



City of Manteca

PLANNING COMMISSION RESOLUTION 2025-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANTECA CONTINUING MAKE A CONSISTENCY FINDING PURSUANT TO SECTION 15183 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ARE ADEQUATE FOR THE PROJECT AND APPROVING A ONE-YEAR EXTENSION FOR SITE PLAN REVIEW SPC-21-101 AND UPN-21-102 FOR THE DANIELS CENTER PROJECT LOCATED AT 2125 DANIELS STREET (APN 243-310-86)

FILE NO. SPC 21-101 & UPN 21-102

WHEREAS, the Manteca Planning Commission at their duly noticed public hearing of June 1, 2023, approved Site Plan and Design Review Application No. SPC-21-101 and Minor Use Permit Application No. UPN-21-102 for the Daniels Center Project filed by Jaspal Kamboj (the "Project"); and

WHEREAS, the Manteca Planning Commission at their duly noticed public hearing of June 1, 2023, adopted a modified Initial Study and a Consistency Finding prepared pursuant to Section 15183 of the California Environmental Quality Act (CEQA); and

WHEREAS, the Project is located at 2125 Daniels Center Street, identified by Assessor's Parcel Number (APN) 243-310-86 (the "Project Site"); and

WHEREAS, on June 1, 2025, the two-year approval expired; however, the Project Applicant filed a one-year extension prior to the expiration in accordance with Manteca Municipal Code 17.08.120; and

WHEREAS, the Manteca Planning Commission at their duly noticed public hearing of July 17, 2025, considered a one-year extension for Site Plan and Design Review Application No. SPC-21-101 and Minor Use Permit Application No. UPN-21-102 for the Daniels Center Project filed by Jaspal Kamboj (the "Project"); and

WHEREAS, the Project was approved to develop approximately 1.75 acres with a commercial structure consisting of a Chevron gas station with 10 fuel pumps, a 3,400-square-foot Extra Mile Convenience Store with an attached 2,300-square-foot quick service restaurant, and a drive-thru carwash; and

WHEREAS, the Project's approved design with conditions of approval continues to meet all applicable General Plan goals and policies, and development standards and

ATTACHMENT 2

operational requirements of the zoning ordinance as described in the Staff Report dated June 1, 2023; and

WHEREAS, the original findings as described in the Staff Report dated June 1, 2023, remain in effect because no site changes or operational modifications are being proposed; and

WHEREAS, the applicant has been diligently working towards exercising the use of their land use approvals; and

WHEREAS, a Notice of Public Hearing was circulated in accordance with Manteca Municipal Code 17.08.050; 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 approve a one-year extension for Site Plan Review (SPC 21-10) and Minor Use Permit (UPN 21-102) for the Daniels Center Project based on the following findings;

- 1) Recitals. All facts set forth in the recitals above are true and correct and incorporated herein by reference.
- 2) Extension Approval. Given the foregoing, the Planning Commission approves the one-year extension for SPC-21-101 and UPN-21-102, subject to the conditions of approval attached herein as Exhibit 'A' and Project Plans dated August 12, 2023, attached herein as Exhibit 'B'.
- 3) CEQA. The Planning Commission continues to make the necessary findings to find the project consistent with the previously prepared 15183 Checklist.
- 4) Effective Date. Approval shall take effect immediately upon adoption of this Resolution.

I HEREBY CERTIFY that the foregoing Resolution was passed by the Planning Commission of the City of Manteca at a regularly scheduled meeting held on the 17th day of July of 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

The foregoing resolution is hereby adopted.

ATTACHMENT 2

Celeste Fiore
Planning Commission Chairperson

Attest: _____
Kristy Smith
Planning Commission Secretary

Attachments:
Exhibit 'A' – Conditions of Approval
Exhibit 'B' – Project Plans