State of California - Department of Fish and Wildlife

2025 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER: 39-10152025-302

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF MANTECA, DEVELOPMENT SERVICES		10/15/2025

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
SAN JOAQUIN	39-10152025-302

PROJECT TITLE

WAWONA APARTMENTS PROJECT

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
MCR ENGINEERING ATTN: SHAWN SAMANIEGO	TBARNUM@MANTECA.	(209) 456-8517

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
1242 DUPONT CT	MANTECA	CA	95337

PROJECT APPLICANT *(Check appropriate box)*

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$4,123.50	$
☐ Mitigated/Negative Declaration (MND)(ND)	$2,968.75	$
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,401.75	$

☐ Exempt from fee

- ☐ Notice of Exemption (attach)
- ☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$
☐ County documentary handling fee		$
☐ Other		$

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☐ Other **TOTAL RECEIVED** $ $0.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X	Rosa Arceo ,Deputy

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 01012025)

Filed Doc #: 39-10152025-302
10/15/2025 08:47:56 AM
Steve J. Bestolarides
San Joaquin County Clerk

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

San Joaquin County Recorders
Steve J. Bestolarides
44 N. San Joaquin Street, Room 260
Stockton, Ca 95202
Receipt: 1868300

Product	Name	Extended
FISH	CLERK CLERK FISH AND GAME FILINGS	$0.00
	# Pages	2
	Document #	39-10152025-302
Total		$0.00

Change (Cash) $0.00

Thank You!

10/15/25, 8:47 AM PST rosaa

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