



City of Manteca Planning Commission
AGENDA REPORT

MEETING DATE: May 7, 2026

PROJECT NAME: 712 Industrial Park Drive Tentative Parcel Map

PROJECT LOCATION: 712 Industrial Park Drive (APN 221-140-08)

APPLICATION NUMBERS: Tentative Parcel Map (TPM) 25-186

RECOMMENDATION:

Planning Commission conduct a public hearing and consider 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 712 Industrial Park Drive Tentative Parcel Map Project located at 712 Industrial Park Drive (APN: 221-140-08)

PROJECT INFORMATION	
APPLICANT	Aretakis Family, c/o Alex Aretakis 2137 W. Barstow Ave. Fresno, CA 93711
PROPERTY OWNER	Aretakis Family, c/o Alex Aretakis 2137 W. Barstow Ave. Fresno, CA 93711
ZONING	Commercial Mixed Use (CMU)
LAND USE DESIGNATION	Commercial Mixed Use (CMU)
EXISTING USE	Single Family Residential and Agriculture
PROPOSED USE	Single Family Residential (Parcel 1, 0.21 acres) and Agriculture (Parcel 2 11.65 acres)
PARCEL(S) SIZE	± 11.86 acres
ADJACENT USES	North: San Joaquin County Jurisdiction South: Highway 120 East: Van Ryn Ave. and Light Industrial (M1) West: Light Industrial (M1)

APPLICABLE CODES AND PROCEDURES

2043 Manteca General Plan
 MMC Chapter 19.15 Tentative Parcel Maps
 MMC 17.08.050 Public Hearing and Public Notices
 MMC 17.20.020 Zoning Districts
 MMC 17.22.020 Allowed Land Uses and Requirements
 MMC 17.28.020 Specific Plan Zoning District
 Pub. Res. Code, § 21000 et seq. | CEQA Guidelines §15315

Procedures

The Manteca Municipal Code (MMC) designates the Planning Commission as the reviewing authority over numerous land use permits (“permits”) and entitlements. The Planning Commission may approve, conditionally approve, deny, or deny without prejudice a permit or entitlement authorized by Title 16 (Subdivisions) and Title 17 (Zoning), provided that a public hearing is held on the proposed use or development project, and members of the public are allowed to provide public testimony.

Prior to the public hearing, a staff report, environmental review and determination, and general plan findings for the permit or entitlement must be made available to the Planning Commission, interested agencies, and the public.

The permit(s) or entitlement(s) should be denied if the Planning Commission cannot make the appropriate findings. Conditions may be attached to the approval of the permit or entitlement to ensure compatibility. A project’s design may be altered, and site improvements may be required to make a Project compatible with nearby uses. In addition, the permit or entitlement may be subject to future review, modification, or revocation by the Planning Commission as deemed necessary.

When a permit or entitlement requires a determination or action from the City Council, all project permits or entitlements must be processed concurrently, and final action must be taken by the City Council for all such requested permits or entitlements.

Appeals

Any person dissatisfied with the determination or action of the Planning Commission may appeal such action to the City Council within (ten) 10 days from the date of determination or action. Appeals must be submitted in writing, accompanied by a filing fee to the Development Services Director, identifying the determination or action being appealed and specifically stating the basis or grounds of the appeal.

PROJECT BACKGROUND

Prior Action:

712 Industrial Park Drive was annexed into the City of Manteca as part of the East Manteca Industrial Annexation (ANX 95-02) approved January 24, 1996. A single-family dwelling was constructed in 1972 and is still there. Other than the single-family residence, the 11.86-acre parcel is used solely for agricultural purposes. There are no other known city entitlements at this location.

Project Review

The project was referred to various internal City departments and outside agencies for review and comment. The table below shows a list of City departments and outside agencies that have provided comments or conditions for the project. Comments have been addressed as part of the review process and/or incorporated as conditions of approval.

<ul style="list-style-type: none">• City of Manteca – Building• City of Manteca – Engineering• City of Manteca – Fire	<ul style="list-style-type: none">• Manteca Unified School District• South San Joaquin Irrigation District
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<ul style="list-style-type: none"> • City of Manteca - GIS • City of Manteca – Code Enforcement 	
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A. PROJECT DESCRIPTION

The proposed Tentative Parcel Map subdivides an existing ±11.86-acre site into two (2) parcels. Parcel 1 will be approximately 0.21 acres, and Parcel 2 will be approximately 11.65 acres. Parcel 1 has been developed with an existing single-family residence, while Parcel 2 is currently being used for agricultural use. There is no development being proposed at this time. Future development will be subject to the requirements of the Mixed-Use Commercial (CMU) zone district. Existing uses on the Project site will be allowed to remain until an expansion or change in use occurs.

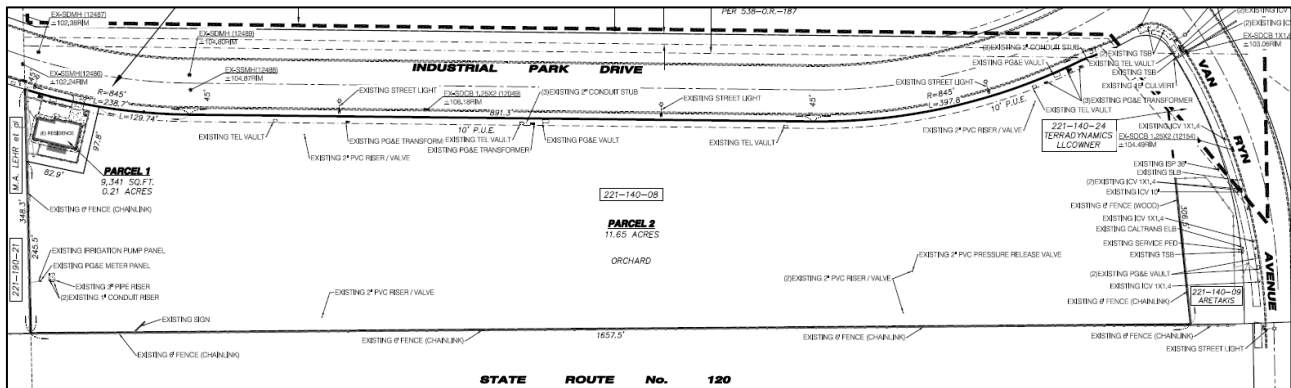


Figure A-1: Tentative Map

B. PROJECT LOCATION & SITE CONDITIONS

Location:

The Project parcel is an interior parcel located on the southwest intersection of Industrial Park Drive and Van Ryan Avenue. Industrial Park Drive runs ±1,571’ east-west along the northern street frontage. State Route 120 runs ± 1,675’ east-west along the southern parcel frontage. (see Figure B-1)

Site Conditions

The Project site is primarily developed with almond orchards with a single-family home that serves as the agricultural use’s residential quarters. The existing house is a legal nonconforming use for CMU, as is the existing orchard. The Parcel’s street frontage improvements include curb and street lights. No other on- or off-site improvements are in place or planned as part of this Tentative Parcel Map. (see Figures B-2a and B-2b)



Figure B-2b: Site Conditions, April 24, 2026: existing residence, from Industrial Park Drive

ANALYSIS

The project has been analyzed with respect to the applicable codes and procedures set forth in the order below.

1. GENERAL PLAN CONFORMANCE
 - Land Use Element
2. ZONING ORDINANCE CONFORMANCE
 - Zone District
3. SUBDIVISION ORDINANCE
 - Tentative Parcel Map
4. CLIMATE ACTION PLAN
5. ENVIRONMENTAL DETERMINATION

1. GENERAL PLAN CONFORMANCE

LAND USE ELEMENT

The Project parcel is designated Commercial Mixed Use (CMU) under the General Plan. The CMU designation is intended to accommodate a mixture of commercial and residential uses in an integrated development pattern, with opportunities for

pedestrian-oriented design and efficient land utilization. Though no development is being proposed at this time, the CMU designation allows residential development at a density ranging from 20.1 to 30.0 dwelling units per acre and permits non-residential development at a maximum floor-area ratio (FAR) of 1.0.

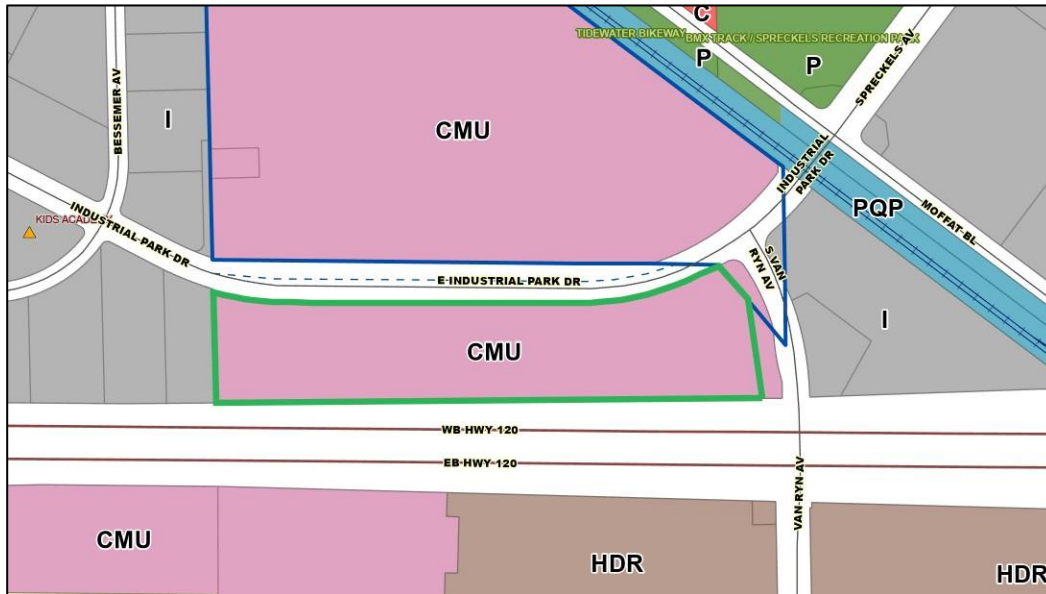


Figure 1.1 | General Plan Land Use Designation

1. **Policy LU-2.2: Encourage growth to contribute to the city’s strong, diversified economic base and provide an appropriate balance between employment and housing opportunities for all income levels.**

Analysis: The Tentative Parcel Map would create two legal parcels that improve marketability and facilitate future development opportunities consistent with the Commercial Mixed Use designation. Because the CMU designation allows a mix of commercial and residential uses, the Project supports the City’s long-term economic and housing objectives by creating parcels of distinct sizes for future development consistent with applicable City standards.

2. **Policy LU-2.3: To maintain balanced growth and to manage the City’s investment in infrastructure, facilities, and services for growth areas, encourage infill development, redevelopment, and rehabilitation projects within the City, prioritizing investments in underserved neighborhoods, and growth that is contiguous with existing development and/or the boundary of the City.**

Analysis: The Tentative Parcel Map supports this policy by subdividing the property into smaller, developable parcels. The TPM leverages existing infrastructure within adjacent streets for access as well as utility connections to existing City utilities. This promotes efficient use of existing utilities and public services while supporting growth in established patterns that is contiguous with surrounding development, consistent with the City’s goal of balanced and coordinated expansion.

3. Policy LU-4.5: Encourage and prioritize the development of neighborhood-serving commercial uses in areas where frequently needed goods and services are not widely available.

Analysis: The proposed Tentative Parcel Map would subdivide the ±11.86-acre site into two legal parcels, improving opportunities for future sale and commercial development consistent with the Commercial Mixed Use designation. The property's location near industrial employment uses and residential neighborhoods south of State Route 120 creates demand for conveniently located retail, dining, and service uses that can provide frequently needed goods and services to nearby employees and residents. Accordingly, the Project supports Policy LU-4.5 by facilitating future neighborhood-serving commercial development in a strategic location.

2. ZONING ORDINANCE CONFORMANCE

ZONING

The subject property is zoned Commercial Mixed Use (CMU), which is intended to provide flexibility for a range of commercial, office, residential, and mixed-use development. The CMU district does not establish minimum parcel size requirements; therefore, the proposed Tentative Parcel Map creating two parcels of approximately 0.21 acres and 11.65 acres would not create a nonconforming condition based on parcel area and remains consistent with the zoning regulations.

The proposed subdivision creates parcels that are capable of future independent development while preserving flexibility for site planning under the CMU standards. The smaller parcel may accommodate lower-intensity commercial or office uses, while the larger parcel retains sufficient area to support a broader range of commercial or mixed-use projects. Both parcels would remain subject to future review for compliance with applicable CMU standards, including building orientation, pedestrian access, façade design, landscaping, parking, and any required residential open space.

Because the Tentative Parcel Map does not authorize vertical construction or specific land uses, detailed development standard compliance is not required at this stage. However, the proposed parcel configuration does not preclude future compliance with Sections 17.26.070 and 17.26.080 and preserves the ability for each parcel to be developed in a manner consistent with the intent and development standards of the CMU zoning district.

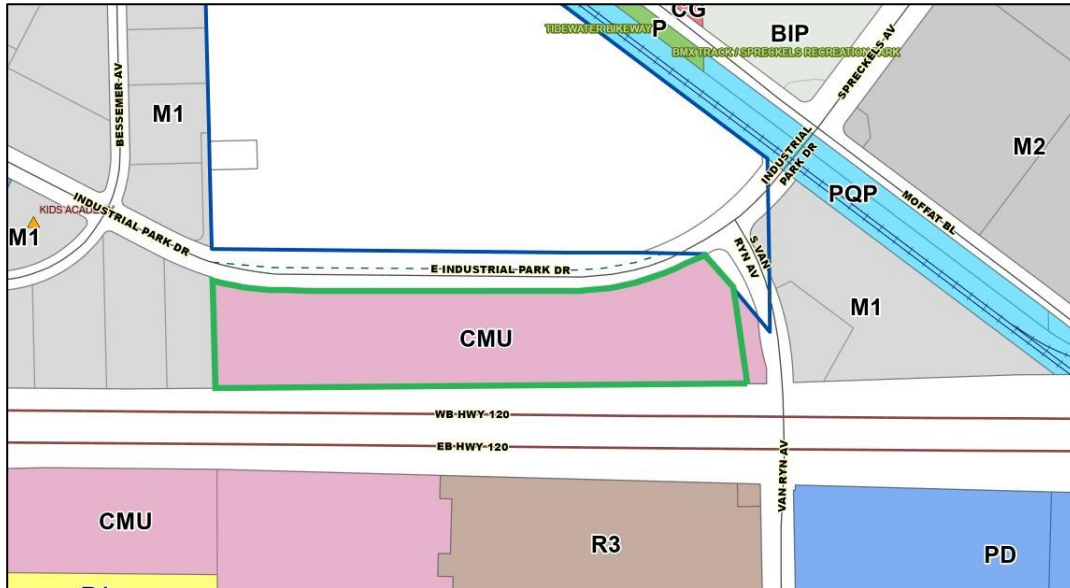
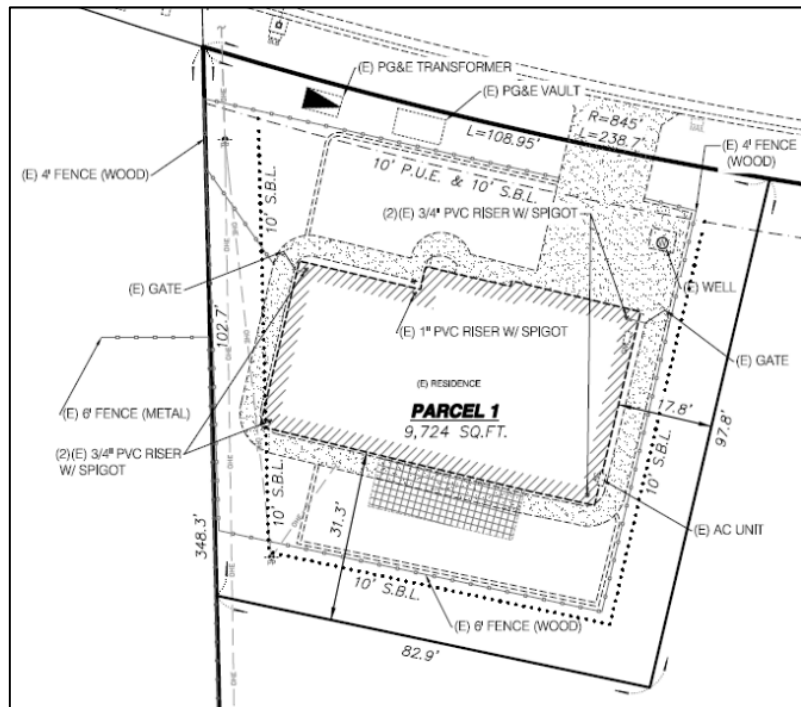


Figure 2.1: Zoning

3. SUBDIVISION ORDINANCE CONFORMANCE

TENTATIVE PARCEL MAP (TPM 25-186)

The Project is subject to the City of Manteca Subdivision Ordinance (Title 16), which governs the division of real property, the design and improvement of parcels, and compliance with the Subdivision Map Act. The application would subdivide the existing ±11.86-acre site into two legal parcels, including a 0.21-acre parcel developed with an existing single-family residence and an 11.65-acre parcel currently in agricultural use. The site has existing access to sewer, water, and irrigation utilities along Industrial Park Drive, and vehicular access is provided via Industrial Park Drive, which is a local roadway with direct connectivity to regional circulation routes, including State Route 120 and Highway 99. The proposed parcel map establishes legal parcels with frontage on a public right-of-way and access to existing public infrastructure, and does not propose any development, construction, or change in use at this time.



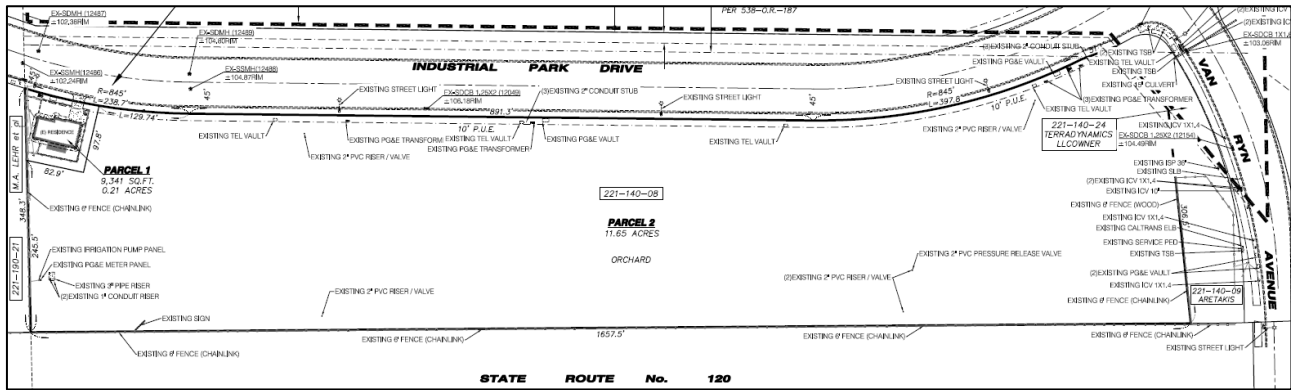


Figure 3.1: Tentative Map

Tentative Parcel Map Findings

In order to approve a Tentative Parcel Map, the following findings must be made:

- 1. Subject to the provisions of the California Environmental Quality Act of 1970, the state CEQA guidelines, and the city CEQA guidelines, the decision-making body shall review and consider any applicable environmental documents.**

Analysis: The proposed parcel map meets all the criteria under CEQA 15315 (Minor Land Division) because it consists of the division of fewer than four parcels, is in conformance with the General Plan and zoning, no variances are required, and all services and access to the proposed parcels are available. Therefore, the project is exempt from further environmental review.

- 2. In reaching a decision on the tentative parcel map, the decision-making body shall consider the effect of that decision on the housing needs of the region and balance these needs against the public service needs of its residents and available fiscal and environmental resources.**

Analysis: The proposed parcel map will provide Commercial Mixed-Use development on the larger parcel not containing the single family dwelling, which includes the provision of higher-density housing and/or community-serving retail or commercial services, all of which are revenue generating, with no appreciable net increase in environmental impacts.

CLIMATE ACTION PLAN CONFORMANCE

On November 18, 2025, the Manteca City Council approved and adopted an update to the Climate Action Plan in response to the passing of Assembly Bill AB32, Senate Bill SB32 and Executive Order B-55-18. The intent of this plan is to reduce overall greenhouse gas emissions in both private and public sector development, in an effort to meet the State mandate for statewide carbon neutrality by the year 2045.

Since this project is not a change of use but a parcel map, it is not subject to the Climate Action Plan.

ENVIRONMENTAL CLEARANCE

This project is determined to be categorically exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15315, *Minor Land Divisions*, of the CEQA Guidelines. This exemption applies to projects involving the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the general plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

This project is in an area where all public services and facilities are available, and the site is not environmentally sensitive. Therefore, no further Environmental Review is required.

CONCLUSION

Based on the facts and findings presented in this staff report, the Project's cumulative design, use(s), and operations will not be a detriment to the public health, safety, peace, comfort, convenience, prosperity, and general welfare of those residing or working in proximity to the Project. Therefore, staff recommends the Planning Commission conduct a public hearing and approve and adopt a Resolution approving the foregoing project.

PROJECT ATTACHMENTS

The Project Attachments have been included as part of the Planning Commission Agenda and not attached to this Staff Report. All documents are accessible via the link below.

<https://www.manteca.gov/departments/legislative-services-city-clerk/city-council-video>

Attachment 2 – Planning Commission Resolution
Attachment 3 – Exhibit 'A' – Conditions of Approval
Attachment 4 – Project Plan Sets dated January 28, 2026
Attachment 5 – Project Presentation

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Reviewed by: Jesus R. Orozco, Deputy Director of Development Services – Planning

Approved by: Brad Wungluck, Development Services Director
