



**City of Manteca**

**PLANNING COMMISSION RESOLUTION NO. 2026-\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANTECA  
APPROVING A ONE-YEAR EXTENSION FOR SITE PLAN AND DESIGN REVIEW  
SPA-23-79 FOR THE WATERFALL APARTMENTS PROJECT LOCATED AT  
380 N. AIRPORT WAY (APN 200-130-06)**

**FILE NO. SPA-23-79 Ext.**

WHEREAS, the Manteca Planning Commission at its duly noticed public hearing of January 18, 2024, considered and approved Site Plan and Design Review Application SPA-23-79 for the Waterfall Apartments, filed by Mike Jones, MCR Engineering, 1242 Dupont Ct., Manteca, CA 95336 (the "Project") via Resolution No. 1643; and

WHEREAS, the Project was deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) per Article 19, 15332, Class 32, "In-Fill Development Projects" because the project is consistent with the General Plan designation of MDR and zoning district designation of R-2; the site is smaller than five acres; the site has no value as habitat for endangered, rare or threatened species; and the project would not result in a significant effects related to traffic, noise, air quality, or water quality; and,

WHEREAS, the Project is located at 380 N. Airport Way, identified by Assessor's Parcel Number (APN) 200-130-06; and

WHEREAS, on January 18, 2026, the two-year approval for the Project expired; however, the Project Applicant filed a one-year extension prior to the expiration in accordance with Manteca Municipal Code 17.08.120; and

WHEREAS, the Project was approved to develop a 24-unit apartment complex, consisting of one, three-story apartment unit structure with associated parking, landscaping, fencing and lighting on a 1.34-acre site as shown on the Project's Plan Set dated December 21, 2023; and

WHEREAS, the Project's approved design with Conditions of Approval continues to meet all applicable General Plan goals and policies, development standards, and operational requirements of the zoning ordinance; and

## ATTACHMENT 2

WHEREAS, the findings described in the Staff Report dated January 18, 2024, remain in effect because no site changes or operational modifications are being proposed as part of this extension request; and

WHEREAS, the applicant has been diligently working towards effectuating the use of their land use approvals; and

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

WHEREAS, all legal prerequisites to adopt the foregoing Resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Manteca, upon evidence in the staff report, the Project file, and public testimony now desire to approve a one-year extension for Site Plan Review SPA-23-79 for the Waterfall Apartments Project based on the following findings:

- 1) Recitals. All facts set forth in the recitals above are true and correct and incorporated herein by reference.
- 2) Extension Approval. Given the foregoing, the Planning Commission approves the one-year extension for SPA-23-79, subject to the revised Conditions of Approval attached hereto as Exhibit 'A' and the Project's Plan Set dated December 21, 2023, incorporated herein by reference.
- 3) CEQA. The Project has been cleared from further environmental review as evidenced by the Notice of Exemption (SCH#2024010609) filed on January 23, 2024.
- 4) Effective Date. Approval shall take effect immediately upon adoption of this Resolution.

**I HEREBY CERTIFY** that the foregoing Resolution was passed by the Planning Commission of the City of Manteca at a regularly scheduled meeting held on the 19th day of February of 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

The foregoing resolution is hereby adopted.

## ATTACHMENT 2

\_\_\_\_\_  
Corey Coleman  
Planning Commission Chairperson

Attest: \_\_\_\_\_  
Jessica Van Vliet  
Planning Commission Secretary

Attachments:  
Exhibit 'A' – Conditions of Approval