

Manteca City Planning Department
 APPLICATION FOR Use Permit #81-3
 Fee 30.00 Pd 3-9-81
 Rec. # 38426
 1001 W. Center Street, Manteca 239-9511

Property Owner: 1st Assembly of God Church, Attn: James Carlton
 Mailing Address: 275 N. Main St., Manteca, California 95336
 Phone No.: 239-1371

Applicant: Associated Engineers & Planners, Inc., Attn: James L. Messinger
 Mailing Address: 955 W. Center St., Suite 14, Manteca, California 95336
 Phone No.: 239-9535 / 239-1308

Agent: Associated Engineers & Planners, Inc., Attn: James L. Messinger
 Mailing Address: 955 W. Center St., Suite 14, Manteca, California 95336
 Phone No.: 239-9535

Request: Use permit for church school & chapel
1

Location: 486 Button Ave.
 APN

Owner's Signature: Richard L. Brown Date
 1st Assembly of God Church
 Richard L. Brown

Applicant's Signature: James L. Messinger Date
 Associated Engineers & Planners, Inc. James L. Messinger March 9, 1981

Agent's Signature: James L. Messinger Date
 Associated Engineers & Planners, Inc. James L. Messinger March 9, 1981

OFFICE USE ONLY

Land Use and Structures:
 Existing: Vacant
 Proposed: school
 Surrounding Area: Vacant, agricultural
 Environmental Features: N/A
 Physical Features: N/A
 History: N/A
 Other Considerations and Remarks: Use Permit # 617
 Parcel Size: (Stamp)
 Rec. By: Ken Date: 3-9-81
 As per Section

| | | | | |
|-------------------|----------|----------|---------------------------|---------------------|
| Utility Services: | Existing | Proposed | General Plan: Property | Zoning: Property |
| Water | | | | <u>P-4</u> |
| Liquid Waste | | | | |
| Solid Waste | | | Area | <u>P-4</u> |
| Drainage | | | | |

Referrals (Date Mailed)

Police Dept. Public Works Contin. Tel. PG&E Cal Trans MUSD SSJID
 Parks Dept. Fire Dept. Cnty. Plan. HUD Local P.O. Cable TV Water Qu.

INITIAL STUDY

WILL THE PROJECT HAVE A SIGNIFICANT EFFECT THROUGH ANY OF THE FOLLOWING IMPACTS

| | Yes | Maybe | No |
|---|--------------------------|--------------------------|-------------------------------------|
| a. Contaminate public water supplies | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Conflict with existing, established, conforming land uses..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Have a substantial, demonstrable, negative aesthetic effect | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Substantially degrade surface or ground water quality..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Substantially interfere with ground water flow or recharge..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Conflict with adopted plans, goals, or policies of the City of Manteca..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g. Cause a significant effect related to flooding, erosion, or siltation..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h. Substantial alteration of natural topography, soil or subsoil features..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i. Disrupt or divide the physical arrangement of an established community..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j. Cause or allow increase in consumption of natural resources..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| k. Induce substantial growth, concentration or displacement of population..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| l. Substantially increase the ambient noise or glare levels for adjoining areas..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| m. Substantially affect rare or endangered species of animal or plant or their habitat..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| n. Substantially interfere with the movement or habitat of any species of fish, wildlife, plant | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| o. Necessitate major extensions of sewer, water, storm drainage, or public roadways..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| p. Except as part of a scientific study, disrupt an archaeological, historic site..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| q. Increase exposure of individuals or property to public health, traffic or other hazards.... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| r. Violate any ambient air quality standard, substantially contribute to an existing or projected air quality violation, or expose sensitive receptors to pollutant concentration.. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| s. Substantially increase demand for, or utilization of existing public facilities or services such as schools, sewer service, or fire or police protection..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| t. Substantially change transportation patterns related to existing traffic load, street capacity, parking availability, mode of travel or traffic safety..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| u. Will the project decrease the amount of land available for agriculture..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| v. Will the project involve the application, use, or disposal of potentially hazardous materials..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

ADVERSE IMPACTS OF PROJECT AND THEIR MAGNITUDE:

Do not believe there are adverse impacts

MITIGATION MEASURES TO REDUCE ADVERSE IMPACTS:

COMPATIBILITY OF PROJECT WITH EXISTING GENERAL PLAN, ZONING, OR LAND USES:

Believe it to be conforming to compatibility of General Plan

CERTIFICATION: I hereby certify that the statements furnished above and in any of the attached exhibits present that data and information required for this initial study to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

DATE 9/ March / 81

SIGNATURE

James J. Meringo

NEGATIVE DECLARATION ON THE FOLLOWING BASIS:

E.I.R. REQUIRED ON THE FOLLOWING BASIS:

Project proposal is consistent with general plan update. Phasing proposal will mitigate any minor impacts upon surrounding area which is mostly undeveloped to north & east.

BASED ON THE INITIAL STUDY AND ANY OTHER INFORMATION OR DATA ANY POSSIBLE SIGNIFICANT EFFECTS HAVE BEEN IDENTIFIED AND ARE ATTACHED WITH THE MITIGATION MEASURES, FROM THIS INFORMATION, IT HAS BEEN DETERMINED:

- This project is exempt.
- The project COULD NOT have a significant effect and a negative declaration will be prepared.
- Although the project COULD have a significant effect, mitigation measures will alleviate such effects. A NEGATIVE DECLARATION WILL BE PREPARED.
- The project WILL have a significant effect and an ENVIRONMENTAL IMPACT REPORT is required.

ENVIRONMENTAL REVIEW OFFICER

[Signature] DATE 4-6-81

PLANNING DEPARTMENT

1001 W. Center Street
Manteca, California 95336
209-239-9511



CITY OF MANTECA

May 1, 1981

Associated Engineers and Planners, Inc.
955 W. Center, St., Suite 14
Manteca, California 95336

SUBJECT: USE PERMIT #81-3

The Manteca Planning Commission at their regular meeting of April 14, 1981, considered the subject request. It was the unanimous decision of the Commission to approve such subject to the following:

1. All Site Plan #617 conditions.

Your signature is needed on the site plan condition sheet, to complete its processing. Please contact this department in person at your earliest convenience in order to do so.

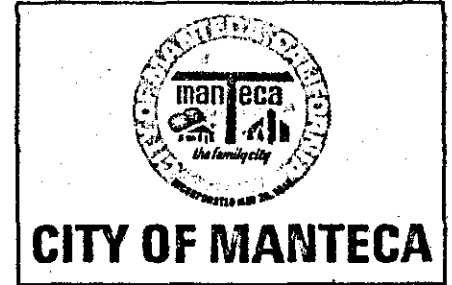
Very truly yours,

PHIL SANGUINETTI
PLANNING DIRECTOR

PS/jf

PLANNING DEPARTMENT

1001 W. Center Street
Manteca, California 95338
209-239-9511



April 23, 1981

First Assembly of God
275 N. Main Street
Manteca, CA 95336

To Whom It May Concern:

Recently, the Manteca First Assembly of God presented a proposed christian school, church, senior citizen, and associated buildings complex to the city planning department. After a thorough review and analysis by the planning staff, a public hearing was conducted before the Planning Commission and a conditional use permit was approved for the school master plan.

It is our opinion that the adjoining senior or elderly housing complex of the above master planned facility is an essential and well planned proposed addition to the community. As yet, the City of Manteca has not had the opportunity to envision the unfolding of a viable senior project.

The City of Manteca has enjoyed a very successful and professional working relationship with the Assembly of God, their engineering firm, etc. The City Planning Director feels that the addition of senior housing to the overall housing stock is absolutely essential in this community. With H.U.D.'s financial assistance, there is no question that the proposed project will be anything, but successful, and an asset to the City of Manteca.

Finally, future site plan and design review will be carried out very carefully by the planning staff for the proposed senior complex. If we can be of further assistance to you and the Manteca Assembly of God's request for funding, please contact the planning department at (209) 239-9511, ext. 227.

Very truly yours,

PHIL SANGUINETTI
PLANNING DIRECTOR

PS/jf

NOTICE OF PUBLIC HEARING

The Planning Commission of the City of Manteca will hold a Public Hearing in the Chambers of the City Council in the City Hall, 1001 W. Center Street, Manteca, California at 7:30 p.m. on April 14 1981

The purpose of the hearing is to consider a request for a use permit by:

Name: 1st Assembly of God Church

Address: 275 N. Main Street

Location of Use: 486 Button Ave., approximately
1,500 feet north of Yosemite Ave.

Zone: R-4 (Multiple Family Residential)

The request is for establishment of a new church site, associated elementary and high school, and fellowship hall. (The overall development is to be phased, with the elementary school and chapel to be constructed first.)

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, CA - 239-9511, ext. 227.

PROOF OF SERVICE BY MAIL

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:

| City | APN | PO |
|------|---------|--|
| | 199-210 | |
| ✓ | 07 | B. Cardoza 1255 Cooper Dr. |
| ✓ | 08 | William Kirby 1231 Cooper Dr. |
| ✓ | 09 | Joe Freitas 1202 Armstrong Dr. |
| ✓ | 10 | Robert Christen 1239 Cooper Dr. |
| ✓ | 11 | Richard Quintel 1243 Cooper Dr. |
| ✓ | 12 | Andrew Lin 10570 Kimberly Rd. |
| ✓ | 13 | Frances Kenney 1251 Cooper Dr. |
| ✓ | 14 | Harold Wilson 1227 Cooper Dr. |
| | 199-220 | |
| ✓ | 21 | Walter Bush 1259 Cooper Dr. |
| ✓ | 22 | Harry Guiber 1263 Cooper Dr. |
| ✓ | 23 | Allan VanRiet 1267 Cooper Dr. |
| ✓ | 24 | James Aragon 1271 Cooper Dr. |
| ✓ | 25 | Ted Deltoop 21526 S. Hwy 99 Ripon 95366 |

| | | | |
|---|---------|-----------------------|------------------------------------|
| ✓ | 26 | William Dorrity | 334 Grissom Way |
| ✓ | 30 | P. Percival | 626 E. Yosemite Ave. |
| ✓ | 31 | Manuel Pires | 1355 Armstrong |
| ✓ | 32 | J. Liberato | 308 Hansen |
| ✓ | 33 | Brian Halliday | 320 Lovell Way |
| ✓ | 34 | Edward Pine | 1022 Plumas Way |
| ✓ | 35 | Frank Pacheco | 316 Lovell Way |
| | 199-260 | | |
| ✓ | 07 | Richard Reyna | 314 Lovell Way |
| ✓ | 08 | Mildred Howard | 1033 Greenwood R. Salinas 93901 |
| ✓ | 09 | Anna McGuire | 310 Lovell Way |
| | 199-280 | | |
| ✓ | X 30 | Severino Remalona | 360 Baton Ave. |
| ✓ | X 31 | Alvin Gomes | 575 Manor Oak R. |
| ✓ | X 32 | Glad Tidings Assembly | 275 N. Main St. |
| ✓ | X 33 | J.H. Button | 10606 E. Kimberly |

I declare under penalty of perjury that the foregoing is true and correct and that this declaration was executed on _____, at Manteca, California.

✓ X 34 Nick Meintasi's 10606 E. Kimberly

✓ 35 Magna Terra Park Assn. 1211 Cooper Dr.

✓ 52 Quincy Cargile 150 Button Ave.

I declare under penalty of perjury that the foregoing is true and correct
and that this declaration was executed on _____,
at Manteca, California.

APPENDIX D
City of Manteca Planning Department
NEGATIVE DECLARATION

DATE: April 3, 1981

PROJECT #: 81-5

PROJECT TITLE: Use Permit #81-3 - Proposed Private School and Church

PERSON OR AGENCY UNDERTAKING PROJECT: Assembly of God c/o James Messinger

END OF APPEAL PERIOD: April 13, 1981

PROJECT DESCRIPTION:

The site in question is a 20 acre parcel recently annexed to the City of Manteca and proposed to be developed by the First Assembly of God Church, as follows: 1st phase development would include 2 elementary school classroom buildings and associated parking; 2nd phase would include a gymnasium and fellowship hall along with 2 additional elementary school buildings; phase 3 would include the construction of a new church sanctuary and remaining parking; and phase 4 would include four high school buildings and adjoining recreational facilities. An adjacent parcel, but not part of this project, will be developed for senior citizen housing (96 units).

The area in which the project is being developed, east side of Button Avenue adjacent to Highway 99, has experienced little development with the exception of the land area immediately south and to the southeast (Highway Commercial, Multiple Family Residential and Mobile Home Parks). It is anticipated that properties to the east and north could develop within a 5 year time frame as depicted on the graphic portion of the General Plan. Much of the above described land area is currently being used for grazing as well as field crops.

PROJECT JUSTIFICATION:

The Environmental Review Committee in their evaluation of the master plan proposal felt that the project was in accord with the California Environmental Quality Act requirements as described in the text of the General Plan and also, as designated on the graphic plan.

The time phasing of the project will also mitigate any minor adverse affect upon the immediate environment and the committee is proposing the forwarding of this Negative Declaration to the County in accord with the CEQA guidelines as locally adopted.

It is the finding of the Manteca Environmental Review Committee that this project will not have a significant effect upon the environment. An Initial Study is is not on file for review during the Negative Declaration appeal procedure at the City of Manteca Planning Department, 1001 W, Center Street.


Phil Sanguinetti, Director
City of Manteca Planning Department

April 3, 1981

Date

**NEGATIVE DECLARATION
APPEAL PROCEDURE**

Any person objecting to the filing of this Negative Declaration may file a written appeal to the Responsible Agency/City of Manteca Planning Department, 1001 W. Center Street, no later than the End of Appeal Period Date noted on the attachment.

The appeal will then be scheduled and heard before the Decision-Making Body/Planning Commission. Should the appeal be successful an Environmental Impact Report will be required and prepared prior to project approval.

4 slides in folder