



# **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

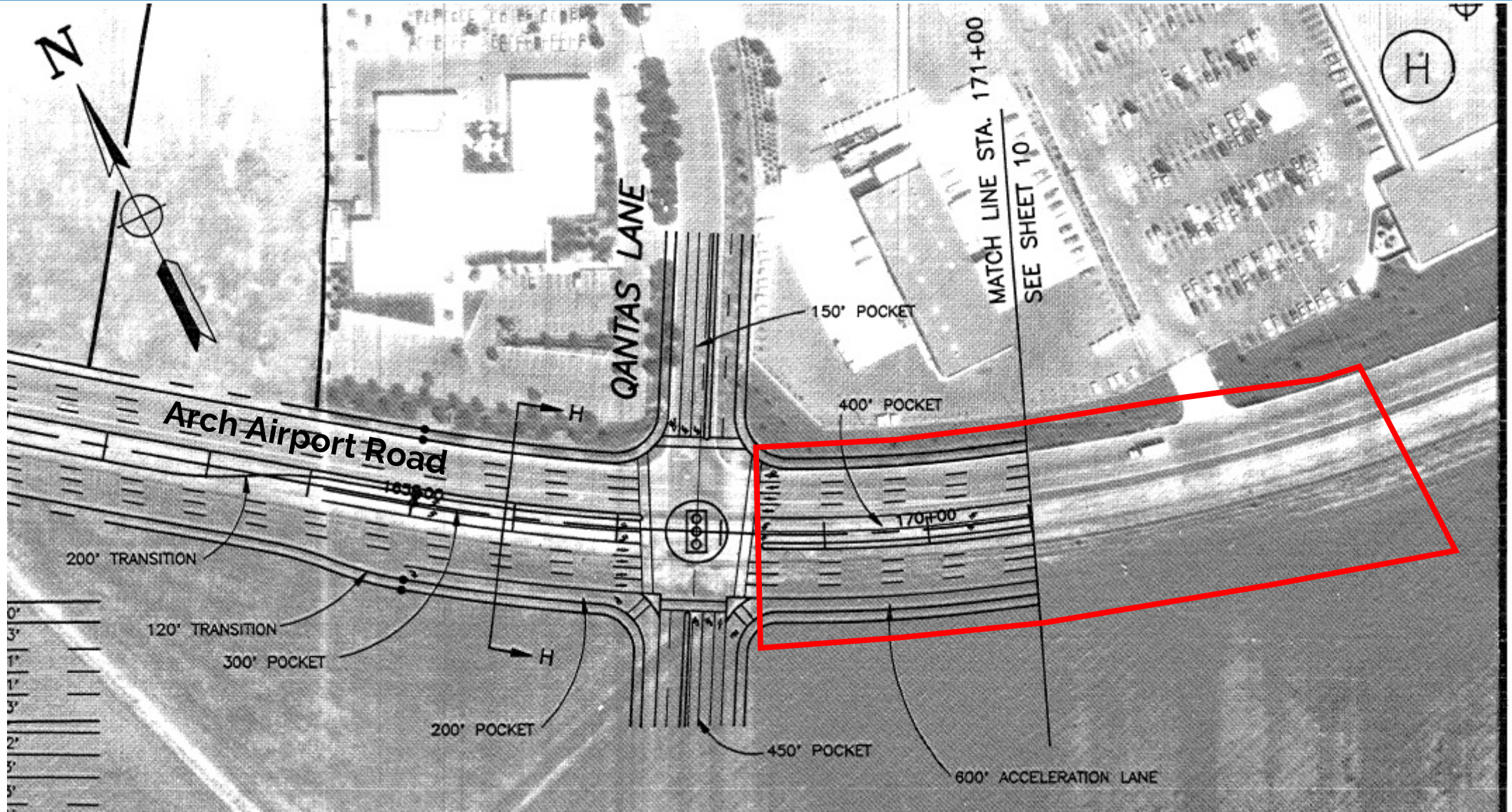


# Location

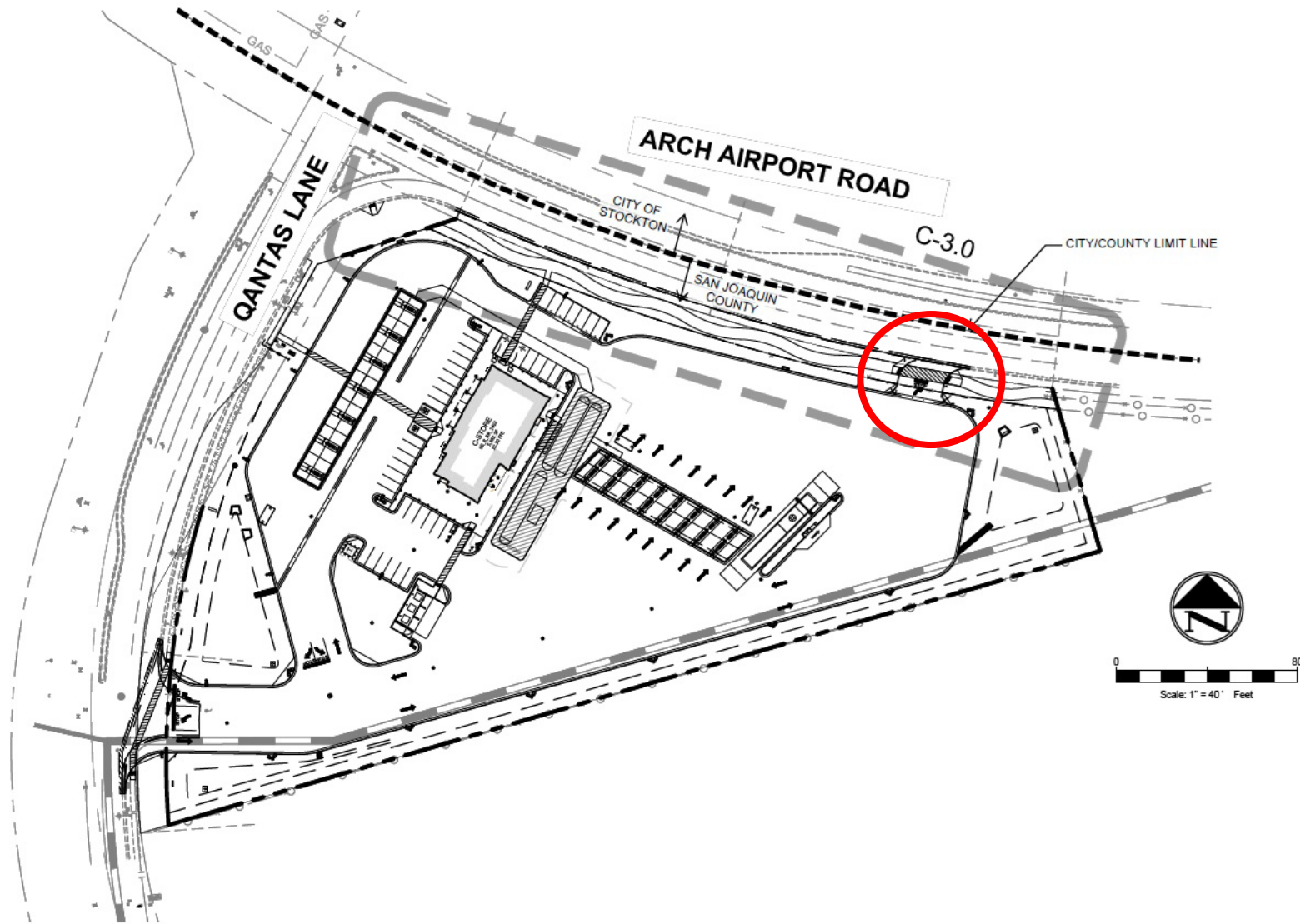




# Precise Road Plan

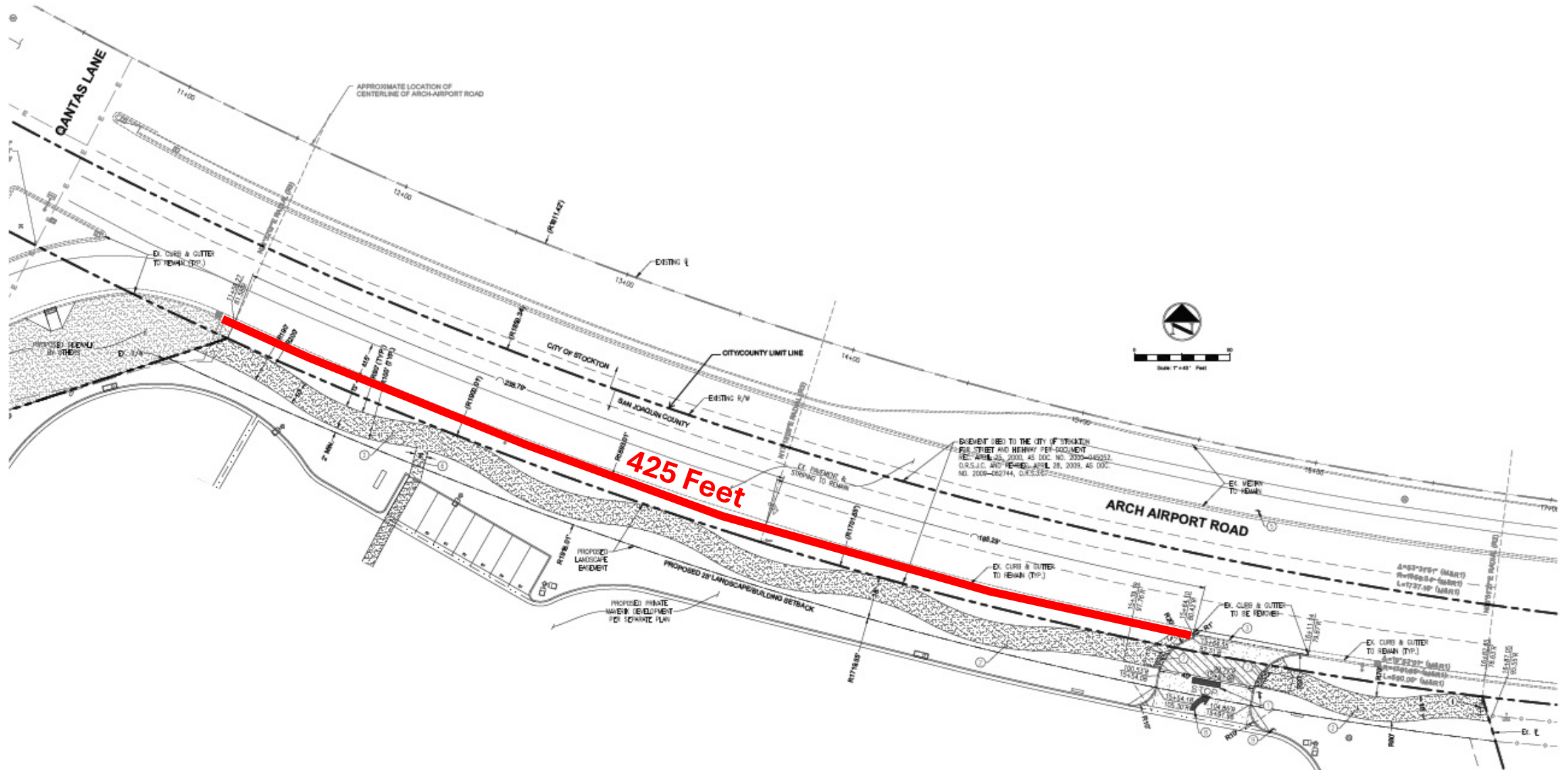


# Proposed Amendment

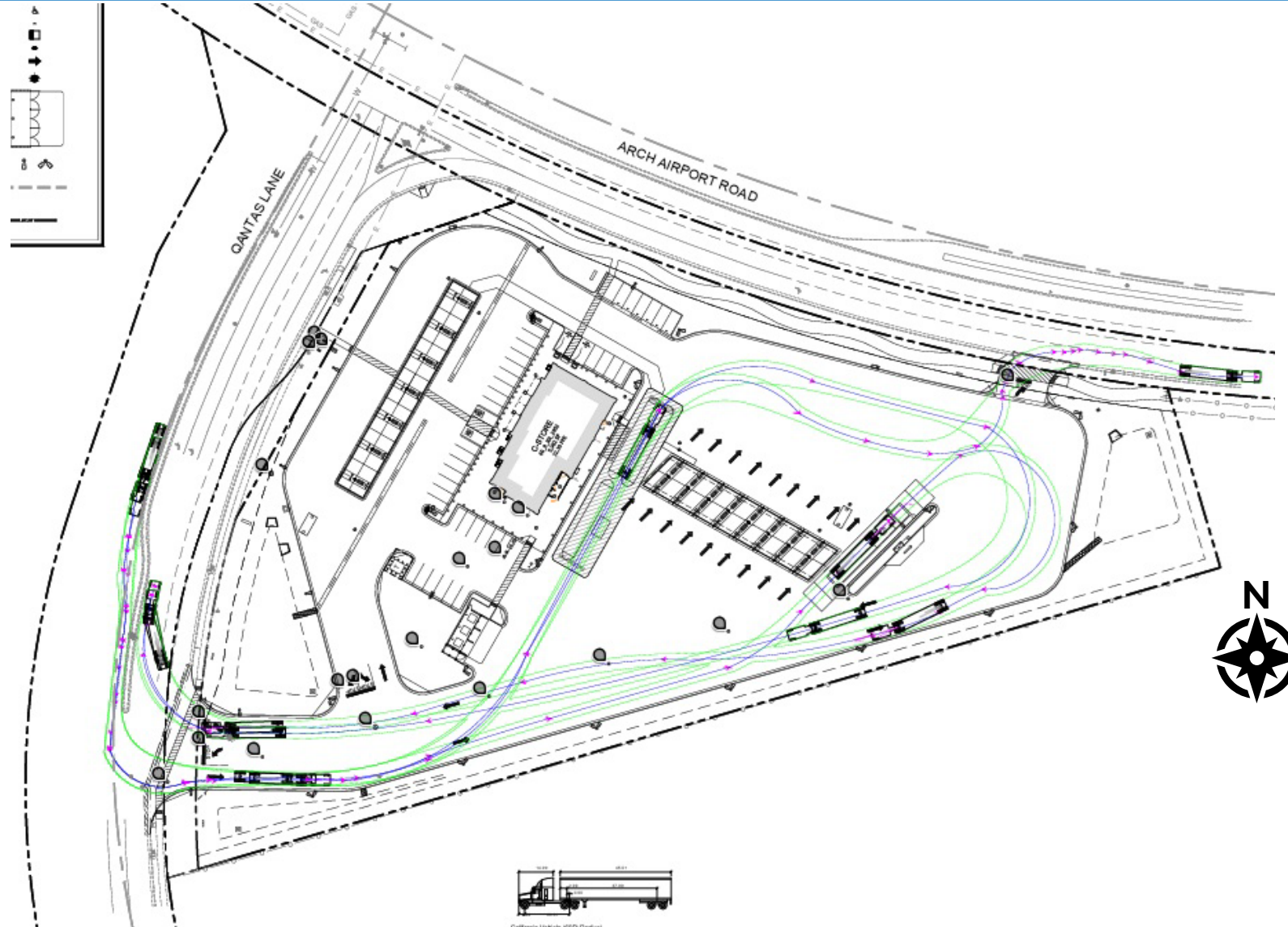




# Proposed Amendment



# 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