



City of Manteca

PLANNING COMMISSION RESOLUTION 2026-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANTECA 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

FILE NO. SPP 25-18, LLA 25-18, SPR 25-18, MUP 25-18-1, MUP 25-18-2

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 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

ATTACHMENT 6

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

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 Planning Commission recognises 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 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 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.

ATTACHMENT 6

- 2) CEQA. The Project has been deemed Categorical 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. Given the foregoing, the Planning Commission hereby recommends that the City Council approve 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 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 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

ATTACHMENT 6

Jessica Van Vliet
Planning Commission Secretary

Attachments:
Exhibit 'A' – Conditions of Approval