

RESOLUTION R2026-XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANTECA, STATE OF CALIFORNIA, APPROVING A PUBLIC FACILITIES IMPLEMENTATION PROGRAM TRANSPORTATION FEE DEFERRAL AND FACILITY USE AGREEMENT WITH THREE STRIKES FAMILY ENTERTAINMENT CENTER AND AUTHORIZING THE CITY MANAGER OR DESIGNEE TO SIGN AND TAKE ALL NECESSARY STEPS TO EFFECTUATE THE AGREEMENT

WHEREAS, the City of Manteca proposes to enter into a Public Facilities Implementation Program (PFIP) Transportation Fee Deferral and Facility Use Agreement with the developer of the Three Strikes Family Entertainment Center (FEC) Project, a phased commercial development located at 1602 W. Atherton Drive (APN 226-160-19) and 1710 W. Atherton Drive (APN 226-160-49); and

WHEREAS, this project consists of a Three Strikes bowling alley (Phase 1) and a Villa Banchetta Banquet Facility banquet hall (Phase 2); and

WHEREAS, the developer has requested a deferral of the PFIP Transportation Fee associated with Phase I (bowling alley) to reduce upfront costs and support timely project delivery; and

WHEREAS, under the proposed Agreement, the City would allow deferral of the fee, with full repayment required no later than two (2) years after issuance of the Certificate of Occupancy for the bowling alley, regardless of whether the banquet hall has been constructed or occupied; and

WHEREAS, as part of the Agreement, prior to occupancy of the bowling alley, the developer is required to design and construct a new traffic signal on Atherton Drive at the main entrance to the development, along with associated roadway, striping, signage, and safety improvements; and

WHEREAS, as part of the Agreement, the City will be granted annual use of the banquet facility at no cost, including five (5) weekday uses and one (1) weekend day use per year for City-related events and community purposes, as determined by the City; and

WHEREAS, Three Strikes bowling alley will serve as a major attraction for both residents and visitors. The facility will include forty (40) bowling lanes, a beer garden, full-service restaurant, sports bar, sky box, arcade and interactive gaming, and event spaces; and

ATTACHMENT 1

WHEREAS, the Villa Banchetta Banquet Facility will provide a premier venue for weddings, corporate events, conferences, and special occasions, with capacity for up to 1,000 guests; and

WHEREAS, the project represents a significant investment in a long vacant site, transforming it into a vibrant destination that supports economic development, enhances quality of life and entertainment opportunities, and strengthens Manteca's regional draw; and

WHEREAS, the proposed Agreement does not waive the PFIP Transportation Fee but defers payment for Phase 1 (bowling alley) for up to two (2) years or until issuance of a Certificate of Occupancy for the banquet hall, whichever occurs first. As a result, there is a temporary minor delay in the receipt of transportation impact fee revenue to the City.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manteca, as follows:

1. The City Council hereby finds that the facts set forth in the recitals to this Resolution are true and correct, and establish the factual basis for the City Council's adoption of this Resolution.
2. The City Council hereby approves the Public Facilities Implementation Program (PFIP) Transportation Fee Deferral and Facility Use Agreement with the developer of the Three Strikes Family Entertainment Center, which authorizes the deferral of the PFIP Transportation Fee for Phase I of the project in accordance with the terms set forth in the Agreement attached to the staff report.
3. The City Manager or designee is hereby authorized the City Manager or designee to sign and take all necessary steps to effectuate the agreement.
4. The City Clerk is hereby instructed to record this Resolution and the Agreement with the San Joaquin County Recorder's Office.
5. This Resolution shall take effect immediately upon adoption.

I HEREBY CERTIFY that the foregoing Resolution was duly adopted by the City Council of the City of Manteca at a public meeting of said City Council held on the 21st day of April, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ATTACHMENT 1

ABSTAIN:

MAYOR: _____
GARY SINGH
Mayor

ATTEST: _____
CASSANDRA CANDINI-TILTON
City Clerk

Exhibits

Attachment 2 – Public Facilities Implementation Program Transportation Fee Deferral
and Facility Use Agreement