



**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**

March 5, 2026

City of Manteca Planning Commission Public Hearing

Adjacent Uses

North: Low-density single-family dwellings

East: High-density multi-family apartment complex (Tidewater Landing), SSJID pump station and storage tank

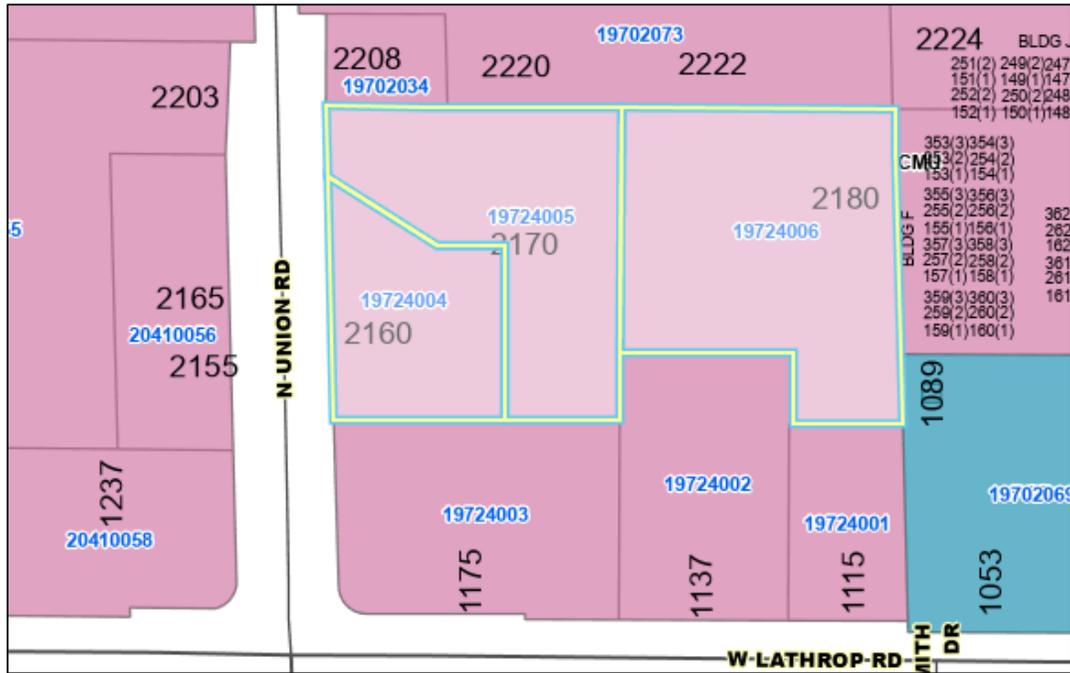
South: Vacant commercial land, a retail shopping center (Raleys), and low-density single-family dwellings

West: Vacant Commercial mixed-use land



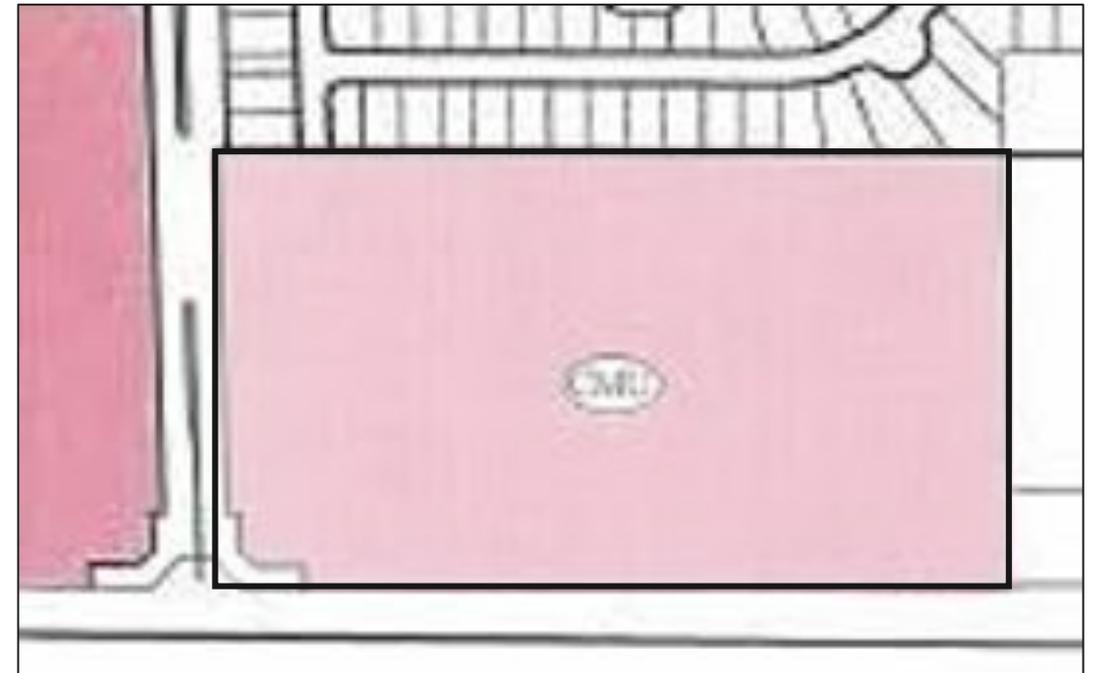
General Plan and Zoning

GENERAL PLAN LAND USE DESIGNATION



The Commercial Mixed Use (CMU) designation provides for high density residential, employment centers, retail commercial, and professional offices. A mix of compatible uses is encouraged to provide neighborhood-serving sales, services, and activities, as well as employment opportunities, including offices.

UNION RANCH SPECIFIC PLAN ZONING DESIGNATION



The Commercial Mixed Use Specific Plan designation is designed to be the centralized hub of commercial and office component of the plan area. The land designated CMU shall be intended to primarily service the Plan Area, with a minor role of serving the existing surrounding land uses.

Site Plan

Building Area:

Parcel 1

950 sq. ft QSR

Parcel 2

21,702 sq. ft Retail Store

18,570 sq. ft of fenced outdoor area

6,592 sq. ft of sidewalk, trailer and
equipment display

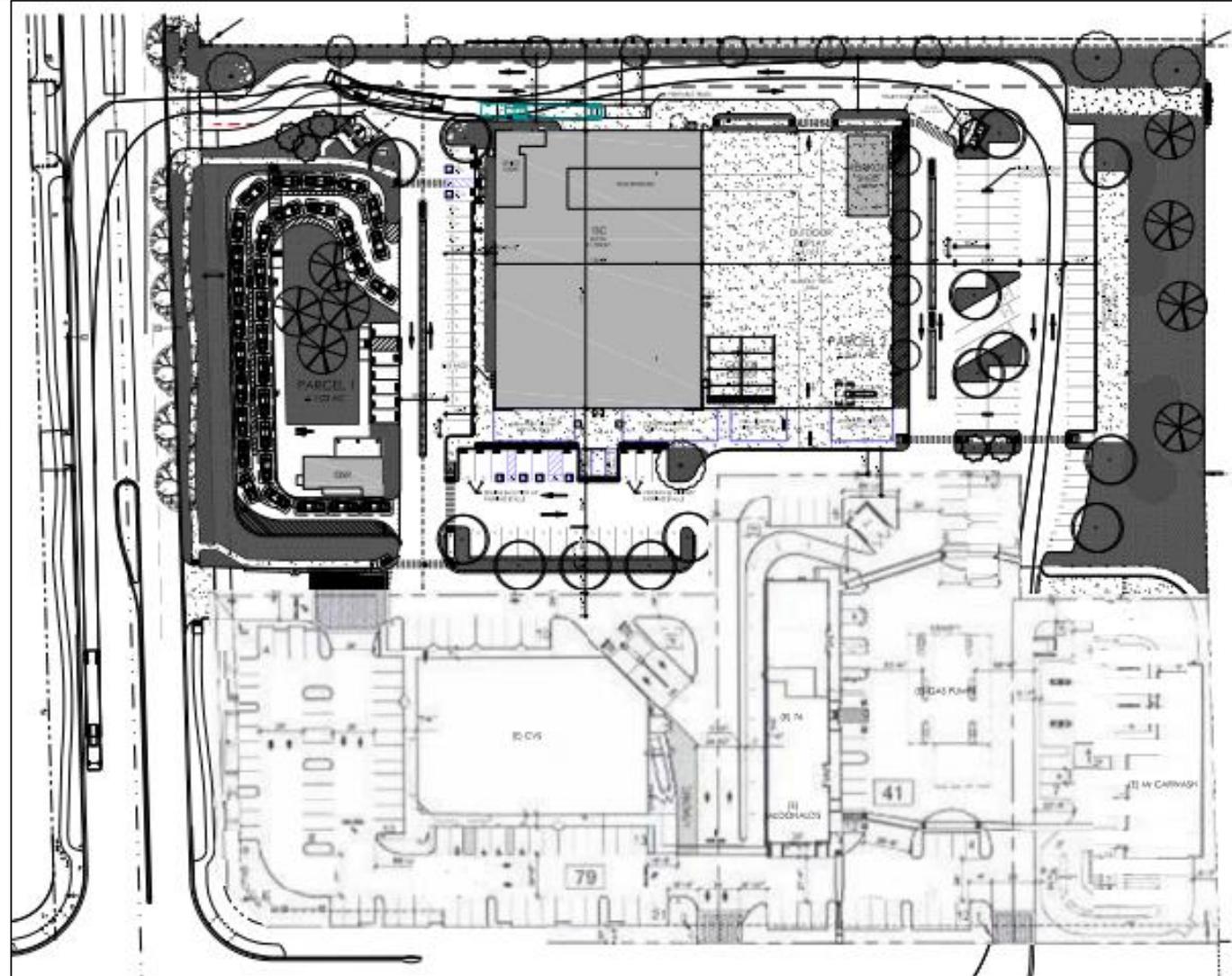
Parking:

96 automobile spaces

Ingress/Egress:

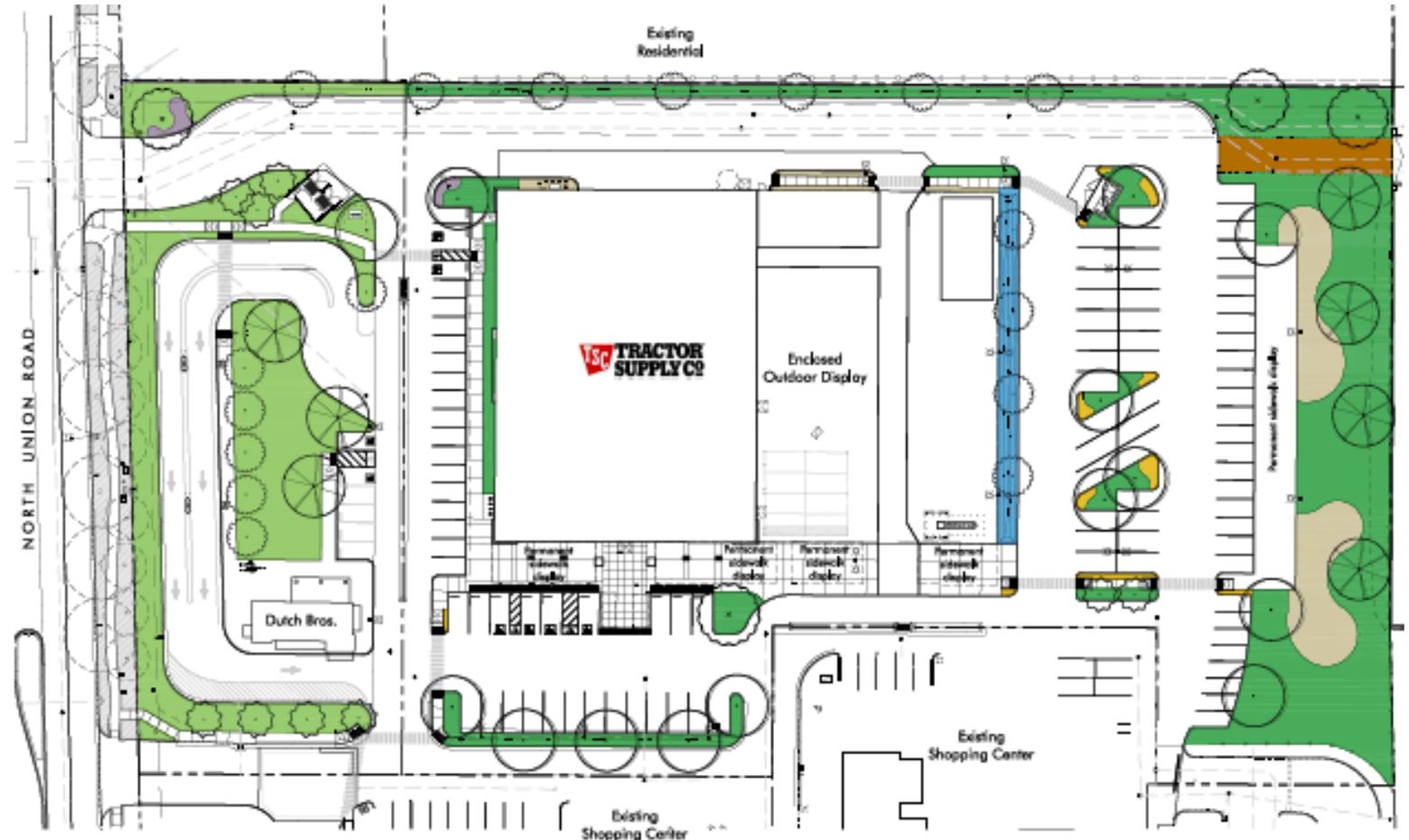
North Union Road

East Lathrop Road

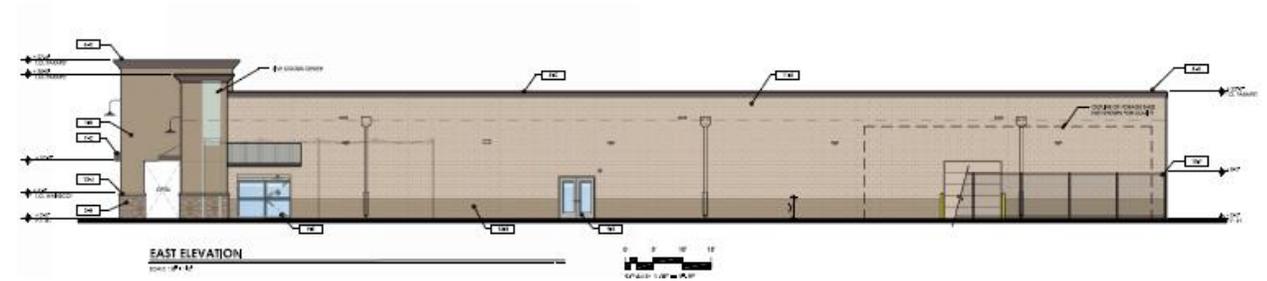
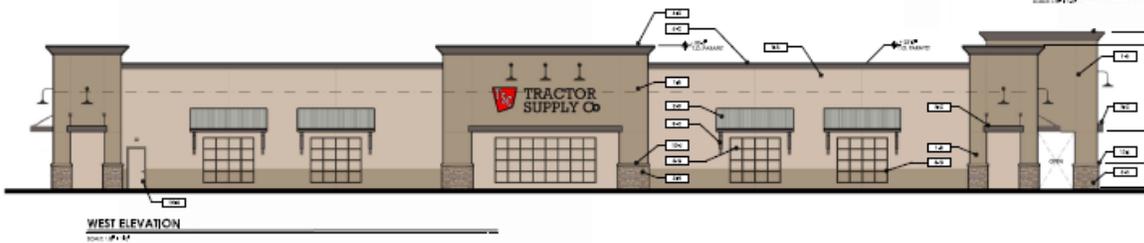
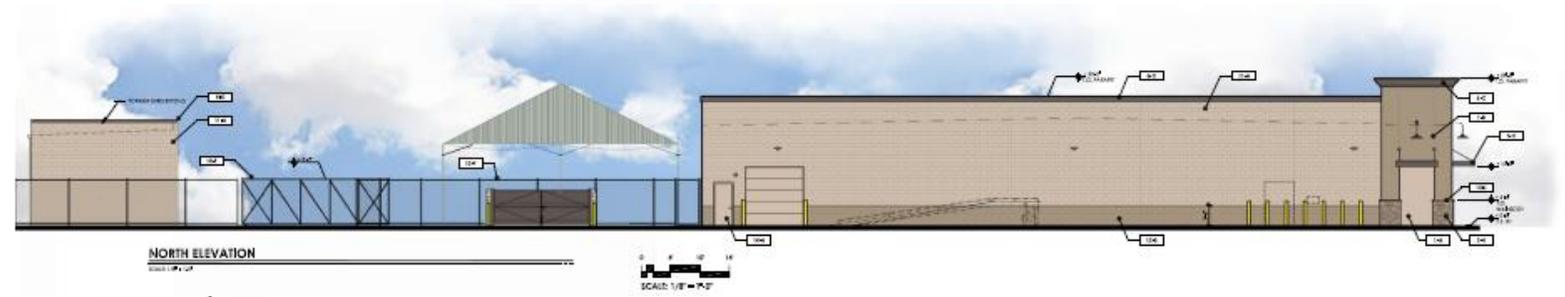
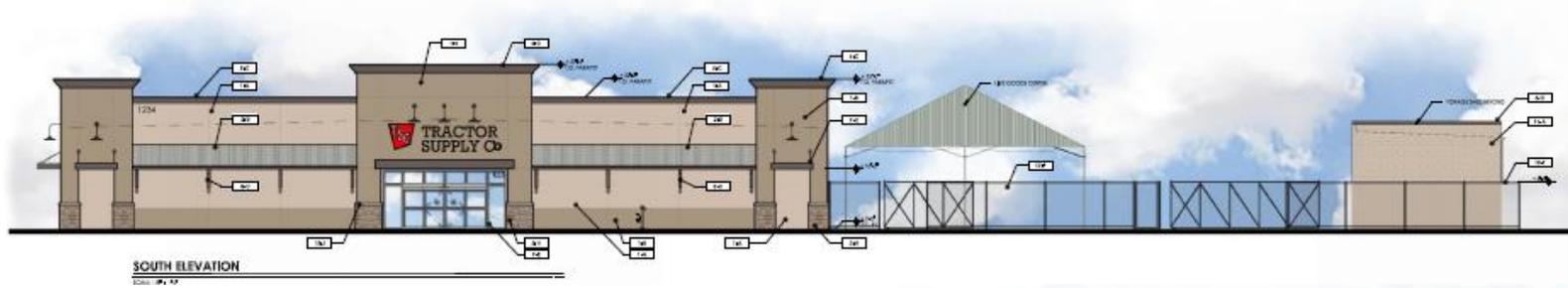


Landscaping

- Perimeter (screening) trees on N and S
- Completely landscaped portion on eastern property line
- Shade trees at parking lots
- North Union Rd. frontage landscaping
- Northern property line landscaping and trees



Building Elevations



Building Elevations



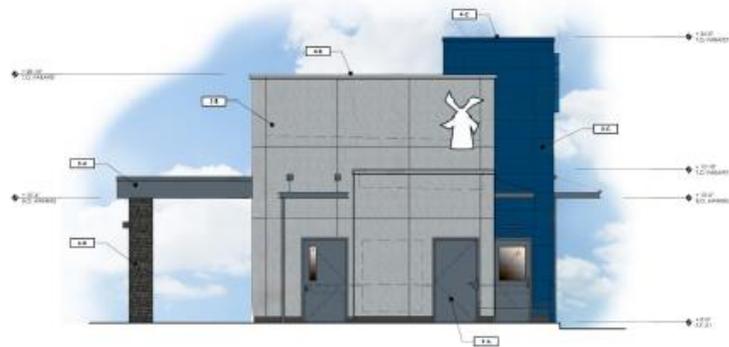
WEST EXTERIOR ELEVATION

Scale: 1/4" = 1'-0"



SOUTH EXTERIOR ELEVATION

Scale: 1/4" = 1'-0"



NORTH EXTERIOR ELEVATION

Scale: 1/4" = 1'-0"



EAST EXTERIOR ELEVATION

Scale: 1/4" = 1'-0"

Site Operations

Tenants: Dutch Bros and Tractor Supply

Description of Uses: Coffee QSR and Large Retail Store Warehouse Distribution Facility

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

Number of Employees: TBD

Special Characteristics: Two access points from North Union Road with a lighted intersection at the north entrance.

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

Conditions of Approval

162 COAs are proposed for Site Plan Review, Minor Use Permits, and Lot Line Adjustment including:

- #1. b. 5. Dutch Bros hours of operation shall be limited to Monday through Sunday between the hours of 5:00 a.m. and 11:00 p.m.
- #1. c. 5. Tractor Supply's Outdoor display and storage of goods, materials, and/or equipment shall be properly secured at all times, and shall not occupy required parking, impeded pedestrian or vehicular access, or be located within five feet of a public sidewalk or an ingress/egress immediately adjacent to City right-of-way.
- #1 c 6. Tractor Supply's maximum allowable noise levels shall not exceed 55 dB, measured at the property line between the hours of 10 pm and 7 am.
- #24 a. Dutch Bros- Stacking shall be provided to accommodate 30 vehicles .
- #47 e. Stacking or queueing outside the project's property onto City right-of-way, at any time, is not allowed.



Public Hearing Notice

This project was duly noticed to all property owners within a 500-foot radius of the project site and to the Manteca Bulletin on February 14.

As of February 26th, Staff has received no written comments for the project.



MANTECA BULLETIN

P.O. BOX 1958, • 531 E. YOSEMITE AVE., MANTECA, CA 95336-1958 • MAIN 209-249-3500 • FAX - 209-249-3559

CITY OF MANTECA/LEGALS
Classified Insertion Order

MB#02-31/Public Hearing Notice

Contact:	Sales Rep: MB - Liz Mora	Order Date: 2/12/2026
Address: CITY OF MANTECA/LEGALS 1001 W. CENTER STREET MANTECA CA 95337	Phone: 209-239-8427	Order Number: 163219
	Fax: 209-825-2333	Advertiser No: 214

Start Date	End Date	No. of Runs	No. of Publications	Description	Classification	Ad Size	Price
2/14/2026	2/14/2026	3	3	MB#02-31/Public Hearing Notice	Miscellaneous Legals	27.2708 Inches	\$700.00

Publications: 209M - Marketplace 209, MB - Manteca Bulletin, MB - Manteca Bulletin Online

PUBLIC NOTICE NOTICE IS HEREBY GIVEN that on Thursday, March 5, 2026, at or after 6:00 P.M. in the City Council Chambers, City Hall, 1001 W. Center Street, Manteca, California, a Public Hearing will be conducted by the City of Manteca Planning Commission at which time and place all persons may attend and be heard on the following matter(s): Project 1 Project: 4-C Ranch Annexation Project Project No.: ANX-21-25, PRZ-21-26, and TSM -21-24 Applicant: Toni Raymus, Raymus Homes, 1433 Moffat Blvd., Suite 13, Manteca, CA 95336 Location: 9683 E. Louise Avenue, Manteca, CA 95336 (APN: 208-080-10) Description: Consideration of a development application for the Annexation of 19.68± acres of unincorporated land in San Joaquin County into the City of Manteca, the Pre-zoning of all 19.68± acres, and a Tentative Subdivision Map for 68 single-family residential units with a 2.09± acre basin park. An Environmental Checklist with findings for a "General Plan Consistency" exemption from further environmental review, prepared for the project pursuant to Section 15183 of the California Environmental Quality Act Guidelines, will also be considered as part of this Project. Supporting CEQA documents are available



CEQA

The Project is exempt from further environmental review pursuant to CEQA Guideline Sections

- Section 15061(b)(3) - Common Sense Exemption
- Section 15332 - Infill Development
- Section 15303(c) - Small Structures

Therefore, no further CEQA review is required for any component of the Project.



Recommendation

Staff recommends the Planning Commission 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 Planning Commission Public Hearing