



Balancing Community and Commerce

44 N SAN JOAQUIN STREET □ SUITE 374 □ STOCKTON, CA 95202 □ 209-468-3198

MEETING AGENDA

THURSDAY, JUNE 13, 2024, 9:00 A. M.
BOARD OF SUPERVISORS CHAMBERS
44 NORTH SAN JOAQUIN STREET, 6TH FLOOR
STOCKTON, CALIFORNIA

Call to Order
Announce Date and Time of Meeting for the Record
Roll Call
Pledge of Allegiance

CONSENT ITEMS

1. SUMMARY OF MINUTES OF APRIL 11, 2024
(Possible Discussion and Possible Action by All Members)
Approve Summary Minutes of the Regular Meeting.
2. OUT-OF-AGENCY SERVICE REQUEST
(Possible Discussion and Possible Action by Regular Voting Members)

Requests from the City of Stockton to provide out-of-agency sewer service outside the City boundary under Government Code §56133 to 305 S. Del Norte Avenue, 1803 N. Stanford Avenue and 3325 San Mateo Avenue in Stockton.

3. POLICY ADMENDMENTS FOR ANNEXATION AND ALTERNATE MEMBERS
(Possible Discussion and Possible Action by All Members)
Commission consideration of policy amendments.

PUBLIC HEARING

4. HAT RANCH REORGANIZATION TO THE CITY OF MANTECA
(Possible Discussion and Possible Action by Regular Voting Members)
Request to annex approximately 184.6 acres to the City of Manteca with concurrent detachment from both the Lathrop - Manteca Fire Protection District and the Ripon Consolidated Fire District.
5. FINAL BUDGET FOR THE FISCAL YEAR 2024-2025
(Possible Discussion and Possible Action by All Members)
Commission consideration of the Preliminary Budget for Fiscal Year 2024-2025, Work Program and Schedule of Fees.

Agenda Item 1



Balancing Community and Commerce

44 N SAN JOAQUIN STREET SUITE 374 STOCKTON CA 95202 209-468-3198

SUMMARY MINUTES **SPECIAL MEETING April 11, 2024**

BOARD OF SUPERVISORS CHAMBERS
44 NORTH SAN JOAQUIN STREET, 6TH FLOOR
STOCKTON, CALIFORNIA

Chairman Johnson called the meeting to order at 9:02 a.m.

MEMBERS PRESENT: Commissioners Breitenbucher, Diallo Patti, Johnson, Villapudua and Chairman Johnson

MEMBERS ABSENT: None

ALTERNATE MEMBERS PRESENT: Commissioner Barton, Dhatt and Ding

ALTERNATE MEMBERS ABSENT: None

OTHERS PRESENT: J.D. Hightower, Executive Officer; Legal Counsel Nubia Goldstein; Mitzi Stites, Commission Clerk/Analyst; and Claudia Iboa, Administrative Assistant

CONSENT ITEMS

The Chairman introduced Agenda Item No. 1, Summary of Minutes.

The Chairman introduced Agenda Item No. 2, Out-of-agency services request to the City of Stockton is to provide out-agency sewer service outside the City boundary under Government Code §56133 to 2019 E. Fifth Street, 3232 N. F Street, 1823 Adelbert Avenue, 2019 E. Fifth Street and 1622 Ghilcrist Avenue in Stockton.

Chairman Johnson opened the floor to Commissioner Comments.

No Comments were made.

Chairman Johnson opened the floor to Public Comments.

No Comments were made.

A motion was made by Commissioner Breitenbucher and seconded by Commissioner Villapudua to approve the Consent Items.

Chairman Johnson asked for a Roll Call Vote:

Ayes: Commissioners Breitenbucher, Diallo, Dhatt, Ding, Patti, Villapudua and Chairman Johnson

Noes: None

DISCUSSIONS ITEMS

3. DRAFT POLICY MANUAL ADMENDMENTS FOR ANNEXATION AND OUT-OF-AGNECY

(Discussion and possible action by All Members)

Executive Officer J.D. Hightower presented a PowerPoint Presentation on the potential Policy Manual amendments. 1) Annexation and reorganization boundaries to include all types of public rights-of-way needed to support the proposed development.

2) LAFCo time limits to be coordinated with other project approvals; and, 3) Authorize the Executive Officer to approve Out-of-Agencies.

Chairman Johnson opened comments to commissioners.

The Commission discussed the policies but there were no matters do vote on.

4. PRELIMINARY BUDGET FOR THE FISCAL YEAR 2024-2025

(Possible Discussion and Possible Action by All Members)

Commission consideration of the Preliminary Budget for Fiscal Year 2024-2025, Work Program and Schedule of Fees.

J.D. Hightower, Executive Director, presented a PowerPoint Presentation on the 2024-2025 FY Budget and Work Program.

The Commissioner discussed the 2024-2025 FY Budget. The Commission requested that staff do a Commission Stipend survey.

EXECUTIVE OFFICER COMMENTS

5. Comments from the Executive Officer

Mr. J.D. Hightower, Executive Officer, informed the Commission regarding the Hat Annexation reorganization to the City of Manteca in June meeting and no meeting in May due to One-Voice.

6. Comments, Reports, or Questions from the LAFCO Commissioners

ADJOURNMENT

Chairman Johnson adjourned the meeting at 9:43 a.m.

Agenda Item 2



Balancing Community and Commerce

44 N. SAN JOAQUIN STREET □ SUITE 374 □ STOCKTON, CA 95202 □ 209-468-3198

EXECUTIVE OFFICER'S REPORT

June 13, 2024

TO: LAFCo Commissioners
FROM: Jeffery Hightower, Executive Officer
SUBJECT: **CITY OF STOCKTON OUT-OF-AGENCY SERVICE REQUEST**

Recommendation

It is recommended that the Commission approve the requests from the City of Stockton to provide Out-of-Agency sewer service under the Government Code §56133 to property located at 3325 N. San Mateo Ave, 1803 Stanford Avenue and 305 S. Del Norte Avenue in Stockton.

Background

Government Code Section §56133 states that the Commission may authorize a city or special district to provide new or extended services outside its jurisdictional boundaries but within its sphere of influence in anticipation of a later change of organization and that prior to providing new or extended service, the city or district must first receive approval from LAFCo. The Commission adopted a policy that conditions their approval for out-of-agency service requiring the recordation of an agreement with the landowner consenting to annexation of their property when annexation becomes feasible.

The City of Stockton submitted a request for approval to extend sanitary sewer services to single-family residences outside the city limits but within the city's sphere of influence. And to extend sanitary water service to the commercial property outside the city limits. A vicinity map is attached showing the location of the out-of-agency requests connections city to sewer lines are available to the properties and the property owner's have paid the appropriate connection fees to the city. The request for out-of-agency service are in compliance with the Government Code §56133 and Commission policies. Please note that the blue line shows the sewer line and the circle reflects the connection locations. Staff recommends approval of the attached Resolution 23-1526 approving out-of-agency services.

Attachment: Resolution No. 24-1536
Vicinity Map

Resolution No. 24-1536

BEFORE THE SAN JOAQUIN LOCAL AGENCY FORMATION COMMISSION APPROVING AN OUT-OF-AGENCY SANITARY SEWER SERVICE FROM THE CITY OF STOCKTON TO 3325 N. SAN MATEO AVE, 1803 STANFORD AVENUE AND 305 S. DEL NORTE AVENUE IN STOCKTON

WHEREAS, the above-reference requests have been filed with the Executive Officer of the San Joaquin Local Agency Formation Commission pursuant to §56133 of the California Government Code.

NOW THEREFORE, the San Joaquin Local Agency Formation Commission DOES HEREBY RESOLVE, DETERMINE, AND ORDER as follows:

Section 1. Said out-of-agency service request is hereby approved.

Section 2. The proposal is found to be Categorically Exempt from CEQA.

Section 3. The proposal is subject to the following conditions:

- a. Prior to connection to the city sewer, the City of Stockton shall record a covenant and agreement with each and every property owner agreeing to annex to the City of Stockton when determined appropriate by the Commission in a form acceptable to the Executive Officer.
- b. This approval and conditions apply to current and future property owners.

PASSED AND ADOPTED this 13th day of June 2024 by the following roll call vote:

AYES:

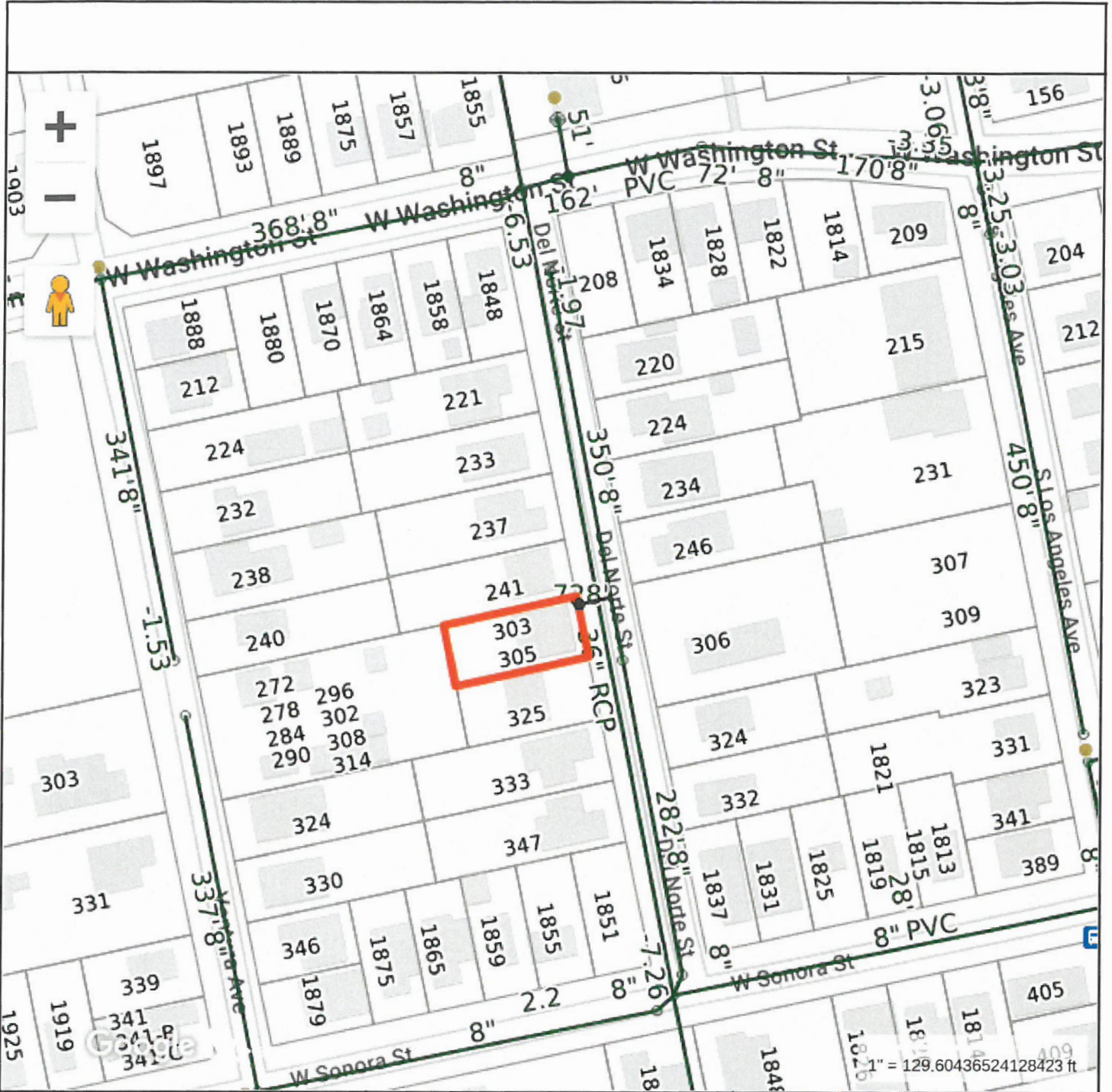
NOES:

ABSTAIN:

PETER M. JOHNSON CHAIRPERSON
SAN JOAQUIN LOCAL AGENCY
FORMATION COMMISSION

ATTEST:

MITZI STITES, COMMISSION CLERK
SAN JOAQUIN LOCAL AGENCY
FORMATION COMMISSION



Property Information

Property ID 14506212-144811
 Location 305 S DEL NORTE AV
 Owner OLIVAS, JOHN & C

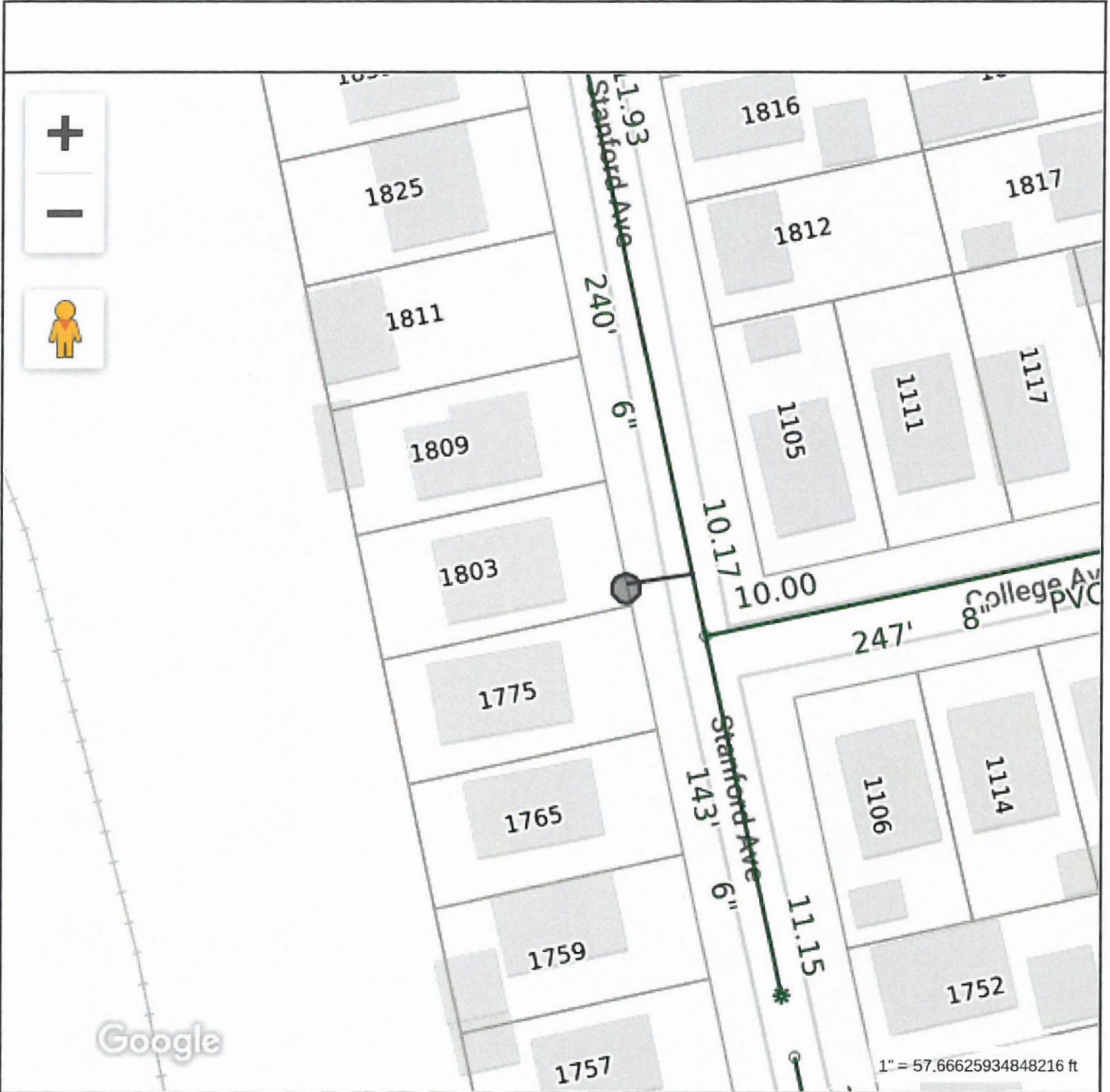


**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

City of Stockton, CA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 05/03/2023
 Data updated 05/01/2023

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



Google

1" = 57.66625934848216 ft

Property Information

Property ID 11525234-58311
 Location 403 E ATLEE ST
 Owner CHRISTY, BETTY G



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Geometry updated 05/03/2023
 Data updated 05/01/2023

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



Property Information

Property ID 11533022-58540
 Location 3325 SAN MATEO AV
 Owner LOPEZ SILVIA ETAL



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Geometry updated 05/03/2023
 Data updated 05/01/2023

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Resolution No. 24-1536

BEFORE THE SAN JOAQUIN LOCAL AGENCY FORMATION COMMISSION APPROVING AN OUT-OF-AGENCY SANITARY SEWER SERVICE FROM THE CITY OF STOCKTON TO 3325 N. SAN MATEO, 1803 STANFORD AVENUE AND 305 S. DEL NORTE AVENUE IN STOCKTON

WHEREAS, the above-reference requests have been filed with the Executive Officer of the San Joaquin Local Agency Formation Commission pursuant to §56133 of the California Government Code.

NOW THEREFORE, the San Joaquin Local Agency Formation Commission DOES HEREBY RESOLVE, DETERMINE, AND ORDER as follows:

Section 1. Said out-of-agency service request is hereby approved.

Section 2. The proposal is found to be Categorically Exempt from CEQA.

Section 3. The proposal is subject to the following conditions:

- a. Prior to connection to the city sewer, the City of Stockton shall record a covenant and agreement with each and every property owner agreeing to annex to the City of Stockton when determined appropriate by the Commission in a form acceptable to the Executive Officer.
- b. This approval and conditions apply to current and future property owners.

PASSED AND ADOPTED this 13th day of June 2024 by the following roll call vote:

AYES:

NOES:

ABSTAIN:

PETER M. JOHNSON CHAIRPERSON
SAN JOAQUIN LOCAL AGENCY
FORMATION COMMISSION

ATTEST:

MITZI STITES, COMMISSION CLERK
SAN JOAQUIN LOCAL AGENCY
FORMATION COMMISSION

Agenda Item 3



Balancing Community and Commerce

44 N. SAN JOAQUIN STREET □ SUITE 374 □ STOCKTON, CA 95202 □ 209-468-3198

DATE: June 13, 2024

TO: LAFCo Commissioners

FROM: J.D. Hightower, Executive Officer

PROJECT: Policy Manual amendments regarding Annexations and Out-of-Agencies.

PURPOSE: Update the following policies that will allow LAFCo to streamline process and to be more efficient:

- 1) Annexation and reorganization boundaries to include all types of public rights-of-way needed to support the proposed development;
- 2) LAFCo time limits to be coordinated with other project approvals; and,
- 3) Authorize the Executive Officer to approve Out-of-Agencies.

BACKGROUND: Last month staff brought before the Commission (3) Policy Manual amendments for public information and discussion amongst all Commissioners to gather insights and comments for these policies.

RECOMMENDATION: Approval of the following Policy Manual amendments.

The three (3) policies proposed for amendment are intended to clarify Commission expectations. Two (2) of the policies are within the Change of Organization Policies and Procedures (Including Annexations and Reorganizations section); and the other is within the Rules of the San Joaquin Local Agency Formation Commission section.

The amendments to the Change of Organization involve policies for City Annexation. The first proposed policy amendment would clarify the intent of an existing policy that an annexation area must include all needed municipal rights-of-way needed to serve the development. The second amendment allows the Commission to approve time extensions that are consistent with the time limits of associated and approved Development Agreements and Tentative Subdivision Maps that the cities have approved as part of the same project.

CITY ANNEXATIONS

1. Annexation of Streets Public Right-of-Way

Annexations shall reflect the logical allocation of streets and rights of way as follows:

- Territory should be included within the annexation to assure that the city reasonably assumes the burden of providing all needed urban services for the planned land use intensity and population density for adequate roads to the property to be annexed. LAFCo will require cities to annex streets where adjacent lands that are in the city will generate additional traffic or where the annexation will isolate sections of county road. Cities shall include all contiguous public roads that can be included without fragmenting governmental responsibility by alternating city and county road jurisdiction over short section of the same roadway. Similarly, the Commission will require annexation of public right-of-way required to serve the proposed development, including but not limited to parks, storm water drainage basins, water storage and well sites, water distribution lines and valves; and, wastewater collection lines and pump stations.

2. Time Limit of Approval

Pursuant to Cortese-Knox-Hertzberg Act Section 57001, if a certificate of completion for a change of organization or reorganization has not been filed within one year after the commission approves a proposal for that proceeding, the proceeding shall be deemed terminated unless prior to the expiration of that year the commission authorizes an extension of time for that completion. The extension may be for any period deemed reasonable to the commission for completion of necessary prerequisite actions by any party. For projects that have the benefit of a duly executed Development Agreement (DA) or Tentative Subdivision Map (TSM), LAFCo will extend the date to record a certificate of completion to the closest regularly scheduled meeting within the term specified by the applicable DA or TSM, whichever is sooner.

The review and approval of out-of-agency service agreements currently requires approval by the Commission. This has been done under the consent calendar of the agenda. The current arrangement requires cities and districts to wait until Commission meetings and approval to provide nearby services. This works well except when periodically meetings are cancelled. To streamline the process, the proposal is to authorize the Executive Officer to approve out of agency service agreements and then report at the next meeting the actions taken on agreements since the last meeting. This

streamlined approach is permissible under Section 56133 of CKH that states, “The commission or executive officer shall approve, disapprove, or approve with conditions the extended services.”

OUT-OF-AGENCY SERVICE AGREEMENTS

B. PROCEDURES.

1. **Filing Requirements.** The city or district requesting LAFCo approval shall submit an application for service outside of agency boundaries, other information as needed, map, a copy of the draft agreement or contract, fees and the appropriate environmental document.

2. **Completeness of Application.** The executive director shall determine within 30 days whether the request is complete and acceptable for issuance of a Certificate of Filing filing or whether the request is incomplete. If a request is determined not to be complete, the executive officer shall notify the agency or district of that determination, specifying those parts of the request that are incomplete and an explanation of the manner in which the deficiencies may be made complete.

3. **Executive Officer Approval.** Upon issuance of a Notice of Filing, the executive officer is authorized to administratively approve an application for an out of boundary service connection within a sphere of influence of a city or district. When annexation is feasible, applications may be approved with the condition that an application for annexation will be filed prior to connection. The executive officer shall report to the commission on actions regarding out of boundary service applications at the next LAFCo meeting.

~~3. Scheduling. When the request is deemed complete, the executive officer shall place the request on the agenda of the next commission meeting for which adequate notice can be given but not more than 90 days from the date that the request is deemed complete.~~

Agenda Item 4



Balancing Community and Commerce

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EXECUTIVE OFFICER'S REPORT

DATE: June 13, 2024
TO: LAFCo Commissioners
FROM: J.D. Hightower, Executive Officer
SUBJECT: **Hat Ranch Reorganization to the City of Manteca**

Recommendation: It is recommended that the Commission concur with the Findings, Statement of Over Riding Findings for the Hat Ranch Environmental Impact Report and conditionally approve the requested reorganization to the City of Manteca.

Project Location: The reorganization includes annexation of three parcels totaling 184.7 acres, 2706 S. Manteca Road (APN 226-120-10), 27712 S. Manteca Road (APN 226-120-11), and 9701 E. Sedan Avenue (APN 226-140-04). The reorganization area is immediately south and east of existing City of Manteca boundaries. The area is bounded by the future extension of the Raymus Parkway to the South and the future extension of Atherton Road to the east. Hat Ranch currently consists of a 20,000 square foot "mansion" and vineyards.

2706 and 2712 S. Manteca Road are forty acres apiece and are south and east of the Evans/Pilsbury Estates Reorganization that was approved by the Commission in 2010. 9701 E. Sedan is immediately south of the South of Woodward Avenue (SOWA) reorganization that was approved by the Commission in 2015. Both the Evans Estates and SOWA Reorganizations are built-out.

Both Evans Estates and SOWA have provided stubbed streets to the reorganization boundaries with Polk Street, Buena Vista Drive, Inyo Avenue, Jigsaw Avenue, Pilsbury Road, and Veramonte Avenue providing planned circulation and integration of the planned Hat Ranch area.

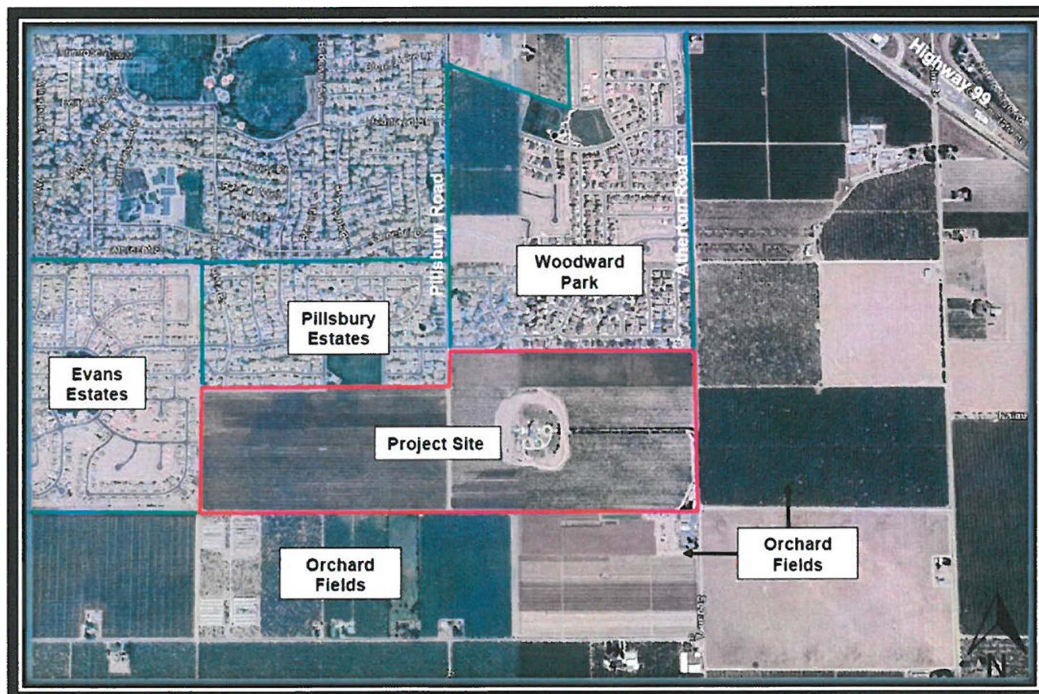
Project Actions: The reorganization is comprised of two actions, annexation to the City of Manteca and detachment from two (2) rural fire districts and County Road District 3. The rural fire districts currently providing service within the reorganization area are the Lathrop-Manteca Fire Protection District (LMFD) and the Ripon Consolidated Fire Protection District (RCFD), respectively. Two of the parcels, 2706 and 2712 S. Manteca Road, totaling 80 acres are proposed to be detached from the

LMFD to the City. The third parcel 9701 E. Sedan Avenue, 104.09 acres, is proposed to be detached from the RCFD. Pursuant to Revenue and Taxation Code Section 99, the City has reached a detachment agreement with both fire districts (please see Attachments 1 and 2). The detachment from County Road District 3 was agreed upon with the master tax sharing agreement reached between the City and County (please see Attachment 3).

The Hat Ranch area is considered uninhabited pursuant to CKH Sections Sections 56046 and 56079.5 with 2 active voters residing at 9701 E. Sedan Avenue. The area is also entirely within the Ripon Unified School District and South San Joaquin Irrigation District. The reorganization does not include detachment from either of these districts.

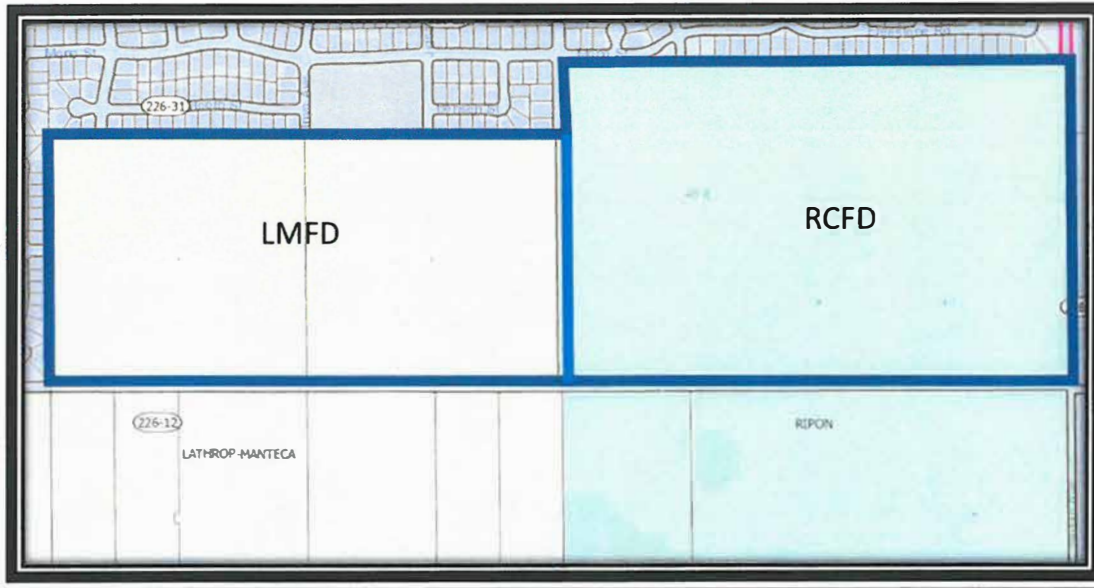
Project Description: The reorganization is needed for a proposed master planned residential community that includes a RUSD school site, 738 single-family residences and half-plex units, two neighborhood parks, and associated circulation improvements located on approximately 184.7 acres of land in unincorporated San Joaquin County that is within the City of Manteca's Sphere of Influence (SOI). The City's Municipal Service Review (MSR) for the SOI was approved by the Commission on July 14, 2022.

Consistent with the Cortese-Knox-Hertzberg Local Government Reorganization Act, the City has pre-zoned the area from AG-40 to the City's Planned Development Low Density Residential (PD-R-1), Public/Quasi-Public (PQP), and Planned Development-Park (PD-P) zoning districts.

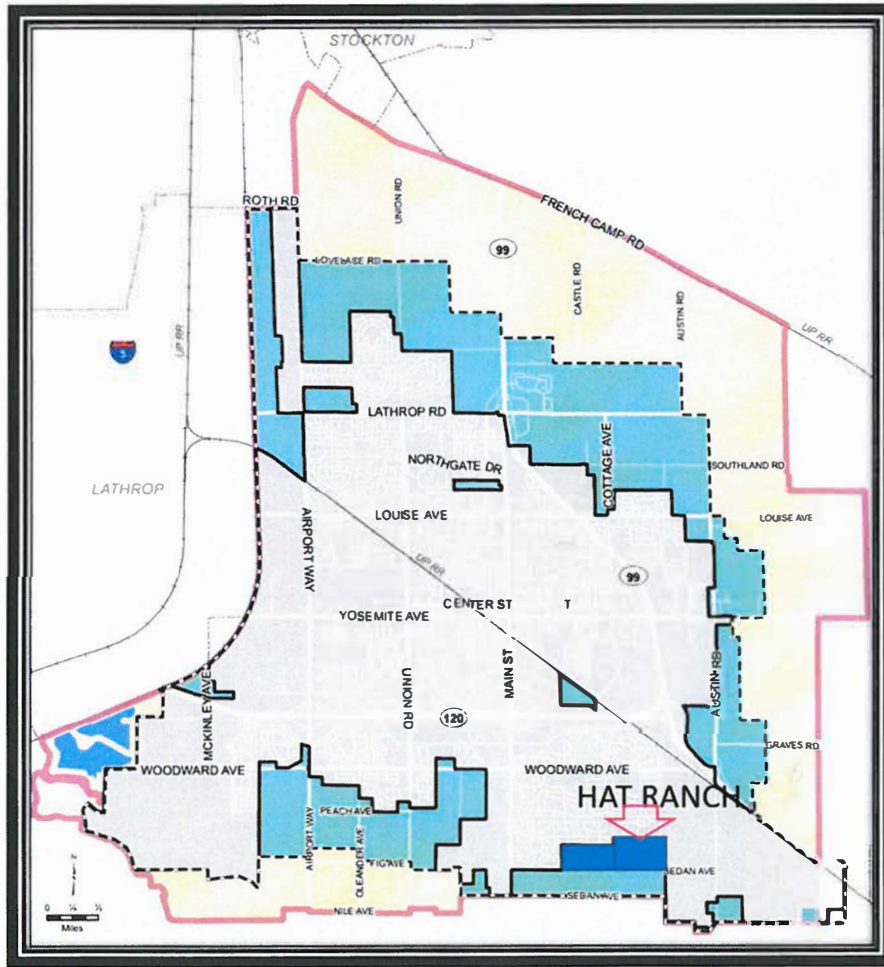


Hat Ranch Vicinity Map





Hat Ranch Fire District Detachment Map



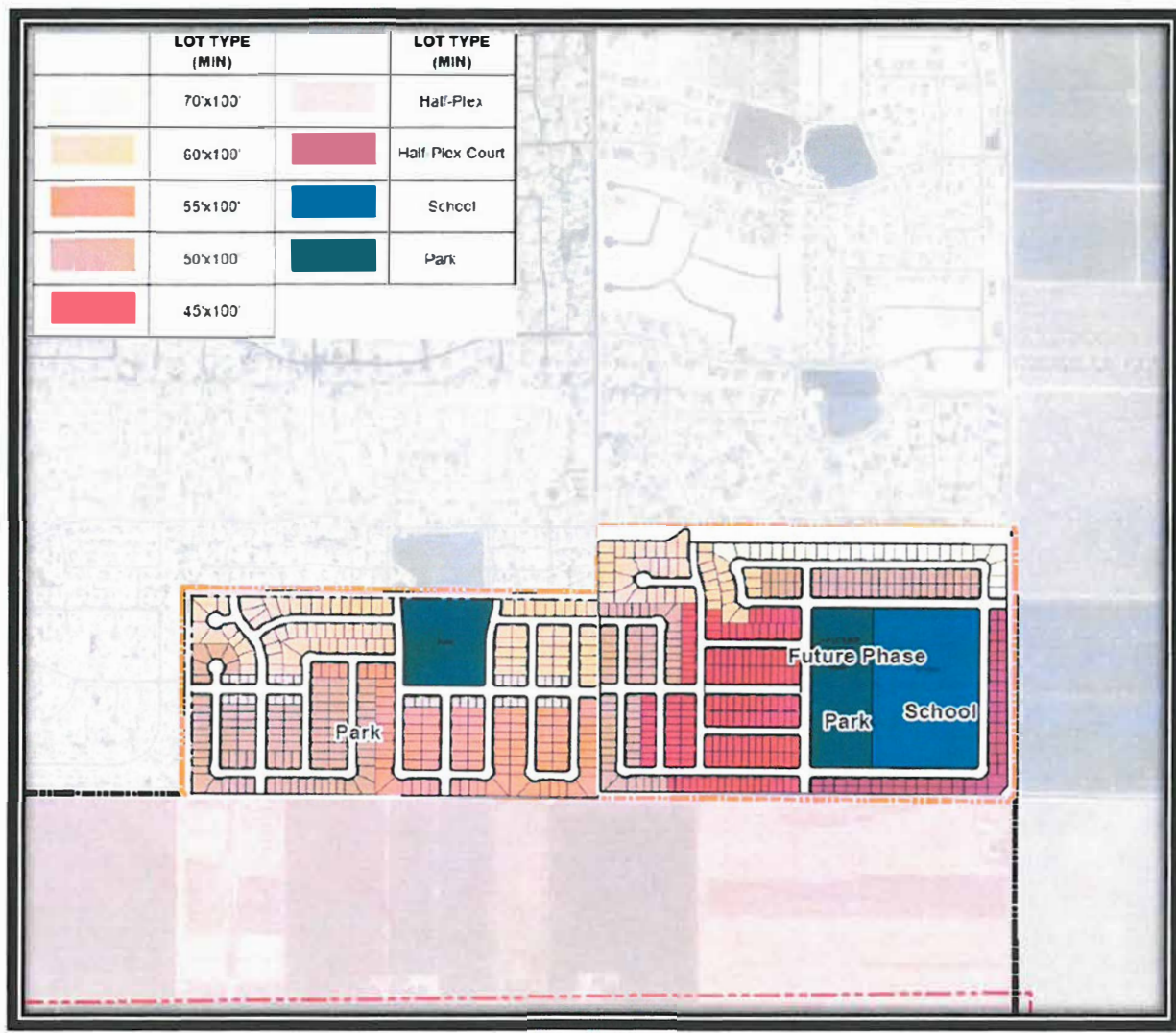
City Sphere of Influence



Background:

On September 19, 2023, the City of Manteca adopted Resolution R2023-131 authorizing the submittal of an application for the reorganization. This action was in turn initiated by an application from Richland Planned Communities, Inc., for development of 152.4 acres of Low-Density Residential Land to accommodate approximately 634 single-family homes and 104 duplex units, a 16.1-acre elementary/middle school site, and two neighborhood parks totaling 16.2 acres (please see development plan below).

The City adopted an Environmental Impact Report (EIR) for the project that included statement of over-riding findings for significant and unavoidable impacts associated with the project.



Hat Ranch Development Plan

REORGANIZATION CKH SECTION 56668 FACTORS

The reorganization is consistent with all of the factors that must be considered, “A” through “Q”, of Section 56668. There are four (4) factors that are most applicable to this reorganization, “A”, “D”, “G” and “K”. The analysis of these factors are below.

A. Population and population density; land area and land use; assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; and the likelihood of significant growth in the area, and in adjacent incorporated and unincorporated areas, during the next 10 years.

The reorganization and associated with the 738 proposed dwelling units multiplied by the US Census 2022 American Community Survey Manteca Average Household Size of 3.71 results in an expected population of 2,738. A reasonable range of population within Hat Ranch is between 2,214 (EIR @ 3.0 household size to 2,738 (Census) with the mid-point of the range being 2,502 (State Average). That household size is significantly less than the California average household size of 3.39. The range in the forecasted population provides planning flexibility and ability for the City to tailor fit facilities and programs to fit demand and need.

Hat Ranch expected to add 2,738 new residents to the City of Manteca at an overall density of 18 residents per acre. With 634 detached single-family dwelling units and 104 half-plex units on approximately 152.4 acres, results in an overall density of 4.9 dwelling units per acre (du/ac). Thus, the proposed project land use density would be consistent with the Manteca General Plan land use designation of Low Density Residential (4-8 DU/AC). This development pattern is consistent with the density and land use pattern of the adjacent established neighborhoods.

The general area east of Atherton Road to Austin Road/SR 99 is likely to experience significant growth in the next 10 years. Manteca’s current growth rate is 3.7% annually. Also encouraging this growth are the improvements to the Austin Road crossing over State Route 99 as part of the SR 120/SR 99 interchange widening.

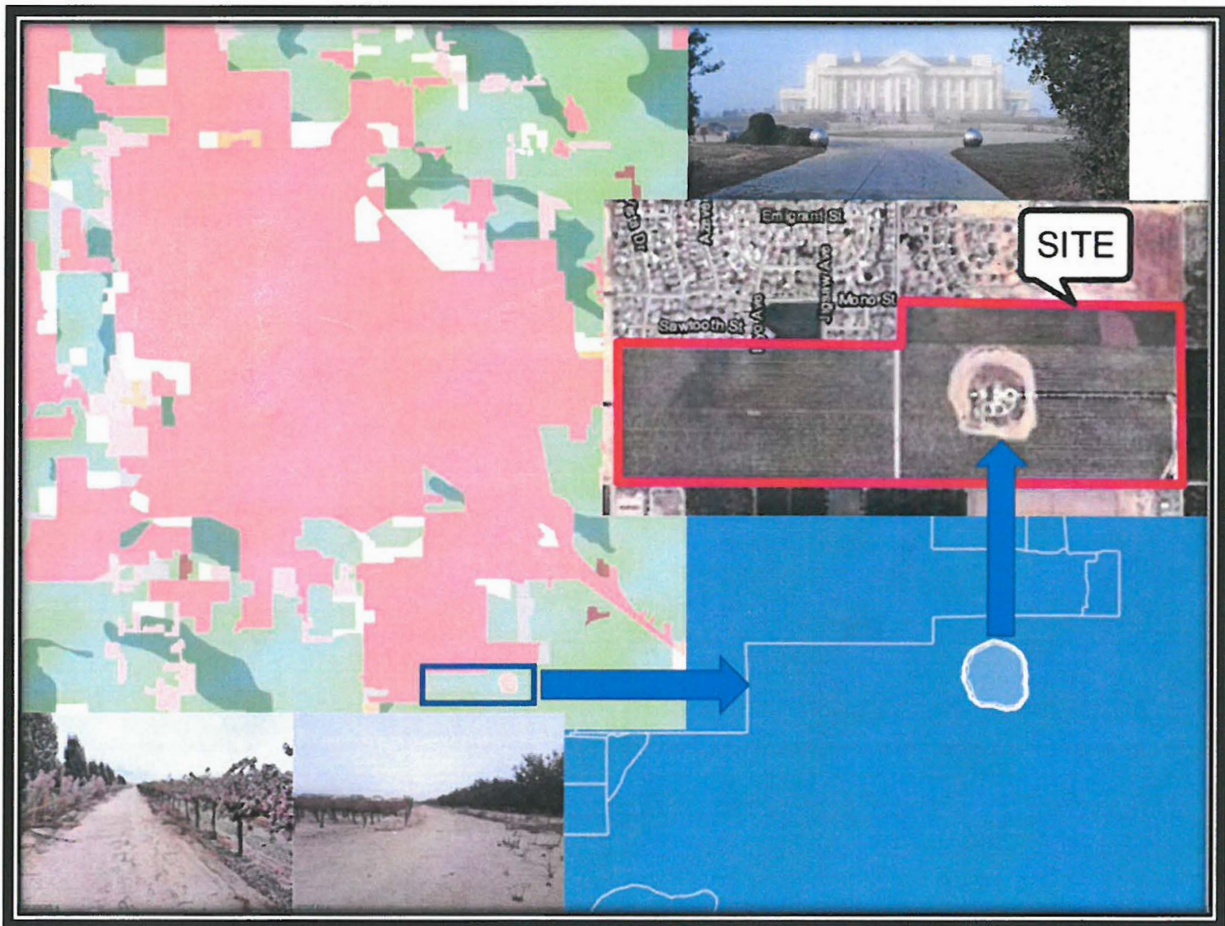
D. The conformity of both the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies and priorities in Section 56377.

The reorganization consistency with Manteca’s General Plan is a planned and orderly pattern of urban development. The stated policy of Section 56377 is that, “Development or use of land for other than open-space uses shall be guided away from existing prime agricultural lands in open-space use toward areas containing nonprime agricultural lands “ The soils within Hat Ranch are not prime and the site



is mapped as Farmlands of Statewide Importance. The reorganization area is currently prime agricultural land as defined by Section 56064 because of the economic yield of the vineyards around the Hat Mansion.

Approximately 140 acres of the soil classifications are mapped as “Farmland of Statewide Importance” by the State Department of Conservation. These lands are described as, “Irrigated land similar to Prime Farmland that has a good combination of physical and chemical characteristics for the production of agricultural crops. This land has minor shortcomings, such as greater slopes or less ability to store soil moisture than Prime Farmland.” The 140 acres of Statewide Importance are under production developed with vineyards. The “Hat Mansion”, a 20,000 square foot house, and the 13.1 acres around the mansion are mapped as “Semi-Agricultural and Rural Commercial Land.”



Department of Conservation Hat Ranch Farmland Mapping
Semi-Agricultural and Rural Commercial Land

There are no soils that the State Department of Conservation has mapped “Prime Farmland” within the Hat Ranch boundaries though CKH defines Prime Agricultural Lands differently as defined below:



"Prime agricultural land" 56064. "Prime agricultural land" means an area of land, whether a single parcel or contiguous parcels, that has not been developed for a use other than an agricultural use and that meets any of the following qualifications:

- (a) Land that qualifies, if irrigated, for rating as class I or class II in the USDA Natural Resources Conservation Service (NRCS) land use capability classification, whether or not land is actually irrigated, provided that irrigation is feasible. The soil classifications within the Hat Ranch boundaries are predominately Delhi and Tennin. (please see map below). Both soil types have a USDA land use irrigated capability classification of 3 to 4.



Hat Ranch Soil Classification Map

- (b) Land that qualifies for rating 80 through 100 Storie Index Rating. Both Delhi and Tennin soils type have a **Storie rating of 52.3 and 64.7**, respectively.
- (c) Land that supports livestock used for the production of food and fiber and that has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the USDA in the National Range and Pasture Handbook,



Revision 1, December 2003. The site has **not been used for livestock** since 2003,

- (d) Land planted with fruit or nut-bearing trees, **vines**, bushes, or crops that have a nonbearing period of less than five years and that will return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant **production not less than four hundred dollars (\$400) per acre**. **The San Joaquin Agricultural Commissioner reported that on average grapes yielded approximately \$4,800 per acre.**

San Joaquin County								
Fruit & Nut Crops								
CROP	PRODUCTION				UNIT	GROSS VALUE		
	YEAR	BEARING ACREAGE	PER ACRE	TOTAL		PER UNIT	SUBTOTAL	TOTAL
GRAPES, ALL	2022	87,800	7.46	655,000	TON	\$643.00		\$421,061,000

2022 San Joaquin Agricultural Commissioner Report

- (e) Land that has returned from the production of unprocessed agricultural plant products an annual gross value of not less than four hundred dollars **(\$400) per acre for three of the previous five calendar years**. **91% of the Hat Ranch area has been under continuous agricultural production over the past 5 years,**

Although the site does not have the soil characteristics to be mapped as Prime Farmland, the site is considered Farmland of Statewide Importance by the State Department of Conservation and meets the two (2) criteria for economic yield to be classified as Prime Agricultural Land pursuant to the CKH. The City of Manteca has entered a settlement agreement to collect an Agricultural Mitigation Fee. This fee is applied to projects that convert farmland to urban land uses. A \$3,418.02 per acre fee is currently applied at the time of building permit issuance. The City then passes the funds collected through to the California Farmland Trust on a quarterly basis.

In addition to the funds passed through to the California Farmland Trust, the developer has elected to participate in the San Joaquin Multi-Species Habitat Conservation Plan. Hat Ranch is within the Central Zone of the plan and the current fee for agricultural land is schedule is shown below. SJCOG, Inc. staff will determine the classification of Hat Ranch if the developer chooses to participate.



2024 Updated Habitat Fees*			
Habitat Type	Fee Per Acre		
Multi-Purpose Open Space	\$8,918		
Natural	\$17,833		
Agriculture	\$17,833		
Vernal Pool - uplands	\$69,408		
Vernal Pool - wetted	\$177,724		

* Effective January 1, 2024 – December 31, 2024

2024 Endowment Fees with In-lieu Land**			
Type of Preserve	Enhancement Cost/acre	Land Management Cost/acre	TOTAL PER ACRE ENDOWMENT
Agricultural Habitat Lands	\$6,038.00	\$792.15	\$6,830.15
Natural Lands	\$6,038.00	\$792.15	\$6,830.15
Vernal Pool Habitat			
<i>Vernal Pool Grasslands</i>	\$14,906.00	\$1,956.53	\$16,862.53
<i>Vernal Pool Wetted</i>	\$123,058.00	\$1,918.14	\$124,976.14

** Effective January 1, 2024 – December 31, 2024 in lieu of fees to be used as the endowment for the dedicated land preserves (Category B + C) based on impacted acres.

2024 SJCOG, Inc. Habitat Conservation Plan Fee Schedule

G. A regional transportation plan adopted pursuant to Section 65080

The project exceeds the Vehicle Miles Travelled forecast in the 2022 San Joaquin Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS). The RTP must be a financially viable plan, which also conforms to clean air goals. Under SB 375, the RTP must include a SCS for achieving regional emission reduction targets.

To measure regional emission reduction, the State implemented SB 743 that requires cities and counties to establish benchmarks for Vehicle Miles Travelled (VMT) for their households. Manteca's established baseline VMT per single family household is 103.8. Therefore, single family residential projects that exceed 88.2 VMT per household (15 percent below base year levels) would be considered to have significant impact. Households within the project are expected to have a VMT of 114.6, a 10% increase, not decrease, from the current baseline.



The RTP EIR mitigation measure states that, “Implementing agencies shall require implementation of VMT reduction strategies through TDM programs, impact fee programs, mitigation banks or exchange programs, in-lieu fee programs, and other land use project conditions that reduce VMT.” Being a responsible agency for approval of the Hat Ranch project, the Commission may require VMT reduction strategies.

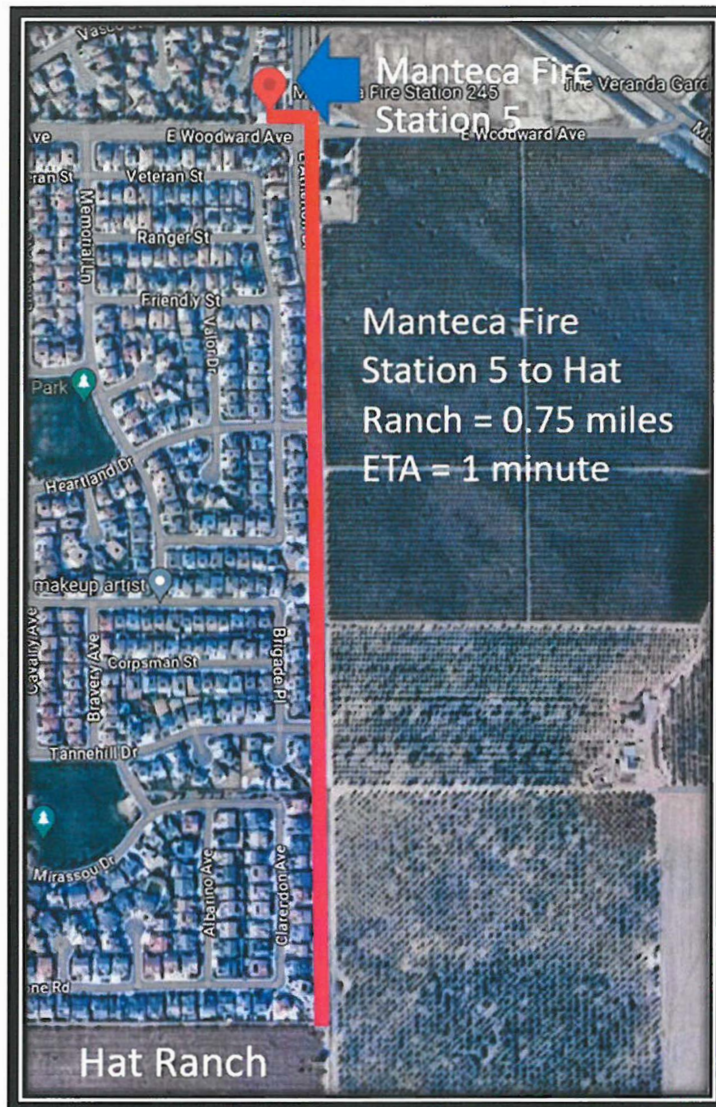
The project developer, Richland Communities recognizes the regional need to reduce VMT and need for the RTP to achieve air quality conformity. Richland Communities has voluntarily decided to pursue an agreement with the San Joaquin Valley Unified Air Pollution Control District (SJVUAPCD) for measures that reduce the overall emissions from development of Hat Ranch. This binding agreement is called a “Voluntary Emissions Reduction Agreement (VERA)” wherein Richland and the District come to an agreement for participation in regional programs (please see letter confirming submission of a SJVUAPCD VERA application). A VERA agreement for the project would be consistent with the RTP EIR mitigation measure.

An alternative measure would be for the development to form an assessment district to finance the on-going costs of such items as:

- Provide ride-share program;
- Implement subsidized or discounted transit program
- Extend transit network coverage or hours;
- Increase transit service frequency;
- Implement transit-supportive roadway treatments; and
- Reduce transit fares.

Either method would provide funding for regional solutions needed to meet both the RTP and Hat Ranch EIR mitigation measures. Staff has conditioned the project such that prior to recording a Certificate of Completion for the project, the City and Developer shall submit written formalization of the chosen method for funding regional programs that reduce VMT and/or the air emissions resulting from the project.





(k) The ability of the ... receiving entity to provide the services that are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.

Fire Service

The proposal to detach the Hat Ranch reorganization site from both the Lathrop Manteca Fire Protection District is warranted because the City's Fire Station 5 is the closest station to the reorganized area. The City's Station 5 located on the northwest corner of Woodward Avenue and Atherton Road is 0.75 miles from Hat Ranch. With the completion of Atherton Road to the Raymus Parkway by the project, the a response time from the station will be approximately one (1) minute. This is compared to the response time from the closest Lathrop Manteca Fire Protection District Station 2 located on Union Road, just north of Veritas Road with a response time of



approximately 3 minutes. The closest Ripon Consolidated Fire Protection District station has a response time of 10 minutes to Hat Ranch reorganization area.

All structures constructed as part of the proposed project would be designed in compliance with Section 16.23.030(B) of the City's Municipal Code and all applicable provisions of the California Fire Code. As part of compliance with Section 16.23.030(B), the proposed project would be required to install a water system for the subdivision with such equipment, pipelines, and facilities as may be necessary to ensure the neighborhood has an adequate supply of water for domestic and fire protection purposes. Furthermore, as set forth in Section 16.23.030(B)(7) of the Municipal Code, construction plans for such water supply and distribution system are required to be supplied by the project applicant to the City's Public Works Department and MFD for approval to ensure the water supply and distribution system is consistent with City standards. Compliance with the aforementioned regulations would ensure that the demand for fire protection is reduced to the maximum extent feasible.

Development within the Hat Ranch boundaries will be subject to the payment of the City's Fire Facility Fee as part of obtaining a building permit (\$0.29 per square foot for single-family residential development) and the Water Facilities Development Fee, which is determined by meter size. Complementing the city-wide fire protection fee, the developer has agreed to pay \$1.5 million for an additional Fire Engine to intended to serve the area.

Wastewater

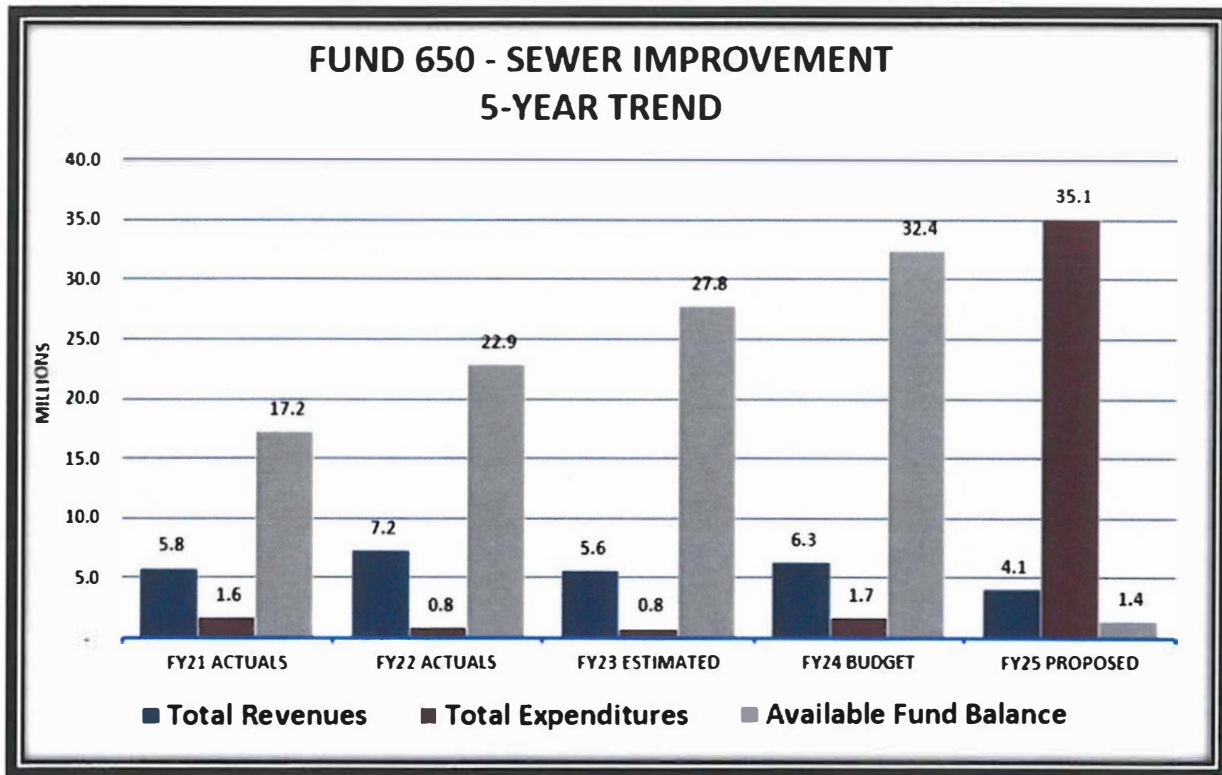
The City's sewer service includes 242 miles of sewer mains and 19 pump stations. This conveyance system terminates at the City of Manteca Wastewater Quality Control Facility (WQFC). The WQCF has a current capacity of 9.87 million gallons per day (mgd) and is planning to increase the capacity to 27 mgd by buildout. The City estimates that the project will generate 195 gallons per day per equivalent dwelling unit (edu) for a total of 144,105 gallons per day of wastewater or 1.46% of the total WQCF capacity.

The quantity of flows going to the plant are within the capacity of the plant. It is the characteristics, specifically the concentration of biological loads of the flow and the plant's design to treat such. Improvements to water conservation techniques has increased the concentration of flow being sent to the plant. The biological loading of the wastewater constituents has challenged the City to meet their permit requirements for nitrite and nitrite nitrogen discharge standards. Improvements to water conservation techniques has increased the concentration of nitrite and nitrogen flows to the plant.

To ensure compliance with current permit requirements, the WQCF 2021 Capacity Assessment identified ten (10) wastewater treatment improvements, seven (7) of which are completed. The City is currently in the process of undertaking the remaining three (3) improvements as part of the Phase IV Expansion. The City's

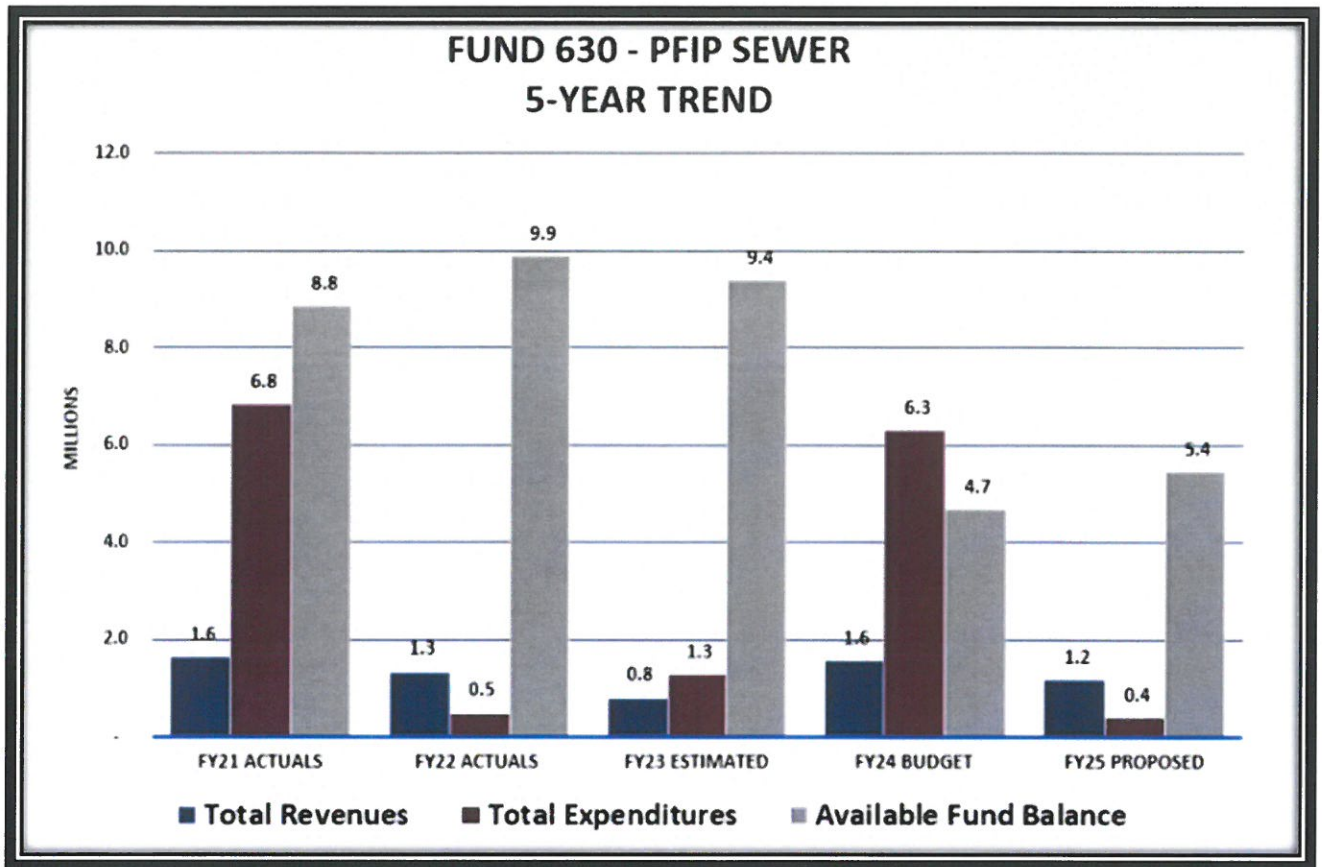


proposed budgeted programs \$35.1 million dollars in improvements during to the wastewater system in FY 2024/25, as shown in the City's Fund 650 budget below:



Hat Ranch will pay the City's sewer impact fee program, intended to ensure that new development pays for capital items needed to serve the growth of the City. This program called the Public Facilities Implementation Plan – Sewer is paid at building permit issuance and is tracked within the City's Fund 630. Fund 630 is projected to have a balance of \$5.4 million at the end of FY 2024/25. Some of the projected available fund balance will be utilized to pay obligations towards developments for previous infrastructure accepted by the City, and toward interfund loan obligations. City staff is evaluating the use of the project available fund balance. The balance demonstrates the City's management ability and that City growth has to date paid it's fair share of the identified capital items needed to serve new growth.

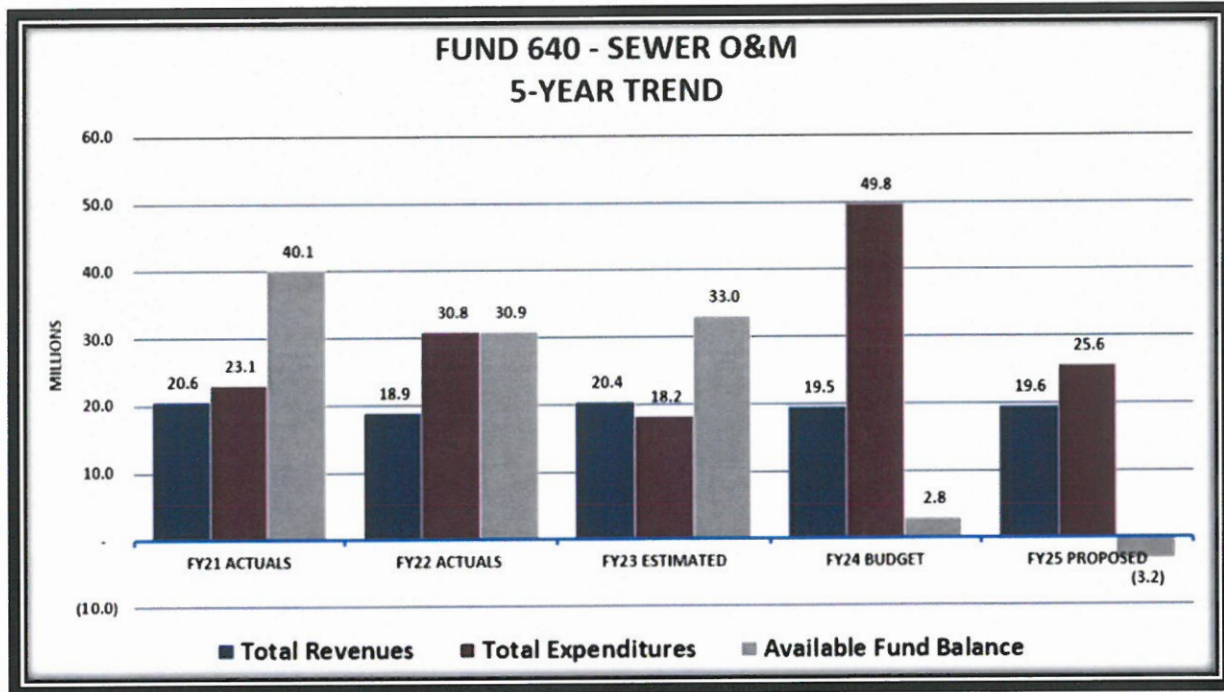




To help ensure that capital needs for sewer offset the impact of the project to the wastewater system, the developers has agreed to pay \$1,500 per Housing Unit for the Phase IV Sewer Expansion Fee. In total this fee is expected to generate \$1,108,500 in additional fees for the Phase IV Sewer Expansion project.

The City's wastewater operations and maintenance account, Fund 640 relies on rates charged to customers for system operation and maintenance. Unlike the PFIP charges that are annually updated, the wastewater operation and maintenance rates have not been regularly evaluated to ensure that rates charged are equal to cost occurred. This in turn has resulted in a projected \$3.2 million dollar loss in the operations and maintenance account, Fund 640, for FY2024/25. Offsetting this loss is that the FY 2023/24 capital budget was underspent by over \$7 million due to delays in spending. The delayed spending and potential savings in other capital projects should result in alleviating the projected negative fund balance in FY 2024/25. The financing and budget for wastewater operations and maintenance is an on-going issue that should be resolved prior to approval of the next Municipal Services Review, scheduled for 2027 (please see table below).





(I) Timely availability of water supplies adequate for projected needs as specified in Section 65352.5.

The City of Manteca provides water service for the residents of Manteca. There are approximately 23,000 connections to the water system, with an average daily usage of 12 million gallons. Annually, the City distributes about 4.5 billion gallons of potable water, the majority of this water is surface water from SSJID's water treatment plant, the balance is supplied by City owned groundwater wells. The City has a 4 million gallon ground level storage tank with a booster pump station capable of pumping 12,000 gpm.

The analysis included in the City's Urban Water Master Plan (UWMP) assumed that the Project site would be developed as proposed by the development plan for Hat Ranch. The expected high-range forecast of 2,738 new residents are projected to use approximately 134 gallons per capita for a total water demand by the project of 366,892 gallons per day.

The technical analyses in the Initial Study/Mitigated Negative Declaration shows that the total projected water supplies determined to be available for the Proposed Project during Normal, Single Dry, and Multiple Dry years during a 20-year projection will meet the projected water demand associated with the Proposed Project, in addition to existing and planned future uses.



CONCLUSION

Pursuant to CKH Section 56375(4), staff recommends that the Commission conditionally approve the reorganization to the City of Manteca subject to the following findings:

- LAFCo concurs with the Findings and Statement of Over Riding Findings of the Hat Ranch Environmental Impact Report (SCH 2013112049) prepared for the project.
- The reorganization area is adjacent on two sides, to the west and north, to the City of Manteca,
- The reorganization area does not have the physical characteristics of Prime Agricultural land,
- The reorganization area is designated for Low Density Residential land use within the City of Manteca General Plan, as amended.
- The reorganization area has been pre-zoned as
- The reorganization is within the 10-year time horizon of the City of Manteca Sphere of Influence.
- The reorganization will not create an unincorporated county island.
- The City and LMFD have agreed to terms of detachment from LMFD and Ripon Consolidated Fire Prevention District; and
- Prior to recordation a Certificate of Completion for the project, the developer will written confirmation to the Executive Officer of the executed Voluntary Emission Reduction Agreement with the San Joaquin Valley Air Pollution Control District.

Attachments:

Attachment 1 Notice of Determination EIR Hat Ranch Project

Attachment 2 City of Manteca City Council Resolution R2023-131 Authorization to Submit Annexation Application Under New Tax Sharing Agreement

Attachment 3 San Joaquin County Board of Supervisors Resolution R-24-38 Second Addendum to Agreement for Property Tax Allocation Upon Annexation

Attachment 4 Boundary Map and Legal Description of the Hat Ranch Reorganization

Attachment 5 Agencies within Hat Ranch Reorganization Area

Attachment 6 Detachment Agreement with Lathrop Manteca Fire Protection District

Attachment 7 Detachment Agreement with Ripon Consolidated Fire Protection District

Attachment 8 Hat Ranch Annexation Plan

Attachment 9 Comments from SJCOG, Inc.

Attachment 10 Comments from San Joaquin County Environmental Health Dept.



RESOLUTION NO. 24-1537

**BEFORE THE SAN JOAQUIN LOCAL AGENCY FORMATION COMMISSION
APPROVING THE HAT RANCH REORGANIZATION TO THE CITY OF
MANTECA WITH CONCURRENT DETACHMENT FROM THE LATHROP
MANTECA FIRE DISTRICT (LAFC 33-23)**

WHEREAS, the above entitled proposal was authorized to be filed by City of Manteca Resolution R2023-131 on September 19, 2023 and filed on December 20, 2023 and a Certificate of Filing was issued on March 18, 2024 by the Executive Officer for processing in accordance with the Local Government Reorganization Act; and

WHEREAS, the Hat Ranch Reorganization boundary is co-terminus with the boundaries of three parcels of land, APN's 226-120-10, 226-120-11, 226-140-04, addressed as 9701 East Sedan Avenue; and

WHEREAS, the annexation area is located near the southern edge of the City of Manteca's Sphere of Influence (SOI) where development is envisioned to occur in the next five to ten years and development of the project site under the jurisdiction of the City of Manteca is in the best interest of the residents of the City of Manteca; and

WHEREAS, the City, as the lead agency for the Project, has prepared an Environmental Impact Report (EIR) (SCH#2013112049) for the project pursuant to and in accordance with the California Environmental Quality Act (CEQA); and

WHEREAS, the EIR was made available for the statutory 45-day public review period from September 8, 2022 to October 22, 2022, and public comments received were posted and responded to; and

WHEREAS, the City Council adopted the EIR, Findings of Over Riding Consideration and a Mitigation Monitoring and Reporting Program (MMRP) with the adoption of R2023-130; and

WHEREAS, pursuant to State Code of Regulations, Section 15096, the Commission is a responsible agency that considered the prepared by the City of Manteca and the Commission has evaluated it's own conclusions as to whether and how to approve the proposed reorganization; and

WHEREAS, pursuant to State Government Code Section 56668(e), the Commission considered, "The effect of the proposal on maintaining the physical and economic integrity of agricultural lands"; and

WHEREAS, pursuant to State Government Code Section 56377, found that the conversion of 140 acres of Farmland of Statewide Importance is a loss of a non-renewable resource; and

WHEREAS, the reorganization area is mapped as Farmland of Statewide Importance or Semi-Agricultural and Rural Commercial Land and meets the economic return criteria for consideration of Prime Agricultural Land as defined in Government Code Section 56064; and

WHEREAS, the conversion of 140 acres of Farmland of Statewide Importance will promote the planned, orderly, efficient development of the area in accordance with the City of Manteca General Plan, as amended; and ,

WHEREAS, as a responsible agency, pursuant to the State Code of Regulations, Section 15096(g)(1), LAFCo has responsibility for mitigating or avoiding only the direct or indirect environmental effects of those parts of the project which it decides to approve; and

WHEREAS, the Commission took into consideration all factors of Government Code Section 56668 and has conditioned the reorganization in accordance with these factors; and,

WHEREAS, the Commission specifically considered the factors described in Government Code Section 56668(a), the expected population and density of development proposed within the reorganization is consistent with the City's General Plan; and

WHEREAS, the Commission specifically considered the factor described in Government Code Section 56668(d), the reorganization providing planned, orderly, efficient patterns of urban development, and the policies and priorities in Section 56377; and

WHEREAS, the Commission specifically considered the factor described in Government Code Section 56668(g), the reorganization improvements and its consistency with the 2022 San Joaquin Regional Transportation Plan; and

WHEREAS, the Commission specifically considered the factor described in Government Code Section 56668(k), the ability of the City to provide the services that are the subject of the application to the reorganization area; and

WHEREAS, the Commission specifically considered the factor described in Government Code Section 56668(l), the timely availability of water supplies adequate for projected needs in that the City's Urban Water Master Plan took into account this property being developed in accordance with the City's General Plan; and

WHEREAS, the CEQA Commission held a public hearing on the proposed reorganization on January 11, 2024 in the Board of Supervisors Chambers, 44 North San Joaquin Street, 6th Floor, Stockton, CA, pursuant to notice of hearing which was published, posted and mailed in accordance with State law; and

WHEREAS, at said hearing the Commission heard and received evidence, both oral and written regarding the proposal, and all persons were given an opportunity to be heard; and

WHEREAS, the proposed reorganization area has two (2) registered voters residing within its boundaries, thereby meeting the definition of an uninhabited annexation pursuant to Government Code Section 56075.5; and

WHEREAS, on December 21, 2023 the City of Manteca and the Lathrop Manteca Fire Protection District agreed to the terms of detachment from LMFD to the City of Manteca for fire protection services; and

WHEREAS, on January 11, 2024, the City of Manteca and the Ripon Consolidated Fire Protection District agreed to the terms of detachment from RCFPD to the City of Manteca for fire protection services; and

WHEREAS, the Commission has, in evaluating the proposal considered the report submitted by the Executive Officer, the factors set forth in Section 56668 of the California Government Code and testimony and evidence presented at the public hearing held before and on June 13, 2024.

NOW, THEREFORE, the San Joaquin Local Agency Formation Commission DOES HEREBY RESOLVE, DETERMINE, AND ORDER as follows:

Section 1. The Hat Ranch Reorganization boundary is as shown on Attachment 4 of the Executive Officer's report.

Section 2. Certifies that, as a Responsible Agency, the Commission has independently reviewed and considered the Hat Ranch Reorganization Environmental Impact Report (State Clearinghouse No. 2013112049) and concurs with the findings of the Environmental Impact Report, Statement of Over Riding Findings and adequacy of the MMRP as certified by the City of Manteca.

Section 3. Finds that the proposal is uninhabited pursuant to State Government Code Section 56079.5.

Section 4. Finds that no written protests were received by any landowner or registered voter within the project area.

Section 5. The Annexing Property is within the scope of the EIR for the Hat Ranch Reorganization Project (SCH# 2013112049) as the EIR expressly contemplates the annexation to the City proposed by Property Owner and adequately addresses all significant impacts therefrom.

Section 6. Approves the Hat Ranch Reorganization to the City of Manteca with concurrent detachment from the Lathrop Manteca Fire District and Ripon Consolidated Fire District with the boundary description as approved by the County Surveyor.

Section 7. Finds, pursuant to Government Code Section 56856.5, the reorganization is necessary to provide services to planned, well-ordered, and efficient urban development patterns that include appropriate consideration of the reservation of a school site to Ripon Unified School District and open-space lands within the reorganization area.

Section 8. Directs the Executive Officer that prior to recordation of a Certificate of Completion for the project, the City will provide written confirmation of the City's ability to serve the dwelling units of the project with potable water and wastewater flows.

Section 9. Directs the Executive Officer that prior to recordation of a Certificate of Completion for the project, the developer will provide written confirmation of the intent to enter into either a Voluntary Emission Reduction Agreement with the San Joaquin Valley Unified Air Pollution Control District or the formation of an assessment district or other financing mechanism acceptable to the City of Manteca need to finance Mitigation Measure 4.12-2 of the Hat Ranch EIR (State Clearinghouse No. 2013112049).

Section 10. Pursuant to California Government Code Section 56668, the Commission considered all pertinent factors associated with the Hat Ranch Reorganization to the City of Manteca and the reorganization is hereby conditionally approved subject to the conditions of the SJCOG, Inc., and the San Joaquin Department of Environmental Health.

Section 10. The City of Manteca, shall defend, indemnify, and hold harmless SJLAFCo, its agents, officers, and employees, from any claim, action, or proceeding against SJLAFCo, its agents, officers, and employees, to attack, set aside, void or annul SJLAFCo's approval of the Reorganization, adoption of this Resolution, or any of the terms and conditions set forth herein.

Section 11. As allowed under Government Code Section 56107 and Government Code Section 56883, the Commission authorizes the Executive Officer to make non-substantive corrections to this Resolution to address any technical defects, clerical errors, mistakes, irregularities, or omissions.

Section 12. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable.

Section 13. The Commission finds that the proposed annexation, as amended, to the City of Manteca will be for the interest of landowners, present and future residents of the City of Manteca and within the territory proposed to be annexed to the City of Manteca.

PASSED AND ADOPTED this 13th day of June 2024 by the following roll call vote:

AYES:

NOES:

ABSENT:

PETER M. JOHNSON, CHAIRMAN
San Joaquin Local Agency
Formation Commission

ATTEST:

MITZI STITES, COMMISSION CLERK
San Joaquin Local Agency Formation Commission

Attachment 1
Notice of Determination EIR Hat Ranch Project



Filed Doc #: 39-09212023-277
09/21/2023 02:11:50 PM
Steve J. Bestolarides
San Joaquin County Clerk

Lead Agency:

CITY OF MANTECA

1001 W. CENTER ST

MANTECA CA 95337

DOCUMENT TITLE

NOTICE OF DETERMINATION - EIR - HAT RANCH PROJECT

San Joaquin County Recorders
Steve J. Bestolarides
44 N. San Joaquin Street, Room 280
Stockton, Ca 95202
Receipt: 1664412

Product Name	Extended
FISH CLERK CLERK FISH AND GAME FILINGS	\$3,889.25
# Pages	2
Document #	39-09212023-277
Environmental Impact Report (C)	\$3,839.25
Clerk Filing Fee	\$50.00
Total	\$3,889.25
Tender (Check)	\$3,889.25
Payor	Richland Investments LLC
Check #	10002470

Thank You!

9/21/23 2:11 PM samanthatl



FILED

**NOTICE OF AVAILABILITY
OF THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR
HAT RANCH PROJECT – SCH# 2013112049**

Date: September 8, 2022

Lead Agency: City of Manteca
1011 W. Center Street
Manteca, CA 95337
Email: lsimvoulakis@ci.manteca.ca.us

Project Title: Hat Ranch Project

Project Location: Southeast of the City of Manteca City limits in an unincorporated area of San Joaquin County (Accessor’s Parcel Numbers [APNs]: 226-120-100, 226-120-110 and 226-140-04).

Public Review: The 45-day review period begins on September 8, 2022 and closes on October 22, 2022 at 5:00 p.m.

Project Description: The proposed project site is comprised of three parcels (APNs: 226-120-100, 226-120-110 [the “Western Parcels”], and 226-140-04 [the “Eastern Parcel”]) totaling approximately 184.4 acres located southeast of the City of Manteca City limits in an unincorporated area of San Joaquin County. The Western Parcels are planted with vineyards. The Eastern Parcel is planted with vineyards and contains a large barn, an office structure, a tree-lined driveway, and a 20,000-square foot (sf) residence in the middle of the proposed project. The proposed project would include a master planned residential community of up to 738 dwelling units, two neighborhood parks, and an elementary/middle school located on the project site. The proposed project would include the development of 634 traditional single-family detached homes and a unique district of 104 “half-plex” units. The existing 20,000-sf residence would be demolished and replaced with single-family lots consistent with the proposed development. The proposed project would require an annexation into the City of Manteca, Rezoning, a General Plan Map Amendment (GPA), approval of a Tentative Map, a Development Agreement, and approval of the Design Review Guidelines.

Document Availability: The Draft Environmental Impact Report (EIR) is available for review at the Community Development Department (1215 W. Center Street, Suite 201, Manteca, CA 95337) and online at:

<https://www.ci.manteca.ca.us/CommunityDevelopment/Planning%20Division/Pages/Planning-Division-Documents.aspx>.

Provision of Comments: Members of the public and other interested agencies and individuals are invited to provide comments on the Hat Ranch Draft EIR. Written comments on the Draft EIR can be provided to the City at the address above by October 21, 2022 at 5:00 p.m.

Significant Environmental Impacts: The Draft EIR identifies significant environmental impacts related to the following environmental topics: Agricultural Resources, Greenhouse Gases, and Transportation.

Attachment 2
City of Manteca City Council Resolution
R2023-131 Authorization to Submit Annexation
Application Under New Tax Sharing
Agreement



RESOLUTION R2023-131

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANTECA AUTHORIZING AN APPLICATION TO THE SAN JOAQUIN COUNTY LOCAL AGENCY FORMATION COMMISSION (LAFCo) FOR THE ANNEXATION OF THE HAT RANCH PROJECT AREA UNDER THE NEW TAX SHARING AGREEMENT (FILE NO. ANX19-122)

WHEREAS, the City Council of the City of Manteca, at its duly noticed public hearing on September 19, 2023, considered an Annexation for the Hat Ranch Annexation Project (Project) filed by Kyle Masters with Richland Communities, Inc.; and

WHEREAS, the Project consists of an Annexation, General Plan Amendment, Pre-Zoning, Planned Development Overlay, Development Agreement, and Tentative Map for a 738-unit, single-family residential subdivision, identified by Assessor's Parcel Numbers (APN) 226-120-001, -04, and -11; and

WHEREAS, the Manteca Planning Commission, at its duly noticed Public Hearing of July 6, 2023, recommended approval in a 2-1 vote to the City Council for all components of the project, specifically this Annexation; and

WHEREAS, two members of the Planning Commission and the Planning Commission Alternate were required to recuse themselves from the hearing on the Project given their proximity to the Project; and

WHEREAS, the Manteca Planning Commission is only a recommending body to the City Council for all components of the Project, and the Manteca City Council may, at their discretion approve or deny the Project; and

WHEREAS, the City Council of the City of Manteca still desires to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Act of 2000, commencing with Section 56000 of the California Government Code, to pre-zone and annex approximately 184.7 acres of property; and

WHEREAS, the 184.7-acre parcel for annexation has the APNs 226-120-01, 226-120-11, 226-140-04, and the Annexation Map showing these parcels is attached as Exhibit "A", and the legal description describing the parcels is attached to this resolution as Exhibit "A1"; and

WHEREAS, the annexation area is located at the southern edge of the City of Manteca's Sphere of Influence ("SOI") where development is envisioned to occur in the next five to ten years and development of the Project site under the jurisdiction of the City of Manteca is in the best interest of the residents of the City of Manteca; and

WHEREAS, the City, as the lead agency for the Project, has prepared an Environmental Impact Report ("EIR") for the Project pursuant to and in accordance with the California Environmental Quality Act ("CEQA"); and

WHEREAS, the Draft EIR was made available for the statutory 45-day public review period from September 8, 2022 to October 24, 2022, and public comments received were posted and responded to in the Response to Comments Document; and

WHEREAS, the Final EIR (consisting of the Draft EIR and the Response to Comments Document) identified one or more significant and unavoidable environmental effects of the Project, about which the City Council made certain findings regarding these effects per Resolution No. R2023-130 and has adopted a mitigation monitoring and reporting program ("MMRP") and a statement of overriding considerations for any impact that may not be reduced to a less than significant level; and

WHEREAS, the City of Manteca and the County of San Joaquin are currently negotiating a new tax sharing agreement that offers a more advantageous tax split than the current 80/20 tax sharing agreement; and

WHEREAS, there is a long term fiscal benefit of the proposed annexation that is more advantageous under a 60/40 tax-sharing agreement as identified in the Fiscal Analysis attached to this Resolution as Exhibit "B"; and

WHEREAS, the Notice of Completion for the annexation will not be permitted to be recorded until the new tax sharing agreement is executed between the City and the County; and

WHEREAS, the City Council weighed the evidence presented at this public hearing and in the staff report and accompanying documents, including the Final EIR and MMRP; and

WHEREAS, the City of Manteca City Council has authorized initiation of proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code, for an amendment to the City of Manteca's established incorporated City Limits; and

WHEREAS, the San Joaquin County Local Agency Formation Commission ("LAFCo") is the approving authority for changes to the City's boundary; 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 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 approval of the annexation and authorization of City Staff to make an application to LAFCo for annexation of the 184.7-acre project area in the form presented with the accompanying staff report for the Hat Ranch Project File No. ANX19-122.
3. This Resolution shall take effect in accordance with applicable law.

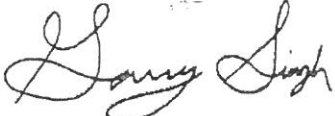
I HEREBY CERTIFY that the foregoing Resolution was introduced and passed at a regular meeting of the City Council of the City of Manteca at a duly noticed public hearing meeting of said City Council held on the 19th day of September, 2023, by the following vote:

AYES: Breitenbucher, Halford, Morowit, Nuño, Singh

NOES: None

ABSENT: None

ABSTAIN: None

MAYOR: 

 GARY SINGH
 Mayor

ATTEST: 

 CASSANDRA CANDINI-TILTON
 City Clerk

Exhibits:

- Exhibit "A"- Annexation Map
- Exhibit "A1"- Legal Description
- Exhibit "B"- Fiscal Analysis

Attachment 3
San Joaquin County Board of Supervisors
Resolution R-24-38 Second Addendum to
Agreement for Property Tax Allocation Upon
Annexation



BEFORE THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN JOAQUIN
STATE OF CALIFORNIA

R E S O L U T I O N

R-24-38

Approve and Authorize a Second Addendum to the Agreement (A-14-373) for Property Tax Allocation Upon Annexation Between the County of San Joaquin and the City of Manteca

WHEREAS, on December 2, 2014, the City of Manteca and the County of San Joaquin entered into a Master Property Tax Sharing Agreement (A-14-373) with an expiration date of December 1, 2021;

WHEREAS, on December 4, 2018, the Board of Supervisors approved the first Addendum to the Master Property Tax Agreement between the County of San Joaquin and the City of Manteca (A-18-418), extending the Master Property Tax Agreement for an additional seven years, up to and including December 1, 2028.

NOW, THEREFORE, BE IT RESOLVED the Board of Supervisors does hereby approve the Second Addendum to the Master Property Tax Agreement between the County of San Joaquin and the City of Manteca, revising the Annexation Property Tax Base split to 10% City and 90% County with all Incremental Growth split 40% City and 60% County to distribute property tax revenues more equitably between the City and the County based on service responsibility for additional subdivision development areas.

PASSED AND ADOPTED February 27, 2024, by the following vote of the Board of Supervisors, to wit:

AYES: **Canepa, Patti, Ding, Rickman, Villapudua**

NOES: **None**

ABSENT: **None**

ABSTAIN: **None**

ATTEST: RACHÉL DeBORD
Clerk of the Board of Supervisors
County of San Joaquin
State of California



By **Rachél DeBord**

Miguel A. Villapudua

MIGUEL A. VILLAPUDUA
Chairman, Board of Supervisors
County of San Joaquin
State of California

COUNTY OF SAN JOAQUIN & CITY OF MANTECA

COUNTY OF SAN JOAQUIN & CITY OF MANTECA
SECOND ADDENDUM TO THE AGREEMENT FOR
PROPERTY TAX ALLOCATION UPON ANNEXATION
A-24-51

This second ADDENDUM ("Addendum") entered into this 27th day of February, 2024 by and between the City of Manteca ("CITY") and the County of San Joaquin ("COUNTY") serves as an addendum to the "Master Agreement" for Property Tax Allocation (A-14-373), entered into December 2, 2014 by and between CITY and COUNTY;

PREAMBLE:

CITY and COUNTY acknowledge that both CITY and COUNTY have increasing service responsibilities with restrained revenue resources. There is no consensus between CITY and COUNTY regarding the analysis of local government funding issues arising from annexations. CITY and COUNTY each have their own distinctive and differing perspectives on costs and revenues generated by annexed areas. However, there is a statutory requirement for a Property Tax Allocation Agreement for the Local Agency Formation Commission to annex land.

RECITALS:

WHEREAS, Article 13A, Section 1 of the Constitution of the State of California limits ad valorem taxes on real property to one percent (1%) of full cash value; and

WHEREAS, Chapter 6 of Part 0.5 of Division 1 of the Revenue and Taxation Code (Sections 95 et. seq.) provides for the allocation of property tax revenues; and

WHEREAS, CITY and COUNTY must have an agreement for the allocation of property tax revenues upon annexation; and

NOW, THEREFORE, in consideration of the premises and the following terms and conditions, the parties hereto agree as follows:

ADDENDUM:

1. DEFINITIONS. The words and phrases in this Addendum shall have meanings as set forth below:

A. "Annexation Property Tax Base" shall mean the Base Year sum of the ad valorem tax allocated to Detaching Special Districts, as defined herein, and to COUNTY within the area being annexed.

B. "Base Year" shall mean the assessed valuation applicable to the property and Improvements within the area being annexed at the time the application for annexation is submitted to the Local Agency Formation Commission (LAFCo).

COUNTY OF SAN JOAQUIN & CITY OF MANTECA

C. "Incremental Growth" shall mean the total increase or decrease in the property tax base over the base year within the annexed area.

D. "Improved" or "Improvements" mean any street, curb, gutter, sidewalk, pipeline, streetscape, or other facilities, that are required to be constructed and dedicated to CITY.

E. "Vacant" means any land that is not Improved with street, curb, gutter, sidewalk, pipeline, streetscape, or other facilities that are required to be constructed and dedicated to CITY. "Vacant" also means any land that is not improved by any structure, including, without limitation, auxiliary dwelling units (ADUs) or junior auxiliary dwelling units (JADUs).

2. PROPERTY TAX ALLOCATION.

A. For the Lumina subdivision, which was approved for annexation by LAFCo at its October 13, 2022 regular meeting, CITY and COUNTY will share in the Annexation Property Tax Base thereof pursuant to the ratio of 10% CITY and 90% COUNTY and all Incremental Growth thereof pursuant to the ratio of 40% CITY and 60% COUNTY.

B. For the Dutra subdivision, which was approved for annexation by LAFCo at its April 13, 2023 regular meeting, CITY and COUNTY will share in the Annexation Property Tax Base thereof pursuant to the ratio of 10% CITY and 90% COUNTY and all Incremental Growth thereof pursuant to the ratio of 40% CITY and 60% COUNTY.

C. For the Indelicato subdivision, which was approved for annexation by LAFCo at its February 14, 2024 special meeting, CITY and COUNTY will share in the Annexation Property Tax Base thereof pursuant to the ratio of 10% CITY and 90% COUNTY and all Incremental Growth thereof pursuant to the ratio of 40% CITY and 60% COUNTY.

D. Yosemite Square Subdivision

1. The Yosemite Square subdivision is located in the City of Manteca and contains the following Joaquin County Assessor's Parcels Nos.: 228-020-32, 228-020-33, 228-020-37, and 228-020-040. These parcels were annexed into the City of Manteca pursuant to LAFCo Resolutions Nos. 926, enacted June 30, 1995, and 976, enacted October 6, 1997, respectively. At the time of both annexations, the land was pre-zoned H-C (highway commercial).

2. Since the time of annexation, these parcels remain largely unimproved, save for an existing single-family home on Assessor's Parcel No. 228-020-32.

3. In or about 2012, the Yosemite Square subdivision was approved by Manteca City Council and was subject to a Master Plan (the "2012 Master Plan"). Under the 2012 Master Plan, the Yosemite Square subdivision would have approximately 31 acres of business/business industrial park and 755 residential units, consisting of a mix of very low, low, medium, and high density residential, and a park.

COUNTY OF SAN JOAQUIN & CITY OF MANTECA

4. From approximately 2012 to 2022, there were no Improvements at the Yosemite Square subdivision pursuant to the 2012 Master Plan.

5. In or about 2021, the new owners of the Yosemite Square subdivision submitted a planning application to CITY, altering the land uses of the Yosemite Square subdivision to update the 2012 Master Plan, including a rezone of the Yosemite Square subdivision to remove business industrial park and low density residential from the 2012 Master Plan (the "2022 Master Plan"). The 2022 Master Plan includes zero (0) acres of business industrial park, zero (0) units of very low density residential, 363 total units of low density residential, 451 units of medium density residential, and zero (0) units of high density residential. The first version of the 2022 Master Plan presented to the Manteca City Planning Commission on August 18, 2022, would have brought a total of 814 new residential units in the City.

6. The Manteca City Planning Commission voted 4-1 recommending against approval by the City Council of the Yosemite Square subdivision at its August 18, 2022 regular meeting.

7. Following the August 18, 2022 Regular Planning Commission Meeting, the owners of the Yosemite Square subdivision, again retooled the project to comply with the recommendations of the Planning Commission.

8. At its March 21, 2023 Regular City Council Meeting, the City Council voted 5-0 to approve the Yosemite Square Subdivision with a total of zero (0) acres of business industrial park, zero (0) acres of very low density residential, 223 low density residential units, 574 medium density residential units, and zero (0) high density residential units, for a total of 797 new residential units in CITY.

9. Because the Yosemite Square subdivision entered a new development application, differing significantly from the 2012 Master Plan, and because the Yosemite Square subdivision required new land use entitlements from CITY, and because CITY ultimately approved the Yosemite Square subdivision in its final form at its March 21, 2023 Regular City Council Meeting and because none of the Improvements contemplated by the 1995 and 1997 annexations or the 2012 Master Plan have occurred at the location of the Yosemite Square subdivision, CITY and COUNTY will share in the Annexation Property Tax Base thereof pursuant to the ratio of 10% CITY and 90% COUNTY and all Incremental Growth thereof pursuant to the ratio of 40% CITY and 60% COUNTY.

E. For all other Vacant and Improved land that will be approved for annexation by LAFCo, after the effective date of this Addendum, CITY may elect to share in the Annexation Property Tax Base thereof pursuant to the ratio of 10% CITY and 90% COUNTY and all Incremental Growth thereof pursuant to the ratio of 40% CITY and 60% COUNTY. Otherwise, the terms of the Master Agreement (EXHIBIT A) will apply.

F. Nothing in this Addendum shall impact the CITY and COUNTY's existing Master Agreement entered into December 2, 2014, and attached hereto as EXHIBIT A, wherein CITY and COUNTY share Property Tax Base at a ratio of 20% CITY and 80% COUNTY for lands

COUNTY OF SAN JOAQUIN & CITY OF MANTECA

already within CITY's jurisdiction and covered by the Agreement in EXHIBIT A. For any items omitted or in conflict with the Master Agreement, the terms of the Master Agreement will prevail.

3. APPLICATION OF ADDENDUM.

A. Term. The provisions of this Addendum shall apply to all pending and future annexations from the effective date of this Addendum through December 1, 2028, unless otherwise terminated under Section 10.

B. Effective Date. The effective date of property tax allocation for each annexation shall be determined in accordance with Government Code Section 54902 and any succeeding statutory provisions. Currently, statements of boundary change must be filed with the State Board of Equalization on or before December 1 of the year immediately preceding the year in which property taxes are to be shared.

C. Future Property Taxes. The provisions of this Addendum would also apply to any property exempt from ad valorem taxes which subsequently became taxable within the area to be annexed.

4. JOINT REVIEW. CITY and COUNTY may jointly review COUNTY property tax records from time to time or as requested by CITY to verify accurate distribution under the Addendum.

5. EXCLUSIONS.

A. This Addendum shall not apply to proposed annexation areas where the COUNTY is currently receiving transient occupancy tax (TOT) revenues. Annexation agreements for areas where COUNTY is currently receiving TOT revenues will be individually negotiated between COUNTY and CITY to address the potential TOT loss to COUNTY.

B. This Addendum shall not apply to annexations that, in whole or in part, include more than fifty (50) acres of COUNTY owned property. Such annexations will be considered under separately negotiated and mutually beneficial annexation and development agreements.

6. REGIONAL COOPERATION. In consideration of the unique and mutual funding difficulties of both CITY and COUNTY, CITY and COUNTY will jointly develop and seek to implement changes in their activities which will improve the cost effectiveness of service delivery by both CITY and COUNTY, including but not limited to consolidation of services between governmental agencies, inter-agency contracting for services, and cooperation between CITY and COUNTY and other governmental agencies to secure funding for infrastructure in the annexed areas.

COUNTY OF SAN JOAQUIN & CITY OF MANTECA

7. **COUNTY CAPITAL FACILITIES FUNDING.** CITY recognizes the importance of regional services and facilities provided by the COUNTY for all residents of the entire COUNTY. CITY shall contribute to COUNTY's funding for regional facilities by adopting or renewing a County facilities fee ordinance and resolution enacting and implementing the County Capital Facilities Fee (CFF) Program. In accordance with the requirements of Government Code Sections 66000 et seq., CITY shall adopt this ordinance and resolution prior to or concurrent with execution of this Addendum.

8. **URBAN DEVELOPMENT COOPERATION.** A rational pattern of urban land uses is a common goal of CITY and COUNTY, as expressed in their respective General Plans. The efficient construction of urban infrastructure and the delivery of municipal services require cooperation between COUNTY and CITY within areas designated for urban development, specifically CITY's Sphere of Influence.

A. County General Plan Policy. COUNTY affirms the policies expressed in its General Plan that support concentration of additional major urban development within urban centers.

B. Urban Planning and Development Cooperation. The preparation of land use and infrastructure plans within CITY's Sphere of Influence, consistent with statutory guidelines, is encouraged. COUNTY shall refer all land use applications requiring discretionary approval within CITY's Sphere of Influence to CITY for review and comment. COUNTY will take into consideration any comments received from CITY on applications in CITY's Sphere of Influence before advancing any land use plans.

C. Capital Facilities Funding and Cooperation. CITY and COUNTY will cooperate in the development of infrastructure plans within CITY's Sphere of Influence. Relative to areas for which CITY and COUNTY have jointly adopted master plans for infrastructure and, upon request by CITY, COUNTY will schedule an Area Development Impact Fee (ADIF) for public hearing. This ADIF will incorporate CITY development impact fees that are specifically required to support jointly planned infrastructure. COUNTY shall cooperate in the construction of capital facilities thus funded.

9. **COMMUNITY SERVICE FACILITIES.**

A. Siting of Community Facilities. CITY and COUNTY recognize the importance of community services provided by COUNTY and other providers and also the importance of these services being convenient to residents of COUNTY making use of these services. Accordingly, as a part of the land use planning and pre-zoning for proposed municipal annexations, CITY will cooperate with COUNTY to identify community service needs of the local community and, where appropriate, work with COUNTY to locate potential sites for these community services facilities.

B. Development Impact Fees. CITY may elect to adopt or add to existing development impact fees in lieu of providing community service facility sites. Such fees may be administered within CITY or may be included as a component of the above-mentioned County Capital Facilities Fee.

COUNTY OF SAN JOAQUIN & CITY OF MANTECA

10. TERMINATION. This Addendum may be terminated, by any party hereto, upon six (6) months written notice which termination shall terminate the addendum for each and every party. Said termination shall not affect annexations for which the LAFCo Executive Officer has issued a certificate of filing prior to the end of the six (6) month termination period.

11. GOVERNING LAW, VENUE, AND ATTORNEYS' FEES. This Addendum shall be construed and enforced in accordance with the laws of the State of California. Any legal action brought by either party concerning this Addendum shall be venued in the Superior Court of California, County of San Joaquin. Should any legal action be brought by either party because of any default under this Addendum or to enforce any provision of this Addendum, or to obtain a declaration of rights hereunder, the prevailing party shall be entitled to reasonable attorneys' fees, court costs and such other costs as may be fixed by the Court. The standard of review for determining whether a default has occurred under this Addendum shall be the standard generally applicable to contractual obligations in California.

12. NOTICES. Any notice of communication required hereunder among CITY and COUNTY must be in writing, and may be given either personally, by telefacsimile (with original forwarded by regular U.S. Mail) or by Federal Express or other similar courier promising overnight delivery. If personally delivered, a notice or communication shall be deemed to have been given and received when delivered to the party to whom it is addressed. If given by facsimile transmission, a notice or communication shall be deemed to have been given and received upon actual physical receipt of the entire document by the receiving party's facsimile machine. Notices transmitted by facsimile after 5:00 p.m. on a normal business day or on a Saturday, Sunday, or holiday shall be deemed to have been given and received on the next normal business day. If given by Federal Express or similar courier, a notice or communication shall be deemed to have been given and received on the date delivered as shown on a receipt issued by the courier. Such notices or communications shall be given to the parties at their addresses set forth below:

To CITY (City Manager):

Toni Lundgren
City of Manteca, City Hall
1001 W. Center Street
Manteca, CA 95337
Telephone: (209) 456-8627
Email: tlundgren@manteca.gov

With Copies To (City Attorney):

L. David Nefouse
City of Manteca, City Hall
1001 W. Center Street
Manteca, CA 95337
Telephone: (209) 456-8551
Email: dnefouse@manteca.gov

To COUNTY (County Administrator):

Jerome C. Wilverding
County Administration Building
44 N. San Joaquin St., Ste. 640
Stockton, California 95202-2931
Telephone: (209) 468-3203
Email: jwilverding@sjgov.org

With Copies To (County Counsel):

Edward J. Kiernan
County Administration Building
44 N. San Joaquin St., Ste. 679
Stockton, California 95202-2931
Telephone: (209) 468-2269
Email: ekiernan@sjgov.org

COUNTY OF SAN JOAQUIN & CITY OF MANTECA

Any party hereto may at any time, by giving ten (10) days written notice to the other parties, designate any other address or facsimile number in substitution of the address or facsimile number to which such notice or communication shall be given.

13. SEVERABILITY. If any provision of this Addendum is held invalid, void, or unenforceable but the remainder of this Addendum can be enforced without failure of material consideration to any party, then this Addendum shall not be affected and it shall remain in full force and effect, unless amended by mutual consent of the parties. Notwithstanding this severability clause, each subsection of Section 2 Property Tax Allocation and Section 5 Exclusions, is material and substantial and the failure of said subsection is the failure of material consideration, causing the Addendum to be void from the date that the subsection is held invalid.

14. FURTHER ASSURANCES. Each party shall execute and deliver to the other party or parties all such other further instruments and documents and take all such further actions as may reasonably necessary to carry out this Addendum and to provide and secure to the other party or parties the full and complete enjoyment of its rights and privileges hereunder.

15. CONSTRUCTION. All parties have been represented by counsel in the preparation of this Addendum and no presumption or rule that ambiguity shall be construed against a drafting party shall apply to interpretation or enforcement hereof. Captions on sections and subsections are provided for convenience only and shall not be deemed to limit, amend, or affect the meaning of the provision to which they pertain.

16. OTHER MISCELLANEOUS TERMS. The singular includes the plural; the masculine gender includes the feminine, "shall" is mandatory; "may" is permissive.

17. TIME. Time is of the essence of each and every provision hereof.

18. COUNTERPART. This Addendum may be executed in counterpart agreements, binding each executing party as if said parties executed the same agreement.

COUNTY OF SAN JOAQUIN & CITY OF MANTECA

IN WITNESS WHEREOF, the parties hereto have executed this Addendum.

RECOMMENDED FOR APPROVAL:

RECOMMENDED FOR APPROVAL:

CITY OF MANTECA

COUNTY OF SAN JOAQUIN



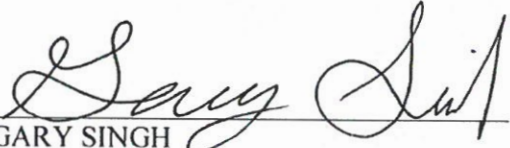
TONI LUNDGREN
City Manager



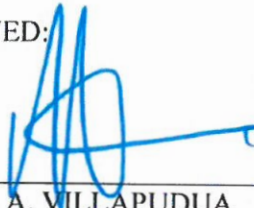
JEROME C. WILVERDING
County Administrator

APPROVED:

APPROVED:



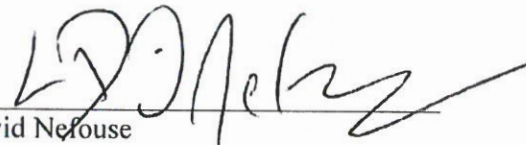
GARY SINGH
Mayor



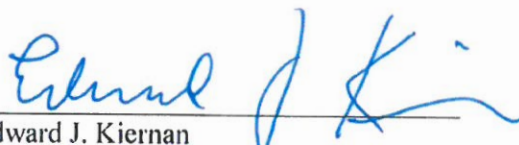
MIGUEL A. VILLAPUDUA
Chairman, Board of Supervisors

APPROVED AS TO FORM:

APPROVED AS TO FORM:



L. David Nefouse
City Attorney



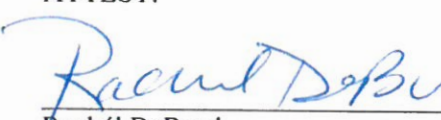
Edward J. Kiernan
County Counsel

ATTEST:

ATTEST:



Cassandra Candini-Tilton
City Clerk



Rachél DeBord
Clerk of the Board of Supervisors



LOCAL AGENCY FORMATION COMMISSION
OF SAN JOAQUIN COUNTY

CERTIFICATE OF FILING

STATE OF CALIFORNIA)
) ss
COUNTY OF SAN JOAQUIN)


RE: Notice of Application Hat Ranch Reorganization to the City of Manteca

I, J.D. Hightower, Executive Officer of the Local Agency Formation Commission of San Joaquin County certify that on the 13th day of June 2024, the herein named application for change of organization or annexation identified by the short-term designation: HAT RANCH REORGANIZATION TO THE CITY OF MANTECA was accepted for filing by this Commission.

This application requests annexation to the City of Manteca of 184.6 ± acres of area. The affected area is proposed development is bounded by existing residential development (Pillsbury Estates) and Mono Road to the north, Antone Parkway to the south, agriculture lands to the east and existing residential development (Evans Estates) to the west.

Said application was found to be in the form prescribed by the Commission and contain the information and data required for formal acceptance by the Commission. The Commission will hear this proposed project at its regular meeting on June 13, 2024.

Executed this 18th day of March 2024
in Stockton, California



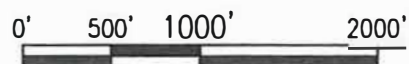
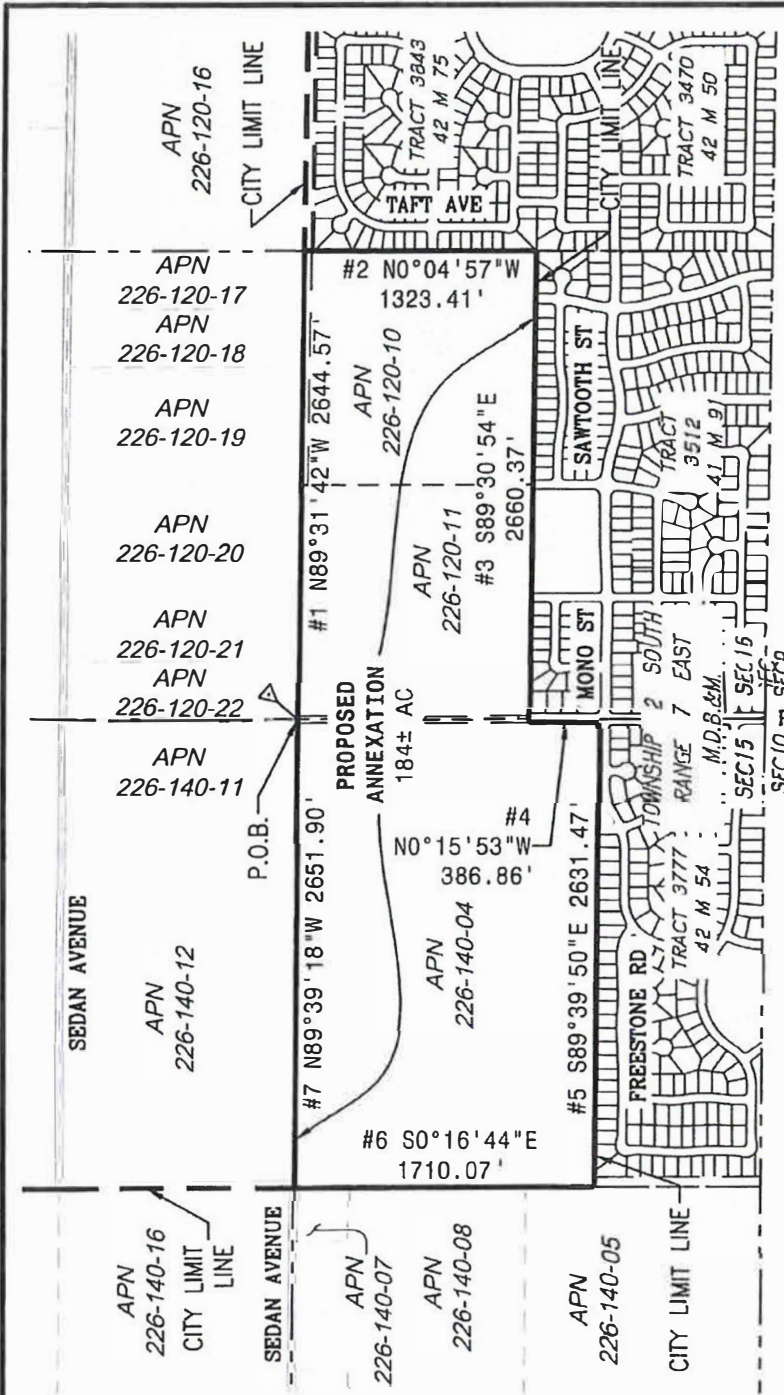
J.D. Hightower, Executive Officer
Local Agency Formation Commission
of San Joaquin County

ORIG: File

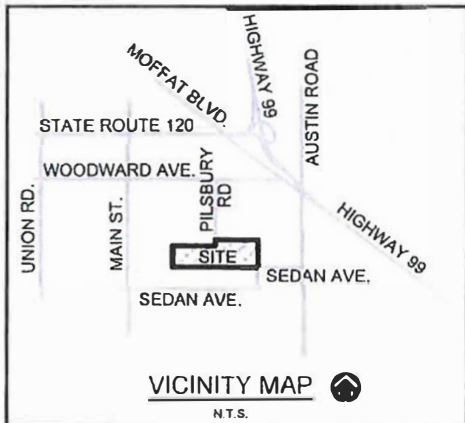
Attachment 4
Boundary Map and Legal Description of the
Hat Ranch Reorganization



*Dese & plat
OK
JET*



SCALE: 1"=1000'



LEGEND

- BOUNDARY OF DESCRIPTION
- EXISTING PARCEL
- CITY LIMIT LINE
- SECTION LINE
- ANGLE POINT
- POINT OF BEGINNING
- MAPS AND PLATS, SAN JOAQUIN COUNTY RECORDS
- ASSESSOR'S PARCEL NUMBER

MAP OF HAT RANCH REORGANIZATION TO THE CITY OF MANTECA SAN JOAQUIN COUNTY, CALIFORNIA (LAFC-36-23)

SAN JOAQUIN COUNTY CALIFORNIA

MACKAY & SOMPS

ENGINEERS PLANNERS SURVEYORS
5142B FRANKLIN DR, PLEASANTON, CA 94588 (925)225-0690

DRAWN	DATE	SCALE	JOB NO.
IBM	APRIL 2024	1"=1000'	25224.000.P1

COPY

DESCRIPTION OF HAT RANCH REORGANIZATION TO THE CITY OF MANTECA, SAN JOAQUIN COUNTY, CALIFORNIA (LAFC-36-23)

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 16 AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 7 EAST, MOUNT DIABLO BASE AND MERIDIAN, SAN JOAQUIN COUNTY, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF THE NORTHEAST QUARTER OF SECTION 16;

THENCE ALONG THE SOUTHERLY LINE OF SAID NORTHEAST QUARTER SECTION,

COURSE #1. NORTH 89°31'42" WEST, 2644.57 FEET, TO THE WESTERLY LINE OF SAID NORTHEAST QUARTER SECTION BEING ON THE EXISTING CITY LIMIT LINE;

THENCE ALONG THE EXISTING CITY LIMIT LINE THE FOLLOWING FIVE (5) COURSES:

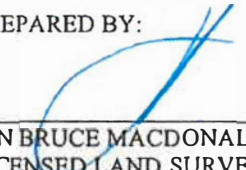
1. COURSE #2. NORTH 0°04'57" WEST, 1323.41 FEET ALONG SAID WESTERLY LINE;
2. COURSE #3. THENCE LEAVING SAID WESTERLY LINE AND ENTERING SAID NORTHEAST QUARTER OF SECTION 16, SOUTH 89°30'54" EAST, 2660.37 FEET, TO THE SECTION LINE COMMON TO SECTIONS 15 AND 16;
3. COURSE #4. THENCE NORTHERLY ALONG SAID SECTION LINE, NORTH 0°15'53" WEST, 386.86 FEET;
4. COURSE #5. THENCE LEAVING SAID SECTION LINE AND ENTERING SAID NORTHWEST QUARTER OF SECTION 15, SOUTH 89°30'50" EAST, 2631.47 FEET, TO THE EASTERLY LINE OF SAID NORTHWEST QUARTER SECTION;
5. COURSE #6. THENCE ALONG SAID EASTERLY LINE, SOUTH 0°16'44" EAST, 1710.07 FEET, TO THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER SECTION;

COURSE #7. THENCE ALONG SAID SOUTHERLY LINE, NORTH 89°39'18" WEST, 2651.90 FEET, TO THE POINT OF BEGINNING.

CONTAINING 184 ACRES, MORE OR LESS

END OF DESCRIPTION

PREPARED BY:


IAN BRUCE MACDONALD
LICENSED LAND SURVEYOR NO. 8817
STATE OF CALIFORNIA



4/22/24

DATE

MACKEY & SOMPS
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
5142 Franklin Drive Suite B, Pleasanton, CA 94588-3355
(925) 225-0690

Attachment 5 Agencies within Hat Ranch Reorganization Area





SAN JOAQUIN
— COUNTY —
Greatness grows here.



Department of Public Works

Fritz Buchman, Director

Alex Chetley, Deputy Director – Development
Kristi Rhea, Deputy Director - Administration
David Tolliver, Deputy Director - Operations
Najee Zarif, Deputy Director - Engineering

April 1, 2024

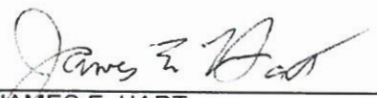
NOT FOR CENTRAL FILES

MEMORANDUM

TO: Local Agency Formation Commission of San Joaquin County
FROM: Office of the County Surveyor, San Joaquin County, California
SUBJECT: LOCAL AGENCY FORMATION COMMISSION LETTER DATED MARCH 21, 2024
RE: HAT RANCH REORGANIZATION TO THE CITY OF MANTECA (L AFC 36-23)

The territory described above is entirely within the County of San Joaquin, State of California, and lies in part or wholly within the following Districts:

- San Joaquin County Flood Control and Water Conservation District
- San Joaquin Delta Community College District
- Sacramento and San Joaquin Drainage District
- San Joaquin Mosquito and Vector Control District
- Ripon Unified School District
- Lathrop-Manteca Rural County Fire Protection District
- San Joaquin Valley Unified Air Pollution Control District
- County Service Area No. 53, Household Hazardous Waste Management
- San Joaquin County Resource Conservation District
- County Service Area No. 54, Storm Water Pollution Prevention Program
- South San Joaquin Irrigation District

By: 
JAMES E. HART
County Surveyor

Attachment 6
Detachment Agreement with Lathrop Manteca
Fire Protection District



AGREEMENT BETWEEN THE CITY OF MANTECA, RICHLAND PLANNED COMMUNITIES, INC., AND LATHROP-MANTECA FIRE PROTECTION DISTRICT REGARDING ANNEXATION OF PROPERTY FROM THE DISTRICT TO THE CITY OF MANTECA.

This Agreement is made and entered into this 21st day of December 2023, by and between the City of Manteca, a municipal corporation (“CITY”), Richland Planned Communities, Inc., a California corporation (“APPLICANT”) and the Lathrop-Manteca Fire Protection District, a California Special Fire District (“DISTRICT”).

WITNESSETH

WHEREAS, APPLICANT desires to annex certain property known as Hat Ranch Annexation Parcel Nos. 226-120-100 and 226-120-110 (the “Property”) into the CITY. A legal description and map identifying the location of the Property is attached hereto as Exhibit “A” and incorporated herein by this reference; and

WHEREAS, upon annexation, a detachment of the Property from the DISTRICT that serves the Property occurs because the CITY will provide fire services once the Property is annexed; and

WHEREAS, upon annexation, the DISTRICT will lose their share of the property tax previously allocated to them; and

WHEREAS, APPLICANT and the DISTRICT desire to resolve the transition of lost revenue(s) to the DISTRICT and comply with the existing policy of the Local Agency Formation Commission.

NOW THEREFORE, it is mutually agreed by and between the CITY, APPLICANT and DISTRICT as follows:

1. Upon annexation of the Property to the CITY and the detachment of the Property from the DISTRICT, APPLICANT shall pay to the DISTRICT, within 15 business days of said annexation recordation, the amount of Eleven Thousand Nine Hundred Thirty Eight Dollars and Thirty Seven Cents (\$11,938.37) as shown in Exhibit “B” and for an unconditional release and waiver from any additional obligation(s).
2. The provisions of the Agreement shall inure to the benefit of and bind the heirs, successors and assigns of the respective parties to this Agreement.
3. The parties intend that this Agreement and the covenants created herein shall constitute covenants running with the land, as defined in California Civil Code Section 1462, so as to bind and benefit the successors, heirs and assigns of the parties.
4. It is understood and agreed by and between the parties hereto that this Agreement shall be deemed and construed to be entered into and to be performed in the County of San Joaquin, State of California, and it is further understood and agreed by and between the parties

hereto that the laws of the State of California shall govern the rights, obligations, duties and liabilities of the parties to the Agreement and also govern the interpretation of this Agreement.

5. Should any legal action be brought by a party for breach of this Agreement or to enforce any provision herein, the prevailing party of such action shall be entitled to reasonable attorneys' fees, court costs and such other costs as may be fixed by the Court in addition to any other remedies.
6. Any notice required by this Agreement shall be in writing and delivered postage prepaid as follows:

TO APPLICANT:
Richland Planned Communities, Inc.
601 University Avenue, Suite 125
Sacramento, CA 95825
Attn.: Kyle Masters

TO DISTRICT:
Chief David A. Bramell
Lathrop-Manteca Fire District
19001 Somerston Parkway
Lathrop, CA 95350

TO CITY:
City Clerk
City of Manteca
1001 W. Center Street
Manteca, CA 95337

7. This Agreement may be amended in writing by the mutual agreement of all of the parties.
8. In consideration of the covenants, conditions and promises of APPLICANT to be performed as set forth in this Agreement, DISTRICT shall not contest or otherwise oppose the annexation sought by APPLICANT.

IN WITNESS WHEREOF, the parties have executed the Agreement by their authorized representatives the day and year first above written.

(Signatures follow on next page)

RICHLAND PLANNED COMMUNITIES, INC.:

DocuSigned by:
BY: John C. Troutman
567C78E09C0040F
JOHN TROUTMAN
CHIEF LEGAL OFFICER

LATHROP-MANTECA FIRE PROTECTION DISTRICT:

DocuSigned by:
BY: David A. Bramell
DF48D86C93757489
DAVID A. BRAMELL
FIRE CHIEF

CITY OF MANTECA:

DocuSigned by:
BY: Toni Lundgren
ECAF969A38B947C
TONI LUNDGREN
CITY MANAGER

**APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY**

DocuSigned by:
BY: Daniella Green
5E99B65AEAE547D
DANIELLA GREEN
ASSISTANT CITY ATTORNEY

LMFD DISTRICT COUNSEL

DocuSigned by:
BY: Andy J. Pinasco
41D52654E9DE41E
ANDY PINASCO
ATTORNEY AT LAW

EXHIBIT A

LEGAL DESCRIPTION

All that certain real property situate in the Unincorporated Area, County of Sari Joaquin, State of California, described as follows:

Parcel Three:

The Southwest Quarter of the Northeast Quarter of section 16, Township 2 South, Range 7 East, Mount Diablo Base and Meridian.

Excepting therefrom the South 40 feet as reserved for all the purposes of the Public Road in the Deed dated December 10, 1920, executed by H.D. Pilisbury and recorded December 11, 1920, in Book A of Deeds, Vol. 470, Page 163, in the Office of the County of San Joaquin.

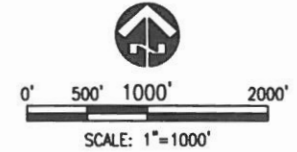
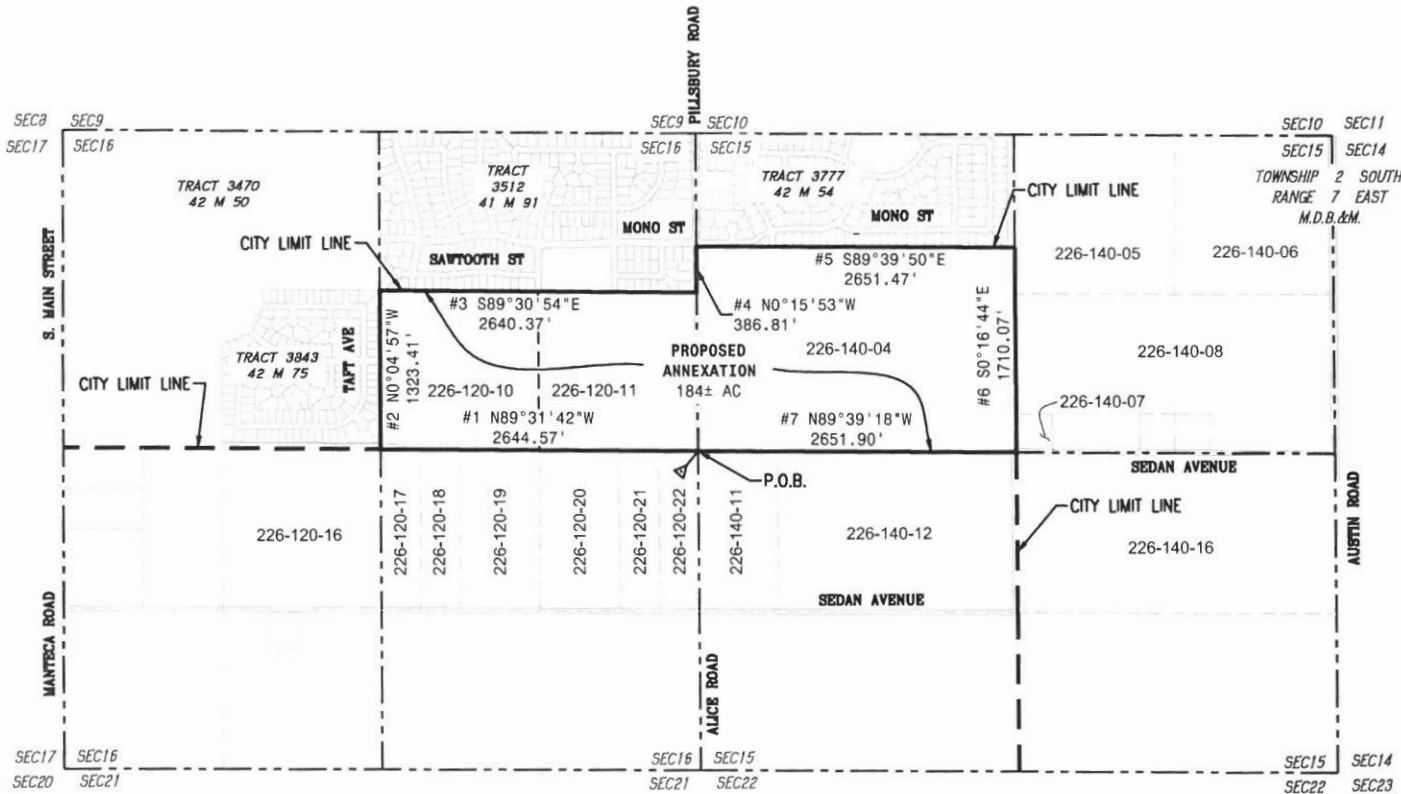
Parcel Four:

The southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of section 16, Township 2 South, Range 7 East, Mount Diablo Base and Meridian.

Excepting therefrom $\frac{1}{2}$ of all mineral rights reserved in Deed by Bank of America National Trust and Savings Association recorded December 21, 1936 in Book of Official Records, Book 562, Page 262, San Joaquin County Records.

APNs: 226-120-10 (Parcel 3)
226-120-11 (Parcel 4)

MAP OF HAT RANCH DEVELOPMENT
ANNEXATION TO THE CITY OF MANTECA
SAN JOAQUIN COUNTY, CALIFORNIA



- LEGEND**
- BOUNDARY OF DESCRIPTION
 - - - - EXISTING PARCEL
 - - - - CITY LIMIT LINE
 - - - - SECTION LINE
 - ▲ ANGLE POINT
 - P.O.B. POINT OF BEGINNING

Mackay & Somp's
ENGINEERS PLANNERS SURVEYORS
51428 FRANKLIN DR, PLEASANTON, CA 94588 (925)225-0690

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DRAWN LJM	SCALE 1"=1000'	DATE 07/26/19	JOBNO 25224
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EXHIBIT B

EXHIBIT B

HAT RANCH: APNS 226-120-100 and 226-120-110
TEN YEAR PAYMENT PLAN TO
LATHROP-MANTECA FIRE DISTRICT

HAT RANCH 10-YEAR MITIGATION	
YEAR	8% Annual Increase from 2023 Property Tax Share
2024	\$ 824.10
2025	\$ 890.03
2026	\$ 961.23
2027	\$ 1,038.13
2028	\$ 1,121.18
2029	\$ 1,210.87
2030	\$ 1,307.74
2031	\$ 1,412.36
2032	\$ 1,525.35
2033	\$ 1,647.38
Total	\$ 11,938.37

Attachment 7
Detachment Agreement with Ripon
Consolidated Fire Protection District



AGREEMENT BETWEEN THE CITY OF MANTECA AND RICHLAND PLANNED COMMUNITIES, INC., AND THE RIPON CONSOLIDATED FIRE PROTECTION DISTRICT IN SAN JOAQUIN COUNTY REGARDING ANNEXATION OF PROPERTY FROM THE DISTRICT TO THE CITY OF MANTECA.

This Agreement is made and entered into this 11th day of January, 2024, by and between the City of Manteca, a municipal corporation ("City"), and Richland Planned Communities, Inc. ("Applicant") and the Ripon Consolidated Fire Protection District in San Joaquin County ("District").

WITNESSETH

WHEREAS, Applicant and City desire to annex the property known as part of the Hat Ranch Annexation parcel number 226-140-040 (the "Property") into the City. The legal description of the Property and a location map are attached hereto as Exhibit "A-1" and "A-2" incorporated herein by this reference; and

WHEREAS, upon annexation, a detachment of that property from the District that currently serves the Property occurs because the City will provide fire services once the Property is annexed; and

WHEREAS, upon annexation, the District will lose its share of the property tax and direct assessment previously allocated to it; and

WHEREAS, the Applicant and the District desire to ease the transition of lost revenue to the District and comply with the existing policies of the Local Agency Formation Commission.

NOW THEREFORE, it is mutually agreed by and between the City, the Applicant and the District as follows:

1. Upon annexation of the Property to the City and the detachment of the Property from the District, Applicant shall pay to the District a sum equal to the current tax revenue received by the District from its share of the property tax, multiplied by fifteen (15) years with a 3.43% annual increase, plus fifteen (15) years of the direct assessment. The lump sum payment shall be paid by the Applicant prior to the recordation of the certificate of annexation.
2. The amount of property tax and direct assessment revenue to the District shall be based upon what is received for the year immediately preceding the annexation and detachment of the Property.
3. The lump sum payment shall be in the amount of Seventy Nine Thousand Seven Hundred and Seventy Nine Dollars and Eighty Seven Cents (\$79,779.87) as detailed in the attached Exhibit "B" incorporated herein by this reference.
4. The provisions of the Agreement shall inure to the benefit of and bind the heirs, successors and assigns of the respective parties to this Agreement.
5. It is understood and agreed by and between the parties hereto that this Agreement shall be deemed and construed to be entered into and to be performed in the County of San Joaquin, State of California, and it is further understood and agreed by and between the parties hereto that the laws of the State of California shall govern the rights, obligations, duties and liabilities of the parties to the Agreement and also govern the interpretation of

this Agreement. The District shall be afforded all rights and remedies provided by California law to enforce this Agreement and the covenants created herein.

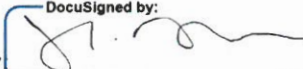
- 6. Should any legal action be brought by a party for breach of this Agreement or to enforce any provision herein, the prevailing party of such action shall be entitled to reasonable attorneys' fees, court costs and such other costs as may be fixed by the Court in addition to any other remedies.
- 7. Any notice required by this Agreement shall be in writing and delivered postage prepaid as follows:

TO APPLICANT:	TO DISTRICT:	TO CITY:
Richland Planned Communities, Inc. 601 University Avenue, Suite 125 Sacramento, CA 95825 Attn. Kyle Masters	Chief Dennis Bitters Ripon Consolidated Fire Protection District in San Joaquin County 142 S. Stockton Ave. Ripon, CA 95366	City Manager City of Manteca 1001 W. Center Street Manteca, CA 95337

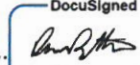
- 8. This agreement may be amended in writing by the mutual agreement of all the parties.
- 9. In consideration of the covenants, conditions and promises of Applicant to be performed as set forth in this Agreement, District shall not contest or otherwise oppose the annexation of the Property sought by Applicant.

IN WITNESS WHEREOF, the parties have executed the Agreement by their authorized representatives the day and year first above written.

RICHLAND PLANNED COMMUNITIES, INC.

DocuSigned by:

 By: _____
567C78E09CD046F...
 JOHN TROUTMAN
 CHIEF LEGAL OFFICER

RIPON CONSOLIDATED FIRE PROTECTION DISTRICT

DocuSigned by:

 By: _____
D0E8BF7ED539408...
 DENNIS BITTERS
 FIRE CHIEF

CITY OF MANTECA

DocuSigned by:

 By: _____
ECAD989A38B947C...
 TONI LUNDGREN
 CITY MANAGER

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY

DocuSigned by:
Daniella Green
By _____
5E89B85AEAE547D...
DANIELLA GREEN
ASSISTANT CITY ATTORNEY

EXHIBIT A-1

LEGAL DESCRIPTION

All that certain real property situate in the Unincorporated Area, County of San Joaquin, State of California, described as follows:

Parcel One:

Being a Tract of land in the Northwest $\frac{1}{4}$ section of 15, Township 2 South, Range 7 East, Mount Diablo base and meridian (known as a portion of the Pillsbury Tract), more fully described as follows:

Commencing at the Northwest quarter corner of said Section 15; thence running South $1^{\circ}17'$ East 936 feet along the West line of said Section 15 to the Northwest corner and the true point of beginning of the herein tract of land; thence along the West line of the said Section 15, South $1^{\circ}17'$ East 1710 feet to the Southwest corner of the Northwest $\frac{1}{4}$ of said Section 15; thence along the South line of the said Northwest $\frac{1}{4}$ of Section 15, North $89^{\circ}19'$ East 1019.00 feet; thence North $01^{\circ}17'$ West 1710.00 feet along a line parallel with the West line of said Section 15; thence North $89^{\circ}19'$ West along a line of parallel with the South line of said Northwest $\frac{1}{4}$ of said Section 15, a distance of 1019.00 feet to the true point of beginning.

Except therefrom all oil, gas, minerals and other hydrocarbons as contained in Deed from Bank of America National Trust & Savings Association, a national banking association recorded January 23, 1940 in Book of Official Records, Book 681, Page 82, San Joaquin County Records. Affects that portion lying Northerly of the former center line of irrigation ditch lateral X of South San Joaquin Irrigation District.

Parcel Two:

Being a tract of land in the Northwest $\frac{1}{4}$ of Section 15, Township 2 South, Range 7 East, Mount Diablo base and meridian (known as a portion of the Pillsbury Tract), more fully described as follows:

Commencing at the Northwest quarter corner of said Section 15; thence running South $1^{\circ}17'$ East 936.0 feet along the West line of said Section 15 to the Northwest corner and the true point of beginning of the herein described tract of land; thence along the West line of the said Section 15, South $1^{\circ}17'$ East 1710 feet to the Southwest corner of the Northwest $\frac{1}{4}$ of said Section 15; thence along the South line of the said Northwest $\frac{1}{4}$ of Section 15, North $89^{\circ}19'$ East 2652.0 feet to the Northeast corner of the said Northwest $\frac{1}{4}$ of Section 15; thence North $01^{\circ}18'$ West 1710.0 feet along the East line of the Northwest $\frac{1}{4}$ of Section 25; thence South $89^{\circ}19'$ West 2651.5 feet to the point of beginning.

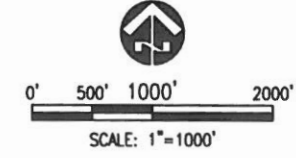
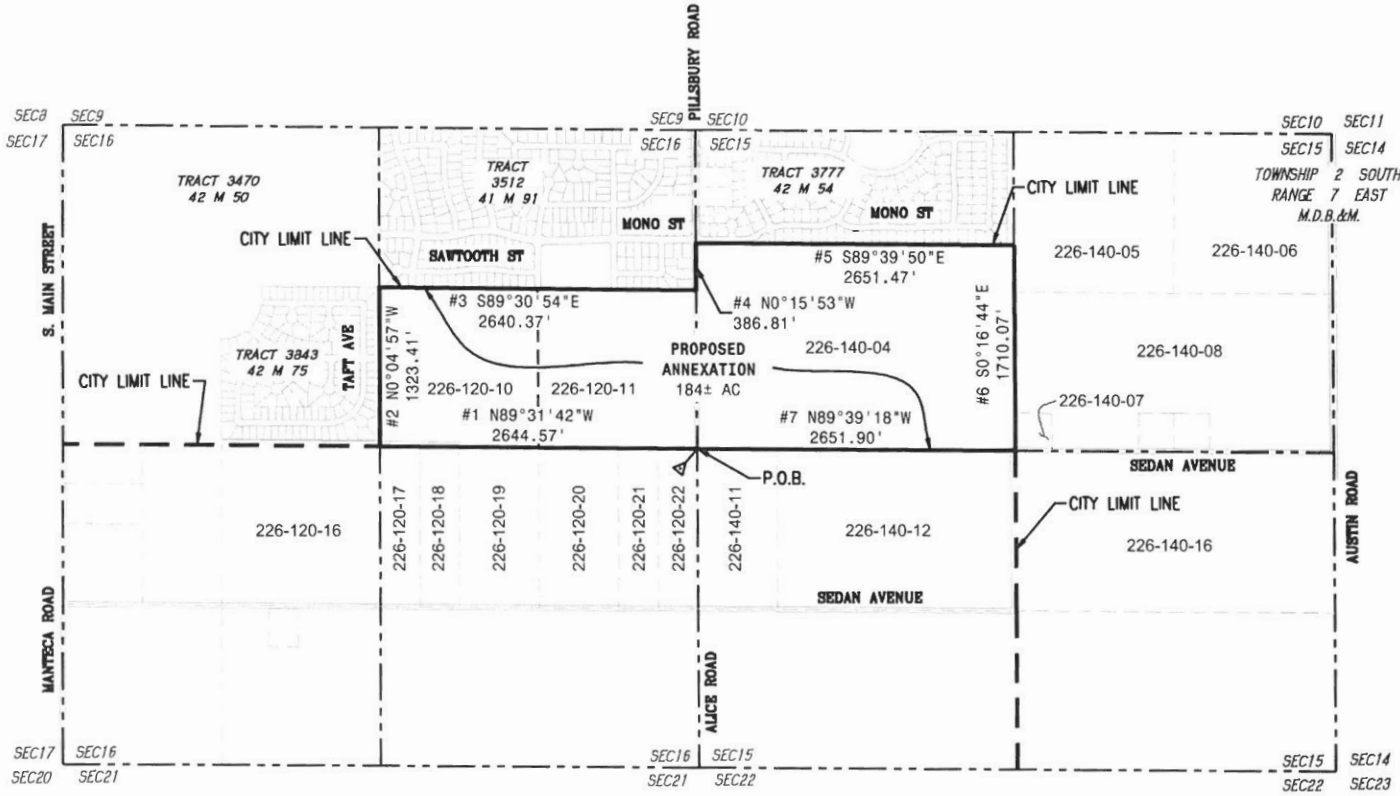
Except therefrom the West 40 acres of that parcel which was deeded to Patricia Jeanette Potter in a Deed dated October 4, 1983 and recorded October 11, 1983 Recorder's Instrument No. 83074093, San Joaquin County Records.

Except therefrom all oil, gas, minerals and other hydrocarbons as contained in Deed from Bank of America National Trust & Savings Association, a national banking association recorded January 23, 1940 in Book of Official Records, Book 681, Page 82, San Joaquin County Records. Affects that portion lying Northerly of the former center line of irrigation ditch lateral X of South San Joaquin Irrigation District.

APNs: 226-140-04 (Parcels 1 and 2)

EXHIBIT A-2

MAP OF HAT RANCH DEVELOPMENT
ANNEXATION TO THE CITY OF MANTECA
SAN JOAQUIN COUNTY, CALIFORNIA



- LEGEND**
- BOUNDARY OF DESCRIPTION
 - - - EXISTING PARCEL
 - - - CITY LIMIT LINE
 - - - SECTION LINE
 - ▲ ANGLE POINT
 - ▽ P.O.B. POINT OF BEGINNING

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ENGINEERS PLANNERS SURVEYORS
5142B FRANKLIN DR, PLEASANTON, CA 94588 (925)225-0890

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DRAWN	SCALE	DATE	JOBNO
LJM	1"=1000'	07/26/19	25224

EXHIBIT B

EXHIBIT B

HAT RANCH-APN 226-140-040
 FIFTEEN YEAR PAYMENT PLAN TO
 RIPON CONSOLIDATED FIRE PROTECTION DISTRICT

YEAR	ANNUAL INCREASE BY 3.43% PER YEAR FROM BASE 2023 PROPERTY TAX PAYMENT TO RIPON CONSOLIDATED FIRE PROTECTION DISTRICT	SPECIAL ASSESSMENT	TOTAL
2024	\$3,702.58	\$580.28	\$4,282.86
2025	\$3,829.58	\$580.28	\$4,409.86
2026	\$3,960.93	\$580.28	\$4,541.21
2027	\$4,096.79	\$580.28	\$4,677.07
2028	\$4,237.31	\$580.28	\$4,817.59
2029	\$4,382.65	\$580.28	\$4,962.93
2030	\$4,532.97	\$580.28	\$5,113.25
2031	\$4,688.45	\$580.28	\$5,268.73
2032	\$4,849.26	\$580.28	\$5,429.54
2033	\$5,015.59	\$580.28	\$5,595.87
2034	\$5,187.62	\$580.28	\$5,767.90
2035	\$5,365.56	\$580.28	\$5,945.84
2036	\$5,549.60	\$580.28	\$6,129.88
2037	\$5,739.95	\$580.28	\$6,320.23
2038	\$5,936.83	\$580.28	\$6,517.11
TOTAL	\$71,075.67	\$8,704.20	\$79,779.87

Attachment 8 Hat Ranch Annexation Plan



ANNEXATION PLAN

HAT RANCH PROJECT

December 2023

Prepared for:

City of Manteca
Development Services Department
1215 W. Center Street, Suite 201
Manteca, California 95337

Prepared by:

J.B. Anderson Land Use Planning
139 S. Stockton Avenue
Ripon, California 95366



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EXECUTIVE SUMMARY

The City of Manteca is proposing to annex 184.7-acres consisting of the Hat Ranch Project. The land proposed under this annexation is generally described as the following:

- Annexation Area: Includes three parcels totaling approximately 184.7-acres (APN Nos. 226-120-10, 226-120-11 and 226-140-04) intended for the development of 738 residential units, 16.2 acres of park/basin area, a 16.1-acres school site, and over 13 acres of public right-of-way improvements.

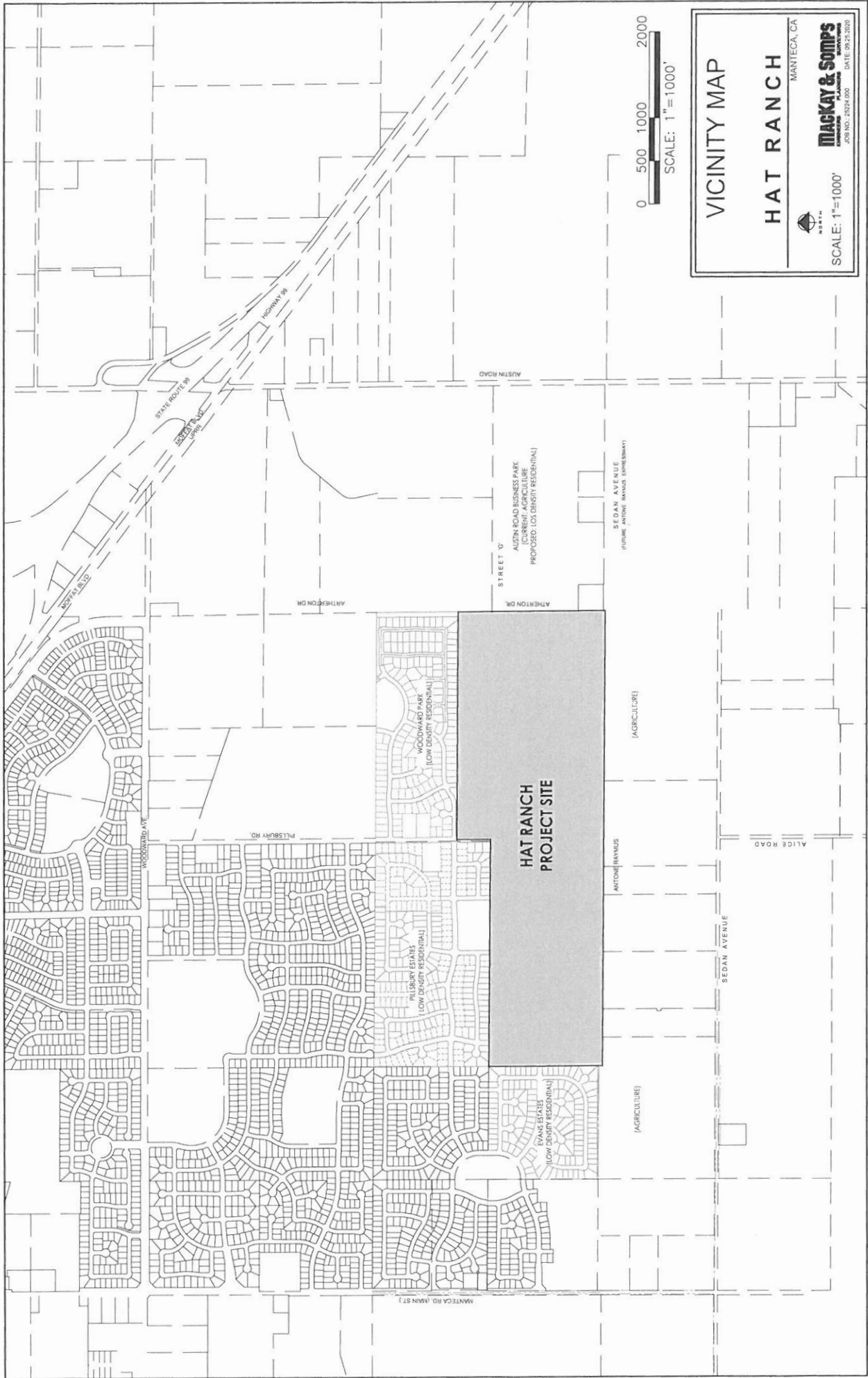
Figure 1 provides an illustration of the Project's location, Figure 2 provides an illustration of surrounding land uses, and Figure 3 provides an illustration of the development proposed within the Hat Ranch Project.

The Annexation Area is within the City's adopted Sphere of Influence (SOI) and the existing 10-year Planning Horizon.

The intent of this Annexation Plan is to supplement the City's application to San Joaquin Local Agency Formation Commission (SJ LAFCO) and to comply with SJ LAFCO rules and regulations as well as other applicable requirements of the California Government Code.

This Annexation Plan is organized into the following sections:

- Open Space Conversion Statement;
- Residential Entitlement Matrix;
- City Services Plan;
- Timely Availability of Water Supplies; and,
- Fair Share Housing Needs.



VICINITY MAP

HAT RANCH

MANTECCA, CA

Mackay & Somp's
LAND DEVELOPMENT ARCHITECTS

SCALE: 1"=1000'

PROJECT NO.: 2324-005 DATE: 02-15-2020

Figure 1 – Location Map

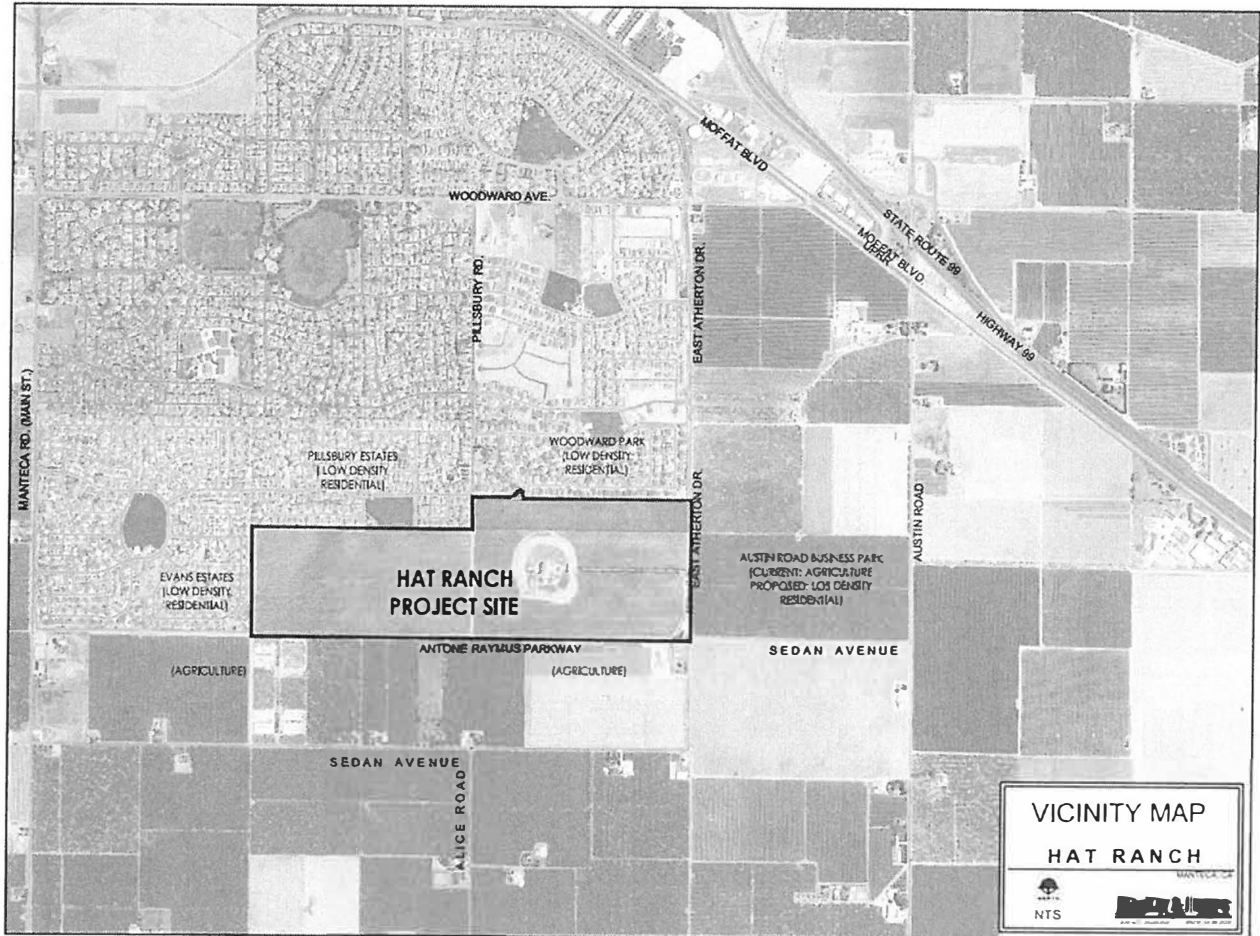


Figure 2 – Surrounding Land Uses

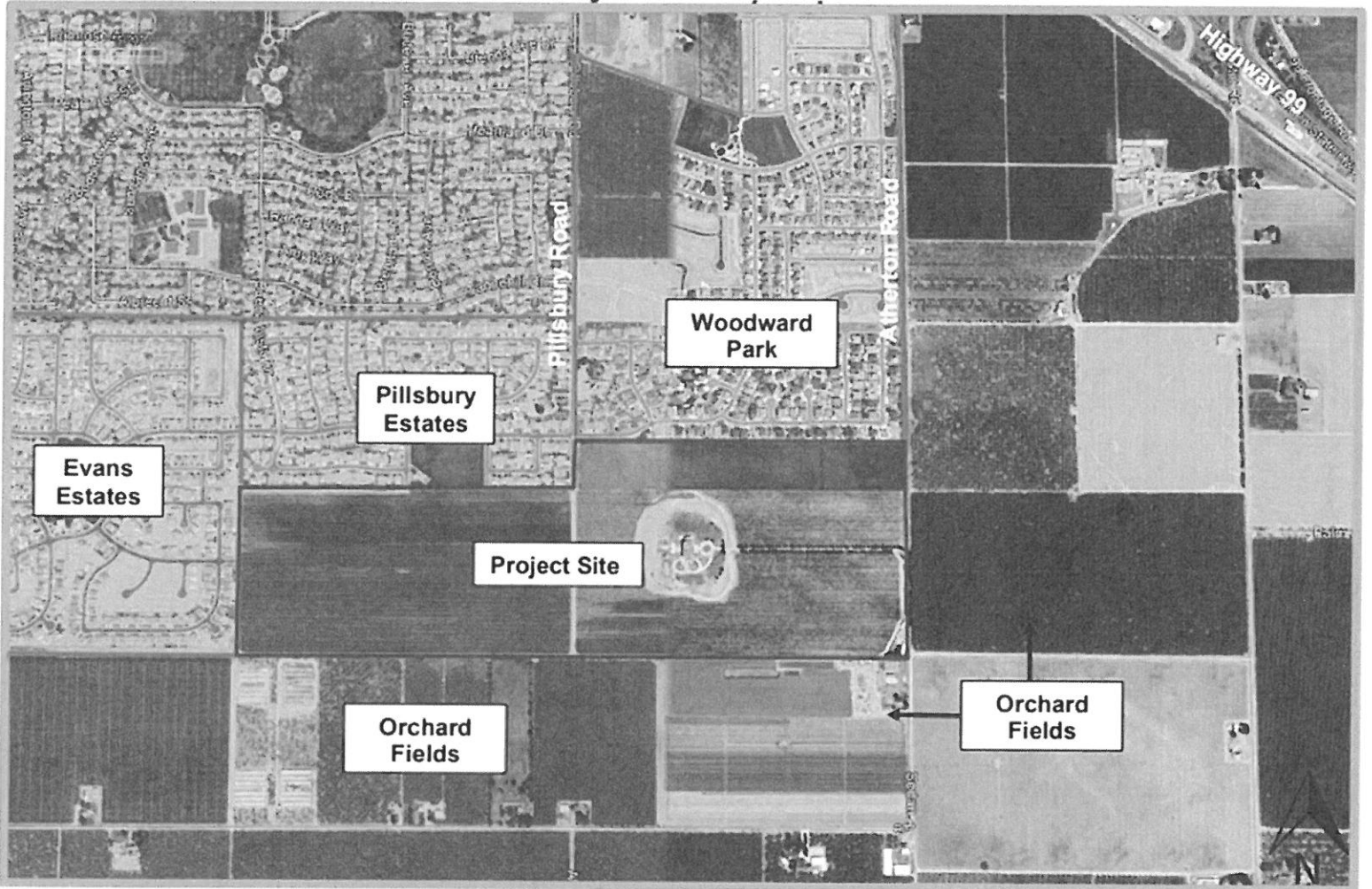
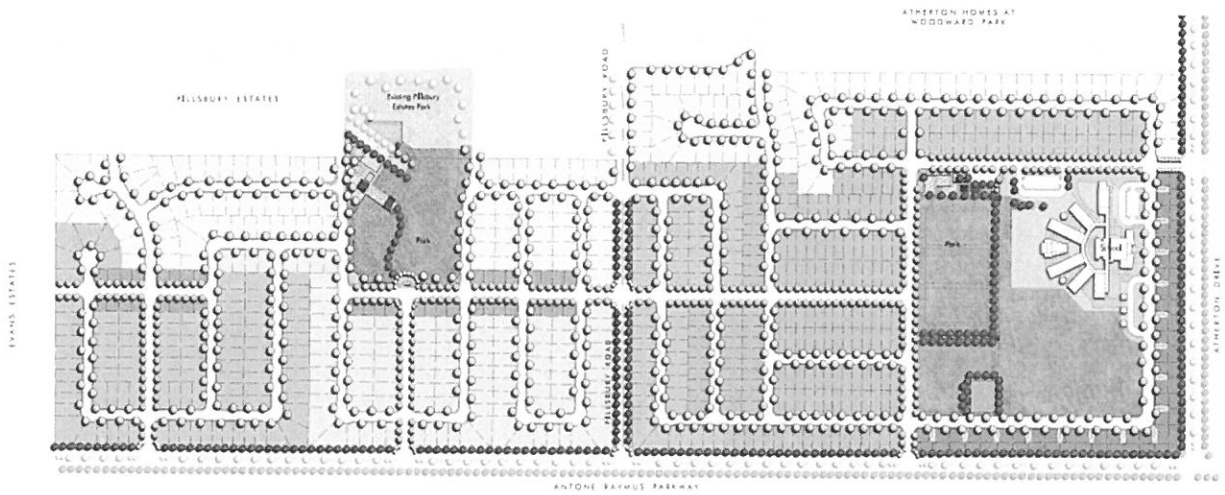


Figure 3 – Hat Ranch Project

L.1



 RICHLAND

Hot Ranch
Community Plan

Manteca, CA

MacKay & Somps
LANDSCAPE ARCHITECTURE
PLANNING

KLA
LANDSCAPE ARCHITECTURE
PLANNING

Bassenian Lagoni
ARCHITECTURAL PLANNING

OPEN SPACE CONVERSION STATEMENT

As noted previously, the Project site is located within the City's existing SOI and 10-year Planning Horizon. The City's current General Plan (2023 General Plan) designates the Project site for Low Density Residential (LDR) and Park (P) land uses. The Project site is surrounded by a variety of agricultural and residential land uses. Uses immediately south of the Project site include agricultural uses, primarily serving as orchard fields. Residential subdivisions are located to the north and west of the Project site, including the Evans and Pilsbury Estates and Woodward Park Subdivisions which border the Development Area on the north and west. Existing uses to the east of the Project site include agricultural uses consisting of orchard fields.

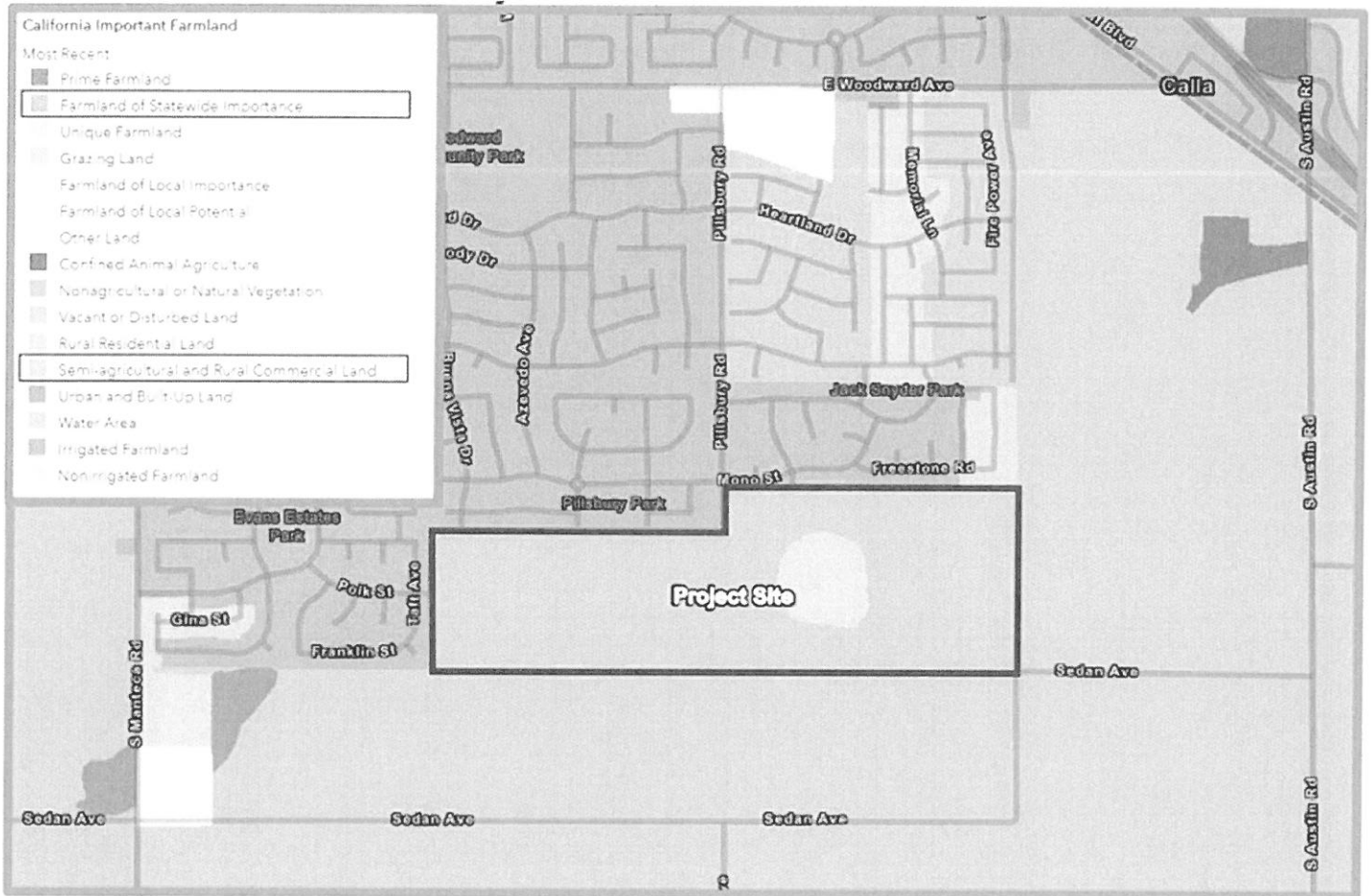
The Project proposes to annex 184.7-acres into the City of Manteca, to ultimately allow for the development of 738 residential units, two neighborhood parks, and supporting infrastructure including roadways, and wet and dry utilities.

SJ LAFCO, in their review of proposals which could reasonably be expected to induce, facilitate, or lead to the conversion of existing open space lands to uses other than open space, shall consider, in accordance with Section 56377 of the Government Code, the following:

- a) *Development or use of land other than open-space uses shall be guided away from existing prime agricultural lands in open-space use and towards areas containing non-prime agricultural lands, unless that action would not promote the planned orderly, efficient development of an area.*
- b) *Development of existing vacant or non-prime agricultural land for urban uses within the existing jurisdiction of a local agency or within the sphere of influence of a local agency should be encouraged before any proposal is approved which would allow for or lead to the development of existing open-space lands for non-open space uses which are outside of the existing jurisdiction of the local agency or outside the existing sphere of influence of the local agency.*

Existing uses within the Project site primarily consists of agricultural uses; the Hat Ranch Environmental Impact Report (EIR) determined that the Project contains land designated as Farmland of Statewide Importance. Of the entire 184.7-acre Annexation Area, there is no land considered to be Prime Farmland as defined by the Cortese-Knox-Hertzberg Act. For reference, below is Figure 4, Farmland Classifications, as provided in the Project's Environmental Impact Report (EIR).

Figure 4 – Farmland Classifications



The proposed conversion is consistent with the City's overall planning vision, as identified in the 2023 General Plan, which assumes the site would be developed with residential and park uses. The 2023 General Plan and General Plan EIR anticipated development of the Project site as part of the overall evaluation of buildout of the City. Additionally, the proposed General Plan Update designates this land for Low Density Residential uses consistent with the Project and is anticipated in the overall buildout of the City as part of the General Plan Update EIR.

In addition, as defined in Chapter 5.0 of the Project's Draft EIR, the objectives of the Project are as follows:

- Provide residential housing opportunities that are visually attractive and accommodate the future housing demand in Manteca.
- Establish a mixture of Low-Density Residential project types that collectively provide for local and regional housing and that take advantage of the area's high level of accessibility.
- Provide infrastructure and park space that meets City standards, is integrated with existing and planned facilities and connections, and increases recreation opportunities for existing and future residents of the City.
- Establish a logical phasing plan designed to ensure that each phase of development would include necessary public improvements required to meet City standards.

As noted above, the Project site is adjacent to existing residential subdivisions to the north and west, including the Evans Estates, Pillsbury Estates and Woodward Park Subdivision which border the Project. Existing uses to the east and south of the Project site include agricultural and rural uses. The Project site has and continues to experience development pressure and is not a good candidate for long-term, permanent agricultural land protection. Given the Project site's surrounding uses, which consist of existing and future urban uses, long term sustainability of agricultural activities is not sustainable.

Chapter 13.42 of the Municipal Code establishes the City's Agricultural Mitigation Fee Program, which authorizes the collection of development impact fees to offset costs associated with the loss of productive agricultural lands converted for urban uses within the City. Agricultural mitigation fees are required to be paid prior to issuance of any building permit. In recognition of development pressure on agricultural lands in close proximity to urban development; and the regional nature of long-term agricultural land conservation, on December 12, 2007, the City of Manteca entered into a Memorandum of Understanding (MOU) with the Central Valley Farmland Trust (CVFT). Development of the Annexation Area will require the Developer/Project Proponent to pay the City's Agricultural Mitigation Fee of \$3,418.02 per gross acre to mitigate the conversion of agricultural land to urban uses.

In addition to the agricultural mitigation fee, the City of Manteca has adopted Chapter 8.24 of the Municipal Code that establishes the City's "Right-to-Farm" ordinance. The intent of this ordinance is to protect agricultural uses in the City. The ordinance establishes the City's policy to preserve, protect and encourage the use of viable agricultural land for the production of food and other agricultural products. Chapter 8.24 of the Municipal Code identifies that when nonagricultural land uses extend onto or

approach agricultural areas, conflicts may arise between such land uses and agricultural operations that often result in the involuntary curtailment or cessation of agricultural operations and discourage investment in such operations.

Chapter 8.24 of the City's Municipal Code is intended to reduce the occurrence of such conflicts between nonagricultural and agricultural land uses within the City through requiring the transfer or of any property in the City to provide a disclosure statement describing that the City permits agricultural operations, including those that utilize chemical fertilizers and pesticides. The disclosure statement notifies the purchaser that the property being purchased may be located close to agricultural lands and operations and that the purchaser may be subject to inconvenience or discomfort arising from the lawful and proper use of agricultural chemical and pesticides and from other agricultural activities, including without limitation, cultivation, plowing, spraying, irrigation, pruning, harvesting, burning of agricultural waste products, protection of crops and animals from depredation, and other activities which occasionally generate dust, smoke, noise and odor. In addition, prior to issuance of a city building permit for construction of a residential building, the owner of the property upon which the building is to be constructed is required to file a disclosure statement acknowledging the proximity of agricultural operations and the potential for inconvenience or nuisance associated with those uses.

The City of Manteca is also a participant in the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). The SJMSCP provides comprehensive measures for compensation and avoidance of impacts on various biological resources, which includes ancillary benefits to agricultural resources. For instance, many of the habitat easements that are purchased or facilitated by the SJMSCP program are targeted for the protection of Swainson's hawk or other sensitive species habitat that are dependent on agricultural lands. The biological mitigation for these species through the SJMSCP includes the purchase of certain conservation easements for habitat purposes; however, the conservation easements are placed over agricultural land, such as alfalfa and row crops (not vines or orchards). As such, SJMSCP fees paid to SJCOG as administrator of the SJMSCP will result in the preservation of agricultural lands in perpetuity.

Development of the Project site would result in the permanent conversion of approximately 171.6 acres of Farmland of Statewide Importance to nonagricultural use, 141.6 acres of which are planted with vineyards.

As previously discussed, Chapter 13.42 of the Municipal Code establishes the City's Agricultural Mitigation Fee Program, which authorizes the collection of development impact fees to offset costs associated with the loss of productive agricultural lands converted for urban uses within the City. The City's agricultural mitigation fee program requires that future development pay the agricultural mitigation fee, currently \$3,418.02 per acre, to mitigate the conversion of agricultural land to urban use. The City will use these funds to purchase conservation easements or deed restrictions on agricultural land to ensure that the land remains in agricultural use in perpetuity.

In addition to the City’s agricultural mitigation fee program, the SJMSCP requires development to pay fees on a per-acre basis for impacts to agricultural lands that function as habitat for biological resources. While the Project site consists of three separate parcels that are planted with vineyards and contain a large barn, an office structure, a tree-lined driveway, and a 20,000 square foot residence (Hat House), implementation of the Project would result in the conversion of approximately 184.7 acres of existing agricultural land (and existing residence) into residential housing, a school, and park land. Pursuant to the SJMSCP, conversion of agricultural land would be viewed by SJCOG as a loss of habitat that otherwise provides support to wildlife communities in San Joaquin County.

SJCOG will then use these funds to purchase the conservation easements on agricultural and habitat lands in the Project vicinity. The compensation results in the purchase of conservation easements that are placed over agricultural land. As such, the Project fees paid to SJCOG as administrator of the SJMSCP will result in the preservation of agricultural lands in perpetuity.

The purchase of conservation easements and/or deed restrictions through the City agricultural mitigation fee program and the SJMSCP allows the landowners to retain ownership of the land and continue agricultural operations and preserves such lands in perpetuity.

Soils

There are several methods for classifying soil quality for agricultural uses. One method involves a soil capability rating provided by the National Resources Conservation Service (NRCS). This classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive land forming that would change slope, depth or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. In the capability system, soils are generally grouped at three levels: capability class, subclass, and unit. Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. Based on this classification system, the Project site contains the following soil classifications:

<i>UNIT SYMBOL</i>	<i>NAME</i>	<i>ACRES IN AOI (AREA OF INTEREST)</i>	<i>PERCENT OF AOI</i>	<i>CAPABILITY CLASSIFICATION*</i>
141	Delhi fine sand, 0 to 5 percent slopes	30.9	17.1%	IIIS-4, irrigated, IIVe-4, non-irrigated
142	Delhi loamy sand, 0 to 2 percent slopes, MLRA 17	121.6	67.1%	IIIS-4, irrigated, IIVe-4, non-irrigated
255	Tinnin loamy coarse sand, 0 to 2 percent slopes	28.6	15.8%	IIIS-4, irrigated, IIVe-4, non-irrigated

** DEPICTS IRRIGATED VS NON-IRRIGATED CAPABILITY RATING; SOURCE: NRCS CUSTOM WEB SOIL SURVEY, 2021; SAN JOAQUIN COUNTY SOIL SURVEY, 1992.*

- Class 1 soils have slight limitations that restrict their use.
- Class 2 soils have moderate limitations that restrict the choice of plants or that require moderate conservation practices.
- Class 3 soils have severe limitations that restrict the choice of plants or that require special conservation practices, or both.
- Class 4 soils have very severe limitations that restrict the choice of plants or that require very careful management, or both.

Based on the table above, 181.1-acres of the 184.7-acre annexation area contain soils with severe or very severe limitations that restrict the choice of plants, require special conservation practices, require very careful management, or all of the above. The predominant soil found within the annexation area is classified as having severe limitations or more, allowing the Project site to be conducive to urban development rather than continued agricultural practices.

Evaluation of Alternative Sites

As part of the evaluation of the Project’s open space conversion statement, alternative sites that may be best suited for residential development were evaluated. As noted in the Project’s EIR, an Off-Site Alternative was considered with primary consideration given to alternatives that could reduce significant impacts, while still meeting most of the basic Project objectives. The City has found that there are no feasible alternative locations that exist within the City’s Sphere of Influence with the appropriate size and characteristics that would meet the basic Project objectives and avoid or substantially lessen a significant effect. The City has determined that alternative locations outside the Sphere of Influence would not be feasible because an expansion of the Sphere of Influence would induce unplanned growth and cause impacts greater than development on the Project site. Finally, because the Project Applicant does not possess a comparable property, the Off-Site Alternative has been dismissed from further consideration. For these reasons, the City of Manteca determined that there are no feasible alternative locations.

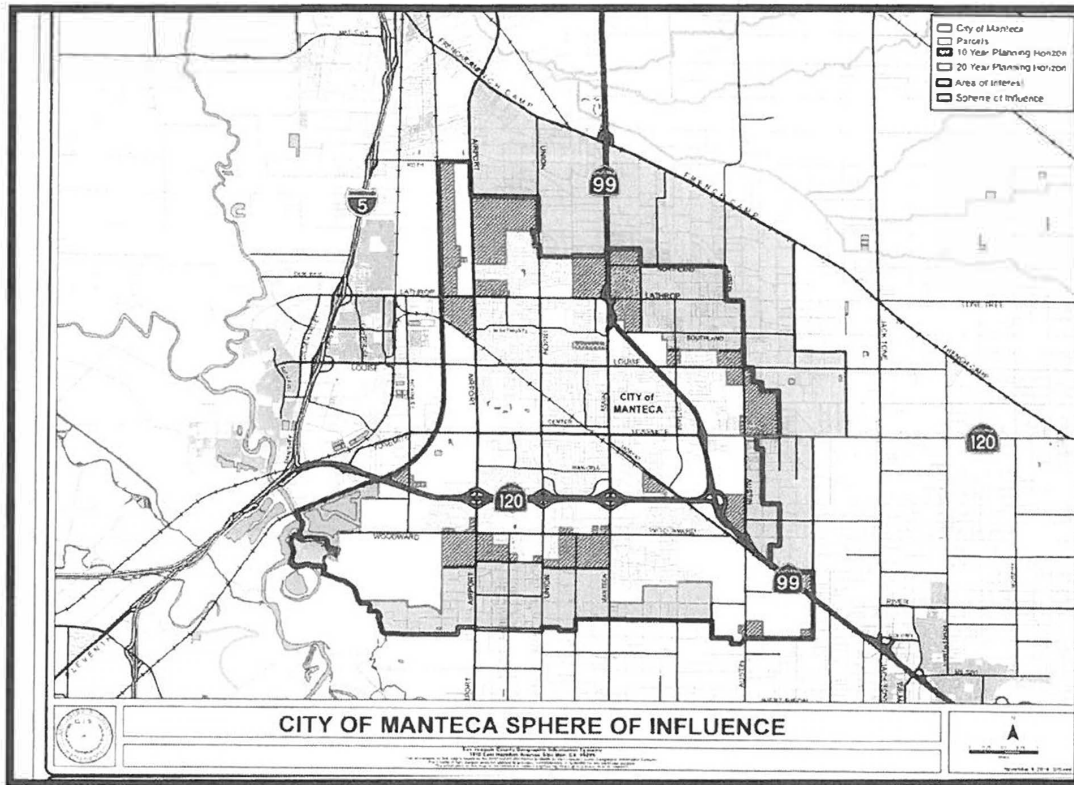
Justification for Approval

The proposed conversion is consistent with the City’s overall planning vision, as identified in the Adopted General Plan (April 2023), which assumes the site would be developed with residential and park uses. The General Plan and General Plan EIR anticipated development of the Project site as part of the evaluation of the overall buildout of the City. Additionally, the Adopted General Plan designates this land for Low Density Residential uses consistent with the Project and is anticipated in the overall buildout of the City as part of the General Plan EIR. The 2023 General Plan EIR also addressed the conversion and loss of agricultural land that would result from buildout of the 2023 General Plan, providing a discussion of the General Plan policies intended to reduce impacts. However, the 2023 General Plan EIR concluded that although these policies and regulations would reduce impacts related to the conversion of Prime Farmland, Unique Farmland, and Farmland of Statewide Importance, the permanent loss of farmland would result in a significant and unavoidable impact to agricultural resources.

Consistent with the requirement that LAFCO review the proposed annexation request pursuant to the criteria provided in Government Code Section 56337, the following justification and findings are made in support of approval of the annexation request.

- 1) Lands within the annexation area are planned for urban uses in the Manteca General Plan. The proposed conversion is consistent with the City's overall planning vision, as identified in the 2023 General Plan, which assumes the site would be developed with residential and park uses. The 2023 General Plan and General Plan EIR anticipated development of the Project site as part of the evaluation for the overall buildout of the City. Additionally, the proposed General Plan Update designates this land for Low Density Residential uses consistent with the Project and is anticipated in the overall buildout of the City as part of the General Plan EIR.
- 2) The Project is located within the City of Manteca 10-year Planning Horizon as illustrated in Figure 5, below.
- 3) The Project proposes an orderly and logical boundary for annexation and is contiguous to the City limits.
- 4) The Project creates a logical extension of the City boundaries and can be served by existing infrastructure.

Figure 5 – City of Manteca Sphere of Influence



RESIDENTIAL ENTITLEMENT MATRIX

Table 1, below, depicts the list of residential projects within the City of Manteca that are under construction or ready to build, entitled/not yet under construction, and in application/under review as of August 1, 2023. In total, the City has 2,120 residential units currently ready to build, with a total of 7,961 residential units that have been approved and not yet ready for construction, or currently on file with the City for review and consideration.

Table 1: Residential Matrix

Please refer to 12/1/23 table on website

Name	Project No.	Type	No. of Units
Under Construction/Ready to Build			
Single-Family Residential (SFR)			
North Main Commons GPA	GPA-17-069	Subdivision	154
Griffin Park 1 through 4	SDJ-18-053	Subdivision	313
Shadowbrook 1 through 5	SDJ-04-07	Subdivision	437
Sundance 4	SDJ-14-75-03	Subdivision	118
Wackerly (Freestone)	SDJ-19-13	Subdivision	60
Cerri 1 through 5	GPA-15-084	Subdivision	658
	TSM-16-011		
Vintage II	SDJ-20-06	Subdivision	68
Yosemite Greens	SDJ-18-107	Subdivision	101
<i>Sub-Total</i>			1,909
Multi-Family Residential (MDR)			
Madan Das Apartments	SPA-18-096	Apartments	9
Valencia Place Apartments Phase II	SPA-18-134	Apartments	192
Cyrus Lane	SDN-17-134	Duplex	10
<i>Sub-Total</i>			211
Total (SFR+MDR)			2,120
Entitled/Not Yet Under Construction			
Single-Family Residential (SFR)			
Denali Tentative Map Extension	SDX-20-028	Subdivision	315
Griffin Park Subdivision 5	SDJ-18-053	Subdivision	1,220
BMW Subdivision SDJ	SDJ-18-103	Subdivision	6
Thomas Street Subdivision	SDJ-20-039	Subdivision	49
Lewis Estates	SDJ-20-099	Subdivision	53
Trails of Manteca	LLA-15-041	Subdivision	91
320 N Airport Way	SDJ-21-42	Subdivision	116
Lumina at Machado Ranch	ANX-20-040	Subdivision	827
<i>Sub-Total</i>			2,677
Multi-Family Residential			
Paradise Villas	SDJ-20-118	Townhomes	59
Luxury Apartments	SPA-16-127	Apartments	136
Diamond Villas	SDJ-16-093	Townhomes	43

Prose Manteca	SPA-22-014	Apartments	420
Union Crossings	SPA-21-015	Apartments	300
Sonoma Apartments	SPA-21-137	Apartments	210
The Address	SPA-21-160	Townhomes	13
Yosemite Apartments	SPA-21-165	Apartments	62
Joshua Street Apartments	SPA-23-06	Apartments	245
<i>Sub-Total</i>			1,488
Name	Project No.	Type	No. of Units
Total (SFR+MFR)			4,165
<i>In Application/Under Review</i>			
<i>Single-Family Residential (SFR)</i>			
Hat Ranch	ANX-19-122	Subdivision	738
Dutra Property Annexation	ANX-21-055	Subdivision	197
Stagecoach at M&E	DA-20-135	Subdivision	304
Stagecoach Marchesotti	DA-20-137	Subdivision	562
Union Ranch North	DA-20-139	Subdivision	450
4-C Ranch	SDJ-21-024	Subdivision	81
Yosemite Square	SDJ-21-071	Subdivision	486
Terra Ranch	SDJ-21-124	Subdivision	60
LMC/Quintal Development	GPA-22-66	Subdivision	818
<i>Sub-Total</i>			3,696
<i>Multi-Family Residential (MDR)</i>			
PRINCIPO	SPA-22-100	Apartments	100
<i>Sub-Total</i>			100
Total (SFR+MFR)			3,796
<i>Grand Total</i>			
<i>Single-Family Residential</i>			8,282
<i>Multi-Family Residential</i>			1,799
Source:			
City of Manteca, August 2023			

The Hat Ranch Project consists of 738 residential units of which would represent an addition to the City's overall number of residential units entitled but not yet ready for construction. It is important to note that the Project is within the City's existing SOI and 10-year Planning Horizon and as such, the type of development proposed in the Hat Ranch Project has been planned for by the City of Manteca. The annexation area is adjacent to City limits and adjacent infrastructure that can serve the demand of the Project.

CITY SERVICES PLAN

Introduction

Pursuant to Section 56653 of the California Government Code, the San Joaquin County Local Agency Formation Commission (LAFCo) requires that any application for a change of organization or reorganization be accompanied by a plan for providing services to the area affected by the requested change of boundary. In accordance with the above cited section, the plan for providing services shall include the following information:

1. An enumeration and description of the services to be extended to the affected territory,
2. The level and range of those services,
3. An indication of when those services can feasibly be extended to the affected territory, if new services are proposed,
4. An indication of any improvements or upgrading of structures, roads, sewer or water facilities, or other conditions the local agency would impose or require within the affected territory if the change of organization or reorganize is completed; and
5. Information as to how the services would be financed.

The proposal being submitted to LAFCo includes the annexation of approximately 184.7 gross acres of land into the City of Manteca. Several related land use entitlement applications have been submitted to the City of Manteca for the development of the Hat Ranch Subdivision, a 738-lot single family residential subdivision, which comprises 152.3 acres of the Annexation Area. The Plan for Services described below includes a description of the Project, and existing and proposed services to be extended to the project area.

Project Description

The Hat Ranch Project consists of an Annexation application for 184.7 acres of unincorporated land in San Joaquin County into the City of Manteca, the Pre-zoning of all 184.7 acres, a General Plan Amendment, a Planned Development Overlay, and a Tentative Subdivision Map for the Hat Ranch Subdivision Project. The subdivision will have 738 units, 16.2 acres of park/basin area, a 16.1-acre school site, and over 13 acres of public right-of-way improvements.

The annexation area is located near the southeast edge of the City of Manteca, immediately south, west, and east of the existing City limit lines. The site is bounded by the future southern extension of Atherton Drive and agricultural lands to the east, single family residential uses to the north and west, and the future Raymus Parkway and agricultural uses to the south. The Project will be constructing the future extension of Atherton Drive and an east/west portion of Raymus Parkway from Atherton to Main Street. The extension of South Pillsbury Road will bisect the annexation area, essentially creating a "Hat West" and a "Hat East." A future Ripon Unified School District site is located on the Hat East side. Both the East and West side will have a public park/basin area. The West Park will be an expansion of Pillsbury Park and the

East Park will be adjacent to the school site but not part of the school site. There may be opportunities for joint use/cross use of the Park and school open space area, but that will be determined at a later date.

Existing and Surrounding Land Uses

The Project site consists of three (3) parcels totaling approximately 184.7 acres. The Project site is currently designated Urban Reserve-Low Density Family Residential (UR-LDR), Park (P), and Commercial Mixed Use (CMU) by the City of Manteca General Plan. The San Joaquin County General Plan designates the site as Agriculture-Urban Reserve (A/UR). Presently, the Project site is planted with vineyards and contains a large barn, an office structure, a tree-lined driveway, and a 20,000-square-foot (sf) residence.

Land surrounding the Project site on all sides is currently designated as LDR by the City of Manteca General Plan. The San Joaquin County General Plan designates the unincorporated land to the south of the site as General Agriculture (A/G). Low-density residential developments, including the Pillsbury Estates, Woodward Park, and Evans Estates are located to the north and the west, while the land located directly to the south and east of the Project site are planted with orchards.

The proposed Annexation Area is surrounded by a variety of land uses. Surrounding land uses are depicted below:

Table 2: Surrounding Land Uses

	EXISTING LAND USE	ZONING (City/County)	MANTECA GENERAL PLAN
Project Site	Agricultural Land, Single-Family Residential	Agriculture-Urban Reserve (AU-20) (SJ County)	Urban Reserve-Low Density Residential (UR-LDR); Park (P); Commercial Mixed Use (CMU)
North – City	Single-family Residential	One-Family Dwelling (R-1) (Manteca);	Low Density Residential (LDR); Park (P); Public/Quasi-Public (PQP)
South – County	Agriculture; Orchard Fields	Agriculture-Urban Reserve (AU-20) (SJ County)	-----
East – City	Agriculture; Orchard Fields	One-Family Dwelling (R-1) (Manteca)	Low Density Residential (LDR); Master/Specific Plan Overlay
West – City	Single-family Residential	One-Family Dwelling (R-1) (Manteca)	Low Density Residential (LDR)

Fire Protection and Emergency Services

As part of the proposed annexation, the Project will be detached from both the Lathrop-Manteca Fire District and Ripon Consolidated Fire District; the Manteca Fire Department (MFD) would assume responsibility for providing fire protection and emergency medical services. The Manteca Fire Department serves approximately 72,880 residents throughout over 17 square miles within the City limits. The Manteca Fire Department operates out of five facilities that are strategically located in the City of Manteca. The Manteca Fire Department is headquartered in Station 242 located at 1154 S. Union Road.

This building serves as the Fire Department headquarters and the Fire Prevention Bureau. Fire training and emergency medical services are managed out of Station 241. Apparatus includes three engines, three reserve engines, one ladder truck, one medium rescue unit, one USAR rescue trailer, eight staff vehicles, two pick-up trucks, and a public education trailer.

D. stance & time from closest station => #5?

The Manteca Fire Department maintains a goal for the initial company of three firefighters to arrive on scene for fire and emergency medical service (EMS) incidents within five minutes 90% of the time (Response Effectiveness). In 2016, the Department averaged a response time for Code 3 emergencies such as fires, medical calls or auto accidents at 4:20 minutes City-wide. In 2021, the Department had the goal of a five (5) minute response time, with 83.24% of the calls meeting this goal with the 90th percentile response time being 285 seconds. Response times to the Project site will remain the same. In 2021, the Manteca Fire Department handled 7,647 emergency calls with 6,362 calls meeting the 5-minute response time goal. The Department is currently meeting the Response Effectiveness goal.

Map 2

The Insurance Services Office (ISO) Public Protection Classification Program currently rates the Fire Department as a 2 on a scale of 1 to 10, with 1 being the highest possible protection rating and 10 being the lowest. The ISO rating measures individual fire protection agencies against a Fire Suppression Rating Schedule, which includes such criteria as facilities and support for handling and dispatching fire alarms, first-alarm response and initial attack, and adequacy of local water supply for fire-suppression purposes. The recent construction and staffing of Fire Station No. 4 and Fire Station No. 5 will have a positive impact on the City's ISO rating. The ISO ratings are used to establish fire insurance premiums. With the completion of Fire Station 5, the City plans to apply for ISO reclassification and the Fire Department will apply for Accreditation through the Commission of Fire Accreditation International (CFAI). The Manteca Fire Department currently operates five fire stations within its service area, each are listed below:

was this done or when?

- Station 241 – 290 S. Powers Ave. Manteca CA 95336 (operational)
- Station 242 – 1154 S. Union Road Manteca CA 95337 (operational)
- Station 243 – 399 W. Louise Ave. Manteca CA 95336 (operational)
- Station 244 – 1465 W. Lathrop Rd. Manteca CA 95336 (operational)
- Station 245, 1675 E. Woodward Ave. Manteca CA 95337 (operational)

Development of the Project will require payment of all applicable fire service fees and assessments required to fund its fair share of the City of Manteca Fire Department. In addition, all development is required to conform to the California Fire Code, the City's Fire Sprinkler Ordinance, fire flow standards, and other applicable requirements.

What is the Fire Flow in adjacent subdivisions? - Maps?

The City of Manteca General Plan 2023 includes policies that support the Fire Departments continued provision of adequate facilities and staffing levels. Relevant polices with respect to the Project include the following:

Policies: Fire Protection

PF-P-42. The City shall endeavor to maintain an overall fire insurance (ISO) rating of 4 or better.

PF-P-43. The City shall endeavor through adequate staffing and station locations to maintain the minimum feasible response time for fire and emergency calls.

PF-P-44. The City shall provide fire services to serve the existing and projected population. PF-P-45. The City will establish the criteria for determining the circumstances under which fire service will be enhanced.

Implementation: Fire Protection

PF-I-24. The Fire Department shall continuously monitor response times and report annually on the results of the monitoring.

PF-I-25. The Planning Commission and City Engineer will review proposed residential street patterns to evaluate the accessibility for fire engines and emergency response.

Medical services are provided by the Manteca District Ambulance Service, which covers a 100-square-mile area and has two stations: one in Manteca and the other in Lathrop. The ambulance service has 36 employees and has eight ambulances. Two 24-hour ambulances and one 12-hour ambulance respond out of the Manteca station 7 days per week. One 24-hour ambulance responds out of the Lathrop station 7 days per week. The ambulance service has mutual aid agreements with the cities of Ripon, Tracy, and Escalon. The Manteca District Ambulance Service has 20 paramedics and 16 emergency medical technicians.

Impact fees from new development are collected based upon projected impacts from each development. The adequacy of impact fees is reviewed on an annual basis to ensure that the fee is commensurate with the service. Payment of the applicable impact fees by the Project applicant, and ongoing revenues that would come from property taxes, sales taxes, and other revenues generated by the Project, would fund capital and labor costs associated with fire protection services. The Project would not require the construction of additional fire department facilities.

The City recognizes expansion through annexations can create financial and service impacts on the Fire Districts. Consequently, the City will enter into agreements with the Districts prior to annexation to keep the same revenue (not increment) going to the districts. Preferably, a sum equal to the current tax revenue received by the fire district at time of annexation, multiplied by ten years, will be paid in a lump sum to the district. The lump sum payment shall be paid by the developer prior to the issuance of the first building permit in the annexed area. The City will continue having a regular dialogue with the Fire Districts in an effort to create efficiencies and better serve the community.

Fire protection, emergency, and medical services will be provided to the Project site upon annexation, and enhanced services can be accommodated by the agreements between the City and the Districts as discussed above. The Primary station that will serve the Project site is Station 245, which initiated operations in June 2020 and is located at the northwest corner of Woodward Avenue and Atherton Drive, approximately 0.7-mile north of the Project site.

- Move to previous page - and statement on time from station?



Police Protection Services

Police protection services in the City of Manteca are provided by the Manteca Police Department. The Police Department operates out of its headquarters located at 1001 W. Center Street. The Police Department is organized into two divisions: Operations, and Services. Additionally, the Police Department operates a Public Affairs Unit. For budgeting purposes, the Police Department is organized into the following programs: administration, patrol, investigations, support services, dispatch, code enforcement, jail services, and animal services.

The department classifies calls for service as Priority 1, Priority 2 or Priority 3. Priority 1 calls are calls where a threat is posed to life or a crime of violence. Priority 2 calls are calls for service where there is an urgency or suspicious behavior. Priority 3 calls are calls for service where no emergency or serious problem is involved. In 2020, there were 202 Priority 1 calls, 1,301 Priority 2 calls, and 1,568 Priority 3 calls, totaling 3,071 calls.

Staffing levels are assessed by the City on an annual basis, based on a variety of factors including response times for the three priorities listed above. The City currently has 75 sworn officers. With a population of 84,800, that equates to a staffing level of 0.88 officers per 1,000 residents. Additional officers are planned to be hired, as the City population grows. The addition of 738 housing units could increase the population of the city by an estimated 2,214 persons. This would change the staffing level to 0.86 officers per 1,000.

The FY 2021-2022 budget for the Police Department is \$24,166,565, which is sufficient to cover the current staffing levels. The need for additional personnel in the future will be addressed by the Chief of Police, the City Manager, and the City Council as response times are reassessed annually and as the budget allows.

The City of Manteca General Plan 2023 includes policies that support the Police Department's continued provision of adequate facilities and staffing levels. Relevant policies with respect to the Project include the following:

Policies: Police Protection

PF-P-39. The City shall endeavor through adequate staffing and patrol arrangements to maintain the minimum feasible police response times for police calls.

PF-P-40. The City shall provide police services to serve the existing and projected population.

PF-P-41. The City will establish the criteria for determining the circumstances under which police service will be enhanced.

Implementation: Police Protection

PF-I-22. The Police Department shall continuously monitor response times and report annually on the results of the monitoring.

PF-I-23. The Planning Commission and City Engineer will review proposed residential developments to evaluate the accessibility for police patrols and emergency response.

While the San Joaquin County Sheriff's Office in French Camp currently provides law enforcement services to the Project site, upon annexation of the Project into the City limits, the Manteca Police Department (MPD), would assume responsibility for providing police protection to the location.

Based on the current adequacy of existing response times and the ability of the MPD to serve the City, it is anticipated that the existing police department facilities are sufficient to serve the Project and the construction of new or expanded police department facilities would not be required. Therefore, police protection services will be available to the Annexation Area upon annexation.

Road Maintenance

Currently, road maintenance within the vicinity of the Annexation Area is provided by San Joaquin County. After annexation, all roadways within the Annexation Area will be dedicated to the City of Manteca. Road maintenance will be provided by the City of Manteca's Public Works Department. The City of Manteca will use local and regional funds to maintain roadways throughout the Project site and throughout the Project area.

The Project will also be required to pay a Public Facilities Improvements Plan (PFIP) fee for transportation which is charged to provide the necessary improvements to the transportation facilities that are needed to support new growth.

In addition, the Project will be required to pay the San Joaquin County Regional Transportation Impact Fee (RTIP), which is a county-wide, multi-jurisdictional capital improvement funding program intended to cover a portion of the cost for new transportation facilities required to serve new development within the County. The funding from the RTIP program is used in combination with other funding available to complete needed transportation and transit improvements.

Solid Waste Service

The City of Manteca Public Works Department, Solid Waste Division provides solid waste collection services for the Manteca area. The Solid Waste Department works to meet commercial and residential demands in a low cost and environmentally conscious manner. The Department's team of drivers, yard personnel, superintendent, and office staff help residents and businesses reduce waste generation and utilize diversion techniques. Manteca provides the following solid waste services:

- Residential recycling picked up on a bi-weekly schedule
- Residential bi-weekly curbside pickup of compost materials
- Residential weekly curbside pickup of trash
- Leaf and Christmas tree pick up
- Oil collection containers picked up on a weekly basis
- Commercial recycling
- Household Hazardous Waste collection

Lovelace Transfer Station, owned and operated by San Joaquin County, is used to process and ship collected waste to its final destination. Recyclables are transported to a small Transfer Station adjacent to Forward Landfill where they are loaded onto larger trucks and taken to Sacramento Recycling. The majority of Manteca’s solid waste is landfilled at the Forward Sanitary Landfill, located north of French Camp Road. Foothill Sanitary Landfill and North County landfill are also employed, but to a much lesser degree.

The permitted maximum disposal at the Forward Landfill is 8,668 tons per day. The total permitted capacity of the landfill is 51.04 million cubic yards. Forward Sanitary Landfill has a remaining capacity of 22,100,000 cubic yards¹ and has a current maximum permitted throughput of 8,668 tons per day. This landfill originally had a cease operation date in the year 2020; current Cease Operation Date is 1/1/2036. Solid waste generated by the Project was estimated based on CalRecycle generation rate estimates by use (discussed below).

The Hat Ranch Project is estimated to generate roughly 12.23 pounds per day per household². It is estimated that the proposed 738 residential units would generate 9,025 pounds per day of solid waste. The total solid waste generated by the Project is estimated to be 3,294,125 pounds per annum.

0.05% of daily capacity at Forward

As noted in the City of Manteca’s General Plan Update Draft EIR, Forward Landfill was projected to close in 2020 at current acceptance rates due to reaching its permitted size parameters. To increase the lifespan of the landfill, Forward, Inc. is planning to expand its disposal footprint. The City’s projected increase in solid waste generation associated with future buildout of the General Plan is within the permitted capacity of the Forward Sanitary Landfill expansion. As noted previously, the vast majority of landfill disposed from the City of Manteca went to Forward Sanitary Landfill. Four (4) other landfills that received waste from the City of Manteca include:

- Lovelace Materials Recovery Facility and Transfer Station
- San Joaquin County Hazardous Waste
- Foothill Sanitary Landfill
- North County

¹Department of Resources Recycling and Recovery. SWIS Facility/Site Activity Details: Forward Landfill, Inc. (39-AA-0015). Available at: www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/1434?siteID=3106.

² <https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates>

Forward Sanitary Landfill has a remaining capacity of 22,100,000 cubic yards and has a current maximum permitted throughput of 8,668 tons per day. This landfill originally had a cease operation date in the year 2020. A 17.3-acre expansion was approved in January of 2020 inside the landfill's existing boundaries along Austin Road east of Stockton Metropolitan Airport. The lifespan of the landfill will extend from 2030 to 2036 and an additional 8.2 million cubic yards of waste will be processed on two sites, an 8.7-acre parcel in the northeast corner and an 8.6-acre parcel on the south end of the property. The City will need to secure a new location or expand existing facilities when the Forward Landfill is ultimately closed. There are several options that the City will have to consider for solid waste disposal at that time which is estimated to be 2036, including the construction of new facilities or expansion of existing facilities.

At the closure of the Forward Landfill, the City can potentially utilize the Foothill Landfill and the North County Landfill as locations for solid waste disposal. The permitted maximum disposal at the Foothill Landfill is 1,500 tons per day and the North County Landfill is 825 tons per day. The remaining capacity of these landfills include 125 million cubic yards of solid waste at the Foothill Landfill, with an estimated cease operation date of 2054, and 35.4 million cubic yards of solid waste at the North County Landfill, which has an estimated cease operation date of 2035. The addition of solid waste associated with the Project to the Foothill Landfill and North County Landfill would not exceed the combined landfills' remaining capacity of 160.4 million cubic yards. Therefore, solid waste services will be available to the Annexation Area upon annexation and development.

The following mitigation measure in the Hat Ranch Project's EIR requires the payment of a solid waste connection fee prior to issuance of grading permits.

Mitigation Measure 3.14-2: Prior to the issuance of a building or grading permit for each phase of the Project, the Project applicant shall pay the City's waste connection fee which equates to the Project's fair share contribution, consistent with section 13.02.050, Charges for solid waste collection services, of the City's municipal code.

General Government Services

Currently, existing governmental services, including issuance of building permits and inspections, enforcement of zoning regulations and similar development services are provided to the Project Area by San Joaquin County. All County services are provided out of the various offices located in Stockton.

Upon annexation, the subject properties would be under the jurisdiction of the City of Manteca, including enforcement of building and zoning codes.

Parks and Recreation

The City's General Plan identifies a park standard based on a goal of five acres of developed parkland per 1,000 residents within the city limits. However, Manteca Municipal Code Chapter 3.20.080, Neighborhood parks, requires in all new subdivisions, the developer to build and dedicate a neighborhood park that meets the required three acres per 1,000 people per the adopted park acquisition and improvement fee. Based on the number of units in this subdivision, the Project would have to provide 6.9 acres of park area. The Project proposes approximately 16.2 acres of park land, which would provide the park land needed to meet the three acres per 1,000 people. Municipal Code Chapter 3.20, Park Acquisition and Improvement Fees, allows the parks and recreation director to determine whether or not a development would be required to build and dedicate a neighborhood park or pay the neighborhood park in-lieu fee. In accordance with the Municipal Code, fees are deposited in specific funds that shall be used solely for the acquisition, improvement and expansion of public parks and recreation facilities as outlined in the park acquisition and improvement fee update.

The City of Manteca General Plan 2023 includes policies that support the development of parks and recreation facilities. Relevant policies with respect to the Project include the following:

Policies: Parks and Recreation

PF-P-47. The City shall use joint development of park and drainage detention basins in the development of neighborhood parks.

PF-P-53. All new residential development will be required to pay a park acquisition and improvement fee, based on providing 5 acres per 1,000 residents, to fund system-wide improvements.

PF-P-54. The City shall require the provision of private open space and recreational facilities as part of new residential developments.

Based on the information above and the Project's plan for 16.2 acres of parkland, parks and recreation services will be provided to the annexation area upon completion of development.

School Services

The Project is located within the service boundaries of Ripon Unified School District (RUSD). Specifically, Ripon High School is located 3.51 miles southeast of the Project site. The closest RUSD elementary schools to the Project site are Weston Elementary, located 3.07 miles to the southeast of the site, and Park View Elementary, located three miles to the east.

The Project would include the development of 738 dwelling units, which would directly cause population growth, including school-aged children that would attend the schools that serve the Project site and surrounding area.

Based on the yield rates provided in the City of Manteca General Plan 2023 EIR, the Project could generate roughly 701 new students, broken down by grades as follows:

- K–8: 503 students
- 9–12: 198 students

Further, the Project proposes 16.1 acres of Public/Quasi-Public (PQP) space which will be reserved for a Ripon Unified School District Elementary or Middle school on the Hat East side of the Project. The addition of this school site will be the school site for the majority of the Hat Ranch subdivision as well as homes in the surrounding subdivisions. The proposed school site that would be developed as part of the Proposed Project would have a 675-student capacity, which would reduce the Project’s potential impact related to demand for school services.

The RUSD collects impact fees from new developments under the provisions of SB 50. Payment of the applicable impact fees by the Project applicant, and ongoing revenues that would come from taxes, would fund capital and labor costs associated with school services. The adequacy of fees is reviewed on an annual basis to ensure that the fee is commensurate with the service. Payment of the applicable impact fees by the Project applicant, and ongoing revenues that would come from property taxes, sales taxes, and other revenues generated by the Project, would fund improvements associated with school services. According to Government Code Section 65996, the development fees authorized by SB 50 (1998) are deemed to be “full and complete school facilities mitigation” for any demands or impacts on school facilities caused by new development. The RUSD maintains a residential developer fee of \$4.45 per square foot for all construction of new dwellings, in accordance with Proposition 1A/SB 50. The Project Applicant will be required to pay the applicable impact fees; as a result, school services will be provided to the Annexation Area upon annexation.

Wastewater Services

Existing Wastewater Treatment Facilities

The City’s sewer service area is contiguous with City Limits, and is divided into north, south, and central sewer sheds. The municipal wastewater collection system includes 242 miles of sewer mains and 19 pump stations. The collection system includes gravity flow pipes ranging from 6-inch to 60-inch diameter, and force mains from 6-inch to 24-inch diameter.

The existing collection system generally serves the developed portions of the City, with major trunk sewers located in the core of the City (the central sewer shed), approximately bounded by State Route 120 to the south, Austin Road to the east, Lathrop Road to the north, and Airport way to the west.



The Wastewater Quality Control Facility (WQCF) is located southwest of downtown Manteca on 22-acres owned by the City. The WQCF treats municipal wastewater from the City of Manteca and the City of Lathrop, and seasonally accepts industrial food processing waste effluent from Eckert Cold Storage. The facility has a current capacity of 9.87 mgd and is planning to increase the capacity to 27 mgd by buildout. The various WQCF facilities are designed to be expanded in phases, based on future growth. Proposed treatment improvements identified in the 2006 WQCF Master Plan Update include expansion of the primary, secondary, and tertiary treatment facilities, expansion of the solids handling systems and expansion of the co-generation system to generate electricity from methane produced during the treatment process.

Wastewater Treatment Projected Demand

The 2006 Wastewater Master Plan Update projected a capacity requirement of 27 mgd ADWF at buildout for the WQCF. Expansion of the WQCF to buildout would occur in multiple phases, which would increase the ADWF capacity to 17.5 mgd, then to 27 mgd. The Wastewater Master Plan projected a potential reclaimed water use of 3.28 mgd. The 2005 Urban Water Management Plan projected a reclaimed water usage of 2 mgd by 2030. All of these flows may be adjusted based on historical reductions in water usage as part of a new Wastewater Master Plan which will start in 2021 and finish in 2023. According to the City's 2012 Wastewater Collection System Master Plan Update, Low Density Residential uses are estimated to generate 1,338 gallons per acre per day or 160 gallons per day per equivalent dwelling unit (edu). The Project site includes 738 Residential Lots of Low Density Residential. Using this rate, the proposed Low Density Residential uses would generate approximately 118,080 gallons per day of wastewater

The Project would increase the amount of wastewater requiring treatment. The wastewater would be treated at the WQCF. Occupancy of the Project would be prohibited without sewer allocation.

The City of Manteca's wastewater treatment system is currently in compliance with the WDR requirements of Order No. R5-2021-0003 NPDES NO. CA0081558. The projected flows of the Project are not expected to exceed the treatment capacity available for treatment. Full buildout of the Project would slightly increase the existing treatment demand at the WQCF. As described above the City must also periodically review and update their WQCF Master Plans, and as growth continues to occur within the City, the City will identify necessary system upgrades and capacity enhancements to meet growth, prior to the approval of new development.

The City's Existing General Plan designated the Development Area as LDR and Park and therefore anticipated development and potential annexation into the City. Projected wastewater generation volumes associated with the buildout of the Development Area would not exceed the projected wastewater generation volumes described in the WQCF Master Plan, therefore, the Project will be able to be provided with wastewater treatment services.

Wastewater Collection System Improvements

As Manteca continues to develop in the future, there will be an increased need for water and wastewater services, including a reliable source of recycled water. These needs have been addressed in the WQCF master plan and will require that the City continue to implement phased improvements to some pump stations, sewer mains, and the various wastewater treatment plants when triggered by growth. The overall collection sewer strategy for the City of Manteca, including the Project, consists of a combination trunk sewer gravity collection system with pump or lift stations located along the collection system to convey wastewater to an influent pump station located at the City WQCF. The South Manteca Collection Shed (SMCS) collects flows from areas where future growth is expected. The Central Manteca Collection Strategy (CMCS) connects the existing collection system to the SMCS. The backbone of the SMCS is the South Manteca Trunk Sewer (SMTS) along Woodward Avenue. Existing facilities for conveying effluent from the South Manteca Collection Area include:

1. The existing 36-inch trunk sewer facility in Woodward Avenue which extends to Galleria Drive.
2. The existing 54-inch and 60-inch truck sewer facilities that extend north from Woodward Avenue and traverses the existing Dutra Estates Subdivision, highway 120, and the future Family Entertainment Zone eventually connecting to the existing WQCF.

Wastewater from the Project would be conveyed through new sanitary sewer pipes located within the site's proposed interior roadways. The Project would connect to existing sewer lines, which are currently stubbed in the neighborhood roadways of the surrounding single-family residential communities. With the extension of existing stub streets Polk Street, Buena Vista Drive, Inyo Avenue, and Jigsaw Avenue into the Project site, new sewer lines would similarly be extended through the Project site. The Project's on-site wastewater infrastructure would connect to a new sewer main that would be located within the ROW of Antone Raymus Parkway. The new sewer main would be extended westward to the Manteca Road/Antone Raymus Parkway intersection, at which point the sewer main would connect to a new off-site sewer lift station and existing sanitary sewer lines within Manteca Road, where wastewater would flow north, eventually connecting to the existing wastewater main along Woodward Avenue. The wastewater collection and conveyance system that will serve the Project will consist of engineered infrastructure consistent with the City's existing infrastructure requirements.

Sizing of existing infrastructure in the City varies based on location, but generally includes gravity sewers and force mains ranging in size from 8 to 24 inches, and pump stations. The existing facilities have undergone environmental review and have waste discharge permits from the State. New wastewater collection and conveyance infrastructure needed for the Project will require trenching/excavation of earth, and placement of pipe within the trenches at specific locations, elevations, and gradients. The applicant will refine the wastewater collection/conveyance infrastructure design through the development of improvements plans which undergo review by the Public Works Department to ensure consistency with the City's engineering standards. This improvement plan process will include full engineering design (i.e., location, depth, slope, etc.) of all conveyance infrastructure as well as a review of new sewer pump stations and new force mains if needed. Ultimately, the sanitary sewer collection system will be an underground collection system installed as per the City of Manteca standards and

specifications. Wastewater collection and conveyance system infrastructure will be installed to serve the Project, and the wastewater generation volumes associated with the buildout of the Development Area would not exceed the projected wastewater generation volumes described in the WQCF Master Plan. Therefore, the Project will be provided with wastewater treatment services upon development of the Annexation Area.

Water Services

The City will require any future applicant/developer to construct the water supply infrastructure necessary to serve the Project site. Annexation of the subject area will be required, with any development, to connect to the City of Manteca’s domestic water system.

Existing Water Supply

The City’s existing water system delivers water to residential, commercial, and industrial areas within Manteca. The City’s primary supply source of surface water is water purchased from the South San Joaquin Irrigation District’s South County Water Supply Program. On September 20, 2016, the City Council adopted the City’s 2015 Urban Water Management Plan. As stated in the 2015 Urban Water Management Plan, the City operates fifteen (15) potable groundwater wells and thirty-two (32) irrigation wells. In 2015, the City supplied 11,235 acre-feet (AF) of potable water to 21,400 active connections.

In addition to groundwater wells, the City’s water system is a single pressure zone with approximately 250 miles of distribution pipelines and appurtenances, 5.7 million gallons (MG) of storage, and boosting pump stations. The Water service area is divided into two pressure zones due to changes in topography.

Water Demand

Water demand was estimated from demand projection calculation and a quantitative evaluation of the Annexation Area’s planned land uses. Several demand factors were used to determine the Annexation Area’s water demands. These factors are consistent with the City’s 2015 Urban Water Management Plan (UWMP). Based on the planned mix of land uses and their corresponding demand factors, the Annexation Area is estimated to generate a total water demand of 491 AFY.

Pursuant to Water Code section 10910(c)(4) and based on the technical analyses described in the Hat Ranch Water Supply Assessment, the total projected water supplies determined to be available for the Annexation Area during normal, single-dry, and multiple-dry water years during a 20-year projection will meet the projected water demand associated with the Annexation Area, in addition to existing and planned future uses.

Table 3: Hydraulic Condition – Supply and Demand Comparison, AFY

HYDROLOGIC CONDITION		SUPPLY AND DEMAND COMPARISON, AFY				
		2025	2030	2035	2040	2045
NORMAL YEAR						
Available Potable and Raw Water Supply(a)		23,260	25,247	27,569	37,284	40,457
Total Water Demand(b)		18,480	21,012	23,891	27,164	30,885
Potential Surplus (Deficit)		4,780	4,235	3,678	10,120	9,572
Supply Shortfall, Percent of Demand		-	-	-	-	-
SINGLE DRY YEAR						
Available Potable and Raw Water Supply(a)		23,260	25,247	27,569	37,284	40,457
Total Water Demand(b)		18,480	21,012	23,891	27,164	30,885
Potential Surplus (Deficit)		4,780	4,235	3,678	10,120	9,572
Supply Shortfall, Percent of Demand		-	-	-	-	-
MULTIPLE DRY YEAR						
Multiple Dry Year 1	Available Potable and Raw Water Supply(a)	23,260	25,247	27,569	37,284	40,457
	Total Water Demand(b)	18,480	21,012	23,891	27,164	30,885
	Potential Surplus (Deficit)	4,780	4,235	3,678	10,120	9,572
	Supply Shortfall, Percent of Demand	-	-	-	-	-
Multiple Dry Year 2	Available Potable and Raw Water Supply(a)	23,260	25,247	27,569	37,284	40,457
	Total Water Demand(b)	18,480	21,012	23,891	27,164	30,885
	Potential Surplus (Deficit)	4,780	4,235	3,678	10,120	9,572
	Supply Shortfall, Percent of Demand	-	-	-	-	-
Multiple Dry Year 3	Available Potable and Raw Water Supply(a)	21,409	24,313	27,552	33,376	37,628
	Total Water Demand(b)	18,480	21,012	23,891	27,164	30,885
	Potential Surplus (Deficit)	2,929	3,301	3,661	6,212	6,743
	Supply Shortfall, Percent of Demand	-	-	-	-	-
Multiple Dry Year 4	Available Potable and Raw Water Supply(a)	21,409	24,313	27,552	33,376	37,628
	Total Water Demand(b)	18,480	21,012	23,891	27,164	30,885
	Potential Surplus (Deficit)	2,929	3,301	3,661	6,212	6,743
	Supply Shortfall, Percent of Demand	-	-	-	-	-
Multiple Dry Year 5	Available Potable and Raw Water Supply(a)	23,260	25,247	27,569	37,284	40,457
	Total Water Demand(b)	18,480	21,012	23,891	27,164	30,885
	Potential Surplus (Deficit)	4,780	4,235	3,678	10,120	9,572
	Supply Shortfall, Percent of Demand	-	-	-	-	-

Based on the table above, demand within the City’s service area is not expected to exceed the City’s potable and raw water supplies in any normal, single-dry, or multiple-dry year between 2025 and 2040. The Annexation Area’s total water demand is estimated at 491 AFY, which is within the less than the potential surplus for each year. As such, water supplies are available to meet the projected water demand associated with the Annexation Area.

Storm Drainage Services

The City of Manteca operates and maintains its storm drainage system, which consists of approximately 150 miles of pipeline, 52 pump stations, and 54 detention basins. The runoff flows through this system,

into South San Joaquin Irrigation District (SSJID) drains and laterals, and eventually into the San Joaquin River. Additionally, the City enforces storm drain regulations established by the US Environmental Protection Agency (EPA) and the State of California.

The SSJID owns a complex network of irrigation Laterals and Drains that run throughout the City limits. These facilities deliver irrigation water to various farming operations in the region, and they convey excess irrigation water and field runoff to downstream receiving waters, specifically the San Joaquin River. The City relies on SSJID's facilities to convey its storm water runoff to the San Joaquin River. The City and SSJID have a long-standing agreement that authorizes the City to discharge its storm water runoff into SSJID facilities for ultimate disposal to the San Joaquin River. In 1975 the City first entered into a storm drainage agreement with SSJID, and in 2006 the City renewed its drainage agreement with SSJID. Of the many requirements in the 2006 Agreement, the two most significant new requirements are that all storm water discharges into SSJID facilities must be monitored and controlled such that the capacity of SSJID's facilities is not exceeded, and that storm water quality must be controlled such that it complies with all applicable laws. The City meets the first requirement by requiring all new development to attenuate its runoff in a storage facility before pumping it into SSJID's facilities. In addition, the City uses real-time water level monitoring stations at critical low points in the conveyance system complete with SCADA (Supervisory Control and Data Acquisition) facilities. Regarding the water quality requirement, the City is classified as a Phase II city by the State Water Resources Control Board. As such, the City, and consequently new development, is required to comply with the State Board's storm water National Pollution Discharge Elimination System (NPDES) permit for Phase II cities. Per the City/SSJID Master Drainage Agreement, SSJID prohibits the direct discharge of storm water runoffs into its facilities. Accordingly, the City requires all new developments to attenuate its runoff in a storage facility before pumping it into SSJID's facilities. For surface attenuation facilities, there are two allowable basin types that may be used: Interim Percolation Basin or a Permanent Detention Basin. Percolation basins may be used as an interim measure for retention and disposal of storm water runoff in those areas that will not receive storm drainage service from a major storm drain system by the time development occurs. When discharge capability to a major storm drain system becomes available, the basins are to be exchanged for or converted to detention basins with pumped discharge facilities. Interim percolation basins are to be sized to store two, 10-year, 48-hour duration storm runoff volumes over the entire contributing area.

Permanent Detention Basin: Residential Applications

Permanent detention basins in residential areas are designed as multi-purpose facilities, when practical, and are sized to hold a 10-year, 48-hour duration storm runoff volume resulting from 3.56 inches of rainfall occurring over the entire contributing area. Regional detention basins are preferred over smaller, individual basins, as they are designed to serve several developments. All basins are required to have positive shut-off controls and treat stormwater to meet NPDES permit requirements. The Volume of proposed detention basins are determined with no allowance for percolation or outlet facilities. As previously described, SSJID owns a complex network of irrigation Laterals and Drains that run throughout the City's limits. The hydraulic connectivity of SSJID's system is as follows: 1) irrigation water is conveyed to farming operations via a vast network of Laterals; 2) the Laterals carry excess irrigation water and field

runoff to several Drains; 3) the Drains convey water to a large central drain called the French Camp Outlet Canal (FCOC); and 4) the FCOC conveys water to the San Joaquin River. A fundamental goal of previous storm drain master plans was to minimize the use of SSJID's Laterals for conveyance of storm water runoff to SSJID's Drains. Accordingly, previous master plans specified the construction of a separate storm water conveyance network that by-passed the Laterals and transported storm drainage directly to the Drains. Once the City's storm water reached the Drains, the Drains would continue to provide conveyance to the FCOC and to the San Joaquin River. In the 2013 Storm Drain Master Plan (2013 SDMP), however, the City recognizes the opportunity to minimize infrastructure costs for all parties by abandoning the concept of separate conveyance systems and instead expanding the use of SSJID's Laterals. Laterals that are targeted to convey both storm water and irrigation water to Drains are called dual-use facilities. This concept was determined to be viable since SSJID's Laterals are 1) found virtually everywhere in the existing and undeveloped areas of the City, 2) most of these Laterals are already 42-inch diameter pipe, which is a sufficient size for the City's drainage needs, and 3) SSJID already requires new development projects that disturb their Laterals to remove, realign and replace that infrastructure with an equal or larger diameter pipeline. For situations where the existing Lateral is 36-inch diameter, and SSJID does not require a 42-inch or larger pipe to be installed as a replacement, the City will require a minimum 42-inch diameter pipeline to be installed, and the developer will be reimbursed the upsizing cost for the larger diameter pipe via the Public Facilities Implementation Plan (PFIP).

Future Storm Water Drainage Demand and System Improvements

The City's 2013 Storm Drain Master Plan (SDMP) provides a comprehensive planning document to guide improvement and expansion of the City's storm drainage system to meet current and future needs in a safe and reliable manner while maintaining compliance with all applicable regulations. Five planning zones have been identified to define the capital improvements needed to serve future growth: Zones 30, 32, 34, 36 and 39. With the exception of drainage Zone 39, all drainage zones are located in the SSJID service area. The Project site is located in Zone 36 and is currently served by the SSJID.

Project Storm Drainage System

Development of the Project would include construction of a new storm drainage system, including a drainage collection system, storm drain inlets and pipes, pump station, water quality basin, and detention basins. An internal layout of stormwater collection pipes with various sizes, as necessary, will be installed within the Project site. It is noted that the locations of the proposed detention basins are conceptual and will be finalized during the design of Improvement Plans. A system of drainage swales may be included to treat and convey collected stormwater. All on-site storm drainage runoff will be collected through drain inlets in the landscaped areas and catch basins along the streets and within properties and conveyed via surface swales and underground trunk lines to detention and water quality basins. The conveyance systems and detention basins may include facilities designed to address water quality standards and requirements. Discharge from the basins will be conveyed through controlled flow pumping facilities to existing City of Manteca and SSJID dual use main storm drain laterals. The duration of the discharge will comply with City of Manteca standards. The water quality detention basins will be designed to comply with SWRCB and City of Manteca specifications and standards.

Conveyance of the detained storm drainage runoff from the proposed on-site dual use detention basins may be transferred via gravity flow drainage lines or pumped to existing realigned and upgraded City and SSJID dual use Laterals. Stormwater quality standards imposed and monitored by the Environmental Protection Agency (EPA) and the SWRCB through the City's NPDES permit require treatment of stormwater runoff prior to its release into natural drainage features or dual use South SSJID and City Laterals. Stormwater quality is an integral part of the City's stormwater management system.

The ongoing operational phase of the Project requires the final discharge of stormwater into the on-site detention basins. The discharge of stormwater must be treated through BMPs prior to its discharge. The City of Manteca implements best management practices to the extent they are technologically achievable to prevent and reduce pollutants.

The following mitigation measure from the CEQA document ensures that a drainage plan be submitted to the City of Manteca for review and approval.

Mitigation Measure 3.14-1: Prior to the issuance of a building or grading permit, the Project applicant shall submit a drainage plan to the City of Manteca for review and approval. The plan shall include an engineered storm drainage plan that demonstrates attainment of pre-Project runoff requirements prior to release at the outlet canal and describes the volume reduction measures and treatment controls used to reach attainment consistent with the Manteca Storm Drain Master Plan.

The Development Area would include construction of a new storm drainage system, including a drainage collection system, storm drain pump stations, and detention basins that meet the requirements of the City and SSJID. Therefore, storm drainage service will be provided for the Annexation Area upon development.

Dry Utility Services

Electrical service is currently provided to the Annexation Area by Pacific Gas and Electric (PG&E). Electricity will continue to be provided to the Hat Ranch Subdivision Project when developed by PG&E. Natural Gas service for the Project would be provided by PG&E. Telecommunications facilities would be provided to the Annexation Area through Verizon and Comcast Xfinity. Equipment associated with the aforementioned utilities already exists in the immediate vicinity, as low-density residential development associated with the Pillsbury Estates, Woodward Park, and Evans Estates communities is located immediately adjacent to the Project site, to the north and west. Therefore, infrastructure associated with the Project would merely need to connect to the infrastructure already existing in the Project area.

TIMELY AVAILABILITY OF WATER SUPPLIES

Eventual build out of the Project would total approximately 738 residential units on approximately 184.7 acres. The City of Manteca currently has two water sources, surface water and ground water. The City participates in the South County Surface Water Supply project for surface water and the City operates and maintains its own ground water system of wells.

The unit water use factors for the land use designations applicable to the Project are shown in Table 4. The adjusted water use factors are the factors used throughout this assessment. Backbone right-of-way (ROW) land uses are assumed to not require water.

Table 4: Water Use Factors by Land Use Type

Land Use Designation	Water Use Factor, gpd/ac	
	2005 Water Master Plan(a)	Adjusted for SBx7-7(b)
Low Density Residential (LDR)	2,800	2,240(b)
Medium Density Residential (MDR)	4,050	3,240
Park (P)	4,000	3,600
Public/Quasi-Public	2,000	1,600

(a) Based on unit water demand factors established in the City of Manteca 2005 Water Master Plan. These factors assume a per capita water use of approximately 225 GPCD and do not account for conservation measures.

(b) Based on a 20 percent reduction of factors shown in the City of Manteca 2005 Water Master Plan. These factors assume that the City is able to meet its 2020 per capita water use target of 179 GPCD.

Source: Hat Ranch Water Supply Assessment (West Yost Associates, 2021).

Potable water losses documented in the City's 2015 UWMP were calculated using a historic loss estimate of 12 percent of potable demands. It is anticipated that the implementation of advanced metering infrastructure (AMI) by 2018 will reduce losses to 8 percent by 2020, 7 percent by 2025, 6 percent by 2030, and 5 percent thereafter. Because the Project is anticipated to have AMI, the WSA assumes that unaccounted-for-water (UAFW) will be 6 percent of the Project's potable demand.

Based on the water use factors shown in Table 4 and a UAFW of 6 percent, the projected water demand for the Project is shown in Table 5. As indicated in Table 5, the total projected annual potable water demand for the Project is projected to be 491 AFY.

Table 5: Projected Water Demand for Buildout of the Proposed Project

Land Use	Gross Area (acres)	Dwelling Units (DU)	Water Use Factor		Potable Water Demand (AFY)
East Side Low Density Residential	62.6	343	400(a)	gpd/DU	155
West Side Low Density Residential	63.5	291	457(b)	gpd/DU	144
East Side Medium Density Residential	8.3	64	421(c)	gpd/DU	30
West Side Medium Residential	5.8	40	390(d)	gpd/DU	21
Street Landscape (e)	4.5	-	3,600	gpd/acre	18
Parks	16.2	-	3,600	gpd/acre	65
Public/Quasi-Public	16.4	-	1,600	gpd/acre	29
Subtotal	177.3	738	-	-	463
UAFW(f)					28.0
Total Demand					491

Notes: gpd/ac = gallons per day per acres, gpd/DU = gallons per day per dwelling unit, AFY = acre-feet per year.

- (a) Based on LDR water use factor of 2,240 gpd/acre and an average density of 5.1 du/acre.
- (b) Based on LDR water use factor of 2,240 gpd/acre and an average density of 4.2 du/acre.
- (c) Based on MDR water use factor of 3,240 gpd/acre and an average density of 7.7 du/acre.
- (d) Based on MDR water use factor of 3,240 gpd/acre and an average density of 8.3 du/acre.
- (e) Based Street Landscape assumed to use the same water factor as Parks
- (f) Based on 6 percent of project water demands.

Source: Hat Ranch Project Water Supply Assessment (West Yost Associates, 2021).

The Project does not intend to use recycled water. The City currently uses undisinfected secondary effluent to irrigate fodder crops in the land adjacent to the City’s wastewater treatment plant. However, there is no infrastructure in place to deliver tertiary treated recycled water to retail customers. Although a Recycled Water Master Plan is being prepared with the intent that the City would use recycled water to offset potable water demands for outdoor uses in the future, recycled water infrastructure is not planned to be constructed in time to serve the buildout of the Project.

Water demands for the Project will be served using the City’s existing and future portfolio of water supplies. The inclusion of existing and planned future supplies is specifically allowed by the Water Code:

Water Code section 10631(b): Identify and quantify, to the extent practicable, the existing and planned sources of water available to the supplier over the same five-year increments described in subdivision (a).

Water Code section 10910 states:

10910(c)(4) If the city or county is required to comply with this part pursuant to subdivision (b), the water supply assessment for the project shall include a discussion with regard to whether the total projected water supplies, determined to be available by the city or county for the project during normal, single dry, and multiple dry water years during a 20-year projection, will meet the projected

water demand associated with the proposed project, in addition to existing and planned future uses, including agricultural and manufacturing uses.

Pursuant to Water Code section 10910(c)(4) and based on the technical analyses described in the *Hat Ranch Water Supply Assessment*, the total projected water supplies determined to be available for the Project during normal, single-dry, and multiple-dry water years during a 20-year projection will meet the projected water demand associated with the Project, in addition to existing and planned future uses.

FAIR SHARE HOUSING NEEDS

Section 56668(m) of the California Government Code requires an evaluation of the Project’s impact on the City of Manteca’s ability to achieve their regional housing need consistent with Article 10.6 of the Government Code.

Currently, the Project is located within the jurisdiction of San Joaquin County and not subject to the City of Manteca’s Housing Element. The San Joaquin County General Plan currently designates the Project site for Agriculture/Urban Reserve (A/UR) land uses. The Project site is located within Manteca’s Sphere of Influence (SO)/10-year Planning Horizon. The Manteca General Plan designates the Project site for Low Density Residential (LDR) and Park (P) land uses.

At full build-out, the Project will generate 738 residential units. Lots within the Project area range from 4,500 square feet to 7,000 square feet; additionally, Half-Plex and Half-Plex Cluster lots are approximately 3,150 square feet. The table below provides a depiction of the type of residential lots offered within the Project:

Table 6: Residential Lot Types

West of Pillsbury		East of Pillsbury		Approximate Acreage		Density	
Lot Size	# of Lots	Lot Size	# of Lots	West of Pillsbury	East of Pillsbury	West of Pillsbury	East of Pillsbury
70' x 100'	---	70' x 100'	27 Lots	63.0±	63.1±	4.6 du/ac	5.6 du/ac
60' x 100'	88 Lots	60' x 100'	43 Lots				
55' x 100'	103 Lots	55' x 100'	---				
50' x 100'	100 Lots	50' x 100'	114 Lots				
45' x 100'	---	45' x 100'	159 Lots				
Half-Plex	40 Units	Half-Plex	---	5.0±	---	8.0 du/ac	---
Half-Plex Cluster	---	Half-Plex Cluster	64 Units	---	8.3±	---	7.7 du/ac

The current Manteca Housing Element (2015-2023) was adopted by the City Council on January 19, 2016 (Resolution No. R2016-9). For this Housing Element Cycle, Manteca’s regional housing need, per income group, is as follows:

Table 7: Regional Housing Need

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
RHNA	459	466	693	825	1,958	4,401

Table 8, below, provides a depiction of the City’s remaining RHNA based on income category and the need that has been satisfied through the current Housing Element period (January 1, 2014 to December 31, 2023).

Table 8: Remaining Housing Need

Income Category	RHNA	Approved, Built, or Under Construction	Remaining Need
Extremely Low	459	0	459
Very Low	466	4	462
Low	693	5	688
Moderate	825	188	637
Above-Moderate	1,958	6,023	-
Total	4,401	6,220	2,246

As noted above, the number of units needed to satisfy the City’s RHNA vary by income category. The lower and moderate-income groups have a total remaining need of 2,246 residential units. With the varying lot sizes and housing product offered within the Hat Ranch Project, the City ~~hopes to~~ accommodate the moderate income groups along with ^{above} moderate groups. ~~all units are~~ ^{market rate units intended to accommodate} ~~above~~ ^{households}

VTM & RTP consistency?

**Table D-2
Manteca Hat Ranch
Fiscal Impact Analysis
Project Assessed Valuation (2020\$)**

Item	Rounded Value per Unit/Sq. Ft. [1]	Total Assessed Value (2020\$)
Development Projections in Current City Limits		
Residential Land Uses	<i>per Unit</i>	
Single Family Detached	\$515,000	\$327,025,000
Single Family - Half Plex	\$450,000	\$46,800,000
Subtotal Residential		\$373,825,000
Total All Land Uses		\$373,825,000

av

Source: J.B. Anderson Land Use Planning; EPS.

[1] Refer to Table A-4 for details.

Attachment 9 Comments from SJCOG, Inc.





S J C O G, Inc.

555 East Weber Avenue • Stockton, CA 95202 • (209) 235-0574 • Email:
boyd@sjcog.org

San Joaquin County Multi-Species Habitat Conservation & Open Space Plan (SJMSCP)

SJMSCP RESPONSE TO LEAD AGENCY ADVISORY AGENCY NOTICE TO SJCOG, Inc.

To: J.D. Hightower, LAFCO of San Joaquin County

From: Laurel Boyd, Associate Habitat Planner, SJCOG, Inc.

Date: March 28, 2024

Lead Agency Project Title: Hat Ranch Reorganization to the City of Manteca (LAFC 36-23)

Lead Agency Project Number: LAFC 36-23

Assessor Parcel Number(s): 226-140-04

Total Acres to be converted from Open Space Use: Approximately 184.6 acres

Habitat Types to be Disturbed: Multi-Purpose Open Space Habitat Lands

Species Impact Findings: Findings to be determined by SJMSCP biologist.

Dear Mr. Hightower:

SJCOG, Inc. has reviewed application for the Hat Ranch Reorganization to the City of Manteca (LAFC 36-23). This project consists of the annexation of approximately 184.60 acres to the City of Manteca with concurrent detachment from the San Joaquin Conservation District, Lathrop-Manteca Fire District and Ripon Consolidation District.

The project located south of Woodward Avenue and west of Austin Road, south of the City of Manteca (APN: 226-140-04).

The City of Manteca is a signatory to San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). Participation in the SJMSCP satisfies requirements of both the state and federal endangered species acts and ensures that the impacts are mitigated below a level of significance in compliance with the California Environmental Quality Act (CEQA). Although participation in the SJMSCP is voluntary, lead agents should be aware that if project applicants choose against participating in the SJMSCP, they will be required to provide alternative mitigation in an amount and kind equal to that provided in the SJMSCP.

This project is subject to the SJMSCP. Projects which are seeking coverage through the SJMSCP as an Unmapped Land Use Projects (e.g., annexation and general plan amendments (adjacent to existing incorporated cities and defined communities); airport expansions adjacent to existing airports and Freeway Services Commercial):

General Plan amendments and city annexations adjacent to existing incorporated cities and adjacent to the boundaries of defined communities (excluding the establishment of new towns or new communities); freeway service commercial; expansion of unincorporated, existing industrial areas; and similar anticipated projects located outside of or adjacent to designated urban boundaries as indicated on the SJMSCP Planned Land Use Map.

Projects for this category of Permitted Activities shall be subject to a case-by-case review by the JPA's Technical Advisory Committee (TAC) to ensure that the biological impacts of the proposed projects are within the parameters established by the SJMSCP and the Biological Opinion. Projects for this category shall be located adjacent to existing city limits, adjacent to the boundaries of defined communities, adjacent to existing airport facilities (i.e., Stockton, Lodi and Tracy airports), within designated Freeway Service Commercial Areas, or adjacent to existing industrial areas in the unincorporated county as indicated on the *SJMSCP Planned Land Use Map* Projects for this category shall not be located in any geographic area where coverage is prohibited under the SJMSCP.

A Project Proponent seeking coverage for a project in this category shall comply with the following procedure (*Section 8.2.1(10) Unmapped Project Process Attached*):

1. The Project Proponent shall complete, at its sole cost and expense, the "***Section 8.2.1(10) Checklist for Unmapped SJMSCP Projects***" (the "Checklist") and provide the completed Checklist to SJCOG for review. Completion of the Checklist shall include, but shall not be limited to, any and all biological review and other supporting documentation necessary to determine the proposed project is consistent with the SJMSCP and the Biological Opinion. (*Section 8.2.1(10) Checklist for Unmapped SJMSCP Projects Attached*)

Upon receipt of the Checklist, SJCOG shall make a determination that the Checklist is complete or incomplete and shall notify the Project Proponent of the status of the Checklist.

Upon SJCOG's determination that the Checklist is complete, SJCOG shall conduct a Peer Review of the Checklist. "Peer Review" shall be defined as an evaluation of the completed Checklist by a consultant hired by SJCOG, not currently employed by the Project Proponent, to review the completed Checklist and confirm the finding that the proposed project is consistent with the SJMSCP and the Biological Opinion. The Project Proponent shall be responsible for reimbursing SJCOG for any and all costs associated with the Peer Review, including but not limited to consultant and attorney's fees. (*Reimbursement Agreement Attached*)

2. The TAC shall fix the meeting date at which time the proposed project shall be considered, which date shall be sixty (60) days after the Checklist is deemed complete *or* by the second regularly scheduled TAC meeting after the Checklist is deemed complete, whichever is later. The TAC, with the concurrence of the TAC's representatives from the Permitting Agencies, may recommend to the JPA coverage for a project in this category.

If the proposed project is recommended by the TAC, the project shall be heard at the next regularly scheduled JPA meeting.

SJMSCP Coverage for a project in this category shall only be granted if the TAC, with the concurrence of the representatives of the Permitting Agencies, is able to determine the project is consistent with the SJMSCP and the Biological Opinion when considering the following:

1. Coverage for the proposed project is consistent with the overall SJMSCP biological intent and conservation program.

2. Coverage for the proposed project is consistent with the SJMSCP Biological Opinion.

3. Biological impacts and Incidental Take associated with the proposed project are within the scope of the environmental analyses adopted in conjunction with the SJMSCP.

4. The project does not introduce significant new biological conditions into the Plan Area (i.e., impacts of the proposed project are less than or equal to those described in the SJMSCP and its supporting environmental documents).

5. The project acres have been analyzed based on habitat type (e.g., Natural Land, Agricultural Habitat Land or Multi-Purpose Open Space Land) and sufficient take acres remain for each habitat type to allow coverage of the proposed project as permitted under the SJMSCP.

6. The project meets at least one of the following criteria:

- The project is adjacent to existing city limits; or
- The project is adjacent to the boundaries of defined communities; or
- The project is adjacent to existing airport facilities; or
- The project is within an area designated as Freeway Service Commercial; or
- The project is an expansion of an existing industrial or urbanized area in the unincorporated county; or
- The project is proposed for annexation to a jurisdiction.

7. The project is not one of the projects specifically exempted from SJMSCP Coverage as identified in SJMSCP Section 8.2.2.

8. The project does not disrupt a corridor used by the giant garter snake, riparian brush rabbit, riparian woodrat, the San Joaquin kit fox or fisheries as indentified in the SJMSCP.

9. The project does not interfere with the San Joaquin River Wildlife Corridor as established in Section 5.5.2.3.

10. The project does not include installation of a linear barrier to species dispersal as defined in Section 5.5.8.

11. The TAC may consider and make additional findings for an individual project to determine if SJMSCP coverage for a project in this category is consistent with the overall biological intent of the SJMSCP and is consistent with the Biological Opinion.

It is recommended that the local agency along with the project applicant contact SJMSCP staff as early as possible. It is also recommended that the project applicant obtain an information package. <http://www.sjcog.org>

If you have any questions, please call (209) 235-0574.

Attachments:

- Section 8.2.1(10) Unmapped Project Process
- Section 8.2.1(10) Checklist for Unmapped SJMSCP Projects
- Draft Reimbursement Agreement



San Joaquin County Multi-Species Habitat Conservation & Open Space Plan (SJMSCP)

Section 8.2.1(10) Unmapped Project Process

- Lead agency/jurisdiction notice with materials provided to SJCOG, Inc.
- Response to lead agency/jurisdiction provided by SJCOG, Inc. with SJMSCP coverage application materials
- Applicant review and agrees to procedures for Unmapped Process for inclusion in the SJMSCP as adopted in September 2008 (e.g. schedule, costs, etc).
- Complete application packet and reimbursement agreement provided to SJCOG, Inc. for review
- SJCOG, Inc. to review and process application
- Project to Habitat Technical Advisory Committee for recommendation to SJCOG, Inc. Board
- Project to SJCOG, Inc. Board for approval of coverage
- SJCOG, Inc. notification to project about application for coverage under the SJMSCP
- SJMSCP biological process for incidental take minimization measures (ITMM)
- Review and agreement to ITMM by applicant
- Implementation of ITMM by applicant
- Pay appropriate fees under SJMSCP

Brent Ives
CHAIR

Larry Hansen
VICE CHAIR

Andrew T. Chesley
PRESIDENT

Member Agencies
CITIES OF
ESCALON,
LATHROP,
LODI,
MANTECA,
RIPON,
STOCKTON,
TRACY,
AND
THE COUNTY OF
SAN JOAQUIN

Section 8.2.1(10) CHECKLIST for UNMAPPED SJMSCP Projects Subject to TAC Review

Project Title: _____

Project Description:

Project Title:				
Findings	Not Applicable	Undetermined	No	Yes
A. SJMSCP General Findings (All Unmapped Projects)	Not Applicable	Undetermined	No	Yes
1. SJMSCP Consistency. Coverage for the proposed the proposed project is consistent with the overall SJMSCP biological intent and conservation program.				
2. Coverage for the proposed project does not introduce significant new biological conditions into the Plan area or result in significant new or different environmental impacts or--for land uses which have impacts—introduces impacts that are equal to or are less than those described in the SJMSCP as originally adopted [Section 8.8.3(45)].				
3. Biological Opinion. Coverage for the proposed project is consistent with the SJMSCP Biological Opinion				
4. Incidental Take Minimization Measures. The project can and will comply with the SJMSCP’s Incidental Take Minimization Measures as specified in Section 5.2 including any modifications to those measures as authorized by the TAC pursuant to the SJMSCP.				
5. Mitigation pursuant to the SJMSCP is appropriate for the impacts on the Covered Species. (SJMSCP 8.2.4)				
B. NEPA, CEQA, FESA, CESA Consistency (All Unmapped Projects)	Not Applicable	Undetermined	No	Yes
1. Biological impacts associated with the proposed project are within the scope of the environmental analyses				

Project Title:				
Findings	Not Applicable	Undetermined	No	Yes
adopted in conjunction with the SJMSCP pursuant to the National Environmental Policy Act, federal Endangered Species Act, California Environmental Quality Act and California Endangered Species Act.				
2. Incidental take associated with the proposed project is within the scope of the environmental analyses adopted in conjunction with the SJMSCP pursuant to the National Environmental Policy Act, Endangered Species Act, California Environmental Quality Act and California Endangered Species Act.				
C. Incidental Take Acreage Limits (All Unmapped Projects)	Not Applicable	Undetermined	No	Yes
1. The project acres have been analyzed based on habitat type (e.g., Natural Land, Agricultural Habitat Land or Multi-Purpose Open Space Land) and sufficient take acres remain for each habitat type to allow coverage of the proposed project as permitted under the SJMSCP.				
2. Natural Lands. The project will not result in exceeding 9,202 acres of conversion of Natural Lands by SJMSCP Permitted Activities (this excludes 5,000 acres for vernal pool grasslands), nor 15% of the total acres of open space conversion for SJMSCP Permitted Activities within any five year period, whichever is less. (BO, page 18)				
3. Agricultural Habitat Lands. The project will not result in exceeding 57,635 acres of conversion of Agricultural Habitat Lands by SJMSCP Permitted Activities (BO, page 18)				
4. Vernal Pool Grasslands. The project does not include coverage for take of SJMSCP Covered Species associated with conversion of vernal pool grasslands (excluded in unmapped areas per BO, page 15).				
5. Riparian Brush Rabbit Potential Habitat. The proposed project does not exceed the incidental take limit of 3 total acres of potential riparian brush rabbit habitat meeting all of the following criteria: <ul style="list-style-type: none"> ✓ The project is a Permitted Activity excluding residential, commercial, industrial development or aggregate mining ✓ Impacts less than 0.25 on a per project basis ✓ Results in no harm, injury or harassment of individual brush rabbits. [SJMSCP 5.2.4.23 (C)]				
6. Riparian Woodrat Potential Habitat. The proposed project does not exceed the incidental take limit of 3 total				

Project Title:				
Findings	Not Applicable	Undetermined	No	Yes
<p>acres of potential riparian woodrat habitat meeting all of the following criteria:</p> <ul style="list-style-type: none"> ✓ Permitted Activity excluding residential, commercial, industrial development or aggregate mining ✓ Impacts less than 0.25 on a per project basis ✓ Results in no harm, injury or harassment of individual brush rabbits. <p>[SJMSCP 5.2.4.23 (C)]</p>				
D. Project Coverage (All Unmapped Projects)	Not Applicable	Undetermined	No	Yes
<p>1. The project is not one of the following specifically exempted from SJMSCP Coverage per Section 8.2.2</p> <ul style="list-style-type: none"> ✓ Ag activities except as provided in 8.2.1 ✓ Dredging except as provided in 8.2.1 ✓ Streambed alteration subject to CDFG review ✓ Water diversion , water conveyance, water releases (1.4.9) ✓ Activities covered by preexisting biological opinion ✓ Pesticide use ✓ Section 404 activities until coverage is obtained pursuant to the SJMSCP ✓ Tracy Hills ✓ American River Water Resources Investigation Project ✓ Folsom South Canal Connection of EBMUD supplemental water supply program ✓ South County Surface Water Supply Program ✓ Private activities federally authorized, funded or carried out by federal agencies and projects on federally-owned land (2.1) 				
E. Preconstruction Survey (Projects with Natural Lands, Potential SJMSCP Covered Species)	Not Applicable	Undetermined	No	Yes
<p>1. The project site includes Natural Lands or potential habitat for an SJMSCP Covered Species and a preconstruction survey has been conducted. Or, the project site does not include Natural Lands or potential habitat for an SJMSCP Covered Species and a preconstruction survey was not required by the JPA.</p>				

Project Title:				
Findings	Not Applicable	Undetermined	No	Yes
<p>2. For projects requiring a preconstruction survey (i.e., with Natural Lands or with the potential for SJMSCP Covered Species):</p> <p>Based on the preconstruction surveys conducted for the proposed project, direct take of an SJMSCP Covered Species will not occur or incidental take minimization measures can be undertaken in compliance with the SJMSCP that sufficient minimize or avoid impacts to the species consistent with the SJMSCP and Biological Opinion as determined by the TAC</p>				
F. Corridors/Species Movement (All Unmapped Projects)	Not Applicable	Undetermined	No	Yes
<p>1. San Joaquin kit fox. The project does not disrupt a continuous corridor for the San Joaquin kit fox defined as follows:</p> <p>Continuous corridor of less than 15% slope with a length to width ratio of no more than 4:1 and no narrower than 0.35 mile connecting the kit fox range from Stanislaus Co. to Alameda Co. through the Southwest Zone with highest priority to land within 3 miles of the Delta Mendota Canal.</p> <p>Development in low slope occupied SJ kit fox habitat sw of I-580 is configured to provide a continuous corridor to support resident kit fox/</p> <p>In <i>SW/Central Transition Zones</i>, development is situated to allow stepping stone refugia west of the Delta Mendota Canal between that canal and the CA aqueduct.</p> <p>AND maintains an east-west dispersal habitat through the kit fox corridor such as along transmission lines and RR tracks west of the Delta Mendota Canal where practicable.</p> <p>(SJMSCP Section 5.5.3)</p>				
<p>2. The project does not interfere with the 1200' San Joaquin River Wildlife Corridor: 600 feet from the mean high water mark of the San Joaquin River on both sides of the river from Stewart Tract to the Stanislaus/San Joaquin County line except as follows:</p> <p>A. For the area west of the river bordering Stewart Tract, the corridor extends west from the river to the top of the levee on the water side of the levee and excludes Stewart Tract itself</p> <p>B. For the area east of the river bordering land in Lathrop and Manteca as indicated on the SJMSCP Planned Land Use Map, setbacks to be determined based on surveys for riparian brush rabbit.</p> <p>(SJMSCP Section 5.5.2.3)</p>				

Project Title:				
Findings	Not Applicable	Undetermined	No	Yes
3. Giant Garter Snake. The project will not impact land between the Mid-Valley GGS recovery unit and the San Joaquin Recovery Unit nor disrupt connectivity of this habitat. (BO, pg. 109)				
4. The project does not include installation of a linear barrier to species dispersal as defined in SJMSCP Section 5.5.8 (e.g., median barriers along a highway)				
G. Species Specific (All Unmapped Projects)	Not Applicable	Undetermined	No	Yes
1. Plants. The project will not result in the loss of individuation plants or conversion of occupied habitat for the large-flowered fiddleneck, succulent owl's clover, Greene's tuctoria, Delta button celery, diamond-petaled California poppy, showy madia, slough thistle, legenera, Hospital Canyon larkspur or Sanford's arrowhead or the provisions of Section 5.5.2.1 have been implemented and limited take has been authorized pursuant to that section and the findings contained in 5.5.2.1 (B) have been made by the TAC. The project will not result in conversion of occupied habitat for California hibiscus (BO, p. 151), Delta mudwort (BO, p. 152), Delta tule pea (BO p. 153), Mason's lilaeposis (BO, p. 154), Suisun Marsh Aster (BO, p. 156).				
2. Burrowing Owl. The project will not result in exceeding 19,533 acres of conversion of potential and occupied habitat for the burrowing owl unless the provisions of Section 5.5.2.4 have been met. (SJMSCP Section 5.5.2.4) The project does not encompass known locations of burrowing owls . (BO, p. 145)				
3. Giant Garter Snake. The project will not result in mortality or harm of individuals or conversion of occupied habitat for the giant garter snake unless the provisions of Section 5.5.2.2 have been implemented and authorized pursuant to that Section 5.5.2.2 and the findings provided in that Section have been made by the TAC. Occupied habitat is: area west of I-5 on Terminous Tract, Shin Kee Tract, White Slough Wildlife Area, Rio Blanco Tract. W2, W3, W4 and D habitat surrounding a documented finding of GGS by a qualified person, and the Caldoni Marsh area.				
4. Ring-tailed cat. The project will not result in mortality or direct harm to individual ring-tailed cats. (SJMSCP Section 5.5.2.6)				
5. Riparian brush rabbit. The project will not result in mortality or direct or indirect harm to individual riparian				

Project Title:				
Findings	Not Applicable	Undetermined	No	Yes
<p>brush rabbits or conversion of known occupied habitat unless the provisions of Section 5.5.2.7 have been met (SJMSCP 5.2.4.23 as modified by BO).</p> <p>Direct or indirect impacts on occupied habitat are assumed with:</p> <ul style="list-style-type: none"> ✓ Projects with potential to introduce domestic pets on project site ✓ Projects including sewage or other outfall structures discharging into occupied or potential habitat ✓ Projects directly or indirectly introducing human intrusion into occupied or potential habitat (residential and recreational development) <p>Any other project with direct or indirect effects exceeding the criteria in 5.2.4.23.C. (Biological opinion)</p>				
<p>6. Riparian woodrat. The project will not result in mortality or direct or indirect harm to individual riparian woodrats or conversion of known occupied habitat unless the provisions of Section 5.5.2.7 have been met (SJMSCP 5.2.4.24, as modified by Biological Opinion).</p> <p>Direct or indirect impacts on occupied habitat are assumed with:</p> <ul style="list-style-type: none"> ✓ Projects with potential to introduce domestic pets on project site ✓ Projects including sewage or other outfall structures discharging into occupied or potential habitat ✓ Projects directly or indirectly introducing human intrusion into occupied or potential habitat (residential and recreational development) ✓ Any other project with direct or indirect effects exceeding the criteria in 5.2.4.24.C. (Biological Opinion) 				
<p>7. Conservancy/Longhorn Fairy Shrimp. The project will not result in mortality or harm to individual conservancy and/or longhorn fairy shrimp (SJMSCP Section 5.5.2.7)</p>				
<p>8. Yellow-legged frog. The project does not encompass occupied foothill yellow-legged frog habitat. (BO, p. 128)</p>				
<p>9. Spadefoot toad. The project does not encompass occupied spadefoot toad habitat. (BO, p. 130)</p>				
<p>10. Tricolored Blackbird. The project does not increase the distance between tricolored blackbird nesting colonies and the closest suitable foraging habitat (BO, p. 135)</p>				
<p>11. Swainson's hawk. The project does not impact any of the five primary population centers for the Swainson's</p>				

Project Title:				
Findings	Not Applicable	Undetermined	No	Yes
hawk (BO, pg. 120).				
12. California tiger salamander. The project does not encompass any known breeding ponds for the California tiger salamander (BO, pg. 125)				
H. Unmapped Land Use Projects (Unmapped Land Use Projects)	Not Applicable	Undetermined	No	Yes
1. The project meets at least one of the following criteria: ✓ is adjacent to existing city limits, ✓ is adjacent to the boundaries of defined communities (as defined in the San Joaquin County General Plan), ✓ is adjacent to existing airport facilities, ✓ is within an area designated as Freeway Service Commercial, ✓ is an expansion of an existing industrial area in the unincorporated county [SJMSCP Section 8.2.1(10)]				

SJMSCP TAC Comments:

Approved by the SJMSCP Technical Advisory Committee based on findings A-H.

Denied by the SJMSCP Technical Advisory Committee based on finding ____.

Referred back to staff for additional information by SJMSCP TAC

➤ Signed _____
(Chair, SJMSCP TAC) (Date)

REIMBURSEMENT AGREEMENT

This Reimbursement Agreement (hereinafter “Agreement”) is made and entered into on _____, 2008 by and between SJCOG, INC., a California public benefit corporation (hereinafter “SJCOG”), and _____ (hereinafter “_____”).

RECITALS

WHEREAS, PROJECT APPLICANT is seeking coverage as another unmapped land use project under the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (“SJMSCP”) for its project (Project Title), as described in the “Checklist for Unmapped SJMSCP Projects” attached as Exhibit A and incorporated herein (“Project”); and

WHEREAS, PROJECT APPLICANT has completed, at its sole cost and expense, the Checklist for Unmapped SJMSCP Projects (“Checklist”) and provided the complete Checklist to SJCOG for review; and

WHEREAS, as part of determining if the Checklist is complete and determining if the Project is consistent with the SJMSCP and the Biological Opinion, SJCOG will incur certain costs and expenses; and

WHEREAS, SJCOG desires to utilize the services of name of Consultant, i.e., Jones & Stokes (hereinafter referred to as “Consultant”) as well as Neumiller & Beardsee as Legal Counsel to perform the necessary “Peer Review” which shall be defined as an evaluation of PROJECT APPLICANT’S completed Checklist by a consultant hired by SJCOG, not currently employed by PROJECT APPLICANT, to review the completed Checklist and confirm the finding that the Project is consistent with the SJMSCP and the Biological Opinion; and

WHEREAS, SJCOG will enter into a contract with the Consultant to perform the necessary Peer Review; and

WHEREAS, SJCOG and PROJECT APPLICANT desire to memorialize PROJECT APPLICANT’S obligations to reimburse SJCOG for expenses incurred as a result of performing the Peer Review;

NOW, THEREFORE, for good and valuable consideration, SJCOG and PROJECT APPLICANT agree as follows:

TERMS AND CONDITIONS

1. Recitals. The recitals set forth above are true and correct and made a part of this Agreement.
2. Reimbursement. **PROJECT APPLICANT** hereby agrees to reimburse SJCOG for actual costs incurred by SJCOG for services associated with the performance of the Peer Review, and costs incurred by SJCOG for services performed by SJCOG's Legal Counsel in drafting, negotiating and administering this Agreement. Estimated costs include labor and expenses incurred by the Consultants, Legal Counsel and SJCOG. The Consultants costs are estimated to collectively total \$ _____. SJCOG's administrative costs for reviewing and overseeing the Consultants work are **twenty-five percent (25%)** of the total Consultants costs (i.e. \$ _____). Legal fees are estimated to be approximately \$ _____. However, fees may vary based on the complexity of this Agreement and Project. It is estimated, therefore, that actual costs incurred by SJCOG shall be approximately \$ _____ and **PROJECT APPLICANT** agrees to reimburse SJCOG for said costs. **PROJECT APPLICANT**, by signing below, acknowledges that this amount is an estimate only and that the actual costs incurred by SJCOG may be significantly higher or lower than estimated depending on the circumstances. **PROJECT APPLICANT** shall reimburse SJCOG for actual costs incurred for the performance of the Peer Review.
3. Deposit and Terms of Reimbursement. **PROJECT APPLICANT** shall make an initial deposit of \$ _____ (the "Initial Deposit") with SJCOG upon approval of this Agreement. SJCOG shall place the Initial Deposit into a trust fund. SJCOG shall transfer funds from the trust fund account to cover labor costs and expenses, and invoices from the Consultants and Legal Counsel as well as administrative costs incurred by SJCOG.

Forty-five (45) days following receipt of the Initial Deposit, **PROJECT APPLICANT** shall deposit with SJCOG the remainder of the total estimated cost, \$ _____ (the "Additional Deposit"). SJCOG shall place the Additional Deposit into a trust fund and shall transfer funds to cover costs incurred in the same manner set forth for the Initial Deposit.

If the Initial Deposit and Additional Deposit should be depleted, **PROJECT APPLICANT** shall then be billed by SJCOG for the actual costs incurred by SJCOG associated with the Peer Review. SJCOG shall then submit to **PROJECT APPLICANT** on a monthly basis an invoice for the reimbursement of expenses and administration costs, which invoice shall include copies of invoices from the Consultants, Legal Counsel, and SJCOG for which reimbursement is requested. **PROJECT APPLICANT** shall pay to SJCOG within thirty (30) days of receipt of any invoice for all expenses identified in each request for reimbursement.

Interest shall be added to any late payments made at a rate of ten percent (10%) per year. If at the termination of this Agreement there are any unspent funds, they shall be refunded to **PROJECT APPLICANT**. However, should this Agreement terminate as a result of **PROJECT APPLICANT'S** breach, SJCOG shall be entitled to keep any remaining funds of the Initial Deposit and/or the Additional Deposit. SJCOG will not enter into a contract with the

Consultant to perform the Peer Review unless and until PROJECT APPLICANT makes the Initial Deposit.

4. Description of Project. This Agreement covers the performance of the Peer Review to determine if the Project is consistent with the SJMSCP and the Biological Opinion.

5. Selection of Consultants. SJCOG has selected and PROJECT APPLICANT hereby agrees that _____ will be retained by SJCOG to perform the Peer Review.

6. Information. PROJECT APPLICANT agrees to supply SJCOG and the Consultant with all information and technical data necessary to review PROJECT APPLICANT'S proposed project so that they can perform the Peer Review. Any information required under this Section shall be supplied by PROJECT APPLICANT in a timely manner and shall only be released for public review after the review and approval of PROJECT APPLICANT.

7. Term of Agreement. This Agreement shall terminate when PROJECT APPLICANT has reimbursed SJCOG all those costs specified in this Agreement.

8. Agreement Not a Guarantee. PROJECT APPLICANT agrees that the reimbursement of costs for the performance of the Peer Review does not constitute a promise, guarantee, or warranty that the Project will be consistent with the SJMSCP and the Biological Opinion.

9. Indemnity and Hold Harmless. PROJECT APPLICANT agrees to defend, indemnify and hold harmless SJCOG and its agents, officers, and employees from any and all claims, actions or proceedings against SJCOG which attack the adequacy, sufficiency, and/or legality of any decision made by SJCOG hereunder.

10. Applicable Law. This Agreement shall be governed by the laws of the State of California.

11. Binding Effect. This Agreement is for the benefit of and shall be binding upon all parties and their respective successors, heirs, executors, administrators, assigns and successors in interest.

12. Non-Assignment. PROJECT APPLICANT shall not assign this Agreement without the prior written approval of SJCOG which shall not be unreasonably withheld.

13. Notices. "Notice" means any notice, demand, request, or other communication or document to be provided under this Agreement. All notices shall be in writing and shall be sent to the following address or at such other address as either party may later specify for that purpose.

SJCOG: Steve Mayo
Senior Habitat Planner
SJCOG
555 E. Weber Avenue
Stockton, CA 95202

With copy to: Rod A. Attebery
Neumiller & Beardsee
P.O. Box 20
Stockton, CA 95201-3020

PROJECT APPLICANT: _____

14. Entire Agreement. This Agreement constitutes the entire agreement between the parties regarding its subject matter. This Agreement supersedes all proposals, oral and written, and all negotiations, conversations or discussions heretofore and between the parties related to the subject matter of this Agreement.

15. Amendments. Any modifications to this Agreement shall be in writing and signed by authorized representatives of both parties.

16. Attorney's Fees and Venue. In the event of a dispute arising under this Agreement, the prevailing party shall be entitled to an award against the other party of reasonable attorney's fees and costs incurred in connection with the dispute. The venue for any litigation, arbitration, or mediation shall be San Joaquin County, California.

17. Cumulative Rights; Waiver. The failure by either party to exercise, or delay in exercising any rights under this Agreement, shall not be construed or deemed to be a waiver thereof, nor shall any single or partial exercise by either party preclude any other or future exercise thereof or the exercise of any other right. Any waiver of any provision or any waiver of any breach of any provision of this Agreement must be in writing, and any waiver by either party of any breach of any provision of this Agreement shall not operate as or be construed to be a waiver of any other breach of that provision or of any breach of any other provision of this Agreement.

18. Severability. If any provision of this Agreement is deemed by a court of competent jurisdiction to be invalid, illegal or unenforceable, such provision shall be deemed to be severed or deleted from this Agreement and the balance of this Agreement shall remain in full force and effect notwithstanding such invalidity, illegality or unenforceability.

19. Headings. All headings herein are inserted only for convenience and ease of reference and are not considered in the construction or interpretation of any provision of this Agreement.

20. Signing Authority. The individuals signing this Agreement represent and agree that they have full and actual authority to bind their respective parties to this Agreement.

IN WITNESS WHEREOF, SJCOG and **PROJECT APPLICANT** have executed this Agreement as of the day and year first above written.

SJCOG, Inc.
a California public benefit corporation

By: STEVE DIAL
Its: Treasurer

PROJECT APPLICANT

By: _____
Title: _____

Attachment 10
Comments from San Joaquin County
Environmental Health Dept.





SAN JOAQUIN
— COUNTY —
Greatness grows here.

Environmental Health Department

Jasjit Kang, REHS, Director

Muniappa Naidu, REHS, Assistant Director

PROGRAM COORDINATORS

Jeff Carruesco, REHS, RDI

Willy Ng, REHS

Steven Shih, REHS

Michelle Henry, REHS

Elena Manzo, REHS

Natalia Subbotnikova, REHS

April 18, 2024

To: City of Manteca Development Services Department
Attention: JD Hightower

From: Rena' LeRoy (209) 616-3021
Environmental Health Specialist



RE: **LAFCO 36-23, Referral, SU0016173**
9701 E Sedan Ave, Manteca

The San Joaquin County Environmental Health Department (EHD) recommends the following conditions as a part of developing this project:

1. Connection to a public sewer system is required (San Joaquin County Development Title, Section 9-604.010(b)).
2. Any existing wells or septic systems to be abandoned shall be destroyed under permit and inspection by the EHD (San Joaquin County Development Title, Section 9-605.010 & 9-601.020)
3. Connection to an approved public water supply system is required (San Joaquin County Development Title, Section 9-602.010)
4. Any geotechnical drilling shall be conducted under permit and inspection by The Environmental Health Department (San Joaquin County Development Title, Section 9-601.010(b) and 9-601.020(i)).

Agenda Item 5



Balancing Community and Commerce

44 N. SAN JOAQUIN STREET □ SUITE 374 □ STOCKTON, CA 95202 □ 209-468-3198

EXECUTIVE OFFICER'S REPORT

PROJECT: FY 2024/2025 Operating Budget – LAFCO 15-24

PROPOSAL: Approve a resolution adopting the Final FY 2024/2025 Operating Budget.

APPLICANT: San Joaquin Local Agency Formation Commission

LOCATION: N/A

PURPOSE: Proposed Budget for FY 2024/2025 pursuant to Government Code Section 56381, Annual Budget.

PROCESS: This is an administrative matter pursuant to LAFCO policies, all Commissioners to vote on the proposed budget.

RECOMMENDATION

It is recommended that the Commission approve a resolution approving the final budget as presented at the April 11, 2024, Commission public meeting. The workshop, after a discussion regarding stipends, direction was given to conduct a survey of other LAFCO's. The survey showed that the current stipend of \$100 was at average. The survey also showed that most other LAFCO's have a cap on the stipends allowed per month with 2 days being the most common. Accordingly, staff recommends keeping the stipend at \$100 with a two-day cap per month. The individual cities contributions were adjusted slightly because the 2023 population estimates from the State Finance Department became available on April 30, 2024. All other line items in the final budget remain the same as the preliminary budget. CKH Section 56381 mandates that a final budget shall annually be approved by June 15.

BACKGROUND

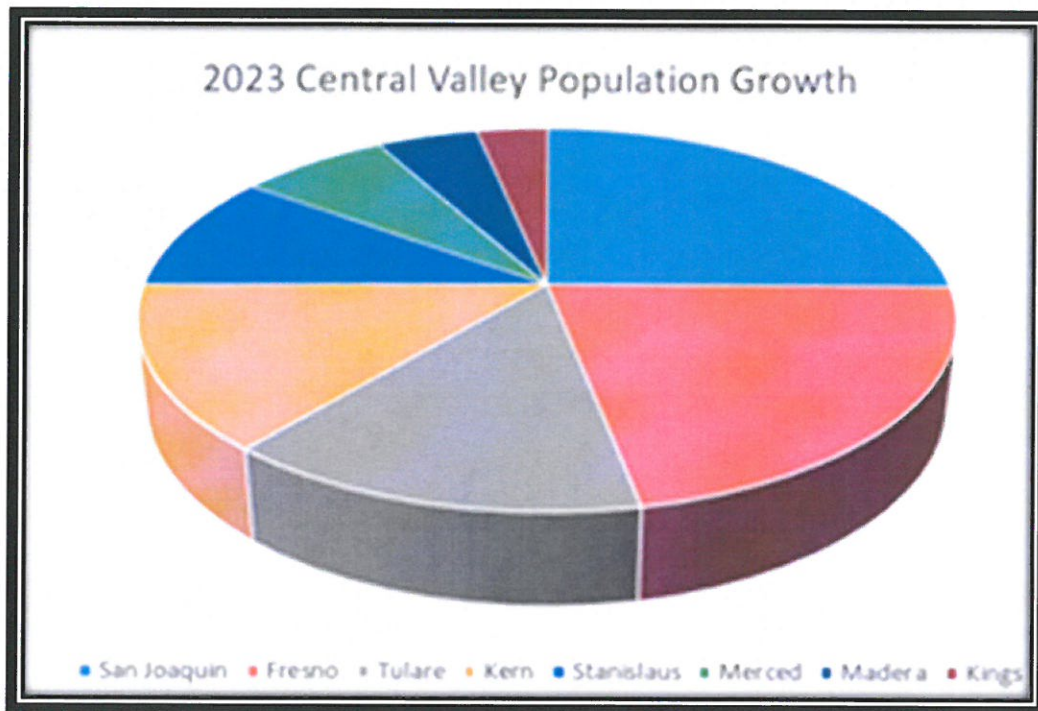
On April 11, 2024, the Commission held a public meeting to review and discuss the preliminary budget for FY 2024/2025. The preliminary budget was reviewed and recommended by the budget sub-committee of Chair Johnson and Commissioner Barton. A key component of the recommended budget for FY 2024/2025 is to keep the County and cities fair share the same as FY 2023/2024 budget. The County and collectively the eight cities fair share at \$259,638.00. With the incorporation of the City of Mountain House on July 1, 2024, the mandated contributions from individual cities that existed last fiscal year decrease and the County contribution remains the same as the approved FY 2023-2024 budget.

FY 2024/2025 Population Based LAFCo Contribution			
	Population	% Population	FY 24-25 Budget
Escalon	7,249	1%	\$ 2,857
Lathrop	37,033	6%	\$ 14,594
Lodi	66,492	10%	\$ 26,203
Manteca	90,917	14%	\$ 35,829
Mountain House	27,602	4%	\$ 10,877
Ripon	15,741	2%	\$ 6,203
Stockton	317,204	48%	\$ 125,004
Tracy	96,609	15%	\$ 38,072
Cities Total	658,847	100%	\$ 259,638
San Joaquin County	786,145	N/A	\$ 259,638

LAFCo COMPARISON

By in large, the population growth of a particular county has a direct correlation to the overall workload demand of that county's LAFCo over the recent past (5 years or less). In 2023, San Joaquin County was the 4th highest level of population growth in the state with 7,505 new residents. San Joaquin County accounted for 25% of the overall growth within the Central Valley.

2023 Central Valley Population Growth			
County	Jan. 1, 2023	Jan. 1, 2024	2023 Growth
San Joaquin	783,903	791,408	7,505
Fresno	1,010,914	1,017,431	6,517
Tulare	474,680	478,918	4,238
Kern	906,165	910,300	4,135
Stanislaus	545,753	548,744	2,991
Merced	285,193	287,303	2,110
Madera	157,909	159,328	1,419
Kings	151,629	152,627	998



E-1: State/County Population Estimates with Annual Percent Change				
January 1, 2023 and 2024				
	Total Population		Numeric	Percent
State/County	1/1/2023	1/1/2024	Change	Change2
California	39,061,058	39,128,162	67,104	0.2
Riverside	2,428,580	2,442,378	13,798	0.6
Orange	3,141,065	3,150,835	9,770	0.3
San Bernardino	2,172,694	2,181,433	8,739	0.4
San Joaquin	783,903	791,408	7,505	1.0
Fresno	1,010,914	1,017,431	6,517	0.6
Los Angeles	9,819,312	9,824,091	4,779	0.0
Tulare	474,680	478,918	4,238	0.9
Kern	906,165	910,300	4,135	0.5
Monterey	433,953	437,614	3,661	0.8
Imperial	179,623	182,881	3,258	1.8
Stanislaus	545,753	548,744	2,991	0.5
Placer	410,085	412,844	2,759	0.7
Sacramento	1,576,639	1,578,938	2,299	0.1
Merced	285,193	287,303	2,110	0.7

Of the growth within San Joaquin County, Manteca added the most residents in 2023 with 2,365 new residents, the 6th most in the State. In 2023, Lathrop experienced the 5th fastest rate of growth in the nation of cities with a population over 20,000.

Fastest-growing U.S. cities from 2022 to 2023		
Among cities with at least 20,000 people in 2022		
City	2023 population	▼ Increase
Celina, Texas	43.3K	26.6%
Fulshear, Texas	42.6K	25.6%
Princeton, Texas	28K	22.3%
Anna, Texas	27.5K	16.9%
Lathrop, Calif.	39.9K	13.6%

San Joaquin County had four (4) cities – Manteca, Lathrop, Stockton, and Tracy -- within the top 30 cities experiencing positive growth within the State. In addition, the City of Mountain House was recommended for to be moved to the voters within the community who by 90% voted to incorporate into the newest city in California since 2011 and within San Joaquin County since 1989.

LAFCo is part of a team with the cities and county ensuring that San Joaquin County, the Gateway County of California, is open to quality development and well positioned to continue a healthy rate of growth in 2024. LAFCo is a responsible agency for boundaries

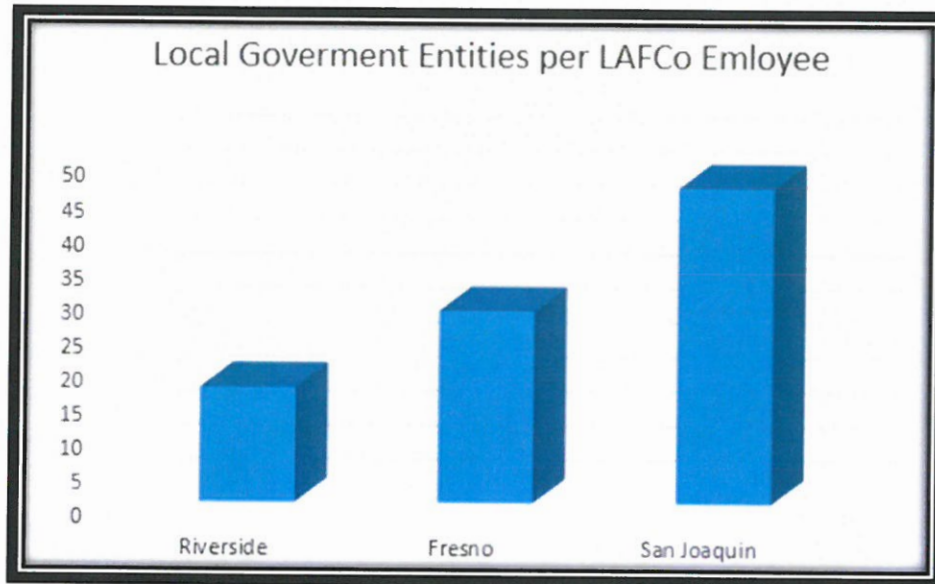
as related to factors “a” thru “q” of Section 56668. All projects will continue to be reviewed and conditioned to meet all standards that balance community and commerce (discourage sprawl, protect agricultural resources and open spaces, efficiently provide government services and encourage the orderly development of local agencies while promoting environmental justice). LAFCo staff has assisted in the continued positive balanced growth within San Joaquin County through the Indelicato reorganization that is expected to be home of 556 new residents within the next 10 years.

2023-2024 City Population Numeric Change Rankings					
California Cities Ranked by the 2023-2024 Numeric Change in Population					
Rank	City	County	1/2023 Total Population	1/2024 Total Population	Numeric Change
1	Los Angeles	Los Angeles	3,804,420	3,814,318	9,898
2	Fresno	Fresno	543,087	546,971	3,884
3	Bakersfield	Kern	407,835	411,109	3,274
4	Irvine	Orange	311,537	314,550	3,013
5	Santa Ana	Orange	308,041	310,797	2,756
6	Manteca	San Joaquin	88,552	90,917	2,365
7	Folsom	Sacramento	85,698	88,023	2,325
8	Menifee	Riverside	109,401	111,560	2,159
9	Mountain View	Santa Clara	84,463	86,535	2,072
10	Garden Grove	Orange	169,046	171,024	1,978
11	Chico	Butte	107,639	109,589	1,950
12	Lathrop	San Joaquin	35,138	37,033	1,895
13	Victorville	San Bernardino	136,346	138,202	1,856
14	Clovis	Fresno	124,361	126,133	1,772
15	San Diego	San Diego	1,383,623	1,385,379	1,756
16	Merced	Merced	90,120	91,837	1,717
17	Ontario	San Bernardino	179,555	181,224	1,669
18	Roseville	Placer	152,726	154,329	1,603
19	Visalia	Tulare	142,968	144,532	1,564
20	Stockton	San Joaquin	315,685	317,204	1,519
21	Pasadena	Los Angeles	138,187	139,692	1,505
22	Paradise	Butte	9,205	10,691	1,486
23	Fontana	San Bernardino	212,772	214,223	1,451
24	Chula Vista	San Diego	276,813	278,247	1,434
25	Stanton	Orange	38,914	40,297	1,383
26	Yuba City	Sutter	68,984	70,256	1,272
27	Tracy	San Joaquin	95,341	96,609	1,268
28	Tulare	Tulare	69,565	70,799	1,234
29	Elk Grove	Sacramento	177,446	178,679	1,233
30	San Marcos	San Diego	94,823	95,998	1,175

The number of cities and special districts within a county is also an indicator of LAFCo workload. Riverside LAFCo has 84 local government entities that they oversee (56 special districts and 28 cities); Fresno County has 112 (15 cities and 97 special districts) while San Joaquin currently has 113 (7 cities and 105 special districts).

The density of governmental entities is an indicator of potential geographic conflicts that LAFCo's must analyze and make logical service provision decisions. San Joaquin County comprising 1,426 square miles is complex organizationally as there is a higher density of special districts than either Riverside or Fresno counties. San Joaquin has approximately 8 entities per 100 square miles. Fresno County has approximately 2 entities per 100 square miles; and, Riverside has approximately 1 entity per 100 square miles.

Riverside LAFCo has a staff of 5, Fresno LAFCo has 4 staff members, while San Joaquin LAFCo has a staff of 2.45. There are 46 governmental entities per employee in San Joaquin, 28 entities per employee in Fresno; and 16.8 per entity in Riverside.



Supporting our mission to balance community and commerce, San Joaquin LAFCo completed the following projects during the past fiscal year, FY 2023/2024:

- Mountain House Comprehensive Fiscal Analysis
- Mountain House Incorporation Conditions and forward to ROV
- Mountain House Impartial Analysis
- Mountain House Certificate of Completion to State BOE
- Indelicato Reorganization to City of Manteca
- Boggs Tract Recommendation to BOS for dissolution
- California Irrigation District dissolution
- Staff has maintained all information in our website
- Worked with a UOP Business Forecasting Center for Website content.

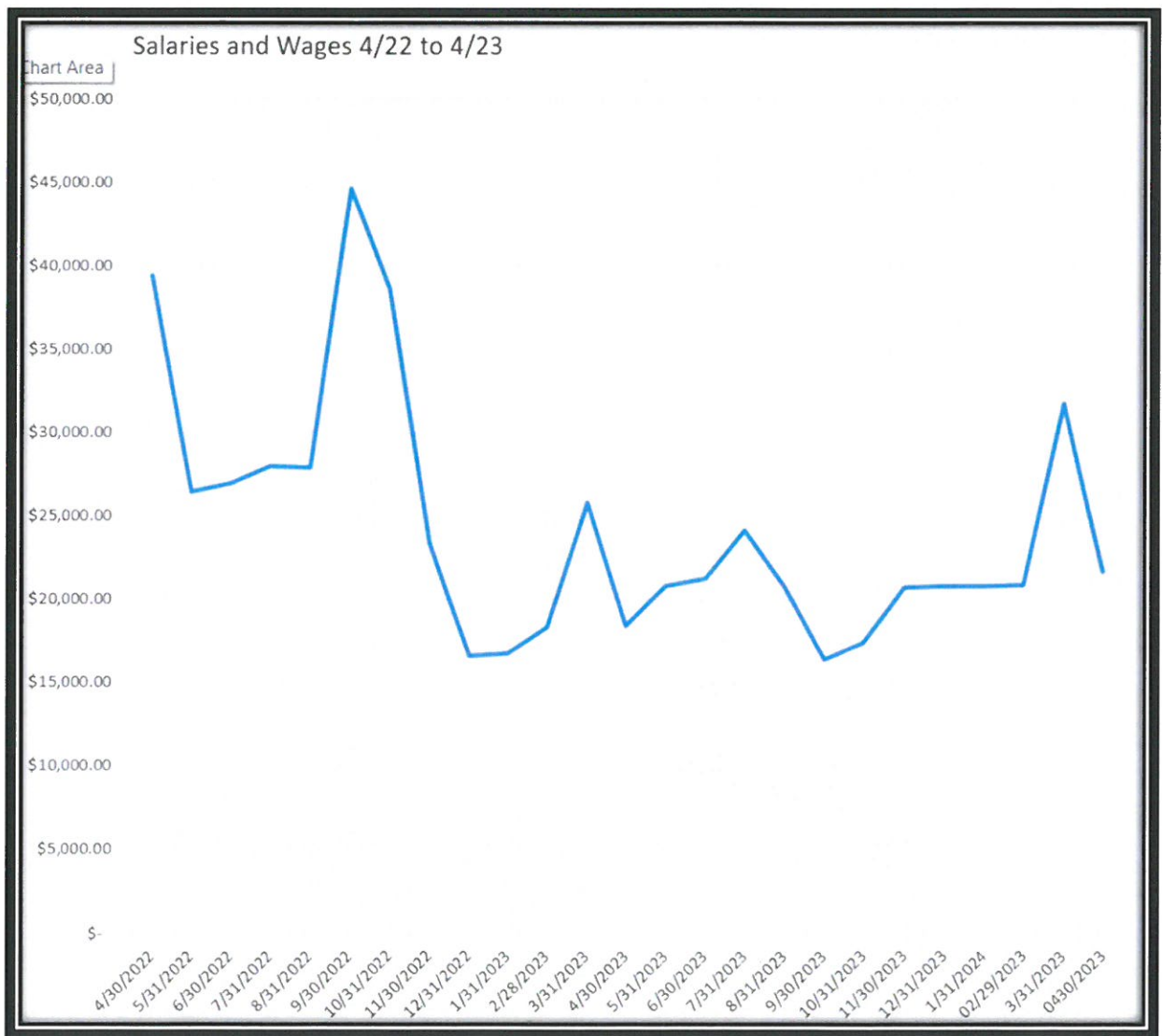
All of the above show that San Joaquin LAFCo staff continues to efficiently partner with public agencies and local institutions to ensure San Joaquin is and will remain the Gateway County to prosperity.

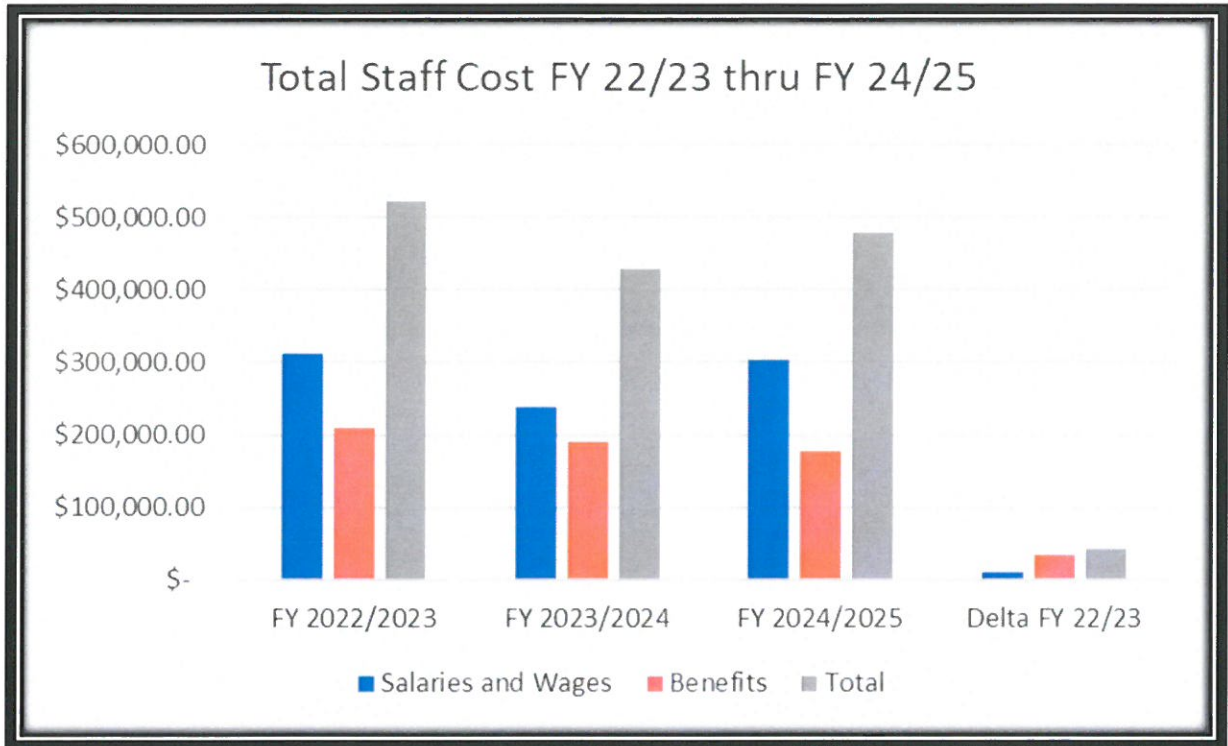
MOVING FORWARD FROM FY 2022/2023

The FY 2024/2025 budget continues the improvement in cost efficiencies achieved during the previous FY 2023/2024. The table below shows that the operating cost of LAFCo has improved since November of 2022. These cost efficiencies will continue

under the proposed FY2023/2024 final budget. The spike during March 2023 and 2024 is due to the difference between a biweekly pay period (26 pay periods) and fixed, 1st and 15th each month (24 pay periods). A biweekly pay period results in two months having a third pay period that is reflected in a spike in July of 2023 and another in March 2024.

The proposed FY 2024/2025 staff cost for LAFCo is above the adopted FY 2023/2024 budget that reflects the 5% salary increase and increases in insurance and other benefits. The savings for the Wages and Salaries line item represent a savings of \$9,374.00 and Benefits a savings of \$33,461.00 for an overall cost savings of \$42,835.00 when compared to the adopted FY 2022/2023 budget, please table on next page.





SALARY SURVEY

With a growing population, diverse array of special districts, and a trend of being more cost effective than previous years, San Joaquin LAFCo staff is efficient and productive. A salary survey was done comparing salary and wages to other area LAFCo's and local planning agencies. The survey suggests that the San Joaquin LAFCo is delivering services in a cost efficient manner that is adding value for the planned, logical growth of San Joaquin County. Noteworthy is the survey is a snap shot of a dynamic marketplace. As individual LAFCo's approve their respective FY 2023/2024 budgets, the results of the survey are expected to change.

The survey result suggests that the Commission may want to consider a comprehensive salary and wage study during FY 24/25 as even with a 5% increase to wages and salaries, SJLAFCo staff is below the average current salaries and wages of all staff positions need to be adjusted to bring these positions up to the mid-point of the ranges of the agencies surveyed. The Executive Officer 4%, Clerk 5% and the Clerk/Analyst position by 16%.

The results reinforce how productive San Joaquin LAFCo staff has been supporting the growth of our area. The residents and governmental entities in San Joaquin County have and will continue to receive cost effective services as shown in the cost savings over FY 2022/2023.

	Mid-Point			Mid-Point			Mid-Point		
	(Low)	(High)	Annual Salary	(Low)	(High)	Annual Salary	(Low)	(High)	Annual Salary
Stanislaus - LAFCo	\$9,078	\$13,617	\$136,171				\$4,818	\$7,229	\$72,284
Fresno - LAFCo			\$180,070						\$89,919
Alameda - LAFCo			\$167,298				\$6,381	\$7,838	\$85,315
Sacramento - LAFCo			\$155,220	\$7,862	\$9,557	\$104,514			
Riverside LAFCo	\$13,092	\$17,010	\$180,617	\$5,101	\$6,770	\$71,226	\$3,462	\$5,028	\$50,927
Solano Lafco			\$180,000						\$58,224
Contra Costa LAFCo			\$188,499				\$5,106	\$6,476	\$69,492
Butte LAFCo	\$ 11,107	\$ 15,628	\$173,784	\$ 5,832	\$ 8,207	\$84,234	\$4,623	\$6,380	\$71,539
Yolo LAFCo			\$173,225						\$81,070
San Joaquin COG *	\$14,426	\$20,197	\$207,738	\$7,543	\$10,561	\$108,623	\$4,684	\$6,557	\$67,447
SJ County **	\$12,877	\$14,907	\$166,706	\$5,852	\$7,114	\$77,795	\$5,308	\$6,451	\$70,553
SJ Regional Transit ****	\$11,250	\$14,167	\$152,500	\$6,250	\$8,333	\$87,500	\$3,594	\$5,185	\$52,678
City of Stockton *****	\$13,621	\$17,381	\$186,010	\$6,031	\$7,743	\$82,643	\$5,347	\$6,866	\$73,278
City of Manteca *****	\$14,030	\$17,053	\$186,498	\$7,449	\$9,054	\$99,018	\$4,834	\$5,328	\$60,974
Average	\$12,435	\$16,245	\$173,881	\$5,769	\$7,482	\$89,444	\$4,816	\$6,334	\$29,047
SJ LAFCo	\$11,980	\$14,245	\$167,763	\$5,130	\$6,236	\$74,694	\$4,410	\$5,360	\$27,698
Difference	4%	12%	4%	11%	17%	16%	8%	15%	5%
Range Spread	\$3,810			\$1,713			\$1,518		
Budget Impact			\$6,118			\$14,750			\$1,349

* = Planning Group B Deputy Director of Planning, Assistant Regional Planner, Administrative Tech
 ** = Assistant Community Development Director, Associate Planner, Administrative Assistant I
 *** = Environmental & Regulatory Affairs Manager; Administrative Analyst; and Administrative Assistant II
 **** = Chief Administrator / Superintendent; Administrator; Senior Administrative Assistant
 ***** = Director of Community Development; Administrative Analyst; Administrative Aide II
 ***** = Director of Development; Assistant Planner; Administrative Assistant II

The salary survey took a snap shot of salaries as compared to the salaries of similar positions within other LAFCo's and local planning agencies. Fringe benefits play an important role in overall employee quality of life. To ensure the continued efficient use of public resources, staff recommends that a comprehensive compensation survey be performed prior to the mid-year budget review so that total compensation packages can be compared. The difference between the two surveys is to ensure that fringe benefits accounted for in the survey.

FINAL BUDGET

The final budget shows the county and cities contribution revenues of \$519,276 split 50/50 between the County and the cities pursuant to CKH Section 56381(b)(2). Accordingly, the County share of the proposed budget is \$259,638. As agreed to by the Mayor's Selection Committee, the cities share is apportioned in proportion to each city's population by the County Auditor.

The table below shows the individual city portion of the LAFCo budget according to the State Department of Finance, Demographic Research Unit, Report E-1 for 01/01/2024 and estimated population of the new City of Mountain House. This is only for estimating purposes only as the County Auditor's office will apportion to the cities based on latest information available. Below is the revenue forecast for FY 2024/2025 budget.

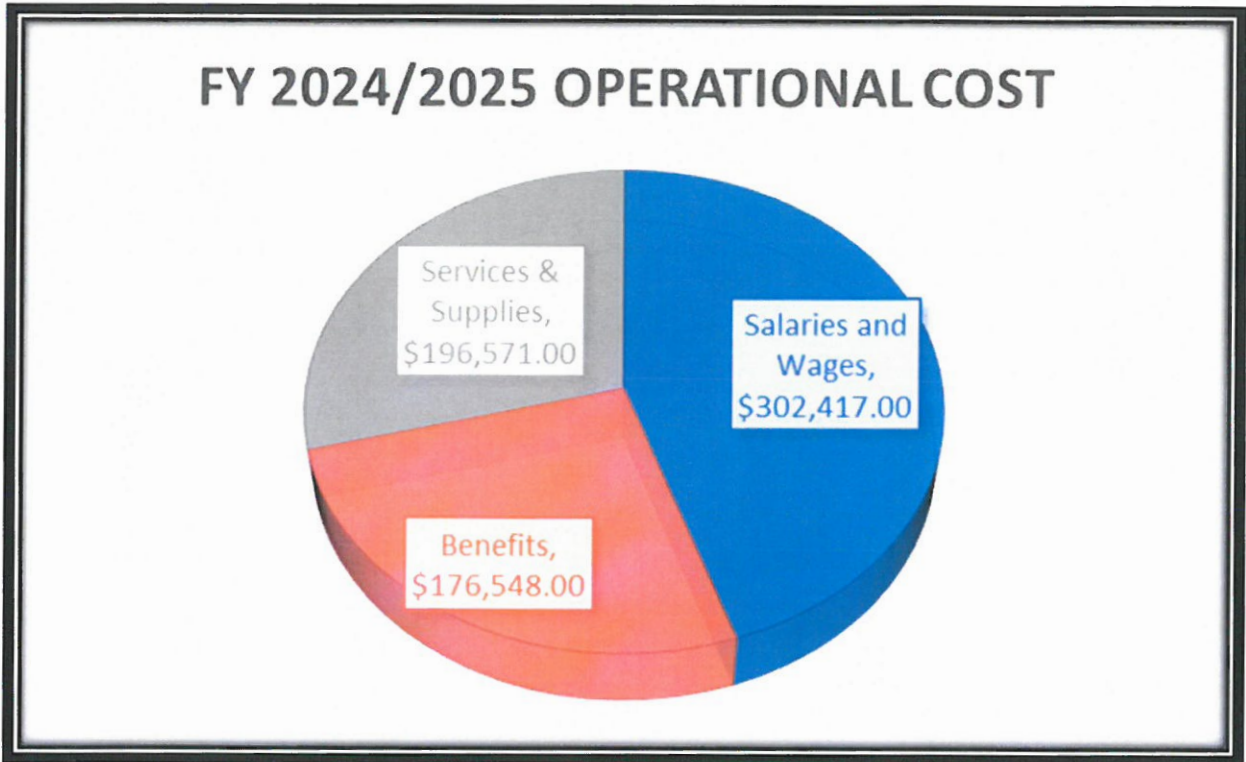
Filing fees are another important revenue stream for LAFCo. It is proposed that the filing fees be increased by 3.8%, matching the consumer price index for the region.

FY 2024/2025 Population Based LAFCo Contribution			
	Population	% Population	FY 24-25 Budget
Escalon	7,249	1%	\$ 2,857
Lathrop	37,033	6%	\$ 14,594
Lodi	66,492	10%	\$ 26,203
Manteca	90,917	14%	\$ 35,829
Mountain House	27,602	4%	\$ 10,877
Ripon	15,741	2%	\$ 6,203
Stockton	317,204	48%	\$ 125,004
Tracy	96,609	15%	\$ 38,072
Cities Total	658,847	100%	\$ 259,638
San Joaquin County	786,145	N/A	\$ 259,638

The final budget projects revenues of \$675,536.00 based on the following sources:



The operational cost of LAFCo is shown below:



Below is the line-item revenue forecast for FY 2023/2024.

FY 24-25 LAFCo Final Budget			
23-May-24	FY 23-24	Mid -Year	FY 24-25
Fund Balance - Beginning of the Fiscal Year			
Revenues			
* INTEREST INCOME	\$ 20,456	\$ 43,130	\$ 86,260
USE OF MONEY AND PROPERTY	\$ 20,456	\$ 43,130	\$ 86,260
* County Contribution	\$ 259,638	\$ 259,638	\$ 259,638
* Cities Contribution	\$ 259,638	\$ 259,638	\$ 259,638
* Application Filing Fees	\$ 92,249	\$ 19,909	\$ 70,000
* Total Revenues	\$ 611,525	\$ 539,185	\$ 589,276
MISCELLANEOUS REVENUES		\$ 127,065	
TOTAL REVENUE	\$ 631,982	\$ 709,380	\$ 675,536

Below the proposed LAFCo staff expenditure budget showing a proposed 5% increase in staff salaries in FY 24/25. Although an increase in this line-item from FY 23/24, this line-item is \$42,835.00 less than the approved FY 22/23 budget. Despite increases in insurance and retirement benefit costs, the FY 24/25, the overall staff cost of \$478,965 is

Expenditures			
Salaries			
SALARIES & WAGES-REGULAR	\$ 223,008	\$ 140,665	\$ 295,397
SALARIES-CAFETERIA	\$ 42,425	\$ 12,914	\$ -
SALARIES-CAR ALLOWANCE	\$ 5,040	\$ 4,050	\$ 7,020
ADMINISTRATION BENEFITS	\$ -	\$ 2,697	\$ -
TOTAL SALARIES	\$ 270,474	\$ 160,326	\$ 302,417
Fringe Benefits			
UNEMPLOYMENT COMP INSURANCE	\$ 167	\$ 213	\$ 425
RETIREMENT-EMPLOYER SHARE	\$ 57,187	\$ 49,604	\$ 99,208
RETIREMENT-EMPLOYER ADDTL CONT	\$ 5,955	\$ 6,216	\$ 12,432
SOCIAL SECURITY-OASDI	\$ 13,769	\$ 8,676	\$ 17,351
SOCIAL SECURITY-MEDICARE	\$ 8,390	\$ 2,164	\$ 4,329
LIFE INSURANCE	\$ 152	\$ 150	\$ 299
HEALTH INSURANCE	\$ 55,622	\$ 21,003	\$ 42,007
DENTAL INSURANCE	\$ 504	\$ 199	\$ 399
VISION CARE	\$ 135	\$ 49	\$ 98
TOTAL FRINGE BENEFITS	\$ 141,881	\$ 88,274	\$ 176,548
TOTAL STAFF COST	\$ 412,355	\$ 248,600	\$ 478,965

Below is the operating non-personnel expenditure budget for LAFCo. .

Services and Supplies			
PROFESSIONAL SERV-PROGRAMS	\$ 108,886	\$ 73,717	\$ 75,802
OFFICE EXPENSE-GENERAL	\$ 26,820	\$ 17,831	\$ 26,820
OFFICE SUPPLIES-PURCHASING-ISF	\$ 1,207	\$ 274	\$ 549
GENERAL OFFICE SUPPLIES	\$ 141	\$ 79	\$ 158
OFFICE EXPENSE-POSTAGE	\$ 1,349	\$ 575	\$ 1,149
COMMUNICATIONS	\$ 3,108	\$ 1,219	\$ 2,437
MEMBERSHIPS	\$ 13,814	\$ 13,855	\$ 12,409
TRANS AND TRAVEL-GENERAL COMMISSIONERS	\$ 8,760	\$ 11,158	\$ 15,000
TRANS/TRAVEL-STAFF	\$ 2,667	\$ 4,734	\$ 7,000
AUDITOR SERVICES	\$ 1,429	\$ -	\$ 1,501
PROFESSIONAL SERV- COUNTY	\$ -	\$ 2,964	\$ 3,112
PUBLICATIONS & LEGAL NOTICES	\$ 2,200	\$ 270	\$ 540
RENTS-STRUCTURES & GROUNDS	\$ 19,412	\$ 12,941	\$ 22,738
RENTS/LEASES-AUTO EQUIP-ISF	\$ 1,923	\$ 1,041	\$ 2,083
DATA PROCESSING CHARGES	\$ 11,915	\$ 5,104	\$ 10,207
INSURANCE-WORKER'S COMP	\$ 593	\$ 453	\$ 906
INSURANCE-CASUALTY - SLIP	\$ 15,402	\$ 12,872	\$ 14,159
TOTAL SERVICES AND SUPPLIES	\$ 219,626	\$ 159,088	\$ 196,571
Total Operating Cost	\$ 631,982	\$ 407,688	\$ 675,536

Attachments:

Exhibit A Schedule of Fees
Resolution 24-1538

San Joaquin Local Agency Formation Commission
SCHEDULE OF FEES
FEES FOR PROCESSING APPLICATIONS AND CHARGES FOR SERVICES
 (Effective Date 07/01/ 2024)

	City and County Fee	Special District Fee
ANNEXATIONS AND DETACHMENTS		
Existing and New Development:		
Under 3 Acres	\$ 2,463.54	\$ 4,927.08
3 to 10 Acres	\$ 3,941.66	\$ 7,883.33
10.1 to 20 Acres	\$ 4,116.25	\$ 8,232.51
20.1 to 40 Acres	\$ 4,934.57	\$ 9,869.15
40.1 to 80 Acres	\$ 5,760.40	\$ 11,520.80
80.1 to 120 Acres	\$ 6,584.07	\$ 13,168.15
120.1 to 240 Acres	\$ 7,757.47	\$ 15,514.94
240.1 to 500 Acres	\$ 8,247.50	\$ 16,495.00
500.1 to 1,000 Acres	\$ 9,064.75	\$ 18,129.51
Over 1,000.1 acres \$8,852.30 + per acre	\$ 8.62	\$ 17.24
LEGAL SERVICES		
Required for all services.	\$ 1,071.10	\$ 2,142.21
Principal	\$ 401.66	\$ 803.33
Associate	\$ 321.33	\$ 642.66
Paralegal	\$ 187.44	\$ 374.89
OTHER ACTIONS		
Proposals requiring Protest Proceedings (Actual cost if Voter Election)	\$ 1,713.77	\$ 3,427.53
Special District Formation	\$ 9,104.38	\$ 18,208.77
Consolidation, Merger, Subsidiary District	\$ 1,071.10	\$ 2,142.21
Addition of Services	\$ 2,677.76	\$ 5,355.52
Dissolution	No Charge	No Charge
Request for Reconsideration	\$ 1,606.66	\$ 3,213.31
Time Extension Request	\$ 428.44	\$ 856.88
Out-of-Agency Service for Designated Areas	\$ 2,677.76	\$ 5,355.52
Out-of-Agency Service per EDU	\$ 321.33	\$ 642.66
Sphere of Influence		
Amendment to a Municipal Service Review	\$ 2,677.76	\$ 5,355.52
New or Update for Cities	\$ 4,284.42	\$ 8,568.83
New or Update for Special Districts	\$ 1,713.77	\$ 3,427.53
Removal of Territory	\$ 2,677.76	\$ 5,355.52
Incorporation actual costs + filing fee	\$ 5,355.52	\$ 10,711.04
Comprehensive Fiscal Analysis actual + filing fee	\$ 5,355.52	\$ 10,711.04

	City and County Fee	Special District Fee
Environmental Review		
Lead Agency other than LAFCo:		
Review Environmental Impact Report	\$ 535.55	\$ 1,071.10
Review Negative Declaration	\$ 267.78	\$ 535.55
Review Exemption	\$ 160.67	\$ 321.33
LAFCo as Lead Agency		
Initial Study (Including Negative Declaration)	Actual Cost	Actual Cost
Preparation and processing of EIR	Actual Cost	Actual Cost
CEQA Exemption	\$ 321.33	\$ 642.66
State Department of Fish and Wildlife Fee (LAFCo lead Agency) includes County Clerk Processing Fee)		
Notice of Exemption		
Negative Declaration		
Environmental Impact Report	As Required by F&W	As Required by F&W
County Clerk Processing Fee	\$ 50.00	\$ 50.00
Miscellaneous Fees and Charges		
Boundary Map & Legal Description Checking (<i>Make Check out to San Joaquin County Department of Public Works</i>)	\$732.20 or 20% of LAFCo Fee	\$732.20 or 20% of LAFCo Fee
Special Commission Meeting	\$ 2,142.21	\$ 4,284.42
Staff Costs for Research, Technical Assistance, Mailing, Attendance at Meetings and unique/complex projects as determined by Commission		
Executive Officer per hour	\$ 203.51	\$ 407.02
LAFCo Clerk/Analyst per hour	\$ 171.38	\$ 342.75
Commission Clerk per hour	\$ 85.69	\$ 171.38
County Clerk Processing Fee - Per Document	\$ 100.00	\$ 100.00
Voter Registrar Fee	\$ 100.00	\$ 100.00
Meeting CD per CD	\$ 21.42	\$ 42.84
Document Copying per page	\$ 0.21	\$ 0.43
	Fee set by Registrar of Voters	Fee set by Registrar of Voters
Checking Sufficiency of Petition (per signature)		
Outside Consultants hired by LAFCo	Actual Cost + 20%	Actual Cost + 20%
Meeting Transcript	Actual Cost + 20%	Actual Cost + 20%

1 Actual costs shall be determined by multiplying the documented actual hours by the hourly rate of salary plus benefits.

2 The Commission may waive or adjust processing fees upon a determination that the proposal would further the purposes of the Local Government Reorganization Act of 2000. Requests for fee waivers or adjustments must be submitted in writing to the Commission prior to the submittal of any application.

3 Processing and filing fees are due and payable upon filing of an application with LAFCo. No action shall be taken on any proposal or petition until appropriate fees have been paid.

4 Upon Commission approval, the Executive Officer may require fees based on actual cost for unique/complex projects.

RESOLUTION NO. 23-1538

**BEFORE THE SAN JOAQUIN LOCAL AGENCY FORMATION COMMISSION
APPROVING THE FISCAL YEAR 2024 – 2025 FINAL OPERATING BUDGET**

WHEREAS, State Government Code Section 56381 states that, “The commission shall adopt annually, following noticed public hearings, a proposed budget by May 1 and final budget by June 15”; and,

WHEREAS, State Government Code Section 56381 also directs that, “At a minimum, the proposed and final budget shall be equal to the budget adopted for the previous fiscal year unless the commission finds that reduced staffing or program costs will nevertheless allow the commission to fulfill the purposes and programs...”; and,

WHEREAS, State Government Code Section 56381 also directs that, “The commission shall transmit its proposed and final budgets to the board of supervisors, to each city, and to each independent special district.”; and,

WHEREAS, State Government Code Section 56381 also directs that, “After public hearings, consideration of comments, and adoption of a final budget by the commission pursuant to subdivision (a), the auditor shall apportion the net operating expenses of a commission... In counties in which there is no independent special district representation on the commission, the county and its cities shall each provide a one-half share of the commission's operational costs”; and,

WHEREAS, it is San Joaquin LAFCo policy that, “the cities share is apportioned in proportion to each city’s population.”; and

WHEREAS, special districts are not participating in San Joaquin LAFCo pursuant to Section 56381 and do not contribute to the operating budget of San Joaquin LAFCo; and,

WHEREAS, on February 28, 2024 the LAFCo ad-hoc Budget Committee met and agreed that the proposed budget would be presented to the full Commission at the regularly scheduled April 11, 2024 meeting; and,

WHEREAS, on April 11, 2023, LAFCo held a public workshop on the preliminary budget; and,

WHEREAS, State Code of Regulations, CEQA Guidelines Section 15061(b)(3) provides that, “If it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.” and,

NOW, THEREFORE, the San Joaquin Local Agency Formation Commission DOES HEREBY RESOLVE, DETERMINE, AND ORDER as follows:

Section 1. There is no possibility that the Final FY 2023 – 2024 LAFCo Operating Budget will have a significant effect on the environment.

Section 2. The Final FY 2023 – 2024 Operating Budget as shown on Attachment 1 of this resolution reflecting fund balance information as such information becomes available, is approved.

Section 3. Staff is directed to include a comprehensive salary study as part of the mid-year FY 2024/2025 budget review.

Section 4. The Final 2024 – 2025 LAFCo Operating budget will allow the Commission to fulfill it's purpose and work programs.

Section 5. The FY 2023/2024 Fee Schedule is hereby incorporated as Attachment 2 of this resolution.

PASSED AND ADOPTED this 13th day of June 2024 by the following roll call vote:

AYES:

NOES:

ABSENT:

PETER JOHNSON, CHAIRMAN
San Joaquin Local Agency
Formation Commission

ATTEST:

MITZI STITES, COMMISSION CLERK
San Joaquin Local Agency Formation Commission

Resolution LAFC 24-1538
ATTACHMENT "A"

FY 24-25 LAFCo Final Budget 23-May-24	FY 23-24	Mid -Year	FY 24-25
Fund Balance - Beginning of the Fiscal Year			
Revenues			
* INTEREST INCOME	\$ 20,456	\$ 43,130	\$ 86,260
USE OF MONEY AND PROPERTY	\$ 20,456	\$ 43,130	\$ 86,260
* County Contribution	\$ 259,638	\$ 259,638	\$ 259,638
* Cities Contribution	\$ 259,638	\$ 259,638	\$ 259,638
* Application Filing Fees	\$ 92,249	\$ 19,909	\$ 70,000
* Total Revenues	\$ 611,525	\$ 539,185	\$ 589,276
MISCELLANEOUS REVENUES		\$ 127,065	
TOTAL REVENUE	\$ 631,982	\$ 709,380	\$ 675,536
Expenditures			
Salaries			
SALARIES & WAGES-REGULAR	\$ 223,008	\$ 140,665	\$ 295,397
SALARIES-CAFETERIA	\$ 42,425	\$ 12,914	\$ -
SALARIES-CAR ALLOWANCE	\$ 5,040	\$ 4,050	\$ 7,020
ADMINISTRATION BENEFITS	\$ -	\$ 2,697	\$ -
TOTAL SALARIES	\$ 270,474	\$ 160,326	\$ 302,417
Fringe Benefits			
UNEMPLOYMENT COMP INSURANCE	\$ 167	\$ 213	\$ 425
RETIREMENT-EMPLOYER SHARE	\$ 57,187	\$ 49,604	\$ 99,208
RETIREMENT-EMPLOYER ADDTL CONT	\$ 5,955	\$ 6,216	\$ 12,432
SOCIAL SECURITY-OASDI	\$ 13,769	\$ 8,676	\$ 17,351
SOCIAL SECURITY-MEDICARE	\$ 8,390	\$ 2,164	\$ 4,329
LIFE INSURANCE	\$ 152	\$ 150	\$ 299
HEALTH INSURANCE	\$ 55,622	\$ 21,003	\$ 42,007
DENTAL INSURANCE	\$ 504	\$ 199	\$ 399
VISION CARE	\$ 135	\$ 49	\$ 98
TOTAL FRINGE BENEFITS	\$ 141,881	\$ 88,274	\$ 176,548
TOTAL STAFF COST	\$ 412,355	\$ 248,600	\$ 478,965

Resolution LAFC 24-1538
ATTACHMENT "A"

Services and Supplies			
PROFESSIONAL SERV-PROGRAMS	\$ 108,886	\$ 73,717	\$ 75,802
OFFICE EXPENSE-GENERAL	\$ 26,820	\$ 17,831	\$ 26,820
OFFICE SUPPLIES-PURCHASING-ISF	\$ 1,207	\$ 274	\$ 549
GENERAL OFFICE SUPPLIES	\$ 141	\$ 79	\$ 158
OFFICE EXPENSE-POSTAGE	\$ 1,349	\$ 575	\$ 1,149
COMMUNICATIONS	\$ 3,108	\$ 1,219	\$ 2,437
MEMBERSHIPS	\$ 13,814	\$ 13,855	\$ 12,409
TRANS AND TRAVEL-GENERAL COMMISSIONERS	\$ 8,760	\$ 11,158	\$ 15,000
TRANS/TRAVEL-STAFF	\$ 2,667	\$ 4,734	\$ 7,000
AUDITOR SERVICES	\$ 1,429	\$ -	\$ 1,501
PROFESSIONAL SERV- COUNTY	\$ -	\$ 2,964	\$ 3,112
PUBLICATIONS & LEGAL NOTICES	\$ 2,200	\$ 270	\$ 540
RENTS-STRUCTURES & GROUNDS	\$ 19,412	\$ 12,941	\$ 22,738
RENTS/LEASES-AUTO EQUIP-ISF	\$ 1,923	\$ 1,041	\$ 2,083
DATA PROCESSING CHARGES	\$ 11,915	\$ 5,104	\$ 10,207
INSURANCE-WORKER'S COMP	\$ 593	\$ 453	\$ 906
INSURANCE-CASUALTY - SLIP	\$ 15,402	\$ 12,872	\$ 14,159
TOTAL SERVICES AND SUPPLIES	\$ 219,626	\$ 159,088	\$ 196,571
Total Operating Cost	\$ 631,982	\$ 407,688	\$ 675,536
Revenues - Operating Costs	\$ -	\$ 301,692	\$ 0