



PLANNING COMMISSION RESOLUTION 2026-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANTECA, STATE OF CALIFORNIA, 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)

FILE NO. SPC-26-27 & SDJ-21-150 EXT

WHEREAS, the Manteca Planning Commission at their duly noticed public hearing of April 18, 2024, approved Site Plan and Design Review SPC-21-149 and Tentative Parcel Map SDJ-21-150 for the 1901 E. Yosemite Avenue Project (the "Project"), filed by Rajwinder Singh (the "Applicant"); and

WHEREAS, the Manteca Planning Commission at their duly noticed public hearing of April 18, 2024, determined that the Project was categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Article 19, Section 15332 "In-Fill Development Projects"; and

WHEREAS, the Project is located at 1901 E. Yosemite Avenue, identified by Assessor's Parcel Number (APN) 208-310-26 (the "Project Site"); and

WHEREAS, on April 18, 2026, the two-year approval expired; however, the Project Applicant filed a one-year extension prior to the expiration in accordance with Section 17.08.120 of the Manteca Municipal Code; and

WHEREAS, the Project's approval allowed for the land division of an approximate 2.98-acre parcel into two parcels, 1.42-acres and 1.56-acres respectively, and the development of a 5,092 square-foot convenience store, with a carwash and 12 fueling stations on Parcel 1 of SDJ-21-150; and

WHEREAS, the Project's approved site plan design and tentative parcel map continue to meet all applicable General Plan goals and policies, development standards, and operational requirements of the zoning and subdivision ordinance, subject to the revised conditions of approval; and

WHEREAS, the findings described in the staff report dated April 18, 2024, remain in effect because no site changes or operational modifications are being proposed as part of this extension request; and

ATTACHMENT 2

WHEREAS, new storm drain requirements for the South San Joaquin Irrigation District facilitated amended Conditions of Approval; and

WHEREAS, the proposed amended Conditions of Approval do not facilitate changes in the approved site plan; and

WHEREAS, the Applicant has been diligently working towards effectuating the use of their land use approvals; and

WHEREAS, a Public Hearing Notice was circulated in accordance with Section 17.08.050 of the Manteca Municipal Code; and

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

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Manteca, upon evidence in the staff report, the Project file, and public testimony, now hereby finds as follows:

- 1) Recitals. The foregoing recitals are true and correct, establish the factual basis for adoption of this Resolution, and are incorporated herein by reference.
- 2) CEQA. The Project was determined to be categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Article 19, Section 15332 “In-Fill Development Projects”.
- 3) Findings. The findings described in the Planning Commission Staff Report dated April 18, 2024, incorporated herein by reference, remain in effect because no site changes or operational modifications are being proposed as part of this extension request.
- 4) Extension Approval. Given the foregoing, the Planning Commission hereby approves the one-year extension for SPC-21-149 and SDJ-21-150, subject to the Revised Conditions of Approval attached to the staff report as ‘Attachment 3 - Exhibit ‘A’ – Revised Conditions of Approval’ and the Plan Set dated January 8, 2023, incorporated herein by reference.
- 5) 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 ____ day of ____, 2026, by the following vote:

AYES:

ATTACHMENT 2

NOES:

ABSENT:

ABSTAIN:

THIS RESOLUTION IS HEREBY APPROVED

CHAIR: _____
COREY COLEMAN
PLANNING COMMISSIONER

ATTEST: _____
JESSICA VAN-VLIET
PLANNING COMMISSION SECRETARY

Attachments

Attachment 3 - Exhibit 'A' – Revised Conditions of Approval