

**MINUTES OF THE PLANNING COMMISSION  
MEETING HELD MARCH 20, 2025**

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The meeting of the City of Manteca Planning Commission held on Thursday, March 20, 2025, was called to order by Chair Celeste Fiore at 6:00 p.m.

**COMMISSIONERS PRESENT:**

Mendoza, Fiore, Coleman, Paslak

**COMMISSIONERS ABSENT:**

Jimenez

Commissioner Jimenez was not in attendance at roll call but arrived at the meeting and took her seat at 6:07 PM. This was noted for the record and the meeting proceeded.

**STAFF PRESENT:**

Brad Wungluck, Interim Director of Development Services; Jesus Orozco Deputy Director of Development Services-Planning; Kristy Smith, Planning Commission Secretary; Daniella Green, Assistant City Attorney; Michael Selling, Deputy Director of Engineering

**AGENDA REVIEW AND SUPPLEMENTAL REPORTS:**

Planning Commission Secretary Smith advised the Commission the four supplemental items were received prior to the meeting for agenda item D.3 (North Union Ranch Annexation Project), consisting of two public comment letters, a revision to Attachment 5 – Annexation and Pre-zoning Resolution, and a revision to Attachment 12 - Conditions of Approval. As such, item D.3 will need to be approved as amended.

**MEMBERS OF THE PUBLIC: *ITEMS NOT ON THE AGENDA***

No Comments.

**DISCLOSURE OF EX PARTE COMMUNICATIONS:**

Commissioners were asked to provide disclosure of any communications with consultants or members of the public regarding any item on the evening's agenda.

Commissioner Mendoza had communication with a resident on Union Road regarding agenda item D.3.

Vice Chair Coleman had communications with a resident in the Union Ranch area regarding agenda item D.3.

Commissioner Paslak had communications with residents in the Dell Webb Community regarding agenda item D.3.

Chair Fiore had no communications.

**CONSENT ITEM:**

**C.1. 25-100 Approval of Planning Commission Regular Meeting Minutes for 02-20-2025.**

**ACTION:** Moved, seconded (Paslak, Coleman) to approve the Consent Item as listed.

**MOTION CARRIED:**

AYES: Mendoza, Coleman, Fiore, Paslak

NOES: None

ABSENT: Jimenez

ABSTAIN: None

RECUSE: None

**PUBLIC HEARINGS:**

**D.1. 25-099** Conduct a public hearing and consider a resolution making the necessary CEQA findings and approve a Site Plan and Design Review Application for a 264-unit, 100% affordable apartment complex featuring a community center, pool, tot lot and public open space (File No. SPA-23-113) (Consistent with General Plan pursuant to Cal. Code Regs. § 15183).

This item was originally noticed to be heard but was subsequently pulled by the project applicant. The item will be heard on a date uncertain, at a future Planning Commission meeting and will be re-noticed at that time.

**Commissioner Jimenez arrived at the meeting and took her seat at 6:07 PM. This was noted for the record and the meeting proceeded.**

**D.2. 25-098** Conduct a public hearing and adopt a resolution finding the division of a 1.98-acre lot into two (2) lots exempt from further environmental review pursuant to Section 15315 (Minor Land Divisions) of California Environmental Quality Act (CEQA) Guidelines and approve Tentative Parcel Map 24-87 for the Crossroads Plaza locate at 2064 N. Union Road. (APN: 216-020-01)

The project applicant and project representative were in attendance via ZOOM.

OPEN PUBLIC HEARING: 6:12 p.m.

Chair Fiore asked of the applicant if they were in agreement with the conditions of approval as presented. The project applicant agreed to the conditions of approval.

No public comment provided.

CLOSE PUBLIC HEARING: 6:12 p.m.

**ACTION:** Moved, seconded (Paslak, Jimenez) to adopt Resolution finding the division of a 1.98-acre lot into two (2) lots exempt from further environmental review pursuant to Section 15315 (Minor Land Divisions) of California Environmental Quality Act (CEQA) Guidelines and approve Tentative Parcel Map 24-87 for the Crossroads Plaza locate at 2064 N. Union Road.

**MOTION CARRIED:**

AYES: Mendoza, Coleman, Fiore, Jimenez, Paslak

NOES: None

ABSTAIN: None

RECUSE: None

**D.3. 24-183 A public hearing for the North Union Ranch Annexation Project and adoption of the following:**

1. A Resolution recommending that City Council make the necessary findings and certify the Union Ranch North Final EIR (SCH # 2023110668) and adopt a Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations for the Union Ranch North Annexation Project; and

2. A Resolution recommending that City Council initiate annexation proceedings for 11 parcels including a segment of Union Road encompassing approximately 123.30 acres and adopt an Ordinance to pre-zone the 11 parcels for the Union Ranch North Annexation Project; and

3. A Resolution recommending that City Council approve General Plan Amendment 25-01, Tentative Subdivision Map 20-142, and adopt an Ordinance for Development Agreement 25-01 for the Union Ranch North Annexation Project parcels APNs: 197-020-21, -22, -23, -41, -46, and -47.

The project Civil Engineer, Ron Cheek was available for questions from the Commission.

OPEN PUBLIC HEARING: 6:44 p.m.

Steve Herum, Attorney for Delicato Family Vineyards provided public comment on behalf of his client and in follow up to his submitted letter of Public Comment. Mr. Herum stated his concern with the traffic issues as related to CEQA guidelines and mitigation, noting the condition which calls for the money for traffic improvements to be available at the same time homes are being constructed, was acknowledged by the City and must be imposed on this project. Mr. Herum additionally noted that the Roth Road extension is a major project supported by the City, but there are no funds in the DA designated for that project and he would urge a portion of the funds collected from the DA go towards that expansion project. Mr. Herum additionally noted that the EIR does not mention Delicato and whether or not there are impacts from this residential project to their agricultural

operations. Mr. Herum encouraged the city to look into the impacts of this project and future residential projects in the area, on Delicato and agricultural process.

Resident Joanne Valek provide comment in support of the project, noting she still had concerns with the traffic impacts that will come and implored City Staff to ensure road widening is done on both sides of Union Road. Ms. Valek additionally noted a suggestion to have Lovelace Road extended to the frontage road when the Community Park is built. Ms. Valek advised that she still intends to use the remainder of her property for agriculture, asking for a CMU wall to buffer and requesting that income residents bordering her property be notified of her intent to farm.

Resident Gerald Latasa provided public comment, noting he was owner of one of the non-developed parcels in the Annexation and part of the resident group who submitted the public comment letter by Mick Founts. Mr. Latasa questioned the R1 zoning noted in the project presentation and his ability to continue operations as he has been. Mr. Latasa additionally questioned the lanes of traffic to be expanded and noted that at this time there is not a signed agreement for the purchase of the property to be used in the traffic lane expansion.

Project engineer Ron Cheek was in acceptance with the conditions of approval as presented with amendments.

CLOSE PUBLIC HEARING: 6:53 p.m.

Applicant representative, Ron Cheek provided clarification to public comment, noting that the project is conditioned to provide four lanes of traffic improvements with the first phase of development, before homes are built.

**ACTION:** Moved, seconded (Jimenez, Paslak) to adopt 3 resolutions:

The First Resolution recommends that City Council make the necessary findings and certify the Union Ranch North Final EIR and adopt a Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations for the Project;

The Second Resolution recommends City Council initiate annexation proceedings for 11 parcels including a segment of Union Road encompassing approximately 123.30 acres and adopt an Ordinance to pre-zone the 11 parcels, as Amended, for the Project;

The Third Resolution recommends that City Council approve General Plan Amendment 25-01, Tentative Subdivision Map 20-142, Conditions of Approval, As Amended, and adopt an Ordinance for Development Agreement, as Amended, for the Project.

Roll call vote taken by the secretary.

**MOTION CARRIED:**

AYES: Mendoza, Coleman, Fiore, Jimenez, Paslak

NOES: None

ABSTAIN: None

RECUSE: None

**STAFF COMMENTS:**

Deputy Director Orozco introduced and welcomed Senior Planner David Ruby to the Commission. Senior Planner Ruby provided a brief introduction of himself to the Commission. Deputy Director Orozco noted that PC Academy information was provided to the Commission, for reference. In addition, he advised the Commission that the April 3<sup>rd</sup> Meeting would be cancelled, with notice to come.

Interim Director Wungluck thanked the Commission, Applicant, and residents for their attention to agenda item D.3, noting his excitement for the project and the community benefits to come.

**COMMISSIONER COMMENTS:**

Commissioner Paslak – Thanked Staff for smooth meeting transition into the role.

Commissioner Jimenez – Echoed the thanks from Commissioner Paslak.

Commissioner Mendoza – Stated he attended the State of the City and noted how impressed he was with the event and speakers in attendance.

Vice Chair Coleman – Commended the Staff for the huge amount of work put into the agenda items.

Chair Fiore – Welcomed Spring and noted her appreciation to the Commissioners and Staff.

**ADJOURNMENT:**

Chair Fiore adjourned this meeting of Thursday, March 20, 2025, at 7:22 p.m. to the next Planning Commission Meeting on April 3, 2025.

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Chair, Celeste Fiore

ATTEST:

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Planning Commission Secretary, Kristy Smith