



PLANNING COMMISSION RESOLUTION 2026-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANTECA, STATE OF CALIFORNIA, APPROVING A ONE-YEAR EXTENSION FOR SITE PLAN AND DESIGN REVIEW (SPC 22-07) AND MINOR USE PERMIT (UPN 22-08) FOR THE CROSSROADS PLAZA PROJECT LOCATED AT 2064 N. UNION ROAD (APN 216-020-01)

FILE NO. SPC 22-07 AND UPN 22-08 EXT

WHEREAS, the City of Manteca Planning Commission at their duly noticed public hearing of March 21, 2024, approved Site Plan Review SPC 22-07 and Minor Use Permit UPN 22-08 for the Crossroads Plaza project ("Project"), filed by Grey Peak Development, LLC; and

WHEREAS, the Planning Commission found the Project categorically exempt from further environmental review pursuant to Section 15332 "In-Fill Development Projects" of the California Environmental Quality Act (CEQA), for which a Notice of Exemption was filed with the San Joaquin County Recorder's Office on April 23, 2024;

WHEREAS, the Project is located at 2064 N. Union Rd., identified by Assessor's Parcel Number (APN) 216-020-01; and

WHEREAS, on April 16, 2026, the two-year approval expired; and

WHEREAS, on March 2, 2026, the Project Applicant filed for a one-year entitlement extension, SPC-26-24, prior to the expiration, in accordance with Manteca Municipal Code Section 17.08.120; and

WHEREAS, the Project's approvals allowed for the commercial development of approximately ±1.98 acres with a 6,816 square foot Auto Zone parts store and a 5,200 square foot Circle K convenience store with a 12-pump gas station; and

WHEREAS, the Project's approved Site Plan Review SPC 22-07 and Minor Use Permit UPN 22-08 continue to meet all applicable General Plan goals and policies, development standards, and operational requirements of the zoning ordinance, subject to the approved Conditions of Approval; and

ATTACHMENT 2

WHEREAS, the findings described in the Planning Commission Staff Report dated March 21, 2024 remain in effect because no site design changes or operational modifications are being proposed as part of this extension request; and

WHEREAS, the Applicant has been diligently working towards effectuating their land use approvals; and

WHEREAS, a Public Hearing Notice was circulated in accordance with Section 17.08.050 of the Manteca Municipal Code; 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, upon evidence in the staff report, the Project file, and public testimony, now hereby finds as follows:

1. Recitals. The foregoing recitals are true and correct, establish the factual basis for adoption of this Resolution, and are incorporated herein by reference.
2. CEQA. The Project is categorically exempt pursuant to Section 15332 “In-Fill Development Projects” of the California Environmental Quality Act (CEQA), and has been cleared from further environmental review as evidenced by the Notice of Exemption (File Document #39-04232024-126) filed with the San Joaquin County Recorder’s Office on April 23, 2024.
3. Findings. The findings described in the Planning Commission Staff Report dated March 21, 2024, incorporated herein by reference, remain in effect because no site changes or operational modifications are being proposed as part of this extension request.
4. Extension Approval. Given the foregoing, the Planning Commission hereby approves the one-year extension SPC-26-24 for Site Plan Review SPC 22-07 and Minor Use Permit UPN 22-08, subject to the approved Conditions of Approval attached to the staff report as “Attachment 3 - Exhibit ‘A’ – Conditions of Approval” and the Project’s Plan Set dated December 27, 2023, incorporated herein by reference.
5. Effective Date. Approval shall take effect immediately upon adoption of this Resolution.

ATTACHMENT 2

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 21st day of May, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

THIS RESOLUTION IS HEREBY APPROVED

CHAIR: _____
COREY COLEMAN
PLANNING COMMISSIONER

ATTEST: _____
JESSICA VAN VLIET
PLANNING COMMISSION SECRETARY

Attachments

Attachment 3 - Exhibit 'A' – Conditions of Approval