



## City of Manteca Planning Commission **AGENDA REPORT**

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**MEETING DATE:** July 17, 2025

**PROJECT NAME:** Promenade Shops at Orchard Valley, Planned Development Modification

**PROJECT LOCATION:** Promenade Shops at Orchard Valley; 1490 Grove Ave.

**APPLICATION NUMBERS:** PDM-25-80

**RECOMMENDATION:**

Conduct a public hearing and adopt a resolution recommending to the City Council to find the project exempt from further environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act, and adopt an Ordinance memorializing the Planned Development Overlay zoning mapping established by REZ-05-06 and amending Planned Development (PCD-05-09) for the Promenade Shops at Orchard Valley, APNs 224-550-01 through -04, -07 through -11, -13, -17 through -20, -22, and -24 through -41:

PROJECT INFORMATION	
<b>Applicant:</b>	Fritz Huber, Orchard Valley Partners LLC
<b>Property Owners:</b>	Fritz Huber, Orchard Valley Partners LLC
<b>General Plan Designation:</b>	Commercial Mixed Use (CMU)
<b>Zoning Designation:</b>	Commercial Mixed Use (CMU)
<b>Parcel Size:</b>	72 acres
<b>Proposed Use:</b>	Existing shopping center
<b>Existing Use:</b>	Existing shopping center
<b>Adjacent Uses:</b>	North: State Highway South: Single-Family Residential, Elementary School Campus East: Multi-Family Residential West: Commercial uses
<b>CEQA Determination</b>	Categorical Exemption, Section 15061(b)(3), "Common Sense" Exemption

### APPLICABLE CODES AND PROCEDURES

2043 Manteca General Plan  
MMC 17.08.050 Public Hearing and Public Notices  
MMC 17.10.140 Planned Development  
MMC 17.20.020 Zoning Districts  
MMC 17.22.020 Allowed Land Uses and Requirements

## CEQA Guidelines, 14 Cal. Code Regs. § 15061(b)(3)

### Procedures

The Manteca Municipal Code (MMC) designates the Planning Commission as the reviewing authority over several land use permits (“permits”) and entitlements. The Planning Commission may approve, conditionally approve, deny, or deny without prejudice a land use permit or entitlement authorized by Title 17 (Zoning), provided that a public hearing is held on the proposed use or development project, and members of the public are allowed to provide public testimony.

Prior to the public hearing, a staff report, environmental review and determination, and general plan findings for the permit or entitlement must be made available to the Planning Commission, interested agencies, and the public.

The permit(s) or entitlement(s) should be denied if the Planning Commission cannot make the appropriate findings. Conditions may be attached to the approval of the permit or entitlement to ensure compatibility. A Project’s design may be altered, and site improvements may be required to make a Project compatible with nearby uses. In addition, the permit or entitlement may be subject to future review, modification, or revocation by the Planning Commission as deemed necessary.

When a permit or entitlement requires a determination or action from the City Council, all project permits or entitlements must be processed concurrently, and final action must be taken by the City Council for all such requested permits or entitlements.

### Appeals

Any person dissatisfied with a determination or action of the Planning Commission may appeal such action to the City Council within ten (10) days from the date of determination or action. Appeals must be submitted in writing accompanied by a filing fee to the Development Services Director, identifying the determination or action being appealed and specifically stating the basis or grounds of the appeal.

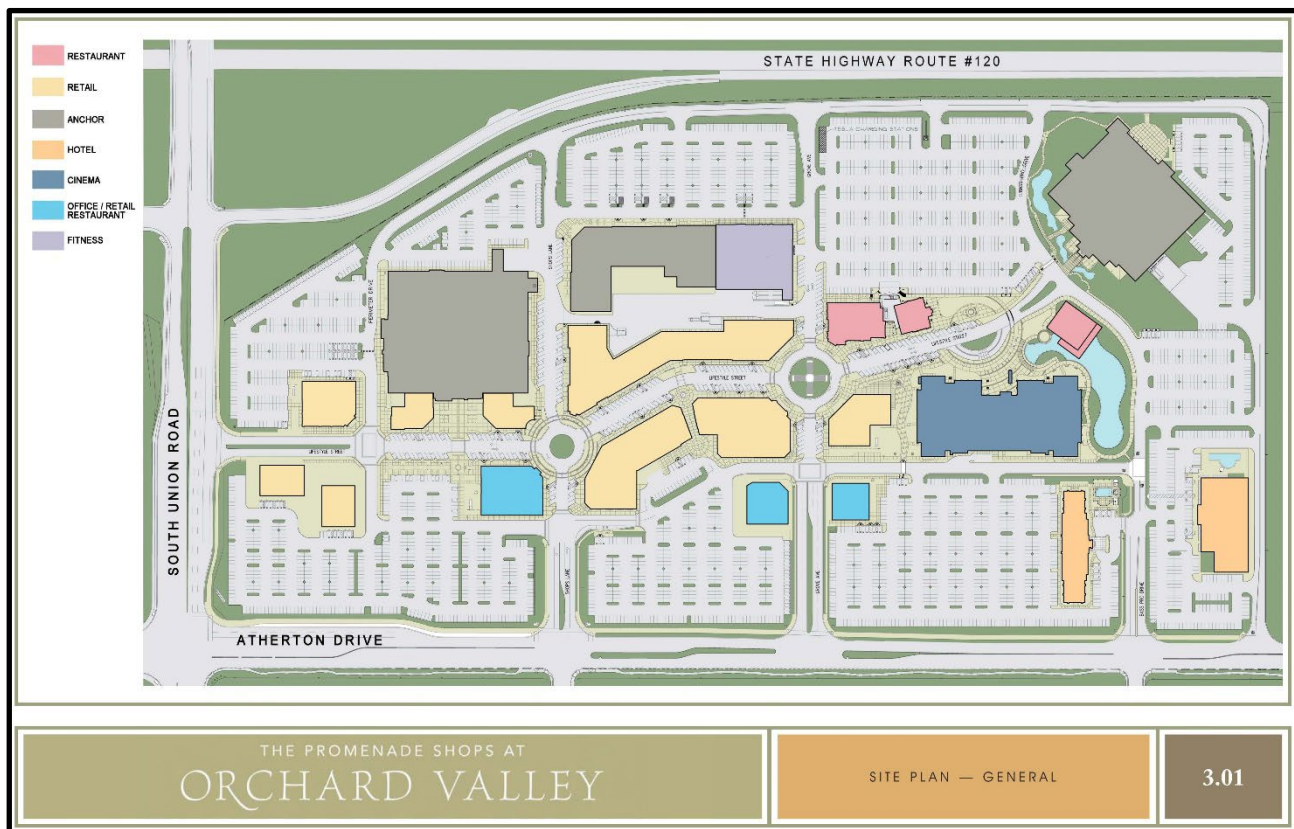
## **PROJECT LOCATION & DESCRIPTION**

The 72-acre Promenade Shops at Orchard Valley shopping center is located at the northeast corner of South Union Road and Atherton Road, immediately south of State Route 120. The site is generally bounded by the highway to the north, South Union Road and vacant commercially-zoned land to the west, Atherton Road and the Veritas Elementary School and a subdivision of single-family homes to the south, and two developed multi-family apartment complexes, The Atherton Apartments and The Element Apartments, to the east.

The shopping center includes approximately 750,000 square feet of floor area contained within small shops, major retail tenants, restaurants, and entertainment facilities, along with a hotel. The shopping center was conceived to be a “Lifestyle Center” providing a wide array of integrated shopping and entertainment opportunities with indoor and outdoor

amenities designed for peoples' use, leisure and pleasure, essentially an open-air mall designed around a "Main Street" theme to promote walking.

The project entitlements were approved in 2007, and at the time consisted of seven distinct actions: consideration of an EIR, a General Plan Amendment, a Rezone (REZ-05-06), a Development Agreement, a Planned Development (PCD-05-09), a Vesting Tentative Subdivision Map, and a Site Plan Review. The Planned Development was further modified in 2016 (via PDA-12-73-02) with the adoption of The Promenade Shops at Orchard Valley Design Development Standards as well as an amended set of Planned Development Conditions (dated amended February 9, 2016), memorializing a number of deviations to the City's development standards for the project, including building height, lot sizes, coverage ratios, project site lighting, landscaping and signage specifics, architectural design, and assigned specific land uses to building locations within the layout of the shopping center, per a Site Plan. The Rezone action component of the original project entitlements (REZ-05-06) established the Planned Development Overlay zoning district boundary, attaching the applicability of the details and requirements of the Planned Development to the parcels within its footprint area.



*Figure 1 – Original Planned Development Site Plan Showing Land Uses per Building*

Most of the proposed structures were built, and a number of them have been occupied with various businesses, including major retail anchors Bass Pro Shops and JC Penney, a Hampton Inn and Suites hotel, an AMC movie theater, a fitness club, several restaurants, and a number of smaller retail shops or offices. Six future building pad sites were graded and reserved for future development, and all of the road encroachments, site parking,



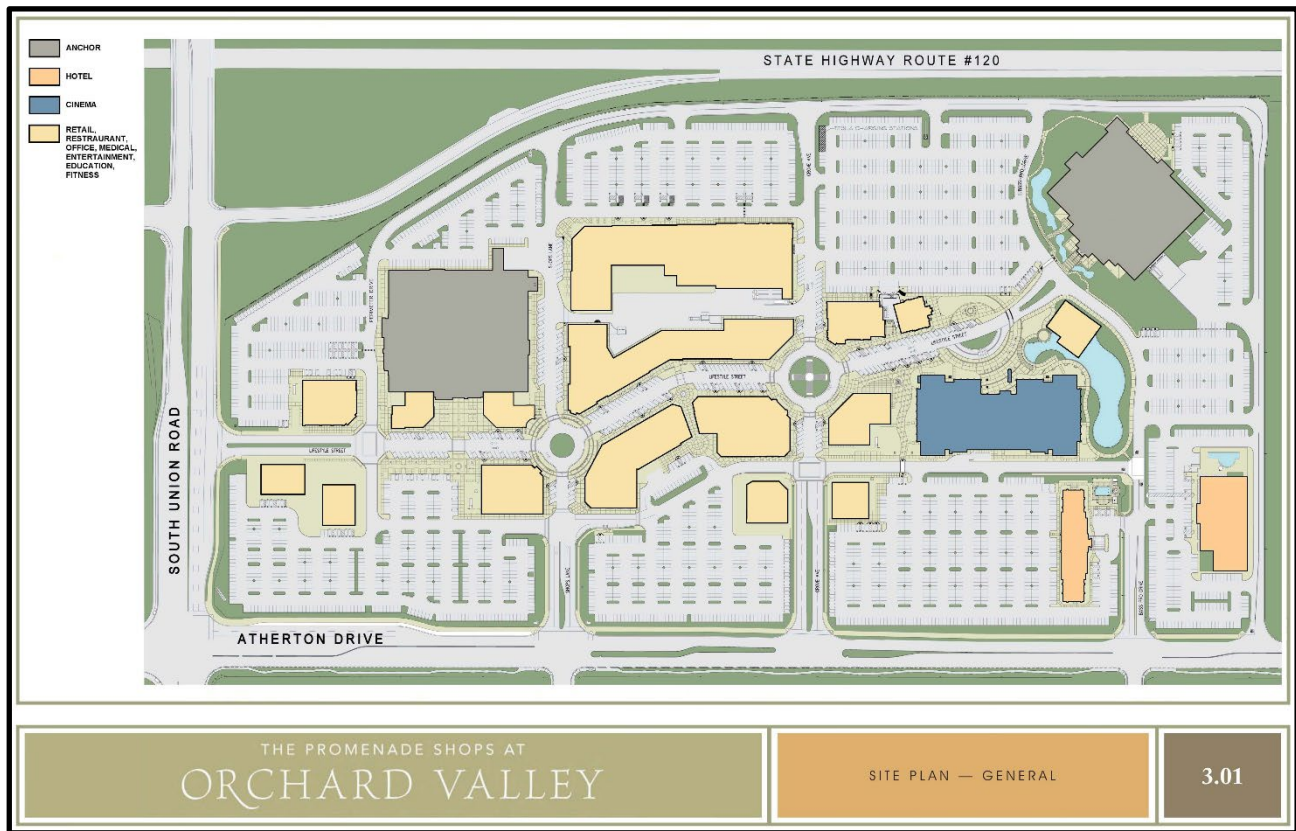
parking lot landscaping, and other infrastructure was built to support the development and still exists in good condition.



Figure 2 - Vicinity

In the intervening years since the initial construction and occupation of the site, a shift in consumer habits has led to a change in tenancy of a number of the storefronts and restaurants, and, as of 2024, there was also a change in the ownership and management of the shopping center. The new owners have reviewed the entitlement documents, and are proposing a minor modification to the assigned use of a number of the (currently vacant) existing and proposed building sites, as shown on the adopted Planned Development document's page 3.01, "Site Plan – General" to broaden some degree of allowable uses in the shopping center, within the range of allowable uses supported by the underlying Commercial Mixed Use zoning. It is central to the new owners' goal of maximizing tenancy of the center without diluting its look or feel, of increasing attractors, and ultimately creating a high-quality retail center that serves a broader spectrum of resident and visitor needs in Manteca.

The revision to the Site Plan simplifies and consolidates the distinct Restaurant, Retail, Office/Retail/Restaurant, and Fitness land use designations as shown on the original Site Plan of The Promenade Shops at Orchard Valley Design Development Standards (December 2015) into one unified category, as shown on the revised Site Plan shown in Figure 3. Categories for Anchor stores, Hotel, and Cinema remain unchanged. The proposed amendment does not intend to establish new land uses that are not permitted by the base zoning or uses not previously considered as part of the original Planned Development.



*Figure 3 – Proposed Revised Planned Development Site Plan Showing Land Uses per Building*

The project Applicant has also requested that the Site Plan mapping change at the heart of this Planned Development Modification be augmented by an added Planned Development Condition, intentionally limiting the allowable land uses within the Promenade Shops at Orchard Valley center, to wit:

*“Land uses shall conform to the underlying (Commercial Mixed Use) CMU zoning district, as set forth in the Manteca Municipal Code, Table 17.22.020-1, “Allowed Uses and Required Entitlements for Manteca’s Base Zoning Districts,” excepting Bar/Nightclub, Convenience Store, Mobile Food Vending, Mortuary/Funeral Home, Neighborhood Market, and Tobacco Related Uses.”*

The specific prohibition of these otherwise allowable (under the base CMU zoning) potential uses would prevent these uses from developing within the footprint of this Planned Development by the adoption of the amended Conditions.

The Planned Development entitlement consists of two distinct components: an adopted land use development plan or set of specific development guidelines which allow a deviation from normal development standards (albeit consistent with General Plan and base zoning district requirements), and the establishment of a Planned Development zoning overlay district, tying the details and requirements of the Planned Development Conditions or Requirements to a specific geographic area. This currently-proposed Planned Development Modification is not proposing changing the Planned Development zoning overlay district that was established for The Promenade Shops at Orchard Valley in 2007 (via REZ-05-09), but is only amending or modifying the original Site Plan of The Promenade Shops at Orchard

Valley Design Development Standards (December 2015) and the amended set of Planned Development Conditions (dated amended February 9, 2016), which are applicable to the Planned Development area as defined by the zoning overlay.

The 2043 Manteca General Plan was adopted in February, 2024, and with it, comprehensive updates to the City's General Plan and Title 17 Zoning map. During the course of this update, the Planned Development Overlay map established in 2007 via REZ-05-06 for PCD-05-09, Promenade Shops at Orchard Valley, was inadvertently omitted from the new General Plan and Zoning map. To correct this oversight, staff is recommending a Rezoning action to memorialize the Planned Development Overlay zoning district previously adopted via REZ-05-06 and reestablish a correct map for the Planned Development Overlay zoning district for the existing Promenade Shops at Orchard Valley Planned Development PCD-05-09.

## **PROJECT SITE EXISTING CONDITIONS**

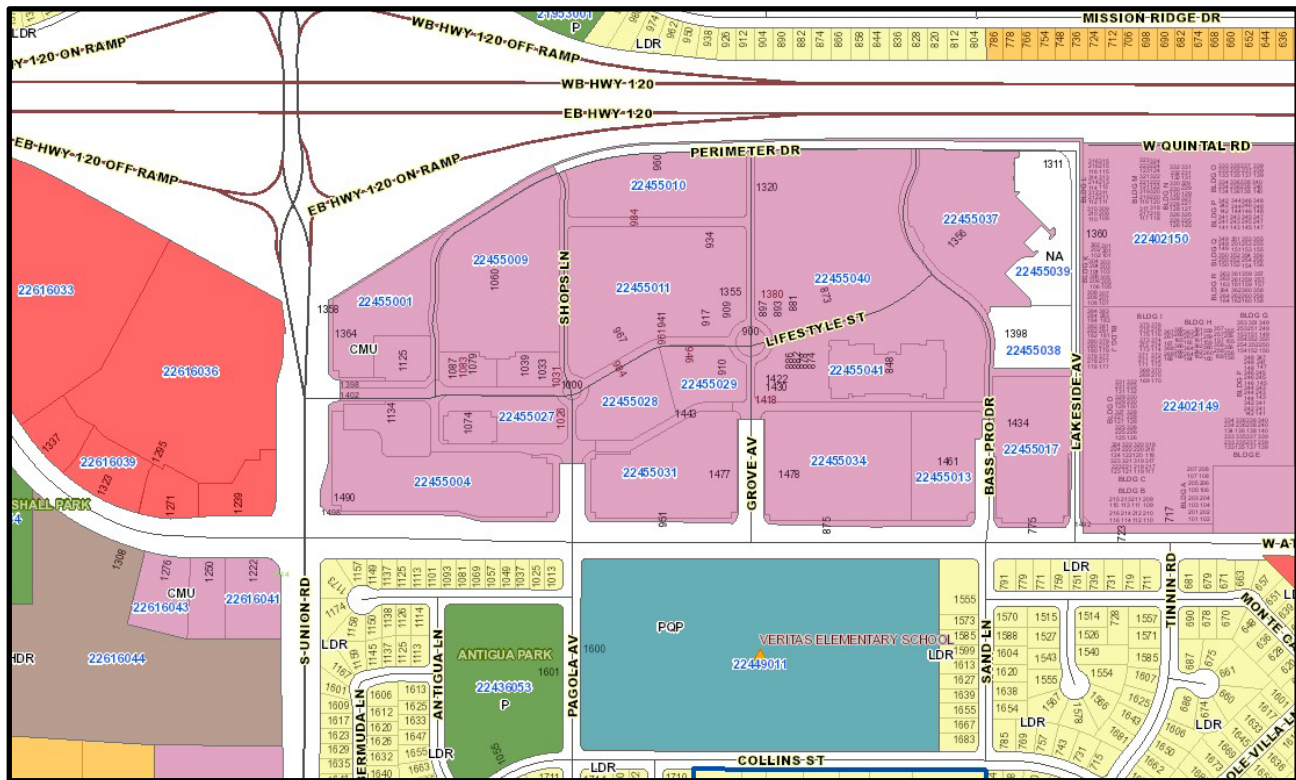
As previously described, the 72-acre Promenade Shops at Orchard Valley shopping center is located at the northeast corner of South Union Road and Atherton Road, immediately south of State Route 120. The site is generally bounded by the highway to the north, South Union Road and vacant commercially-zoned land to the west, Atherton Road and the Veritas Elementary School and a subdivision of single-family homes to the south, and two developed multi-family apartment complexes, The Atherton Apartments and The Element Apartments, to the east.

The Promenade Shops at Orchard Valley shopping center is mostly developed, with most of the proposed structures already built, and a number of them currently occupied and operational with various businesses, including major retail anchors Bass Pro Shops and JC Penney, a Hampton Inn and Suites hotel, an AMC movie theater, a fitness club, several restaurants, and a number of smaller retail shops or offices. A number of storefront buildings are vacant at present. Six future building pad sites were graded and reserved for future development, and all of the site parking, parking lot landscaping, and other infrastructure has already been built to support the development.

## **GENERAL PLAN CONFORMANCE**

As shown on the General Plan Land Use Map (Figure 4) below, the project site has a General Plan Land Use designation of Commercial Mixed Use (CMU). This land use 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.



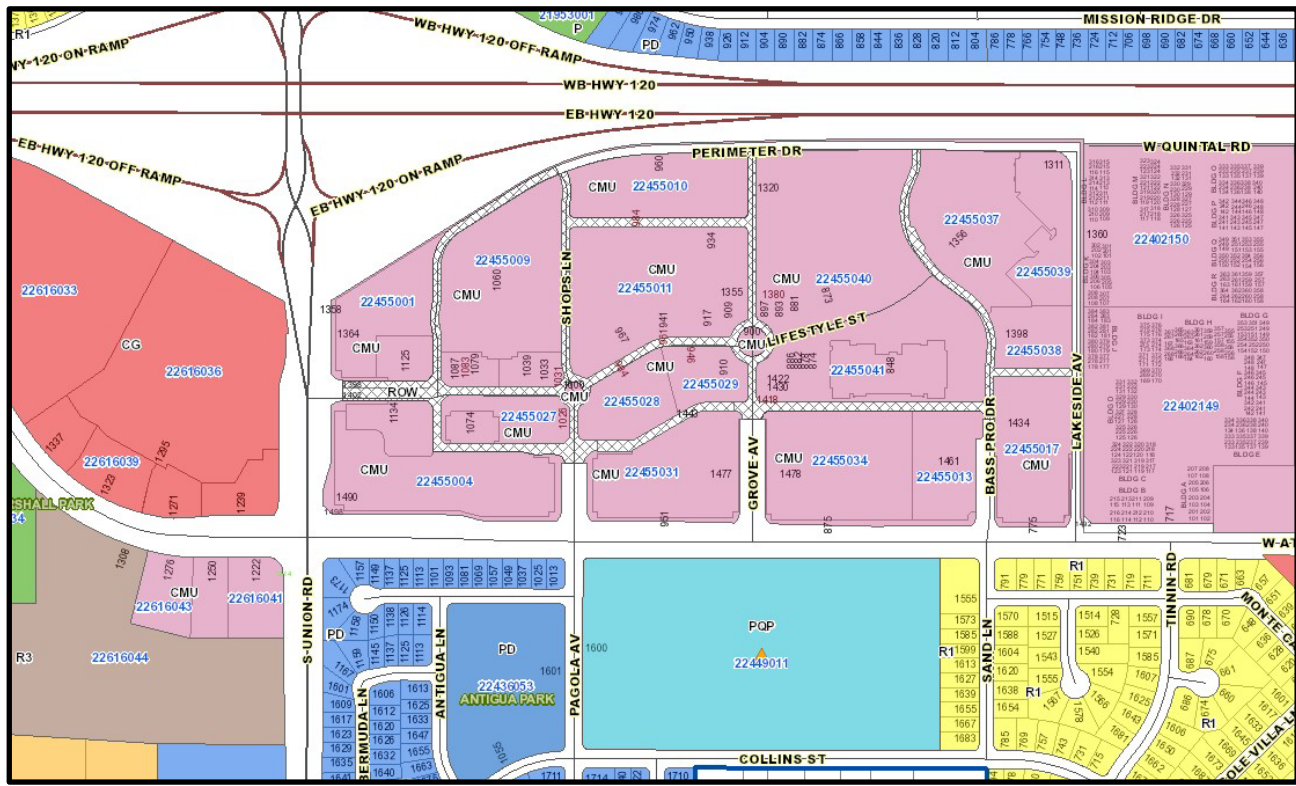


No change to the General Plan will be triggered by the proposed change in assignment of uses to specific buildings within the Planned Development.

## ZONING ORDINANCE CONFORMANCE

## Zoning

The project site currently has a base zoning district of Commercial Mixed Use (CMU) under Title 17 of the Manteca Municipal Code. This designation is characterized by interconnected streets, wide sidewalks, outdoor public spaces and activities, and it accommodates a mix of primarily retail and service commercial uses, complemented by office and/or residential uses. By allowing compatible land uses near each other, the CMU zoning district aims to improve accessibility, walkability, and overall quality of life for residents, employees, and visitors. No change is being sought for the base zoning district of The Promenade Shops at Orchard Valley, as it is appropriate for the existing and intended commercial uses at the site, and is compatible with the existing General Plan CMU designation at the location.



## Planned Development

## Purpose

The purpose of the Planned Development is to provide a process to allow diversity in the relationship between buildings and open spaces to create interesting physical environments and to maximize the development potential of land areas. The Planned Development land use entitlement must demonstrate that the development plan with any proposed deviations is consistent with the General Plan and will result in a quality project that is compatible with surroundings, preserves site resources, minimizes hazards, and provides a public benefit.

## Considerations

As previously explained, the shopping center, through PCD-05-09 identifies properties that require subsequent site planning in the form of approval of (and conformance to) a Planned Development and its adopted custom standards, conditions, or requirements. The existing Planned Development Overlay is not proposing to be changed, outside of the amendment of the Site Plan and Conditions tied to it.

However, the 2043 Manteca General Plan update inadvertently omitted the Planned Development Overlay mapping for the Promenade Shops at Orchard Valley Planned Development (PCD-05-09) that was established in 2007 via REZ-05-06. This Planned Development Overlay mapping should not have been deleted, dissolved, or otherwise removed from the official City of Manteca General Plan or Zoning mapping, and no formal action to do so was ever undertaken. Thus, staff recommends a “housekeeping” Rezone action to memorialize and thus reestablish the official mapping of the Planned Development



Overlay for this project, as established in REZ-05-06. The Findings made for that entitlement are still in effect and have not been subject to change.

## **APPROVAL FINDINGS DISCUSSION**

In accordance to Manteca Municipal Code, Section 17.10.140(C), the designated Approving Authority for a Planned Development is the City Council. Per Manteca Municipal Code Table 17.08.060-1, "Approving Authority for Land Use Entitlements," the Manteca Planning Commission is a recommending body for the Planned Development entitlement.

In accordance to Manteca Municipal Code, Section 17.10.140(F), the designated Approving Authority shall make all of the following findings to approve or conditionally approve a Planned Development Modification application:

**1. The proposed project does not exceed the total density allowed under the base Zoning District or the General Plan land use designation.;**

*Analysis: The proposed Planned Development Modification project is consistent with numerous goals and policies of the 2043 Manteca General Plan. The site plan has been analyzed and designed consistent with all applicable requirements of the Manteca Municipal Code including the following Title 17 Sections:*

*Article I, Chapter 10, Entitlements*

*Article II, Chapter 22, Allowed Land Uses and Requirements*

*Article II, Chapter 24, Development Standards By Zoning District*

*Article III, Chapter 42 Building Height Measurements and Projections*

*Article III, Chapter 46 Fences and Walls*

*Article III, Chapter 48 Landscaping*

*Article III, Chapter 50 Lighting*

*Article III, Chapter 52 Parking*

*The original approved Planned Development memorialized and approved a Floor Area Ratio (FAR) that was calculated on the basis of the total square footage of buildings in the development against the overall acreage of the multi-parcel development, arriving at a FAR of 0.24, well below the Title 17 standard FAR of 0.60. This methodology for calculating FAR was approved because the Tentative Subdivision Map of the original entitlements established lots accommodating the sale of the individual buildings apart from much of the parking and landscaped common areas, and as such, many of the individual building lots were not large enough to meet the basic FAR requirement on an individual basis, but when viewed as a unified development under the umbrella of the Planned Development, the composite FAR was achieved.*

*The proposed modification to the existing Planned Development consists of a change in assignment of allowable land uses to specific building sites within the Planned development, and the revised proposed land uses are those present on the existing Planned Development, and are consistent with the allowable land uses of the underlying*

CMU zoning district, so no new uses with increased densities would be introduced to the Planned Development if the modification were approved.

**2. The proposed project is superior to development that could occur under the development standards of the base district in at least two of the following ways:**

**a. Greater open space and common areas than required;**

*Analysis: No change to the existing approved Planned Development to modify any open space or common areas is proposed.*

**b. Greater landscaping than required that enhances the public street appearance (including street trees, benches, lights, special paving, water fountains, etc.) or increases landscape buffers with adjacent properties;**

*Analysis: The original approved Planned Development for the project provides more landscaping than otherwise required, with 17.6 percent of the overall project site being landscaped, where only 10% is required, and 26% of the parking area being landscaped where only 12% is required. No change to the existing approved Planned Development to modify the landscaping is proposed.*

**c. Superior site design. Utilization of the applicable commercial/industrial design standards as provided in the Manteca Community Design Handbooks to achieve a superior site design;**

*Analysis: The original approved Planned Development provided a superior site design by adopting The Promenade Shops at Orchard Valley Design Development Standards (December 2015) and Planned Development Conditions (dated amended February 9, 2016) to dictate attractive architectural, lighting, and landscaping standards for the buildings as well as the overall site, all of which are superior to the minimum Manteca standards for the same, and no changes to the site design details within the existing approved Planned Development are proposed by the Planned Development Modification, only a reassignment of allowable uses at various buildings.*

**d. Superior subdivision design. Utilization of the applicable residential design standards to achieve a superior subdivision design;**

*Analysis: Not applicable to this project; the Planned Development Modification is for an existing commercial site, not a residential subdivision.*

**e. Greater connectivity to public streets, bike paths, pedestrian walkways, and public open spaces than required by zoning or subdivision regulations;**

*Analysis: No change to the existing approved Planned Development or its site layout, which is largely now existing, is proposed by this Planned Development Modification.*

**f. Enhanced environmental preservation by clustering development to preserve sensitive plant or wildlife habitat, biological resources, or contiguous open space;**

*Analysis: The original approved Planned Development adopted an Environmental Impact Report (EIR) and Mitigation Monitoring and Reporting Program (MMRP) as components of its original entitlements, and Conditions of the Planned Development, Tentative Subdivision Map, and Site Plan Review reflected the conclusions of the environmental study. The original entitlements were judged to not be adversely impacting sensitive plant or wildlife habitat, biological resources, or open space; hence, no enhanced environmental preservation measures were called for on these*

issues. In the intervening years, the site has been largely constructed under the original entitlements, and the proposed Planned Development Modification consists of a modification to allowable uses within specific buildings in the Planned Development (still compliant to those allowed by the underlying zoning, and consistent with those originally proposed for the Planned Development), so no change in this regard is proposed or warranted

- g. Reduced impacts on surrounding properties, in terms of privacy, access to sunlight, shadow, views, building bulk, noise, or other types of negative impacts, beyond what would be achieved under existing requirements.**

*Analysis: No change to the existing approved Planned Development to modify the site layout (footprint of existing or proposed buildings), building heights, or overall nature of land uses of buildings (extraordinary of the underlying zoning's uses which are consistent with the existing approved Planned Development) is proposed by the Planned Development Modification, hence the approval of the Planned Development Modification should not further adversely change the status quo. The existence of the shopping center serves as a buffer zone between State Route 120 and the school and neighborhood to its south.*

- 3. The proposed project incorporates best site planning practices for quality design and compatibility with surroundings.**

*Analysis: The original approved Planned Development provided a superior site design by adopting The Promenade Shops at Orchard Valley Design Development Standards (December 2015) and Planned Development Conditions (dated amended February 9, 2016) to dictate attractive architectural, lighting, and landscaping standards for the buildings as well as the overall site, all of which are superior to the minimum Manteca standards for the same, and no changes to the site design details within the existing approved Planned Development are proposed by the Planned Development Modification, only a reassignment of allowable uses at various buildings. Much of the site is already constructed, and is an attractive, premium retail center with many amenities.*

- 4. The proposed project incorporates high quality architectural design and durable materials.**

*Analysis: The original approved Planned Development provided a superior site design by adopting The Promenade Shops at Orchard Valley Design Development Standards (December 2015) and Planned Development Conditions (dated amended February 9, 2016) to dictate attractive architectural, lighting, and landscaping standards for the buildings as well as the overall site, all of which are superior to the minimum Manteca standards for the same, and no changes to the site design details within the existing approved Planned Development are proposed by the Planned Development Modification, only a reassignment of allowable uses at various buildings. Much of the site is already constructed, and is an attractive, premium retail center.*

- 5. The proposed project shall not be substantially detrimental to adjacent property and will not materially impair the purposes of this Title or the public interest.**



*Analysis: The original Planned Development is well suited to development of a shopping center, and provides a substantial buffer between the Highway 120 and the adjacent school and homes to the south. The project also provides shopping, dining, and entertainment opportunities to the area. The proposed Planned Development Modification consisting of a reassignment of allowable uses at various buildings would not change this.*

Consistent with Manteca Municipal Code, Section 17.10.190(B), the designated Approving Authority for a Zoning Amendment is the City Council. Per Manteca Municipal Code Table 17.08.060-1, "Approving Authority for Land Use Entitlements," the Manteca Planning Commission is a recommending body for the Zoning Amendment, Text and Map entitlement.

Manteca Municipal Code, Section 17.10.190(D), lists the findings required to be made for the Rezoning action. The findings made for REZ-05-06 memorialized in Ordinance No. 1357 are recommended to be made by reference as they are still in effect and have not been subject to change.

## **ENVIRONMENTAL CLEARANCE**

The project is determined categorically exempt from the requirements of California Environmental Quality Act (CEQA) per CEQA Guidelines, 14 Cal. Code Regs. § 15061(b)(3), the "Common Sense Exemption," where CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This project would make minor reassignments of the existing allowable uses assigned to various specific buildings within the existing Planned Development, consistent with the underlying base zoning already in force at the location, and would add via amended Planned Development Conditions a prohibition of certain uses otherwise allowed under the base underlying zoning district. These modifications to the Planned Development would not introduce new uses, impacts, or density not already accounted for in the prior entitlement's environmental study and permitting, and mitigated by the adopted Conditions or proposed amended Conditions, and enforced by the adopted MMRP. Thus, the proposed changes would have no net adverse environmental effect versus that which was previously studied, approved, and entitled.

## **RECOMMENDATION**

Based on the facts and findings presented in this staff report, Planning Staff recommends the City of Manteca Planning Commission recommend to the City Council to find the project exempt from further environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act, and adopt an Ordinance memorializing the Planned Development Overlay zoning mapping established by REZ-05-06 and amending Planned Development (PCD-05-09) and for the Promenade Shops at Orchard Valley, APNs 224-550-01 through -04, -07 through -11, -13, -17 through -20, -22, and -24 through -41.

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**Report prepared by:** David Ruby, AICP, Senior Planner

**Attachments:**

Attachment 2 – PC Resolution

Attachment 3 – Exhibit A: Ordinance

Attachment 4 – Exhibit A-1: Revised Site Plan

Attachment 5 – Exhibit A-2: Amended Planned Development Conditions

Attachment 6 – Project Powerpoint Presentation

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**Reviewed and Approved by:**

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Jesus R. Orozco, Deputy Director – Planning

Date



**City of Manteca**

**PLANNING COMMISSION RESOLUTION NO. 2025-10**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANTECA RECOMMENDING TO THE CITY COUNCIL TO FIND THE PROJECT EXEMPT FROM FURTHER ENVIRONMENTAL REVIEW PURSUANT TO SECTION 15061(b)(3) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELEINES AND ADOPT AN ORDINANCE MEMORIALIZING THE PLANNED DEVELOPMENT OVERLAY ZONING MAPPING ESTABLISHED BY REZ-05-06 AND AMENDING PLANNED DEVELOPMENT (PCD-05-09) FOR THE PROMENADE SHOPS AT ORCHARD VALLEY (APNs 224-550-01 THROUGH -04, -07 THROUGH -11, -13, -17 THROUGH -22, AND -24 THROUGH -41)**

**FILE NO. PDM-25-80**

WHEREAS, the Manteca Planning Commission at their duly noticed public hearing of March 13, 2007, considered Planned Development No. PCD-05-09, titled "Promenade Shops at Orchard Valley" and passed Resolution No. 1191, recommending City Council approval of Rezone REZ-05-06, as well as Resolution No. 1192, recommending City Council approval of Planned Development No. PCD-05-09 and its associated Development Review Conditions, dated March 13, 2007 by reference, and passed Resolution No. 1196, adopting the Final Environmental Impact Report (EIR), Findings of Fact and Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program for the Promenade Shops at Orchard Valley (SCH#2005092102); and

WHEREAS, Rezone No. REZ-05-06 and Planned Development No. PCD-05-09 for the Promenade Shops at Orchard Valley was approved by the City Council adoption of Ordinances No. 1357 and 1358, respectively, on April 9, 2007; and

WHEREAS, the Manteca Planning Commission at their duly noticed public hearing of February 9, 2016, considered Planned Development Amendment No. PDA-12-73-02 for the Promenade Shops at Orchard Valley and passed Resolution No. 1442; and

WHEREAS, Planned Development Amendment No. PDA-12-73-02 for the Promenade Shops at Orchard Valley was approved by the City Council adoption of Ordinance No. 1581 on March 1, 2016, adopting Design Development Standards and amending the Planned Development Conditions; and

WHEREAS, the Manteca Planning Commission at their duly noticed public hearing of July 17, 2025, considered Planned Development Modification No. PDM 25-80 to amend Planned Development PCD-05-09 for the Promenade Shops at Orchard Valley project filed by Orchard Valley Partners, LLC; and

WHEREAS, The Promenade Shops at Orchard Valley project is located at 1490 South Union Road, identified by Assessor's Parcel Numbers (APNs) 224-550-01 through -04, -07 through -11, -13, -17 through -20, -22, and -24 through -41; and



## Attachment 2

WHEREAS, the current General Plan land use designation for the project site is CMU Commercial Mixed Use; and

WHEREAS, the base zone district for the project site is CMU Commercial Mixed Use; and

WHEREAS, the Planned Development Overlay zoning district for the project was created by REZ-05-06 and Ordinance No. 1357, which remains in force; and

WHEREAS, Title 17, Section 17.08.060 of the Manteca Municipal Zoning Ordinance mandates the transmittal of a recommendation to the City Council shall be by Resolution; and

WHEREAS, a draft ordinance has been prepared and included herein as “Exhibit A” that includes a revised Site Plan and Amended Planned Development Conditions; and

WHEREAS, the revised Site Plan is on file with the Development Services Department with the City of Manteca and attached hereto as “Exhibit A-1”; and

WHEREAS, the Amended Planned Development Conditions for the proposed project are attached as “Exhibit A-2”.

WHEREAS, a Notice of Public Hearing was circulated in accordance with Manteca Municipal Code 17.08.050; and

WHEREAS, the Planning Commission understands that minor changes or modifications to the project may occur at the discretion of the City Council without further review from the Planning Commission; and

WHEREAS, all legal prerequisites to adopt the foregoing resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Manteca, upon evidence in the staff report, the Project file, and public testimony now desires to recommend to the City Council to adopt an ordinance that memorializes the Planned Development Overlay zoning mapping established by REZ-05-06 and approve the Planned Development Modification (PDM-25-0080) for The Promenade Shops at Orchard Valley does make the following findings:

- 1) Recitals. All facts set forth in the recitals above are true and correct and incorporated herein by reference.
- 2) CEQA. The project is determined to be categorically exempt from the requirements of the California Environmental Quality Act (CEQA) per CEQA Guidelines, 14 Cal. Code Regs. § 15061(b)(3), the “Common Sense Exemption,” where CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.
- 3) Planned Development Amendment. The following findings are hereby made:
  1. The proposed project does not exceed the total density allowed under the base Zoning District or the General Plan land use designation.
  2. The proposed project is superior to development that could occur under the development standards of the base district in the following ways:

## Attachment 2

- a. Greater open space and common areas than required; and
  - b. Greater landscaping than required that enhances the public street appearance (including street trees, benches, lights, special paving, water fountains, etc.) or increases landscape buffers with adjacent properties;
  - c. Superior site design. Utilization of the applicable commercial/industrial design standards as provided in the Manteca Community Design Handbooks to achieve a superior site design;
  - d. Greater connectivity to surrounding public streets, bike paths, pedestrian walkways, and public open spaces;
  - e. The proposed project incorporates high-quality architectural design and durable materials.
3. The proposed project incorporates best site planning practices for quality design and compatibility with surroundings.
  4. The proposed project incorporates high quality architectural design and durable materials.
  5. The proposed project shall not be substantially detrimental to adjacent property and will not materially impair the purposes of Title 17 or the public interest.
- 4) Effective Date. Adoption of this Resolution shall take effect immediately.

**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 17th day of July of 2025, by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

The foregoing resolution is hereby adopted.

\_\_\_\_\_  
Celeste Fiore  
Planning Commission Chairperson

Attest: \_\_\_\_\_  
Kristy Smith  
Planning Commission Secretary

Attachments:  
Exhibit A – Draft Ordinance  
Exhibit A-1: Site Plan  
Exhibit A-2: Amended Planned Development Conditions

**EXHIBIT A**

**ORDINANCE 2025-XX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANTECA MEMORIALIZING ORDINANCE NO. 1357, ZONING MAP CHANGE NO. REZ-05-06, AND AMENDING ORDINANCE NO. 1358, PLANNED DEVELOPMENT NO. PCD-05-09 AND ORDINANCE NO. 1581, PLANNED DEVELOPMENT NO. PCD-12-73-02 THE PROMENADE SHOPS AT ORCHARD VALLEY**

WHEREAS, California Government Code Section 65800, et seq. authorizes the adoption and administration of zoning laws, ordinances, rules and regulations by cities as a means of implementing the General Plan; and

WHEREAS, the Manteca Planning Commission at their duly noticed public hearing of March 13, 2007, considered Planned Development No. PCD-05-09, titled "Promenade Shops at Orchard Valley" and passed Resolution No. 1191, recommending City Council approval of Rezone REZ-05-06, as well as Resolution No. 1192, recommending City Council approval of Planned Development No. PCD-05-09 and its associated Development Review Conditions, dated March 13, 2007 by reference, and passed Resolution No. 1196, adopting the Final Environmental Impact Report (EIR), Findings of Fact and Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program for the Promenade Shops at Orchard Valley (SCH#2005092102); and

WHEREAS, Rezone No. REZ-05-06 and Planned Development No. PCD-05-09 for the Promenade Shops at Orchard Valley was approved by the City Council adoption of Ordinances No. 1357 and 1358, respectively, on April 9, 2007; and

WHEREAS, the Manteca Planning Commission at their duly noticed public hearing of February 9, 2016, considered Planned Development Amendment No. PDA-12-73-02 for the Promenade Shops at Orchard Valley and passed Resolution No. 1442; and

WHEREAS, Planned Development Amendment No. PDA-12-73-02 for the Promenade Shops at Orchard Valley was approved by the City Council adoption of Ordinance No. 1581 on March 1, 2016, adopting Design Development Standards and amending the Planned Development Conditions; and

WHEREAS, the Manteca Planning Commission at their duly noticed public hearing of July 17, 2025, considered Planned Development Modification No. PDM 25-80 to amend Planned Development PCD-05-09 for the Promenade Shops at Orchard Valley project filed by Orchard Valley Partners, LLC; and

WHEREAS, The Promenade Shops at Orchard Valley project is located at 1490 South Union Road, identified by Assessor's Parcel Numbers (APNs) 224-550-01 through -04, -07 through -11, -13, -17 through -20, -22, and -24 through -41; and



## ATTACHMENT 3

WHEREAS, the current General Plan land use designation for the project site is CMU Commercial Mixed Use; and

WHEREAS, the base zone district for the project site is CMU Commercial Mixed Use; and

WHEREAS, the Planned Development Overlay zoning district for the project was created by REZ-05-06 and Ordinance No. 1357, which remains in force; and

WHEREAS, Title 17, Section 17.08.060 of the Manteca Municipal Zoning Ordinance mandates the transmittal of a recommendation to the City Council shall be by Resolution; and

WHEREAS, a draft ordinance has been prepared and included herein as “Exhibit A” that includes a revised Site Plan and Amended Planned Development Conditions; and

WHEREAS, the revised Site Plan is on file with the Development Services Department with the City of Manteca and attached hereto as “Exhibit A-1”; and

WHEREAS, the Amended Planned Development Conditions for the proposed project are attached as “Exhibit A-2”; and

WHEREAS, a Notice of Public Hearing was circulated in accordance with Manteca Municipal Code 17.08.050; and

WHEREAS, all legal prerequisites to adopt the foregoing resolution have occurred; and

WHEREAS, the City Council has considered all information related to this matter, as presented at the public meeting of the City Council identified herein, including any supporting reports by City Staff, and any information provided during public meetings.

THE CITY COUNCIL OF THE CITY OF MANTECA DOES ORDAIN AS FOLLOWS:

**SECTION 1. Amendment.** The Planned Development Overlay zoning mapping established by REZ-05-06, Ordinance No. 1357 is memorialized as previously authorized, and Planned Development No. PCD-05-09, The Promenade Shops at Orchard Valley, Ordinance No. 1358, and Planned Development No. PCD-12-73-02, Ordinance No. 1581, consisting of Design Development Standards for The Promenade Shops at Orchard Valley (dated December 2015) are hereby amended by the replacement of Sheet 3.01, “Site Plan-General” with an amended Sheet 3.01 (dated June 19, 2025), attached hereto as Exhibit “A-1”, and Exhibit “A-2” Planned Development Conditions (amended June 19, 2025) attached.

## ATTACHMENT 3

**SECTION 2. CEQA.** The City Council finds and determines that the proposed “Project”, is subject to CEQA Guidelines and it was determined that it can be seen with certainty that there is no possibility that the Project in question may have a significant effect on the environment, and therefore, the Project is exempt from further CEQA review pursuant to CEQA Guidelines 15061(b)(3)).

**SECTION 3. Typographical or Clerical (Scrivener) Errors.** Any typographical or clerical errors in this Ordinance may be remedied by the City Attorney with the assistance of the City Clerk and shall not constitute an alteration.

**SECTION 4: Severability.** If any section, sub-section, subdivision, paragraph, clause or phrase in this Ordinance, or any part thereof, is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, sub-section, subdivision, paragraph, sentence, clause or phrase of this Ordinance, irrespective of the fact that any one or more sections, sub-sections, subdivisions, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

**SECTION 5: Publication.** This Ordinance shall be published in accordance with the provisions of Government Code Section 36933.

**SECTION 6: Effective Date.** This Ordinance shall become effective thirty (30) days following adoption.

City of Manteca, a municipal corporation

MAYOR: \_\_\_\_\_

GARY SINGH

ATTEST: \_\_\_\_\_

CASSANDRA CANDINI-TILTON

CITY CLERK

STATE OF CALIFORNIA

COUNTY OF SAN JOAQUIN

}  
SS:

**CITY OF MANTECA**

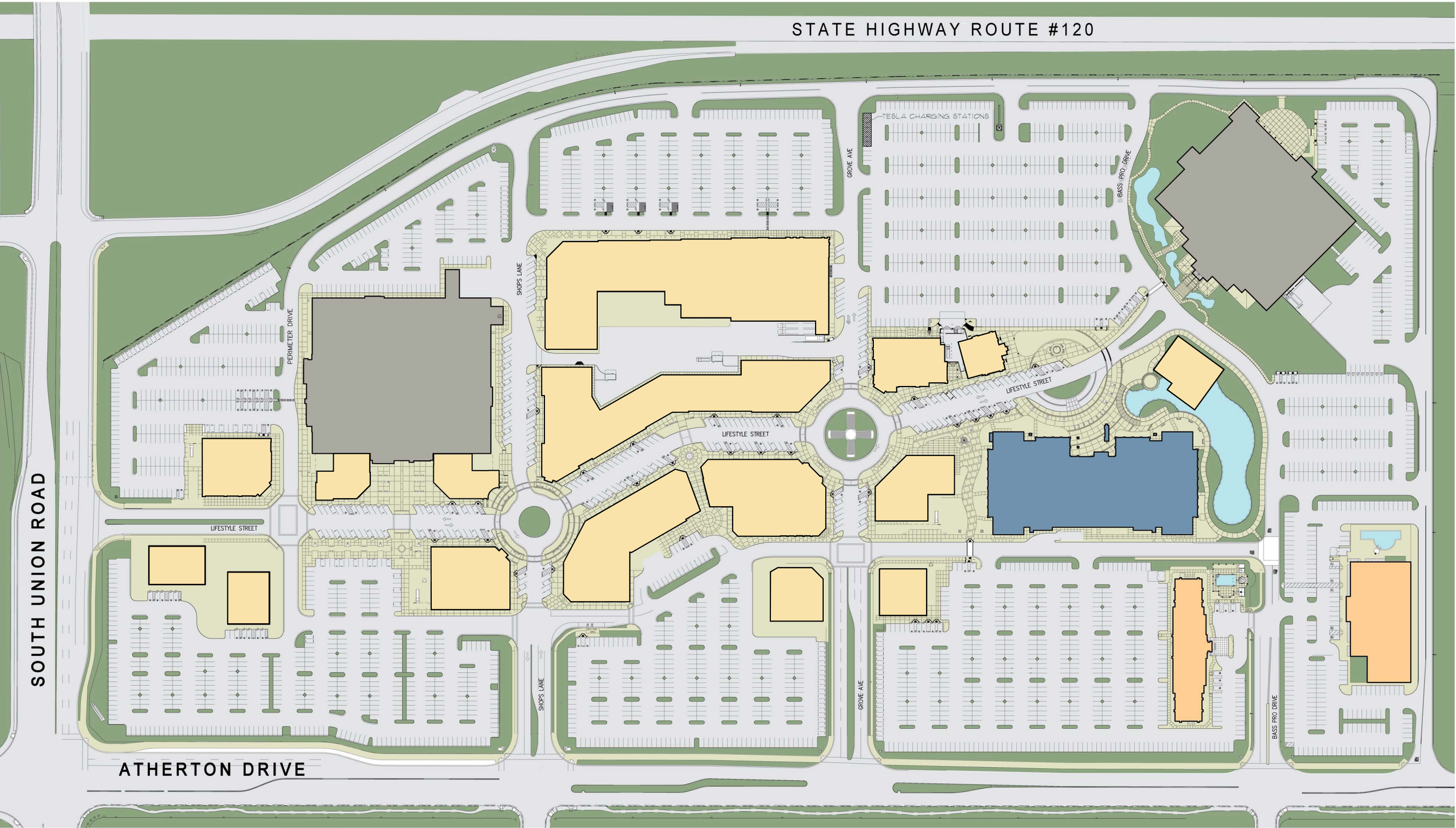
I, Cassandra Candini-Tilton, City Clerk of the City of Manteca, do hereby certify that the foregoing Ordinance had its first reading and was introduced during the public meeting of the City Council on the \_\_\_\_ day of \_\_\_\_, 20\_\_, and had its second reading and was adopted and passed during the public meeting of the City Council on the \_\_\_\_ day of \_\_\_\_, 20\_\_, by the following vote:

AYES:

NOES:



- ANCHOR
- HOTEL
- CINEMA
- RETAIL, RESTAURANT, OFFICE, MEDICAL, ENTERTAINMENT, EDUCATION, FITNESS



THE PROMENADE SHOPS AT  
ORCHARD VALLEY

SITE PLAN — GENERAL

3.01

Exhibit A-2



**City of Manteca**  
**Community Development Department**  
**Planned Development Conditions**  
**Promenade Shops at Orchard Valley**

**March 13, 2007**  
***amended February 9, 2016, and July 17, 2025***

Project File No:                      Planned Development No. PCD-05-09, *amended through PDA-12-73-02 and PDM-25-0080*  
 Project Name:                        Promenade Shops at Orchard Valley  
 Project Address:                      1490 South Union Road

The following is a list of deviations from the City of Manteca Title 17 Zoning Ordinance. "The Promenade Shops at Orchard Valley Design Development Standards" (DDS) is incorporated by reference into this list of conditions. The Site Plan conditions of approval for the Promenade Shops at Orchard Valley project (SPC-05-21) are listed separately as the "Promenade Shops at Orchard Valley Development Review Conditions." Project approval is also based on Environmental Impact Report Mitigation Measures, a Development Agreement, and development under the approved architectural site plan packet (~~Jan. 19, 2007~~) (December 2015) including building sizes, configurations, locations, and use.

1. ***Minor Plan Modification approval shall be obtained prior to construction of undeveloped pad sites and major modifications to existing structures to ensure conformance with adopted Planned Development and Development Design Standards, dated December 2015 and modified July 17, 2025.***
2. The maximum height of the buildings, illustrated upon the Promenade Shops at Orchard Valley site plan dated 01/19/2007, shall be as listed in the following table or less:

<b>Maximum Building Height, C-G Zoning</b>	
<b>Current Regulation</b>	<b>Proposed Regulation</b>
3 stories 35 feet	Anchor Retail 3 stories 60 feet Anchor Restaurant 2 stories 50 feet Anchor Tenant 3 stories 60 feet Retail Shops 2 stories 40 feet Restaurants 2 stories 50 feet Cinema 2 stories 75 feet Major Retail 3 stories 50 feet Office / Retail 5 stories 90 feet Hotel 7 stories 100 feet

3. Development of the shopping center shall remain in substantial compliance with the Architectural Site Plan dated **December 4, 2015 and modified July 17, 2025**, and the "The Promenade Shops at Orchard Valley Design Development Standards" **dated December 2015 and modified July 17, 2025**.

~~4. Land uses shall conform to the underlying (Commercial Mixed Use) CMU zoning district, as set forth in the Manteca Municipal Code, Table 17.22.020-1, "Allowed Uses and Required Entitlements for Manteca's Base Zoning Districts," excepting Bar/Nightclub, Convenience Store, Mobile Food Vending, Mortuary/Funeral Home, Neighborhood Market, and Tobacco Related Uses.~~

~~5.4.~~ No variations to the proposed buildings, including approved elevations, height, floor area, colors, and materials shall be allowed if found by the Community Development Director to be inconsistent with the approving findings for the Planned Development.

~~6.5.~~ The maximum lot coverage for this planned development shall be calculated against the acreage of the entire planned development project site (72-acres) rather than the individual parcel a structure occupies.

~~7.6.~~ The floor area ratio (FAR) for this planned development shall be calculated against the acreage of the entire project site (72-acres) rather than the individual parcel a structure occupies.

~~8.7.~~ The minimum lot sizes shall be, as proposed on Promenade Shops at Orchard Valley Vesting tentative subdivision map dated February 9, 2007.

~~9.8.~~ A minimum of 17.6% of the overall project site and 26% of the parking area shall be landscaped in accordance with the findings approving the planned development **or as otherwise outlined in the Design Development Standards dated December 2015 and modified July 17, 2025**.

~~10.9.~~ Outdoor storage shall be limited to the Temporary Outdoor Merchant Display, Merchant/Community Overlap, Bass Pro Special Events, and Bass Pro Display, as identified on page 3.04 "Site Plan – Special Use Areas" in the DDS and under the following conditions:

- a. The outdoor exhibition and/or display of retail goods, agricultural produce and arts and crafts goods, covered and uncovered, shall be allowed and may include recreational vehicles and equipment in the areas identified as Bass Pro Special Events, and Bass Pro Display only.
  - i. Large retail goods, such as recreational vehicles, may not have multiple inventory of the same item on display unless they conform to the provisions for Outdoor Storage as defined in Manteca Municipal Code ~~§17.09.090~~.
  - ii. Events or displays within the Bass Pro display area that occupies the parking area shall be limited to major promotional, charitable, public, non-profit, or similar events. Events shall be subject to the approval of the City Manager and/or Community Development Director.
  - iii. Height shall be limited to the physical dimensions of the item being displayed.
- b. Pushcarts and/or kiosks are independently contained, self sufficient sales units. Up to 25 shall be permitted in the pedestrian areas along the main interior corridor only, and shall be placed such that traffic flow is maintained and access for persons with disabilities, fire and security access, and emergency egress are not be impeded.
- c. The outdoor exhibition and/or display of retail goods in designated areas other than identified in section a and b above shall be limited to merchandise sold within the adjacent business, and limited to major promotional, charitable, public, non-profit, or similar events. Events shall be subject to the approval by the City Manager and/or Community Development Director.

~~11.10.~~ Exterior Lighting General Requirements:

- a. Exterior Lighting shall be in substantial compliance with Section 7 – Lighting Design in the DDS.



- b. Except as noted below, lighting at any location within the Lifestyle Center PD shall be a minimum maintained value of one foot candle (FC) measured at the ground plane and shall not exceed an average value of three foot candles.
  - i. Public parking areas designed to accommodate ten or more vehicles in other than vehicle sales areas shall provide a minimum lighting level of one FC average maintained illumination and no more than three FC of average maintained illumination on the parking surface during the hours of use between one-half hour before dusk and one-half hour after dawn. Additionally, the uniformity ratio (also referred to as "contrast ratio", or a comparison of maximum to minimum lighting levels in any given area) of parking field lighting shall be no more than 10:1 (exceeding the Illuminating Engineering Society of North America standards for uniformity by 50%). The parking lighting is designed to also be 50% more stringent than the IESNA recommended levels for "enhanced security".
  - ii. Project Outer Ring Road lighting and Entry Drive lighting (with the exception of intersections) shall be developed to the same requirements of the public parking areas cited above. Intersection may have lighting levels no greater than 10 FC average maintained intensity.
  - iii. Traffic intersections inside of the Project's Outer Ring Road shall provide a minimum lighting level of 2 FC maintained and no more than 5 FC maintained measured at the ground plane.
  - iv. Any parking area illumination, including security lighting, shall limit glare (light that causes visual discomfort or disability) from site lighting poles to IESNA (Illuminating Engineering Society of North America) semi cut-off designation.
- c. Luminaries aimed in an upward direction shall be concealed or so positioned as to screen the light source from adjacent property.
- d. Floodlighting, uplighting, or spotlighting of architecture, graphics or natural features shall be so arranged as to avoid light trespass onto adjacent properties or rights of way.
- e. Maximum parking lot pole height identified as S1 and S2 in the DDS shall be no taller than 35' - 0" above grade.
- f. Maximum decorative light pole height identified as PS1 in the DDS shall be no taller than 17' - 0" above grade.
  - i. Ornamental and pedestrian scale walkway lighting shall be comprised of standard, pole, bollard and wall mounted luminaries.

42-11. Unless otherwise specified in this Sign Program, all applicable portions of the City of Manteca Municipal Code, shall be enforced.

- a. A sign permit and a building permit shall be required from the Community Development Department for each sign.
- b. The appearance of all signs shall be subject to review and approval by the Community Development Department, Planning Division for consistency with the design elements and concepts provided in the Promenade Shops at Orchard Valley Development Design Standards (DDS); In particular Concepts for Environmental Graphics on page 6.01 & Concepts for Architecture page 4.01.
- c. Generally signs shall be of a high quality providing an enhanced appearance and/or architectural appearance. Quality materials, method of attachment, and method of lighting shall be considered in the design of all signs. Use of cabinet signs with changeable copy/faces shall be prohibited.
- d. Projecting signs or signs that extend no more than 5-feet from the surface of a building elevation shall be allowed, shall maintain a clearance of at least 10-feet below the sign, and shall not overhang/cross property lines.

- e. The number and size of electronic display signs consistent with Manteca Municipal Code **and conditions outlined in Conditional Use Permit No. UPJ-12-73-02**. Any electronic displays intended to be viewed from Highway 120 shall obtain approval from the California Department of Transportation.

## ATTACHMENT 5

**f. Shopping Center Identification Signs (CC) (LED):**

Type	Location	Number	Height	Area	Appearance
Freestanding Freeway-Oriented (CC)	Consistent with sign CC on page 6.03 of the DDS	1	50'	200 sq. ft. per face. Consistent with sign CC on page 6.05 of the DDS	Consistent with sign CC on page 6.04 of the DDS
Freestanding (CC)	Union Road (Promenade Way), Atherton Drive (Street "A"). 750-foot separation.	4 each location, for total of 2	40'	200 sq. ft. per face.	Consistent with sign CC on page 6.04 of the DDS
<b>Freeway Oriented LED Pyon</b>	Consistent with sign CC on page 6.03 of the DDS	1	60	Consistent with sign CC on page 6.03 of the DDS	Consistent with sign CC on page 6.03 of the DDS

**g. Entrance Monument Signs (A), (N), & (NN):**

Type	Location	Number	Height	Area	Appearance
Monument	Corner of Union and Atherton	1	16'	75 sq. ft.	Consistent with sign A on page 6.06 & 6.08 of the DDS
Monument	Flanking vehicular Entrances as specified on page 6.03 of the DDS	9	16' – 6"	3 sq. ft. per face. Consistent with sign N & NN on pages 6.07 & 6.08 of the DDS	Consistent with sign N & NN on page 6.07 of the DDS

**h. Cinema Signs:**

Type	Location	Number	Height	Area	Appearance
Wall Sign	Wall	2	Not to exceed height of building	350 sq. ft.	Shall be consistent with DDS Concepts for Environmental Graphics 6.01 & Concepts for Architecture 4.01
Marquee	Wall	2	Same	To be determined by the Community Development Director during review of the marquee at the design level.	Same, as above.  May include electronic display of current films. Not intended to be viewed from Hwy 120 or Atherton Road.
Freestanding Freeway-Oriented	To be determined by the Community Development Director during review of the sign at the design level.	1	50'	200 sq. ft. per face.	Consistent with sign CC on page 6.04 of the DDS

**i. Anchor Tenant (West) Signs:**

Type	Location	Number	Height	Area	Appearance
Wall Sign	Wall	1 per façade, total of 4	Not to exceed height of building	250 sq. ft.	Shall be consistent with DDS Concepts for Environmental Graphics 6.01 & Concepts for Architecture 4.01
Freestanding Freeway-Oriented	To be determined by the Community Development Director during review of the sign at the design level.	1	50'	200 sq. ft. per face.	Consistent with sign CC on page 6.04 of the DDS



## ATTACHMENT 5

j. Anchor Tenant (Bass Pro Shops) Signs:

Type	Location	Number	Height	Area	Appearance
Wall Sign	As illustrated on page 4.04 of the DDS	As illustrated on page 4.04 of the DDS	Not to exceed height of building	6,000 sq. ft. aggregate.	Shall be consistent with DDS Concepts for Environmental Graphics 6.01 & Concepts for Architecture 4.01
Freestanding Freeway-Oriented	To be determined by the Community Development Director during review of the sign at the design level.	4	50'	200 sq. ft. per face.	Shall be substantially consistent with sign DD on page 6.04 of the DDS
Flag Pole	Roof Mounted	1	37' from base of pole	No limit	As illustrated on page 4.04 of the DDS. No advertising.

k. Tenant Signage:

Type	Location	Number	Height	Area	Appearance
Major Tenants and Tenants at/or greater than 20,000 square feet					
Wall Sign	As illustrated on page 4.02 & 4.03 of the DDS	1 per façade, 3 per tenant	Not to exceed height of building	250 sq. ft. aggregate. 110 sq. ft. max. per sign.	Shall be consistent with DDS Concepts for Environmental Graphics 6.01 & Concepts for Architecture 4.01
Tenants at 10,000 to 20,000 square feet					
Wall Sign	same	same	Same	225 sq. ft. aggregate. 100 sq. ft. max. per sign.	Same
Tenants less than 10,000 square feet					
Wall Sign	Same	Same	Same	200 sq. ft. aggregate. 85 sq. ft. max. per sign.	same

l. Additional Tenant Signage: Each tenant described in section (m) may have the following secondary signage:

Type	Location	Number	Height	Area	Appearance
Wall or canopy/awning mounted	Located in the vicinity of the entry	1 per entry	Not to exceed height of building	30 SF maximum	Shall be consistent with DDS Concepts for Environmental Graphics 6.01 & Concepts for Architecture 4.01
Canopy / awning signage	canopy/awning	1 per canopy/awning	Same	20 SF maximum	Same
Storefront signage - Surface applied	Contained within storefront window	1 per storefront bay/module	N/A	5 SF maximum	Same
Blade Signs	Under Awning	1 per entry	Minimum under sign 8 - feet	5 SF maximum	Same

Temporary signage (90 days or less) occurring behind tenant storefront as part of a window display shall not be restricted to signage controls as defined herein. Graphics and signage providing environmental information such as store hours, conforming to code, and ADA requirements shall not contribute to the area restrictions described herein.

## ATTACHMENT 5

m. **Directional Signs C, D, & E:** Shall not count toward shopping center aggregate.

Type	Location	Number	Height	Area	Appearance
Pole for Pedestrians	As specified for sign C on page 6.03 of the DDS	9 poles, with 4, 2 sided panels.	11'	Approximately 3 sq. ft. per panel face.	Consistent with sign C on page 6.12 of the DDS.
Monument for Pedestrians	Consistent with sign D on page 6.03 of the DDS	4	8'	24 sq. ft. per face	Consistent with sign D on page 6.11 6.13 of the DDS
Traffic / Vehicular Movement Signs	As required for directing traffic (Yield, Stop, etc.) and in conformance with state regulated signage	As needed	As required by law.	As required by law.	Consistent with signs illustrated on page 6.12 6.14 of the DDS.
Monument for Autos	Consistent with sign E on page 6.03 of the DDS	9	8' - 5"	24 sq. ft. per face	Consistent with sign E on page 6.09 6.14 of the DDS

n. ~~**Architectural Feature Signs:** Signage incorporated into the design of architectural features such as water fountains, water features, towers, windmills, archways, campaniles, amphitheaters, paseos, and murals. Shall not count toward shopping center aggregate.~~

Type	Location	Number	Height	Area	Appearance
Welcome Archway	As specified for sign M on page 6.03 of the DDS	2	24'	As illustrated on page 6.09 of the DDS	As illustrated on page 6.09 of the DDS
Paseo Archway	As specified for sign H on page 6.03 of the DDS	4	24'	As illustrated on page 6.10 of the DDS	As illustrated on page 6.10 of the DDS
Building Murals	As specified for sign U on page 6.03 of the DDS	2	N/A	N/A.	Per the approval of the Community Development Director.
History Plaques, Storyboards and Paving Concepts	As specified on page 6.16 of the DDS	N/A	N/A	N/A.	Consistent with concepts provided on page 6.16 of the DDS

o. **Specialty Identification Signs:** Shall be limited to Promenade Way between Orchard Valley Drive and the Pond/Water Feature. Shall not count toward shopping center aggregate.

Type	Location	Number	Height	Area	Appearance
Banners	Light Poles.	75	17'	As illustrated on page 6.13 6.15 & 7.11 of the DDS	As illustrated on page 6.13 6.15 & 7.11 of the DDS
Banners	Building or Pole Mounted	1 per block	No higher than supporting building or pole.	35 SF maximum each face	Shall be consistent with DDS Concepts for Environmental Graphics 6.01 & Concepts for Architecture 4.01
Zones of Activity	Building Mounted	2 per zone *	25'	150 square feet	Same
Service Court Signs	Building Mounted	1 per court	10'	10 square feet	Same

\* A zone categorizes an area with two (2) or more tenants of the same nature or activity (i.e. two (2) or more restaurants, etc.) Maximum number of zones ten (10). Minimum 200' separation between all zone signs.

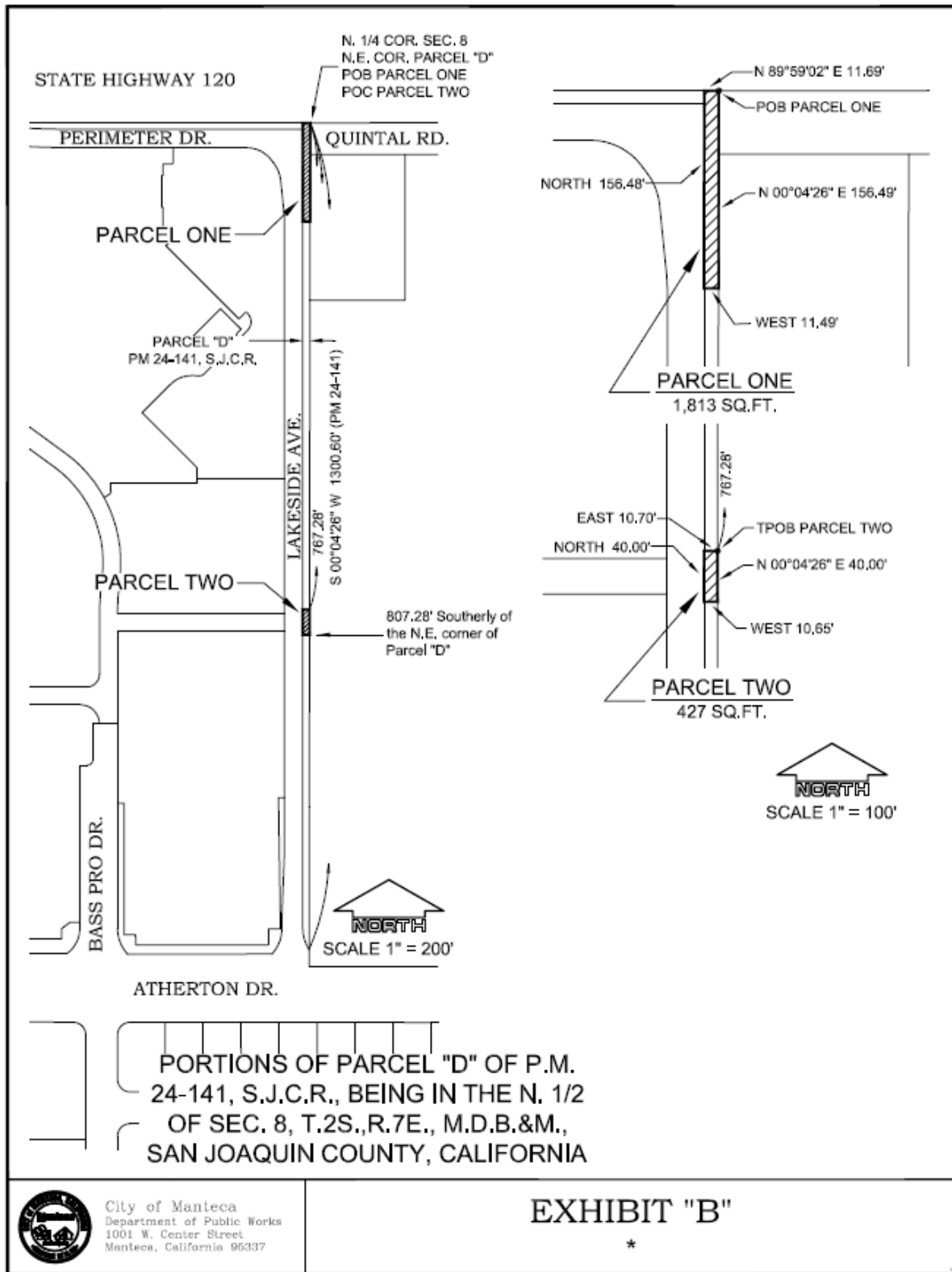
p. **Construction Signage:** Shall be limited to the period of construction (between issuance of building permit and certificate of occupancy). Signage shall be limited to content related to the project including but not limited to advertisement for tenants, owners, banks, developers, contractors, architects and design consultants, realtors and leasing information.

## ATTACHMENT 5

Type	Location	Number	Height	Area	Appearance
Freestanding, movable, and/or wall mounted.	To be determined by the Community Development Director	1	51'	750 sq. ft.	To be determined by the Community Development Director
Same	Same	4	35'	525 sq. ft.	Same
Same	Same	5	25'	375 sq. ft.	Same
Trailer	Same	N/A	N/A	N/A	Same
Freestanding Temporary Shopping Center Identification Signs.	Same. Hwy 120, Union Road, and Atherton Drive.	3	20'	200 sq. ft.	Same

### **Engineering:**

1. ***Developer shall make an irrevocable offer of dedication in fee for two parcels along the east boundary of this project as shown on the attached plat within 180 days of the approval of PDA 12-73-02 and before any new building permits are issued for this project, except building permits may be issued for a restaurant at 897 Lifestyle Street, a restaurant at 810 Lifestyle Street (Pad K), and a hotel at 1434 Bass Pro Drive.***
2. ***On Plate 3.03 Site Plan—Circulation of the Design Development Standards dated December 2015, include a Public Circulation route on the road connecting Bass Pro Drive and Lakeside Avenue, located between the south parking lot for Bass Pro Shops and the Future Hotel. This road is shown as Parcel "A" of Book 24, Parcel Maps, Page 141. See attached Exhibit "B."***
3. ***Developer shall provide more information on sizing of solid waste enclosure and how deliveries are made to the Two-Story Major Anchor, which is proposed to be the largest building in this project.***
4. ***Show location of existing electric car charging station.***



***General Conditions:***

***1. The conditions originally approved on March 13, 2007, and as amended on February 9, 2016, are incorporated by reference as if fully set forth herein, remain in full force and effect to the fullest extent permitted by law.***



# **Planned Development Modification PDM-25-80**

## **Promenade Shops at Orchard Valley**

### **1490 South Union Road**

July 17, 2025

City of Manteca Planning Commission Public Hearing



# Project Information

**Project Description:** A minor change in uses assigned to various buildings in existing Planned Development (PD), consistent with base CMU zoning and current PD

Existing PD approved in 2007 (PCD-05-09),  
amended in 2016 (PDA-12-73-02) with adopted  
Design Standards Document and Amended  
Planned Development Conditions

## Memorializing original PD Overlay zoning mapping from 2027 (REZ-05-06) to correct its inadvertent omission from mapping

Project Size: ± 72 acres / 750,000 sq-ft retail space

**Project Location: SR120 to Atherton Road, east of South Union Road**

## MMC Entitlement Procedures: Planned Development 17.10.140





# Adjacent Uses, Existing Conditions

- North: State Route 120
- West: South Union Road, various vacant commercially-zoned properties
- South: Atherton Road, Veritas Elementary School, Antigua single-family lot residential subdivision
- East: Atherton Apartments and Element Apartments, multi-family apartment complexes

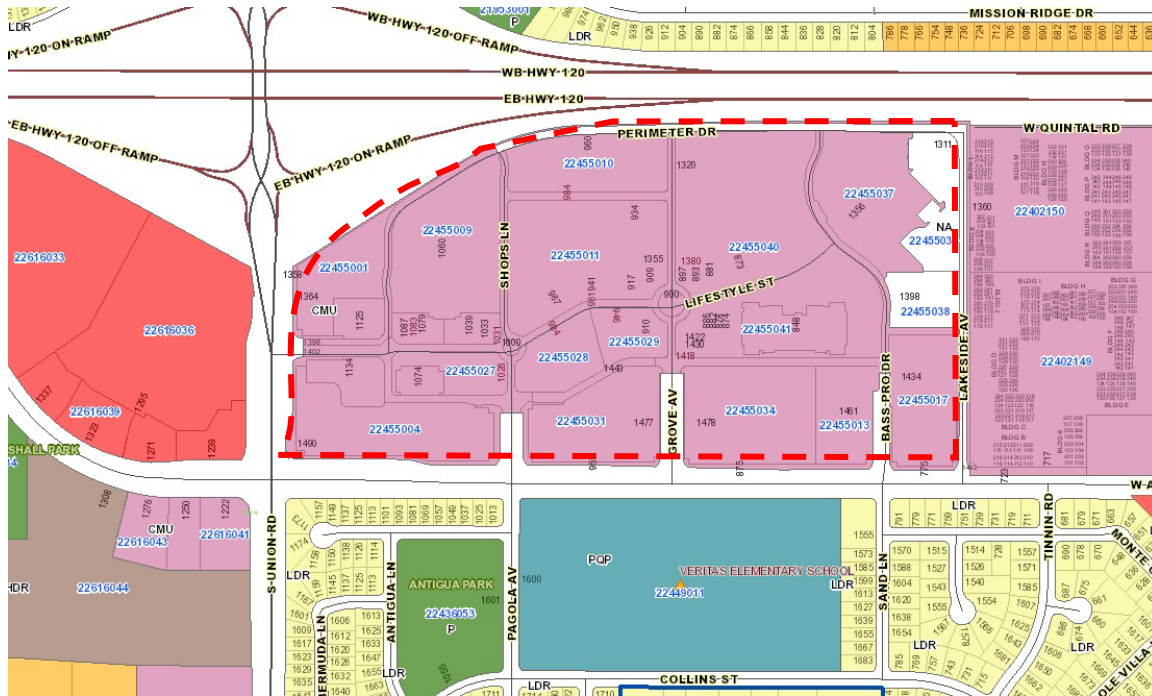
*Center is mostly constructed; only six future building sites unbuilt.*

*Bass Pro Shops, JC Penney, Hampton Inn and Suites Hotel, AMC Movie Theater, a fitness club, several restaurants, and several retail shops are existing and operating.*

*Parking, landscaping, road encroachments, and other infrastructure is existing and in good condition.*

# General Plan and Zoning

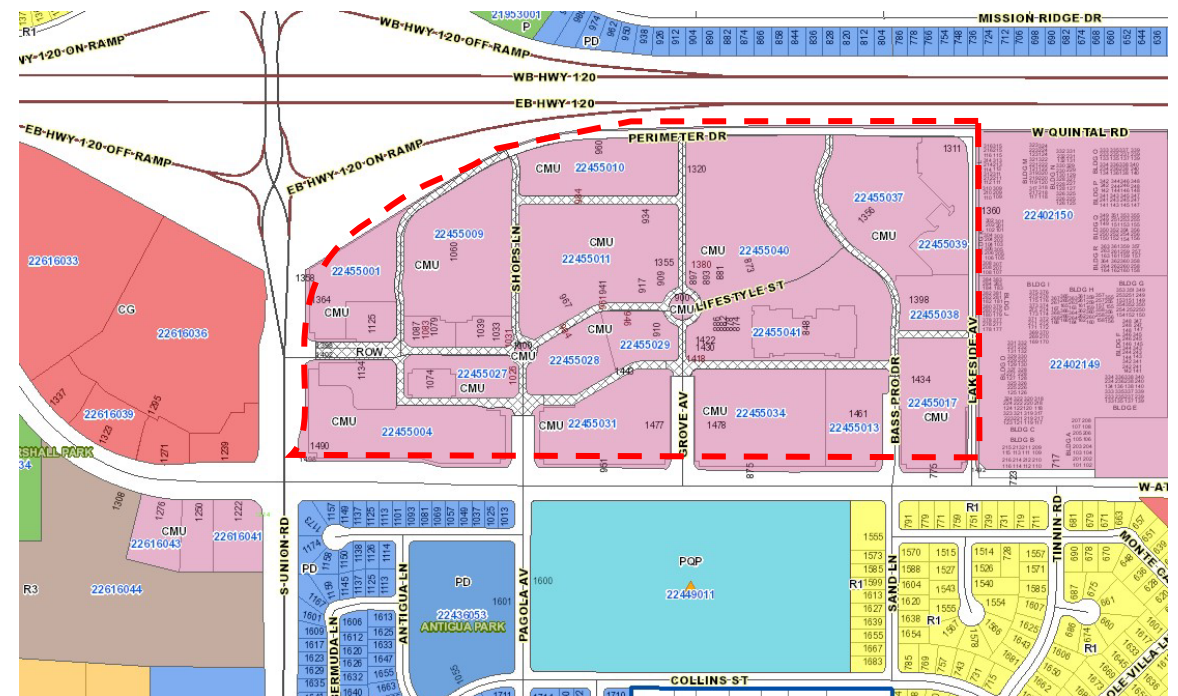
## GENERAL PLAN



Commercial Mixed Use (CMU) General Plan Land Use Designation

Commercial Mixed Use land use designation provides for high density residential, employment centers, retail commercial, and professional offices.

## ZONING DISTRICT



Commercial Mixed Use (CMU) Base Zoning

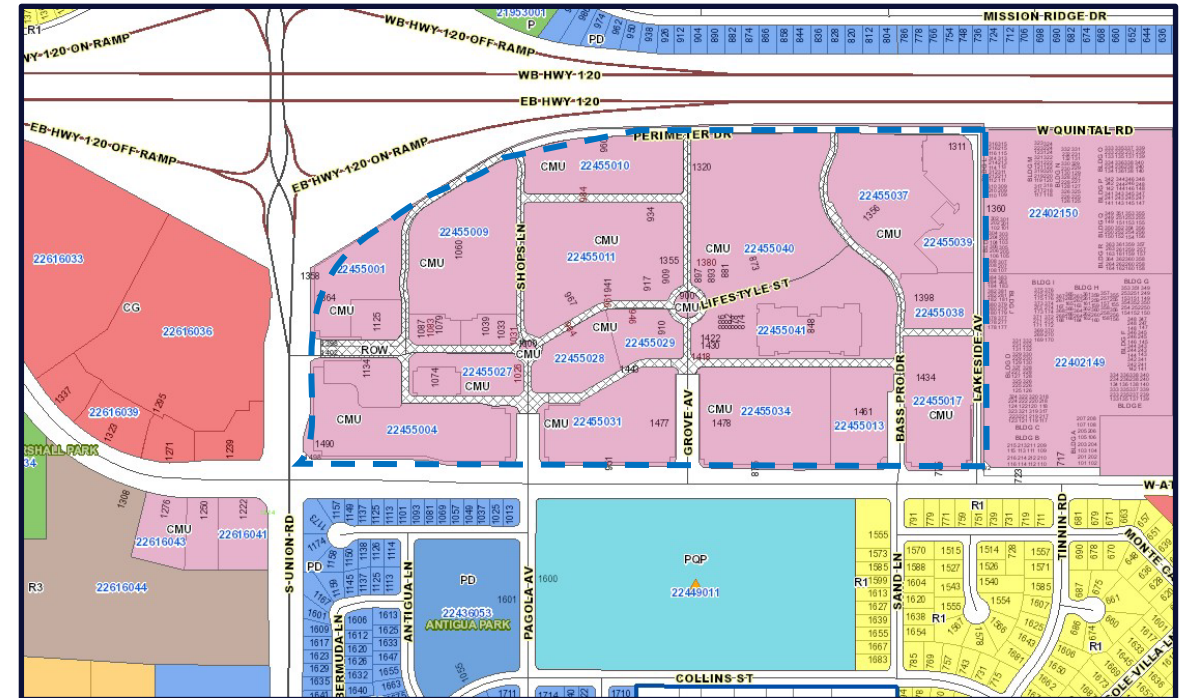
Commercial Mixed Use zoning district allows retail shops, offices, restaurants, fitness clubs.

# Zoning Overlay

*PD Overlay zoning district identifies the area/parcels to which the adopted Planned Development and its Conditions are attached and apply*

- Planned Development Overlay Zoning district was created in 2007 with the original project development entitlements package, via REZ-05-06
- The 2043 Manteca General Plan update inadvertently omitted the Promenade Shops at Orchard Valley PD Overlay mapping
- No deletion or dissolution of the PD Overlay mapping has been undertaken to cause its omission or dissolution (which would require a Zoning Amendment, Text and Map entitlement per MMC 17.10.190)
- Staff recommends memorializing the prior REZ-05-06 PD Overlay mapping via PC Resolution and CC Ordinance to reinstate the unintentionally omitted PD Overlay mapping for the project

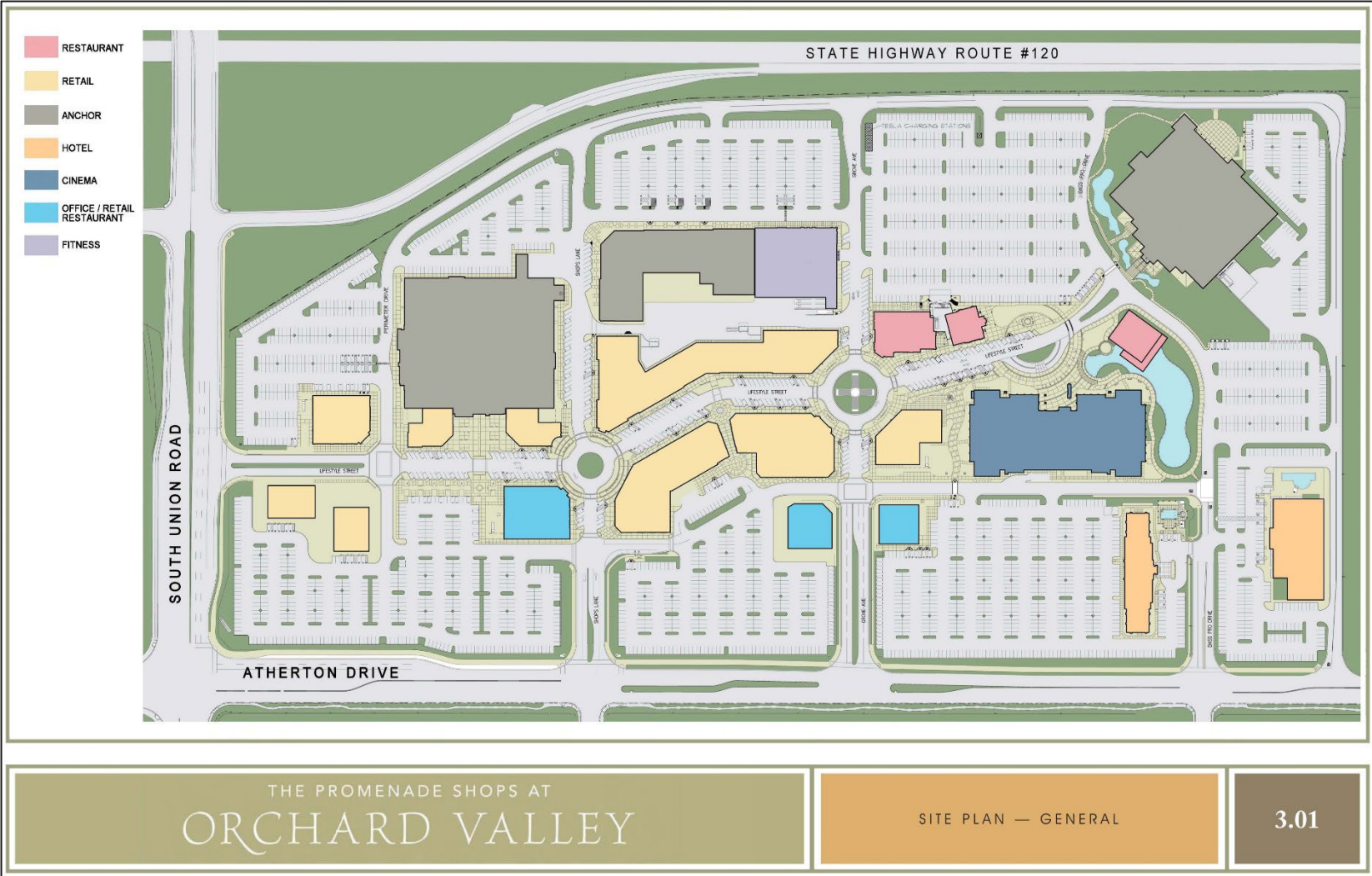
## PLANNED DEVELOPMENT OVERLAY ZONING DISTRICT



*Planned Development (PD) Overlay Zoning*

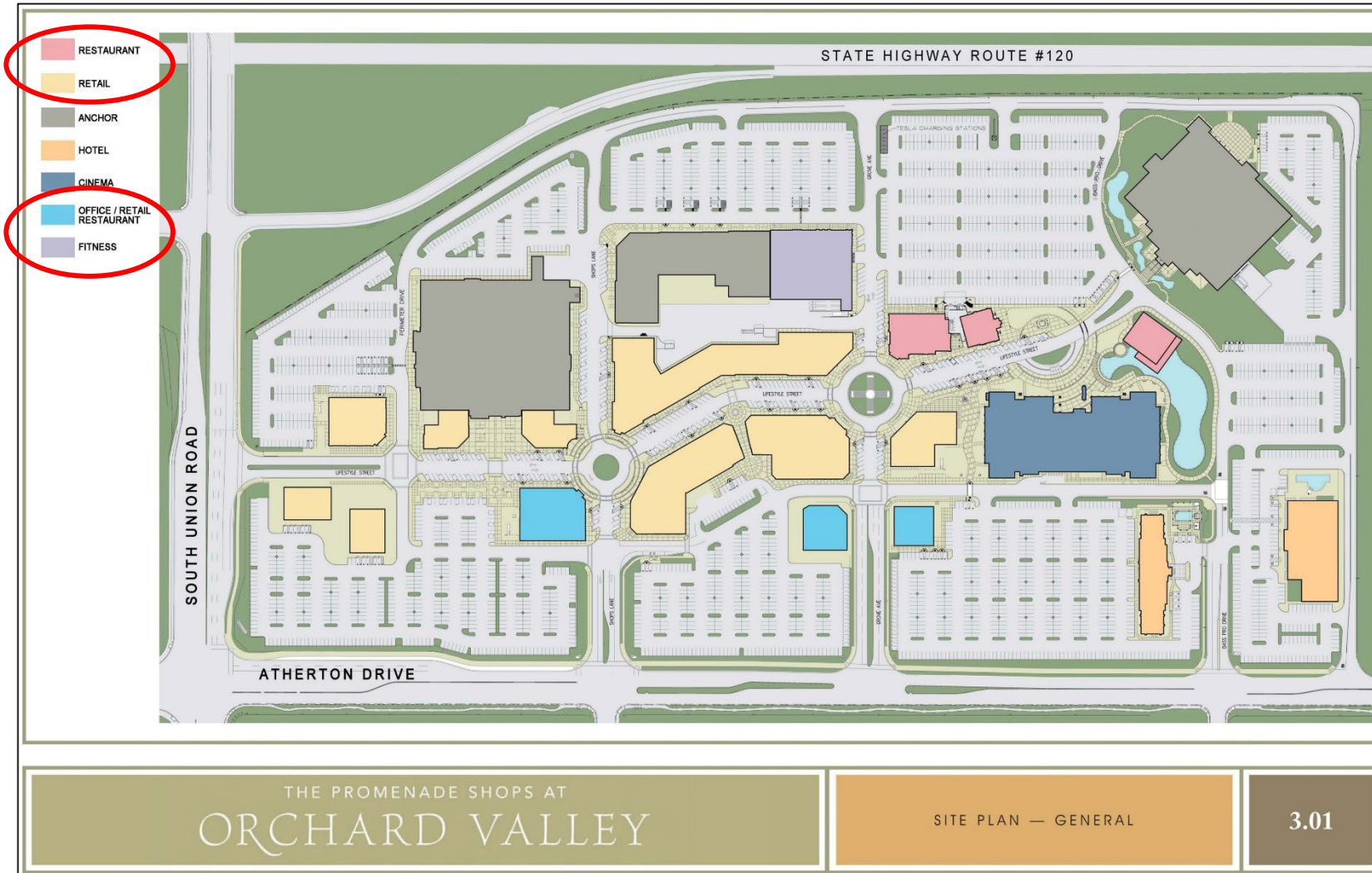


# Existing PD Site Plan



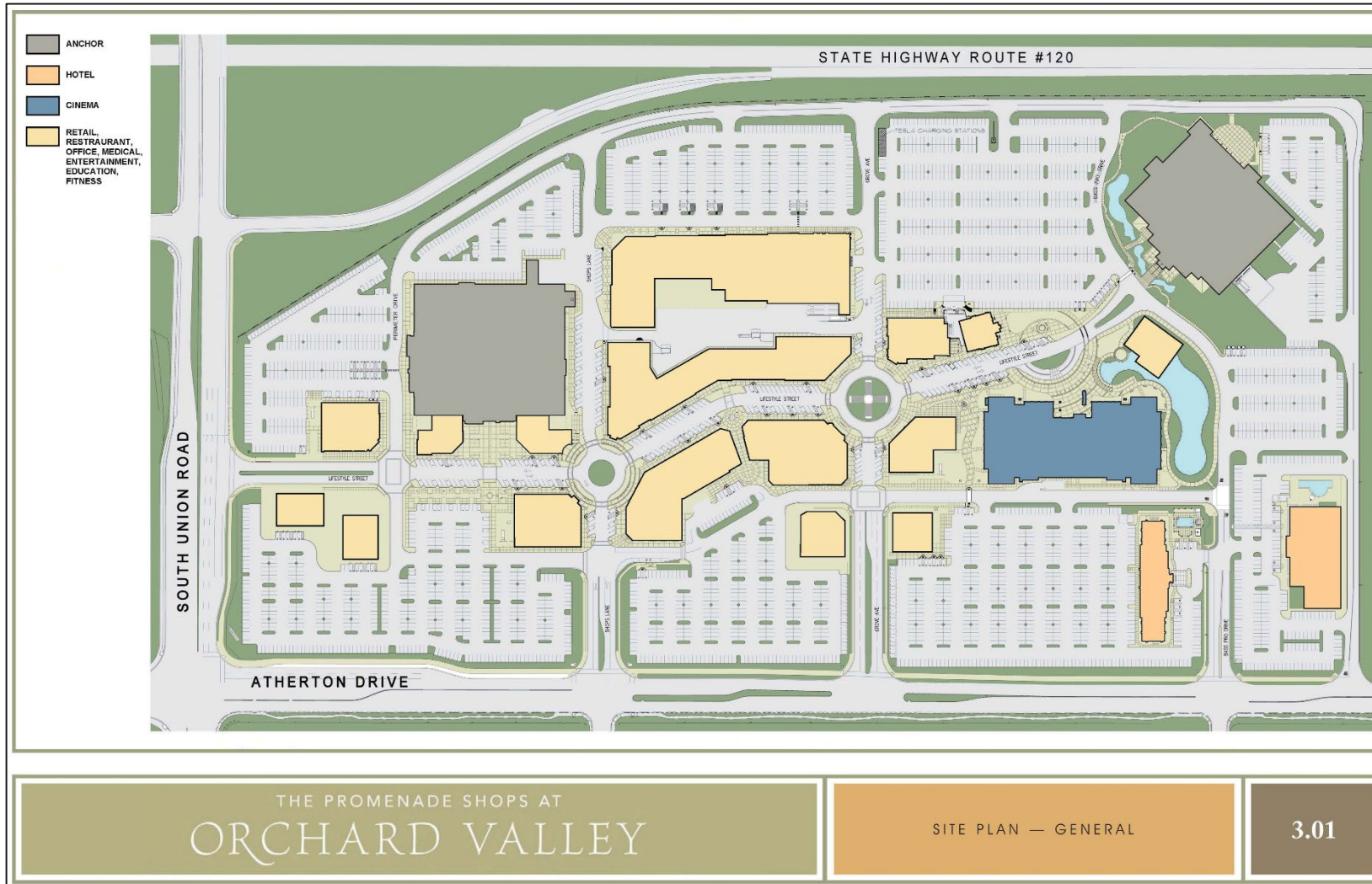
# Existing PD Site Plan

Consolidating  
these four  
uses





# Proposed PD Site Plan



# Planned Development Documents

- ✓ The Planned Development Overlay mapping will be reinstated by memorializing REZ-05-06 (2007)
- ✓ The footprint of the Planned Development area (Planned Development Overlay) to which the details of the Planned Development apply is not proposed to change.
- ✓ The Promenade Shops at Orchard Valley Design Development Standards (December 2015) is only being amended by the adoption of the amended Site Plan which consolidates certain allowable uses indicated on several buildings; all other design (architectural, landscaping, lighting, parking, etc.) standards and requirements in that document will remain in force in that Planned Development overlay area, unchanged.
- ✓ The Amended Planned Development Conditions (amended February 9, 2016) is being further amended:





# Amended Planned Development Conditions

- Land uses shall conform to the underlying (Commercial Mixed Use) CMU zoning district, as set forth in the Manteca Municipal Code, Table 17.22.020-1, “Allowed Uses and Required Entitlements for Manteca’s Base Zoning Districts,” **excepting Bar/Nightclub, Convenience Store, Mobile Food Vending, Mortuary/Funeral Home, Neighborhood Market, and Tobacco Related Uses.**
- References to the adopted Planned Development and Development Design Standards, dated December 2015 (which adopted the Site Plan identifying assigned uses to specific buildings within the Planned Development) have been updated to add **“and modified July 17, 2025”** to adopt the newly revised Site Plan with its consolidation of certain uses, by reference.



# Public Hearing Notice

This project was duly noticed on June 26, 2025.

- Staff has not received any written comments for the project.



# CEQA

The project has been deemed Categorical Exempt, pursuant to Section 15061(b)(3) of the CEQA Guidelines:

*This project would make minor reassignments of the existing allowable uses assigned to various specific buildings within the existing Planned Development, consistent with the underlying base zoning already in force at the location, and would add via amended Planned Development Conditions a prohibition of certain uses otherwise allowed under the base underlying zoning district. These modifications to the Planned Development would not introduce new uses, impacts, or density not already accounted for in the prior entitlement's environmental study and permitting, and mitigated by the adopted Conditions or proposed amended Conditions, and enforced by the adopted MMRP. Thus, the proposed changes would have no net adverse environmental effect versus that which was previously studied, approved, and entitled.*



# Recommendation

Staff recommends the Planning Commission conduct a public hearing, Find the project exempt from further environmental review pursuant to 15061(b)(3) of the California Environmental Quality Act, and adopt an Ordinance memorializing the Planned Development Overlay zoning mapping established by REZ-05-06 and amending Planned Development (PCD-05-09) for the Promenade Shops at Orchard Valley (APNs 224-550-01 through -04, -07 through -11, -13, -17 through -20, -22, and -24 through -41).





Thank you

July 17, 2025

City of Manteca Planning Commission Public Hearing