



PLANNING COMMISSION RESOLUTION 2026-\_\_

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANTECA, STATE OF CALIFORNIA, 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 LOCATED AT 712 INDUSTRIAL PARK DRIVE (APN: 221-140-08)

FILE NO. TPM 25-186

WHEREAS, the Manteca Planning Commission at their duly noticed public hearing of May 7, 2026, considered TPM 25-186 for 712 Industrial Park Drive Tentative Parcel Map (the "Project"), filed by Aretakis Family (the "Applicant"); and

WHEREAS, the Project is located at 712 Industrial Park Drive, identified by Assessor's Parcel Number (APN) 221-140-08 (the "Project Site"); and

WHEREAS, the Applicant proposes 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, as shown in the presented plan set dated January 28, 2026; and

WHEREAS, the Project Site is in the Commercial Mixed Use (CMU) zone district, which is consistent with the Commercial Mixed Use (CMU) General Plan land use designation; and

WHEREAS, the Project meets all the applicable development standards and operational requirements of the Subdivisions and Zoning Ordinance, subject to the Conditions of Approval, attached hereto as Exhibit 'A'; and

WHEREAS, 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; and

WHEREAS, the Project implements numerous General Plan goals, policies, and implementation programs, including but not limited to: Land Use Policies LU-2.2, LU-2.3, LU-4.4, and LU-4.5; and

WHEREAS, the Project was assessed under the California Environmental Quality Act (CEQA) Guidelines, and was determined to be Categorical Exempt from further environmental review pursuant to Section 15315 of the CEQA Guidelines; and

## ATTACHMENT 2

WHEREAS, all the necessary findings for approval of the Project can be made and described in the Staff Report dated May 7, 2026; 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 finding 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 has been deemed exempt from further environmental review pursuant to section CEQA Section 15315 Class 15 because it consists of 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.
- 3) Findings. All the necessary findings to approve the Project have been made and fully set forth in the Staff Report dated May 7, 2026, and incorporated herein by reference.
- 4) Approval. Given the foregoing, the Planning Commission hereby approves TPM 25-186, subject to the Conditions of Approval attached to the staff report as 'Attachment 3 - Exhibit 'A' – Conditions of Approval,' and the Project Plan Set dated January 28, 2026, which is incorporated herein by reference.
- 5) Effective Date. Approval shall take effect on the 11th day after the date of adoption of this Resolution.

**ATTACHMENT 2**

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 7th day of May, 2026, by the following vote:

AYES:

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’ – Conditions of Approval