



# **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.*

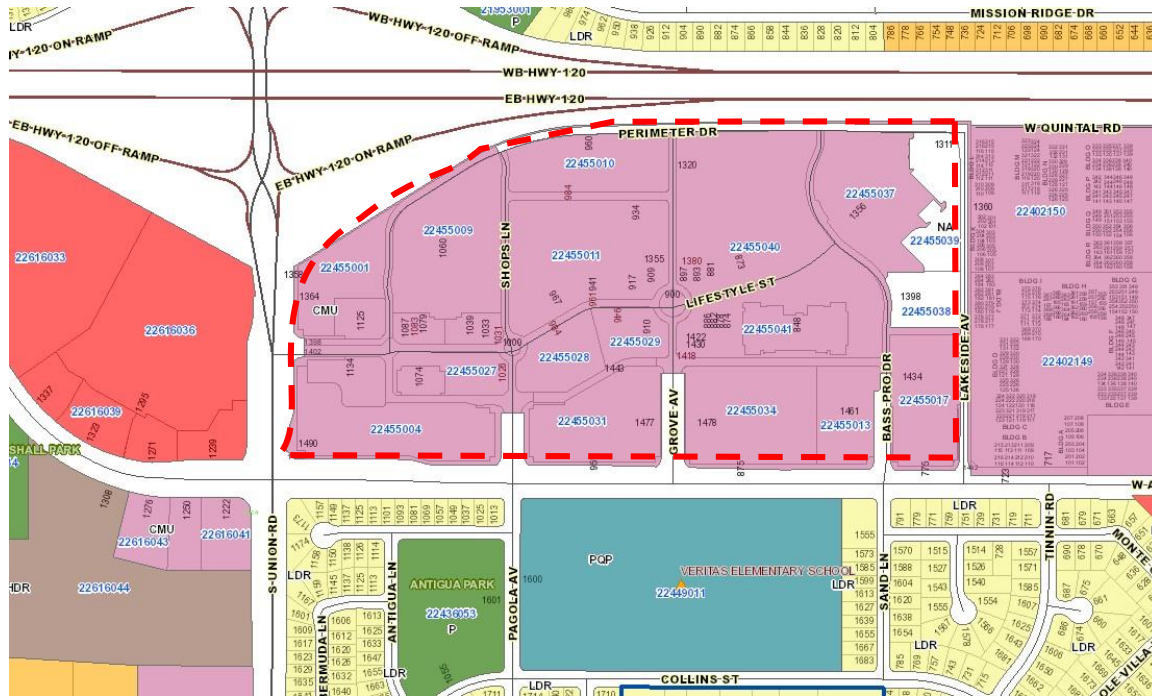
*Bass Pro Shops, JC Penney, Hampton Inn and Suites Hotel, AMC Movie Theater, a fitness club, several restaurants, and several retail shops are existing and operating.*

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



# General Plan and Zoning

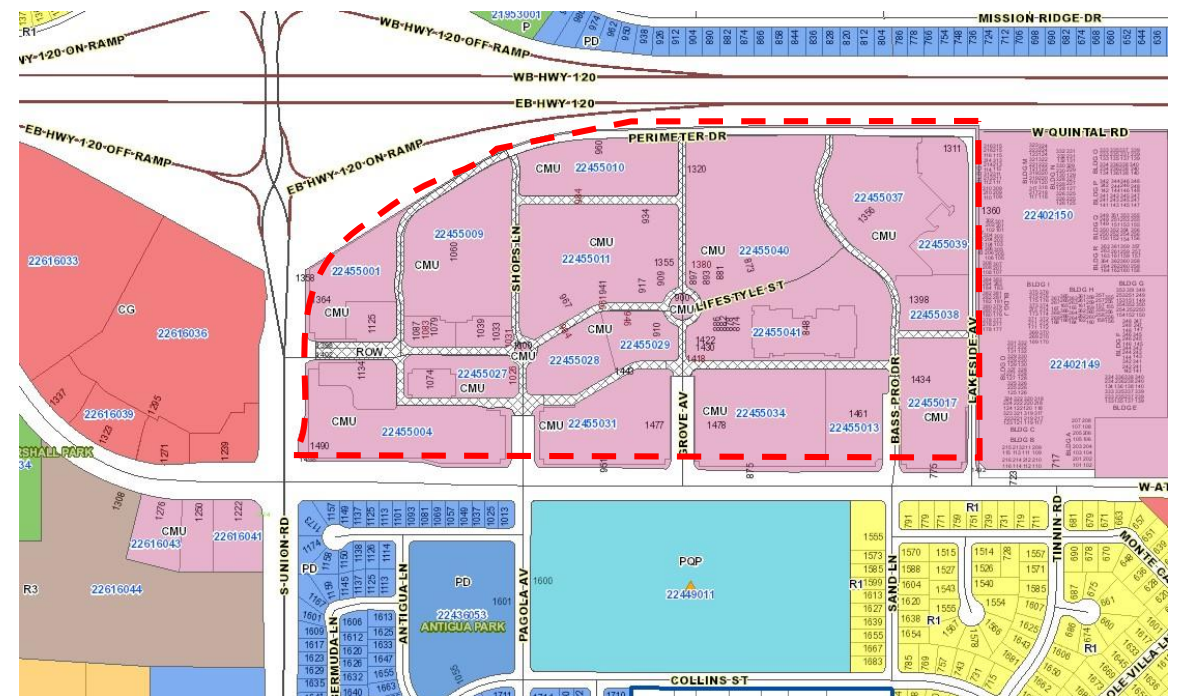
## GENERAL PLAN



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

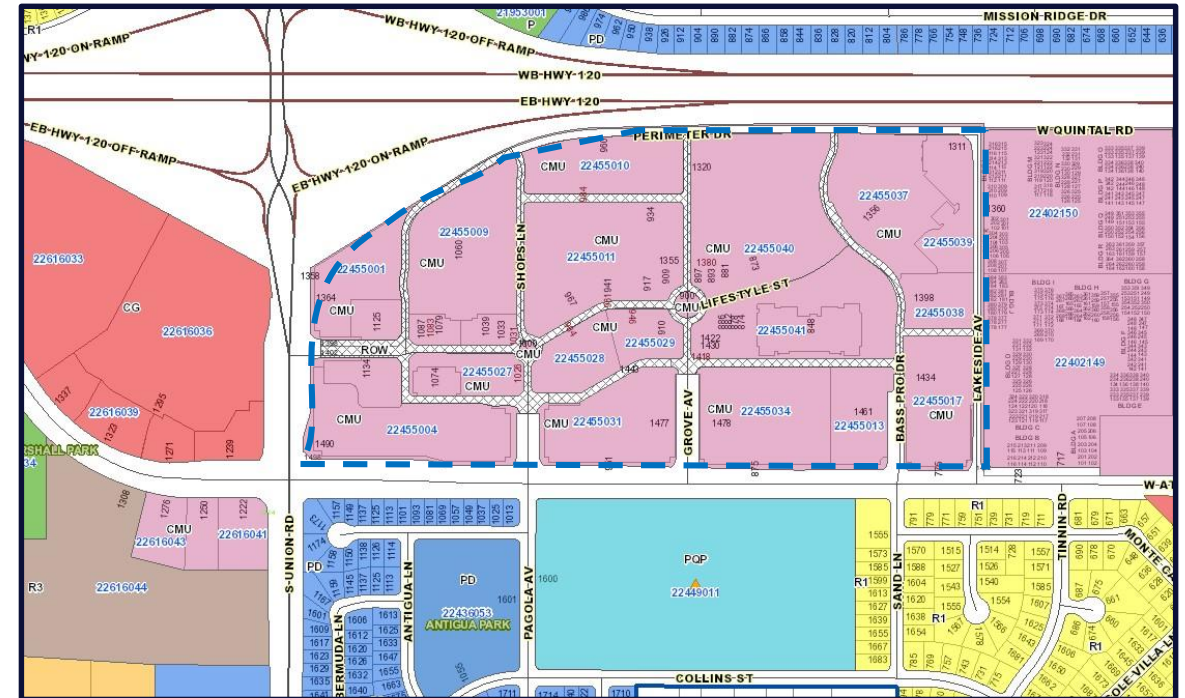
Commercial Mixed Use zoning district allows retail shops, offices, restaurants, fitness clubs.

# 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

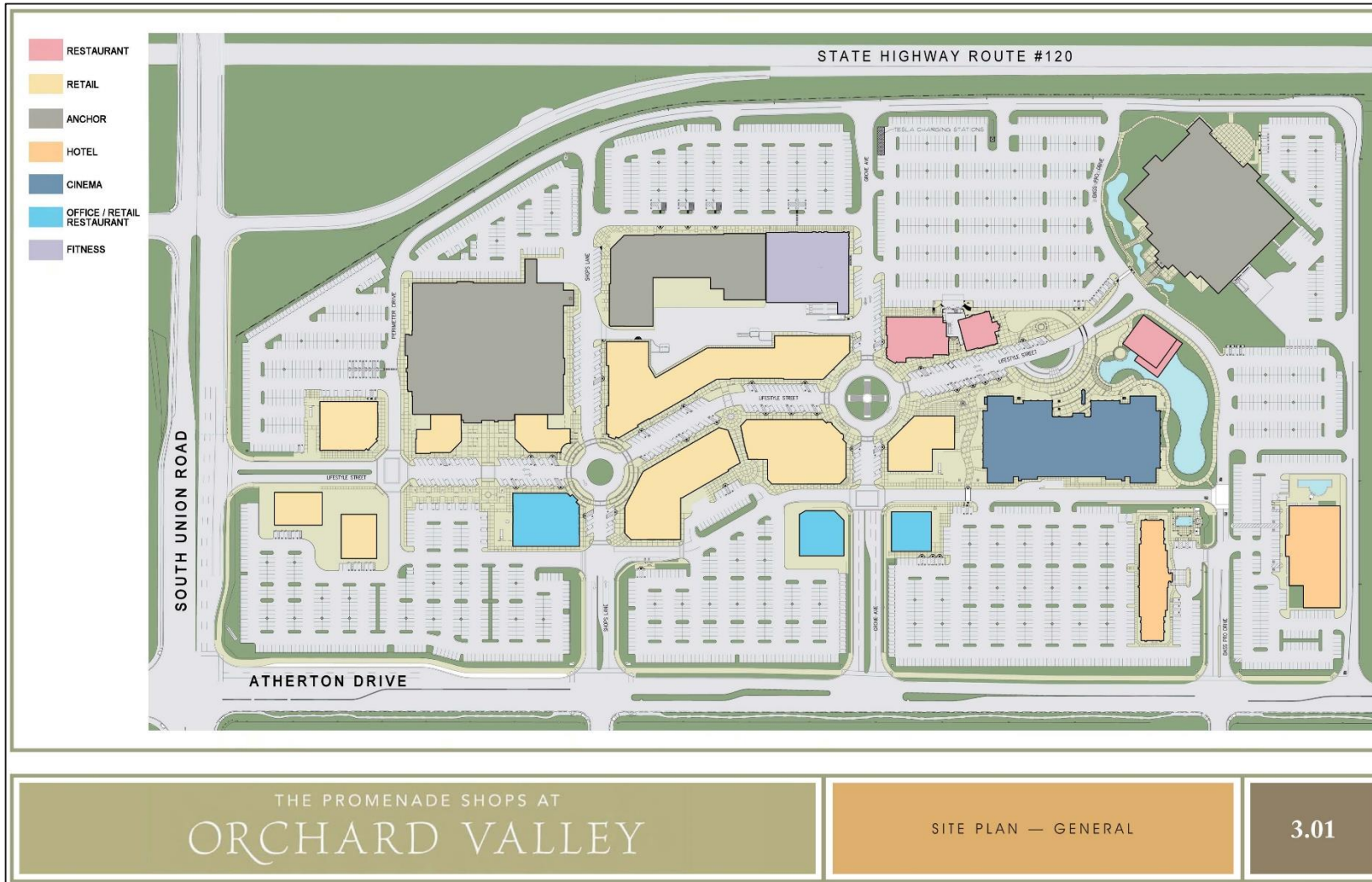
## PLANNED DEVELOPMENT OVERLAY ZONING DISTRICT



*Planned Development (PD) Overlay Zoning*

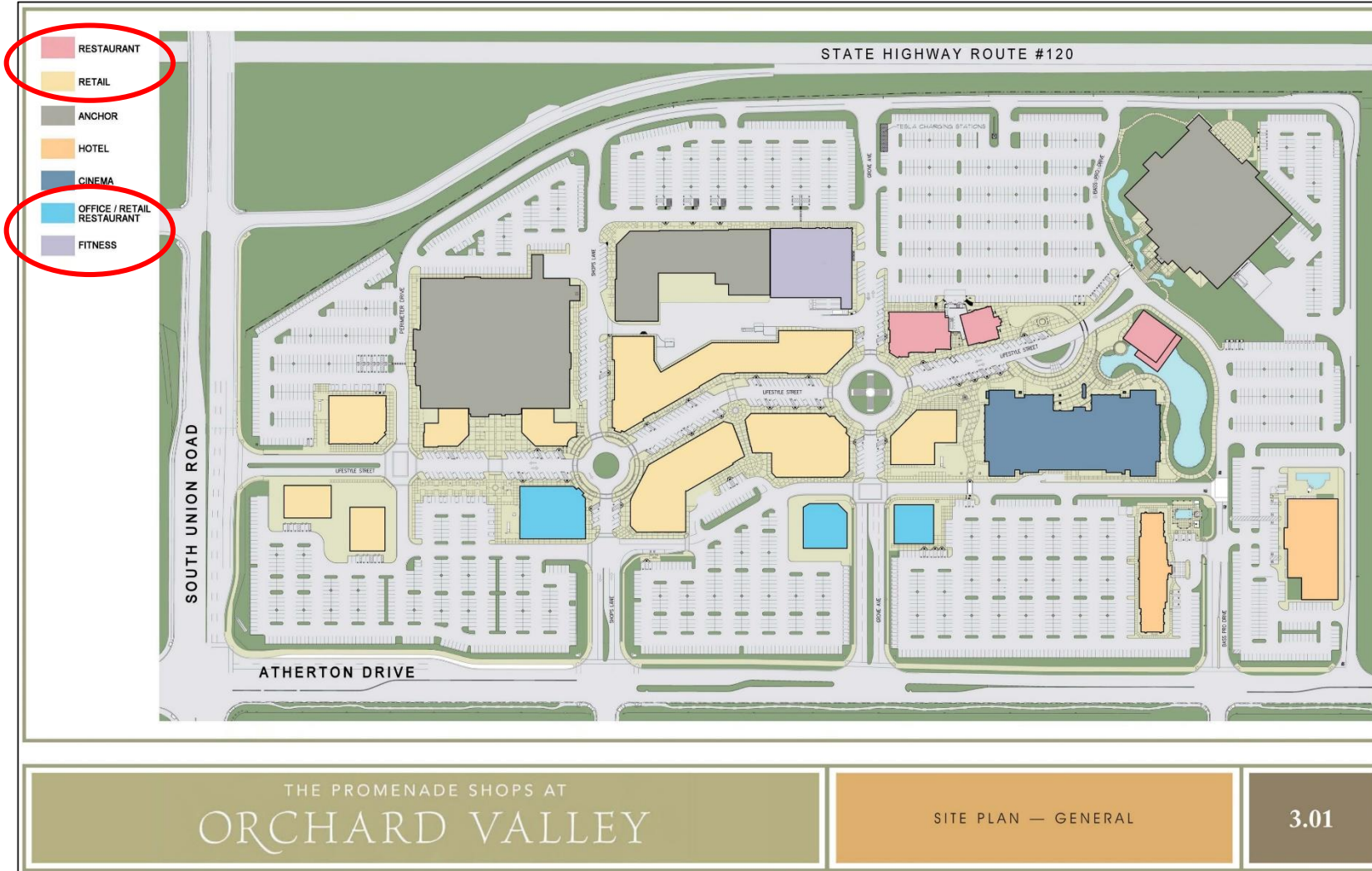


# Existing PD Site Plan



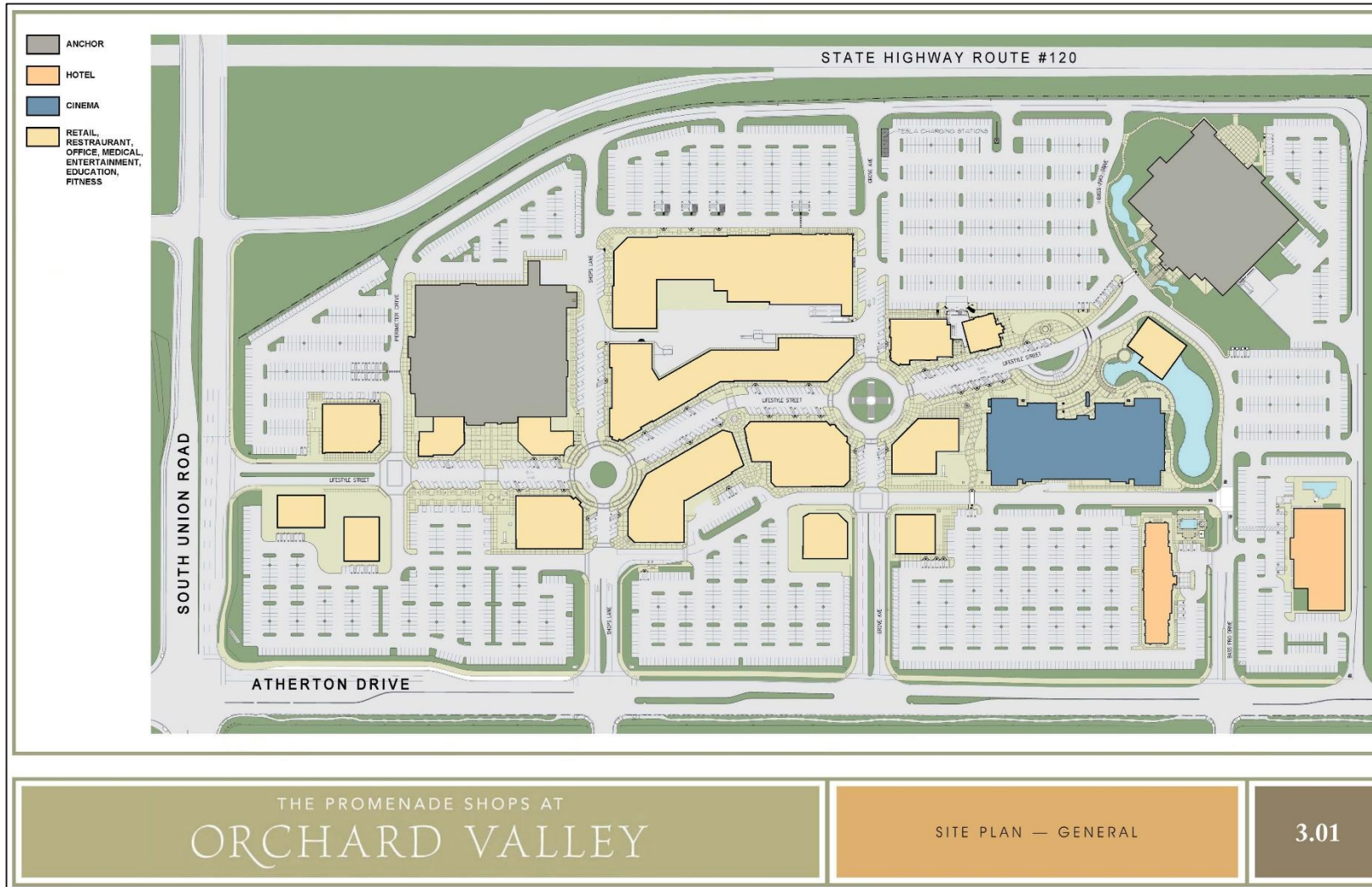
# Existing PD Site Plan

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 June 19, 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

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