

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
BOARD ACTION SUMMARY

DEPT: Public Works

BOARD AGENDA: 6.C.2
AGENDA DATE: January 6, 2026

SUBJECT:

Approval of a Resolution of Application for the Annexation of Elmwood Estates
Subdivision to County Service Area No. 19 – Tuolumne-Gratton (Zone 3)

BOARD ACTION AS FOLLOWS:

RESOLUTION NO. 2026-0012

On motion of Supervisor B. Condit Seconded by Supervisor C. Condit
and approved by the following vote,
Ayes: Supervisors: B. Condit, Withrow, Grewal, C. Condit, and Chairman Chiesa
Noes: Supervisors: None
Excused or Absent: Supervisors: None
Abstaining: Supervisor: None

- 1) Approved as recommended
- 2) Denied
- 3) Approved as amended
- 4) Other:

MOTION:

I hereby certify that the foregoing is a full,
true and correct copy of the Original entered
in the Minutes of the Board of Supervisors.

ATTEST: January 6, 2026
Clerk of the Board of Supervisors of the
County of Stanislaus, State of California

By: Patricia Gonzalez



ATTEST: Mary E. Hartsfield
MARY E. HARTSFIELD, Clerk of the Board of Supervisors

File No.

**THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
AGENDA ITEM**

DEPT: Public Works

BOARD AGENDA:6.C.2
AGENDA DATE: January 6, 2026

CONSENT:

CEO CONCURRENCE: YES

4/5 Vote Required: No

SUBJECT:

Approval of a Resolution of Application for the Annexation of Elmwood Estates Subdivision to County Service Area No. 19 – Tuolumne-Gratton (Zone 3)

STAFF RECOMMENDATION:

1. Approve a Resolution of application to the Stanislaus County Local Agency Formation Commission pursuant to Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Division 3 of Title 3 of the California Government Code commencing with Section 56000 and pursuant to Government Code Sections 25217 and 56654 for annexation of Elmwood Estates Subdivision to County Service Area No. 19 – Tuolumne-Gratton (Zone 3).
2. Authorize the Director of Public Works to prepare and submit an annexation application to the Stanislaus County Local Agency Formation Commission.
3. Authorize the Director of Public Works to take any appropriate action necessary to carry out the purpose and intent of these recommendations.

DISCUSSION:

County Service Area (CSA) No. 19 – Tuolumne-Gratton was established in December of 2002 to provide extended maintenance services for the storm drain system, landscaped storm drainage basins, and parks within the service area. CSA 19 is made up of three separate zones which includes eight residential subdivisions.

Stanislaus County Public Works is seeking to annex Elmwood Estates, a future subdivision, into CSA No. 19 Zone 3. The annexation will add a single parcel totaling 4.85 acres to the CSA area. The future subdivision will subdivide the parcel into 18 parcels: 17 residential lots, and a Lot A/Basin expansion. Once the annexation and construction of Elmwood Estates has been completed, Zone 3 will consist of 74 residential lots, two landscaped storm drainage basins, and one storm drainage basin.

The annexation is intended to satisfy a development standard for the Rezone (REZ) and Tentative Map (TM) Application No. PLN2022-0026 – Elmwood Estates for the future subdivision. The Stanislaus County Board of Supervisors gave their approval to this application on December 6, 2022. The following Condition of Approval (COA) was included in the Board's action:

COA REZ & TM PLN2022-0026: "Prior to recording of the final map, the property shall annex into the County Service Area No. 19 – Tuolumne-

Gratton, to provide funds to ensure future maintenance and eventual replacement of the storm drainage system and facilities, block wall, and any landscaped areas. The developer shall provide all necessary documents and pay all fees associated for the annexation into the CSA.”

On October 28, 2024, the developer of the project submitted a request to a one-year extension to record the map. On February 20, 2025, a one-year time extension was approved by the Stanislaus County Planning Commission to extend the map’s expiration date to December 6, 2025. On November 21, 2025, a letter from the developer requesting an additional year was received. Pursuant to Government Code 66452.6(e), upon application for extension prior to expiration, the filing date is automatically extended 60 days from date of application or when the agency takes action on it, whichever occurs first.

All services currently provided to CSA No. 19 – Tuolumne-Gratton Zone 3 will be fully extended to the proposed annexation to ensure the overall drainage system and park/basin are properly maintained. The services are enumerated in detail within the Plan for Services and generally include CSA administration, street-sweeping and maintenance of the storm drain system, masonry wall, chain-link fencing, drain basin, landscaping, sidewalks, and streetscape. The Stanislaus County Department of Public Works and Department of Parks and Recreation will perform all maintenance and administration activities.

The subdivision is designed to direct storm water runoff toward catch basins that will be conveyed into the storm drain basin within the new subdivision. The storm drain basin is located on a southeastern parcel of the Elmwood Estates Subdivision. Installation of this infrastructure will be at the developer's expense and to County standards.

Ongoing financing of the proposed services and maintenance will be provided through parcel assessments using the existing formulas and methodology previously approved in 2002 when CSA No. 19 was originally formed. A detailed explanation of the benefit analysis, assessment methodology, and assessment formula can be found in the Plan for Services. The report calculates that the proposed assessments are sufficient to completely fund the budgeted ongoing annual maintenance and operating costs.

The landowner of Assessor’s Parcel Number (APN) 024-055-060 has given written consent to the annexation; his signature represents 100% of the assessed valuation of the parcel.

If the Stanislaus Local Agency Formation Commission (LAFCO) approves the annexation, the 17 residential lots and the lot designated for a storm water drain basin will become part of CSA No. 19 and will be assessed using the existing assessment formula as described in the Plan for Services beginning with the Fiscal Year 2026.

POLICY ISSUE:

State of California Government Code, section 25212 authorizes the Board of Supervisors to be the governing body for CSAs within the County. Annexation to a CSA must proceed according to the Cortese-Knox-Hertzberg Government Reorganization Act of 2000, commencing with section 56000 of the Government Code, and may be initiated by a Resolution of Application to LAFCO.

FISCAL IMPACT:

This underlying project includes development standards that stipulate the developer shall pay all costs associated with the annexation. Development standards were prescribed on December 6, 2022, for REZ and TM Application No. PLN2022-0026 – Elmwood Estates and the Elmwood Estates Subdivision.

Initial annexation costs are estimated at \$39,565, including the LAFCO application deposit of \$4,000, a deposit for Staff labor of \$2,500, the first year's maintenance cost of \$32,265, and State Board of Equalization filing fee of \$800. These initial costs will be covered by the developer. Beginning in the 2026 Fiscal Year, subject to completion of proceedings by LAFCO, the properties will be assessed, and ongoing operation and maintenance costs associated with CSA No. 19 – Tuolumne-Gratton Zone 3 will be borne by the CSA.

BOARD OF SUPERVISORS' PRIORITY:

The recommended actions are consistent with the Board's priorities of *Delivering Efficient Public Services* and *Enhancing Community Infrastructure* by ensuring adequate storm drainage and landscaping services to the area.

STAFFING IMPACT:

Existing Public Works staff will coordinate the proposed annexation with LAFCO staff.

CONTACT PERSON:

David A. Leamon, Public Works Director

Telephone: (209) 525-4130

ATTACHMENT(S):

1. Resolution
2. Legal Description
3. Plat Map
4. Plan for Services
5. Consent for Annexation

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
STATE OF CALIFORNIA

Date: January 6, 2026

2026-0012

On motion of Supervisor B. Condit Seconded by Supervisor C. Condit
and approved by the following vote,
Ayes: Supervisors: B. Condit, Withrow, Grewal, C. Condit, and Chairman Chiesa
Noes: Supervisors: None
Excused or Absent: Supervisors: None
Abstaining: Supervisor: None

Item # 6.C.2

THE FOLLOWING RESOLUTION WAS ADOPTED:

**RESOLUTION OF APPLICATION FOR THE ANNEXATION OF ELMWOOD ESTATES
SUBDIVISION INTO COUNTY SERVICE AREA NO. 19 – TUOLUMNE-GRATTON (ZONE 3)**

BE IT RESOLVED, that the Board of Supervisors, of the County of Stanislaus, State of California, hereby finds and determines as follows:

WHEREAS, the proposal for the annexation of Elmwood Estates Subdivision to County Service Area No. 19 – Tuolumne-Gratton (CSA No. 19) is being made pursuant to Government Code section 56654;

WHEREAS, the proposed annexation consists of approximately 4.85 acres located South of East Zeering Road, East of Story Road, and North of Walton Street said territory as also shown on the attached legal description and map;

WHEREAS, the purpose of the proposed annexation is to allow the subject properties to receive extended storm drainage and landscaping services provided by CSA No. 19;

WHEREAS, there is a need to provide ongoing funding through assessments to support the provision of the special benefit of storm drainage and landscaping services and annexation of the subject territory will promote health, safety, and welfare;

WHEREAS, the proposed annexation will include a simultaneous expansion of the CSA No. 19 sphere of influence, in order to maintain consistency with the boundary;

WHEREAS, the County has prepared a Plan for Services that describes services to be provided and costs and benefits analysis pursuant to Government Code section 56653; and,

WHEREAS, the Board has reviewed the Plan for Services, including the method and the amount of the existing assessment to be extended into the annexed area, subject to the completion of LAFCO annexation proceedings;

NOW, THEREFORE, BE IT RESOLVED that the Stanislaus County Board of Supervisors hereby requests that the Stanislaus Local Agency Formation Commission (LAFCO) commence proceedings for the annexation of territory to County Service Area No. 19 Tuolumne-Gratton (Zone 3), as authorized by the Cortese Knox Hertzberg Local Government Reorganization Act of 2000 (Government Code section 56000 et seq.).

I hereby certify that the foregoing is a full, true and correct copy of the Original entered in the Minutes of the Board of Supervisors.

ATTEST: January 6, 2026
Clerk of the Board of Supervisors of the County of Stanislaus, State of California

By: Patricia Manzey



ATTEST: Mary E. Hartsfield, Clerk
Stanislaus County Board of Supervisors,
State of California

File No.

EXHIBIT "A"
LEGAL DESCRIPTION

Elmwood Estates Change of
Organization to County Service Area
No.19 (Tuolumne-Gratton)

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF STANISLAUS, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING LOT "A" OF BLOCK 12 OF SUBDIVISION OF THE LOTS 9 TO 16 OF THE ELMWOOD COLONY ACCORDING TO THE MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF STANISLAUS COUNTY, CALIFORNIA, ON JANUARY 14, 1907, IN VOLUME 2 OF MAPS AT PAGE 41 LYING IN THE SOUTHWEST 1/4 OF SECTION 5 T. 5 S., R. 11 E., M.D.B.&M, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/4" I.P. AT THE SOUTHWEST CORNER OF LOT "D" OF SAID BLOCK 12, SAID CORNER ALSO BEING THE INTERSECTION OF THE CENTERLINES OF WALTON STREET AND STORY ROAD; THENCE NORTHERLY ALONG SAID CENTERLINE OF STORY ROAD, **COURSE 1**, NORTH 0°56'10" EAST A DISTANCE OF 331.59 FEET; THENCE LEAVING SAID CENTERLINE, **COURSE 2**, SOUTH 89°55'11" EAST A DISTANCE OF 25.00 FEET MORE OR LESS TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STORY ROAD, SAID POINT ALSO BEING THE **POINT OF BEGINNING**.

THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY, **COURSE 3**, NORTH 0°56'10" EAST A DISTANCE OF 331.59 FEET; TO A POINT ON THE NORTHERLY LINE OF SAID LOT "A"; THENCE LEAVING SAID EASTERLY RIGHT OF WAY, **COURSE 4**, SOUTH 89°56'42" EAST A DISTANCE OF 635.13 FEET ALONG SAID NORTHERLY LINE TO THE NORTHEAST CORNER OF SAID LOT "A"; THENCE LEAVING SAID NORTHERLY LINE ALONG THE EASTERLY LINE OF SAID LOT "A", **COURSE 5**, SOUTH 0°58'39" WEST A DISTANCE OF 331.88 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF SAID LOT "A"; THENCE LEAVING SAID EASTERLY LINE ALONG THE SOUTHERLY LINE OF SAID LOT "A", **COURSE 6**, NORTH 89°55'11" WEST A DISTANCE OF 634.88 FEET MORE OR LESS TO A POINT ON SAID EASTERLY RIGHT OF WAY AND THE **POINT OF BEGINNING**.

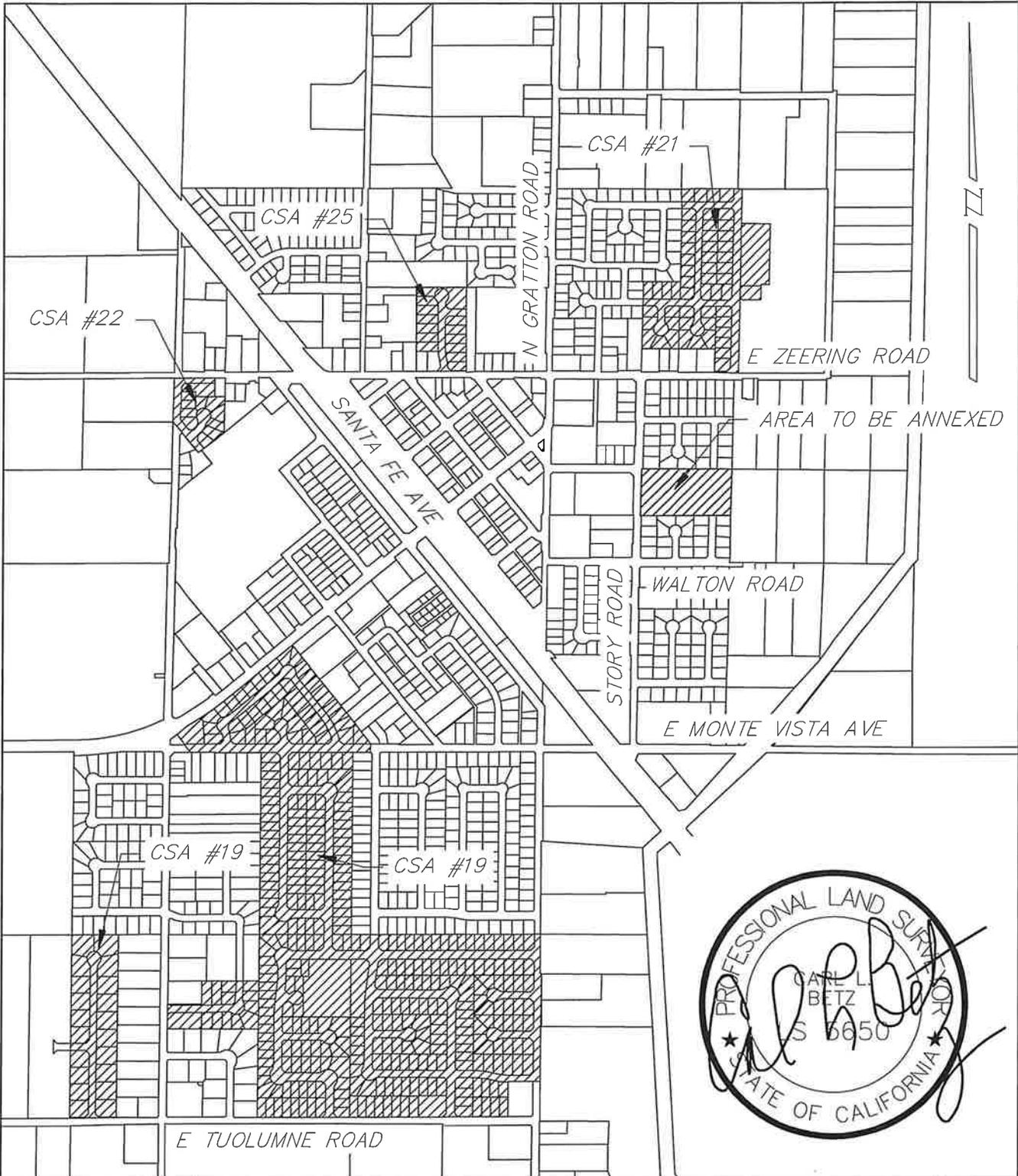
SAID ANNEXATION AREA CONTAINING 210,629 SQUARE FEET, OR 4.835 ACRES MORE OR LESS.

END OF DESCRIPTION

BASIS OF BEARINGS FOR THIS DESCRIPTION:

A BEARING OF NORTH 0°56'10" EAST FOR THE CENTERLINE OF STORY ROAD AS SHOWN ON MAP FILED FOR RECORD ON JULY 3, 1973 IN VOL. 24 OF MAPS ON PAGE 53 STANISLAUS COUNTY RECORDS.





Drawn By: DAM
 Date: 7/22/25
 Scale: NTS
 Job No.: NC22280
 Phone: 866.526.4214

EXHIBIT "B"
CSA #19 ANNEXATION PLAT
VICINITY MAP
 DENAIR CALIFORNIA


MVE Inc.
 1117 L Street, Modesto, CA 95354
 866.526.4214 | www.mve.net
 Northern California | Southern California | Nevada

SHEET
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 OF 2

Plt July 22, 2025 at 2:12 PM P:\CADD\22280\MAP\LEGAL\NC22280-EXHIBIT B CSA21 ANNEXATION VIC MAP.dwg

BASIS OF BEARINGS

A BEARING OF NORTH 0°56'10" EAST FOR THE CENTERLINE OF STORY ROAD AS SHOWN ON MAP FILED FOR RECORD ON JULY 3, 1973 IN VOL. 24 OF MAPS ON PAGE 53 STANISLAUS COUNTY RECORDS.



STORY ROAD

HILLSDALE DRIVE

ROMIE WAY

OAKMONT VISTA
24-M-53

LOT 17
24-M-53

COURSE 4

S89°56'42"E 635.13'
SE CNR LOT 17
24-M-53 AND NE CNR
LOT "A" BLOCK 12
LOT A OF BLOCK 12
2-M-41
APN
024-088-050

POINT OF BEGINNING

NE CNR LOT 17
29-M-13

N89°55'11"W 634.88'

COURSE 2
S89°55'11"E
25.00'

COURSE 3
N00°56'10"E 331.59'

COURSE 5
S00°58'39"W 331.88'

COURSE 6

MYSTY LAND ESTATES
29-M-13

LOT 17
29-M-13

FD 3/4" IP AT SW
CORNER LOT "D",
BLOCK 12

ROMIE WAY

WALTON STREET

POINT OF COMMENCEMENT



CSA #19 ANNEXATION
AREA - 4.835 ACRES

Drawn By: DAM
Date: 7/22/25
Scale: 1"=150'
Job No.: NC22280
Phone: 866.526.4214

EXHIBIT "B"
CSA #19 ANNEXATION PLAT

DENAIR

CALIFORNIA



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SHEET
2
OF 2