
Agency Referral and Request for Comments

DATE: January 21, 2026
TO: Affected & Interested Agencies
FROM: Javier Camarena, Assistant Executive Officer
SUBJECT: Request for Comments
PROPOSAL TITLE: **LAFCO APPLICATION NO. 2026-01 – ELMWOOD ESTATES CHANGE OF ORGANIZATION TO COUNTY SERVICE AREA NO. 19 (TUOLUMNE-GRATTON)**

This letter is to advise your agency that the above-titled application has been filed with LAFCO. The project is described as follows:

Description: Stanislaus County is requesting to annex 5-acres to County Service Area No. 19 (Tuolumne-Gratton) for the storm drainage and landscaping of a future subdivision located on the east side of Story Road, between Hillsdale Drive and Walton Street in the Denair area. The annexation to CSA No. 19 will also include a Sphere of Influence amendment. (See attached map for further details).

APN(s): 024-055-060

Applicant: Stanislaus County

CEQA: Stanislaus County, as Lead Agency under the California Environmental Quality Act (CEQA), approved a Negative Declaration for the project. LAFCO, as a Responsible Agency, will consider the environmental documentation prepared by the County as part of its action.

Copies of the County's application and related support documents can be reviewed at the LAFCO office or on the LAFCO website at: www.stanislauslafco.org under "Current Projects & Notices".

Should your agency have any comments on the proposal, please submit them as soon as possible or no later than **Friday, February 13, 2026** in order to be included in the staff report for the proposal. Thank you in advance for your assistance and cooperation. Questions or comments may also be submitted by email to: lafco@stancounty.com.

ELMWOOD ESTATES
CHANGE OF ORGANIZATION TO
CSA 19 (TUOLUMNE-GRATTON)

CSA #22
OLD SCHOOL
NORTH

CSA #25
SUNCREST II

CSA #21
RIOPEL

E ZEERING RD

SITE

TURLOCK SPHERE
OF INFLUENCE

N WARING RD

CSA #24
HIDEAWAY
TERRACE

LESTER RD

N SANTA FE AVE

E MONTE VISTA AVE

N GRATTON RD

CSA #19
TUOLUMNE-
GRATTON

E TUOLUMNE RD

CITY OF
TURLOCK



DATE: _____

TO: Stanislaus LAFCO
1010 10th Street, 3rd Floor
Modesto, CA 95354

FROM: _____

SUBJECT: **LAFCO APPLICATION NO. 2026-01 – ELMWOOD ESTATES CHANGE OF ORGANIZATION TO COUNTY SERVICE AREA NO. 19 (TUOLUMNE-GRATTON)**

PROJECT DESCRIPTION: Stanislaus County is requesting to annex 5-acres to County Service Area No. 19 (Tuolumne-Gratton) for the storm drainage and landscaping of a future subdivision located on the east side of Story Road, between Hillsdale Drive and Walton Street in the Denair area. The annexation to CSA No. 19 will also include a Sphere of Influence amendment (APN: 024-055-060). (See attached map for further details.)

Stanislaus County, as Lead Agency under the California Environmental Quality Act (CEQA), approved a Mitigated Negative Declaration for the project. LAFCO, as a Responsible Agency, will consider the environmental documentation prepared by the County as part of its action.

Based on the agency’s particular field(s) of expertise, it is our position the project described above:

- _____ Will have an effect on the ability of this agency to provide service(s).
- _____ Will not have an effect on this agency.
- _____ No comments.

Listed below are facts which support our determination (e.g., infrastructure needs, additional police/fire personnel, limited capacity, etc.)

- 1.
- 2.
- 3.

Listed below are methods for reducing effects this project will have on this agency.

- 1.
- 2.
- 3.

In addition, our agency has the following comments: (attach additional sheets if necessary).

Response prepared by:

(Name) _____ (Title) _____ (Date) _____