

**RESOLUTION R2025-XX**

**RESOLUTION OF THE BOARD OF DIRECTORS OF THE  
SUCCESSOR AGENCY TO THE MANTECA REDEVELOPMENT  
AGENCY DECLARING REAL PROPERTY OWNED BY THE  
SUCCESSOR AGENCY LOCATED AT 555 INDUSTRIAL PARK  
DRIVE EXEMPT SURPLUS LAND PURSUANT TO  
GOVERNMENT CODE SECTION 54221(f)(1)(D) AND TAKING  
RELATED ACTIONS**

WHEREAS, pursuant to AB X1 26 (which became effective in June 2011) (as subsequently amended, the "Dissolution Act") and the California Supreme Court's decision in *California Redevelopment Association, et al. v. Ana Matosantos, et al.*, 53 Cal. 4th 231 (2011), the Manteca Redevelopment Agency ("Former Agency") was dissolved as of February 1, 2012, and the Successor Agency to the Manteca Redevelopment Agency ("Successor Agency") was established to serve as the successor agency to the Former Agency; and

WHEREAS, pursuant to the Dissolution Act, properties of the Former Agency, including the parcel, approximately 4.9 acres in size, located in the City of Manteca at 555 Industrial Park Drive (Assessor's Parcel No. 221-190-760) ("Property"), transferred to the Successor Agency by operation of law and the Successor Agency owns the Property in fee simple; and

WHEREAS, the California Department of Finance ("DOF") previously approved the Successor Agency's Long-Range Property Management Plan ("LRPMP"), which requires the Successor Agency to dispose of the Property; and

WHEREAS, under the Surplus Land Act, Government Code Sections 54220-54234 ("Act"), surplus land is land owned in fee simple by a local agency which is not necessary for the local agency's use and for which the governing board takes formal action in a regular public meeting declaring the land is surplus, the land must be declared either surplus land or exempt surplus land; and

WHEREAS, the Successor Agency is a local agency within the meaning of the Surplus Land Act; and

WHEREAS, the Property is not necessary for the Successor Agency's use within the meaning of the Surplus Land Act because the Dissolution Act requires the Successor Agency to wind up the affairs of the Former Agency, including disposing of the Property, and the Successor Agency will be formally dissolved when all of the Former Agency's enforceable obligations have been retired or paid off and its real property has been disposed of; and

WHEREAS, surplus land is exempt surplus land pursuant to Government Code Section 54221(f)(1)(D) if a local agency is transferring the land to another local, state, or federal agency for the local, state, or federal agency's use; and

WHEREAS, on June 21, 2022, the Successor Agency adopted its Resolution No. R2022-4-SA, declaring that the Property is not necessary for the Successor Agency's use and is exempt surplus land pursuant to Government Code Section 54221(f)(1)(D) because the Successor Agency intended to transfer the Property to the Manteca Unified District (the "District"), a local agency, for the District's use as a warehouse to support its food service operations; and

WHEREAS, the Department of Housing and Community Development ("HCD"), by its letter dated August 1, 2022, determined that the Property qualifies as "exempt surplus land" pursuant to Government Code Section 54221(f)(1)(D); and

WHEREAS, in May 2025, the City of Manteca ("City") and the Manteca Unified School District ("District") executed a settlement agreement under which the District formally relinquished all rights, interests, and entitlements to the Property, resolving all outstanding claims or expectations related to the District's proposed use of the site and enabling the Successor Agency to proceed with an alternative transfer; and

WHEREAS, the Successor Agency no longer intends to transfer the Property to the District; and

WHEREAS, the Successor Agency now intends to transfer the Property to the City of Manteca ("City"), a local agency; and

WHEREAS, the City intends to acquire the Property, which is zoned Light Industrial, located in an industrial park in the City, and contains a dilapidated, abandoned building, to develop an unsheltered navigation center by rehabilitating the existing building; and

WHEREAS, the transfer of the Property from the Successor Agency to the City will be for the City's use because this will assist the City to address the City's homelessness crisis through developing an unsheltered navigation center with associated supportive and transitional housing on the Property; and

WHEREAS, for purposes of Government Code Section 54221(f)(2), the Property is not: (i) within a coastal zone; (ii) adjacent to a historical unit of the State Parks System; (iii) listed on, or determined by the State Office of Historic Preservation to be eligible for, the National Register of Historic Places; or (iv) within the Lake Tahoe region as defined by Government Code Section 66905.5; and

WHEREAS, the Act provides that the Successor Agency may dispose of exempt surplus land without further regard to the requirements of the Act.

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE MANTECA REDEVELOPMENT AGENCY HEREBY FINDS, DETERMINES, AND RESOLVES AS FOLLOWS:

1. The above recitals are true and correct and are a substantive part of this Resolution.
2. The Board of Directors hereby declares that the Property is not necessary for the Successor Agency's use and is exempt surplus land pursuant to Government Code Section 54221(f)(1)(D) because the Successor Agency is transferring the Property to the City for the City's use.
3. Staff of the Successor Agency is hereby authorized and directed to provide a copy of this Resolution to the HCD in the form and manner required by HCD at least 30 days prior to the transfer of the Property.
4. The Board of Directors hereby finds that the declaration of the Property as exempt surplus land will not cause any physical change in the Property and is exempt under section 15312 of title 14 of the California Code of Regulations. In addition, the declaration of the Property as exempt surplus does not constitute a project under the California Environmental Quality Act (CEQA), and therefore this declaration is exempt from review under section 15061 (b) (3) of title 14 of the California Code of Regulations. Appropriate environmental review pursuant to CEQA will be completed at the time any project is proposed on the site.
5. The officers of the Successor Agency are hereby authorized and directed, jointly and severally, to execute such instruments and do any and all things which they may deem necessary or advisable to effectuate this Resolution and all such actions previously taken are hereby ratified.
6. This Resolution shall take effect immediately upon adoption.

I HEREBY CERTIFY that the foregoing Resolution was duly adopted by the Board of Directors of the Successor Agency to the Manteca Redevelopment Agency at a public meeting held on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

MAYOR: \_\_\_\_\_

GARY SINGH  
Board Chair

ATTEST: \_\_\_\_\_  
CASSANDRA CANDINI-TILTON  
Secretary of the Board