



CITY OF MANTECA Community Development Department Project Referral/Routing

City Departments

- | | |
|---|--|
| <input checked="" type="checkbox"/> Engineering- Kevin Jorgensen | <input checked="" type="checkbox"/> Public Works- Koosun Kim |
| <input checked="" type="checkbox"/> Building Department- Building Official | <input checked="" type="checkbox"/> Fire Department- Fire Marshal |
| <input type="checkbox"/> Parks and Recreation- Kevin Fant | <input type="checkbox"/> Police Department- Scott Cunningham |
| | <input type="checkbox"/> Transit- Georgia Lantsberger |

Outside Agencies

- | | |
|---|---|
| <input type="checkbox"/> South San Joaquin Irrigation District (SSJID) | <input type="checkbox"/> City of Ripon |
| <input type="checkbox"/> San Joaquin County Multi-Species
Habitat Conservation | <input type="checkbox"/> City of Lathrop |
| <input type="checkbox"/> San Joaquin Council of Governments (SJCOG) | <input type="checkbox"/> Union Pacific Railroad |
| <input type="checkbox"/> San Joaquin County Environmental Health | <input type="checkbox"/> ALUC-Airport Land Use Commission |
| <input type="checkbox"/> San Joaquin County Public Works | <input type="checkbox"/> CA Dept of Fish and Game |
| <input type="checkbox"/> San Joaquin County Community
Development Department | <input type="checkbox"/> CA Dept of Conservation |
| <input type="checkbox"/> San Joaquin County LAFCo | <input type="checkbox"/> Dept. of Water Resources Control Board,
Water Quality |
| <input type="checkbox"/> Caltrans District 10 | <input type="checkbox"/> Native American Heritage Commission |
| <input type="checkbox"/> San Joaquin Valley Air Pollution Control
District | <input type="checkbox"/> U.S. Dept of Fish and Wildlife Services |
| <input type="checkbox"/> San Joaquin Delta College, Office of the
President | <input type="checkbox"/> U.S. Army Corp. of Engineers |
| <input type="checkbox"/> Manteca Unified School District | <input type="checkbox"/> Federal Emergency Management Agency
(FEMA) |
| <input type="checkbox"/> Lathrop-Manteca Fire District | <input type="checkbox"/> U.S. Post Office |
| <input type="checkbox"/> Ripon Consolidated Fire District | <input type="checkbox"/> Ripon Unified School District |
| | <input type="checkbox"/> Pacific Gas and Electric |
| | <input type="checkbox"/> Frontier Communications |

Referral/Route Date: November 1, 2017

From: Mark Meissner, Planning Manager - (209) 456-8511, mmeissner@ci.manteca.ca.us

SECOND REVIEW ARCO AM/PM at Crestwood, SPC-17-105, UPN-17-106 & LLA-17-107:

Project Description: The project is a request for Site Plan Review, a Minor Use Permit, and a Lot Line Adjustment. The Site Plan Review is for a proposed ARCO fueling station with a 38' x 152' gas canopy covering 10-fuel dispenser islands; a 3,180 sq. ft. AM/PM convenience store; a 2,500 sq. ft. restaurant with drive through service; a 2,520 sq. ft. automated car wash building, and a shade canopy covering 12 dedicated vacuum parking stalls. The project includes associated structures and improvements including off-site frontage improvements, and onsite paving, parking, landscaping, lighting, and signage. The project improvements involve two parcels within an approximately 8-acre 5-parcel highway serving commercial development. The Minor Use Permit is for the establishment of the fueling station as well as the drive-through for the restaurant and car wash. The Lot Line Adjustment is necessary to combine two existing lots into one to accommodate all of the proposed improvements on one parcel.

Project Location: The project site is located at 2050 & 2056 Crestwood Avenue within the City of Manteca (APNs: 216-060-02 & 03).

The Planning Division would appreciate your comments/conditions on these revisions at the earliest possible date, but no later than **November 15, 2017**. Please submit your comments on a separate memo, or on the form provided on the back of this page. If possible, please email your comments to mmeissner@ci.manteca.ca.us in addition to submitting a hard copy. Contact **Mark Meissner** at **(209) 456-8511** if you have any questions.



PROJECT REFERRAL/ROUTING SHEET

DATE: _____

To: **City of Manteca Planning Division**
1001 W. Center Street
Manteca, CA 95337

FROM: _____
(Department or Agency)

Contact Person: _____ Phone: _____

Project Title: **SECOND REVIEW, ARCO AM/PM at Crestwood, SPC-17-105, UPN-17-106 & LLA-17-107**

RESPONSE:

WE HAVE REVIEWED THIS PROPOSED PROJECT AND HAVE NO COMMENTS OR REQUIREMENTS.

WE HAVE REVIEWED THIS PROPOSED PROJECT AND REQUEST THE FOLLOWING CONDITIONS OF APPROVAL. (SEE ATTACHED MEMO)

PLEASE ATTACH YOUR COMMENTS (EMAIL YOUR COMMENTS TO THE PROJECT PLANNER IF POSSIBLE).