

RESOLUTION R2026-XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANTECA, STATE OF CALIFORNIA, APPROVING A PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS WITH RAFF 2, LLC FOR THE ACQUISITION OF APPROXIMATELY 60 ACRES OF PROPERTY FOR A FUTURE COMMUNITY PARK AND STORMWATER BASIN FACILITY, APPROPRIATING FUNDS FOR THE ACQUISITION, AND AUTHORIZING THE CITY MANAGER TO EXECUTE RELATED DOCUMENTS

WHEREAS, the City of Manteca ("City") has identified the need to acquire additional parkland to serve existing and future residents and to implement the goals of the City's Parks Master Plan; and

WHEREAS, RAFF 2, LLC ("Seller") controls approximately 60 acres of property located in North Manteca adjacent to Union Road, consisting of approximately 40 acres suitable for community park development and approximately 20 acres intended for stormwater basin and open space purposes; and

WHEREAS, the City and Seller have negotiated a Purchase and Sale Agreement and Joint Escrow Instructions ("Agreement") providing for the acquisition of approximately 60 acres for a future community park and stormwater basin facility; and

WHEREAS, the proposed acquisition will secure a long-term site for a future community park, provide regional stormwater basin capacity, assist in satisfying obligations associated with the Union Ranch North Development Agreement, and further the City's long-term parks and infrastructure objectives; and

WHEREAS, the Agreement establishes a purchase price of Six Million Five Hundred Thousand Dollars (\$6,500,000), subject to the terms and conditions contained therein; and

WHEREAS, staff recommends appropriating Six Million Five Hundred Fifty Thousand Dollars (\$6,550,000) in the Parks Acquisition & Improvement Fund (Fund 500) to fund the acquisition, escrow costs, title expenses, and related transaction costs; and

WHEREAS, approval of the Agreement constitutes the acquisition of real property and does not authorize any construction or physical alteration of the site; and

WHEREAS, environmental review for future park development and associated improvements will be conducted in accordance with the California Environmental Quality Act (CEQA) prior to approval of any future development activities.

WHEREAS, the City Council has considered all information related to this matter, as presented at the public meetings of the City Council identified herein, including any supporting reports by City Staff, and any information provided during public meetings.

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 Purchase and Sale Agreement and Joint Escrow Instructions between the City of Manteca and RAFF 2, LLC for the acquisition of approximately 60 acres of property for a future community park and stormwater basin facility.
3. The City Council hereby appropriates Six Million Five Hundred Fifty Six Thousand Dollars (\$6,550,000) in Parks Acquisition & Improvement Fund (Fund 500) for the acquisition of the property and related transaction costs.
4. The City Manager is hereby authorized and directed to execute the Purchase and Sale Agreement and Joint Escrow Instructions, and any escrow instructions, amendments, certificates, closing documents, and other related documents necessary to effectuate the intent of this Resolution and complete the acquisition, subject to approval as to form by the City Attorney.
5. The City Council finds that approval of the Agreement is not a project that will result in a direct or reasonably foreseeable indirect physical change in the environment and, in any event, is exempt from environmental review pursuant to CEQA because it constitutes the acquisition of real property. Any future development of the property shall be subject to separate environmental review as required by law.
6. 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 ___ day of _____, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

MAYOR: _____
GARY SINGH
Mayor

ATTEST: _____
CASSANDRA CANDINI-TILTON
City Clerk

Exhibits

Exhibit 'A' – Attachment 2 – Purchase and Sales Agreement