

RESOLUTION R20XX-XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANTECA, STATE OF CALIFORNIA, MAKING THE NECESSARY FINDINGS AND ADOPTING AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION (SCH #2025100770) AND THE MITIGATION MONITORING AND REPORTING PROGRAM PREPARED FOR THE WAWONA APARTMENTS PROJECT

WHEREAS, the Manteca Planning Commission at their duly noticed public hearing of April 2, 2026, adopted Resolution 2026-13 recommending City Council adopt an Initial Study/Mitigated Negative Declaration (IS/MND) (SCH# 2025100770) Mitigation Monitoring and Reporting Program prepared prepared for the Wawona Apartments Project (“the Project”) consisting of a development application for a General Plan Amendment (GPA 24-76), Rezone (REZ 24-77), Lot Line Adjustment (LLA 24-78), Site Plan and Design Review (SPR 24-79), and a Minor Zone Modification (MZM-25-01); and

WHEREAS, the Project is located at 2005, 2019 & 2027 Wawona St., identified as Assessor’s Parcel Number (APN) 222-100-15, -14, and -09 (the “Project Site”); and

WHEREAS, the Site Plan and Design Review application allows for the development of a 44-unit four-story residential development with a leasing office and associated parking, landscaping, lighting, and associated amenities as presented in the Project Plan Set; and

WHEREAS, the Lot Line Adjustment application allows for the merger of the Project Site’s three parcels to resolve any building setback or easement requirements between said parcels; and

WHEREAS, the Minor Zone Modification application allows for a 10% reduction in the perimeter open space landscape requirements, from a 10’ landscape area to a 9’ landscape area; and

WHEREAS, the Project also includes a General Plan Amendment and Rezone application to allow for the Project’s 26.34 units per acre density, consistent with the High Density Residential (HDR) land use designation and the Multiple-Family Dwelling (R-3) zoning; and

WHEREAS, an Initial Study/Mitigated Negative Declaration (IS/MND) (SCH# 2025100770) dated October 2025 and Mitigation Monitoring and Reporting Program was prepared for the Project pursuant to Section 15071 of the California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, a Notice of Intent was circulated on October 10, 2025, for a period of no less than 30-days pursuant to Section 15072 of the CEQA Guidelines; and

ATTACHMENT 2

WHEREAS, only one comment letter was received, resulting in no substantive changes that required the recirculation of the IS/MND pursuant to Section 15073.5 of the CEQA Guidelines; and

WHEREAS, the IS/MND prepared for the Project concluded that the Project will have less-than-significant impacts on the environment with the implementation of mitigation measures as set forth in the Project's Mitigation Monitoring and Reporting Program (MMRP); and

WHEREAS, the IS/MND and all supporting documentation are in the custodial of the Development Services Department located at 1215 W. Center Street, Ste. 201, in Manteca, CA; and

WHEREAS, a Notice of Public Hearing was circulated in accordance with Section 17.08.050 of the Manteca Municipal Code and Section 65854 of the California Government Code; and

WHEREAS, all legal prerequisites to adopt this resolution have occurred; and

WHEREAS, the City Council, at its duly noticed public hearing of June 2, 2026, has considered all information related to this matter, including 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:

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. Based on the Initial Study/Mitigated Negative Declaration (SCH# 2025100770) incorporated herein by reference, the Project will have a less-than-significant impact on the environment with the implementation of mitigation measures set forth in the Mitigation Monitoring and Reporting Program (MMRP), made part of the conditions of approval for the Project.
3. Given the foregoing, the City Council hereby adopts, as its own, the findings necessary to adopt the Initial Study/Mitigated Negative Declaration (SCH# 2025100770) and Mitigation Monitoring and Reporting Program prepared for the Wawona Apartments Project, and attached hereto as Exhibit 'A'.
4. This Resolution shall take effect immediately upon 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 2nd day of June, 2026, by the following vote:

ATTACHMENT 2

AYES:

NOES:

ABSENT:

ABSTAIN:

MAYOR: _____
GARY SINGH
Mayor

ATTEST: _____
CASSANDRA CANDINI-TILTON
City Clerk

Exhibits

Exhibit 'A' – Mitigation Monitoring and Reporting Program