



City of Manteca

PLANNING COMMISSION RESOLUTION NO. 2025-\_\_\_\_\_

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANTECA,  
STATE OF CALIFORNIA MAKING THE NECESSARY FINDINGS AND ADOPTING  
AN INITIAL STUDY (SCH #2025080633) AND MITIGATED NEGATIVE  
DECLARATION AND ASSOCIATED MITIGATION MONITORING AND REPORTING  
PROGRAM PREPARED FOR THE KAISER EMERGENCY DEPARTMENT  
EXPANSION**

WHEREAS, the Manteca Planning Commission (“Planning Commission”) at their duly noticed public hearing of October 16, 2025, considered an Initial Study/Mitigated Negative Declaration for Kaiser Permanente Emergency Department Expansion project (“the Project”), as filed by Kaiser Foundation Hospitals, c/o Tina Wehrmeister, One Kaiser Plaza, 22<sup>nd</sup> Floor, Oakland, CA 94612; and

WHEREAS, the subject properties are located at 121 St. Dominics Drive, and 1777 W. Yosemite Avenue, identified by Assessor’s Parcel Numbers (APNs) 200-180-16, -17, -34, -35, -37, -39, -40, -41, -42, -43, -44, and 200-140-29, -30, and -31; and

WHEREAS, the associated applications for Project include a Site Plan and Design Review, Conditional Use Permit, Lot Line Adjustment, and Master Sign Program (files number SPC-24-81, UPJ-25-02, LLA-24-82, and MSP-25-05); and

WHEREAS, the Project entails the merger of two parcels and multiple paper lots into one parcel, a 27,476 sq ft expansion of the existing Emergency Department, a master site program, and a conditional approval of the expansion to the hospital in the Public–Quasi Public zone district; and

WHEREAS, an Initial Study/Mitigated Negative Declaration (SCH #2025080633), dated August 2025, was prepared for the Project, which determined the project will have less than significant impacts on the environment provided all mitigation measures are followed as noted in the Mitigation Monitoring and Reporting Program (MMRP) attached as Exhibit ‘A’; and

WHEREAS, the Initial Study/Mitigated Negative Declaration (SCH #2025080633) and the supporting documents, including a Mitigation Monitoring and Reporting Program, are in the custodial of the Development Services Department located at 1215 W Center St Ste. 201, in Manteca, CA pursuant to Section 15074 California Environmental Quality Act (CEQA) Guidelines; and

## ATTACHMENT 3

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 desires to adopt an Initial Study/Mitigated Negative Declaration (SCH #2025080633) and its associated MMRP for the Kaiser Emergency Department Expansion Project based on the following findings:

1. The above recitals are true and incorporated herein by reference.
2. The Initial Study/Mitigated Negative Declaration (SCH # 2025080633) was prepared pursuant to Section 15070 of the California Environmental Quality Act (CEQA) Guidelines.
3. The IS/MND was published, circulated, and reviewed in accordance with pursuant to Section 15073 of the California Environmental Quality Act (CEQA) Guidelines.
4. The Planning Commission reviewed and considered the information contained within the IS/MND prior to acting on the proposed Project, and finds that the IS/MND reflects the independent judgment and analysis of the City.
5. The IS/MND contains certain additions, clarifications, modifications, or other revisions (as the result of the public review and comments on the IS/MND, and responses to those comments), but such work does not present substantial revisions or significant new information requiring recirculation of the IS/MND.
6. The IS/MND identified all potentially significant adverse environmental impacts and feasible mitigation measures or standard conditions of approval that would reduce these impacts to a less-than-significant level. All the mitigation measures identified in the IS/MND are adopted and will be implemented as Conditions of Approval for the Project. The Planning Commission finds that, based on the whole record before it, there is no substantial evidence that the Project, as mitigated in the Mitigated Negative Declaration, will have a significant impact on the environment.
7. The monitoring and reporting of CEQA mitigation measures in connection with the Project will be conducted in accordance with the attached MMRP incorporated into the Conditions of Approval for the Project. Adoption of the Mitigation Monitoring and Reporting Program will constitute fulfillment of the CEQA monitoring and/or reporting requirement set forth in Section 21081.6 of CEQA. All proposed mitigation measures are capable of being fully implemented by the Project Applicant.
8. Approval of this Resolution shall take effect immediately.

### ATTACHMENT 3

**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 16th day of October of 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

The foregoing resolution is hereby adopted.

\_\_\_\_\_  
Celeste Fiore  
Planning Commission Chairperson

Attest: \_\_\_\_\_  
Samantha Clarke  
Planning Commission Secretary

Attachments:  
Exhibit A – MMRP