Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

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 Person: Toben Barnum

Mailing Address: 1001 W. Center Street | Phone: (209) 456-8517

City: Manteca | Zip: 95337 | County: San Joaquin

Project Location: County: San Joaquin | City/Nearest Community: Manteca

Cross Streets: Wawona Street between Airport Way and Fishback Road | Zip Code: 95337

Longitude/Latitude (degrees, minutes and seconds): 37 ° 47 ′ 26.7 ″ N / 121 ° 15 ′ 02.9 ″ W Total Acres: 1.67

Assessor's Parcel No.: 222-100-15, -14, -09 | Section: 06 | Twp.: 2S | Range: 7E | Base: MDB

Within 2 Miles: State Hwy #: SR 120 | Waterways: San Joaquin River

Airports: None | Railways: None | Schools: MUSD

Document Type:

CEQA: ☐ NOP ☐ Draft EIR | NEPA: ☐ NOI | Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other:
☒ Mit Neg Dec Other: ☐ FONSI

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☒ Rezone ☐ Annexation
☒ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ☒ Site Plan ☒ Land Division (Subdivision, etc.) ☐ Other: Minor Zone Modification

Development Type:

☒ Residential: Units 44 Acres 1.67
☐ Office: Sq.ft. Acres Employees ☐ Transportation: Type
☐ Commercial: Sq.ft. Acres Employees ☐ Mining: Mineral
☐ Industrial: Sq.ft. Acres Employees ☐ Power: Type MW
☐ Educational: ☐ Waste Treatment: Type MGD
☐ Recreational: ☐ Hazardous Waste: Type
☐ Water Facilities: Type MGD ☐ Other:

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☐ Fiscal ☒ Recreation/Parks ☒ Vegetation
☒ Agricultural Land ☒ Flood Plain/Flooding ☒ Schools/Universities ☒ Water Quality
☒ Air Quality ☒ Forest Land/Fire Hazard ☒ Septic Systems ☒ Water Supply/Groundwater
☒ Archeological/Historical ☒ Geologic/Seismic ☒ Sewer Capacity ☒ Wetland/Riparian
☒ Biological Resources ☒ Minerals ☒ Soil Erosion/Compaction/Grading ☒ Growth Inducement
☐ Coastal Zone ☒ Noise ☒ Solid Waste ☒ Land Use
☐ Drainage/Absorption ☒ Population/Housing Balance ☒ Toxic/Hazardous ☒ Cumulative Effects
☐ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation ☐ Other:

Present Land Use/Zoning/General Plan Designation:

Vacant/single-family residence, RE-Residential Estate and CG-General Commercial, Very Low Density Residential

Project Description: *(please use a separate page if necessary)*

See attached

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

X Air Resources Board	____ Office of Historic Preservation
____ Boating & Waterways, Department of	____ Office of Public School Construction
____ California Emergency Management Agency	____ Parks & Recreation, Department of
____ California Highway Patrol	____ Pesticide Regulation, Department of
____ Caltrans District # ____	____ Public Utilities Commission
____ Caltrans Division of Aeronautics	____ Regional WQCB # ____
____ Caltrans Planning	____ Resources Agency
____ Central Valley Flood Protection Board	____ Resources Recycling and Recovery, Department of
____ Coachella Valley Mtns. Conservancy	____ S.F. Bay Conservation & Development Comm.
____ Coastal Commission	____ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
____ Colorado River Board	____ San Joaquin River Conservancy
____ Conservation, Department of	____ Santa Monica Mtns. Conservancy
____ Corrections, Department of	____ State Lands Commission
____ Delta Protection Commission	____ SWRCB: Clean Water Grants
____ Education, Department of	____ SWRCB: Water Quality
____ Energy Commission	____ SWRCB: Water Rights
____ Fish & Game Region # ____	____ Tahoe Regional Planning Agency
____ Food & Agriculture, Department of	____ Toxic Substances Control, Department of
____ Forestry and Fire Protection, Department of	____ Water Resources, Department of
____ General Services, Department of	
____ Health Services, Department of	____ Other: ____
X Housing & Community Development	____ Other: ____
X Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date October 15, 2025 Ending Date November 13, 2025

Lead Agency (Complete if applicable):

Consulting Firm: Precision Civil Engineering
Address: 1234 O Street
City/State/Zip: Fresno, CA 93721
Contact: Bonique Emerson, AICP
Phone: (559) 449-4500

Applicant: Angraj and Baltej Chahal
Address: 1897 Oleander Avenue
City/State/Zip: Manteca, CA 95337
Phone: (209) 275-0316

Signature of Lead Agency Representative: ____ **Date:** 10/15/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

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.