



One-Year Extension
Tentative Parcel Map and Site Plan Review
TPM 21-149 and SPC 21-150
1901 E Yosemite Avenue Commercial

May 7, 2026

City of Manteca Planning Commission Public Hearing

Project Information

Project Description: A one-year extension for Tentative Parcel Map and Site Plan Review to divide a parcel in two and construct a gas station and convenience store on one of the new parcels.

Project Size: ± 2.98 acres / 129,808 sq. ft.

Project Location: 1901 E Yosemite Ave.

MMC Entitlement Procedures:

Time Limits & Extensions 17.08.120



Adjacent Uses



Gym

Mobile Park
Clubhouse and
RV Storage

Hertz Car
Rentals

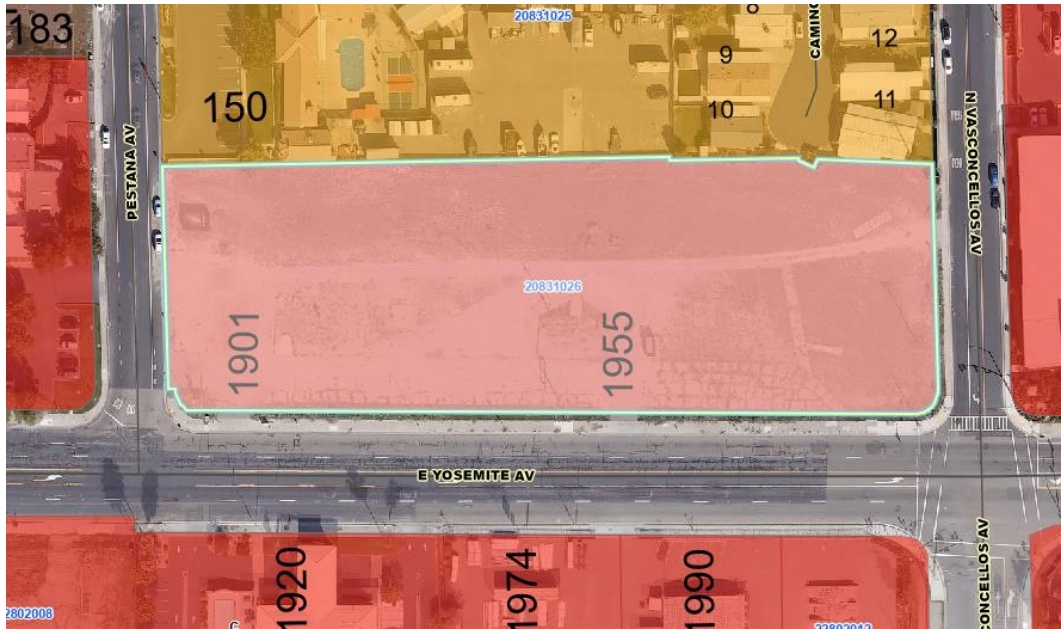
Hotel

AG Supply



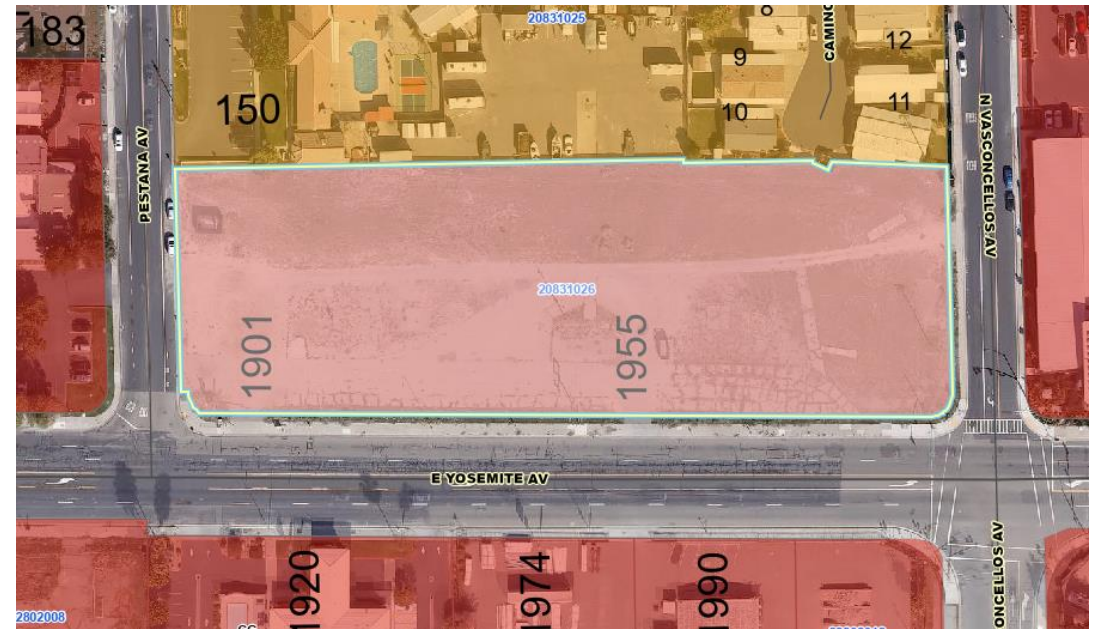
General Plan and Zoning

GENERAL PLAN



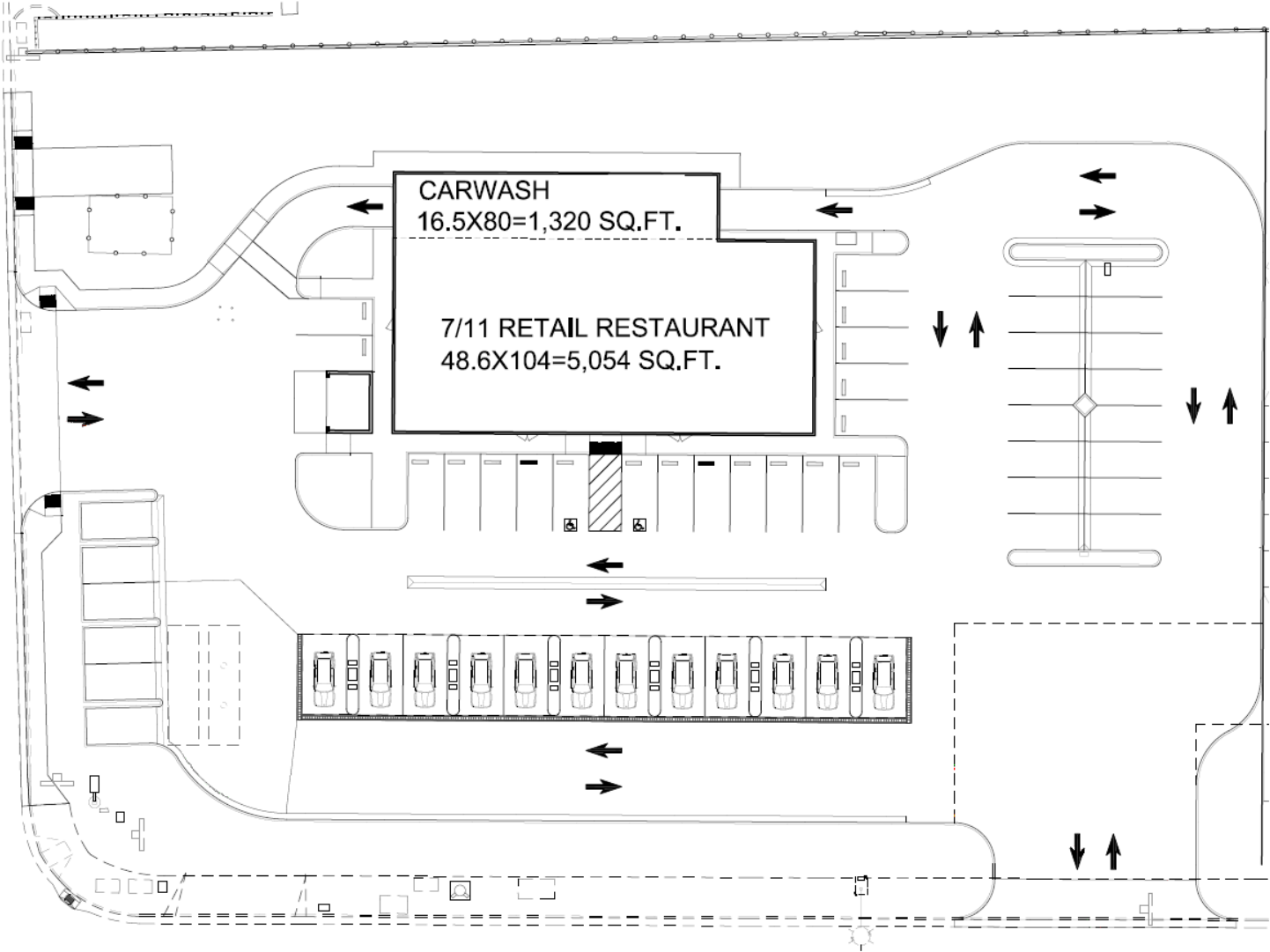
Commercial land use designation provides for neighborhood, community, and regional-serving retail and service uses; offices; restaurants; service stations; highway-oriented and visitor commercial and lodging as well as commercial recreation and public gathering facilities.

ZONE DISTRICT

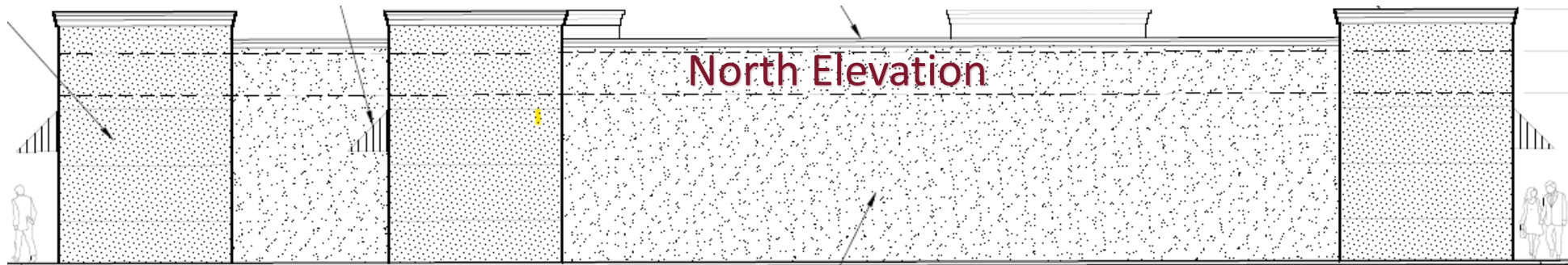
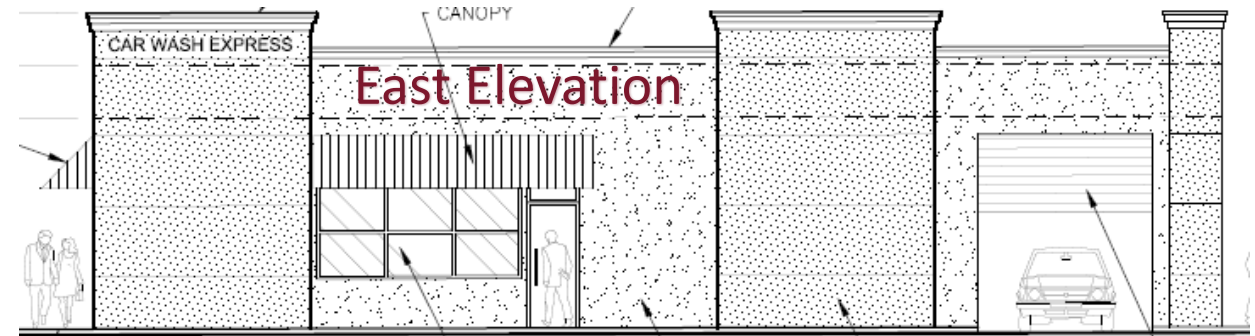
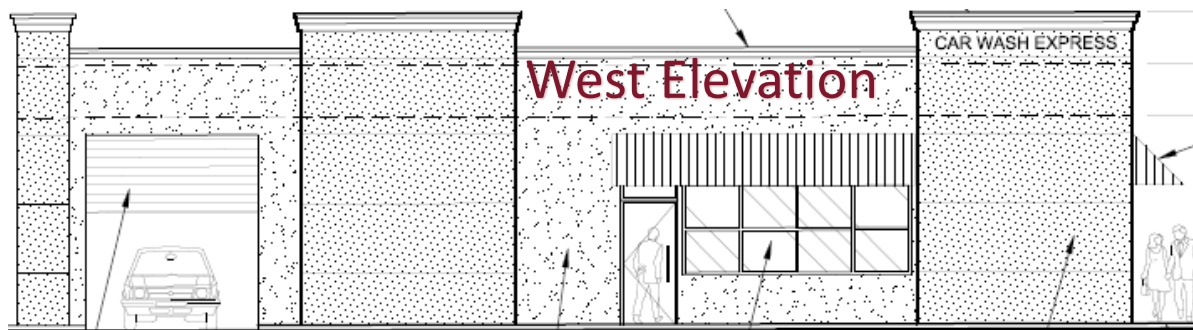
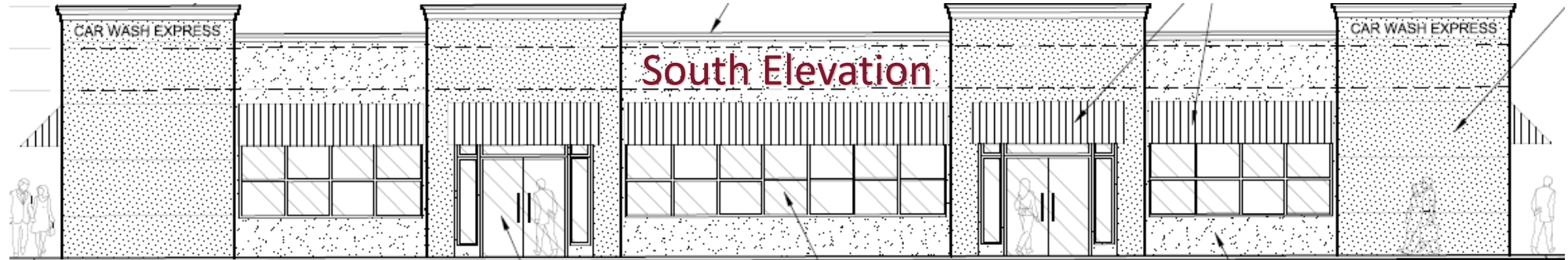


Commercial General zoning district provides for wholesale, warehousing, and heavy commercial uses, highway-oriented commercial retail, public and quasi-public uses, and similar and compatible uses.

Approved Site Plan



Elevations




Revised Conditions of Approval

- 9) **Responsible Agencies.** The Developer is responsible for contacting all responsible and commenting agencies and ensuring compliance with any applicable fees and/or rules. This project is subject to the requirements of other agencies including but not limited to San Joaquin County Multi-Species Habitat Conservation & Open Space Plan, San Joaquin Valley Air Pollution Control District, and PG&E:
- A) Pacific Gas and Electric Company (PG&E) – see attached Response Letter, dated April 19, 2026.
 - B) San Joaquin County Multi-Species Habitat Conservation & Open Space Plan (SJMSCP) Response Letter, dated April 7, 2026
 - C) South San Joaquin Irrigation District (SSJID) – see attached Response Letter, dated April 16, 2026.



Public Hearing Notice

This project was duly noticed on April 22nd, 2026.



MANTECA BULLETIN

P.O. BOX 1958, • 531 E. YOSEMITE AVE., MANTECA, CA 95336-1958 • MAIN 209-249-3500 • FAX - 209-249-3559

City of Manteca/Development Services Dept.

Classified Insertion Order

MB#04-80/Notice of Public Hearing City of Manteca

Contact: City of Manteca/Development Services Dept.
1215 W. Center St., Ste. 201
Manteca CA 95337

Address: City of Manteca/Development Services Dept.
Kristy Smith
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Sales Rep: MB - Liz Mora

Phone: 209-456-8512

Email: vcarrera@manteca.gov

Order Date: 4/23/2026

Order Number: 165071

Advertiser No: 29198

| Start Date | End Date | No. of Runs | No. of Publications | Description | Classification | Ad Size | Price |
|------------|-----------|-------------|---------------------|---|-------------------------|----------------|----------|
| 4/25/2026 | 4/25/2026 | 3 | 3 | MB#04-80/Notice of Public Hearing City of Manteca | Public Hearings/Notices | 15.1083 Inches | \$400.00 |

Publications: 209M - Marketplace 209, MB - Manteca Bulletin, MB - Manteca Bulletin Online

Notice of Public Hearing City of Manteca NOTICE IS HEREBY GIVEN that on Thursday, May 7, 2026, at or after 6:00 P.M. in the City Council Chambers, City Hall, 1001 W. Center Street, Manteca, California, a Public Hearing will be conducted by the City of Manteca Planning Commission at which time and place all persons may attend and be heard on the following matter(s): PROJECT 1 PROJECT NAME: 712 Industrial Park Drive Tentative Parcel Map APPLICATION NO.: Tentative Parcel Map (TPM) 25-186 APPLICANT: Aretakis Family, c/o Alex Aretakis, 2137 W. Barstow Ave. Fresno, CA 93711 LOCATION: 712 Industrial Park Drive, Manteca, CA 95336 (APN 221-140-08) DESCRIPTION: Consideration of a request to subdivide an existing parcel of approximately 11.86 acres into two parcels, Parcel 1 at ± 0.21 acres and Parcel 2 at ±11.65 acres. An exemption from further environmental review pursuant to Section 15315 of the California Environmental Quality Act Guidelines will also be considered for the project. Please contact Allison Diaz at (209) 456-8515 or adiaz@manteca.gov for more information on this project. PROJECT 2 PROJECT NAME: Three Strikes FEC and Villa Banchetto Event Center entitlement extension APPLICATION NO.: SPC-26-15 (Extension of SPC-23-30, UPJ-23-31) APPLICANT: Mike Mora, C/O Oleander at Atherton, 621 14th St., Modesto, CA 95354 LOCATION: 1602 & 1710 W. Atherton Drive (APNs) 226-160-10 & -49 DESCRIPTION: Consideration of a request for a one-year extension for a previously approved Site Plan and Design Review and Conditional Use Permit to develop a 7.16-acre parcel with a bowling and family entertainment center and a banquet hall events center. The Planning Commission at the March 21, 2024, meeting found the project exempt from further environmental review pursuant to Section 15332, Class 32, "In-Fill Development" of the California Environmental Quality Act. Please contact Toben Barnum at (209) 456-8517 or tbarnum@manteca.gov for more information on this project. PROJECT 3 PROJECT NAME: 1901 E. Yosemite Commercial extension APPLICATION NO.: SPC-26-27 (Extension of SPC-21-149 and TPM 21-150) APPLICANT: Major Singh, 1580 Garden Farms Ave., Lathrop, CA 95330 LOCATION: 1901 E. Yosemite Ave (APN: 208-310-26) DESCRIPTION: Consideration of a request for a one-year extension for a previously approved Tentative Parcel Map and a Site Plan and Design Review. The tentative parcel map allows for the division of a 2.98-acre parcel into two parcels, and the Site Plan and Design Review allows for the construction of a 5,092 square-foot convenience store, with a carwash and a 12-pump fueling station on one of the new parcels. No development is proposed for the second parcel. The Planning Commission at the April 18, 2024, meeting found the project exempt from further environmental review pursuant to Section 15332, Class 32, "In-Fill Development" of the California Environmental Quality Act. Please contact Toben Barnum at (209) 456-8517 or tbarnum@manteca.gov for more information on this project. Project(s) listed on this notice are subject to a 10-day public hearing notice pursuant to CA Government Code 65090. Supporting documents are available at the City of Manteca, Development Services Department, 1215 W. Center Street, Manteca, CA 95337; (209) 456-8500; by email: planning@manteca.gov, or on the City's website at manteca.gov at least 72 hours before a regularly

CEQA

As part of the original approval, the Planning Commission found the Project exempt from further environmental review pursuant to Section 15332, “*In-Fill Development Projects*” of the California Environmental Quality Act, therefore no additional environmental review is warranted as part of this action.



Recommendation

Staff recommends the Planning Commission conduct a public hearing and;

Adopt a resolution approving a one-year extension for Site Plan and Design Review SPC-21-149 and Tentative Parcel Map SDJ-21-150 for the 1901 E Yosemite Avenue Project located at 1901 E. Yosemite Avenue (APN 208-310-26).





Thank you

May 7, 2026
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