



CITY OF MANTECA

DEVELOPMENT SERVICES DEPARTMENT

NOTICE OF PUBLIC REVIEW PERIOD AND NOTICE OF INTENT TO ADOPT A TIERED INITIAL STUDY / MITIGATED NEGATIVE DECLARATION (MND) FOR THE 144-490 QUINTAL ROAD PROJECT

Notice is hereby given that the City of Manteca, as lead agency, has prepared a Tiered Initial Study / MND for the 144-490 Quintal Road Project (proposed project). The MND analyzes the potential environmental effects associated with the proposed project in accordance with the California Environmental Quality Act (CEQA). In accordance with Section 15072 of the CEQA Guidelines, the City of Manteca has prepared this Notice of Intent (NOI) to provide responsible agencies and other interested parties with notice of the availability of the MND and to solicit comments and concerns regarding the environmental issues associated with the proposed project.

PROJECT TITLE: 144-490 Quintal Road Project

PROJECT LOCATION: The project site is located at 144 – 490 Quintal Road, in the lower central portion of the City of Manteca, California. The 59.19-acre project site, identified by Assessor’s Parcel Numbers 224-040-06, -07, -11 and -52, is comprised entirely of agricultural land, and is currently vacant.

HAZARDOUS MATERIALS AND HAZARDOUS WASTE SITES: The project site is not identified on any list of hazardous materials sites compiled pursuant to California Government Code Section 65962.5.

PROJECT DESCRIPTION: The proposed project would subdivide the four existing parcels of the project site to accommodate 98 single-family residential units, 48 duplex units, and 672 multi-family units. The proposed project would also include the development of approximately 1.93 acres of parks and recreational facilities, public and private streets, a pedestrian sidewalk system, stormwater retention features, and the construction of required on- and off-site street and utility connections to serve the project site and surrounding areas. The proposed project would require the approval of a General Plan Amendment, Rezone, Site Plan Review, and Tentative Subdivision Map.

APPLICANT: Quatterra, Inc.
ATTN: Tyler Wood
492 9th St., Suite 300
Oakland, CA 94607

PUBLIC REVIEW PERIOD

The MND prepared for this project is available for download from the City’s website at under the heading “144-490 Quintal Road”

Written comments on the MND will be accepted during the **30-day public review period commencing August 21, 2024 and ending September 21, 2024 at 5:00 PM**. Written comments on the MND must be directed to:

Toben Barnum, Associate Planner
City of Manteca, Development Services Department
1215 West Center Street, Suite 201
Manteca, CA 95337
(209) 456-8517
tbarnum@manteca.gov