

ATTACHMENT 4

RESOLUTION R2026-XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANTECA, STATE OF CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT (GPA 24-76) AMENDING THE LAND USE DESIGNATION FOR PARCELS APN: 222-100-15, -14, AND -09, FROM THE VERY-LOW DENSITY RESIDENTIAL (VLDR) TO THE HIGH-DENSITY RESIDENTIAL (HDR) LAND USE DESIGNATION

WHEREAS, the Manteca Planning Commission at their duly noticed public hearing of April 2, 2026, adopted Resolution 2026-14 recommending City Council approve General Plan Amendment (GPA 24-76) to amend the land use designation of approximately 1.67-acres from the Very-Low Density Residential (VLDR) to the High-Density Residential (HDR) land use designation for the Wawona Apartments Project (APN: 222-100-15, -14, AND -09); and

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

WHEREAS, the Project includes the development of a 44-unit four-story residential development with a leasing office and associated parking, landscaping, lighting, and associated amenities subject to approval of a Site Plan and Design Review, Lot Line Adjustment, and Minor Zone Modification permit; and

WHEREAS, the Project includes a General Plan Amendment to amend the Very-Low Density Residential (VLDR) land use designation that allows for a maximum of 2 units per acre to the High Density Residential (HDR) land use designation, which allows for a minimum of 21 units per acre; and

WHEREAS, the proposed Project's 44-unit residential density of 26.34 units per acre requires the Project Site's Very-Low Density Residential (VLDR) land use designation to be amended to High Density Residential (HDR) land use designation to ensure the Project's consistency with the General Plan's Land Use Element as presented and attached hereto as Exhibit 'A'; and

WHEREAS, the Project's proposed High Density Residential (HDR) General Plan land use designation will be consistent with the proposed Multiple-Family Dwelling (R-3) zone district, as mandated by Section 65860 et seq. of the Government Code; and

WHEREAS, the approval of General Plan Amendment 24-76 encompasses APN 222-100-15, -14, and -09, totalling 1.67 acres, and

WHEREAS, the Project satisfies the General Plan's substantial benefit criteria necessary to approve GPA 24-76; and

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WHEREAS, the Project implements numerous General Plan goals, policies, and implementation programs, including but not limited to: Goal LU-3.1, LU-3.4, LU-8.4: Policy Area 2, C-1.2, C-3.2, C-4.3, and CD-2.2; and

WHEREAS, the Project's cumulative design, use(s), and operations will not be a detriment to the public health, safety, peace, comfort, convenience, prosperity, and general welfare of those residing or working in proximity to the Project; and

WHEREAS, an Initial Study/Mitigated Negative Declaration (IS/MND) (SCH # 2025100770) prepared for the Project pursuant to Section 15071 of the California Environmental Quality Act (CEQA) Guidelines concluded that the Project will have less-than-significant impacts on the environment with the implementation of mitigation measures set forth in the Mitigation Monitoring and Reporting Program (MMRP); and

WHEREAS, all the necessary findings for approval of the Project can be made and described in the Planning Commission Staff Report dated April 2, 2026; and

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

WHEREAS, the City Council is the approving authority of the Project pursuant to Section 17.08.060 of the Manteca Municipal Code, and the City Council has the discretion to approve, modify, or disapprove the recommendation without further review or consideration by the Planning Commission; and

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

WHEREAS, the City Council has considered all information related to this matter, as presented at the public meetings of the City Council identified herein, including any 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), the City Council finds and determines that the Project will have less-than-significant impacts on the environment with mitigation measures set forth in the Mitigation Monitoring and Reporting Program (MMRP).
3. The City Council hereby adopts, as its own, the findings required to approve the General Plan Amendment (GPA 24-76) applications fully set forth in the

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Planning Commission Staff Report (dated April 2, 2026) and supporting documents, which are hereby incorporated by reference into this Resolution.

4. Given the foregoing, the City Council approves General Plan Amendment 24-76 to amend the land use designation of approximately 1.67 acres from the Very-Low Density Residential (VLDR) to the High-Density Residential (HDR) land use designation for the Wawona Apartments Project as presented and attached hereto as Exhibit 'A'.
5. 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:

AYES:

NOES:

ABSENT:

ABSTAIN:

MAYOR: _____
GARY SINGH
Mayor

ATTEST: _____
CASSANDRA CANDINI-TILTON
City Clerk

Exhibits

Exhibit 'A' – General Plan Amendment Map