

PRELIMINARY SITE PLAN REVIEW

plan has been reviewed to determine its conformance with the City of Manteca Municipal Code Title 17, Zoning Ordinance (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. The developer or property owner, or successor in interest, shall be responsible for payment of any consultant fees related to plan check and/or inspection of a required project fire sprinkler system.
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.
7. Deleted by Planning Commission 5-11-93.
8. Deleted by Planning Commission 5-11-93
9. Two hundred fifty-one parking spaces 9' x 18' in size and striped with 4" painted white lines shall be provided as shown on the site plan.
10. Eight lockable bicycle parking spaces shall be provided as shown on the site plan.
11. Eight handicap parking space 14' x 18' in size, (inclusive of 5' access area), installed in accord with Title 24 regulations, shall be provided where shown on the site plan.
12. A handicap access ramp, installed in accord with Title 24 regulations, shall be provided where indicated on the site plan. A symbol off accessibility at least three foot square, in accord with Title 24 regulations shall be painted in Blue on the surface of the handicap parking space. A minimum 70 square inch area sign displaying the International Symbol of Accessibility, minimum 80 inches above the adjacent surface grade, and a minimum 70 square inch sign noting that vehicles not displaying the approved disabled person motorist tag will be towed away at the owner's expense, shall be placed at the front of the handicap space(s) and at each main vehicular entrance to the parking facility, in accord with Title 24 regulations. This signage shall be maintained at all times.
13. When parking stalls abut a landscape planter or a raised sidewalk less than 7 feet wide, or abuts a property line, fence or building, a four foot concrete wheel stop shall be installed.
14. Landscape planters, a minimum ten feet wide, shall be installed adjacent a public or private street.
15. A six inch raised concrete curb shall be provided at the outer edge of the parking facility pavement, except where said pavement abuts a concrete surface, fence, or wall.
16. There shall be six inch wide and six inch raised concrete curbing between all landscaped areas adjacent to any parking facility pavement or property line.
17. All parking, loading and access areas shall be surfaced with a minimum thickness of two inches of asphalt concrete (Type A) over 95% relative compaction native soil or a minimum thickness

of six inches of Class B concrete. Such surfacing shall be permanently maintained free of structural defects.

18. Pavement surface painted white directional arrows minimum four foot square in size shall be provided at the designated entrance and exit drives within the parking facility.
19. The entrance and exit driveways as noted on the site plan shall have a minimum throat width of 26 feet.
20. Landscape and irrigation 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 any building permit for the associated project. A final site inspection will be made by the Planning Department prior to final occupancy of the project to insure landscaping compliance.
21. The landscape plan and irrigation plan shall be prepared by a registered landscape architect.
22. The landscape plan shall include tree planting in the parking area so that a minimum of 50% of the parking area will be shaded at noon on August 21 within 15 years of planting.
23. Trees used in landscaping the development shall be a minimum seven foot high, 15 gallon container size, 3/4 caliber and each supported by two, ten foot lodge pole stakes. There shall be no visible evidence of any disease or harmful insect. The root system shall be free of sucker growth, cracks, abrasions, and any possible constriction that will have an adverse affect on the plant's growth. The nursery stock shall be first class and representative of the normal species or variety equal to or exceeding the standards of the California Association of Nurserymen.
24. Fifty percent of the shrubs shall be a minimum five gallon container size.
25. The landscape areas designated on the site plan shall be lawn with an irrigation system. Should the lawn be seeded, such lawn shall be full grown and weed-free prior to six months of planting, or such will be seeded again.
26. Landscape planters shall be provided where indicated on the reviewed site plan.
27. Any changes to the approved landscape plan shall be approved by the Planning Department prior to actual planting of the landscape

material or construction of the planter(s), whichever may occur first.

28. All landscaping shall be maintained in good growing condition. Such maintenance shall include, pruning, moving, weeding, cleaning, fertilizing, and regular watering. Wherever necessary, planting shall be replaced with other plant materials to insure continued compliance with applicable landscape requirements.
29. The existing trash container enclosure shall remain as indicated on the site plan (per Public Works Department). The enclosure shall meet all current City of Manteca Public Works Department standard specifications.
30. There shall be a minimum six foot high solid fence at the west, north, south, and east property line(s). Any fencing within the required front yard or street side yard setback area shall be a minimum of 30 inches not to exceed a maximum 42 inches high.
31. If a six foot high solid wood fence presently exists at said property line(s), said existing fencing shall be repaired or replaced as is deemed necessary by its condition.
32. All remaining undeveloped areas shall be maintained weed-free at all times.
33. Any new openings in exterior walls or any other structural changes to the existing building shall require a building permit from the Building Department.
34. Roof mounted appliances or other mechanical equipment shall be effectively screened from view by passing pedestrians or motorists.
35. Electrical and gas meters shall not be located on any building side visible from the street, unless fully obscured from view.
36. Exterior lighting shall be hooded or shielded so as to prevent direct glare from disrupting adjacent residential development.
37. A separate site plan review and approval will be required for any future structures shown on the site plan.
38. All conditions of approval shall be completed prior to finalization or occupancy of the structure(s). The structure(s) 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.

39. The developer or property owner, or successor in interest, shall be responsible for payment of any consultant fees related to the plan check and/or inspection of a required project fire sprinkler system.
40. Where the northerly property line forms a right angle approximately 249 feet east from the entrance, the access lane shall be redesigned to eliminate the vision obstruction. This can be done by swinging the access lane out into the lot at least ten feet away from the property line.
41. Reduce main aisle from 40 feet to 28 feet. The curbs along this aisle shall be painted RED for fire lane purposes.
42. Final construction plans should include phasing of parking lot development.
43. Exits from the parking facility shall be clearly posted with "stop" indicators (restraining lines and signs).
46. Indicate on site plan loading zone area for church bus, area shall not be within traffic lanes.
47. Submit to the Public Works Department a grading and drainage plan for review and approval prior to issuance of building permit. Off-street parking surface drainage shall be as follows: Minimum cross-slope on asphalt concrete is 2% or concrete is 1% with a maximum of 5%. Concrete valley or curb gutters shall have a minimum slope of 0.25%.
48. Electric, telephone and cablevision service shall be provided underground to this development.
49. The monthly sewer service fee for this development is based on the domestic water use. If the landscape irrigation system is connected to the building domestic water system the sewer service fee will include the amount of water used for landscape irrigation. To prevent this a separate water service and water meter for the landscape irrigation system should be considered.
50. STREETS:
 - (a) Install vertical curb, gutter, 4.5 foot wide sidewalk, and pave-out (3.5 inches asphalt concrete over compact native material) along the Button Avenue unimproved section.
 - (b) Developer shall make provisions on site for storing storm run-off from the public street.
 - (c) Developer shall install new 150 watt high pressure sodium vapor street lights to City Standards enabling the street light

lighting system to be placed on the P.G.&E. LS-2C energy rate schedule. The street lights shall be located along the east side of Button Avenue 60 and 300 feet, more or less, from the north property line.

(d) All new driveways shall be commercial driveways per City Standard ST-9.

(e) The maximum driveway width is 35 feet.

51. WATER:

(a) The Developer shall be responsible for providing an adequate water supply to meet both domestic and fire demands for this development in the manner prescribed by the City Council at the time of, or before, construction of any phase of this development.

(b) Install a backflow prevention device behind the water meter service entrance in accordance with City Standards for both domestic and landscape irrigation system. The domestic and landscape water meters shall be installed at the back of sidewalk along Button Avenue. The fire sprinkling service shall have a double check valve installed to City Standards and Fire Department requirements.

52. STORM DRAINAGE:

(a) A retention basin shall be constructed, in accordance with City Standards and the Storm Drain Master Plan to provide full storage without discharge for storm runoff from this development. The drainage basin shall have a maximum side slope of 10 to 1 (horizontal to vertical) and the bottom elevation shall be a minimum of two feet above the existing groundwater elevation with a maximum water depth of five feet.

(b) The discharge from the basin shall be directed to the South San Joaquin Irrigation District Lateral "Tb" by way of a controlled outlet. The controlled outlet shall be in the form of an automatic valve, with manual override. A automatic sensing device shall be located in Lateral "Tb" to discharge only when Lateral "Tb" has space available for discharge.

(c) A preliminary storm drain plan shall be submitted to the City Engineer for approval prior to final improvement plan calculations for determination of pipe sizes, retention basin volume and discharge outlet size. Also include evidence of groundwater depth. All design is to be in accordance with the City of Manteca Standard Plans and Specifications and the Master Storm Drainage Plan.

53. Prior to issuance of a building permit, applicant shall:
 - (a) Submit engineered improvement plans for all work within the street right of way.
 - (b) Submit to Public Works Department an on site grading, storm drain and utility plan for review and approval.
 - (c) Execute a development agreement with the City for completion of the public street improvements.
 - (d) Deposit an improvement bond for 100% of the public street improvements and a cash amount representing 2% for plan checking and inspection of public street improvements.
54. All work within the street right of way shall conform to the City of Manteca Standards Plans and shall require an encroachment permit from the Public Works Department.
55. The Developer shall be responsible for contacting the South San Joaquin Irrigation District to determine the District's requirements regarding the District's facilities.
56. South San Joaquin Irrigation District facilities affected by this development are subject to conditions imposed by the District. Improvement plans shall be approved by the South San Joaquin Irrigation District.

The City reserves the right to withhold the finalization of the structure(s) 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 at the time of building permit issuance) include, but not limited to, the following:

Storm Drainage Fee, Sewer Connection Fee, Water Connection Fee, Building Permit Fee (includes Electrical, Mechanical, Plumbing, Strong Motion Fee, and any other applicable building related permit), Park Acquisition and Improvement Fee (Bedroom Tax), Street Tree Fee, School District Fee, Government Building Facilities Fee, Traffic Signal Installation Fee, Major Equipment Purchase Fee, and Highway Interchange Fee.

The following signatures of the Director of Public Works and the Planning Director signify **CONDITIONAL** approval of the Site Plan, Exterior Elevations, and Landscape Plans. Approval is subject to the previously listed conditions of approval, and any other conditions not listed herein but placed on the project as a result of review and approval of the project by the Planning Commission and/or City Council.

Date

Fire Chief (If not signed, see Fire Dept. memo)

4-15-93



Date

Director of Public Works

6-7-93



Date

Planning Director

I, as the site plan applicant, or authorized agent for the site plan applicant, have read and understand the conditions of approval for this development project and the associated development fees. I, further, understand that this site plan runs with the ownership of the land and any agreements for transfer of ownership must include all uncompleted site plan requirements. I, therefore, agree to abide by all conditions of the site plan approval.

Authorized Signature Ben L. Cox, Treasurer

Date 5-8-96

-MEMO-

To: Ben Cantu-Senior Planner
From: Ron Waddle-Asst. Chief, Fire Prevention Division
Date: June 7, 1993
Subject: PLAN REVIEW.... 486 BUTTON AVE.

R. Waddle

I have reviewed the plans listed above and have the following comments:

- 1) Listed street names are acceptable with the exception of Clermont Ave. A "Claremont Ave." already exists within the City of Manteca.
- 2) The Fire Department requests the developer to extend the Walnut Street water main from the south side of the Railroad Tracks to the existing main on Alameda St.
- 3) Building permits cannot be issued until the city standard for "All Weather Surfaces" has been complied with.
- 4) Fire hydrants shall be installed according to City of Manteca specifications at the following locations:
 - a) N/E corner of Lot #30 (on Alameda St.)
 - b) N/W corner of Lot #117
 - c) N/E corner of Lot #62
 - d) South corner of Lot #90 (corner of Jensen Ave. and Cornell Pl.)
 - e) South corner of Lot #53 (on the Storm Drain Retention Pond property)
 - f) S/W corner of Lot #7 (on Walnut Ave.)Note: All fire hydrants located on corners shall be placed at the mid-point of the respective corner radius.
- 5) Any "dead-end" water mains in excess of 100 feet (which supply a fire hydrant) shall be a minimum eight inches in size.

70: BEN CANTU
PLANNING

-MEMO-

To: Chief Rule

From: Ron Waddle-Asst. Chief, Fire Prevention Division *RWaddle*

Date: March 22, 1993

Subject: PRELIMINARY STAFF REVIEW.... FIRST ASSEMBLY OF GOD
CHURCH, 486 BUTTON AVE.

After a preliminary review of the project listed above, I have the following comments:

- 1) The proposed Multi-Purpose Building will have to be protected by an Automatic Sprinkler System.
- 2) An Emergency Vehicle Access Lane will have to be extended to within 150 feet of all parts of the proposed building.
- 3) An additional fire hydrant will have to be installed adjacent to the proposed building.

cc: file



CITY OF MANTECA

DEPARTMENT OF DEVELOPMENT
ASSISTANCE SERVICES

January 9, 1996

First Assembly of God
Attn. James Menchoca
486 Button Avenue
Manteca, Ca 95336

RE: Site plan conditions for project SPC-93-1, First Assembly of God

Dear Mr. Menchoca:

Planning and Development Services staff has noted that there are some site plan conditions which have yet to be completed. Staff conducted an inspection on January 9, 1996, and found the following deficiencies:

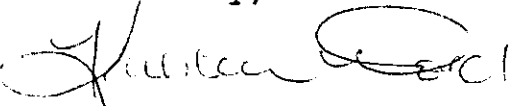
1. Site plan condition number 10. "Eight lockable bicycle parking spaces shall be provided as shown on the site plan". Staff could not locate the bicycle parking.
2. Site plan condition number 12. "... A symbol of accessibility at least three foot square, in accord with Title 24 regulations shall be painted in blue on the surface of the handicap parking space". The original two handicap spaces do not have this required symbol.
3. Site plan condition number 32. "All remaining undeveloped areas shall be maintained weed-free at all times". Staff noted weeds present in the undeveloped areas.

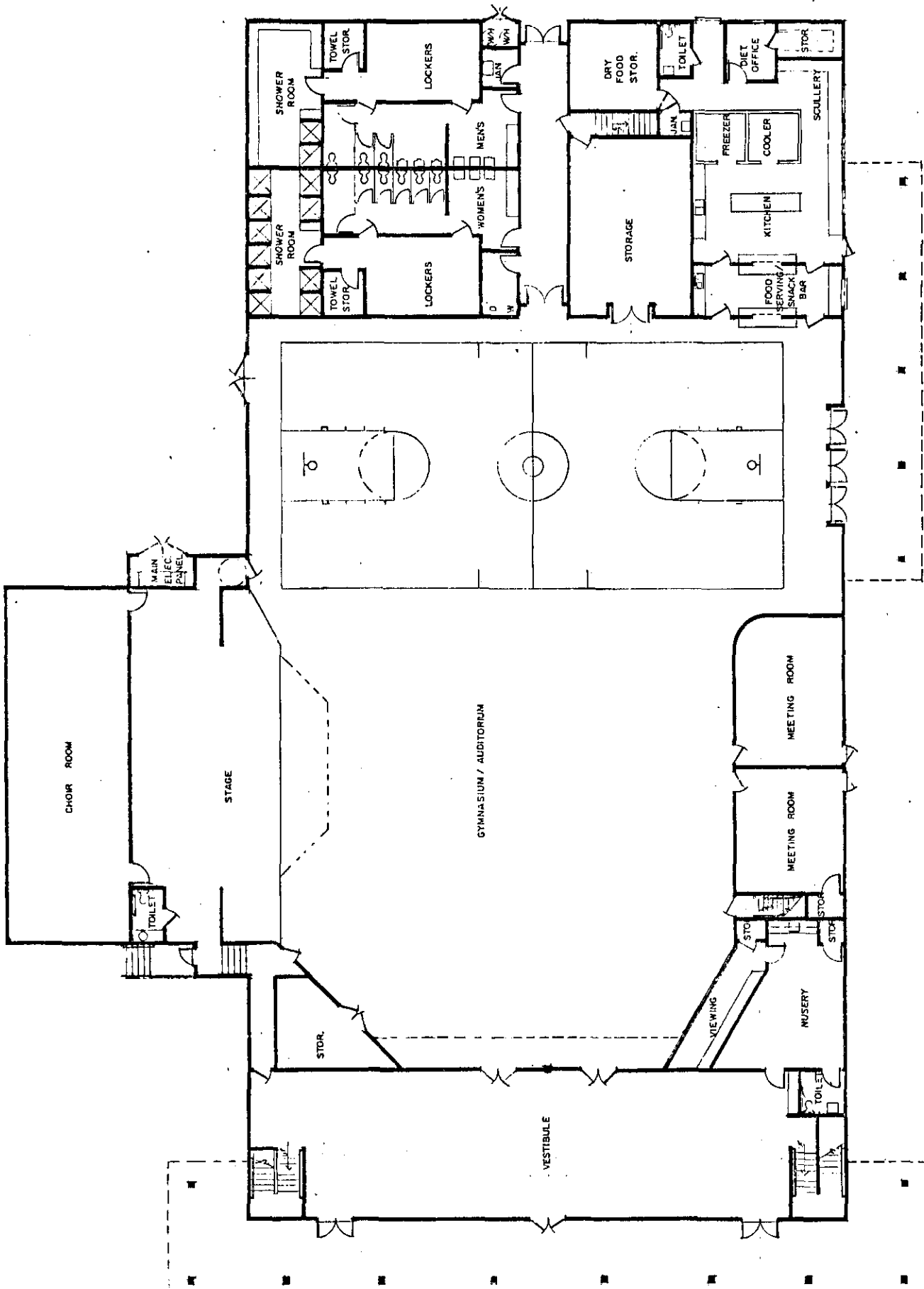
In addition to the deficiencies staff noted above, nonimproved areas are being utilized for parking. Section 17.15.090 of the Manteca Municipal Ordinance requires parking to be on hardscape.

All site plan conditions must be complete before Planning and Development services staff will sign off the final inspection.

We would appreciate your attention to this matter. If I can be of assistance, please contact me at 239-8424.

Sincerely,


KATHLEEN WOLD
ASSOCIATE PLANNER



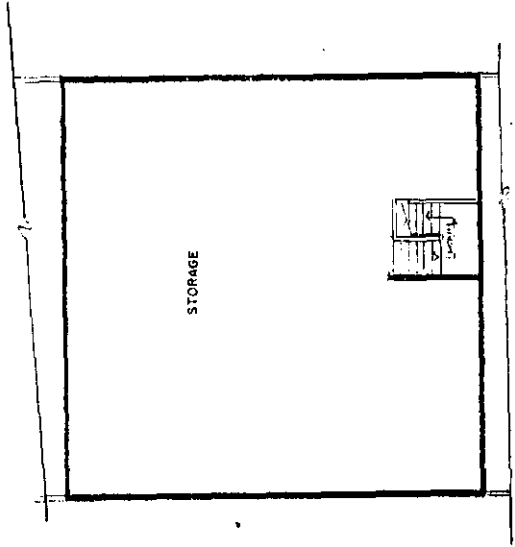
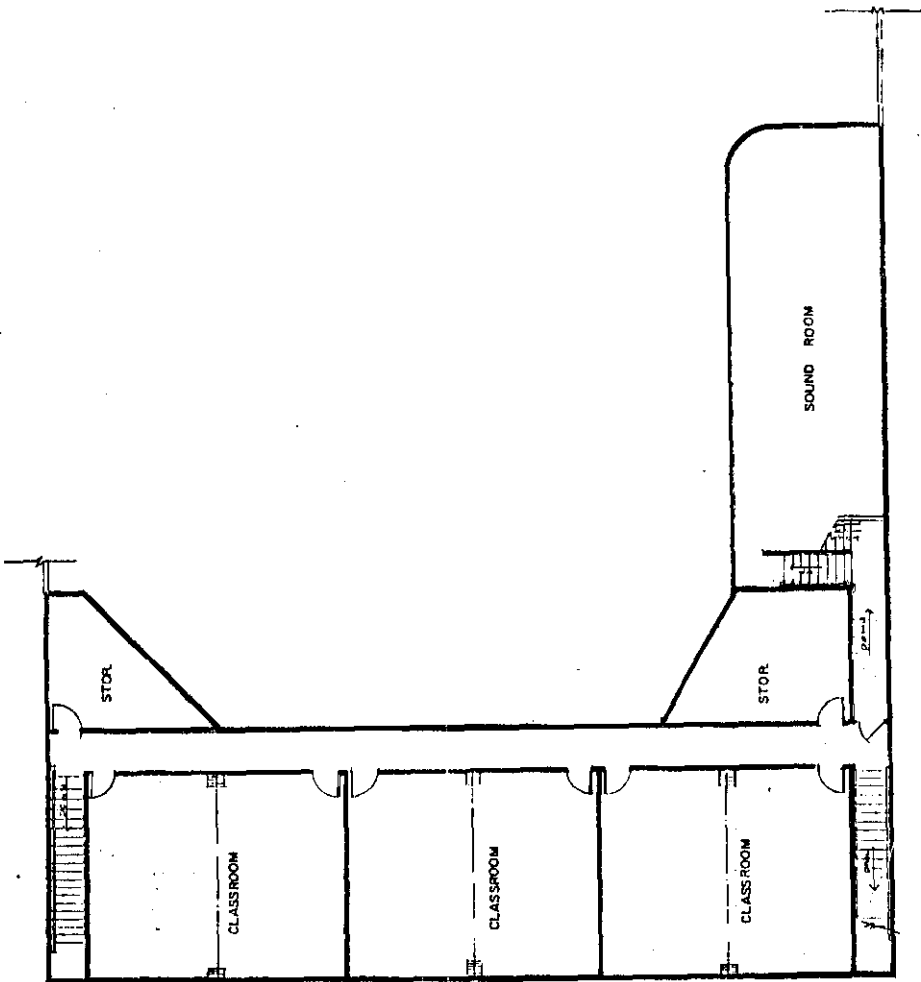
GROUND FLOOR PLAN

SCALE: 1/8" = 1' - 0"

PROPOSED MULTI-PURPOSE BUILDING for
FIRST ASSEMBLY OF GOD CHURCH
 486 BUTTON AVE., MANTENCA, CA

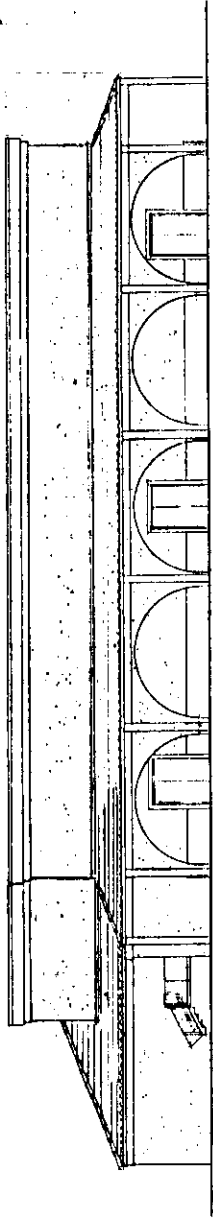
EDWARD SHERRIS MORIS, A.L.S., ARCHITECT
 185 W. Cleveland Street, Stockton, California

DATE: 11-15-66	NO. 1000
DATE: 11-15-66	NO. 1000
DATE: 11-15-66	NO. 1000

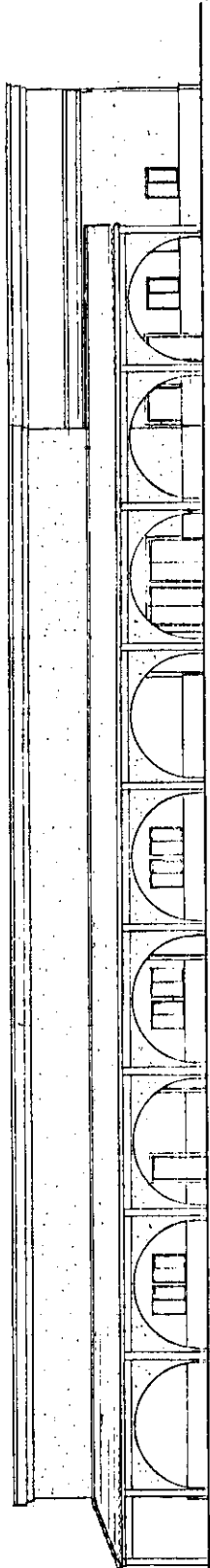


SECOND FLOOR PLAN
 SCALE: 1/8" = 1' - 0"

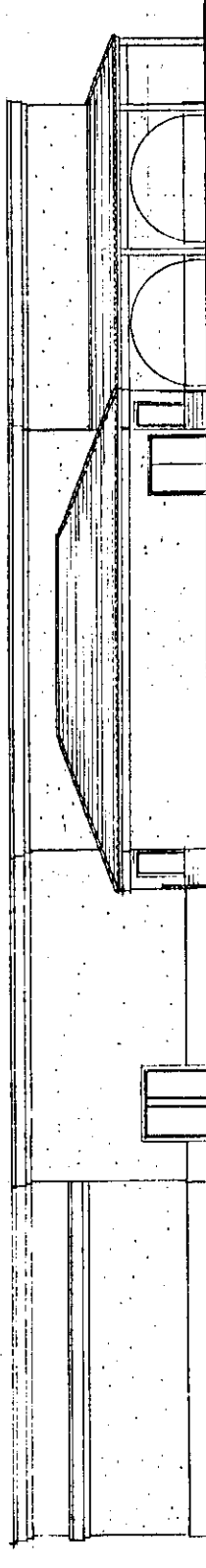
PROPOSED MULTI-PURPOSE BUILDING for
 FIRST ASSEMBLY OF GOD CHURCH
 486 BUTTON AVE., MANTECA, CA
 EDWARD CHARLES MARTEL, A.L.M., ARCHITECT
 145 W. CLEVELAND STREET, STOCKTON, CALIFORNIA



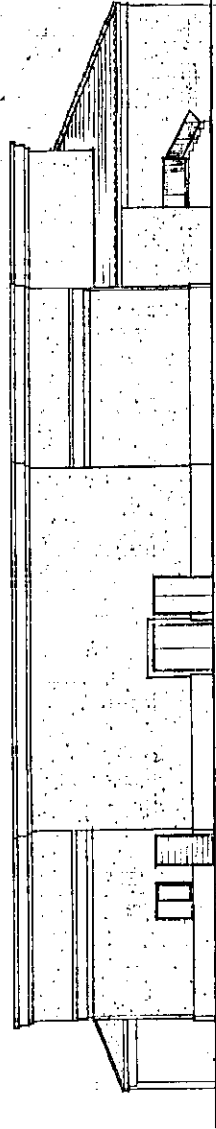
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

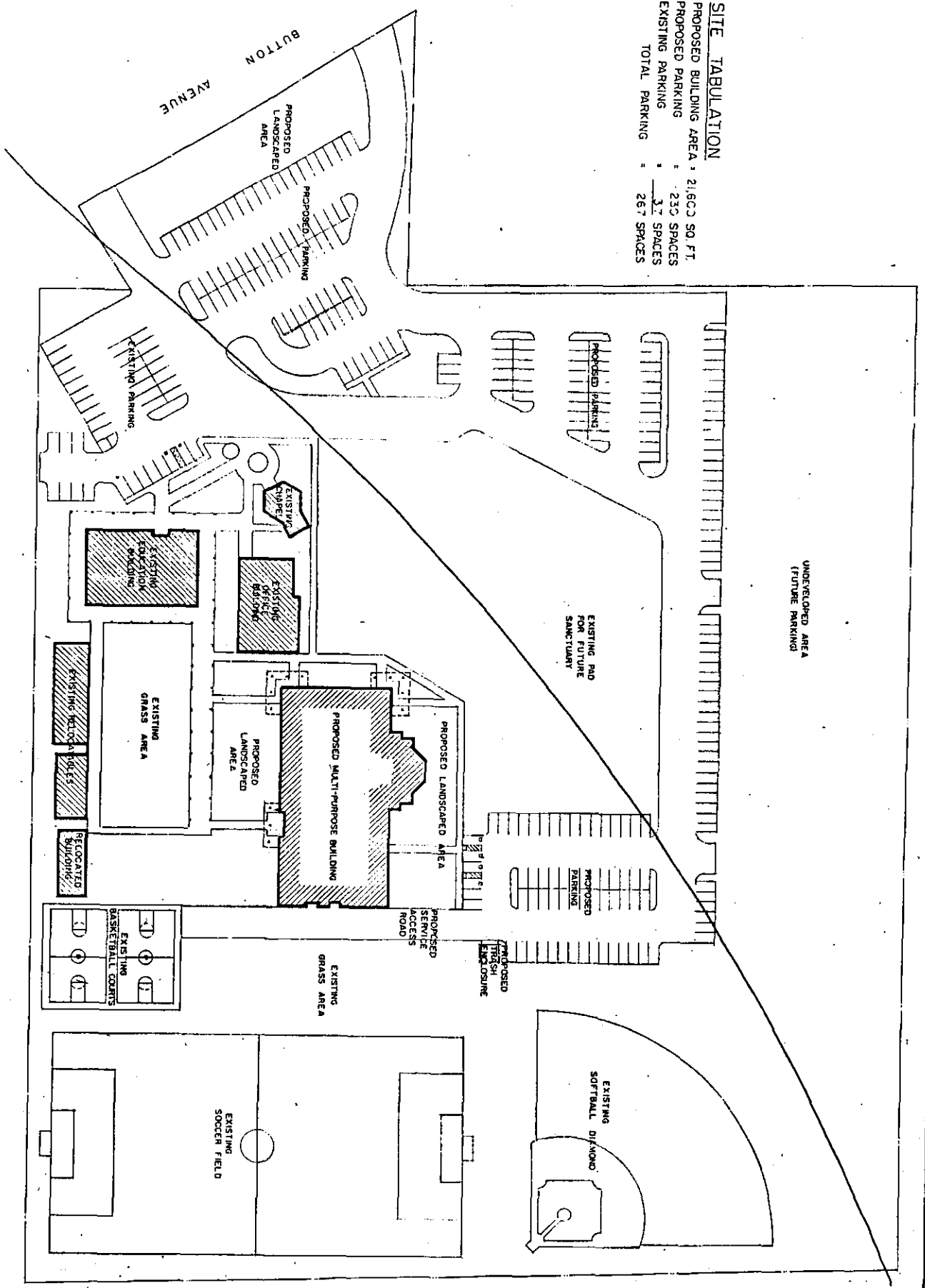
EXTERIOR ELEVATIONS

SCALE: 1/8" = 1' - 0"

PROPOSED MULTI-PURPOSE BUILDING FOR
FIRST ASSEMBLY OF GOD CHURCH
486 BUTTERN AVE. MANTeca, CA
DESIGNED BY: JAMES M. MOORE, AIA, ARCHITECT
100 W. HAVENWOOD STREET, STOCKTON, CALIFORNIA

SITE TABULATION

PROPOSED BUILDING AREA	=	21,600 SQ. FT.
PROPOSED PARKING	=	232 SPACES
EXISTING PARKING	=	37 SPACES
TOTAL PARKING	=	267 SPACES



UNDEVELOPED AREA
(FUTURE PARKING)

EXISTING PAD
FOR FUTURE
SANCTUARY

PROPOSED
PARKING

PROPOSED
TRUCK
ENCLOSURE

PROPOSED
SERVICE
ACCESS
ROAD

EXISTING
GRASS AREA

PROPOSED LANDSCAPED AREA

PROPOSED LANDSCAPED AREA

EXISTING
GRASS AREA

EXISTING
CONCRETE
SLABING

EXISTING
OFFICE
BUILDING

EXISTING
MUSEUM
BUILDING

RELOCATED
BUILDING

EXISTING
BASKETBALL COURTS

EXISTING
SOFTBALL
DIAMOND

EXISTING
SOCCER FIELD



PRELIMINARY SITE PLAN

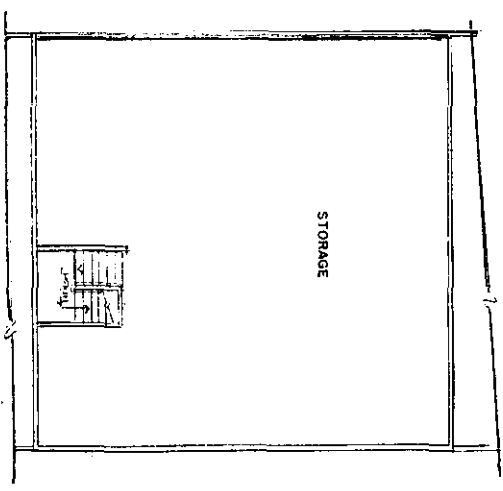
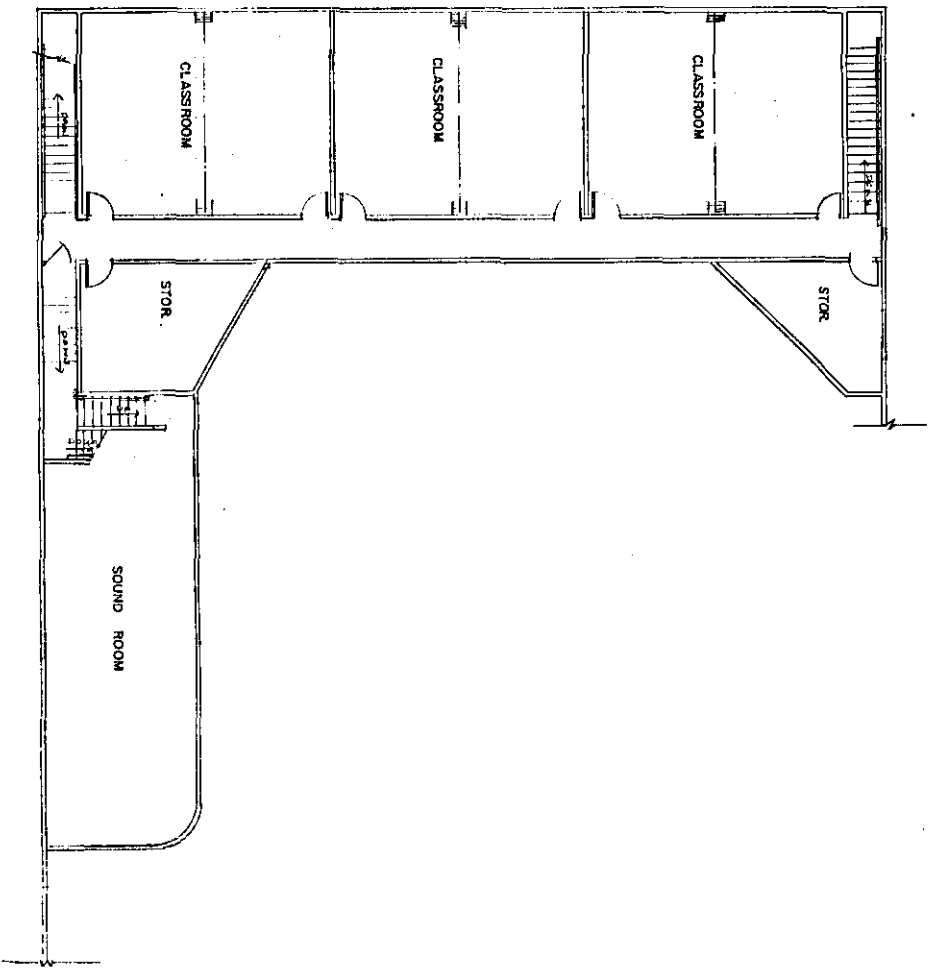
SCALE: 1" = 40' - 0"

PROPOSED MULTI-PURPOSE BUILDING for
FIRST ASSEMBLY of GOD CHURCH

488 BUTTON AVE., MANTENCA, CA
188 W. STEVENSON STREET, STOCKTON, CALIFORNIA

revised 3/10/93

PROJECT NUMBER	NO. 201-1837
DRAWING NUMBER	NO. 201-1837-1
DATE	NOV. 27, 1992
DESIGNED BY	DAVID L. HARRIS
DRAWN BY	DAVID L. HARRIS
CHECKED BY	DAVID L. HARRIS
DATE	NOV. 27, 1992



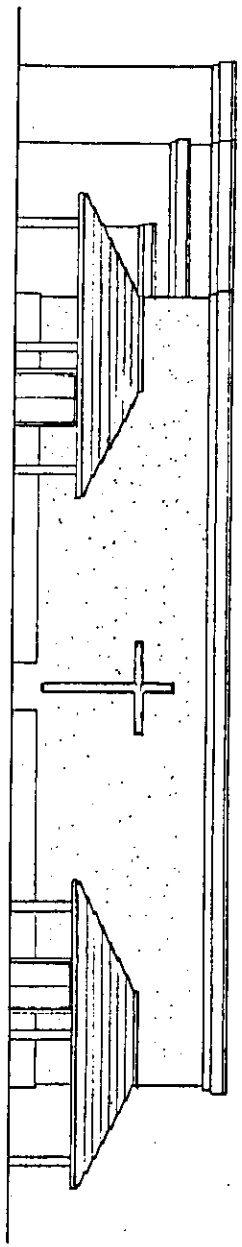
SECOND FLOOR PLAN

SCALE: 1/8" = 1' - 0"

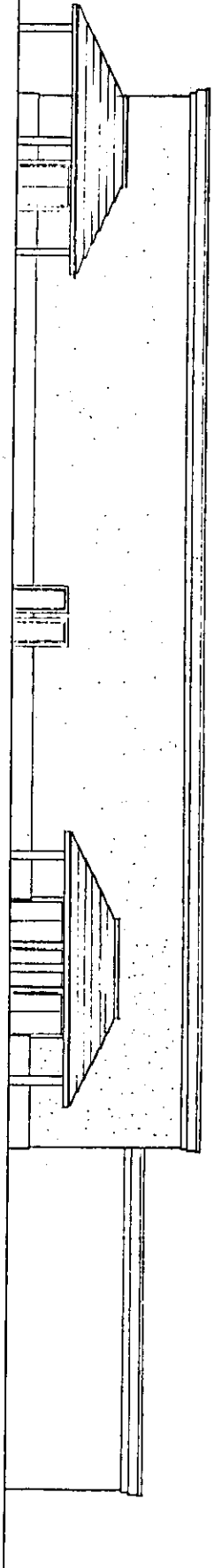
PROPOSED MULTI-PURPOSE BUILDING for
FIRST ASSEMBLY of GOD CHURCH
 486 BUTTON AVE., MANTECA, CA

Edward J. Harris, Architect, AIA, California
 143 W. Cleveland Street, Stockton, California

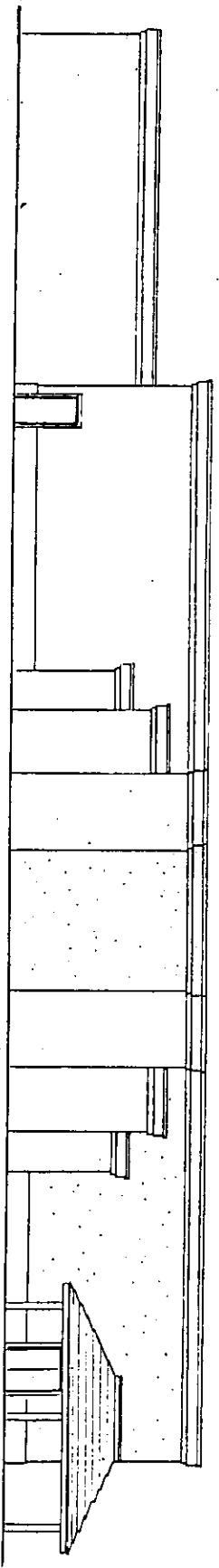
OWNER	NO. 20-27382
DATE	NOV. 1968
PROJECT	STOCKTON
NO.	20-27382
DATE	NOV. 1968
PROJECT	STOCKTON
NO.	20-27382
DATE	NOV. 1968
PROJECT	STOCKTON



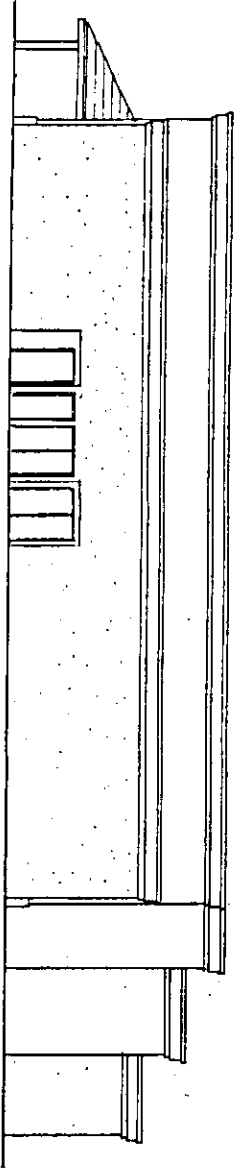
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

EXTERIOR ELEVATIONS

PROPOSED MULTI-PURPOSE BUILDING for
FIRST ASSEMBLY OF GOD CHURCH
 488 BUTON AVE., MANTECA, CA
 183 W. SHILOH ROAD, JOHNSON, CALIFORNIA



CITY OF MANTECA

DEPARTMENT OF DEVELOPMENT
ASSISTANCE SERVICES

June 2, 1994

First Assembly of God
486 Button Avenue
Manteca, CA 95336

SUBJECT: REQUEST FOR SIX MONTH EXTENSION ON SEWER ALLOCATION FOR
FIRST ASSEMBLY

The Manteca Growth Management Committee at a special meeting held on May 31, 1994, considered your request for a six month extension. It was the decision of the Committee to approve the six month extension for the 5,000 gpd allocation subject to the following:

1. All building permits shall be obtained by October 27, 1994.
2. Sewer allocation will be revoked if building permit have not been obtained by October 27, 1994.

The City will not be forwarding a notice of imminent allocation expiration, it will be the responsibility of the applicant to submit a timely request for sewer allocation extension. Failure to do so will result in revocation of the allocation.

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

Sincerely,

Mary Gore
for

Benjamin J. Cantu, Jr.
Acting Planning Division Manager

mg/rf

cc: Mike Brinton, Public Works
Joe Meath, Building Department
SPC-93-1



CITY OF MANTECA

PLANNING DEPARTMENT

CORRECTED

April 27, 1993

First Assembly of God
486 Button Avenue
Manteca, CA 95336

SUBJECT: POINT RATING AND SEWER ALLOCATION FOR FIRST ASSEMBLY OF
GOD, 486 BUTTON AVENUE

The Manteca Growth Management Committee at a regular meeting held on April 27, 1992, 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 allocation is 42.5. The final point rating for your request is 44.

This letter shall serve as your project allocation permit. The total amount of Reserve sewer capacity allocated for your request is 5,000 gallons per day, subject to the following:

1. Approval of Building Permit by City Building Official.
2. The allocation shall expire if a building permit has not been obtained by April 27, 1994. Prior to expiration of the allocation, a six month extension may be requested.

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

Sincerely,

Mary Gore
for Phil Sanguinetti
Planning Director

mg/rf

cc: Mike Brinton, Public Works
Joe Meath, Building Department
SPC-93-1

FIRST ASSEMBLY OF GOD

Manteca Christian School

April 14, 1994

Panning Department
City of Manteca
1001 W. Center
Manteca CA 95337

ATTENTION: Ben Cantu

We are requesting an extension of the 5,000 gallon sewer allocation for our new facility located at 486 Button Avenue.

We are within a short time of pulling our building permits and do not want to loose our allocation.

Thank you.



Bill Sukow
Building Supervisor

BS:sb

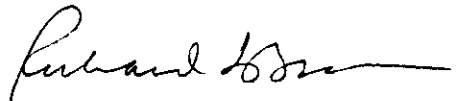
FIRST ASSEMBLY OF GOD

Manteca Christian School

July 8, 1993

To Whom It May Concern:

William B. Sukow is authorized to act as an agent for First Assembly of God of Manteca as Building Coordinator. He is authorized to enter into agreements with the City of Manteca and its Departments.



Richard L. Brown
President

RLB:sb



CITY OF MANTECA

PLANNING DEPARTMENT

May 12, 1993

First Assembly of God
486 Button Avenue
Manteca, CA 95336

SUBJECT: SPC-93-1, FIRST ASSEMBLY OF GOD, 486 BUTTON AVENUE,
MULTI PURPOSE BUILDING

The Manteca Planning Commission at their regular meeting held on May 11, 1993, reviewed the subject request. It was the decision of the Commission to approve SPC-93-1 subject to the following conditions:

1. All SPC-93-1 conditions of approval, as amended by the Planning Commission.
2. All conditions noted in the Fire Department memo dated March 22, 1993.

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

Sincerely,

PHIL SANGUINETTI
PLANNING DIRECTOR

PS/mg

CITY OF MANTECA
1001 W. CENTER ST.
MANTECA, CA 95336



THE PLANNING COMMISSION

of the City of Manteca will hold a Public Hearing/Meeting in the Chambers of the City Council in the City Hall, 1001 W. Center St., Manteca, California. All persons having any interest in the subject matter are invited to be present and submit statements orally or in writing. Further information may be obtained by contacting the Planning Department at 209-239-8427 or City Clerk at 209-239-8417, or at 1001 W. Center St., Manteca, California 95336.

REQUEST TYPE:

SPC-93-1, FIRST ASSEMBLY OF GOD

MEETING DATE:

05/11/93

REQUEST LOCATION:

486 BUTTON AVENUE

MEETING TIME:

7:00 P.M.

REQUEST IS TO (FOR):

SITE PLAN APPROVAL FOR THE CONSTRUCTION OF A 22,000 SQUARE FOOT MULTI PURPOSE BUILDING. THE BUILDING WILL SERVE AS A CHURCH SANCTUARY.

TO:

ENVIRONMENTAL REVIEW RESULTED IN A MITIGATED NEGATIVE DECLARATION BEING PREPARED FOR THIS PROJECT.

SITE PLAN

If you challenge the _____ 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 or City Council, as the case may be, at, or prior to, the noticed public hearing.

PUBLIC NOTICE



CITY OF MANTECA

PLANNING DEPARTMENT

MITIGATED NEGATIVE DECLARATION

PROJECT TITLE: SPC-93-1, FIRST ASSEMBLY OF GOD, 486 BUTTON AVENUE

CASE NUMBER: #93-5

PROJECT DESCRIPTION: Site Plan approval for the construction of a 22,000 square foot Multi-purpose building. The building will service as a church sanctuary and will include a gym, locker and kitchen facilities, as well as offices and classrooms.

PROJECT LOCATION: 486 Button Avenue

APPLICANT: First Assembly Of God
486 Button Avenue
Manteca , Ca. 95336

ADOPTED:

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

The INITIAL STUDY conducted by the Manteca Environmental Review Committee (attached) shows that there is no substantial evidence that the project may have a significant effect on the environment.

The INITIAL STUDY identified potentially significant effect(s) on the environment, but the applicant has agreed to revisions to, or mitigation measures imposed upon, the project which would avoid the effect(s) or mitigate the effect(s) to a point where clearly no significant effects would occur and there is no substantial evidence before the Environmental Review Committee that the project as revised or mitigated may have a significant effect on the environment.

XX

A. MITIGATION OF IMPACTS

The following mitigation measures have been included in the project to avoid potentially significant effects:

1. Earth

Mitigation of compaction and overcovering of the soil will be through maximum lot coverage, setback design constraints, and landscaping requirements imposed by zoning development standards.

2. Air

Mitigation of air emissions shall be through benefits achieved by required landscaping, shading of the parking area (increased number of trees), establishment of bicycle parking area and utilizing mass transit by use of the church's bus transportation.

3. Water

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

6. Noise

Mitigation for increases in existing noise levels will be through required compliance with zoning performance standards set forth for noise as stipulated within the performance standards with Chapter 17.13 of the Zoning Ordinance and as identified in the G.P. VIII H.4., pg. 84.

7. Light and Glare

Mitigation of increased light and glare will be through required compliance with zoning performance standards set forth for light and glare within Chapter 17.13 of the Zoning Ordinance.

13. Transportation and Circulation

Mitigation of increased parking facilities and the new demand for parking will be through the construction of new parking facility with approximately 265 spaces

21. Mandatory Findings of Significance

Mitigation of potentially cumulative impacts and substantial adverse impacts will be through the mitigation measures identified for items 1 through 13 as set forth above. Implementation of said mitigation measures will reduce potentially considerable cumulative impacts and substantial adverse impacts to a less than significant level.

B. MITIGATION MONITORING PROGRAMMitigation #1 - Earth

Who: First Assembly of God, or successor in interest.
 What: Compliance will be through maximum lot coverage and setback design constraints imposed by zoning development standards.
 When: Prior to issuance of building permit.
 Timing: Monitor at development plan approval.
 Who Verifies: Manteca Planning Department.

Mitigation #2 - Air

Who: First Assembly of God, or successor in interest.
 What: Compliance will be through required landscaping, shading of the parking area and bicycle parking area, and provision of onsite church bus parking.
 When: Prior to final occupancy inspection.
 Timing: Monitor at final occupancy.
 Who Verifies: Manteca Planning Department.

Mitigation #3 - Water

Who: First Assembly of God, or successor in interest.
 What: Compliance will be through payment of storm drainage impact fees and connection to the city-wide storm drainage system.
 When: Prior to issuance of building permit.
 Timing: Monitor prior to building permit issuance.
 Who Verifies: Manteca Building and Public Works departments.

Mitigation #6 - Noise

Who: First Assembly of God, or successor in interest.
 What: Compliance will be through ongoing adherence with noise level standards in the R-4 & R-1 district,
 When: Ongoing
 Timing: Monitor ongoing.
 Who Verifies: Manteca Planning, Building and Public Works departments.

Mitigation #7 - Light and Glare

Who: First Assembly of God, or successor in interest.
 What: Compliance will be through ongoing adherence with light and glare standards in the R-4 and R-1 Districts.
 When: Ongoing.
 Timing: Monitoring ongoing .
 Who Verifies: Manteca Planning Department.

Mitigation #13 - Traffic/Circulation

Who: First Assembly of God, or successor in interest.
What: Compliance will be through the construction of a new parking facility with approximately 265 parking spaces.
When: Prior to final occupancy inspection.
Timing: Monitor at time of final occupancy.
Who Verifies: Manteca Planning department.

5-6-93

Date

Phil Sanguinetta/m/s

Chairman, Environmental Review Committee

INITIAL STUDY
(Completed by Planning Staff)

A. BACKGROUND

- | | |
|---|--|
| 1. Name of Proponent: | First Assembly of God |
| 2. Address and Phone
Number of Proponent: | 486 Button Avenue
Manteca, Ca 95336
(209) 239-1371 |
| 3. Date Environmental
Questionnaire Submitted: | 02/17/93 |
| 4. Name of Proposal: | SPC-93-1, First Assembly of God. |
| 5. Location of Proposal: | 486 Button Avenue |

B. ENVIRONMENTAL IMPACTS

(Explanations of "yes" and "maybe" answers on attached sheets)

- | 1. Earth. Will the proposal result in: | <u>Yes</u> | <u>Maybe</u> | <u>No</u> |
|---|------------|--------------|-----------|
| a. Unstable earth conditions or changes in geologic substructures? | | | <u>XX</u> |
| b. Disruptions, displacements, compaction or overcovering of soil? | <u>XX</u> | | |
| c. Change in topography or ground surface relief features? | | | <u>XX</u> |
| d. Destruction, covering or modification of any unique geologic or physical features? | | | <u>XX</u> |
| e. Any increase in wind or water erosion of soils, either on or off the site? | | | <u>XX</u> |
| 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? | | | <u>XX</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: Yes Maybe No
- a. Changes in currents, or the course of direction of water movements, in either marine or fresh water? _____ XX
- b. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? XX _____
- c. Alterations to the course or flow of surface water in any water body? _____ XX
- d. Change in the amount of surface water in any water body? _____ XX
- e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity? _____ XX
- f. Alteration of the direction or rate of flow of ground waters? _____ XX
- g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations? _____ XX
- h. Substantial reduction in the amount of water otherwise available for public water supplies? _____ XX
- i. Exposure of people or property to water related hazards such as flooding or tidal waves? _____ XX
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? _____ XX
- b. Reduction of the numbers of any unique, rare or endangered species of plants? _____ XX
- c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species? _____ XX
- d. Reduction in acreage of any agricultural crop? _____ XX
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)? _____ XX
- b. Reduction of the numbers of any unique, rare or endangered species of animals? _____ XX
- c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals? _____ XX
- d. Deterioration of existing fish or wildlife habitat? _____ XX

14. Public Services. Will the proposal have an affect upon, or result in a need for new or altered governmental services in any of the following areas:
- a. Fire Protection? _____ XX
 - b. Police Protection? _____ XX
 - c. Schools? _____ XX
 - d. Parks or other Recreational Facilities? _____ XX
 - e. Maintenance of public facilities, including roads? _____ XX
 - f. Other Governmental Services? _____ XX
15. Energy. Will the proposal result in:
- a. Use of substantial amounts of fuel or energy? _____ XX
 - b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy? _____ XX
16. Utilities. Will the proposal result in a need for new systems, or substantial alterations to the following utilities:
- a. Power or natural gas? _____ XX
 - b. Communications systems? _____ XX
 - c. Water? _____ XX
 - d. Sewer or septic tanks? _____ XX
 - e. Storm water drainage? _____ XX
 - f. Solid waste & disposal? _____ 9XX
17. Human Health. Will the proposal result in:
- a. Creation of any health hazard or potential health hazard (excluding mental health)? _____ XX
 - b. Exposure of people to potential health hazards? _____ XX
18. Aesthetics.
- a. 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? _____ XX
19. Recreation.
- a. Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities? _____ XX

20. Cultural Resources.

- a. Will the proposal result in the alteration of or the destruction of a pre-historic or historic archaeological site? _____ XX
- b. Will the proposal result in adverse physical or aesthetic effects to a pre-historic or historic building, structure or object? _____ XX
- c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values? _____ XX
- d. Will the proposal restrict existing religious or sacred uses within the potential impact area? _____ XX

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 pre-history? _____ XX
- 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). _____ XX
- 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.) XX _____
- d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? _____ XX

C. DISCUSSION OF ENVIRONMENTAL EVALUATION

I. PROJECT DESCRIPTION

The applicant, First Assembly of God, is requesting site plan approval to allow the establishment of a 22,000 square foot Multi-purpose building at their present school site. This building will serve as a temporary church facility until such time as they build the proposed sanctuary. The building will include a gym, locker and kitchen facilities, as well as offices and classrooms. The site is located at 486 Button Avenue. (San Joaquin County Assessor's numbers are 208-220-16 & 15).

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

1. Earth
 - b. The proposed project would create compaction and overcovering of the soil where buildings and paving would be located.
2. Air
 - a. The proposed project could result in a substantial air emissions or deterioration of ambient air quality.
3. Water
 - b. The proposed project would create a change in the amount of surface runoff equal to the area of impervious surface created by building and paving.
6. Noise
 - a. The proposed project would result in an increase in existing noise levels.
7. Light and Glare
 - a. The proposed project would produce new light and glare.
13. Transportation and Circulation
 - b. The proposed project will effect the existing parking facility and will create a demand for new parking.
21. Mandatory Findings of Significance
 - c. The proposed project would have cumulative impacts and could have environmental effects which could cause substantial adverse effects on human beings (either directly or indirectly).

III. MITIGATION OF IMPACTS

1. Earth

Mitigation of compaction and overcovering of the soil will be through maximum lot coverage, setback design constraints, and landscaping requirements imposed by zoning development standards.
2. Air

Mitigation of air emissions shall be through the benefits supplied through required landscaping, shading of the parking area (increased number of trees), establishment of bicycles parking area and by the encouragement of patrons utilizing mass transit by using the church's bus transportation.
3. Water

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

6. Noise

Mitigation for increases in existing noise levels will be through required compliance with zoning performance standards set forth for noise as stipulated within the performance standards with Chapter 17.13 of the Zoning Ordinance and as identified in the G.P. VIII H.4., pg. 84.

7. Light and Glare

Mitigation of increased light and glare will be through required compliance with zoning performance standards set forth for light and glare within Chapter 17.13 of the Zoning Ordinance.

13. Transportation and Circulation

Effects of increased parking facilities and the new demand for parking will be mitigated through the addition of a new parking facility with approximately 265 spaces.

14. Public Services

Mitigation for altered fire protection services will be through installation of fire sprinklers in the proposed building.

21. Mandatory Findings of Significance

Mitigation of potentially cumulative impacts and substantial adverse impacts will be through the mitigation measures identified for items 1 through 14 as set forth above. Implementation of said mitigation measures will reduce potentially considerable cumulative impacts and substantial adverse impacts to a less than significant level.

IV. NON-POTENTIAL IMPACTS (numbers correspond to sections in Initial Study with questions marked "No")

1. Earth

- a. Project site is stable, flat.
- c,d. No permanent change in topography or ground surface relief features. No known unique geologic or physical features.
- e. Only short-term, temporary increases in erosion anticipated during time of construction.
- f. Project site not located near river, stream, ocean, bay or lake.
- g. Geologic hazards which could affect project site are considered to be negligible.

2. Air

- b, c. No anticipated objectionable odors will be created by the proposed project. No anticipated alteration in air movement or temperature and no anticipated changes in local or regional climate created by the proposed project.

3. Water

- a, c, d, e, f, g, h, i. Project site not located near surface, fresh or marine water bodies. Negligible or no affect from proposed project anticipated for surface, fresh, marine and ground waters. No ground cuts will interfere with aquifers. Negligible or no effect from proposed project anticipated on water available for public water supplies. Project site not located in flood area.

4. Plant Life

- a. No change in diversity or number of plant species associated with the proposed project.
- b, c. No known rare or endangered species of plants located on project site. Negligible or no adverse effect from any new species of plants introduced by the proposed project.
- d. Proposed project located in urban area; no reduction of agricultural land or crops associated with the project.

5. Animal Life

- a, b. No change in diversity or number of animal species associated with the proposed project. No known rare or endangered species of animals located on project site.
- c. Negligible or no adverse effect from any new species of animals introduced by the proposed project.
- d. No fish habitat located on project site. Negligible or no adverse effect on wildlife habitat.

6. Noise

- b. No severe noise levels anticipated from or to people associated with the proposed project.

8. Land Use

- a. No substantial alteration to the present or planned land use of the project area anticipated.

9. Natural Resources

- a, b. Negligible or no increase in the rate of use of natural resources from the proposed project and no substantial depletion of non-renewable natural resources anticipated from the proposed project.

10. Risk Of Upset

- a, b. No anticipated interference with emergency response or evacuation plans from the proposed project.

11. Population

- a. No alteration to location, distribution, density or growth rate of human population anticipated from the proposed project.

12. Housing

- a. No effect on existing housing supply anticipated from the proposed project. No anticipated demand for additional housing created by the proposed project.

13. Transportation/Circulation

- a, c, d, e & f. There will be no generation of substantial additional vehicular movement, no impact upon existing transportation systems and will not Alter present patterns of circulation or movement of people and/or goods, in that the vehicular traffic from the proposal will be minimal (maximum of 300 cars) and will occur at nonpeak hours. no effect on waterborne, rail or air traffic anticipated. No increase in traffic hazards to motor vehicles bicyclists or pedestrians, applicant will provide standard improvements, such as curb and sidewalk which minimize hazards.

14. Public Services

- a, b,c,d,e,f. Negligible or no effect on police, school, parks/recreational facilities, public facilities or other governmental services anticipated from the proposed project.

15. Energy

- a, b. No anticipated use of substantial amounts of fuel or energy from the proposed project. No substantial increase in demand on existing energy sources from the proposed project. The proposed project will not require the development of new sources of energy.

16. Utilities

- a,b,c,d,e,f. It is anticipated that alterations to power & natural gas utilities, communications systems, water, sewer, storm drain and solid waste & disposal systems (from the proposed project) will be negligible.

17. Human Health

- a, b. It is anticipated that no health hazards will be created by the proposed project and that the project will not expose people to potential health hazards.

18. Aesthetics

- a. It is anticipated that no scenic vista will be blocked and no aesthetically offensive site open to public view will be created by the proposed project.

19. Recreation

- a. It is anticipated that the quality and quantity of existing recreational facilities will not be affected by the proposed project.

20. Cultural Resources

- a, b. The project site is not a known pre-historic or historic archaeological site. No known pre-historic or historic buildings, structures or objects on the site.
- c. It is anticipated that the proposed project will not cause a physical change which would affect unique ethnic cultural values.
- d. No known religious or sacred uses existing on the project site.

21. Mandatory Findings of Significance

- a. It is anticipated that any effects from the proposed project on wildlife species habitat, wildlife populations or the plant and animal community will be negligible or non-existent. See also 5.b and 20.a-d.
- b. Although the proposed project may achieve short-term environmental goals, it is anticipated that it will not be to the disadvantage of long-term environmental goals.
- d. It is anticipated that the proposed project will not cause substantial adverse effects on human beings (either directly or indirectly).

V. ZONING AND GENERAL PLAN CONSISTENCY

The proposed project is consistent with the PQP (Public quasi public) & LDR (Low Density Residential) general plan designations and the R-1 (single family residential) and R-4 (Multiple family Residential District) zone district requirements.

VI. REFERENCES

1. Manteca General Plan: Environmental Assessment (Final EIR), April 1988, Background Report, April 1988, Policy Document, May 1988.
2. Manteca Zoning Ordinance, Title 17, Adopted April 20, 1992.
3. Manteca-Lathrop Wastewater Facilities Planning Study, Draft Project Report and Environmental Impact Report, July 1981, Final Supplement to the Draft Environmental Impact Report, October 1981, Final Project Report, December 1981.
4. Manteca Water System Master Plan Final Report, September 1985.
5. Manteca Storm Drainage Master Plan, October 1986.
6. San Joaquin County 100 Year Flood Areas Map, July 7, 1988
7. Manteca Land Division Ordinance Title 16, February 18, 1992.
8. First Assembly of God Questionnaire dated February 17, 1993.

VII. INITIAL STUDY PREPARATION

1. Benjamin Cantu, Senior Planner
2. Kathhleen Wold, Assistant Planner

VIII. DETERMINATION

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 identified in this initial study have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.

XX

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

April 7, 1993
Date

Phil Sanguinetti/M.G.
Signature

Chairman, Environmental Review Committee



CITY OF MANTECA

PLANNING DEPARTMENT

April 27, 1993

First Assembly of God
486 Button Avenue
Manteca, CA 95336

SUBJECT: POINT RATING AND SEWER ALLOCATION FOR FIRST ASSEMBLY OF
GOD, 486 BUTTON AVENUE

The Manteca Growth Management Committee at a regular meeting held on April 27, 1992, 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 allocation is 42.5. The final point rating for your request is 44.

This letter shall serve as your project allocation permit. The total amount of Reserve sewer capacity allocated for your request is 5,000 gallons per day, subject to the following:

1. Approval of Building Permit by City Building Official.
2. The allocation shall expire if a building permit has not been obtained by April 27, 1993. Prior to expiration of the allocation, a six month extension may be requested.

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

Sincerely,

Mary Gore
for Phil Sanguinetti
Planning Director

mg/rf

cc: Mike Brinton, Public Works
Joe Meath, Building Department
SPC-93-1

MINUTES OF THE ENVIRONMENTAL REVIEW AND PROJECT
DEVELOPMENT REVIEW COMMITTEES HELD
WEDNESDAY, APRIL 7, 1993

The regular meeting of the Manteca Environmental Review and Project Development Review Committee held on Wednesday, April 3, 1993, was called to order by Phil Sanguinetti at 8:35 a.m.

The following members were present: Phil Sanguinetti, Planning Director; Curly Boyd, Parks & Recreation Department; Mike Brinton, Public Works Department; Dennis Hoerth, Police Department; and Ron Waddle, Fire Department. Other staff present: Marcia Cwick, Associate Planner and Mary Gore, Planning Secretary.

ITEMS FOR ENVIRONMENTAL REVIEW:

SPA-92-1, MEINTASIS,
400 EASTWOOD AVENUE

Site plan review for one single family unit (manager's office) and 8 apartment units.

Based on the initial study prepared for the project and incorporating mitigation measures therein, staff does not anticipate a significant effect on the environment. Staff recommends forwarding a mitigated negative declaration to the Planning Commission.

It was moved and seconded (Boyd-Hoerth) to forward a mitigated negative declaration to the Planning Commission. Motion passes with a unanimous voice vote.

SPC-93-1, FIRST
ASSEMBLY, 486 BUTTON

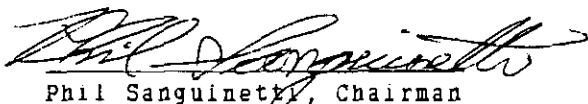
Site plan approval for the construction of a 22,000 square foot multi-purpose building which will serve as a temporary church facility.

Based on the initial study prepared for the project, staff does not anticipate any significant effect on the environment. Mitigations have been applied to either maintain or mitigate potential impacts to less than significant. Staff recommends forwarding a mitigated negative declaration to the Planning Commission.

It was moved and seconded (Boyd-Waddle) to forward a mitigated negative declaration to the City Council. Motion passes with a unanimous voice vote.

MISCELLANEOUS:

The meeting was adjourned at 8:50 a.m. The next regular meeting of the Environmental Review Committee will be conducted on April 21, 1993, at 8:30 a.m.



Phil Sanguinetti, Chairman
Environmental Review Committee

* M E M O R A N D U M * M E M O R A N D U M * M E M O R A N D U M *

March 12, 1993

To: Mike Brinton, Public Works Director
Joe Meath, Building Department
Charlie Rule, Fire Chief
W. Weatherford, Police Chief
Curley Boyd, Director of Parks & Recr.
Phil Sanguinetti, Planning Director
Marcia Cwick, Environmental Review

From: Benjamin Cantu, Jr., Senior Planner

Re: PRELIMINARY STAFF REVIEW -

1. First Assembly of God Church
- 486 Button Avenue

The above listed development plan(s) is/are scheduled for preliminary review by staff on Friday, March 26, 1993, in the Council Chambers Conference Room #1 at 9:00 a.m.

Please plan to be in attendance, or have a knowledgeable representative present, prepared to enumerate concerns, conditions, requirements, and suggestions.

It is not necessary that conditions or requirements be specific or detailed, this is only preliminary review. BUT IT IS IMPORTANT THAT YOU ATTEND TO NOTE YOUR CONCERNS AT THIS TIME, LATER MAY BE TOO LATE.

I have included with this agenda a copy of the development plan for your review prior to the March 26, 1993 meeting.

If there are any questions please feel free to contact me.

BJC

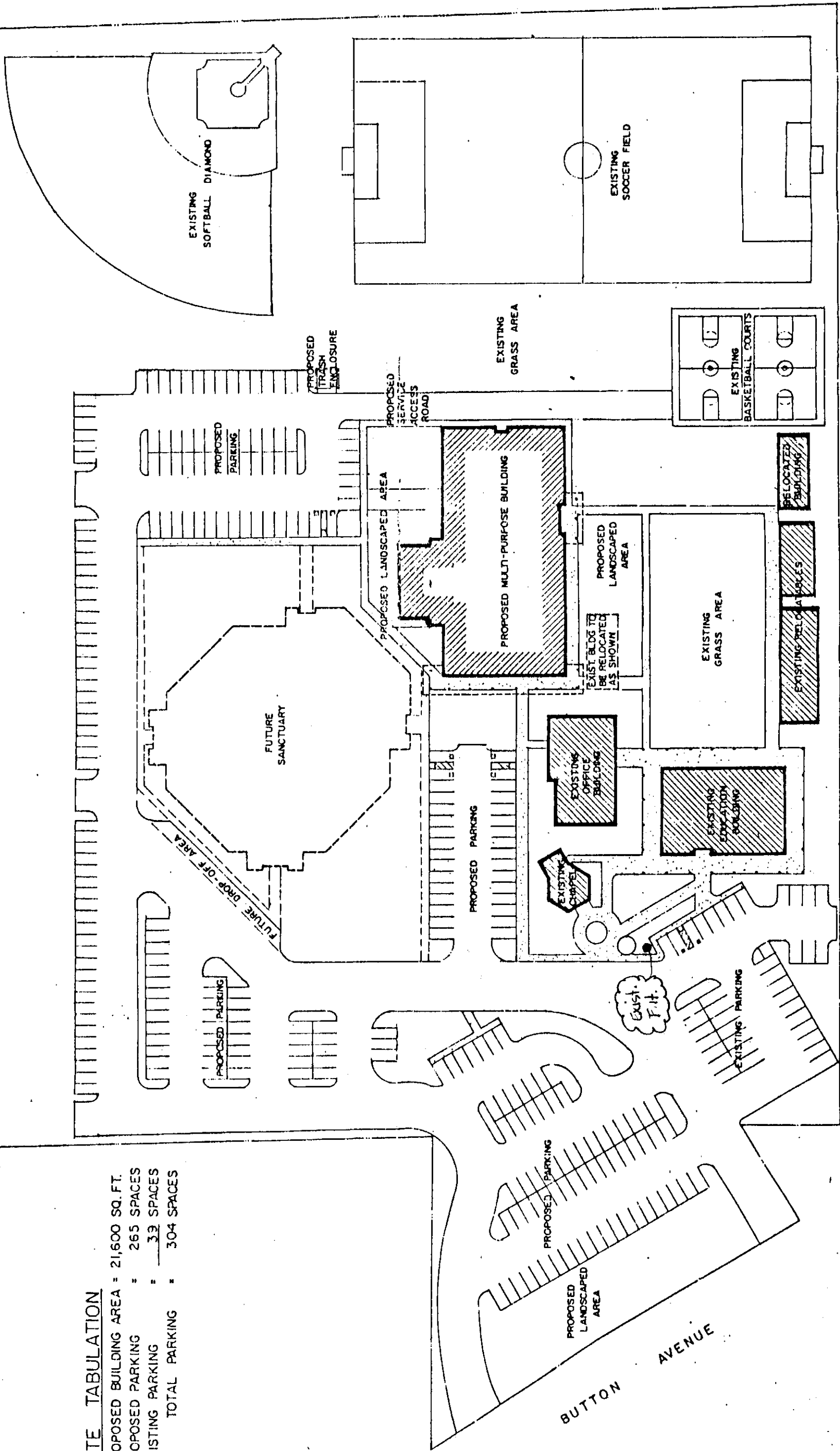
- c. David Jinkens, City Manager
Dave Vickers, Traffic Division, P.W.
Joe Hulsey, Engineering Division, P.W.
Karen McLaughlin, Administration
Becky Fernandes, Redevelopment
City Clerk (Meeting Room Reservation)

Ben -
I will not attend
this meeting but see no
problems with the site
plan. A fire wall
will be req'd on a
portion of the west
wall opposite the
Basting Office
Joe Meath
3/12/93

SITE TABULATION

PROPOSED BUILDING AREA = 21,600 SQ. FT.
 PROPOSED PARKING = 265 SPACES
 EXISTING PARKING = 39 SPACES
 TOTAL PARKING = 304 SPACES

UNDEVELOPED AREA
(FUTURE PARKING)



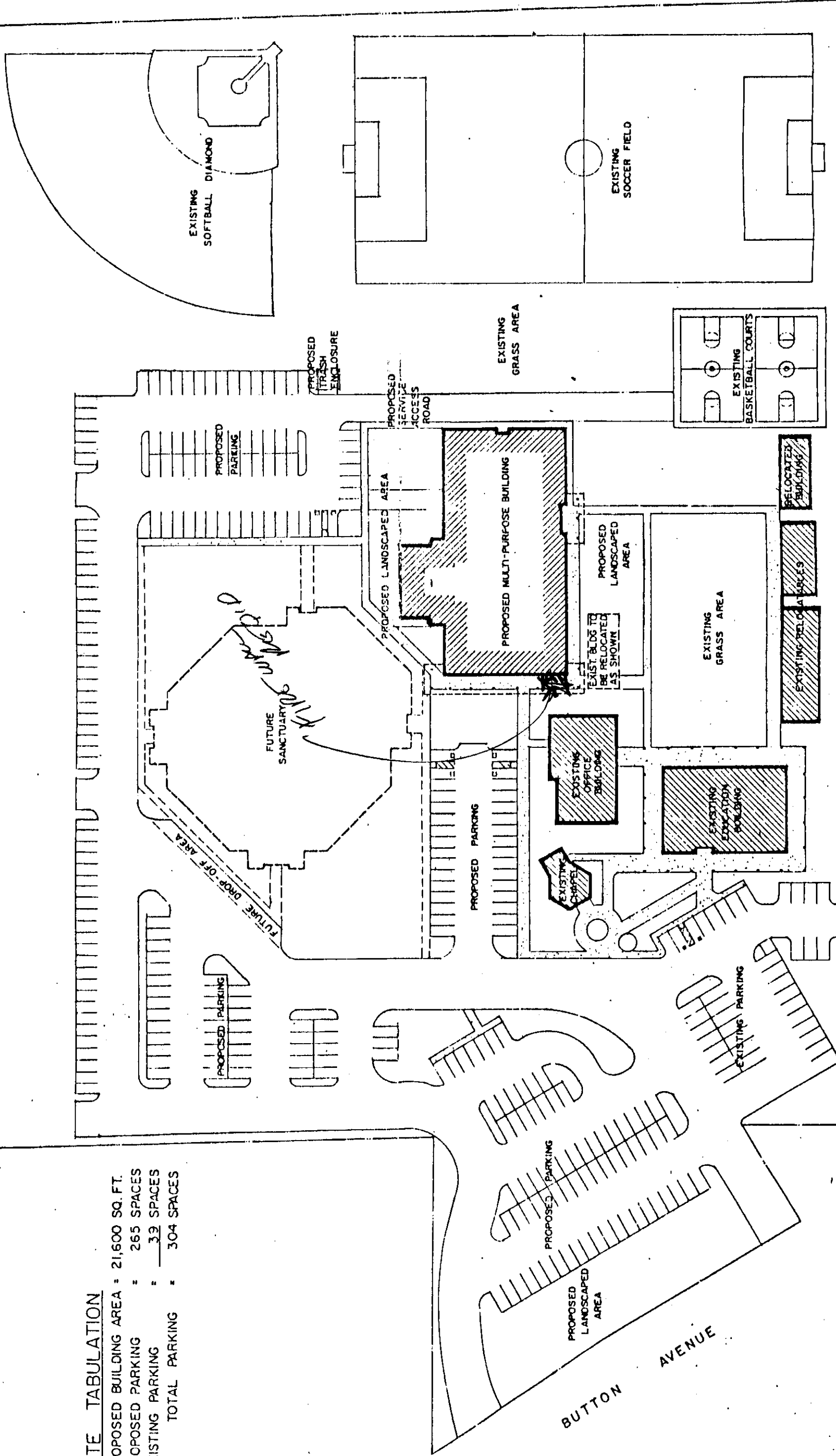
PRELIMINARY SITE PLAN
 SCALE: 1" = 40' - 0"

PROPOSED MULTI-PURPOSE BUILDING for
 FIRST ASSEMBLY OF GOD CHURCH
 486 BUTTON AVE., MANTECA, CA

SITE TABULATION

PROPOSED BUILDING AREA = 21,600 SQ. FT.
 PROPOSED PARKING = 265 SPACES
 EXISTING PARKING = 33 SPACES
 TOTAL PARKING = 304 SPACES

UNDEVELOPED AREA
 (FUTURE PARKING)



PRELIMINARY SITE PLAN
 SCALE: 1" = 40' - 0"

PROPOSED MULTI-PURPOSE BUILDING for
 FIRST ASSEMBLY OF GOD CHURCH
 486 BUTTON AVE., MANTECA, CA

BUTTON AVENUE

March 12, 1993

To: Mike Brinton, Public Works Director
Joe Meath, Building Department
Charlie Rule, Fire Chief
W. Weatherford, Police Chief
Curley Boyd, Director of Parks & Recr.
Phil Sanguinetti, Planning Director
Marcia Cwick, Environmental Review

From: Benjamin Cantu, Jr., Senior Planner

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I have included with this agenda a copy of the development plan for your review prior to the March 26, 1993 meeting.

If there are any questions please feel free to contact me.

BJC

- c. David Jinkens, City Manager
Dave Vickers, Traffic Division, P.W.
Joe Hulsey, Engineering Division, P.W.
Karen McLaughlin, Administration
Becky Fernandes, Redevelopment
City Clerk (Meeting Room Reservation)

Handwritten notes:
1 Con -
COMMENT
BY 25 MARCH
93
C. Cantu



CITY OF MANTECA

PLANNING DEPARTMENT

March 10, 1993

First Assembly of God
486 Button Avenue
Manteca, Ca 95336

Re: Application SPC 93-1
486 Button Avenue

SUBJECT: PRE-APPLICATION EVALUATION DETERMINED COMPLETE


For the purposes of processing your Site Plan for the property at 486 Button Avenue it has been determined by the Planning Department that your application submittal is complete and can be further processed.

In order to enhance communications between the project applicant or representatives and planning staff I have been assigned as your Project Planner. As your Project Planner it will be my responsibility to manage your project through the City's various review and permit processes.

This notice of application completeness is required pursuant to California Government Code Section 65493, to determine validity of all development projects in accord with the State Permit Streamlining Act.

If you should have any questions or concerns, please contact Kathleen Wold at (209) 239-8423.

Sincerely,


Kathleen Wold
Assistant Planner

KW:pc



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):
20,000 sq. ft. multi-purpose building

SUBDIVISION NAME OR PROPOSED COMMON NAME OF PROJECT:
First Assembly of God/Manteca Christian School

PROPERTY OWNER'S NAME: First Assembly of God
Mailing Address: 486 Button Avenue, Manteca, California 95336
Telephone: Business (209) 239-1371 Home ()
Applicant's Name: Richard Brown Phone()
Address same

PROJECT SITE INFORMATION:
Property Address or Location: 486 Button Avenue
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 660,000 (approx) Developed 35,000 (approx)
If developed, give building(s) square footage 22,000
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	R-1	residential (vacant)
South	C-6	commercial
East	County	
West	R-4.5	

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. 1/2 of the property is landscaped with small bushes and grass. The rest is soil.

Are there any trees, bushes or shrubs on the project site? yes 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.

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/office buildings

Proposed Use of Existing Structure(s) multi-purpose - church and school

Are any structures to be moved or demolished? _____ 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): 10 year old one story - exterior stucco/tile facia roof, classroom building. 4 year old one story - exterior stucco office complex

PROPOSED BUILDING CHARACTERISTICS

Size of New Structure(s) or Building Addition(s) in gross sq. ft. 22,000
Building Height in feet (measured from ground to highest point): 1 story (26')
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>21,600</u>	Sq.Ft.	<u>.03</u>	%
<u>Project Site 740,520 sq</u>	Landscaped Area:	<u>1,500</u>	Sq.Ft.	<u>.02</u>	%
	Paved Surfaced Area:	<u>83,100</u>	Sq.Ft.	<u>.11</u>	%
	Total:	<u>129,700</u>	Sq.Ft.		100%

Exterior Building Materials: Metal structural frame with stucco

Exterior Building Colors: creme/brown

Roof Materials: red tile/built-up

Total Number of Off-Street Parking Spaces Provided: 250

(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: lumalear

Estimated Construction Starting Date April 93 Estimated Completion Date early 94

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) multi-purpose use for church/school
 Expected Influence: Regional _____ Citywide x _____ Neighborhood _____
 Days and Hours of Operation: m-F 8 AM-9 PM Sunday 8 AM-8 PM some Saturday usage
 Total Occupancy/Capacity of Building(s): _____
 Total Number of Fixed Seats: -0- _____ Total Number of Employees: _____
 Anticipated Number of Employees Per Shift: -0- _____
 Square Footage of: Office Area 100 sq. ft. Warehouse Area _____
 Sales Area _____ Storage Area _____ Loading Area _____
 Total Number of Visitors/Customers on site at any one time: 1,000
 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.

Richard Brown
 Signature of Applicant/Agent

2-12-93
 Date

Richard L. Brown, President
 Print Name and Title of Applicant/Agent

239-1371
 Phone

10-10-95

1. Landscaping around building not completed.
2. Need to paint roof appurtenances dark brown, to match building.
3. Bicycle parking not found.
4. Short handicap spaces.
5. Strawberry ground cover replaced by grass.

[Handwritten mark]

IMPORTANT MESSAGE

FOR Ben
DATE 9/27 TIME 2:05 A.M.
M. Jim Menchaca
OF First Assembly
PHONE _____
AREA CODE _____ NUMBER _____ EXTENSION _____

TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL	
CAME TO SEE YOU	<input type="checkbox"/>	WILL CALL AGAIN	
WANTS TO SEE YOU	<input type="checkbox"/>	RUSH	
RETURNED YOUR CALL	<input type="checkbox"/>	SPECIAL ATTENTION	

MESSAGE Could you do an inspection of the church at 486 Butler Ave. tomorrow.

SIGNED Mary
LITHO IN U.S.A.

IMPORTANT MESSAGEFOR BenDATE 10/18TIME 8:25**A.M.**
P.M.M. James Merchand

OF _____

PHONE 239-1371

AREA CODE

NUMBER

EXTENSION

TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL	<input checked="" type="checkbox"/>
CAME TO SEE YOU	<input type="checkbox"/>	WILL CALL AGAIN	<input type="checkbox"/>
WANTS TO SEE YOU	<input type="checkbox"/>	RUSH	<input type="checkbox"/>
RETURNED YOUR CALL	<input type="checkbox"/>	SPECIAL ATTENTION	<input type="checkbox"/>

MESSAGE

Re: Did you inspect
First assembly of God, and
was there any problem?

SIGNED Mary

LITHO IN U.S.A.