



**City of Manteca**

**PLANNING COMMISSION RESOLUTION NO. 2025-\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANTECA  
FINDING A MAP EXTENSIONS EXEMPT FROM FURTHER ENVIRONMENTAL REVIEW  
PURSUANT TO SECTION 15315 OF THE CALIFORNIA ENVIRONMENTAL QUALITY  
ACT GUIDELINES AND APPROVING A SECOND ONE-YEAR EXTENSION FOR  
TENTATIVE PARCEL MAP (SDN 21-128) LOCATED AT 1437 & 1533 SOUTH MAIN  
STREET (APNS: 224-021-16 AND -224-021-17).**

WHEREAS, the Manteca Planning Commission at their duly noticed public hearing on February 17, 2022, approved a Tentative Parcel Map for the Aretakis Subdivision Project, filed by John & Galatia Aretakis, 565 S. Austin Rd., Manteca, CA 95336 (the "Project"); and

WHEREAS, on February 17, 2024, the two-year approval expired, however the Subdivision Map Act allows extensions of maps as long as the applicant seeks extension prior to the expiration of the map, and in this instance the applicants John and Galatia Aretakis applied for a one (1) year extension of the Aretakis Tentative Parcel Map prior to the date above; and,

WHEREAS, on April 18, 2024, a one-year extension was approved by the Manteca Planning Commission, however the Subdivision Map Act allows extensions of maps as long as the applicant seeks extension prior to the expiration of the map, and in this instance the applicants John and Galatia Aretakis applied for a one (1) year extension of the Aretakis Tentative Parcel Map prior to the date above; and,

WHEREAS, on April 18, 2025, the one-year extension expired, however the Subdivision Map Act allows extensions of maps as long as the applicant seeks extension prior to the expiration of the map, and in this instance the applicant Alex Aretakis applied for a one (1) year extension of the Aretakis Tentative Parcel Map prior to the date above; and,

WHEREAS, the Project divides a 45.73-acre parcel into four smaller parcels and one large remainder lot, located at 1437 & 1533 South Main Street, identified by Assessor's Parcel Numbers 224-021-16 and 224-021-17; and

WHEREAS, the Project is found to be consistent with the overall policies of the Manteca General Plan, Subdivision Map Act, and Manteca Municipal Code as described in the Staff Report dated February 17, 2022; and,

WHEREAS, all legal prerequisites to adopt the foregoing resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Manteca, upon evidence in the staff report, the project file, and public testimony now desires to adopt a resolution approving a second one-year extension for SDN 21-128 based on the following findings:

1. The Planning Commission hereby finds that the facts set forth in the recitals to this Resolution are true and correct and establish the factual basis for the Planning Commission's adoption of this Resolution.
2. The Project is determined categorically exempt from the requirements of California Environmental Quality Act (CEQA) per 14 Cal. Code Regs. § 15315, "Minor Land Divisions" as this is the division of property into four or fewer lots, the division is in compliance with the

General Plan and Zoning Ordinance, all City services are available, the parcel was not involved in a division of a larger parcel within the past 2 years, and the parcel does not have an average slope of greater than 20 percent.

3. The Planning Commission hereby approves the findings for the second Tentative Parcel Map Extension under Municipal Code Section 16.15.070, findings for which are detailed in the Staff Report (dated February 17, 2022), which is hereby incorporated by reference into this Resolution.
4. Based on the foregoing, the Planning Commission hereby approves the Tentative Parcel Map Extension for the Aretakis Tentative Parcel Map, attached hereto as Exhibit A, subject to all conditions attached hereto as Exhibit B.
5. This Resolution shall take effect immediately upon its adoption.

**I HEREBY CERTIFY** that the foregoing Resolution was passed and adopted by the Planning Commission of the City of Manteca at a regularly scheduled meeting held on the 5th day of June 2025, by the following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

The foregoing resolution is hereby adopted.

\_\_\_\_\_  
Celeste Fiore  
Planning Commission Chair

Attest: \_\_\_\_\_  
Kristy Smith  
Planning Commission Secretary

Exhibit A: Aretakis Tentative Parcel Map  
Exhibit B: Conditions of Approval