



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 it's 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): CONSTRUCTION OF NEW DISTRIBUTION CENTER SHELL BUILDING WITH SITE IMPROVEMENTS.

SUBDIVISION NAME OR PROPOSED COMMON NAME OF PROJECT: PACIFIC BUSINESS CENTER

PROPERTY OWNER'S NAME: WESTCORE LOUISE LP
Mailing Address: 2058 BRIDGEWAY, SUITE 100, SALSALTO, CA 94965
Telephone: Business () 415-331-5900 Home () N/A
Applicant's Name: WILLIAM HALL Phone () 858-382-0391
Address: 4435 EAST GATE MALL, #300, SAN DIEGO, CA

PROJECT SITE INFORMATION:
Property Address or Location: 2301 AND 2403 LOUISE AVE., MANTECA, CA
Property Assessor's Parcel Number(s): 198-110-08
Property Dimensions: 1/2- 792' FRONTAGE, ± 3310' WEST, ± 2303' EAST, ± 1508' REAR
Property Area: Square Footage 2,482,405 SF. Acreage 56.99
Site Land Use: Undeveloped/Vacant INDUSTRIAL WAREHOUSE Developed INDUSTRIAL WAREHOUSE
If developed, give building(s) square footage 939,400 SF.
Existing Zoning of Project Site: M-2
Proposed Zoning (if applicable): M-2

	Zone	Existing land use (i.e. residential, commercial, industrial)
North	<u>SAN JOAQUIN COUNTY</u>	<u>AGRICULTURAL</u>
South	<u>R-1</u>	<u>RESIDENTIAL W/ AGRICULTURAL</u>
East	<u>SAN JOAQUIN COUNTY</u>	<u>PUBLIC (QUASA PUBLIC)</u>
West	<u>SAN JOAQUIN COUNTY</u>	<u>INDUSTRIAL W/ AGRICULTURAL APPLICATION</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):

EXIST. DEVELOPMENT INCLD. 2 BLDGS. WITH COMMON DRIVE AISLE AND TEMP. TURNAROUND, THE REMAINING UNDEVELOPED AREA HAS 2 LARGE BRUSH AND GRANULAR STOCK PILES, STORM DRAIN BASIN IS LOCATED AT NW CORNER W/ STORM DRAIN AND ELEC. FACILITIES NEAR PUMP STA.

Are there any trees, bushes, or shrubs on the project site? No 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 water body or ground water quality or quantity, or alter existing drainage patters?

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): INDUSTRIAL WAREHOUSE (VACANT)

Proposed Use of Existing Structure(s): SAME

Are any structures to be moved demolished? YES 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): EXISTING FIRE PUMP HOUSE LOCATED AT THE CENTER OF THE SITE SHALL BE RELOCATED WITHIN DEVELOPED PARCELS (NEAR EXISTING BLDGS.)

PROPOSED BUILDING CHARACTERISTICS

Size of New Structure(s) or Building Addition(s) in gross square feet: 939,000 SF

Building Height in feet (measured from ground to highest point): 40'-0"

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

LIGHT POLES AT 40'-0"

Project Site Coverage: Building Coverage: 939,000 Sq. Ft. 37.9 %

Landscaped Area: 586,208 Sq. Ft. 23.4 %

Paved Surface Area: 902,123 Sq. Ft. 38.7 %

Total: 2,482,465 Sq. Ft. 100 %

Exterior Building Materials: TILT-UP CONCRETE, ALUMINUM STOREFRONT

Exterior Building Colors:

Roof Materials: TBD

Total Number of Off Street Parking Spaces Provided: 493 CARS / 270 TRUCKS

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

Building 30' HEIGHT, AVG. 1.8 fc Parking 40' HEIGHT, AVG 4.00 fc

Estimated Construction Starting Date: TBD Estimated Completion Date: TBD

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

RESIDENTIAL PROJECTS **N/A**

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

	Single Family	Two Family Duplex	Multiple Family Apartments	Multiple Family Condominiums
Number of Unit				
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) **TBD**

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.

William Hall _____ Date 5-11-12
 Signature of Applicant/Agent

William Hall . CM _____ Phone Number 858-382-0391
 Print Name and Title of Applicant/Agent