



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.

November 19, 2024
City of Manteca City Council Public Hearing

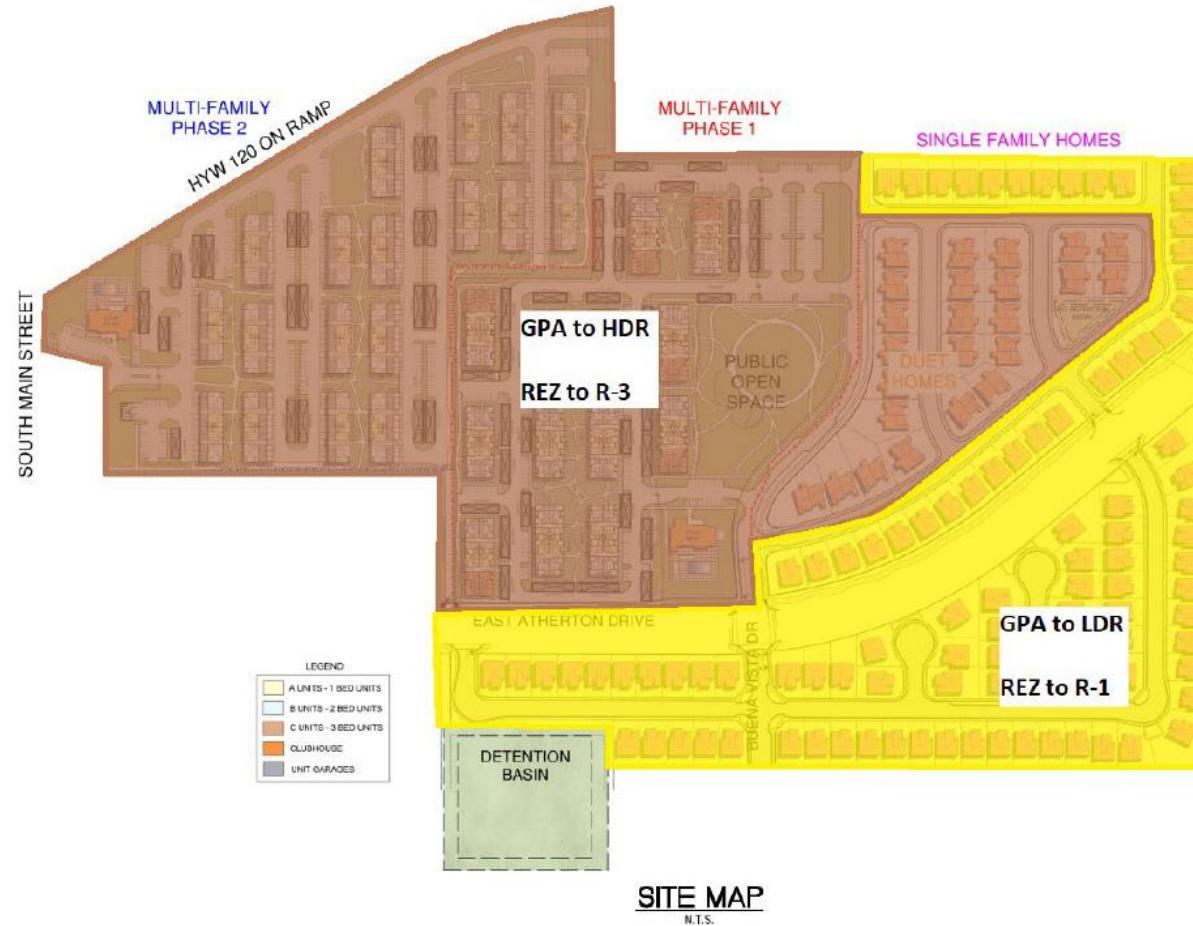
Vicinity



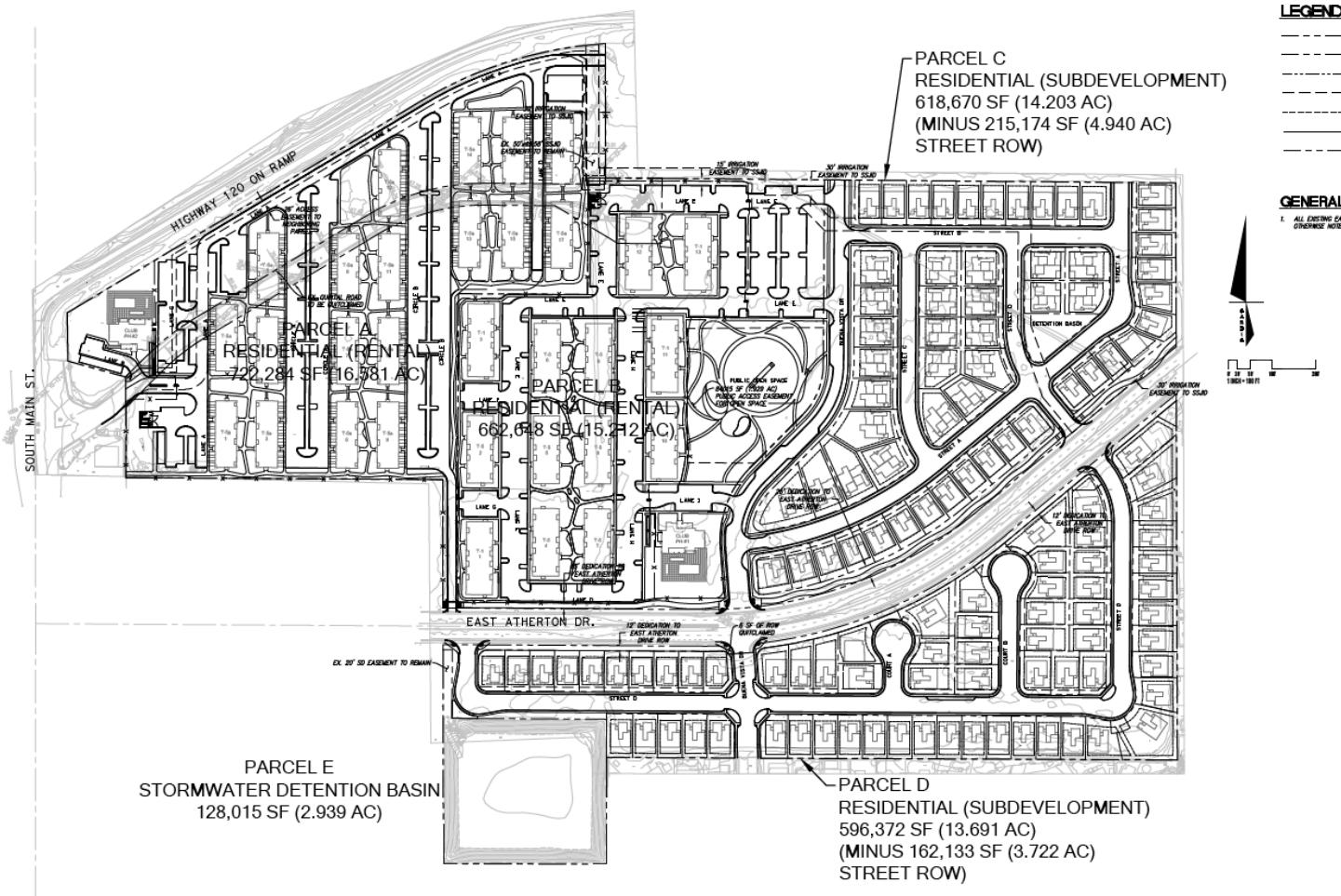
General Plan and Zoning



Proposed General Plan and Zoning



Proposed Tentative Map



Site Plan



Site Plan - continued



Elevation Styles

Single Family Component

Hacienda



Mediterranean



Craftsman



Elevation Styles

Duplex Component

Hacienda



Mediterranean



Craftsman



Elevation Styles

Multifamily Component



Multifamily Open Space Plan



Green Efforts

Emblem Manteca Decarbonization Memo. August 31, 2024

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.



Planning Commission

Reviewed by Planning Commission at regular meeting October 17, 2024:

- Voted unanimously to recommend approval to the City Council.



Recommendation

- 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 Ordinance No. 1501, the Zoning Ordinance, as amended, A Zoning Map change for the 144-490 Quintal Road Project (REZ 22-91, SPC 22-67 and SDJ-22-68);
- Adopt a Resolution adopting 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; and ;
- Adopt a resolution approving Site Plan and Design Review and Tentative Subdivision Map for the 144-490 Quintal Road Project (File Nos. REZ-22-91, SPC-22-67, and SDJ-22-68).





Thank you for your consideration.



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