



General Plan Amendment, Rezone, Tentative Subdivision Map & Site Plan Review
GPA-22-66, REZ 22-91, SDJ 22-68 & SPC-22-67

144-490 Quintal Rd.

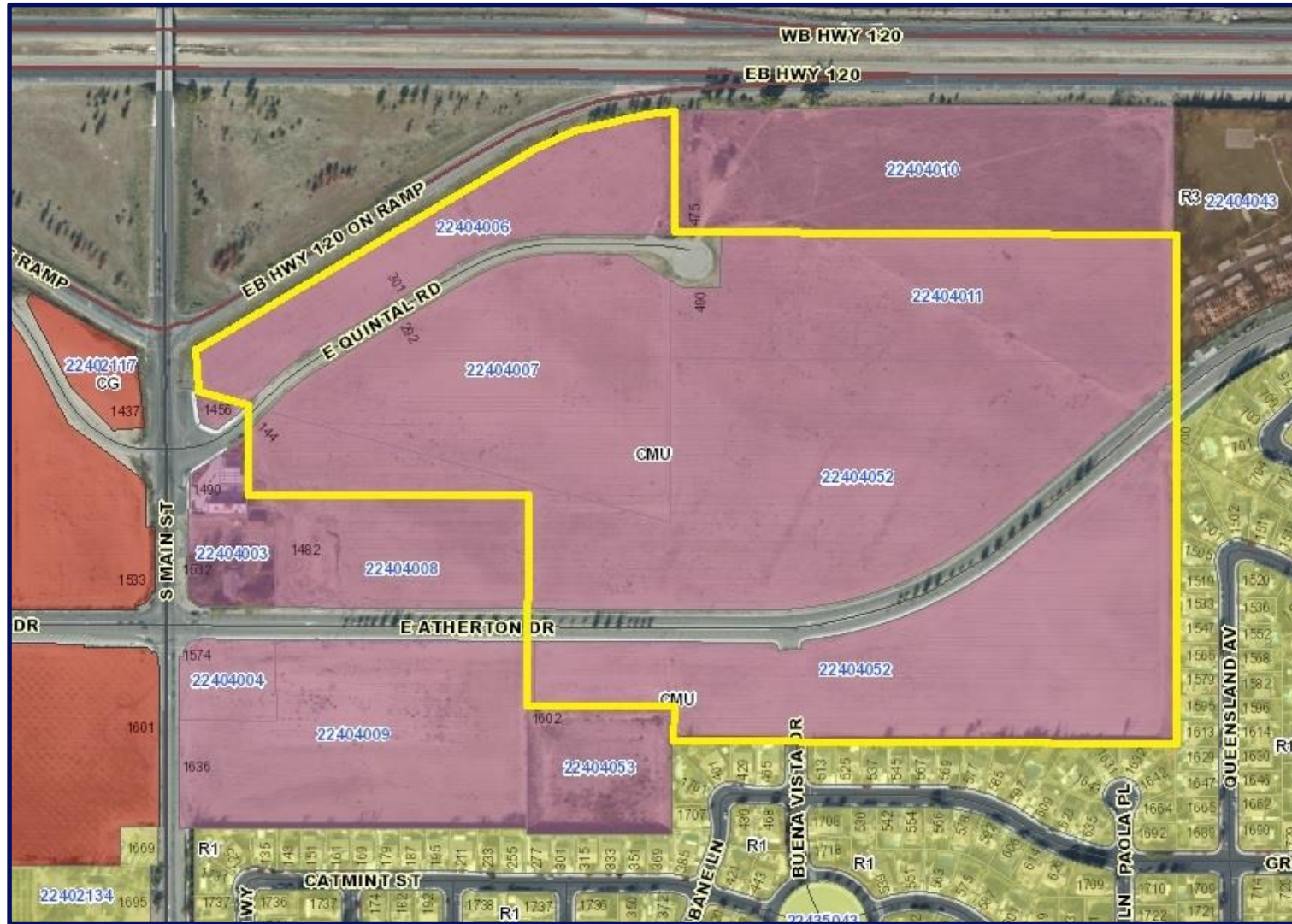
October 17, 2024

City of Manteca Planning Commission Public Hearing

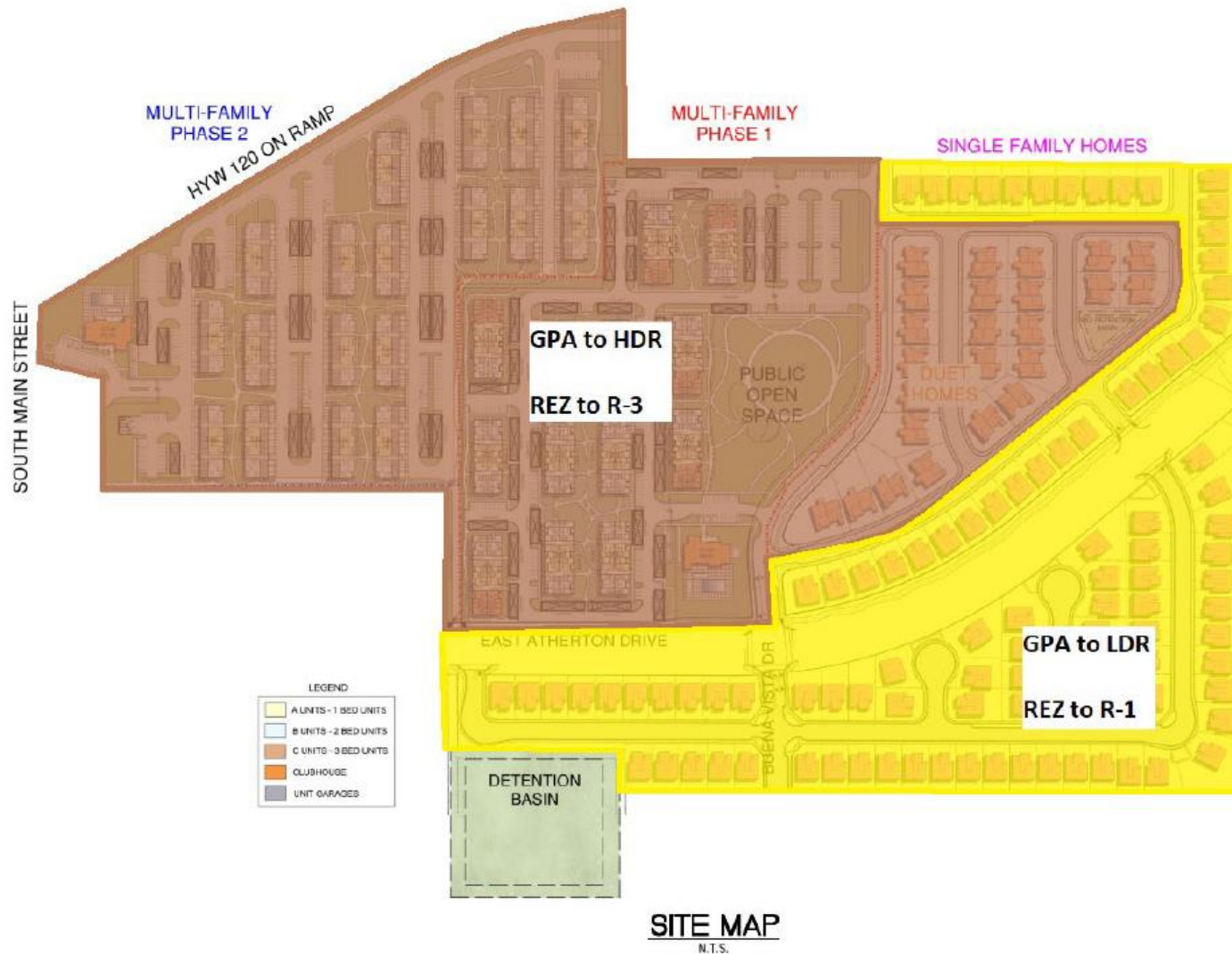
Vicinity



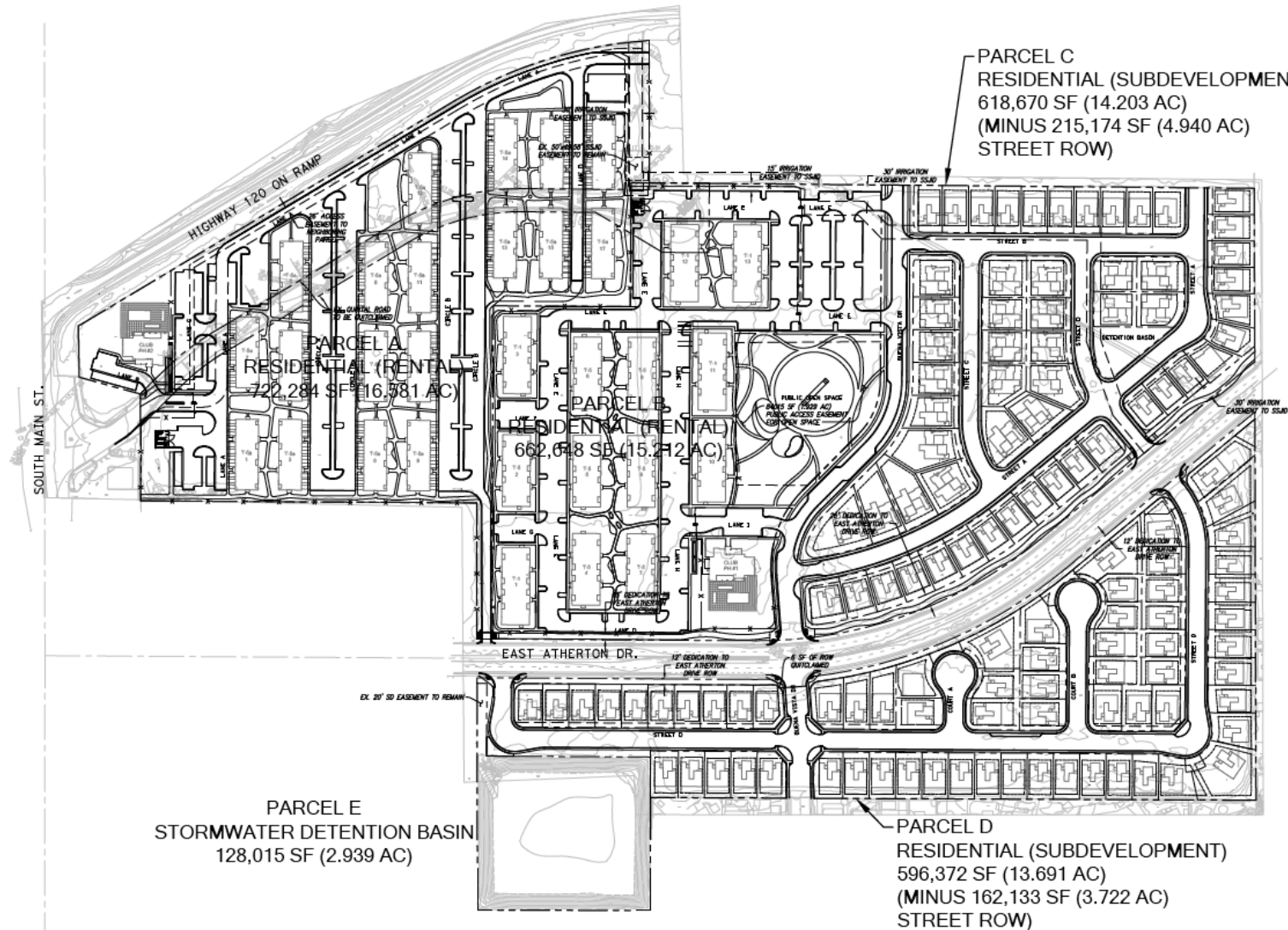
General Plan and Zoning



Proposed General Plan and Zoning



Proposed Tentative Map



LEGEND

- PARCEL BOUNDARY LINE
- RIGHT-OF-WAY LINE
- SUBDIVISION LOT LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE TO REMAIN
- BUILDING SETBACK LINE
- RIGHT-OF-WAY LINE TO BE OBTAINED

GENERAL NOTES

1. ALL EXISTING EASEMENT TO BE OBTAINED UNLESS OTHERWISE NOTED.



Site Plan



Site Plan - continued



Elevation Styles

Single Family Component

Hacienda



Mediterranean



Craftsman



Elevation Styles

Duplex Component

Hacienda



Mediterranean



Craftsman



Elevation Styles

Multifamily Component



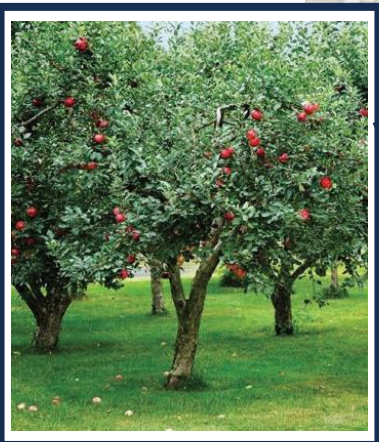
Walkup
Apartments



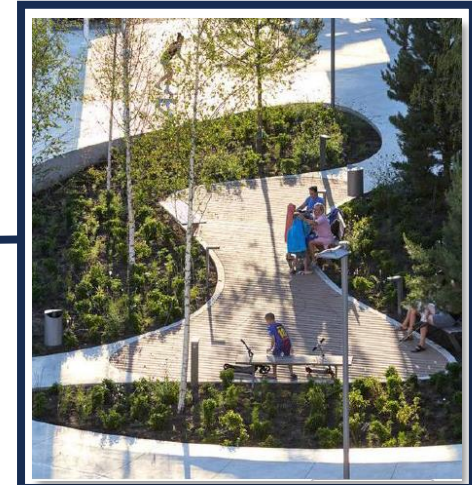
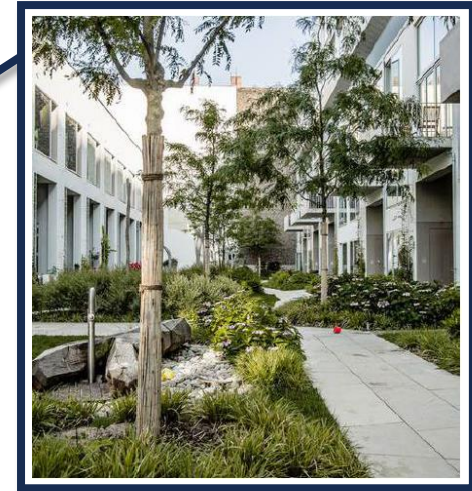
Clubhouse and
Fitness Center



Multifamily Open Space Plan



SITE PLAN LEGEND	
A PUBLIC OPEN SPACE	E POCKET PARK
B CLUBHOUSE	F MULTI-USE PATHWAY
C PEDESTRIAN MEWS	G FENCE
D DOG PARK	H MULTI-USE DRIVEWAY



Green Efforts

Emblem Manteca Decarbonization Memo. August 31, 2023

Project as a whole aims to exceed State of California standards for carbon reduction. Specifically:

- 100% of all units in all phases will be completely electric. No natural gas.*
- Energy calculations aimed to beat Title 24 standards by 10%.*
- LEED for Homes certification targeted for entire project.*
- All structures will have PV on rooftops, accounting for 72.4% of daily energy load.*
- 40% of all off-street parking spaces will have EV chargers or be pre-wired for them.*



Environmental

Initial Study/Mitigated Negative Declaration (SCH#2024080853)

- Project expected to have a less than significant impact with recommended mitigations.



Recommendation

- Adopt a Resolution to adopt the Initial Study and Mitigated Negative Declaration.
- Adopt a Resolution, making the required findings and forwarding a recommendation to the City Council to approve the proposed General Plan Amendment
- Adopt a Resolution, making the required findings and forwarding a recommendation to the City Council to approve the proposed Rezone, Tentative Subdivision Map and Site Plan as conditioned, for 144-490 Quintal Rd.





Thank you for your consideration.

CITY OF MANTECA
ADMINISTRATION CENTER



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