



**URN Tractor Supply and Dutch Bros
SPP 25-0018, LLA 25-0018, MUP 25-0018-1,
MUP 25-0018-2, and SPR 25-0018
2160, 2170, and 2180 N. Union Road**

April 7, 2026

City of Manteca City Council Public Hearing

Project Information

Project Description:

1. Specific Plan Amendment
2. Lot Line Adjustment
3. Site Plan Review
4. (2) Minor Use Permits
 - Tractor Supply Retail Gardening and Landscape Supply Building
 - Dutch Bros QSR with Drive-Through.

Project Size: ± 4.43 acres

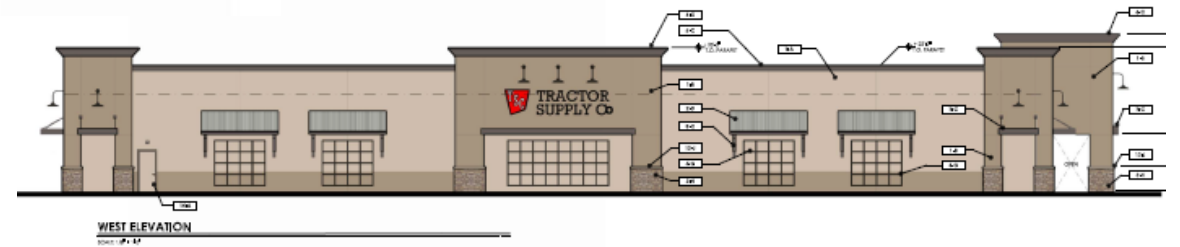
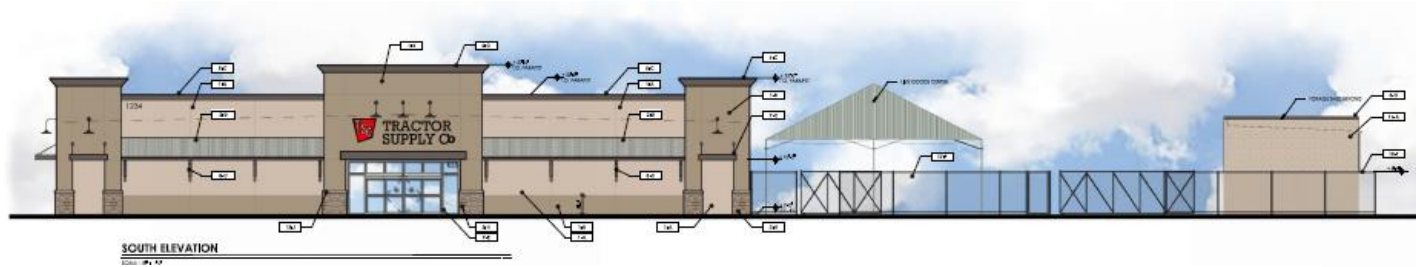
- 21,702 sq. ft. retail store
- 18,570 sq. ft. of outdoor display area
- 950 sq. ft. QSR with Drive-Through

Project Location: On the west side of N. Union Road, approximately 200 feet north of W. Lathrop Road.



Planning Commission recommended approval 5-0 at March 5th Planning Commission Meeting

Building Elevations



Site Operations

Tenants: Dutch Bros and Tractor Supply

Description of Uses: Coffee QSR and Large Rural Lifestyle Retail Store

Hours of Operation: 5:00 am to 11:00 pm

Number of Employees: Total of 15 to 30 per shift

Special Characteristics: Two access points from North Union Road.

Access from East Lathrop Road through existing access points of the Woodbridge Center East shopping center located south of the proposed project.

Recommendation

Staff recommends the City Council conduct a public hearing and:

1. Adopt a Resolution recommending that the City Council find the URN Tractor Supply and Dutch Bros Project exempt from further environment 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.





Thank you

March 5, 2025
City of Manteca City Council Public Hearing