

RESOLUTION R2026-XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANTECA, STATE OF CALIFORNIA, DECLARING CERTAIN CITY-OWNED PROPERTY AS EXEMPT SURPLUS LAND PURSUANT TO GOVERNMENT CODE SECTION 54221(f)(1)(C) FOR PURPOSES OF A LAND EXCHANGE TO ACQUIRE PROPERTY NECESSARY FOR A CITY FIRE STATION

WHEREAS, the City of Manteca ("City") owns certain real property consisting of approximately .94 acres, identified as Assessor's Parcel Numbers (APN) 241-41-020 and 241-41-019, and more particularly described in **Exhibit A** attached hereto ("City Property"); and

WHEREAS, the City has evaluated the City Property and determined that it is not necessary for the City's use, as that term is defined in Government Code section 54221(b)(1); and

WHEREAS, the City has negotiated a proposed exchange of real property with PD DANNA, LLC, ET. AL., ("Owner"), a private property owner, under which the City would convey the City Property in exchange for the acquisition of a portion of Owner's property located at 3131 W. Woodward Avenue, identified as APN 241-26-033, and more particularly described in **Exhibit B** attached hereto ("Acquired Property"); and

WHEREAS, the Acquired Property is necessary for the City's use because the City intends to construct, operate, and maintain a public fire station on the site, which constitutes a governmental and public safety purpose; and

WHEREAS, Government Code section 54221(f)(1)(C) provides that "surplus land that a local agency is exchanging for another property necessary for the agency's use" shall be classified as exempt surplus land; and

WHEREAS, in accordance with Government Code section 54221(b)(1) and (b)(4), the City Council desires to formally declare the City Property to be Exempt Surplus Land under subdivision (f)(1)(C), based on written findings set forth herein; and

WHEREAS, pursuant to Government Code section 54221, the City will submit written notification of this exemption determination, along with these findings, to the California Department of Housing and Community Development ("HCD") at least 30 days prior to disposing of the City Property through the land exchange.

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

Section 1. Findings.

The City Council hereby finds and determines all of the following:

1. The City Property is not necessary for the City's use (Government Code section 54221(b)(1)).
2. The City intends to exchange the City Property for the Acquired Property.
3. The Acquired Property is necessary for the City's use, as it is required for the construction and operation of a fire station, which is a core municipal and public safety function.
4. The proposed exchange therefore qualifies the City Property as Exempt Surplus Land under Government Code section 54221(f)(1)(C).
5. This declaration is supported by the facts described in the recitals above, which the City Council finds to be true and incorporates herein by reference as its written findings.

Section 2. Declaration of Exempt Surplus Land.

The City Council hereby declares the City Property to be Exempt Surplus Land pursuant to Government Code section 54221(f)(1)(C).

Section 3. HCD Notification.

City staff is directed to provide written notification of this exemption determination and supporting findings to the California Department of Housing and Community Development (HCD) in the form and manner prescribed by HCD, at least 30 days prior to completion of the land exchange, as required by Government Code section 54221.

Section 4. Authorization.

City staff, including the City Manager or designee, are authorized to take all necessary and appropriate steps to prepare and process the proposed land exchange, including preparation of all required documents, environmental review, and due diligence.

Section 5. Effective Date.

This Resolution shall become effective immediately upon its 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 ____ day of _____ 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

MAYOR: _____
GARY SINGH
Mayor

ATTEST: _____
CASSANDRA CANDINI-TILTON
City Clerk