



City of Manteca

PLANNING COMMISSION RESOLUTION NO. 2025-__

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

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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.

Attachment 2

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