

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: (Public Agency): City of Manteca
Development Services Department
1215 W. Center St. Suite 201, Manteca, CA 95337

County Clerk
County of: San Joaquin

(Address)

Project Title: Village at Villa Ticino

Project Applicant: MCR Engineering, Marshall Swift, 1242 Dupont Ct., Manteca, CA 95336

Project Location - Specific:
995 N. Airport Way, Manteca, CA 95337 (APN 198-160-28)

Project Location - City: Manteca Project Location - County: San Joaquin

Description of Nature, Purpose and Beneficiaries of Project:
The project will consist of nine structures, to be developed in two phases. Phase One will contain a 6,500 sq ft convenience store and gas station, a 7,000 sq ft fueling canopy and a 3,800 sq ft car wash facility. Phase Two will contain a 57,512 sq ft hotel, a 40,000 sq ft grocery store, a 6,000 sq ft general retail space, a 14,899 sq ft multi-suite general commercial space, two 4,300 sq ft Quick Service Restaurants with drive-through, and a 12,000 sq ft multi-suite general retail space with drive-through. Parking will be shared, located generally in the center of the complex, with the buildings located around the perimeter of the site.

Name of Public Agency Approving Project: City of Manteca

Name of Person or Agency Carrying Out Project: MCR Engineering, Marshall Swift

- Exempt Status: (check one):
[] Ministerial (Sec. 21080(b)(1); 15268);
[] Declared Emergency (Sec. 21080(b)(3); 15269(a));
[] Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
[] Categorical Exemption. State type and section number:
[x] Statutory Exemptions. State code number: 15183 PROJECTS CONSISTENT WITH A COMMUNITY PLAN OR ZONING

Reasons why project is exempt:
In accordance with the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR) was certified in 2004 for the Villa Ticino West Subdivision (SCH #2002072116). An EIR Addendum was adopted in 2015 (SCH #2003112106) to address modifications to the project, including reconfigured parcels and land use adjustments. The proposed project was reviewed for consistency with both the certified EIR and the 2015 Addendum pursuant to CEQA Guidelines Sections 15162 (Subsequent EIRs) and 15164 (Addenda to EIRs). This review concludes that the proposed project is a direct implementation of the approved Villa Ticino West Development and is consistent with the 2023 General Plan. Pursuant to CEQA Section 15183 (Projects Consistent With a Community Plan or Zoning), no additional environmental review is necessary. The project, as proposed and conditioned, remains consistent with the certified EIR and 2015 Addendum for the Villa Ticino West Subdivision.

Lead Agency
Contact Person: Toben Barnum, Associate Planner Area Code/Telephone/Extension: 209-456-8517

- If filed by applicant:
1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: [Signature] Date: 3/9/26 Title: Associate Planner

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR:
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Filed Doc #: 39-03092026-060
Mon Mar 09 14:03:11 PDT 2026
Page: 1 of 1 Fee: \$50.00
Steve J. Bestolarides
San Joaquin County Clerk

By Deputy: aambriz
[Barcode]