

Filed Doc #: 39-10152025-302
Wed Oct 15 08:47:56 PDT 2025
Page: 1 of 2 Fee: \$0.00
Steve J. Bestolarides
San Joaquin County Clerk

By Deputy: rosaa



Lead Agency:

City of Manteca, Development Service Department

ATTN: Toben Barnum Associate Planner
1215 West Center St, Suite 201
Manteca CA 95337

DOCUMENT TITLE

Notice of Intent to Adopt



CITY OF MANTECA

DEVELOPMENT SERVICES DEPARTMENT

NOTICE OF PUBLIC REVIEW PERIOD AND NOTICE OF INTENT TO ADOPT AN INITIAL STUDY / MITIGATED NEGATIVE DECLARATION (MND) FOR THE WAWONA APARTMENTS PROJECT

Notice is hereby given that the City of Manteca, as lead agency, has prepared an Initial Study / Mitigated Negative Declaration (MND) for the Wawona Apartments Project. The MND analyzes the potential environmental effects associated with the proposed project in accordance with the California Environmental Quality Act (CEQA). In accordance with Section 15072 of the CEQA Guidelines, the City of Manteca has prepared this Notice of Intent (NOI) to provide responsible agencies and other interested parties with notice of the availability of the MND and to solicit comments and concerns regarding the environmental issues associated with the proposed project.

PROJECT TITLE: Wawona Apartments Project

PROJECT LOCATION: 2005, 2019 and 2027 Wawona St. (APNs) 222-100-14, -15, -09.

HAZARDOUS MATERIALS AND HAZARDOUS WASTE SITES: The project site is not identified on any list of hazardous materials sites compiled pursuant to California Government Code Section 65962.5.

PROJECT DESCRIPTION: General Plan Amendment to re-designate and Rezoning to rezone the site for multifamily residential. Lot Merger to merge three lots into one. Site Plan Review to allow for a multifamily residential development consisting of a single 44-unit residential structure, one leasing office building and two public open space trellis areas. Minor Zone Modification to allow for a 10% reduction in the required open space.

APPLICANT:
MCR Engineering
ATTN: Shawn Samaniego
1242 DuPont Ct.
Manteca, CA 95337

PUBLIC REVIEW PERIOD

The MND prepared for this project is available for download at the link below from the City's website at under the heading "Wawona Apartments":

https://www.manteca.gov/departments/development-services/planning-beta/planning-documents/-/folder-206#docfold_1524_2484_1099_206

Written comments on the MND will be accepted during the **30-day public review period commencing October 15, 2025 and ending November 13, 2025 at 5:00 PM**. Written comments on the MND must be directed to:

City of Manteca, Development Services Department
ATTN: Toben Barnum, Associate Planner
1215 West Center Street, Suite 201
Manteca, CA 95337
(209) 456-8517
tbarnum@manteca.gov

1215 W. CENTER ST., SUITE 201 MANTECA, CA 95337 (209) 456-8500
www.manteca.gov