

## RESOLUTION R2026-XX

### RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANTECA, STATE OF CALIFORNIA, AUTHORIZING THE CITY MANAGER TO ENTER INTO A LETTER OF INTENT WITH PD DANNA, LLC, ET AL. FOR THE EXCHANGE OF PROPERTIES FOR THE DEVELOPMENT OF A FIRE STATION (CEQA EXEMPT)

WHEREAS, the City of Manteca ("City") has identified the need to construct an additional fire station in the southwest part of the City to enhance emergency response capabilities and accommodate the City's growing population; and

WHEREAS, City staff have identified property owned by PD Danna, LLC, et al. that is of suitable size and location to meet the City's operational requirements for a new fire station; and

WHEREAS, the City and PD Danna, LLC, et al. desire to pursue a mutually beneficial exchange of properties, whereby the City would acquire property suitable for construction of a new fire station in exchange for City-owned property of equivalent or negotiated value; and

WHEREAS, entering into a Letter of Intent will establish the general terms and framework for negotiating a future Property Exchange Agreement, which will be brought before the City Council for final review and approval; and

WHEREAS, the authorization to execute a Letter of Intent does not constitute a binding agreement for the exchange of property, but serves only to guide the due diligence and negotiation process; and

WHEREAS, this action is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) (the "Common Sense Exemption") of the CEQA Guidelines, because the authorization to enter into a non-binding Letter of Intent will not have a potential for causing a significant effect on the environment; and

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 authorizes the City Manager, or designee, to execute a Letter of Intent with PD Danna, LLC, et al., in substantially the same form presented, for the purpose of outlining terms related to the proposed exchange of properties for the development of a new fire station.
3. The City Manager is further authorized to take such administrative actions as are necessary to carry out the intent of this Resolution, including but not limited to coordination of due diligence, valuation, and negotiation activities consistent with the terms of the Letter of Intent.
4. The City Council finds that this action is exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines.
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 20<sup>th</sup> day of January, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

MAYOR: \_\_\_\_\_  
GARY SINGH  
Mayor

ATTEST: \_\_\_\_\_  
CASSANDRA CANDINI-TILTON  
City Clerk