



City of Manteca

PLANNING COMMISSION RESOLUTION NO. 2026-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANTECA, STATE OF CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE SPECIFIC PLAN AMENDMENT (SPP 25-18) ADOPTING 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

(FILE NO. SPP 25-18)

WHEREAS, the Manteca Planning Commission at their duly noticed public hearing of March 5, 2026, considered a development application for a Specific Plan Amendment (SPP 25-18) Lot Line Adjustment (LLA 25-18), Minor Use Permit (MUP 25-18-1), Minor Use Permit (MUP 25-18-2), and Site Plan and Design Review (SPR 25-18) for the URN Tractor Supply and Dutch Bros Project (the "Project"), filed by California Gold Development Corporation (the "Applicant"); and

WHEREAS, the Project is located at 2160, 2170, and 2180 North Union Road, identified by Assessor's Parcel Numbers (APN) 197-240-04, 197-240-05, and 197-240-06 (the "Project Site"); and

WHEREAS, the development of approximately 4.43± acres with a Gardening and Landscape Supply retail store and a Quick Service Restaurant with Drive-In and Drive-Through is contingent upon the approval of SPP 25-18 amending the Union Ranch Specific Plan; and

WHEREAS, the Manteca City Council adopted the Union Ranch Specific Plan (No. SPP 04-0002) by Ordinance No. 1310 on August 15, 2005; and

WHEREAS, the City may amend a specific plan as deemed necessary pursuant to Section 65453 of the California Government Code; and

WHEREAS, the Union Ranch Specific Plan was last amended on August 6, 2014, under Ordinance Number 1544; and

ATTACHMENT 2

WHEREAS, the proposed Project includes an ordinance attached hereto as Exhibit 'A' to amend:

- Section C.4 (Permitted Uses and Development Standards), adding a minor use permit ("M") as a permit type; and
- Table C.4.1 Permitted Land Use Summary, adding Drive-In and Drive Through as a permitted use, subject to an "M" permit type in the CMU zone; and
- Table C.4.1 Permitted Land Use Summary, amending the permit type requirement for the Gardening/Landscape Supply use from a "C" to an "M" permit type in the CMU zone, attached hereto as Exhibit 'A-1'; and

WHEREAS, the proposed Project remains in substantial conformance with the overall intent of the Union Ranch Specific Plan's goals, policies, and objectives assessed under the 2023 General Plan; and

WHEREAS, the proposed Project will not conflict with the 2043 General Plan, and further enhance implementation of Land Use Goal LU-3, Land Use Policy LU-P-49, Community Development Policy CD-8; and

WHEREAS, the Project was assessed under the California Environmental Quality Act (CEQA) Guidelines, and it was determined that the Project is Categorically Exempt from further environmental review pursuant to Sections 15061 (b)(3) and 15332 CEQA Guidelines, as concluded in the Environmental Clearance Memorandum dated November 6, 2025; and

WHEREAS, all necessary findings for approval of the Project are fully set forth in the Staff Report dated March 5, 2026; and

WHEREAS, a Notice of Public Hearing was circulated in accordance with Section 17.08.050 of the Manteca Municipal Code and Section 65854 of the California Government Code; and

WHEREAS, the Planning Commission recognizes that the City Council is the approving authority of the Project pursuant to Section 17.08.060 of the Manteca Municipal Code, and the City Council has the discretion approve, modify, or disapprove the recommendation without further review and consideration from the Planning Commission; 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, based upon evidence in the staff report, the Project file, and public testimony, now hereby recommend that the City Council, approve Specific Plan Amendment (SPP 25-18) adopting an ordinance amending Section C.4. (Permitted Uses and Development Standards) and C.4.1.(Permitted Land Use Summary Resources Table) of the Union

ATTACHMENT 2

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, based on the following findings:

- 1) Recitals. All the facts set forth in the recitals above are true and correct and establish the factual basis for the Planning Commission's adoption of this Resolution.
- 2) CEQA. The Project has been deemed Categorically Exempt from further environmental review pursuant to Sections 15061(b)(3) and 15332 of the CEQA Guidelines, because it qualifies under the Common Sense and Infill Development exemptions, as concluded in the Environmental Clearance Memorandum dated November 6, 2025, and incorporated herein by reference.
- 3) Entitlements Approval Findings. All the necessary findings to approve Specific Plan Amendment (SPP 25-18) adopting 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 have been made as fully set forth in the Staff Report dated March 5, 2026, and incorporated herein by reference.
- 4) Entitlement Permit Recommendation. Given the foregoing, the Planning Commission hereby recommends that the City Council adopt an ordinance amending Subsection (C)(1) of Section 17.28.020 relating to Specific Plan (SP) Zoning District of Title 17 of The Manteca Municipal Code, attached hereto as "Exhibit A", to amend Section C.4. (Permitted Uses and Development Standards) and C.4.1.(Permitted Land Use Summary Resources Table) of the Union Ranch Specific Plan, attached hereto as Exhibit 'A-1'.
- 5) Effective Date. Adoption of this Resolution shall take effect immediately.

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 5th day of March of 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

The foregoing resolution is hereby adopted.

CHAIR:

ATTEST:

Corey Coleman
Planning Commissioner

Jessica Van Vliet
Planning Commission Secretary

Attachments:

Exhibit 'A' – Ordinance

Exhibit 'A-1' – Amended Specific Plan Pages