

RESOLUTION R2026-XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANTECA, STATE OF CALIFORNIA, APPROVING AN AGREEMENT TO PROCESS ENTITLEMENTS AND FOR THE INTERIM STORM BASIN EASEMENT AND CONVEYANCE OF 60-ACRE PROPERTY TO CITY WITH RAFF2, LLC AND SCANNELL PROPERTIES, LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT AND RELATED DOCUMENTS

WHEREAS, RAFF2, LLC ("RAFF2") and Scannell Properties, LLC ("Scannell") control approximately 230 acres of property located within the City of Manteca Sphere of Influence and currently located within unincorporated San Joaquin County; and

WHEREAS, the property is proposed for annexation into the City of Manteca and development as a phased industrial distribution project; and

WHEREAS, the City of Manteca ("City"), RAFF2, and Scannell have negotiated an Agreement to Process Entitlements and for the Interim Storm Basin Easement and Conveyance of 60-Acre Property to City ("Pre-Annexation Agreement") to establish the respective responsibilities of the parties related to entitlement processing, annexation, infrastructure planning, storm drainage facilities, utility service, transportation improvements, and public benefits associated with the proposed project; and

WHEREAS, the Pre-Annexation Agreement provides a framework for the processing of project entitlements, environmental review, annexation proceedings, infrastructure planning, and related development activities while preserving the City's discretion regarding all future land use approvals and legislative actions; and

WHEREAS, the Pre-Annexation Agreement provides for the dedication of a storm drainage easement, the construction of regional infrastructure improvements, participation in applicable Public Facilities Implementation Program (PFIP) improvements, and coordination of future transportation and utility facilities necessary to serve the project area; and

WHEREAS, the Pre-Annexation Agreement further provides for the future conveyance of approximately 60 acres of land to the City for development of a future community park and stormwater basin facility, consisting of approximately 40 acres of community park land and approximately 20 acres of basin and open space area; and

WHEREAS, the City Council finds that the agreement establishes a mutually beneficial framework that facilitates the orderly planning and development of the property while securing significant public benefits for the residents of the City of Manteca; and

WHEREAS, approval of the Pre-Annexation Agreement does not constitute approval of annexation, environmental review, a subdivision map, zoning, development permits, or any other land use entitlement and does not limit the City's authority or discretion with respect to future actions required by law; and

WHEREAS, the City Council finds that the Pre-Annexation Agreement is consistent with the goals and policies of the City of Manteca General Plan by facilitating orderly growth within the City's Sphere of Influence, promoting economic development and job creation, planning for necessary public infrastructure and utility services, supporting regional transportation improvements, and securing land for future community park and stormwater facilities that will serve existing and future residents; 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 approves the Agreement to Process Entitlements and for the Interim Storm Basin Easement and Conveyance of 60-Acre Property to City between the City of Manteca, RAFF2, LLC, and Scannell Properties, LLC, in substantially the form presented to the City Council.
3. The City Manager is hereby authorized and directed to execute the Pre-Annexation Agreement and any related exhibits, certificates, amendments, escrow documents, easement documents, and other ancillary documents necessary to implement the intent of this Resolution, subject to approval as to form by the City Attorney.
4. Nothing contained in the Pre-Annexation Agreement or this Resolution shall be construed as approving any entitlement, annexation, environmental document, subdivision map, zoning action, permit, or development approval. The City expressly reserves all legislative, administrative, and discretionary authority provided by applicable law.
5. The City Council finds that the Pre-Annexation Agreement is consistent with the City of Manteca General Plan because it promotes the orderly annexation and development of property within the City's Sphere of Influence, supports economic development opportunities, provides for the planning and construction of necessary public infrastructure, facilitates future transportation improvements, and secures approximately 60 acres of land for future public park and stormwater basin purposes.
6. The City Council finds that approval of the Pre-Annexation Agreement does not approve any physical development of property and does not commit the City to any specific project. Environmental review required under the

California Environmental Quality Act ("CEQA") shall be completed prior to any future discretionary approvals associated with the proposed development, annexation, infrastructure improvements, or future park development.

7. 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' –