

**ORDINANCE 2025-XX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANTECA, STATE OF CALIFORNIA, AMENDING PLANNED DEVELOPMENT (PCD-05-09) INCORPORATED BY REFERENCE TO THE ZONING ORDINANCE 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 AND FIND THE PROJECT EXEMPT FROM FURTHER ENVIRONMENTAL REVIEW PURSUANT TO SECTION 15061(b)(3) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

## ATTACHMENT 2

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

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, the revised Site Plan is on file with the Development Services Department with the City of Manteca and attached hereto as "Exhibit A"; and

WHEREAS, the Amended Planned Development Conditions for the proposed project are attached as "Exhibit B"; 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 to Zoning Ordinance.** Section 17.30.030 (C) of Chapter 17.30 of Title 17 of the Manteca Municipal Code relating to Planned Development No. PCD-05-09 adopted by Ordinance No. 1358, and Planned Development No. PCD-12-73-02 adopted by 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", and Exhibit "B" Planned Development Conditions (amended June 19, 2025), and incorporated by reference as 1. The Promenade Shops at Orchard Valley to the Zoning Ordinance.

## ATTACHMENT 2

**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: 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 4: 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

## ATTACHMENT 2

adopted and passed during the public meeting of the City Council on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by the following vote:

AYES:

NOES:

Exhibits

Exhibit A: Revised Site Plan

Exhibit B: Amended Planned Development Conditions of Approval