



City of Manteca

PLANNING COMMISSION RESOLUTION 2026-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANTECA RECOMMENDING CITY COUNCIL MAKE THE NECESSARY FINDINGS AND ADOPT AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION (SCH #2025100770), AND THE ASSOCIATED MITIGATION MONITORING AND REPORTING PROGRAM PREPARED FOR THE WAWONA APARTMENTS 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)

FILE NOS. : GPA 24-76, REZ 24-77, LLA 24-78, SPR 24-79, AND MZM 25-01

WHEREAS, the Manteca Planning Commission at their duly noticed public hearing of April 2, 2026, considered 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, for the Wawona Apartments Project (“the Project”), filed by MCR Engineering, in Manteca, CA (“the Applicant”); 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 construction of a 44-unit four-story residential structure with leasing office and associated parking, landscaping, lighting, and associated amenities, located at 2005, 2019 & 2027 Wawona St., identified by Assessor’s Parcel Number (APN) 222-100-15, -14, and -09; 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

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

ATTACHMENT 2

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 Mitigation Monitoring and Reporting Program (MMRP), attached hereto as Exhibit A; 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, 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.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Manteca, upon evidence in the staff report, the Project file, and public testimony, recommends City Council adopt an Initial Study/Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program prepared for the Wawona Apartments Project, based on the following findings:

- 1) Recitals. The foregoing recitals are true and correct, establish the factual basis for adoption of this Resolution, and are incorporated herein by reference.
- 2) CEQA. 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, and attached hereto as Exhibit 'A'.
- 3) Commission Recommendation. Given the foregoing, the Planning Commission now hereby recommend City Council makes the necessary findings and Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program prepared for the Wawona Apartments 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).
- 4) Effective Date. Adoption of this resolution shall take effect immediately.

ATTACHMENT 2

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 2nd day of April of 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

The foregoing resolution is hereby adopted.

CHAIR:

ATTEST:

Corey Coleman
Planning Commissioner

Jessica Van Vliet
Planning Commission Secretary

Attachments

Exhibit 'A' – Mitigation Monitoring and Reporting Program