



City of Manteca

PLANNING COMMISSION RESOLUTION NO. ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANTECA, STATE OF CALIFORNIA RECOMMENDING CITY COUNCIL MAKE THE NECESSARY FINDINGS AND ADOPT A TIERED INITIAL STUDY (SCH #2024080853) AND MITIGATED NEGATIVE DECLARATION AND ASSOCIATED MITIGATION MONITORING AND REPORTING PROGRAM PREPARED FOR GPA-22-66, REZ-22-91, SDJ-22-68, AND SPC-22-67, LOCATED AT 144, 292, 301 AND 490 E QUINTAL RD: APN NOS. 224-040-52, 06, 07 AND 11

WHEREAS, the Manteca Planning Commission (“Planning Commission”) at their duly noticed public hearing of October 17, 2024, considered a Tiered Initial Study/Mitigated Negative Declaration (“IS/MND”) for 144-490 Quintal Rd, as filed by Quarterra, c/o Tyler Wood, 492 9th St., Suite 300, Oakland, CA 94607; and

WHEREAS, 144-490 Quintal Rd. is located at 144, 292, 301 & 490 Quintal Rd., identified by Assessor’s Parcel Numbers (APNs) 224-040-52, 06, 07 and 11; and,

WHEREAS, the associated Site Plan and Design Review application is for the construction of an 818-unit residential development, consisting of 672 multifamily units, 48 duet homes, 98 single-family homes, and 1.93 acres of open space; and,

WHEREAS, the project has been evaluated through an Initial Study/Mitigated Negative Declaration (“MND”) dated August 8, 2024, which found the project will have less than significant impacts on the environment as long as all mitigation measures are followed as noted in the Mitigation Monitoring and Reporting Program attached as **Exhibit A**; and,

WHEREAS, the developer has prepared a Decarbonization Memo that further enumerates and substantiates the project being able to meet and exceed State of California energy efficiency standards throughout the project as required by Mitigation Monitoring and Reporting Program SCH #2024080853; and,

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission, pursuant to the Manteca Municipal Code, upon evidence in the staff report and project file, makes the following findings to support the recommendation for approval for the 144-490 Quintal Rd Mitigated Negative Declaration:

1. The above recitals are true and correct and incorporated herein by reference.

2. The 144-490 Quintal Rd Tiered IS/MND was completed in accordance with the requirements of CEQA, and the CEQA Guidelines.
3. The Tiered IS/MND was prepared, published, circulated and reviewed in accordance with the requirements of CEQA (SCH # 2024080853), and the CEQA Guidelines, and constituted an adequate, accurate, objective and complete document addressing all issues relevant to the approval of the project.
4. The Planning Commission reviewed and considered the information contained within the Tiered IS/MND prior to acting on the proposed Project, and finds that the Tiered IS/MND reflects the independent judgment and analysis of the City.
5. The Tiered IS/MND contains certain additions, clarifications, modifications or other revisions (as the result of the public review and comments on the Tiered IS/MND, and responses to those comments), but such work does not present substantial revisions or significant new information requiring recirculation of the Tiered IS/MND.
6. The Tiered IS/MND identified all potentially significant adverse environmental impacts and feasible mitigation measures or standard conditions of approval that would reduce these impacts to a less-than-significant level. All the mitigation measures identified in the Tiered IS/MND are adopted and will be implemented as Conditions of Approval for the Project. The Planning Commission finds that on the basis of the whole record before it, there is no substantial evidence that the Project, as mitigated in the Mitigated Negative Declaration, will have a significant impact on the environment.
7. The monitoring and reporting of CEQA mitigation measures in connection with the Project will be conducted in accordance with the attached MMRP incorporated into the Conditions of Approval for the Project. Adoption of the Mitigation Monitoring and Reporting Program will constitute fulfillment of the CEQA monitoring and/or reporting requirement set forth in Section 21081.6 of CEQA. All proposed mitigation measures are capable of being fully implemented by the Project Applicant.

I hereby certify that this Resolution was passed and adopted by the Planning Commission of the City of Manteca at a regularly scheduled meeting held on October 17, 2024, by the following vote:

Roll Call:

AYES:

NOES:

ABSTAIN:

ABSENT:

Judith Blumhorst, Chair

Date:

Attachments:
Exhibit A- MMRP