



Site Plan Review SPC-21-101 & UPN-21-102

Daniels Center Extension

2125 Daniels Street

July 17, 2025

City of Manteca Planning Commission Public Hearing

Project Information

Project Description: A one-year extension for a Chevron gas station with 10 fuel pumps, a 3,400 square foot Extra Mile Convenience store, a 2,300 square foot quick-service restaurant, and a drive-thru car wash.

Project Size: ± 1.5 acres / 4,500 sq. ft.

Project Location: At intersection of Daniels Street and Airport Way, 500ft Nth of Hwy 120

MMC Entitlement Procedures: Time Limits & Extensions 17.08.120

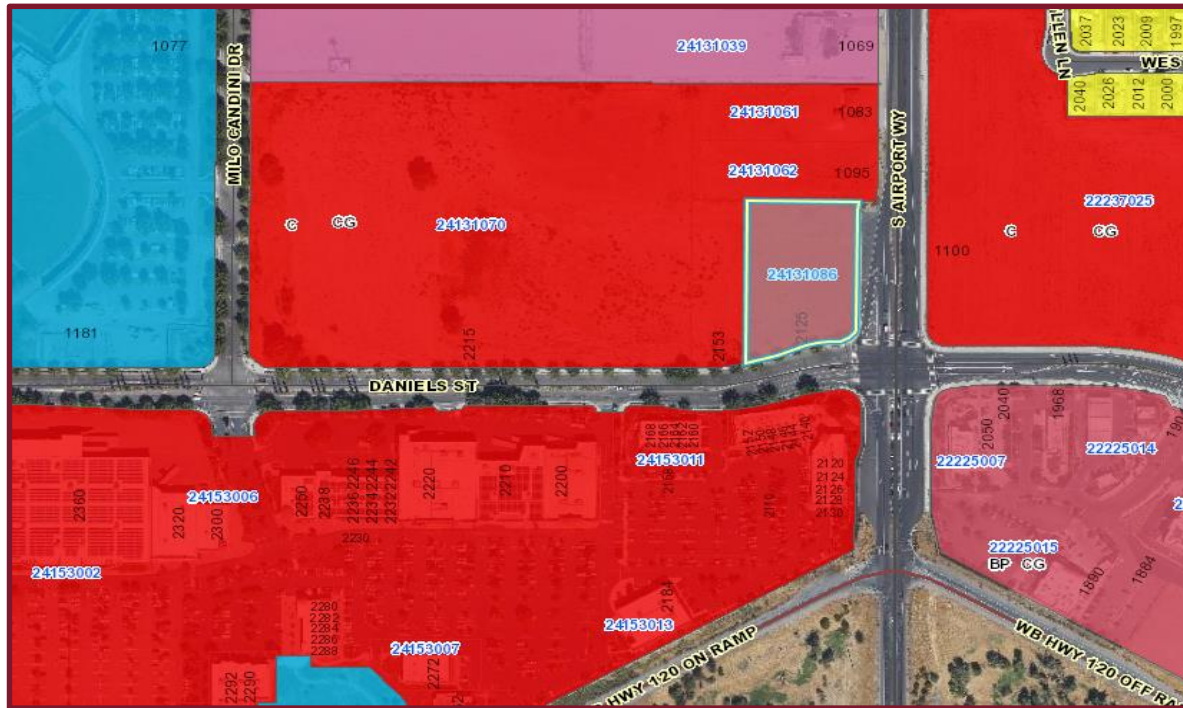


Adjacent Uses



General Plan and Zoning

GENERAL PLAN



Commercial land use designation provides for community and regional-serving retail and service uses such as: Fueling stations, convenience stores, restaurants, and drive-through uses

ZONE DISTRICT



Commercial zoning district allows: Fueling stations, convenience stores, restaurants, and drive-through uses

Site Plan

Site Plan Description

Building Area:

2,300 SF QSR

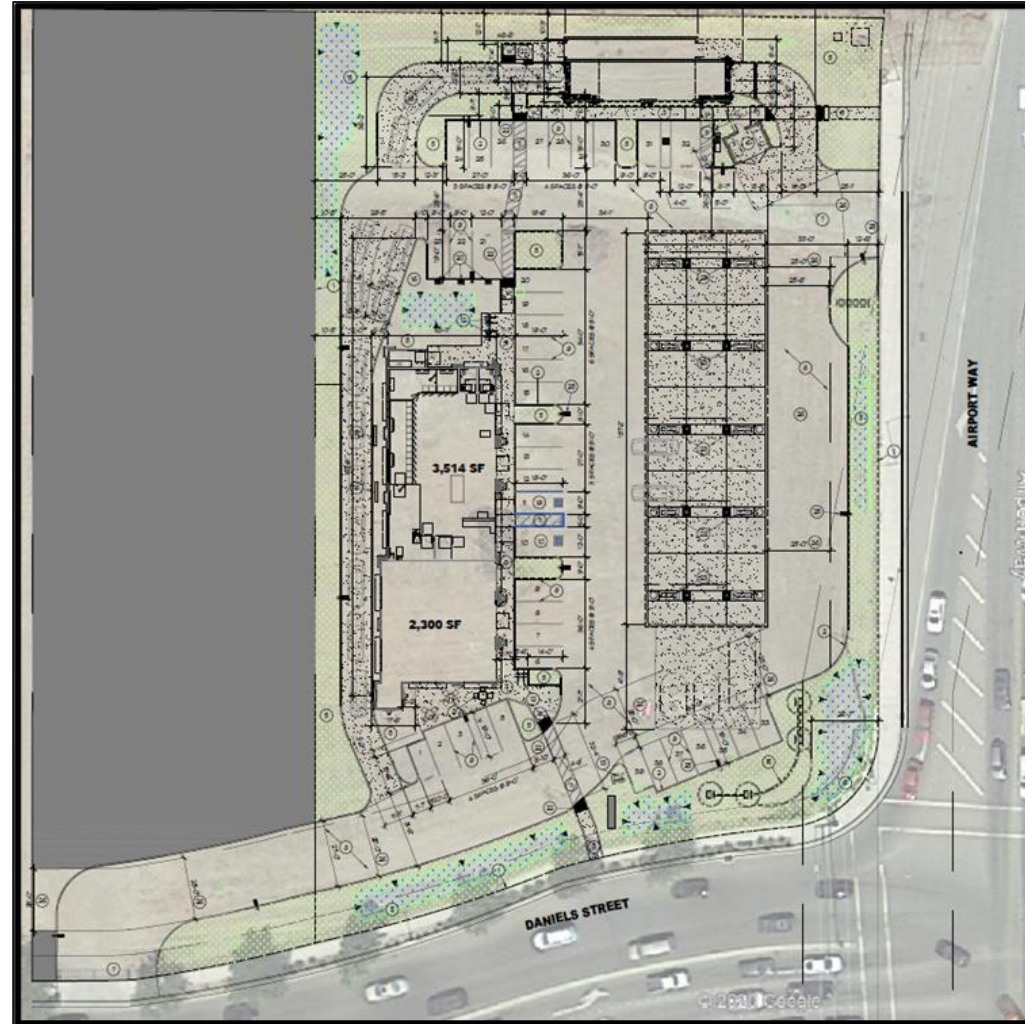
3,400 SF C-Store

1,600 SF Car Wash

Parking: 39 spots

Ingress & Egress:

Two-way access on both
Airport & Daniels



Building Elevations



SIGN A / EXTRA MILE SECTION OF BUILDING / EAST ELEVATION / NTS
NTS (PROPORTIONAL)

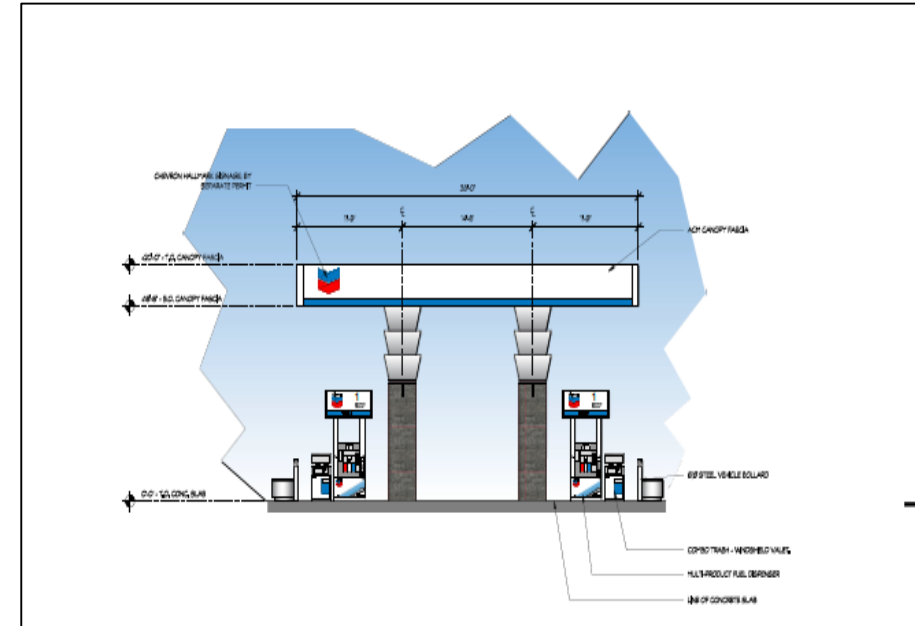
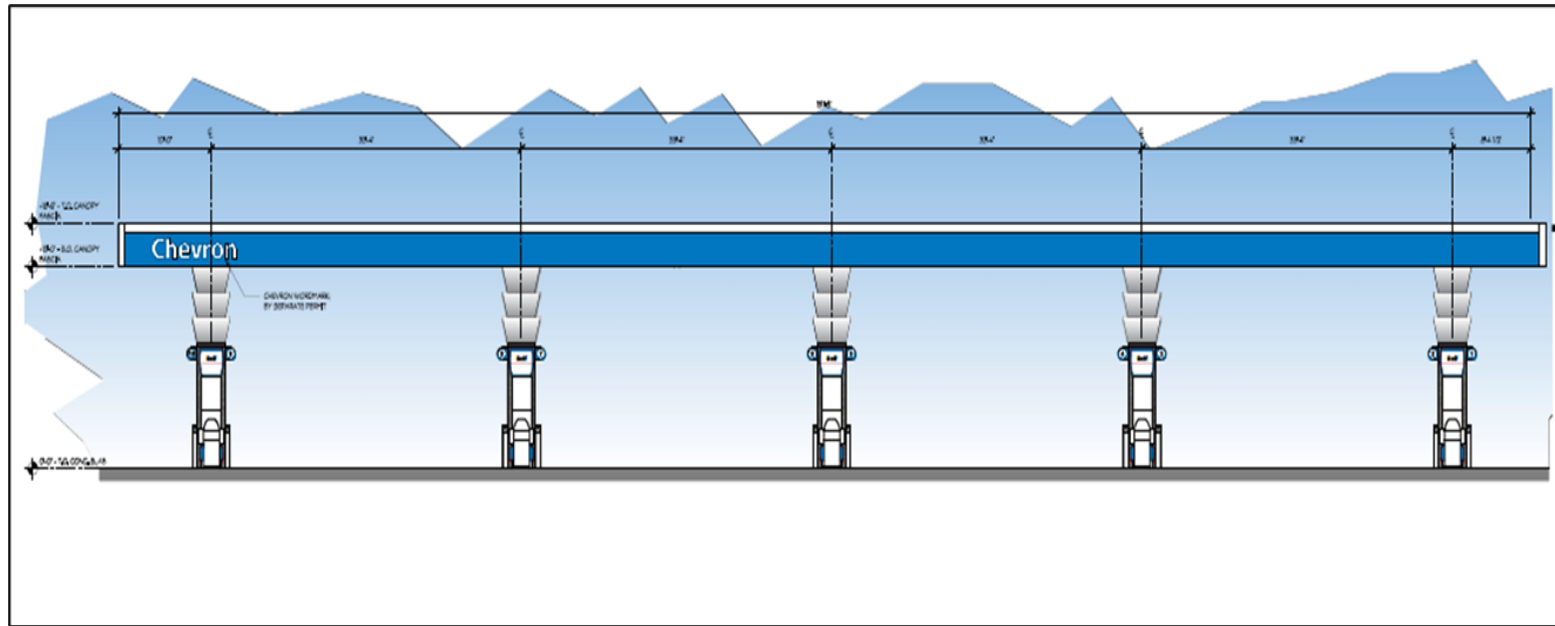
Eastern Elevations (view from Airport Way)

Building Elevations



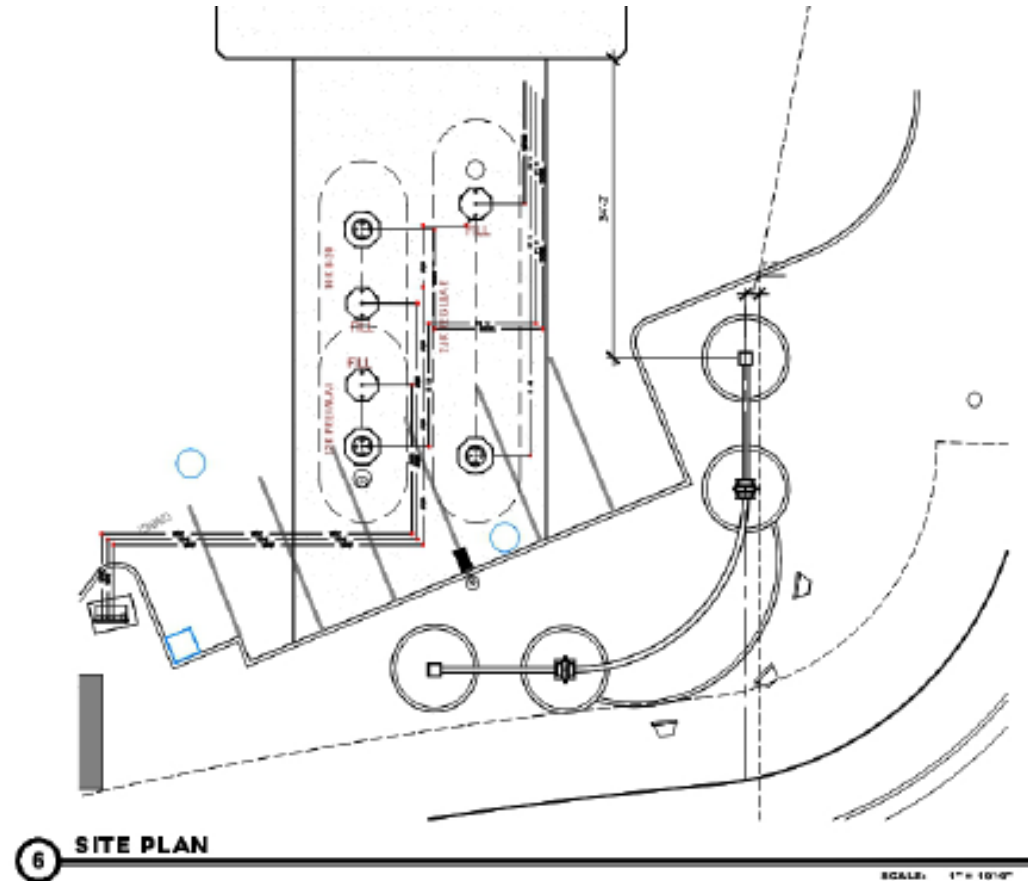
Car Wash

Building Elevations



Fuel Canopy

Signage



Welcome to Manteca sign

Public Hearing Notice

This project was duly noticed on July 5th, 2025.



CEQA

A Modified Initial Study / Section 15183 Checklist was prepared for the project pursuant to Section 15183 of the CEQA Guidelines.



Recommendation

Staff recommends the Planning Commission conduct a public hearing and;

Adopt a resolution continuing to make a Consistency Finding pursuant to Section 15183 of the California Environmental Quality Act Guidelines and approve a one-year extension for Site Plan Review (SPC 21-101) and a Minor Use Permit (UPN 21-102) for the Daniels Center Project located at 2125 Daniels Street, APN: 243-310-86.





Thank you

July 17, 2025

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