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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Wawona Apartments (GPA 24-76, REZ 24-79, SPR 24-79, MZM 25-01, LLA 24-78)

Lead Agency: City of Manteca

Contact Name: Toben Barnum

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Project Location: Manteca, San Joaquin County
City *County*

Project Description (Proposed actions, location, and/or consequences).

See attached

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Biological Resources: BIO-1 (burrowing owl), BIO-1 (nesting birds), BIO-3 (Swainson's hawk)
Noise: NOI-1 (mechanical ventilation)

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None

Provide a list of the responsible or trustee agencies for the project.

None

Wawona Apartments
GPA 24-76, REZ 24-79, SPR 24-79, MZM 25-01, LLA 24-78
Project Description

MCR Engineering (Applicant) on behalf of Angraj and Baltej Chahal (Owner/Developer) requests General Plan Amendment (GPA) 24-76, Rezone (REZ) 24-79, Commercial Site Plan Review (SPA) 24-79, Minor Zone Modification (MZM) 25-01, and Lot Line Adjustment (LLA) 24-78 to facilitate the development of a 44-unit multi-family residential development and related on/off-site improvements (e.g., parking, landscaping, curb, gutter, and sidewalk, etc.).

GPA 24-76 proposes to amend the General Plan land use designation for the Project site from VLDR (Very Low Density Residential) to HDR (High Density Residential). According to the Manteca General Plan, the HDR land use designation allows for "multi-family townhome, condominium, and apartment style housing and mobile home parks" with access to arterial streets, pedestrian and bikeway networks, and public transportation corridors. The HDR designation allows for densities between 20.1 and 30 dwelling units per acre. The Project proposes a 44-unit multi-family residential development which is a use allowed within the proposed designation. The Project would result in a density of 26.3 dwelling units per acre which is within the allowable densities for the proposed land use designation.

REZ 24-79 proposes to amend the zoning designation for the site from CG (General Commercial) and R-E (Residential Estate) to R-3 (Multiple-Family Dwelling). The proposed zoning designation of R-3 is consistent with the proposed General Plan land use designation of HDR. According to the MMC, the R-3 zone district is intended for multi-family apartment style housing with access to arterial streets, pedestrian and bike networks, and other transit options. The R-3 zoning district allows for densities between 15.1 and 25.0 dwelling units per acre. The Project proposes a 44-unit multi-family residential development which is an allowed use type within the proposed zoning designation.

SPA 24-79 would facilitate the development of the 44-unit multi-family residential development including site layout, pedestrian access, vehicle circulation, landscaping, utilities, and stormwater management, in accordance with the City's design guidelines and development standards.

MZM 25-01 would allow for a reduction in the required landscape buffer along the western and southern property lines to a nine (9) foot minimum rather than a 10-foot minimum.

LLA 2024-78 proposes a merger of the three (3) parcels, APNs 222-100-09 (1.25 acres), 222-100-14 (0.22 acres), and 222-100-15 (0.20 acres), into one (1) parcel that totals approximately 1.67 acres.