



44 N. San Joaquin Street, Suite 374, Stockton, CA 95202

**Notice of Determination**

**To:** ✓ Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044

**From:** San Joaquin LAFCo:  
44 N. San Joaquin Street, Suite 374  
Stockton, CA 95202

County Clerk  
County of San Joaquin  
44 N. San Joaquin Street, Second Floor, Suite 260

**SUBJECT:** Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

**Project Title:** Hat Ranch Reorganization (LAFCo 36-23)

**Project Applicant:** City of Manteca

**Project Location (include county):** Manteca, San Joaquin County

**Project Description:** The proposed project would be a master planned residential community of 739 single-family residences and half-plex units, two neighborhood parks, an elementary/middle school, and associated circulation improvements located on approximately 184.7 acres of land in unincorporated San Joaquin County and within the City of Manteca's SOI. The proposed project required annexation to the City of Manteca, a General Plan Amendment, and Rezoning. San Joaquin LAFCo determined that the General Plan Amendment and Rezoning of the site were appropriate for the Hat Ranch Project and approved annexation to the City of Manteca with the concurrent detachments from the Lathrop Manteca Fire Protection District (80 acres) and the Ripon Consolidated Fire Protection District (104.7 acres) with fire protection service provided by the City. The Commission determined that the Hat Ranch Project is consistent with all other factors pursuant to Government Code Section 56668.

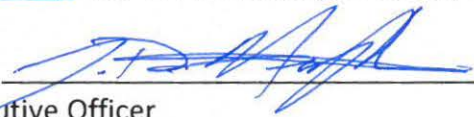
This is to advise that the **San Joaquin Local Agency Formation Commission** has approved the above as a **Responsible Agency** for the described project on **June 13, 2024** and has made the following determinations regarding the above described project.

1. The project **will** have a significant effect on the environment.
2. An Environmental Impact Report (SCH#2013112049) **was** prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures **were** made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan **was** adopted for this project.
5. A statement of Overriding Considerations **was** adopted for this project.
6. Findings **were** made pursuant to the provisions of CEQA.



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This is to certify that the Environmental Impact Report, is available to the General Public at:  
[www.sjlafco.org](http://www.sjlafco.org) and 44 N. San Joaquin Street, Suite 374, Stockton, CA 95202

Signature: 

Title: Executive Officer

Date: June 13, 2024

Date Received for filing at OPR: \_\_\_\_\_