



October, 23 2017

Mark Meissner
Planning Manager
City of Manteca, Community Development Department
1001 W. Center St.
Manteca, CA 95337

Re: Proposed Arco gas station- SEC of West Lathrop Road and Crestwood Avenue
Planning pln chk# SPC-17-105, UPN-17-106, LLA-17-107
PMDG # BPW16015.1

Arco AM/PM and QSR

Ms. Morris,
Please find our enclosed responses to comments received and dated 10-05-17 along with revised drawings addressing these comments. Original plan check comment letter attached for you reference.

Planning division-

Item Response

1. Have Complied; see enclosed revised application

2. Photometric:
 - a. Have Complied; Refer to revised Photometric plan
 - b. Have Complied; Refer to revised Photometric plan showing the lighting at vacuum canopy.
 - c. Have Complied; Refer to enclosed cut sheet of yard light fixture and detail of yard light pole. Light pole will be painted to match color of existing yard light pole in adjacent lot. Unable to match adjacent yard light fixture due to being a discontinued style. Will provide energy efficient LED yard light fixture.

3. Site Plan and Landscape Plan:
 - a. Have Complied; Revised path of travel across drive thru lanes, sidewalk/ramps, and planter. Refer to Sheet SP1.
 - b. Have Complied; Shifted parking to east 2 feet to create separation between parking stall and trash enclosure wall.
 - c. Have Complied; Refer to revised landscape plan sheet L1.
 - d. Have Complied; Refer to revised landscape plan sheet L1.

Office Locations

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Engineering Division-

Item Response

1. Comments acknowledged.
2. Comments acknowledged.

Item Response

3. Comments acknowledged.
4. Refer to enclosed Civil Engineering response letter.
5. Have Complied; Revised pork-chop and tanker path. Refer to Sheet SP1.
6. Have Complied; Added additional tanker path showing truck can turn into the right/thru lane. Refer to Sheet SP1.
7. Have Complied; Revised pork-chop to be curbed and designed to accommodate pedestrians. Refer to Sheet SP1.
- 8-14. Refer to enclosed Civil Engineering response letter.

Fire Department-

- No comments

Building Safety Division-

Comments acknowledged.

South San Joaquin Irrigation District-

Comments acknowledged.

SJMSCP-

Comments acknowledged.

SJMSCP HOLD-

Comments acknowledged.

SJCOG-

Comments acknowledged.

Respectfully,

Pedro McCracken Design Group, Inc.

Chris Brown, Project Manager
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