



Arch-Airport Sperry Road Precise Road Plan Amendment

P25-0045

City Council
February 17, 2026
Agenda Item 15.2

Background

Arch-Airport Sperry Road Precise Road Plan Adopted in 2002

- Identifies future requirements, alignments, lane configurations, and access points
- Amendment process exists because change was anticipated

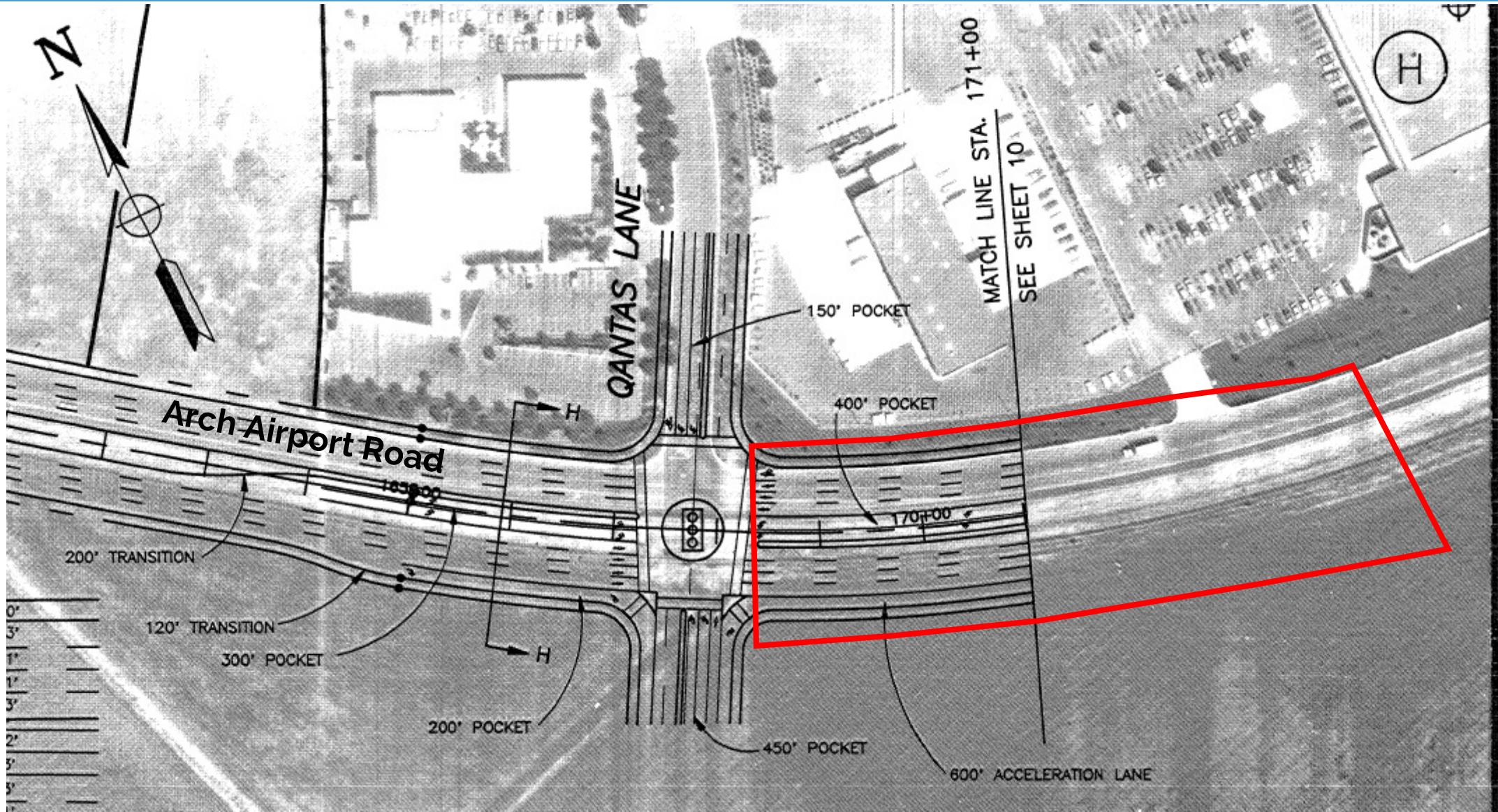
Maverik fueling station and convenience store approved by SJ County

- New access to Arch-Airport needed for proper circulation/access
- Access analysis conducted to determine impacts and necessary improvements

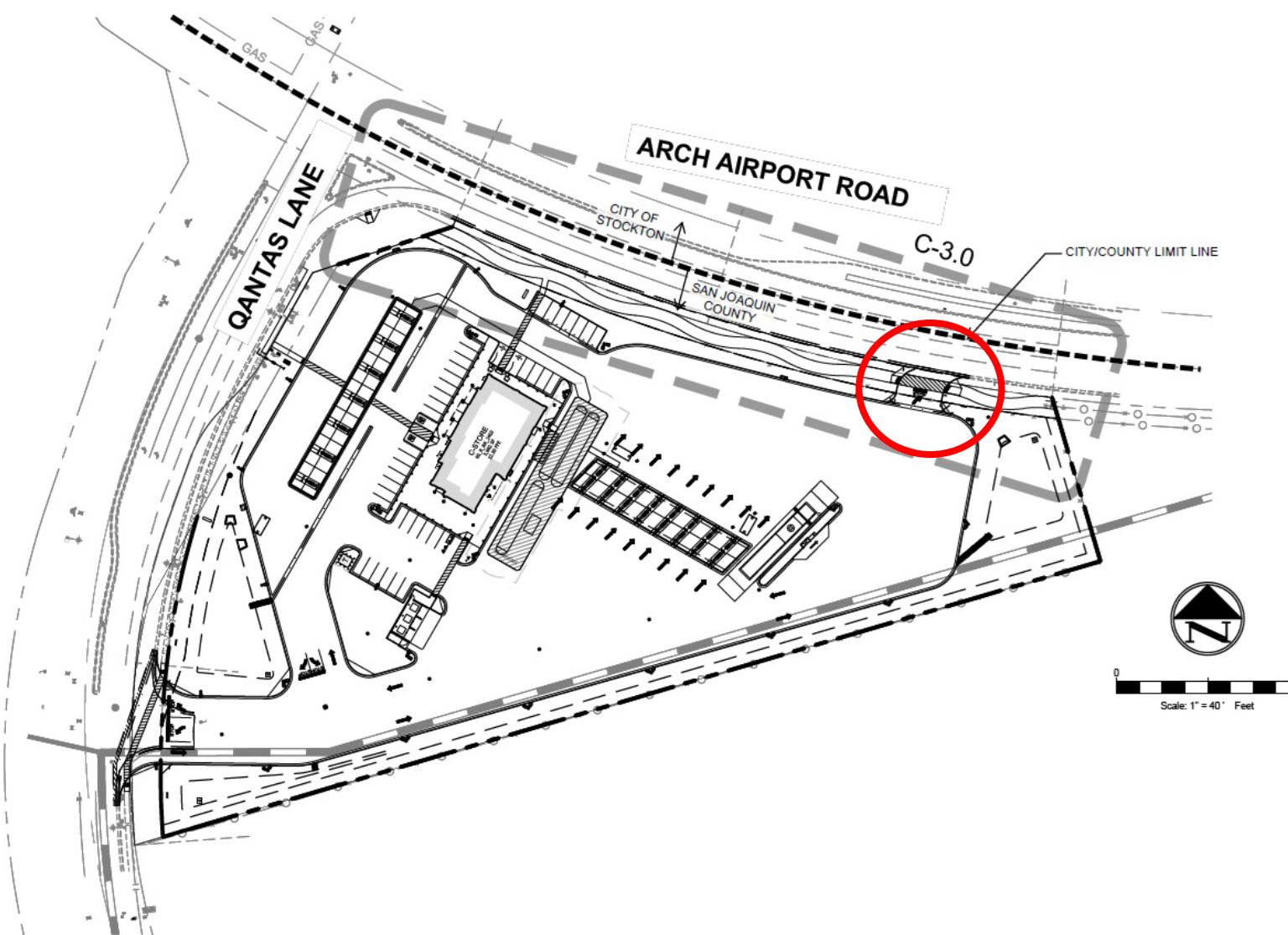
Location



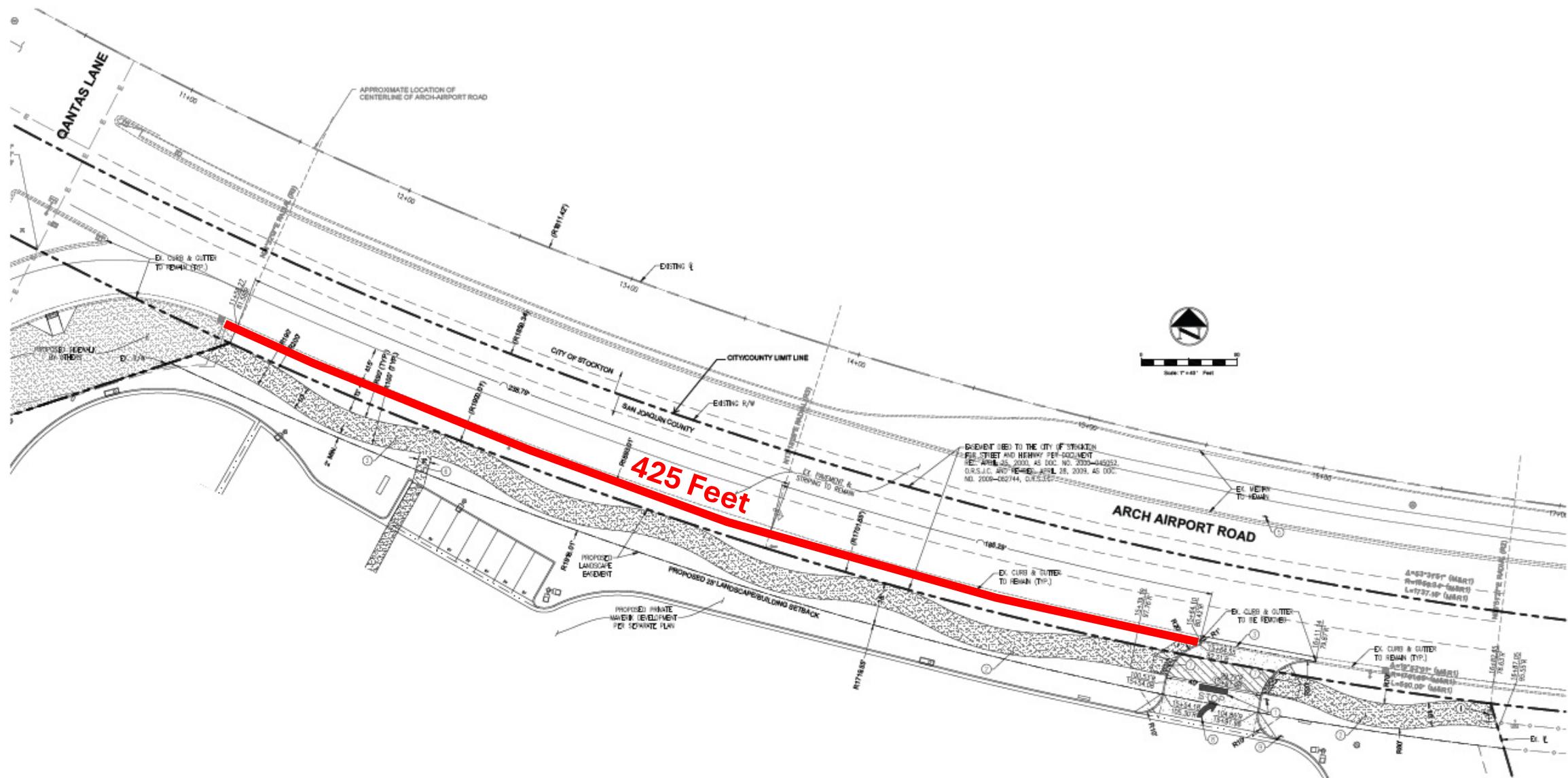
Precise Road Plan



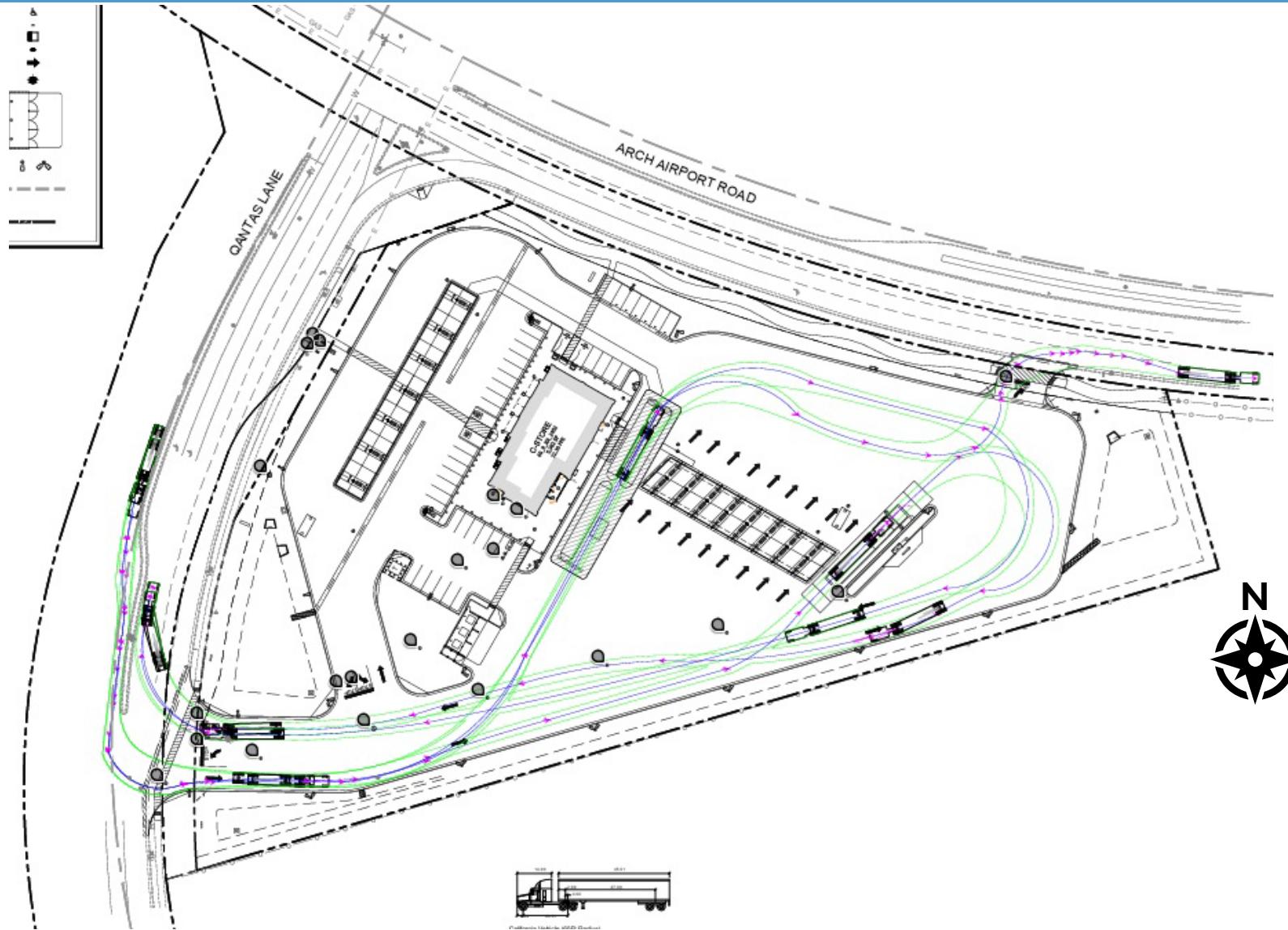
Proposed Amendment



Proposed Amendment



Proposed Amendment



Findings

Complies with general land uses, objectives, policies, and programs of the 2040 General Plan and other adopted goals and policies of the City

- Serves development consistent with the General Plan
- Land Use Policy 6.1 – Ensure adequate infrastructure is available to development projects
- Land Use Policy 6.2 – Prioritize development in infill areas substantially surrounded by development

Complies with CEQA

- Categorically exempt - §15305(b), Minor Alteration in Land Use Limitations

Planning Commission

Public Hearing held on January 8, 2026

- Commissioners and one member of the public had concerns over safety and traffic generation
 - Public Works addressed issues, concurring with traffic analysis
- Commissioners had concerns over the turning radius of the proposed driveway
 - Applicant agreed to condition requiring STAA radius design

Planning Commission Recommended Approval (with Conditions)

- Planning Commission voted 5-1, with Commissioner Hernandez absent and Commissioner Amen dissenting

Recommendation

It is Recommended that the City Council:

Approve an amendment to the Arch-Airport Sperry Road Precise Road Plan to create a new encroachment onto Arch-Airport Road approximately 425 feet east of Qantas Lane