



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

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

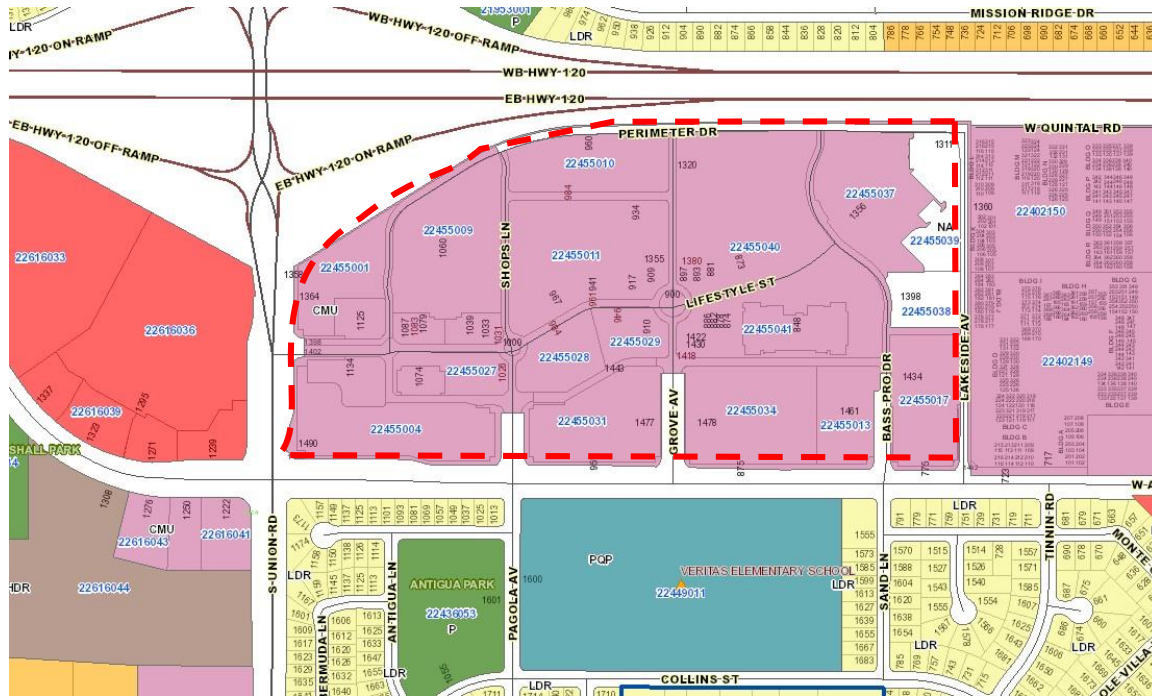
Center is mostly constructed; only six future building sites unbuilt.

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

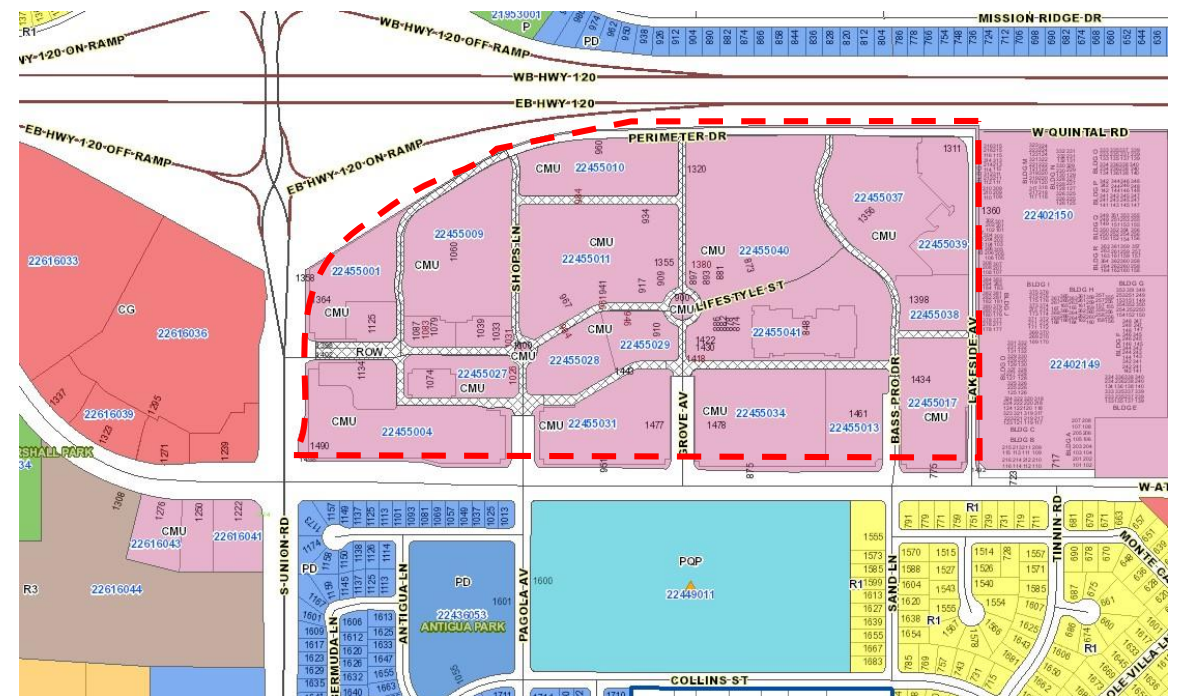
GENERAL PLAN



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.

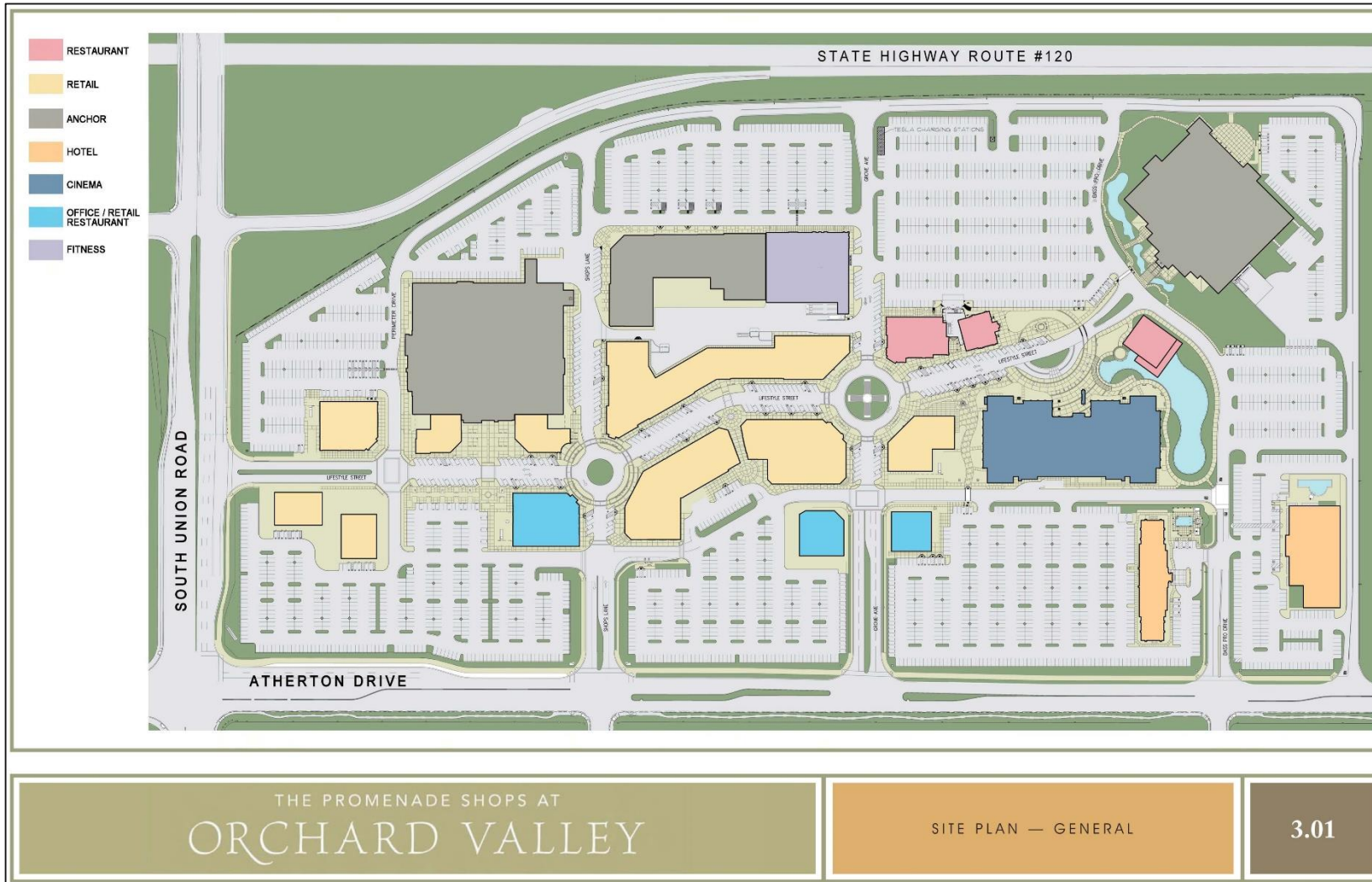
ZONING DISTRICT



Commercial Mixed Use (CMU) Base Zoning

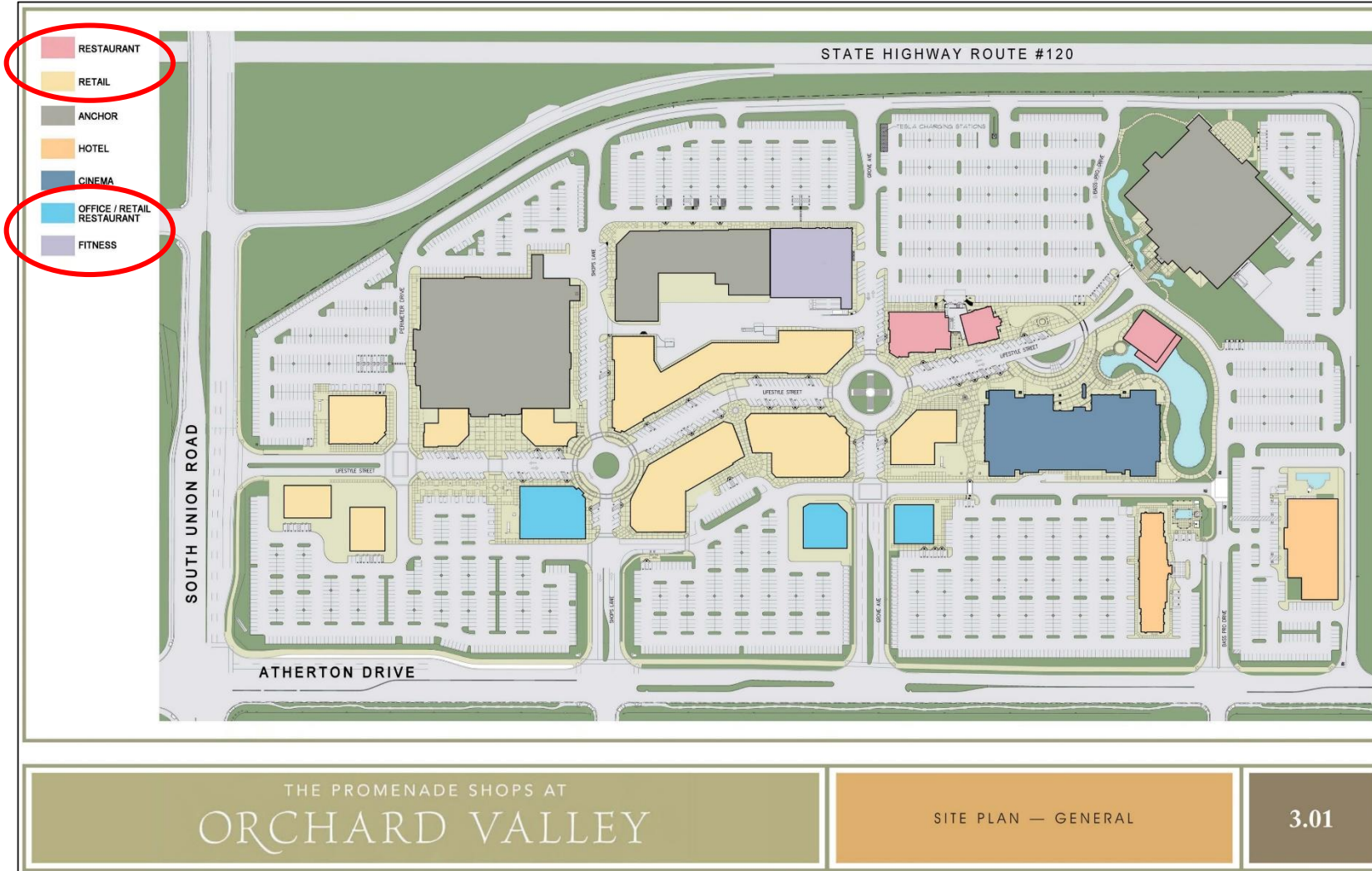
Commercial Mixed Use zoning district allows retail shops, offices, restaurants, fitness clubs.

Existing PD Site Plan

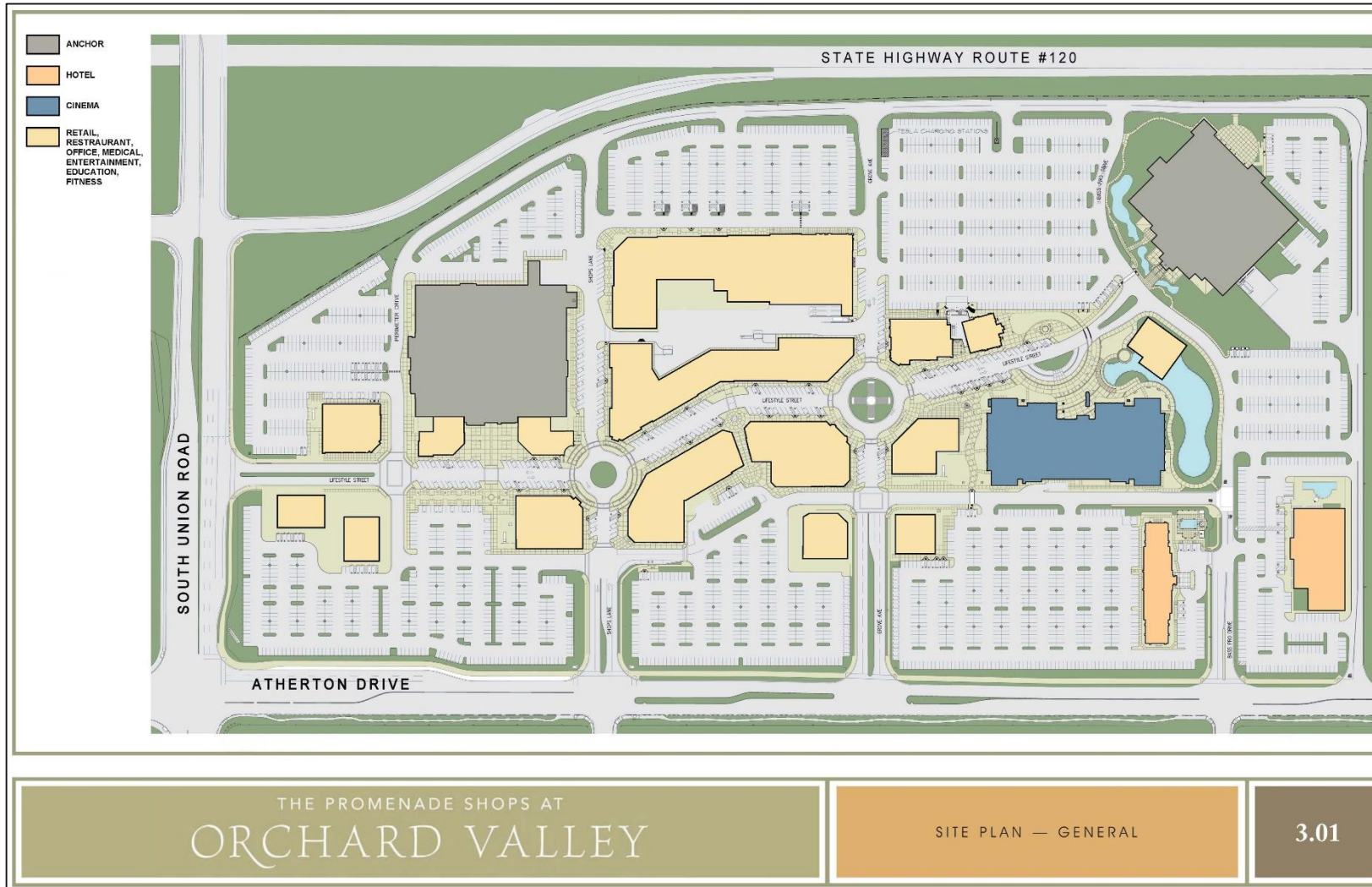


Existing PD Site Plan

Consolidating
these four
uses



Proposed PD Site Plan



Planned Development Documents

- ✓ 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.”
- 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.
- A general condition was added by the City Attorney to reiterate the applicability of all prior approved and amended PD Conditions, which remain in force and effect.



Public Hearing Notice

This project was duly noticed on June 26, 2025, in advance of the Planning Commission Public Hearing meeting, and again in advance of this City Council Public Hearing meeting.

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. 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.



Planning Commission

The City of Manteca Planning Commission heard the project in a Public Hearing at its July 17, 2025 meeting, and adopted Resolution No. 2025-10

Recommending the City Council 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.



Recommendation

Staff recommends that the City Council conduct a public hearing and:

Waive the first reading by substitution of the title and introduce an ordinance of the City Council of the City of Manteca, State of California, amending Planned Development (PDA-12-73-02) adopted by Ordinance No. 1581 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.





Thank you

July 17, 2025

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