
Agency Referral and Request for Comments

DATE: March 12, 2026

TO: Affected & Interested Agencies

FROM: Javier Camarena, Assistant Executive Officer

SUBJECT: Request for Comments

PROPOSAL TITLE: **LAFCO APPLICATION NO. 2026-03 – HOFFMAN RANCH CHANGE OF ORGANIZATION TO COUNTY SERVICE AREA NO. 21 (RIOPEL)**

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 approximately 16 acres to County Service Area (CSA) 21 (Riopel) for the storm drainage and landscaping of a future subdivision located on the west side of Arnold Road, north of East Zeering Road, east of Riopel Avenue and south of Powell Road in the Denair area. The annexation to CSA 21 will also include a Sphere of Influence amendment. (See attached map for further details).

APN(s): 024-022-027

Applicant: Stanislaus County

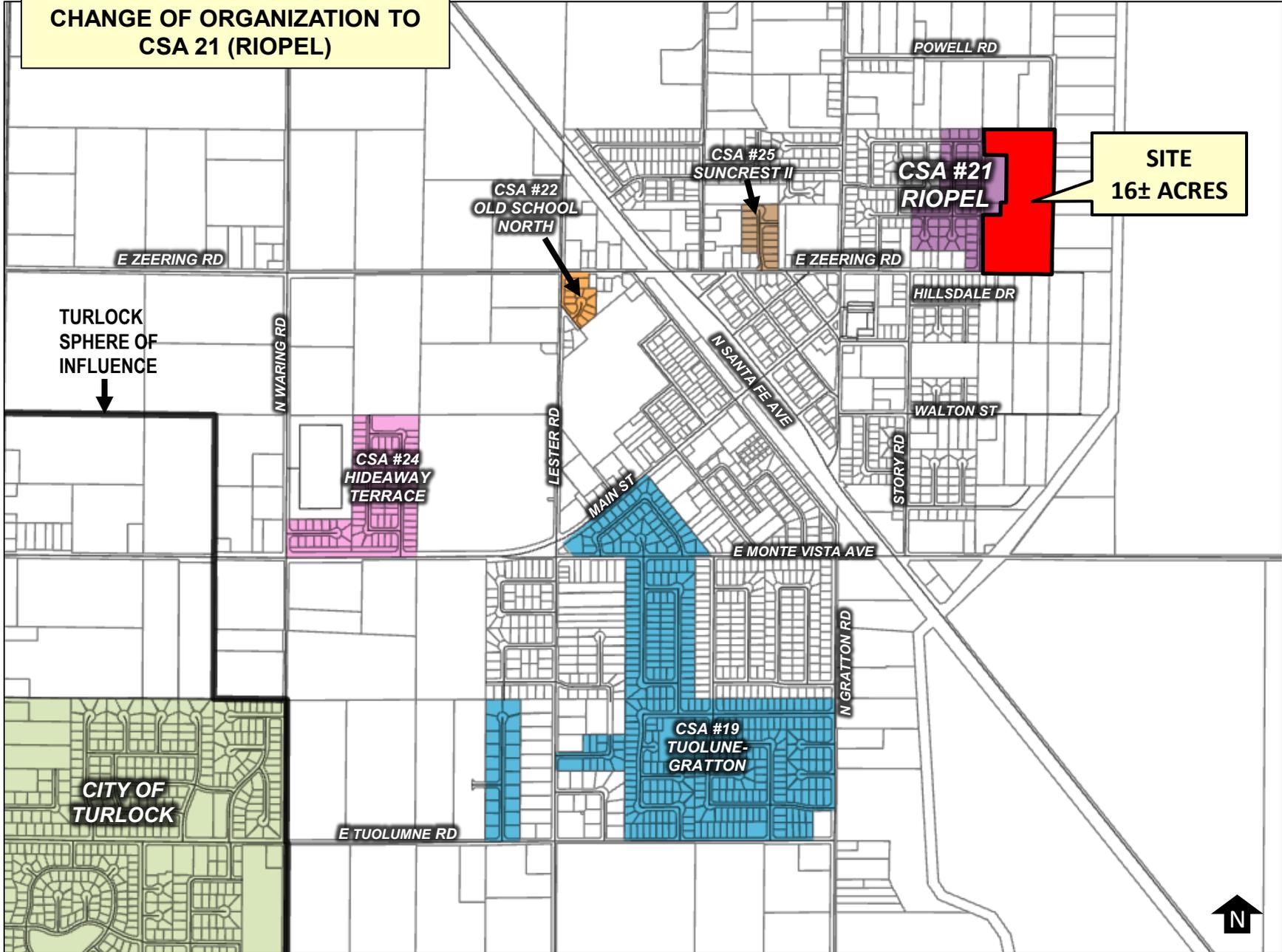
CEQA: Stanislaus County, as Lead Agency under the California Environmental Quality Act (CEQA), approved a Mitigated Negative Declaration for the project. LAFCO, as a Responsible Agency, will consider the environmental documentation prepared by the County as part of its action.

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, March 27, 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.

**HOFFMAN RANCH
CHANGE OF ORGANIZATION TO
CSA 21 (RIOPEL)**

**SITE
16± ACRES**



**TURLOCK
SPHERE OF
INFLUENCE**

**CSA #22
OLD SCHOOL
NORTH**

**CSA #25
SUNCREST II**

**CSA #21
RIOPEL**

**CSA #24
HIDEAWAY
TERRACE**

**CSA #19
TUOLUMNE-
GRATTON**

**CITY OF
TURLOCK**



DATE: _____

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

FROM: _____

SUBJECT: **LAFCO APPLICATION NO. 2026-03 – HOFFMAN RANCH CHANGE OF ORGANIZATION TO COUNTY SERVICE AREA NO. 21 (RIOPEL)**

PROJECT DESCRIPTION: Stanislaus County is requesting to annex approximately 16 acres to County Service Area (CSA) 21 (Riopele) for the storm drainage and landscaping of a future subdivision located on the west side of Arnold Road, north of East Zeering Road, east of Riopele Avenue and south of Powell Road in the Denair area. The annexation to CSA 21 will also include a Sphere of Influence amendment. (APN: 024-022-027). (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) _____