



CITY OF MANTECA

DEVELOPMENT SERVICES DEPARTMENT

Notice of Exemption

To: County Clerk
San Joaquin County
44 North San Joaquin Street, Suite 260
Stockton, CA 95202

From: City of Manteca
Development Services Department
1215 W. Center Street, Suite 201
Manteca, CA 95337

Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

PROJECT TITLE: Three Strikes FEC & Villa Banchetto Event Center
Site Plan and Design Review: SPC 23-30 & UPJ-23-31

PROJECT APPLICANT: Oleander at Atherton, ATTN: Rod Scott, 621 14th St., Modesto, CA 95354

PROJECT LOCATION - SPECIFIC: 1602 W Atherton Drive and 1450 S Airport Way., Manteca, CA 95337
Assessor's Parcel Numbers (APNs): 226-160-19 & 49, San Joaquin County

PROJECT DESCRIPTION: Site Plan and Design Review Application and Conditional Use Permit for construction of an 82,009 sq ft bowling and family entertainment center, and a 54,090 sq ft banquet hall and events center. The two structures will be on opposite ends of the site, with shared parking in the center.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of Manteca

NAME OF PERSON CARRYING OUT PROJECT: Rod Scott

EXEMPT STATUS: **(Check One)**

- Ministerial (Sec. 21080 (b) (1); 15268);
- Declared Emergency (Sec. 21080 (b) (3); 15369 (a));
- Emergency Project (Sec. 21080(b) (4); 15269 (b)(c));
- Special Situations (15183, Projects Consistent with a Community Plan, General Plan or Zoning)
- Statutory Exemptions.
- Not Subject to CEQA

REASONS WHY PROJECT IS EXEMPT: This project has been determined to not be subject to the requirements of the California Environmental Quality Act (CEQA) per Section 15183. This exemption applies to projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified. Noise, traffic and GHG analysis via third-party consultant focused Initial Study determined no significant impact.

LEAD AGENCY CONTACT PERSON: Toben Barnum, Associate Planner

TELEPHONE NUMBER: (209) 456-8517

Signature of Lead Agency

Associate Planner

Title

March 27, 2024

Date

Date received for filing at OPR: _____