

RESOLUTION R20XX-XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANTECA, STATE OF CALIFORNIA, APPROVING 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

WHEREAS, the Manteca Planning Commission at their duly noticed public hearing on March 5, 2026, adopted Resolution 2026-09 and -10 recommending City Council approve 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; 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 Applicant proposes to develop approximately 4.43± acres with a Gardening and Landscape Supply retail store and a Quick Service Restaurant with Drive-In and Drive-Through, as shown in the presented Project Plan Set dated February 11, 2026; and

WHEREAS, the Project Site is in the Union Ranch Specific Plan - Special Plan zone district designated for Commercial Mixed Use (CMU), which is consistent with the Commercial Mixed Use (CMU) General Plan land use designation; and

WHEREAS, the proposed Gardening and Landscape Supply and Drive-In and Drive-Through uses will be allowed subject to approval of a Minor Use Permit, upon approval of SPP 25-18 within the Union Ranch Specific Plan Special zone district; and

WHEREAS, the Project will meet all the applicable development standards and operational requirements of the Union Ranch Specific Plan and zoning ordinance, subject to the conditions of approval, attached herein 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

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WHEREAS, the Project implements numerous General Plan goals, policies, and implementation programs, including but not limited to: LU-3, LU-P-49, and 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 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 to approve, modify, or disapprove the recommendation without further review and consideration from the Planning Commission; and

WHEREAS, the City Council, at its duly noticed public hearing of April 7, 2026, has considered all information related to this matter, including supporting reports by City Staff, and any information provided during public meetings.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manteca, as follows:

- 1) Recitals. The City Council hereby finds that the facts set forth in the recitals to this Resolution are true and correct, and establish the factual basis for the City Council'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 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 have been made as fully set forth in the Staff Report dated March 5, 2026, and incorporated herein by reference.
- 4) Entitlement Permit Recommendation. Based on the foregoing findings, the City Council hereby approves LLA 25-18, SPR 25-18, MUP 25-18-1, and MUP 25-18-2, subject to the Conditions of Approval attached hereto as Exhibit 'A' and as shown in

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the presented Project Plan Set dated February 11, 2026, incorporated herein by reference.

5) Effective Date. Adoption of this Resolution shall take effect immediately.

I HEREBY CERTIFY that the foregoing Resolution was duly adopted by the City Council of the City of Manteca at a public meeting of said City Council held on the ___ day of _____, 20___, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

MAYOR: _____
GARY SINGH
Mayor

ATTEST: _____
CASSANDRA CANDINI-TILTON
City Clerk

Attachments

Exhibit 'A' – Conditions of Approval