



Tentative Parcel Map TPM-25-186

712 Industrial Park Drive Tentative Parcel Map
712 Industrial Park Drive

April 16, 2026

City of Manteca Planning Commission Public Hearing

Project Information

Project Description:

Subdivision of a \pm 11.86-acre parcel into 2 parcels.

Project Size:

\pm 11.86 acres/ 516,621 sq. ft.

Project Location:

712 Industrial Park Drive

MMC Entitlement Procedures:
SPC 16.15.060



Adjacent Uses

North: Existing house and AG uses (San Joaquin County Jurisdiction)

East: Existing house and Heavy Industrial Uses

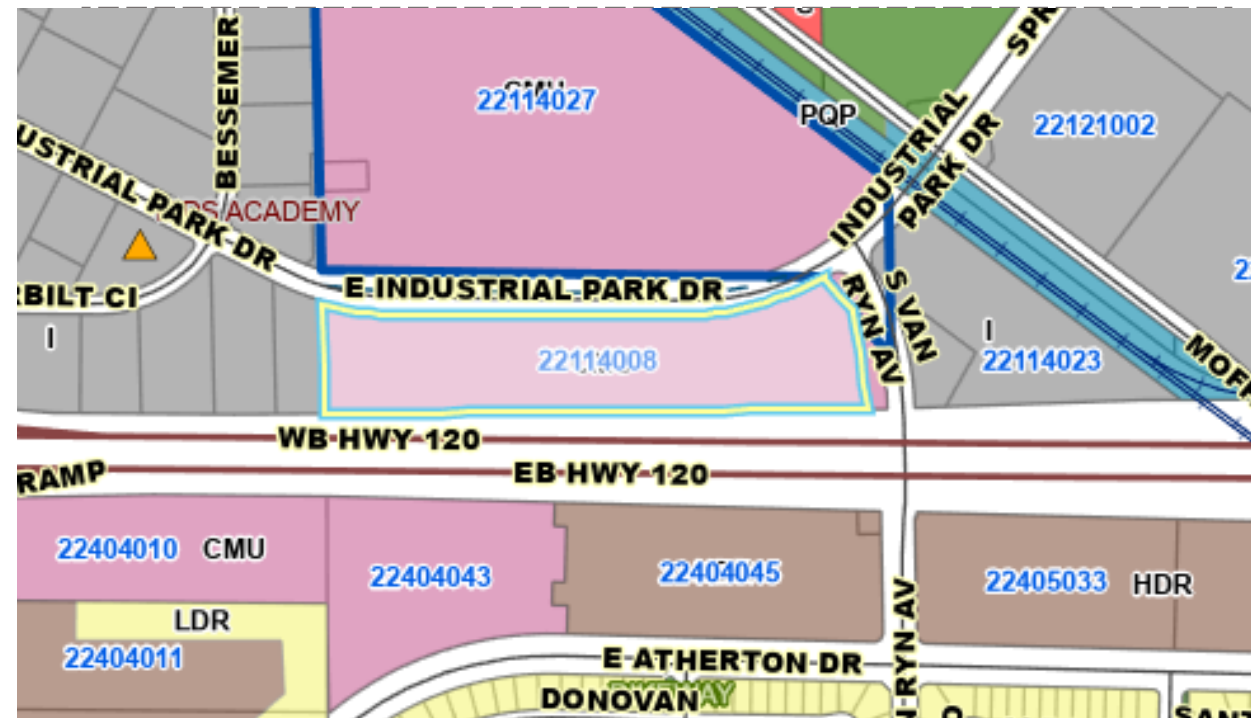
South: Highway 120, Commercial Mixed Use and High-Density Residential

West: Heavy Industrial



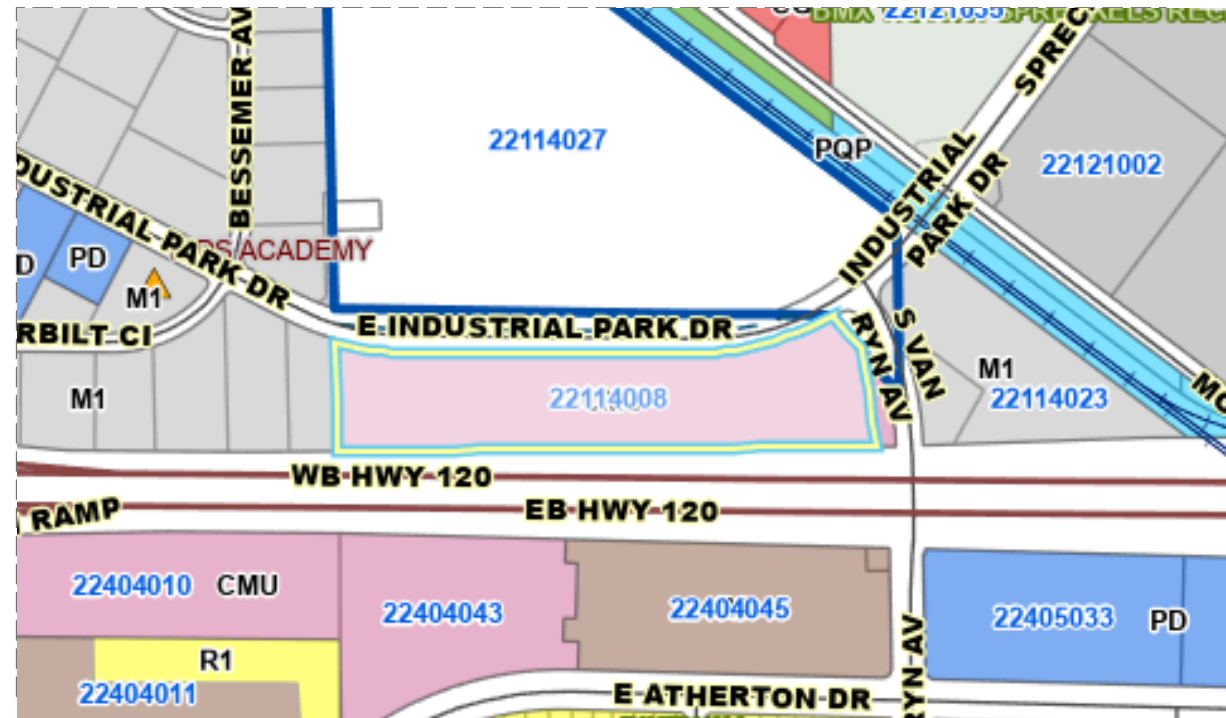
General Plan and Zoning

GENERAL PLAN



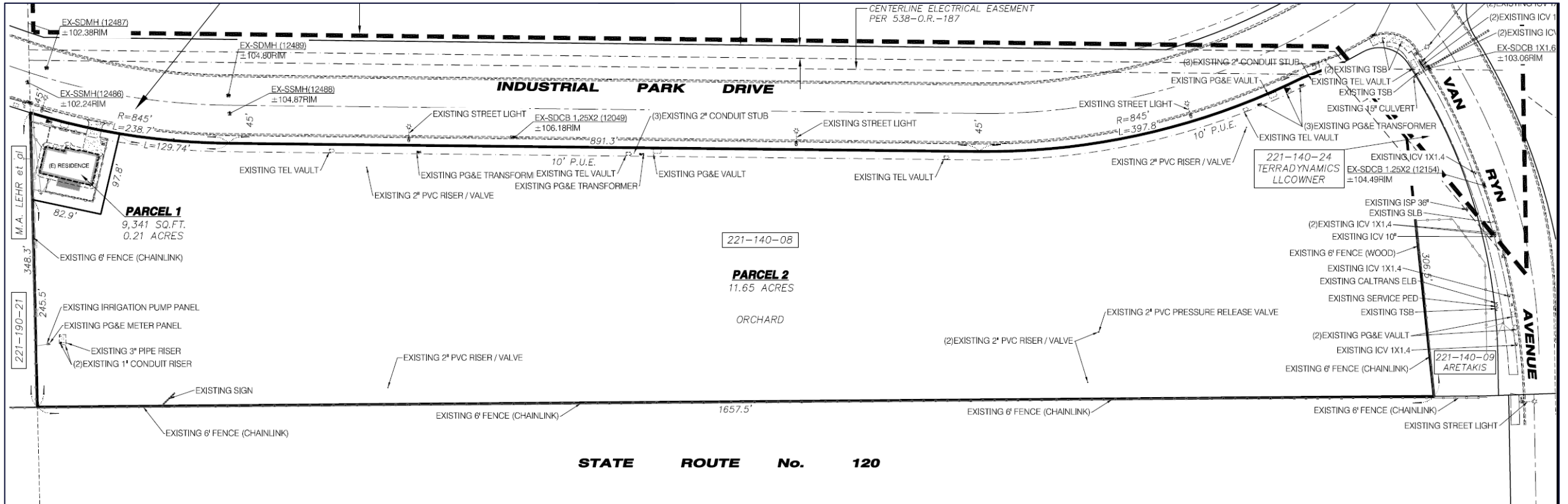
Commercial Mixed-Use designation provides for high-density residential, employment centers, retail commercial, and professional offices. A mix of compatible uses is encouraged to provide neighborhood-serving sales, services, and activities, as well as employment opportunities, including offices

ZONE DISTRICT



Commercial Mixed-Use zoning district is characterized by interconnected streets, wide sidewalks, outdoor public spaces and activities, and accommodates a mix of primarily retail and service commercial uses complemented by office and/or residential uses.

Tentative Parcel Map



Public Hearing Notice

This project was duly noticed on April 25, 2026.

Staff has not received any written comments for the project.



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	Sales Rep:	MB - Liz Mora	Order Date:	4/23/2026
Address:		Phone:	209-456-8512	Order Number:	165071
		Email:	vcarrera@manteca.gov		
Bill To:	City of Manteca/Development Services Dept. Kristy Smith 1215 W. Center St., Ste. 201 Manteca CA 95337			Advertiser No:	29198
					0

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**



CEQA

The project has been deemed categorically exempt pursuant to Section 15315, Minor Land Divisions of the CEQA Guidelines.



Recommendation

Staff recommends the Planning Commission conduct a public hearing and;

Finding the 712 Industrial Park Tentative Parcel Map Project exempt from further environmental review pursuant to Section 15315 of the California Environmental Quality Act, and adopt a resolution approving Tentative Parcel Map (TPM 25-186) allowing for the subdivision of an 11.86-acre parcel into two parcels for the 712 Industrial Park Tentative Parcel Map Project located at 712 Industrial Park Drive (APN: 221-140-08).





Thank you

April 16, 2026

City of Manteca Planning Commission Public Hearing