

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

DEPT: Public Works

BOARD AGENDA: 4.C.3
AGENDA DATE: January 13, 2026

SUBJECT:

Approval of a Resolution of Application for the Annexation of Hoffman Ranch
Subdivision to County Service Area No. 21 – Riopel

BOARD ACTION AS FOLLOWS:

RESOLUTION NO. 2026-0028

On motion of Supervisor B. Condit Seconded by Supervisor Withrow
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: 1/14, 2026
Clerk of the Board of Supervisors of the
County of Stanislaus, State of California

By: Rafael Dominguez



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

File No. CSA-21-4

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

DEPT: Public Works

BOARD AGENDA:4.C.3
AGENDA DATE: January 13, 2026

CONSENT:

CEO CONCURRENCE: YES

4/5 Vote Required: No

SUBJECT:

Approval of a Resolution of Application for the Annexation of Hoffman Ranch
Subdivision to County Service Area No. 21 – Riopel

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 Sections 56654 and 25217 for annexation of Hoffman Ranch Subdivision to County Service Area No. 21 – Riopel.
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 No. 21 (CSA 21) - Riopel was established in December 2005 to provide extended maintenance services for the park, storm drain system and landscaping at the storm drain basin within the Riopel Subdivision.

Public Works is seeking to annex Hoffman Ranch, a future subdivision, into CSA 21. The annexation will add a single parcel totaling 19.56 acres. The future subdivision will add 76 residential lots and a park expansion. Once the annexation is complete and construction of Hoffman Ranch has been completed, CSA 21 will consist of 129 residential lots, a park, a sewer lift station lot, and a landscaped storm drain basin lot.

The annexation is intended to satisfy a development standard for the Rezone and Vesting Tentative Subdivision Map (VTSM) Application No. PLN2021-0101 – Hoffman Ranch for the future subdivision, known as Hoffman Ranch. The Stanislaus County Board of Supervisors gave their approval to this application on June 6, 2023 (Board Resolution No. 2023-0275). The following Condition of Approval (COA) was included in the Board's action:

COA VTSM PLN2021-0101: "Prior to recording of the final map, the property shall be annexed into the Riopel County Service Area to provide funds to ensure future maintenance and eventual replacement of the storm drainage system, block wall, and any landscaped areas. The

developer shall provide all necessary documents and pay all fees associated for the annexation into the CSA.”

All services currently provided to CSA No. 21 - Riopel 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, 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 existing storm drain basin located next to the new subdivision. The storm drain basin is located to the west of the Hoffman Ranch Subdivision. Installation of this infrastructure will be at the developer's expense and to County standards.

On-going financing of the proposed services and maintenance will be provided through parcel assessments using the existing formulas and methodology previously approved in 2005 when CSA No. 21 was originally formed. A detailed explanation of the benefit analysis, assessment methodology, and assessment formula can be found in the Plan for Services, Attachment 4. The report calculates that the proposed assessments are sufficient to completely fund the on-going annual maintenance and operating costs.

The landowner of Assessor Parcel Number (APN) 024-022-027 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 76 residential lots and a Lot A/park expansion, will become part of CSA No. 21 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 that the developer shall pay all costs associated with the annexation. Development standards were prescribed on June 6, 2023, for VTSM Application No. PLN2021-0101 – Hoffman Ranch and the Hoffman Ranch Subdivision.

Initial annexation costs are estimated at \$53,074, including the LAFCO application deposit of \$4,000, a deposit for staff labor of \$3,500, the first year's maintenance cost of \$44,774, and State Board of Equalization filing fee of \$800. These initial costs will be covered by the developer. Beginning in Fiscal Year 2027, subject to completion of proceedings by LAFCO, the properties will be assessed, and on-going operation and maintenance costs associated with CSA No. 21 – Riopel 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

2026-0028

Date: January 13, 2026

On motion of Supervisor B. Condit Seconded by Supervisor Withrow
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
Recused: Supervisor: None

Item # 4.C.3

THE FOLLOWING RESOLUTION WAS ADOPTED:

**RESOLUTION OF APPLICATION FOR THE ANNEXATION OF HOFFMAN RANCH SUBDIVISION
TO COUNTY SERVICE AREA NO. 21 - RIOPEL**

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 the Hoffman Ranch Subdivision to County Service Area No. 21 - Riopel (CSA No. 21) is being made pursuant to Government Code section 56654;

WHEREAS, the proposed annexation consists of approximately 19.56 acres located on the north side of Monte Vista Avenue, on the west side of Denair, 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, landscaping and other maintenance services provided by CSA No. 21;

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

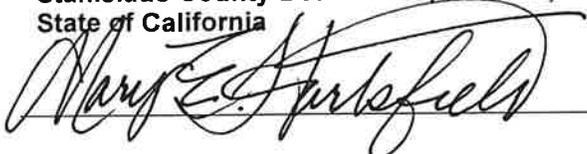
WHEREAS, the proposed annexation will include a simultaneous expansion of the CSA No. 21 sphere of influence, in order to maintain consistency with the boundary;

WHEREAS, the County has prepared a Plan for Services that describes services to be provided and costs and benefits analysis which satisfies the Plan for Service requirement 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 Monte Vista Collection Subdivision to County Service Area No. 21 - Riopel, as authorized by the Cortese Knox Hertzberg Local Government Reorganization Act of 2000 (Government Code section 56000 et seq.).

ATTEST: **MARY E. HARTSFIELD, Clerk**
Stanislaus County Board of Supervisors,
State of California



A handwritten signature in cursive script, reading "Mary E. Hartsfield", is written over a horizontal line.

LEGAL DESCRIPTION

Hoffman Ranch Change of Organization to County Service Area No.21 (Riopel)

The land referred to below is situated in the unincorporated area of the County of Stanislaus, State of California and is described as follows:

Being a portion of Lot 7 as shown on the map of the Elmwood Colony filed for record on April 11, 1905, in Volume 2 of Maps, at page 13, Stanislaus County Records, lying in the west half of Section 5, Township 5 South, Range 11 East, Mount Diablo Base & Meridian, more particularly described as follows:

BEGINNING at the intersection of the centerline of Zeering Road and the east right-of-way line of Riopel Avenue, the following (11) eleven courses and distances:

Course 1. North 01°15'01" East, 557.32 feet along the east right-of-way line of said Riopel Avenue, also being the east line of CSA 21 to the southwesterly corner of Lott 55 as shown on the map of Riopel Subdivision filed for record on March 9, 2006, in Book 42 of Maps, at page 99;

Course 2. Departing said east right-of-way line, South 39°07'11" East, 23.61 feet;

Course 3. South 89°39'29" East, 134.71 feet, along the southern line of said Lot 55;

Course 4. North 00°20'28" East, 109.99 feet, along the eastern of said Lot 55 and Lot 54 of said Riopel Subdivision;

Course 5. South 89°39'32" East, 60.00 feet, to the eastern line of said Lot 54;

Course 6. North 01°15'01" East, 430.46 feet, along the eastern line of said Lot 54;

Course 7. North 88°44'59" West, 208.23 feet, along the northern line of said Lot 54 to the east right-of-way line of said Riopel Avenue, also being the east line of CSA 21;

Course 8. North 01°15'01" East, 244.16 feet, along said east right-of-way line to the northwest corner of Lot 7 of said Elmwood Colony map;

Course 9. Along the north line of said Lot 7, South 89°44'00" East, 630.27 feet, to the northeast corner of said Lot 7, said corner being a point on the centerline of Arnold Road;

Course 10. Along the east line of said lot 7, South 01°16'28" West, 1327.70 feet, to southeast corner of Lot 7 said corner being a point on the centerline of said Zeering Road;

Course 11. North 89°40'17" West, 629.70 feet, along the centerline of Zeering Road, also being the north line of Annexation No. 96-12 "Zeering Road Change of Organization to the Denair Community Services District", also being the **POINT OF BEGINNING**;

LEGAL DESCRIPTION

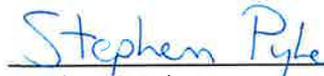
**Hoffman Ranch Change of Organization to
County Service Area No.21 (Riopel)**

Containing 16.755 Acres, more or less.

A PLAT OF THE ABOVE DESCRIBED PARCEL(S) OF LAND IS ATTACHED HERETO AS EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF.

END DESCRIPTION

This real property description has been prepared by me, or under my direction, in conformance with the requirements of the Professional Land Surveyors' Act.



Stephen J. Pyle
Professional Land Surveyor
California No. 8385



February 15, 2024

Date

Y:\Jobs\39170 Dunkley Denair Subdivision Survey MapDwg\39170-EXH-ANNEXATION - CSA and Lighting District.dwg spyle 13:44:15 02/15/2024

APN INFORMATION

- 1 024-022-027 DUNKLEY ARTHUR W TRS
- 2 024-022-029 COUNTY OF STANISLAUS
- 3 024-022-030 COUNTY OF STANISLAUS

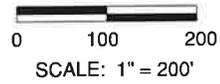
NOTE: * = APN 024-

LEGEND

-  ANNEXATION LINE
-  ADJACENT PROPERTY LINE
-  RIGHT OF WAY LINE
-  CENTER LINE
-  EXISTING DENAIR CSA #21

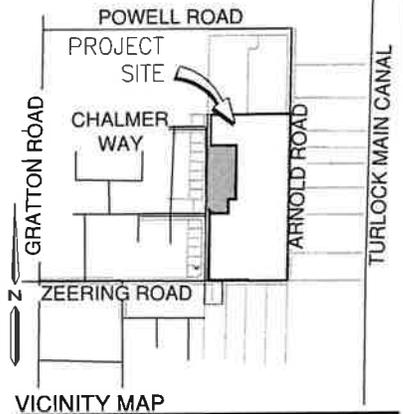
ABBREVIATIONS

- ROW RIGHT-OF-WAY
- POB POINT OF BEGINNING
- CSA COMMUNITY SERVICE AREA
- CSD COMMUNITY SERVICES DISTRICT
- (C#) COURSE NUMBER

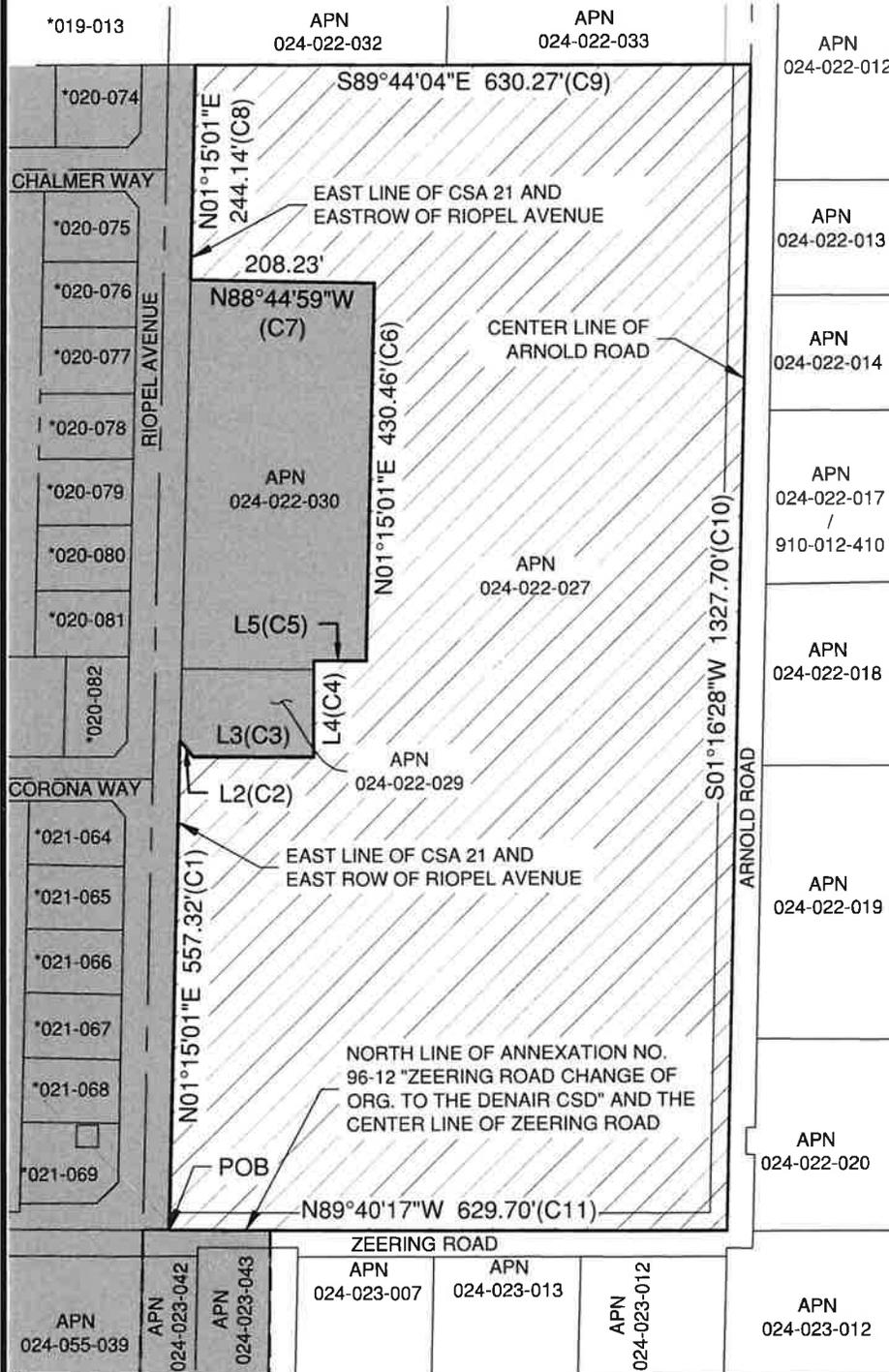


LINE TABLE

LINE #	DIRECTION	LENGTH
L2	S39°07'11"E	23.61'
L3	S89°39'29"E	134.71'
L4	N0°20'28"E	109.99'
L5	S89°39'32"E	60.00'



NOT TO SCALE



Hoffman Ranch Change of Organization to County Service Area No.21 (Riopel)

HOFFMAN RANCH COUNTY SERVICE AREA (CSA) NO. 21 ANNEXATION	
SCALE: 1"=200'	DATE: 2024-02-15
JOB NO.: 39170	
FILE: 39170-CSA AND LIGHTING DIST.DWG	

1 of 1