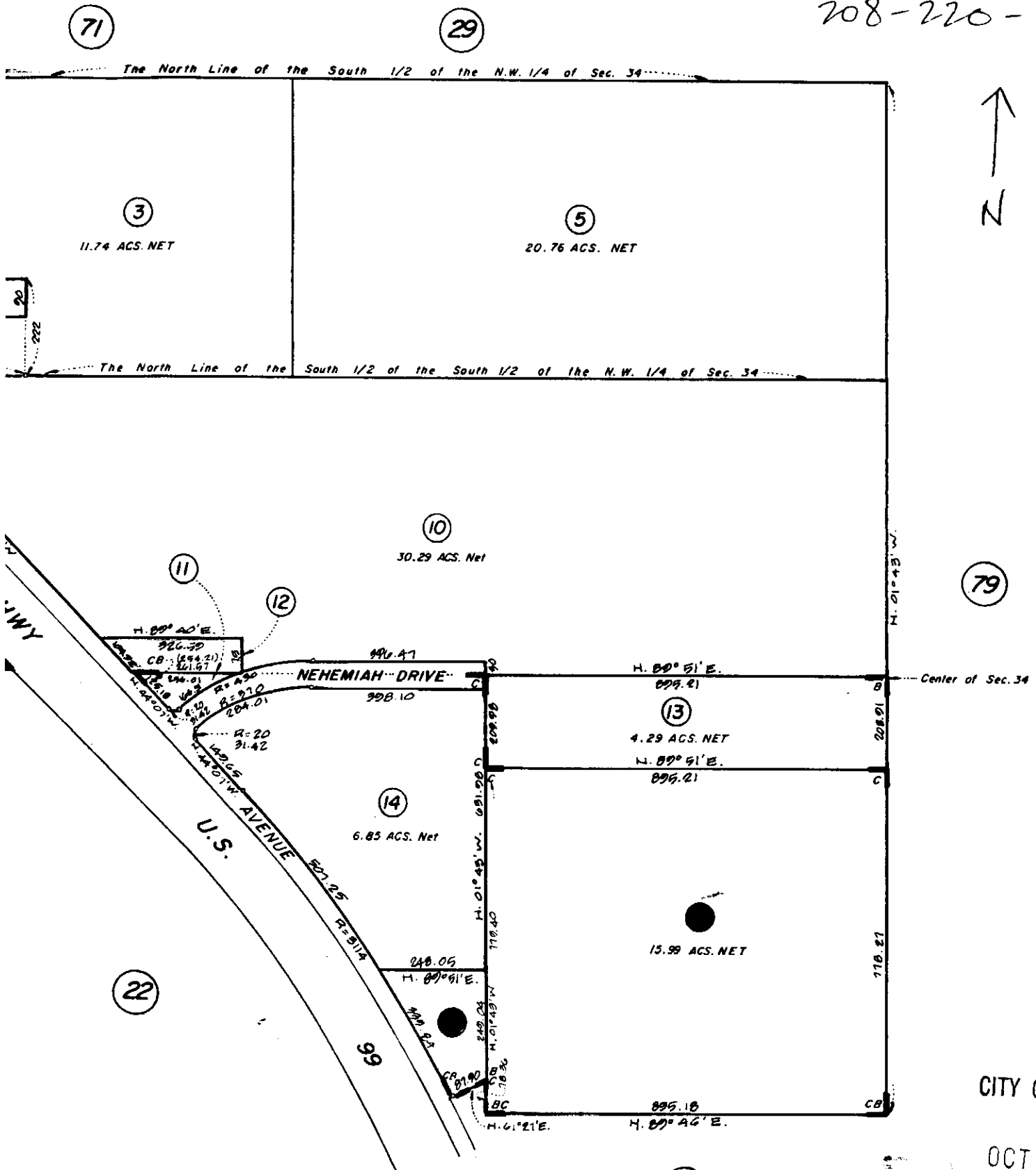
PHIL SANGUINETTI, CHAIRMAN
MANTECA ENVIRONMENTAL REVIEW COMMITTEE

POR. OF SEC. 34 T. 15. R. 7E.

THIS MAP FOR
ASSESSMENT USE ONLY

20

208-220-16



79

78

CITY OF MANT
OCT 23 1987
PLANNING DEPT

AGENDA ITEM A:

SITE PLAN #88-11
486 BUTTON AVENUE

Applicant:

Louie Salazar
1028 Cherry Court
Manteca, Ca. 95336

Owner:

First Assembly of God Church
275 North Main Street
Manteca, Ca. 95336

Requested Action/
Purpose:

Site Plan Review of an approx.
4,500 sq. ft. school office
building

Existing Zoning:

R-4 (Multiple Family
Institutional District), R-1
(Single Family Residence District)

Location:

486 Button Avenue

Existing Land Use:

Church/School

Surrounding Land Use
and Zoning:

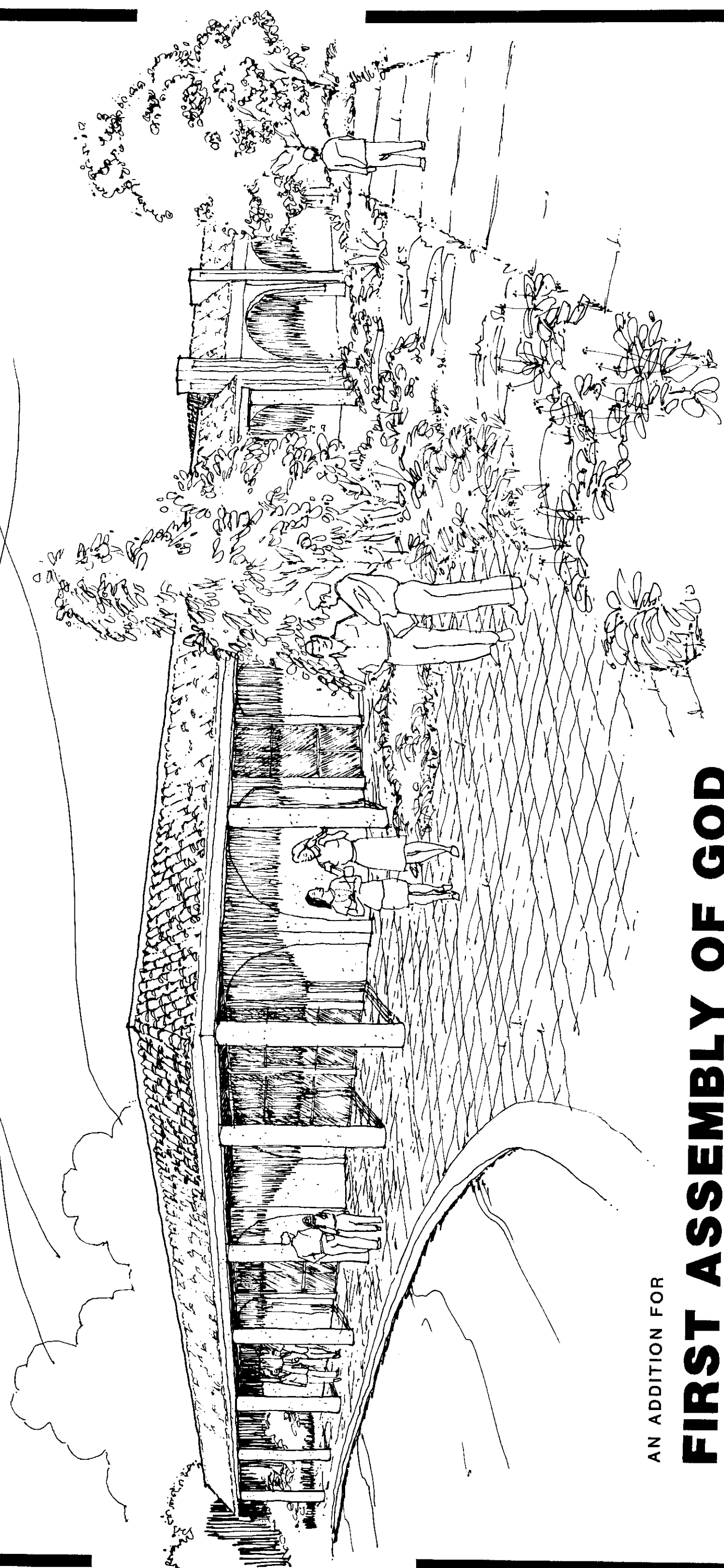
N: R-1 (Single Family Residence
District) Undeveloped
W: R-1 (Single Family Residence
District) Single Family
Residences
S: R-4 (Multiple Family
Institutional District),
C-G (General Commercial)
Residential Care
Facility, Undeveloped
E: GA-40 (County Zoning-General
Agriculture) Undeveloped

General Plan:

Public/Quasi-Public

Planning History:

Site Plan #617 and Use Permit
#81-3 for three portable school
buildings, Site Plan #87-7 for one
additional portable school building



AN ADDITION FOR
FIRST ASSEMBLY OF GOD
MANTECA, CA.

SP-88-11

486 Button

A. of God

PROOF OF SERVICE BY MAIL

22

notice
not of intent

Mailed _____

I declare that:

I am employed by the City of Manteca in the County of San Joaquin, California. I am over the age of eighteen years and my business address is 1001 W. Center Street, Manteca, California, 95336. On _____, I served the Negative Declaration and Appeal Procedure on the following persons by placing a true and correct copy thereof enclosed in a sealed envelope with postage thereon fully prepaid, in the United States Mail at Manteca, California, addressed as follows:

		<input checked="" type="checkbox"/>	Continental Telephone
			P.O. Box 992, Manteca, CA
		<input checked="" type="checkbox"/>	P.G.&E.
			226 E. Yosemite Ave., Manteca, CA
		<input checked="" type="checkbox"/>	Dividend Development Corporation
			3600 Pruneridge Avenue, Santa Clara, CA 95051
			208-210
252	LB	06	Bill Micheletos, 15100 S. 99 Frontage
284	LIS	08	Bill Micheletos, 15100 S. 99 Frontage Manteca
305	E11	09	Mariano Valenzuela, 17511 S. Austin
252	N6	11	Karin Meyer, 16825 S. Austin
			208-220
252	B7	10	James Button, 10606 E. Kimberly
252	C7	14	Button Ave. Investors, P.O. Box 949, Alamo 94507
284	LIS	15	1st Assembly of God, 275 N. Main St.
272	X1	16	" "
			208-240
252	D9	31	Manuel Silva, 1355 Armstrong
289	G13	32	Andrew Bustamante, 322 Lovell Wy.
252	E9	33	Brian Halliday, 320 Lovell Wy.



CITY OF MANTECA

PLANNING DEPARTMENT

ENVIRONMENTAL QUESTIONNAIRE (To be completed by Applicant)

This document will assist the Planning 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 Planning Department, 1001 W. Center Street, Manteca, Ca. 95336 (209) 239-8427 if there are any questions concerning environmental issues or zoning.

APPLICANT'S STATEMENT OF INTENT (DESCRIBE THE PROPOSED PROJECT):

An approx 4500 sq. ft. office building

SUBDIVISION NAME OR PROPOSED COMMON NAME OF PROJECT: Manteca Christian School

PROPERTY OWNER'S NAME: First Assembly of God Church

Mailing Address: 275 N main st Manteca

Telephone: Business (209) 239-1371 Home () _____

Applicant's Name: Louie Salazar - Church Admin. Phone (209) 239-1371

Address Same as above

PROJECT SITE INFORMATION:

Property Address or Location: 846 Button Ave.

Property Assessor's Parcel Number(s): _____

Property Dimensions: 895.18 x 778.27

Property Area: Square Footage 696,691 Acreage _____

Site Land Use: Undeveloped/Vacant 670,000 Developed approx 25,000

If developed, give building(s) square footage 10,000.

Existing Zoning of Project Site _____

Proposed Zoning (If applicable) _____

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

ZONE	EXISTING LAND USE (i.e., residential, commercial, industrial)
North	_____
South	_____
East	_____
West	_____

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) Approx. 1/3 of the site is landscaped with small bushes. The rest of the site is soil.

Are there any trees, bushes or shrubs on the project site? Yes Are any to be removed? Yes If yes, attach site plan indicating location, size and type of all trees, bushes and shrubs on the site that are proposed for removal.

Will the project change waterbody or ground water quality or quantity, or alter existing drainage patterns? No If yes, explain: _____

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) School Buildings

Proposed Use of Existing Structure(s) Same

Are any structures to be moved or demolished? No 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): 6 years old - one story - exterior stucco - tile fascia roof

PROPOSED BUILDING CHARACTERISTICS

Size of New Structure(s) or Building Addition(s) in gross sq. ft. 4500
Building Height in feet (measured from ground to highest point): 1 story
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>4500</u>	Sq.Ft.	<u>92</u>	%
	Landscaped Area:	<u>1000</u>	Sq.Ft.	<u>18</u>	%
	Paved Surfaced Area:		Sq.Ft.		%
	Total:	<u>5500</u>	Sq.Ft.		<u>100%</u>

Exterior Building Materials: wood / stucco

Exterior Building Colors: beige / brown

Roof Materials: tile fascia - flat roof

Total Number of Off-Street Parking Spaces Provided: 45

(If not on the project site, attach a Signed Lease Agreement or Letter of Agency)

Describe the type of exterior lighting proposed for the project (height, intensity):

Building: hallway lights

Parking: already exists

Estimated Construction Starting Date July 88 Estimated Completion Date Sept 88

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

RESIDENTIAL PROJECTS

Total Lots _____ Total Dwelling Units _____ Total Acreage _____
 Net Density/Acre _____ Gross Density/Acre _____

	<u>Single Family</u>	<u>Two Family Duplex</u>	<u>Multi-Family Apartments</u>	<u>Multi-Family Condominiums</u>
Number of Units	_____	_____	_____	_____
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) Office building for school & church
 Expected Influence: Regional _____ Citywide Neighborhood _____
 Days and Hours of Operation: 8:00 AM - 5:00 PM M-F
 Total Occupancy/Capacity of Building(s): _____
 Total Number of Fixed Seats: _____ Total Number of Employees: 15
 Anticipated Number of Employees Per Shift: 15
 Square Footage of: Office Area 4500 Warehouse Area _____
 Sales Area _____ Storage Area _____ Loading Area _____
 Total Number of Visitors/Customers on site at any one time: 1-10
 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 PLANNING 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.

Louie Salazar
 Signature of Applicant/Agent

5-27-88
 Date

Louie Salazar - Church Administrator
 Print Name and Title of Applicant/Agent

239-1371
 Phone



PRELIMINARY

SITE PLAN REVIEW

This site plan has been reviewed to determine its conformance with the City of Manteca Site Plan review Ordinance No. 537 (copy available from the Planning Department). The City of Manteca Site Plan Review Ordinance is designed to guide and assist the development of property in a manner conforming with the quality of improvements required for public projects and subdivision developments in the City of Manteca. The City of Manteca involvement in the development of private property is mainly to insure that the development of the property and ensuing use of the property is in conformity with similar developments in the City of Manteca and is developed in a manner not to create legal, aesthetics or architectural infringements to properties in the immediate vicinity of the proposed development.

IMPORTANT - PRIOR TO ISSUANCE OF ANY BUILDING PERMITS, REQUIRED MODIFICATIONS (CORRECTIONS OR ADDITIONS, AND OTHER APPROPRIATE SITE PLAN REVIEW CONDITIONS, ETC.) MUST BE MADE TO THE ORIGINAL SITE PLAN, EXTERIOR ELEVATIONS, AND LANDSCAPE DRAWING SHEETS.

The following conditions for development and acceptance of the project by the City of Manteca are attached to the site plan:

1. The applicant is responsible for contacting all appropriate utility companies to obtain their agreement to extension and/ or relocation of services necessary for the proposed development.
2. Place or expose all property corners necessary as reference points for the construction of the development.
3. Minimum interference with and protection of traffic: All work shall be planned and carried out so there will be the least inconvenience to the traveling public. Placing of lights, barricades, warning signs and other safety devices required for public safety shall be the responsibility of the permittee. All safety measures required by law shall be taken.
4. The applicant is responsible for contacting the Manteca Fire Department to obtain requirements for fire and safety protection. All fire department requirements, whether listed below, attached hereto or implied, shall be strictly adhered to.
5. Landscaping and overall site appearance shall be properly maintained at all times, inclusive of replacement of landscape material and vegetation.
6. Any new sign or sign structure shall require a Sign Permit from the Planning Department prior to its installation. A building permit may also be required dependant upon the sign type.

7. A landscape plan shall be submitted to the Planning Department for review and approval as part of this site plan. Said landscape plan shall indicate plant species, sizes, quantity, spacing and irrigation system. The landscape plan shall be approved by the Planning Department prior to issuance of a building permit for said structure.
8. Any changes to the approved landscape plan shall be approved by the Planning Department prior to actual planting of the plant material or construction of the planters, whichever may occur first.
9. Trees used in landscaping the development shall be minimum 7' high, 15 gallon container size, and supported by two (2) 10' stakes. Fifty percent (50%) of the shrubs shall be a minimum 5 gallon container size.
10. Any new openings in exterior walls or any other structural changes to the existing building shall require a building permit from the Building Department.
11. All site plan conditions of approval shall be completed prior to finalization or occupancy of the structure. The structure may be finalized or occupied prior to completion of said conditions, ONLY upon submittal to the Planning Department of an appropriate performance bond or certificate of deposit.
12. Electrical and gas meters shall not be located on any building side visible from the street, unless fully obscured from view by a decorative enclosure.
13. A separate site plan review and approval will be required for any future structures shown on the site plan.
14. Roof mounted appliances or other mechanical equipment shall be effectively screened from the view of passing pedestrians or motorists.

The City reserves the right to withhold the finalization of the structure and/or terminate City utilities service (shut off water and sewer) until all conditions of the City approved site plan have been completed. Please contact this office if you are unable to complete the site plan improvements prior to occupancy of the project.

The fees associated with this development (payable with the application for building permit) include, but not limited to, the following:

- Storm Drainage fee _____
- Sewer Connection fee _____ Water Meter fee _____
- Building Permit fee _____ Strong Motion _____
- Park Acquisition & Improvement (Bedroom Tax) _____
- Street Tree fee _____ School Tax _____
- Plumbing, Mechanical & Electrical Fee _____

TO BE DETERMINED

The following signatures of the Director of Public Works and the Planning Director signify PRELIMINARY approval of the Site Plan, Exterior Elevations, and Landscape plans. Final approval requires the same signatures on the ORIGINAL drawings.

<p>_____ Date</p> <p><u>7-6-88</u> Date</p> <p><u>9-16-88</u> Date</p>	<p>_____ Fire Chief</p> <p><u><i>M. Brinton</i></u> Director of Public Works</p> <p><u><i>P. B. Longworth</i></u> Planning Director</p>
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I, as the site plan applicant or authorized agent for the site plan applicant, have read and understand the conditions of development and acceptance of this site plan and the associated developmental fees. I, further, understand that this site plan runs with the ownership of the land and any agreement for transfer of ownership must include all uncompleted site plan requirements. I, therefore, agree to abide by all conditions of the site plan.

Name of Applicant or Authorized Agent _____

DATE _____

The City reserves the right to withhold the finalization of the structure and/or terminate City utilities service (shut off water and sewer) until all conditions of the City approved site plan have been completed. Please contact this office if you are unable to complete the site plan improvements prior to occupancy of the project.

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Date

7-6-88
Date

7-16-88
Date

Fire Chief

M. Brinton
Director of Public Works

P. S. Longworth
Planning Director

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Name of Applicant or Authorized Agent *Wm L. Galy*

DATE 9/23/88

To: Ben Cantu Planning Department

From: Mike Folev Fire Prevention

Date: September 21, 1988

Subject: Site Plan Review #88-11

The fire department has reviewed the site plan submitted
no problems with the proposed project as presented.