



# CITY OF MANTECA

## COMMUNITY DEVELOPMENT DEPARTMENT

### ENVIRONMENTAL QUESTIONNAIRE

(To Be Completed by Applicant)

This document will assist the Community Development Department in evaluating the proposed project and its potential environmental impacts. Complete and accurate information will facilitate the environmental assessment, review, and minimize future requests for additional information. Please contact the Community Development Department, 1001 W. Center Street, Manteca, CA 95337, (209) 239-8427 if there are any questions concerning environmental issues or zoning.

APPLICANT'S STATEMENT OF INTENT (DESCRIBE THE PROPOSED PROJECT): Major Site Plan Review for a Multi-Family Residential project, which includes the construction of three (3) two-story townhouse buildings with four (4) units each for a total of twelve (12) units.

SUBDIVISION NAME OR PROPOSED COMMON NAME OF PROJECT: North Walnut Townhouses

PROPERTY OWNER'S NAME:

Mailing Address: 113 Palm Avenue, Modesto, CA 95350

Telephone: Business (209) 342-0866 Home ( ) \_\_\_\_\_

Applicant's Name: Resham Singh Phone (209) 342-0866

Address: 113 Palm Avenue, Modesto, CA, 95350

PROJECT SITE INFORMATION:

Property Address or Location: 445 North Walnut Avenue, Manteca, CA, 95337

Property Assessor's Parcel Number(s): 217-590-03

Property Dimensions: 205' x 190' x 145' x 185'

Property Area: Square Footage 38,870 square feet Acreage 0.89

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

If developed, give building(s) square footage Two (2) buildings 5,200 sq. ft., and one (1) building 6,500 square feet

Existing Zoning of Project Site: Limited Multiple Family Residential (R-2)

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>Single Family Residential (R-1)</u>	<u>Residential</u>
South <u>Limited Multiple Family Residential (R-2)</u>	<u>Residential</u>
East <u>Single Family Residential (R-1)</u>	<u>Residential</u>
West <u>Limited Multiple Family Residential (R-2)</u>	<u>Residential</u>

SITE CHARACTERISTICS

Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects (if applicable): The site is currently undeveloped/vacant and relatively flat. There are two (2) trees on the site that will be removed as part of this project. There are no cultural or historical aspects related to the site. In addition, there are no scenic aspects related to the site according to the City's General Plan.

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

Will the project change water body or ground water quality or quantity, or alter existing drainage patterns?  
Yes If yes, explain: The site will be developed and would alter the existing drainage patterns. On-site Stormwater management will be developed as part of the project and will be built to City of Manteca and State standards.

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): No structures on site.  
Proposed Use of Existing Structure(s): No structures on site.  
Are any structures to be moved 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): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PROPOSED BUILDING CHARACTERISTICS

Size of New Structure(s) or Building Addition(s) in gross square feet: Three (3) two-story 4,800 sq. ft. buildings  
Building Height in feet (measured from ground to highest point): \_\_\_\_\_  
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:	_____ Sq. Ft.	_____ %
	Landscaped Area:	_____ Sq. Ft.	_____ %
	Paved Surface Area:	_____ Sq. Ft.	_____ %
	Total:	_____ Sq. Ft.	_____ %

Exterior Building Materials: \_\_\_\_\_  
Exterior Building Colors: \_\_\_\_\_  
Roof Materials: \_\_\_\_\_  
Total Number of Off Street Parking Spaces Provided: \_\_\_\_\_  
Describe the type of exterior lighting proposed for the project (height, intensity): \_\_\_\_\_  
Building \_\_\_\_\_ Parking \_\_\_\_\_  
Estimated Construction Starting Date: 2017 Estimated Completion Date: Spring 2018 - One (1) Phase  
If the proposal is a component of an overall larger project, describe phases and show them on the site plan: N/A  
\_\_\_\_\_  
\_\_\_\_\_

RESIDENTIAL PROJECTS

Total Lots: One (1) Total Dwelling Units: Twelve (12) Total Acreage: 0.89  
 Net Density/Acre: 13.4 Gross Density/Acre: 13.4

	Single Family	Two Family Duplex	Multiple Family Apartments	Multiple Family Condominiums
Number of Unit			Twelve (12)	
Acreage			0.89 Acres	
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) \_\_\_\_\_  
 Expected Influence: Regional \_\_\_\_\_ Citywide \_\_\_\_\_ Neighborhood \_\_\_\_\_  
 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): \_\_\_\_\_  
 Will the proposed use involve any toxic or hazardous materials or waste? (Explain) \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

NOTE; IF THE PROJECT SITE IS ON OR NEAR A HISTORICAL SITE, ARCHAEOLOGICAL SITE, LANDFILL SITE, RIVER, FLOODPLAIN, FREEWAY, RAILROAD, OR AIRPORT, THEN SPECIFIC TECHNICAL STUDIES MAY BE REQUIRED. APPLICANTS ARE ENCOURAGED TO CONTACT THE DEVELOPMENT SERVICES DEPARTMENT AT THE EARLIEST POSSIBLE OPPORTUNITY TO DETERMINE THE POSSIBLE NEED AND SCOPE OF SUCH STUDIES.

AS THE APPLICANT/AGENT FOR THIS PROPOSAL I HEREBY STATE THAT, TO THE BEST OF MY KNOWLEDGE, THE ABOVE ANSWERS AND STATEMENTS ARE TRUE AND COMPLETE.

Roman Acosta  
 Signature of Applicant/Agent *FOR*

6-29-17  
 Date

Mark Niskanen, VP J.B. Anderson Land Use Planning  
 Print Name and Title of Applicant/Agent

(209) 599-8377  
 Phone Number