



**REGULAR MEETING AGENDA  
FOR THE PLANNING COMMISSION OF THE CITY OF  
MANTECA**

**Thursday, March 5, 2026  
6:00 PM**

**Council Chambers**

*1001 W. Center Street  
Manteca, CA 95337*

**PLANNING COMMISSION**

*Planning Commission Chair, Corey Coleman - At Large  
Planning Commission Vice Chair, Tanisha Jimenez - District 3  
Planning Commissioner, David Mendoza - District 1  
Planning Commissioner, Celeste Fiore - District 2  
Planning Commissioner, James Paslak - District 4*



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MANTECA PLANNING COMMISSION  
MARCH 5, 2026  
6:00 PM  
1001 W. Center Street  
Manteca, CA 95337**

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Members of the public that wish to submit public comments may do so by several different methods. Public Comments may be submitted in the following ways:

- **In Person:**
  - The City Council chambers are open to the public in accordance with CDPH and CalOsha guidelines.
  
- **Zoom Webinar:**
  - To log into the Zoom Webinar, use the link: <https://zoom.us/>
  - Please use the following Meeting ID: 844 5938 7613
  - To speak during an item, you must use the Raise Your Hand feature. Please remain muted until called upon. - -
  - For questions on the Zoom Webinar, email [planning@manteca.gov](mailto:planning@manteca.gov) or call (209) 456-8500.
  
- **Phone:**
  - To call in, please use the following phone number (669) 900-6833.
  - If dialing in, press \*9 to Raise Your Hand. Please remain muted until called upon.
  
- **Email:** Email [planning@manteca.gov](mailto:planning@manteca.gov)
  - Emails must be received no later than three hours prior to the start of the meeting.
  
- **Mail:** Development Services, 1215 W. Center St., Ste. 201, Manteca, CA 95337
  - Letters must be received no later than three hours prior to the start of the meeting.
  
- **Hand Delivered:** Development Services, 1215 W. Center St., Ste. 201, Manteca, CA 95337
  - Letters must be received no later than three hours prior to the start of the meeting.
  
- **Public Comment is no longer read into the record. Comments are added to written record.**
  
- **Note:** For written public comments, indicate the agenda item number in the subject line.

**CALL TO ORDER:**

**ROLL CALL:**

**FLAG SALUTE:**

**AGENDA REVIEW AND SUPPLEMENTAL REPORTS:**

**A. PUBLIC COMMENT:**

**B. DISCLOSURE OF EX PARTE COMMUNICATIONS:**

**C. PUBLIC HEARINGS:**

- C.1. [26-111](#)** Planning Commission conduct a public hearing and consider the following:

1. Adopt a Resolution recommending that the City Council find the 4-C Ranch Annexation Project exempt from further environmental review pursuant to Section 15183 of the California Environmental Quality Act Guidelines, approve Annexation (ANX 21-25) authorizing Staff to initiate annexation proceedings for APN: 208-080-10, and by ordinance approve Prezone (PRZ 21-26) assigning APN: 208-080-10 with an R-1 (One-Family Dwelling) prezone designation by amending the Zoning Map set forth in Section 17.20.040 of Chapter 17.20 of Title 17 of the Manteca Municipal Code; and
2. Adopt a Resolution recommending that the City Council approve Tentative Subdivision Map (TSM 21-24) for 68 single-family residential lots, including associated open space and public improvements, for the 4 -C Ranch Annexation Project located at 9683 E. Louise Ave., (APN: 208-080-10).

**Attachments:**

- [Attachment 1 - Planning Commission Staff Report](#)
- [Attachment 2 - Annexation and Prezone Resolution](#)
- [Attachment 3 - Exhibit 'A' – Annexation Map and Legal Description](#)
- [Attachment 4 - Exhibit 'B' – Prezone Ordinance](#)
- [Attachment 5 - Exhibit 'B-1' – Prezone Map](#)
- [Attachment 6 - Entitlements Resolution](#)
- [Attachment 7 - Exhibit 'A' – Conditions of Approval](#)
- [Attachment 8 - Tentative Subdivision Map Plan Set dated January 2025](#)
- [Attachment 9 - CEQA 15183 Consistency Checklist dated August 2024](#)
- [Attachment 10 - Powerpoint Presentation](#)

**C.2. 26-110**

Planning Commission conduct a public hearing and consider the following:

1. Adopt a Resolution recommending that the City Council find the URN Tractor Supply and Dutch Bros Project exempt from further environmental review pursuant to Section 15061(b)(3) and 15332 of the CEQA Guidelines, and approve a Specific Plan Amendment (SPP 25-18) application to adopt an ordinance amending Section C.4. (Permitted Uses and Development Standards) and C.4.1.(Permitted Land Use Summary Resources Table) of the Union Ranch Specific Plan of Subsection (C)(1) of Section 17.28.020 relating to Specific Plan (SP) Zoning District of Title 17 of The Manteca Municipal Code; and
2. Adopt a Resolution recommending that the City Council approve a Lot Line Adjustment (LLA 25-18), a Minor Use Permit (MUP 25-18-1) for a Drive-In and Drive-Through, Minor Use Permit (MUP 25-18-2) for a Gardening and Landscape Supply Retail Store, and a Site Plan and Design Review (SPR 25-18) for the development of an approximately 4.43 -acre site, located at 2160, 2170, and 2180 North Union Road (APN 197-240-04, 197-240-05, 197-240-06), for the URN Tractor Supply and Dutch Bros Project

**Attachments:**      [Attachment 1 - Planning Commission Staff Report](#)  
[Attachment 2 - Specific Plan Amendment Resolution](#)  
[Attachment 3 - Exhibit 'A' - Specific Plan Ordinance](#)  
[Attachment 4 - Exhibit 'A-1' - Specific Plan Pages](#)  
[Attachment 5 - Entitlements Resolution](#)  
[Attachment 6 - Exhibit 'A' - Conditions of Approval](#)  
[Attachment 7 - Project Plan Set dated February 11, 2026](#)  
[Attachment 8 - Lot Line Adjustment dated January 21, 2026](#)  
[Attachment 9 - CEQA Memorandum Dated November 6, 2025](#)  
[Attachment 10 - Project Power Point](#)

- C.3. [26-112](#)**      Planning Commission conduct a public hearing and consider finding the Village at Villa Ticino Project exempt from further environmental review pursuant to Section 15183 of the California Environmental Quality Act and adopt a Resolution approving a Tentative Parcel Map (TPM 24-05) to subdivide the Project property, a Conditional Use Permit (CUP 25-04) to allow for a hotel use, a Minor Use Permit (MUP 24-06) to allow for a fueling station and a carwash facility use, and a Site Plan and Design Review (SPR 24-04) allowing for the development of a commercial shopping center on a 19.17± acre site consisting of nine structures including a hotel, fueling station with a carwash facility, a grocery store and three quick-services restaurants with drive-throughs located at 995 N Airport Way (APN 198-160-28).

**Attachments:**      [Attachment 1 - PC Staff Report](#)  
[Attachment 2 - CEQA Substantial Conformance Letter dated March 14, 2025](#)  
[Attachment 3 - Planning Commission Resolution](#)  
[Attachment 4 - Exhibit 'A' - Conditions Of Approval](#)  
[Attachment 5 - Project Plan Set dated July 1, 2025](#)  
[Attachment 6 - Project Powerpoint](#)

**D. STAFF COMMENTS:**

**E. COMMISSIONER COMMENTS:**

**F. ADJOURNMENT:**

*The next scheduled Planning Commission meeting is April 2, 2026 6:00 p.m.*

*I declare under penalty of perjury under the laws of the State of California that the foregoing agenda for the March 5, 2026 meeting was posted at a location freely accessible to members of the public at City Hall, 1001 W. Center Street, Manteca, California, on Sunday, March 1, 2026, at 9:30 p.m.*

*/s/ Jesus R. Orozco*

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*Jesus R. Orozco*  
*Deputy Director of Development Services*

**MEETING DATES:**

The Planning Commission meets regularly on the first and third Thursday of each month; additional meetings may be scheduled as needed.

**INFORMATION AVAILABLE FOR MEETINGS:**

Information and documents related to items on this agenda are available on the City's website at [www.mantecagov.com](http://www.mantecagov.com); you may also contact the Development Services Department for information by email at [planning@manteca.gov](mailto:planning@manteca.gov); by calling (209) 456.8500. Any documents related to an agenda item that are provided to a majority of the Planning Commission after distribution of the agenda packet are reported by the Planning Secretary at the meeting under "Supplemental Reports" and are available for public inspection.

**CITY POLICY TO FACILITATE ACCESS TO PUBLIC MEETINGS:**

The City of Manteca complies with all applicable requirements of the Americans with Disabilities Act and California law, and does not discriminate against any person with a disability. If any person has a disability and requires information or materials in an appropriate alternative format (or any other reasonable accommodation), contact the Planning Secretary at (209) 456.8500 or email at [planning@manteca.gov](mailto:planning@manteca.gov). Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. For TTY/ Speech-to-Speech users, dial 7-1-1 for the California Relay Service, for text-to-speech, speech-to-speech, and Spanish-language services 24 hours a day, 7 days a week. In making any request to the City for assistance, please provide advance notice of at least three (3) business days prior to the meeting.

**CONDUCT OF MEETINGS:**

Meetings are conducted in accordance with the requirements of state law (the "Ralph M. Brown Act," California Government Code Sections 54950, et seq.). Members of the public may address the Council at designated times and are expected to conduct themselves with courtesy and respect. Speakers should direct comments to the Planning Commissioners, not the audience. Speakers are expected to yield the floor when the time limit is identified and comply with the City's Rules of Order. Speaking times are limited to no more than three (3) minutes per person, with the exception of certain hearings and appeals, or at the discretion of the Planning Commission Chair or Planning Commission. Consistent with SB 1100 the Planning Commission Chair or Planning Commission shall warn an individual that their behavior is disrupting the meeting and their failure to cease their behavior may result in removal. There will be order for the removal of the individual if they do not "promptly" cease their disruptive behavior.

**PUBLIC COMMENT (INCLUDING CONSENT ITEMS AND DISCUSSION ITEMS):**

The public may directly address the Planning Commission on any subject within the Commission's subject matter jurisdiction, including any matter that is not on the agenda. Speaking time is limited to no more than three (3) minutes per person, the Chair shall then inform the speaker that they have fifteen (15) seconds to wrap up their comment. If the Chair does not do so, any other member of the Planning Commission and/or City staff present may also make this reminder. If the matter is not on the agenda, or if the matter is a consent item or discussion item, submit a speaker card or request to speak during the Public Comment portion of the meeting. Speaker cards are not required if the speaker otherwise makes a clear and timely request to address the Planning Commission, but do promote the efficient and orderly progress of the meeting. Information on Speaker Cards is subject to disclosure under the California Public Records Act. A public comment speaker may only speak once per item. A majority of the Planning Commission (by motion) may elect to increase the time limit by an additional one (1) minute on an item/segment, or decrease the time limit by one (1) minute on an item/segment; provided, however, such a decision must be made by a motion of the Planning Commission prior to the beginning of the segment – i.e., once public comment has begun on an item/segment, the Planning Commission shall not adjust the time limit. All public comment speakers, regardless of whether or not a minute is added to or taken away from the public comment period, shall be afforded the same amount of time to speak. On closed session items, all public comment speakers shall have only three (3) minutes to speak on all items, regardless of the number of items on the closed session agenda.

**CONSENT ITEMS:**

These items are considered routine and may be approved by a single vote. Only the Chairman or a majority of the Planning Commission may authorize public input after the consent calendar is introduced.

**DISCUSSION ITEMS:**

Only the Planning Commission may authorize public input after a discussion item is introduced.

**PUBLIC HEARINGS/APPEALS:**

During any public hearing or appeal, any person may directly address the Planning Commission. Applicants (or appellants) are allowed ten (10) minutes to present testimony at the beginning of the public hearing, and if needed, five (5) minutes to present rebuttal at the end of the public hearing. All other speakers will be limited to three (3) minutes.

**INFORMATIONAL ITEMS:**

The Informational Items section of the agenda is a place for Planning Commission and the public to receive general information that does not require action.

**CLOSED SESSION:**

The Planning Commission is authorized to meet in closed session, without attendance by the public, on limited confidential topics such as pending litigation, real property negotiations, or personnel or labor matters.

**CALIFORNIA ENVIRONMENTAL QUALITY ACT:**

The California Environmental Quality Act ("CEQA") is the state law that requires the City to evaluate and document the potential environmental consequences of discretionary decision. (See, California Public Resources Code Sections 21000 - 21189.3; and the "CEQA Guidelines" at California Code of Regulations Title 14, Division 6, Chapter 3, Sections 15000 - 15387). For each item that requires a CEQA determination by Planning Commission, there is a reference to that determination on this agenda, and more information regarding the CEQA analysis is included in the documents that accompany this Agenda. To the extent that City staff determines that particular items are not subject to CEQA, there will be no indication of a CEQA action on this Agenda.

**CHALLENGES TO DECISIONS MADE BY THE PLANNING COMMISSION:**

If a person wishes to file a legal challenge to any decision made by the Planning Commission, you may be limited to raising only those issues which you or someone else raised during the meeting, or in a written communication received by the Planning Secretary prior to or during the meeting. In addition, a legal challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies. The time limit to commence any legal challenge may be subject to strict timing requirements, and failure to comply with applicable timing requirements may result in a legal challenge being barred. Any lawsuit or legal challenge to any quasi -adjudicative decision made by the Planning Commission is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by Planning Commission must be filed no later than the 90th day following the date on which such decision becomes final.

NOTE: Any decision of the Planning Commission may be appealed to the City Council within ten days of the decision. This is accomplished by submitting a letter to the Community Development Director's Office accompanied by the \$3,083.00 processing fee. (MMC §17.08.070)