



# CITY OF MANTECA

## PLANNING DEPARTMENT

1001 W. Center St.  
Manteca, Ca. 95336

Ph: (209) 239-8427

FILE NUMBER UPN-91-19

Assessor Parcel Number(s):

208 - 220 - 16

### UNIFORM APPLICATION FORM

- |  |  |   |  |
|--|--|---|--|
| <input type="checkbox"/> Annexation                  | <input type="checkbox"/> Site Plan Res. 2-4  | <input type="checkbox"/> PUD Modification     | <input type="checkbox"/> Minor Subdivision     |
| <input type="checkbox"/> Gen. Plan Amend.            | <input type="checkbox"/> Site Plan Res. 5 +  | <input type="checkbox"/> Condo Conversion     | <input type="checkbox"/> Major Subdivision     |
| <input type="checkbox"/> Rezone                      | <input type="checkbox"/> Site Plan Com./Ind. | <input type="checkbox"/> Tent. Map Extension  | <input type="checkbox"/> Vested Subdivision    |
| <input type="checkbox"/> Prezone                     | <input type="checkbox"/> Site Plan PUD/Condo | <input type="checkbox"/> Project Allocation   | <input type="checkbox"/> Easement Abandonment  |
| <input type="checkbox"/> Variance                    | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Appeal P.C. Decis.   | <input type="checkbox"/> Reversion to Acreage  |
| <input checked="" type="checkbox"/> Minor Use Permit | <input type="checkbox"/> Lot Line Merger     | <input type="checkbox"/> Appeal Admin. Decis. | <input type="checkbox"/> Zoning Ord. Amend.    |
| <input type="checkbox"/> Major Use Permit            | <input type="checkbox"/> Sign Permit         | <input type="checkbox"/> Special Consider.    | <input type="checkbox"/> Sign Ord. Amendment   |
| <input type="checkbox"/> Prelim. Review              | <input type="checkbox"/> Home Occupation     | <input type="checkbox"/>                      | <input type="checkbox"/> Development Agreement |

1. Site Address 486 Button Ave
2. Project Name Manteca Christian School
3. Property Owner 1st Assembly of God Phone ( ) 239-
4. Address 486 Button Ave Zip
5. Applicant Manteca Christian School (Ted King) Phone ( ) 239 - 3436
6. Address 486 Button Ave Zip

5. IMPORTANT: Notification of Public Hearing and/or Completion will be forwarded to:

Property Owner  Project Applicant  Both  Other, as noted here:

Name NA Phone ( ) -

Address NA Zip

6. Project Description (attach separate sheets if necessary): The setting up of a portable classroom on the existing Manteca Christian School property site.

7. Property Zone R-1 8. General Plan Designation CDR

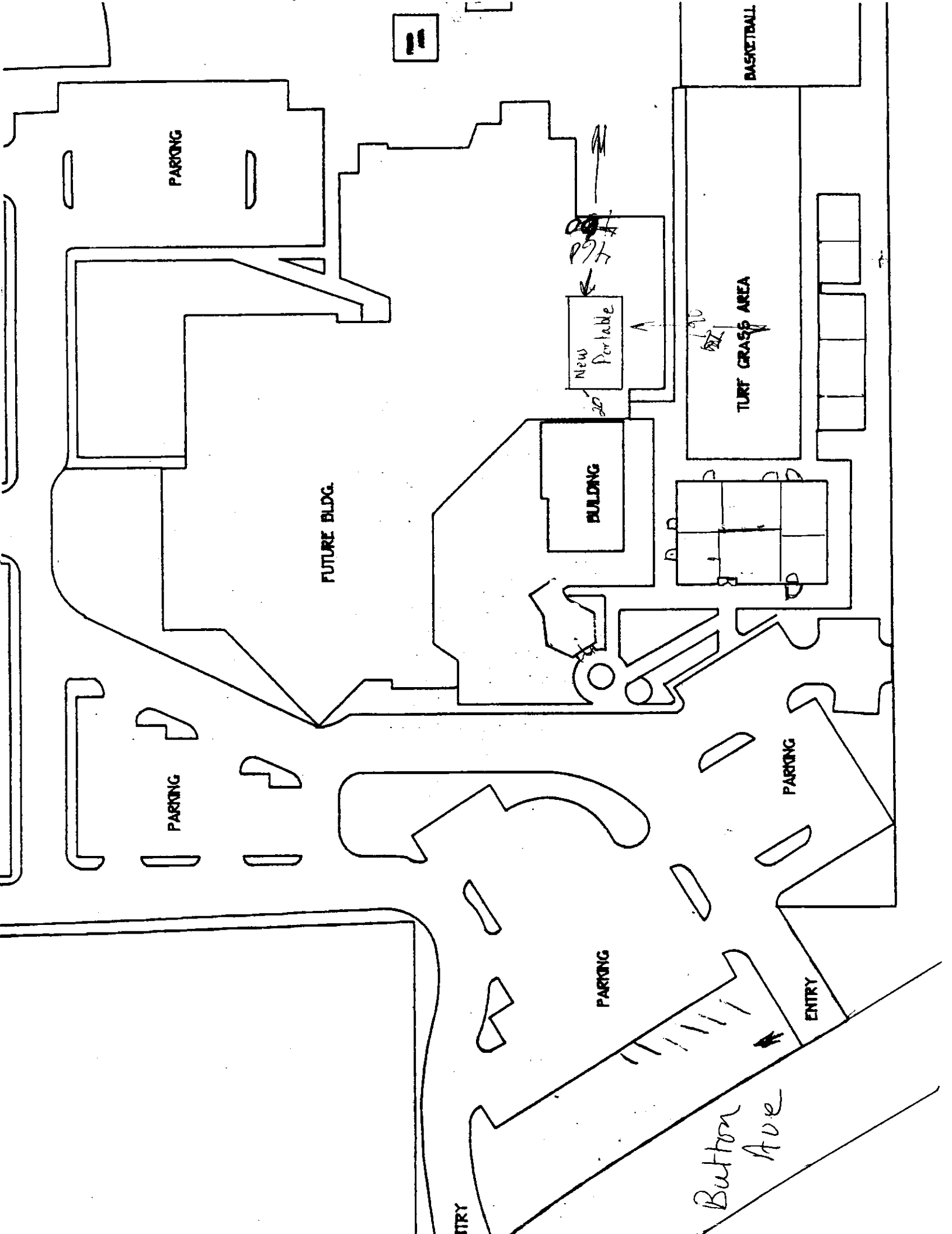
9. Signature of Owner Richard B. Smith Date

10. Signature of Applicant Ted King Date 8/30/91

Fees (625.00) 450.00 UPN Receipt No. 105013 Date 9-6-91 Accepted By [Signature]  
175.00 EAS

Accompanying Applications:

Computer Entry Date 10/15/92 By M.D.



PARKING

BASKETBALL

FUTURE BLDG.

BUILDING

TURF GRASS AREA

New Portable

997

PARKING

PARKING

PARKING

ENTRY

Button Ave

ENTRY



# CITY OF MANTECA

---

PLANNING DEPARTMENT

September 25, 1991

Manteca Christian School  
486 Button Avenue  
Manteca, CA 95336

SUBJECT: UPN-91-17, MANTECA CHRISTIAN, PORTABLE CLASSROOM,  
486 BUTTON AVENUE

The Manteca Planning Commission at their regular meeting held on September 24, 1991, reviewed the subject request. It was the decision of the Commission to approve UPN-91-17 subject to the following:

1. All appropriate building permits shall be obtained prior to placement of unit.

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: UPN-91-17, MANTECA CHRISTIÁN  
REQUEST LOCATION: 486 BUTTON AVENUE

MEETING DATE: 09/24/91  
MEETING TIME: 7:00 P.M.

REQUEST IS TO (FOR):

USE PERMIT TO PLACE A PORTABLE CLASSROOM  
ON THE EXISTING SCHOOL/CHURCH GROUNDS.

## PUBLIC NOTICE

TO:

THE PROJECT IS EXEMPT FROM ENVIRONMENTAL  
REVIEW IN ACCORD WITH CLASS 3(E) CEQA.  
USE PERMIT

If you challenge the  
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.



# CITY OF MANTECA

PLANNING DEPARTMENT

## NOTICE OF EXEMPTION

Lead Agency-City of Manteca  
Planning Department  
1001 West Center St.  
Manteca, Ca. 95336  
Phone: 239-8427

File #UPN-91-18

File with County Clerk  
San Joaquin County  
222 East Weber, Rm 303  
Stockton, Ca. 95201

Project: Request for use permit to place a portable classroom on  
the existing school/church grounds.

Location: 486 Button Avenue, Manteca, Ca. 95336

Owner: First Assembly of God

Address: 486 Button Avenue, Manteca, CA 95336

NOTICE is hereby given that the project listed above is:

\_\_\_\_\_ Ministerial

\_\_\_\_\_ Declared Emergency

\_\_\_\_\_ Emergency Project

XX \_\_\_\_\_ Categorically Exempt, Project Class 14

The reasons for this determination are:

This request consists of minor additions to existing schools  
within existing school grounds where the addition does not  
increase original student capacity by more than 25% or 10  
classrooms, which ever is less; portable classrooms are  
included in this exemption.

  
Environmental Review Officer  
1001 W. CENTER ST. • MANTECA, CA 95336 • (209) 239-8427 • FAX (209) 825-2349

Date: 9-12-91



# 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): To set up a portable building on an existing school site. This building will be used for classroom space.  
current classroom capacity 285  
new " " " 30 } 300 square ft

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

PROPERTY OWNER'S NAME: 1st Assembly of God  
Mailing Address: 486 Button Ave. Manteca  
Telephone: Business ( ) 239-3436 Home ( ) ---  
Applicant's Name: Manteca Christian School (red ink) Phone ( ) 239-3436  
Address Same

PROJECT SITE INFORMATION:  
Property Address or Location: 486 Button Ave  
Property Assessor's Parcel Number(s): \_\_\_\_\_  
Property Dimensions: \_\_\_\_\_  
Property Area: Square Footage \_\_\_\_\_ Acreage \_\_\_\_\_  
Site Land Use: Undeveloped/Vacant \_\_\_\_\_ Developed X  
If developed, give building(s) square footage \_\_\_\_\_  
Existing Zoning of Project Site \_\_\_\_\_  
Proposed Zoning (If applicable) N/A

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

ZONE	EXISTING LAND USE (i.e., residential, commercial, industrial)
North	<u>NA</u>
South	<u>NA</u>
East	<u>NA</u>
West	<u>NA</u>

All the area is an existing school site.

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) NA

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

Proposed Use of Existing Structure(s) Classroom/office

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): The main school building is nine years old in excellent

PROPOSED BUILDING CHARACTERISTICS

Size of New Structure(s) or Building Addition(s) in gross sq. ft. 24' x 60'

Building Height in feet (measured from ground to highest point): 20'

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

Project Site Coverage:	Building Coverage:	Sq.Ft.	%
	Landscaped Area:	Sq.Ft.	%
	Paved Surfaced Area:	Sq.Ft.	%
	Total:	Sq.Ft.	100%

Exterior Building Materials: Metal siding

Exterior Building Colors: Blue/white

Roof Materials: metal

Total Number of Off-Street Parking Spaces Provided: NA

(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: There are existing lights on campus for the area of the portable

Parking: NA

Estimated Construction Starting Date 5/1 Estimated Completion Date 9/30

If the proposal is a component of an overall larger project describe the phases and show them on the site plan: This portable will be added to existing

classroom facilities on the M.C.S. Campus.

RESIDENTIAL PROJECTS

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

	<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) A school classroom  
 Expected Influence: Regional \_\_\_\_\_ Citywide \_\_\_\_\_ Neighborhood \_\_\_\_\_  
 Days and Hours of Operation: Five days a week 8:00<sup>am</sup> - 4:00<sup>pm</sup>  
 Total Occupancy/Capacity of Building(s): \_\_\_\_\_  
 Total Number of Fixed Seats: \_\_\_\_\_ Total Number of Employees: \_\_\_\_\_  
 Anticipated Number of Employees Per Shift: \_\_\_\_\_  
 Square Footage of: Office Area \_\_\_\_\_ Warehouse Area \_\_\_\_\_  
 Sales Area \_\_\_\_\_ Storage Area \_\_\_\_\_ Loading Area \_\_\_\_\_  
 Total Number of Visitors/Customers on site at any one time: \_\_\_\_\_  
 Other Occupants (If Applicable) NA

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.

Ted King \_\_\_\_\_ Date 8/30/91  
 Signature of Applicant/Agent

Ted King Principal \_\_\_\_\_ Phone 239-3436  
 Print Name and Title of Applicant/Agent