

By Deputy: aambriz

Notice of Determination

Appendix D

To:

☒ Office of Land Use and Climate Innovation
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County Clerk

County of: San Joaquin
Address: 44 N San Joaquin St #260
Stockton, CA 95202

From:

Public Agency: City of Manteca
Address: 1215 W. Center St. Suite 201
Manteca, CA 95337

Contact: Associate Planner Toben Barnum
Phone: 209-456-8517

Lead Agency (if different from above):

Address: _____

Contact: _____

Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2025100770

Project Title: Wawona Apartments

Project Applicant: MCR Engineering, Shawn Samaniego, 1242 Dupont Ct., Manteca, CA 95337

Project Location (include county): 2005, 2019, 2027 Wawona St., Manteca, CA 95337, San Joaquin Co.

Project Description:

Request for five entitlements to construct a multifamily residential development. Requested entitlements are: 1) General Plan Amendment to re-designate the property from Very Low Density Residential (VLDR) to High Density Residential (HDR) to allow for construction of a multifamily apartment building; 2) Rezone to change the zoning from Residential Estate (R-E) to Multiple-Family Dwelling (R-3), in consistency with the requested GP land use designation; 3) Lot Line Adjustment to merge three ☒

This is to advise that the City of Manteca has approved the above
(☒ Lead Agency or ☐ Responsible Agency)

described project on 9/1/2026 and has made the following determinations regarding the above
(date)
described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of Manteca Development Services Dept., 1215 W. Center St., Suite 201, Manteca, CA 95337

Signature (Public Agency): _____ Title: Associate Planner

Date: September 2, 2026

Date Received for filing at OPR: _____