

RESOLUTION R2024-XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANTECA, STATE OF CALIFORNIA, AMENDING THE CONDITIONS OF APPROVAL FOR THE PREVIOUSLY APPROVED QUINTAL ROAD RESIDENTIAL PROJECT, AN 818-UNIT RESIDENTIAL DEVELOPMENT, LOCATED AT 144, 292, 301 AND 490 E. QUINTAL RD., APNS.: 224-040-52, 06, 07 AND 11.

WHEREAS, on November 19, 2024, the Manteca City Council approved the Quintal Road Project, an 818-unit low, medium, and high-density residential subdivision project located at 144, 292, 301 and 490 E. Quintal Rd., APNs.: 224-040-52, 06, 07 and 11 (the "Project"); and

WHEREAS, the approved entitlements for the Quintal Road Project included adoption of a Tiered Initial Study and a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, an ordinance rezoning the Project parcels, a Site-Plan and Design Review, Tentative Subdivision Map, a General Plan Amendment, and associated Conditions of Approval; and

WHEREAS, the Developer of the Project (Quarterra) and the City agreed upon Conditions of Approval; and

WHEREAS, in the Conditions of Approval that were presented to the City Council on November 19, 2024, did not have all of the agreed upon Conditions of Approval, due to a staff omission by the City, but had been discussed, negotiated, and agreed upon in good faith prior to the November 19, 2024 City Council meeting; and

WHEREAS, immediately following the approval of the Project at the November 19, 2024, City Council Meeting, City staff and the Developer agreed to bring the Conditions of Approval back to the City Council as soon as feasible to completely memorialize the agreement between the City and the Developer, as these omitted conditions address impacts of the Project and had already been agreed upon by the parties; and

WHEREAS, following good faith negotiations between the City and the Developer, the complete, mutually agreed upon Conditions of Approval are attached hereto and incorporated by reference as EXHIBIT A; and

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

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manteca, as follows:

ATTACHMENT 1

1. The City Council hereby finds that the facts set forth in the recitals to this Resolution are true and correct and establish the factual basis for the City Council's adoption of this Resolution.
2. The City Council hereby approves the Amended Conditions of Approval for the Quintal Road Project.
3. The City Council authorizes the City Manager or their Designee to and take all necessary steps to effectuate the resolution.
4. This Resolution shall take effect immediately upon its adoption.

I HEREBY CERTIFY that the foregoing Resolution was duly adopted by the City Council of the City of Manteca at a public meeting of said City Council held on the 3rd day of December 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

MAYOR: _____
GARY SINGH
Mayor

ATTEST: _____
CASSANDRA CANDINI-TILTON
City Clerk