

STANISLAUS LAFCO

Stanislaus Local Agency Formation Commission

1010 – 10th Street, 3rd Floor ♦ Modesto, CA 95354

(209) 525-7660 ♦ FAX (209) 525-7643

www.stanislauslafco.org

FILING REQUIREMENTS FOR SUBMITTING APPLICATIONS

This checklist is provided as a guide for the preparation of a complete application packet to LAFCO. **You are required to consult with LAFCO staff prior to the submittal of the completed application.** If you have any questions regarding your proposal or your application packet, please contact LAFCO Staff at (209) 525-7660.

- ☒ 1. Application form completed with original signatures and required attachments.
- ☒ 2. Filing fee (deposit) payable to Stanislaus LAFCO. (See [Schedule of Fees and Deposits](#).)
- ☒ 3. Vicinity Map (8½"x11" paper)
- ☒ 4. Legal description and map prepared to formatting requirements. Provide an original copy, stamped by the engineer on 8½"x11" paper. (See [Legal Description and Map Requirements](#).) *A separate fee for the State Board of Equalization filing will be determined and collected at time of project approval.*
- ☒ 5. Evidence of approval. Please check the appropriate items:
 - ☐ A. If annexation is to a city, the resolution and map of rezoning is required. Include the CEQA Initial Study, Notice of Determination, and copy of Fish & Wildlife receipt.
 - ☒ B. If annexation is to a district, resolution or copy of development approval (e.g. tentative subdivision map, use permit, conditions of approval, etc). Include the CEQA Initial Study, Notice of Determination, and copy of Fish & Wildlife receipt.
 - ☒ C. If applicant is city or district, a Resolution of Application by the city council or district governing board.
 - ☐ D. If application is by petition of registered voters or landowners, a [Notice of Intent to Circulate Petition](#) has been provided and a completed petition is attached. (See [Petition for Proceedings](#) template.)
- ☒ 6. Plan for Services, prepared pursuant to Government Code Section 56653 demonstrating the agency's ability to provide services, a financing plan, and evidence of the timely availability of water supplies adequate for projected needs (Section 56668k).
- ☐ 7. Plan for Agricultural Preservation: For a sphere of influence expansion or annexation to a city or special district providing one or more urban services (i.e. potable water, sewer) that includes agricultural lands, a Plan for Agricultural Preservation must be provided, consistent with Commission Policy 22.
- ☐ 8. For applications with lengthy support documents, digital copies may be requested for the Commission.
- ☒ 9. Two (2) sets of mailing labels for property owners and registered voters within the boundaries of the proposal and one (1) set of mailing labels for property owners and registered voters within a 300ft radius, outside the proposal area (provide a map showing this area).

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APPLICATION FOR (Check all that apply):

- ☐ Sphere of Influence Amendment
- ☒ Annexation to: City of: _____ District: CSA 24 Hideaway Terrace
- ☐ Detachment from: City of: _____ District: _____
- ☐ Formation of a Special District: - Type of District: _____
- ☐ Other: _____

NAME OF PROPOSAL: Monte Vista Collection Subdivision

GENERAL DESCRIPTION OF PROPOSAL:

a request to annex 19 acres into County Service Area 24 in order to accommodate a residential subdivision

REASONS FOR PROPOSAL:

To provide storm drainage and landscaping services to a future subdivision. And to fulfill a condition of approval

LOCATION AND ASSESSOR'S PARCEL NUMBERS (attach additional sheets if necessary):

APN 024-012-009

APPLICANT:

Name: Stanislaus County Public Works

Address: 1716 Morgan Road, Modesto, CA 95358

Phone: 209-525-4130 Fax: 209-541-2505 E-Mail: Perezjo@stancounty.com

Contact Person: Jose Perez Title: Public Works Director

APPLICANT'S REPRESENTATIVE:

Name: David Leamon

Address: 1716 Morgan Road, Modesto, CA 95358

Phone: 209-525-4151 Fax: 209-541-2505 E-Mail: Leamond@stancounty.com

Contact Person: Jose Perez Title: Engineer I

LAFCO Use Only:

Proposal Name: _____	LAFCO Application No. _____
Submittal Date: _____	Cert. of Filing Date: _____
LAFCO Filing Fee: \$ _____	Fees Paid? _____ Yes _____ No
SBOE Fee: \$ _____	Fees Paid? _____ Yes _____ No
100% Property Owners Consent? _____ Yes _____ No	
Territory Uninhabited? _____ Yes _____ No	

PROPERTY OWNER(S):

If multiple property owners, please provide the names, with address information, on a separate page.

Name: LGI Homes - California LLC

Address: 1450 Lake Robbins Dr #430, Spring, TX 77380

Phone: _____ Fax: _____ E-Mail: _____

Name: _____

Address: _____

Phone: _____ Fax: _____ E-Mail: _____

SUBJECT AGENCIES WITHIN PROPOSAL AREA THAT WILL GAIN OR LOSE TERRITORY:

If more than three subject agencies, please provide the names and information on a separate page.

Name: County Service Area 24 Hideaway Terrace - Stanislaus County Public Works

Address: 1716 Morgan Road, Modesto, CA 95358

Phone: 209-525-4130 Fax: _____ E-Mail: _____

Contact Person: _____ Title: _____

Name: _____

Address: _____

Phone: _____ Fax: _____ E-Mail: _____

Contact Person: _____ Title: _____

Name: _____

Address: _____

Phone: _____ Fax: _____ E-Mail: _____

Contact Person: _____ Title: _____

AFFECTED AGENCIES WITHIN PROPOSAL AREA: (Agencies that may have overlying boundaries or sphere of influence.) If more than two affected agencies, please provide the names and information, on a separate page.

Name: Denair Fire Protection District

Address: 3918 North Gratton Road Denair, California, 95316

Phone: 209-632-5032 Fax: 209-632-1488 E-Mail: _____

Contact Person: _____ Title: _____

Name: Stanislaus County Sheriffs Department

Address: 250 E. Hackett Road, Modesto, CA 95358

Phone: 209-525-7114 Fax: _____ E-Mail: _____

Contact Person: _____ Title: _____

SCHOOL DISTRICTS: (School districts within the proposal area)

Name: Denair Unified School District

Address: 3460 Lester Road, Denair, CA 95316

Phone: 209-632-7514 Fax: 209-632-7514 ext. 1202 E-Mail: _____

Contact Person: _____ Title: _____

Name: _____
Address: _____
Phone: _____ Fax: _____ E-Mail: _____
Contact Person: _____ Title: _____

INTERESTED AGENCIES: (Other agencies which provide facilities or services to proposal area.) If more than two interested agencies, please provide the name and information, on a separate page.

Name: *Planning & Community Development*
Address: *1010 10th Street, Suite 3400, Modesto, CA 95354*
Phone: *209-525-6330* Fax: _____ E-Mail: _____
Contact Person: _____ Title: _____

Name: _____
Address: _____
Phone: _____ Fax: _____ E-Mail: _____
Contact Person: _____ Title: _____

PERSONS REQUESTING TO BE NOTIFIED:

If more than two names, please provide the names and information on a separate page.

Name: _____
Address: _____
Phone: _____ Fax: _____ E-Mail: _____
Contact Person: _____ Title: _____

Name: _____
Address: _____
Phone: _____ Fax: _____ E-Mail: _____
Contact Person: _____ Title: _____

Please respond to all items in this questionnaire and indicate N/A when a question does not apply. Any additional information that is pertinent to the application filing should be included in the application at the time of submittal.

I. LANDOWNER CONSENT

Have all property owners involved with the proposal given their written consent?

☒ YES (If yes, please attach the original signed petitions, letters or applications)

☐ NO (If no, please attach the petitions, letters or applications with the original signatures of those consenting and provide the name, address and APN of those property owners not consenting.)

II. REGISTERED VOTER INFORMATION

A. Number of Registered Voters residing within the proposal: 0

(This information can be obtained from the Stanislaus County Elections Office along with the mailing address information – See Checklist Item #9.)

III. LAND USE

A. Area of Proposal (Gross Acres): 19.00

B. Land Uses of Proposed Area:

	EXISTING	PROPOSED
Zoning	<i>Planned Development</i> <input type="checkbox"/> City <input checked="" type="checkbox"/> County	<i>same</i> <input type="checkbox"/> City <input type="checkbox"/> County
General Plan Designation	<i>Residential- Low density</i> <input type="checkbox"/> City <input checked="" type="checkbox"/> County	<i>same</i> <input type="checkbox"/> City <input type="checkbox"/> County
Use of Proposal Area	<i>Idle ground awaiting development</i>	<i>Residential</i>

C. Surrounding Land Uses:

	Describe (including specific uses)	Zoning	General Plan Designation	City or County Designation
North	<i>Farm/Agriculture</i>	<i>General AG 10 Acre UT</i>	<i>Urban Transition</i>	<input type="checkbox"/> City <input checked="" type="checkbox"/> County
South	<i>Farm/Agriculture</i>	<i>General AG 10 Acre UT</i>	<i>Urban Transition</i>	<input type="checkbox"/> City <input checked="" type="checkbox"/> County
East	<i>Denair High School</i>	<i>Rural Residential</i>	<i>Residential - Low Density</i>	<input type="checkbox"/> City <input checked="" type="checkbox"/> County
West	<i>Mobile home Park//Single family homes</i>	<i>Multiple Family</i>	<i>Residential Medium</i>	<input type="checkbox"/> City <input checked="" type="checkbox"/> County

D. Describe any public easements/oil well operations/cellular site leases, etc. that currently exist on the site:

There is a Storm Drain easement on the western boundary and a Turlock Irrigation District easement on the eastern and southern boudaries.

E. Evidence of Approval -- Are there any land use entitlements involved in the project?

☒ Yes ☐ No

If yes, please provide a copy of the documentation for this entitlement. Please check those documents, which may apply:

- ☒ Tentative Map and Conditions
- ☐ Subdivision Map or Parcel Map
- ☐ Specific Plan
- ☐ Prezoning
- ☐ General Plan Amendment
- ☐ Rezoning
- ☐ Other - (provide explanation):

IV. TOPOGRAPHY

- A. Describe the physical features of the subject parcel(s). Refer to major highways, roads, watercourses, and topographical features:

The Parcel sits north of E Monte Vista Ave, south of Zeering Rd, west of Santa Fe Ave.

The Parcel has little topography.

- B. Drainage and average slopes: A storm drainage system with basin will be installed by developer.

V. BOUNDARIES AND ASSESSMENT

- A. Is the property contiguous to the existing City or District boundary?: ☒ Yes ☐ No
(Contiguous is defined by Govt. Code Section 56031)

- B. Is the project co-terminus with:

The Assessor's Parcel boundaries? ☒ Yes ☐ No

The legal lot boundaries? ☒ Yes ☐ No

- C. Is the proposal completely surrounded by the annexing city or district? ☐ Yes ☒ No

Explain: The proposal is not completely surrounded by CSA 24

- D. Maps and Legal Description – Attach the following:

1. A map (8½"x11") which shows specifically the boundaries of the proposal, all bearings and distances, and the relationship of the boundaries to those of the existing district or city boundaries. The map must be drawn to the [Legal Description and Map Requirements](#).
2. A generalized/vicinity map (8½"x11") showing the boundaries and relative size of the proposal with respect to the surrounding area.
3. A written legal description of the boundaries of the proposal. The legal description must be written clearly pursuant to the [Legal Description and Map Requirements](#).
4. Tax Assessor Parcel Information (Use additional sheets if necessary; information can be obtained from the County Assessor's Office):

<u>Assessor's Parcel Number</u>	<u>Tax Rate Area</u>	<u>Assessed Land Value</u>
<u>024-012-009</u>	<u>056-009</u>	<u>\$5,872,549</u>
<u> </u>	<u> </u>	<u> </u>
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<u> </u>	<u>Total:</u>	<u>\$5,872,549</u>

VI. AGRICULTURE AND OPEN SPACE

- A. Is the current zoning classification for the site: Agriculture? ☐ Yes ☒ No
 Open Space? ☐ Yes ☒ No
- B. Is the current general plan designation for the site: Agriculture? ☐ Yes ☒ No
 Open Space? ☐ Yes ☒ No
- C. Is the site currently used for agriculture?: ☐ Yes ☒ No
- D. Number of Acres considered Prime Agricultural Land: 0
(as defined by the CA Dept. of Conservation as being prime, unique or of statewide importance, and defined by Government Code Section 51201(c) and 56064)
- E. Number of Acres considered Agricultural Lands: 0
(as defined by Gov. Code Section 56016)
- F. Is the site under Williamson Act Contract(s)?: ☐ Yes ☒ No
 If yes, please provide the following information (attach additional sheets if necessary):
 Contract Number(s): _____
 Date of Williamson Act contract execution: _____
 Has a non-renewal been filed for the contract? _____
 Date of Williamson Act contract expiration/cancellation: _____
- G. Number of Acres considered Open Space Lands: 0
(as defined by Gov. Code Section 56059)
- H. Does the site have an open space easement?: ☐ Yes ☒ No
- I. Is the site within or adjacent to an approved greenbelt?: ☐ Yes ☒ No
 If yes, name/location: _____

VII. POPULATION AND HOUSING

- A. Population: 0
- B. Number/Type of Dwelling Units within the proposed area:
 Existing: 0
 Proposed: 69
- C. Please explain the extent to which the proposal will assist the receiving entity in achieving its fair share of the regional housing needs as determined by the appropriate council of governments (Government Code Section 56668):
 The proposed project will not create significant service extensions or new infrastructure which could be considered as growth inducing, as services are available to neighboring properties and the project site is included in the service area of the Denair Community Service District. The proposed project will subdivide an 18.6 ± acre parcel into 72 total lots, for development of a residential subdivision.

VIII. PUBLIC SERVICES

A. Services for the Proposal Area:

1. Is the reorganization requested for a proposed development? ☒ Yes ☐ No
2. Describe what services will be provided to subject property: (Please attach any "Intent to Serve" letters for water and/or sewer services). If sewer and/or water agency annexation is also part of the request, please expand upon the agency's ability to provide services in the Plan for Services document and attach any relevant studies/master plans.

Note: Evidence must also be included to demonstrate the timely availability of water supplies adequate for projected needs of the area (Government Code Section 56668).

(A)	(B)	(C)	(D)	(E)	(F)
Service	Current Service Provider	Level & Range of Service	To be Provided by this Proposal?	If YES to (D), Approx. Date Service Will Be Available	If YES to (D), Method to Finance
WATER	Denair Community Service District	Existing	N/A		
SEWER	Denair Community Service District	Existing	N/A		
POLICE	Stanislaus County Sheriff	Existing	N/A		
FIRE	Denair Fire Protection District	Existing	N/A		

B. Assessment and Indebtedness of Service Areas:

1. Does the City/District/County have current plans to establish any new assessment districts in order to pay for new or extended service(s) to the proposal area?
☐ Yes ☒ No
 If yes, please describe: _____
2. Will the subject territory assume any existing bonded indebtedness upon annexation to the City/District?:
☐ Yes ☒ No
 How will indebtedness be repaid? (e.g., property taxes, assessments, service fees):

3. Will the proposal area be subject to special assessments or fees?:
☒ Yes ☐ No
 Explain: Subject to CSA 24 Hideaway Terrace assessments for storm drain system maintenance

C. Sewer Information:

1. Is extension of sewer service part of this application? ☐ Yes ☒ No
2. Is a developed parcel requesting annexation due to failed septic system?
☐ Yes ☒ No
If yes, please include a copy of any letters from the Dept. of Environmental Resources or a private septic system company.
3. Is the subject parcel(s) within the sphere of influence of a district or city that provides public sewer service? ☒ Yes ☐ No
If yes, which agency? Denair Community Services District
4. Has the agency that will be providing service issued an "Intent to Serve" letter?
☐ Yes ☐ No (If yes, please attach letter to application.)

If no: Will the agency be prepared to furnish sewer service upon annexation?
☐ Yes ☐ No
5. Does the agency have the necessary contractual and design capacity to provide sewer service to the proposed area? ☐ Yes ☐ No
If no, please describe the agency's plan to increase capacity: _____
N/A
6. Indicate the method of financing improvements and on-going operations (e.g., general property tax, assessment district, landowner/developer fees, etc.):
N/A
7. What is the distance for connection to the agency's existing sewer system?:
N/A

D. Water Information:

1. Is extension of water part of this application? ☐ Yes ☒ No
2. Is a well or other on-site water system currently used on this property? ☐ Yes ☐ No
3. Is the subject parcel(s) within the sphere of influence of a district or city that provides public water service? ☒ Yes ☐ No
If yes, which agency? Denair Community Services District
4. Please list:
Wholesale Water Agency: _____
Retail Water Agency: _____
5. Has the agency that will be providing service issued an "Intent to Serve" letter?
☐ Yes ☐ No (If yes, please attached letter to application)

If no: Will the agency be prepared to furnish water service upon annexation?
☐ Yes ☐ No

6. Does the agency have the necessary contractual and design capacity to provide water service to the proposed area? ☐ Yes ☐ No

If no, please describe the agency's plan to increase capacity: _____

N/A

7. Indicate the method of financing improvements and on-going operations (e.g. general property tax, assessment district, landowner/developer fees, etc.):

N/A

8. What is the distance for connection to the agency's existing water system?

N/A

E. Police Service

1. If annexation to a City, what are the existing police service levels provided within the City limits? N/A

2. What level of police services will be provided to the area upon full development?

Police service to be provided by Stanislaus County Sheriff's Department. Level of service shall be same as provided for other county communities.

Will the service levels be maintained? ☒ Yes ☐ No

If yes, how will the City finance or maintain existing service levels to the area (master service plans, CIP, etc.)? Explain: The Stanislaus County Sheriff's Department maintains county wide police services to the unincorporated areas of the county and is structured and budgeted accordingly.

F. Fire Protection Service

1. If annexation to a City, what are the existing fire protection service levels provided within the City limits? N/A

2. What level of fire protection services will be provided to the area upon full development?
Fire protection services provided by the Denair Fire Protection District.

Will the service levels be maintained? ☐ Yes ☐ No

If yes, how will the City finance or maintain existing service levels to the area (master service plans, CIP, etc.)? Explain: _____

3. What are the "Insurance Services Office (ISO)" Class ratings of the affected agencies?
City _____ District _____

IX. ENVIRONMENTAL ANALYSIS

A. Lead Agency for project: Stanislaus County

B. The project:

- ☐ Is exempt pursuant to CEQA section _____ and a Notice of Exemption has been prepared by the lead agency (please attach).
- ☐ Will have no significant adverse environmental impacts and a Negative Declaration was prepared. (Please attach Notice of Determination.)
- ☐ Was found to be within the scope of a Master Environmental Impact Report (EIR) pursuant to CEQA Guidelines Section 21157.1. (Please attach Notice of Determination.)
- ☒ May have significant adverse environmental impacts and in accordance with Section 15070 of the CEQA Guidelines, a Mitigated Negative Declaration (MND) has been certified by the lead agency. (Please attach Notice of Determination.)

List impact areas in the MND that propose mitigation measures to lessen the environmental impacts to less than significant: Transportation

- ☐ Will have significant adverse environmental impacts and the lead agency has prepared an Environmental Impact Report (EIR). (Please attach.)

List impact areas that were found to be unmitigatable in the EIR: (Attach any Statement of Overriding Considerations, as applicable) _____

Please note: Include with the above requested attachments the complete environmental documentation (e.g., Initial Study, NOD, NOE, EIR, etc.) and copies of receipts from any filing fees paid (including Fish & Wildlife fees).

X. SPHERE OF INFLUENCE APPLICATION

For those proposals requesting a Sphere of Influence Amendment, has a [Sphere of Influence Supplemental Application](#) has been included? ☐ Yes ☒ No

XI. CERTIFICATION

I certify, under penalty of perjury, under the laws of the State of California, that the information contained in this application is true and correct. I acknowledge and agree that the Stanislaus Local Agency Formation Commission is relying on the accuracy of the information provided and my representations in order to process this application proposal.

Print Name: David Leamon

Title: Public Works Director

Signature: 

Date: 4/10/25

- ☐ City or District Applicant
- ☐ Property Owner Applicant
- ☐ Applicant's Representative/Agent (Proof of authority must be provided)

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INDEMNITY AGREEMENT

As part of this application, the applicant agrees to defend, indemnify, hold harmless and release the Stanislaus Local Agency Formation Commission (LAFCO), its officers, employees, attorneys, or agents from any claim, action or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul, in whole or in part, LAFCO's action on a proposal or on the environmental documents submitted to support it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney fees, and expert witness fees that may be asserted by any person or entity, including the applicant arising out of or in connection with the application.

Date: 4/10/25

APPLICANT OR APPLICANT'S REPRESENTATIVE:
(Proof of authority must be provided)

Signature: 

Name:

David A. Leamon

Title:

Public Works Director

Agency:

Stanislaus County Public Works

Address:

1716 Morgan Road, Modesto, CA 95358

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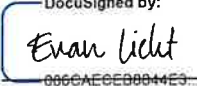
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COMPLIANCE WITH POLITICAL EXPENDITURE AND CONTRIBUTION DISCLOSURE REQUIREMENTS

Effective January 1, 2008: Pursuant to Government Code Sections 56700.1 and 57009 of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, and 82015 and 82025 of the Political Reform Act, applicants for LAFCO approvals and those opposing such proposals are required to report to LAFCO all political contributions and expenditures with respect to the proposal that exceed \$1,000. By your signature to this application, you are binding the applicant to abide by these disclosure requirements. You are further agreeing that should LAFCO be required to enforce these requirements against you (or if the agency is the formal applicant, the real party in interest) that you will reimburse LAFCO for all staff cost and legal fees, and litigation expenses incurred in that enforcement process.

Date: 2/28/2024

APPLICANT OR APPLICANT'S REPRESENTATIVE:
(Proof of authority must be provided)

Signature:  0060AEE0804ME3...

Name: Evan Licht

Title: Officer

Agency: LGI Homes - California, LLC

Address: 2251 Douglas Blvd, Suite 110, Roseville, CA, 95661

5. Has any person identified pursuant to #1, or his or her agent, contributed \$250 or more to any Commissioner or Alternate within the past 12 months? ☐ Yes / ☒ No

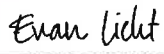
If Yes, please indicate person(s) or agent(s) making contribution:

Name/s of Commissioner(s)/Alternate(s) receiving contribution:

I HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

DocuSigned by:

Applicant Signature:


066CAEC286844E3...

Printed Name: Evan Licht

Date: 2/28/2024

EXHIBIT "A"

ANNEXATION TO COUNTY SERVICE AREA (CSA) No. 24 (HIDEAWAY TERRACE)

LEGAL DESCRIPTION

Lying in a portion of the Southwest Quarter of Section 6, Township 5 South, Range 11 East, Mount Diablo Meridian, and more particularly described as follows:

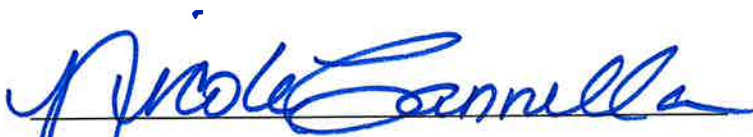
COMMENCING at the Southwest corner of said Section 6, said Southwest corner being marked with a 1-1/2" iron pipe in a monument well; thence along the South line of said Section 6, North 89°30'30" East 618.64 feet to the intersection with the Southerly extension of the West line of the East half of Lot 27 as shown on that certain map entitled "Elmwood Colony" recorded in Volume 2 of Maps, at Page 13, Stanislaus County Records, said point being the **TRUE POINT OF BEGINNING** of this description; thence

1. Northerly along said Southerly extension and said West line of East half of Lot 27, North 00°25'46" East 1327.37 feet to the Northwest corner of said East half of Lot 27; thence
2. Along the North line of said Lot 27, North 89°31'39" East 628.74 feet to the Northeast corner of said Lot 27; thence
3. Along the East line of said Lot 27 and its extension thereof, South 00°51'50" West 1327.36 feet to a point on the South line of said Section 6; thence
4. Along the South line of said Section 6, South 89°30'30" West 618.68 feet to the point of beginning.

Containing 19.00 acres, more or less

SUBJECT TO all easements and/or rights-of-way of record.

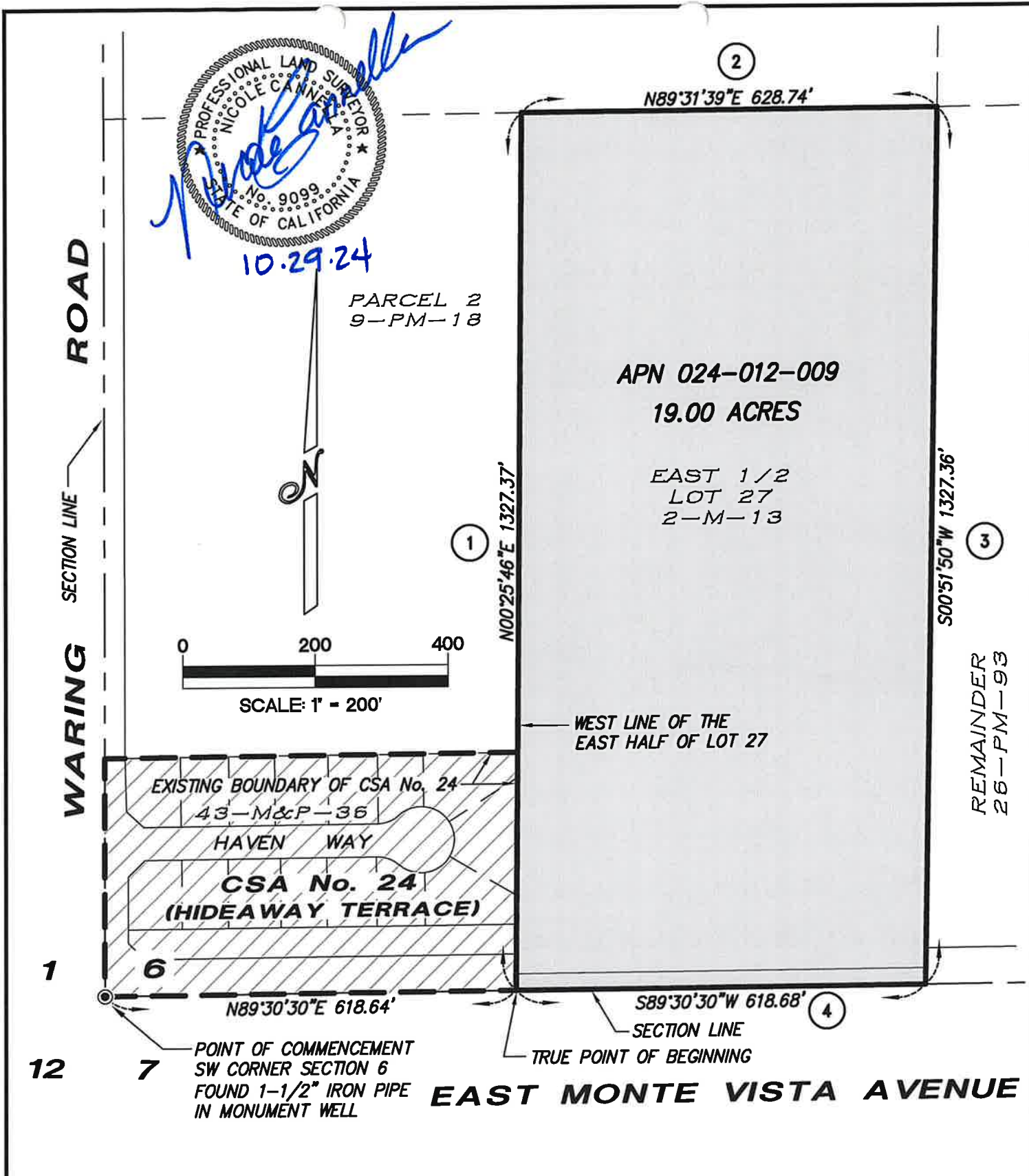
This legal description as described is delineated on the accompanying "Plat to Accompany Legal Description" and made a part hereof for reference purposes.

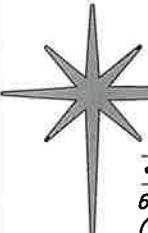


Nicole Cannella, P.L.S. 9099



10.29.24



 <p>North Star Engineering Group, Inc.</p> <p>• CIVIL ENGINEERING • SURVEYING • PLANNING •</p> <p>620 12th Street Modesto, CA 95354 (209) 524-3525 Phone (209) 524-3526 Fax</p>	<p><u>PLAT TO ACCOMPANY</u> <u>LEGAL DESCRIPTION</u></p> <p>LYING IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 11 EAST, MOUNT DIABLO MERIDIAN</p> <p>STANISLAUS COUNTY, CALIFORNIA</p>	JOB NO: J20-2759
		SCALE: 1" = 200'
		DR BY: NC
		FILE: 20-2759 monte vista csa annex exhibit.dwg
		DATE: October 29, 2024

CONSENT FOR ANNEXATION OF
TERRITORY TO COUNTY SERVICE AREA NO. 24 – Hideaway Terrace
(Monte Vista Collection subdivision Annexation)

LGI Homes – California, LLC, hereinafter referred to as “Owner”, owns and has titles to the properties APN 024-012-009 located in Stanislaus County, California as described on Exhibits “A” and “B” attached hereto and hereinafter referred to as “Property”.

Owner hereby consents to the annexation of the Property to the County Service Area No. 24 – Hideaway Terrace for the purpose of receiving extended county services to or within the Property and to pay the Fiscal Year 2025/2026 assessment in the amount of \$544.45 per Equivalent Benefit Unit (EBU). Assessment amount per EBU and the parcel assessment is calculated using the County Service Area Assessment Formulas:

Total Operation & Maintenance Cost - Use of Fund Balance / Total Equivalent Benefit Units (EBU) = Levy (Assessment) per Equivalent Benefit Unit (EBU)

Parcel EBU x Levy (Assessment) per EBU = Parcel Assessment.

Owner acknowledges that the extended County services are park and streetscape maintenance, storm drainage control, and storm drainage system maintenance, and the annexation will be pursuant to Government Code Section 25210 et seq.

Owner declares under penalty of perjury that the foregoing is true and correct and that the Consent for Annexation of Territory to County Service Area No. 24 was executed this 27th day of November, 2024.

Owner or Corporate Officer

Evan Licht
Print Name

Evan Licht
Signature

Officer
Title

FILEDAugust 19, 2022
DONNA LINDER
STANISLAUS COUNTY
CLERK-RECORDERBy: 
Deputy ClerkSTANISLAUS COUNTY
DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT
1010 10th Street, Suite 3400
Modesto, California 95354**NOTICE OF DETERMINATION**

Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code

Project Title: General Plan Amendment, Rezone, and Vesting Tentative Map Application No. PLN2021-0040 – Lazares Companies**Applicant Information:** Lazares Companies, 16795 Lark Avenue, Suite 106, Los Gatos, CA 95302 (209) 662-5098**Project Location:** 3531 and 3549 East Monte Vista Avenue, between North Waring and Lester Roads, in the Community of Denair, Stanislaus County (024-012-009).**Description of Project:** Request to amend the Denair Community Plan designation from Estate Residential to Low-Density Residential and the zoning designation from Rural Residential (R-A) to Planned Development (P-D) on an 18.6± acre parcel, and to subdivide the project site into 72 parcels.**Name of Agency Approving Project:** Stanislaus County Board of Supervisors**Lead Agency Contact Person:** Jeremy Ballard, Associate Planner**Telephone:** (209) 525-6330This is to advise that the Stanislaus County Board of Supervisors on **August 16, 2022**, approved the above described project and has made the following determinations regarding the above described project:

1. The project **will not** have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of the California Environmental Quality Act (CEQA).

The Mitigated Negative Declaration and record of project approval may be examined at:
Stanislaus County Department of Planning and Community Development
1010 10th Street, Suite 3400
Modesto, California 95354

3. Mitigation measures **were** made a condition of approval of the project.
4. A mitigation reporting or monitoring plan **was** adopted for this project.
5. A statement of Overriding Considerations **was not** adopted for this project.
6. Findings **were** made pursuant to the provisions of CEQA.
7. The proposed project is consistent with the development density established by the Stanislaus County General Plan and that there are no new or increased impacts peculiar to the project for this site.

This is to certify that the final Environmental Impact Report with comments and responses and record of project approval or the Negative Declaration is available for review on the Stanislaus County Planning Commission's Agendas & Minutes web page (<http://www.stancounty.com/planning/agenda/agenda-min-2022.shtm>).

Date

8/19/22


 Jeremy Ballard
 Associate Planner
Date removed from posting 9/22/2022



State of California - Department of Fish and Wildlife
2022 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

Print

Start Over

Finalize & Email

RECEIPT NUMBER:

50-08/19/2022-157

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY STANISLAUS COUNTY, DEPT OF PLANNING AND COMMUNITY DEVELOPMENT	LEAD AGENCY EMAIL	DATE 08/19/2022
COUNTY/STATE AGENCY OF FILING STANISLAUS COUNTY	DOCUMENT NUMBER 50-2022-210	
PROJECT TITLE GENERAL PLAN AMENDMENT, REZONE, AND VESTING TENTATIVE MAP APPLICATION NO. PLN2021-0040 - LAZARES COMPANIES		

PROJECT APPLICANT NAME LAZARES COMPANIES	PROJECT APPLICANT EMAIL	PHONE NUMBER (209) 662-5098
PROJECT APPLICANT ADDRESS 16795 LARK AVENUE SUITE 106	CITY LOS GATOS	STATE CA
	ZIP CODE 95302	

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR) \$ 3,539.25 \$ _____
☒ Mitigated/Negative Declaration (MND)(ND) \$ 2,548.00 \$ 2,548.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,203.25 \$ _____

☐ Exempt from fee
☐ Notice of Exemption (attach)
☐ CDFW No Effect Determination (attach)
☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only) \$ 850.00 \$ _____
☒ County documentary handling fee \$ 57.00 \$ 57.00
☐ Other \$ _____

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other CHECK #3268 **TOTAL RECEIVED** \$ 2,605.00

SIGNATURE X <i>Jennine Creekmore</i>	AGENCY OF FILING PRINTED NAME AND TITLE Jennine Creekmore Deputy Clerk
--	---



State of California - Department of Fish and Wildlife
2022 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

NOTICE

Each project applicant shall remit to the county clerk the environmental filing fee before or at the time of filing a Notice of Determination (Pub. Resources Code, § 21152; Fish & G. Code, § 711.4, subdivision (d); Cal. Code Regs., tit. 14, § 753.5). Without the appropriate fee, statutory or categorical exemption, or a valid No Effect Determination issued by the California Department of Fish and Wildlife (CDFW), the Notice of Determination is not operative, vested, or final, and shall not be accepted by the county clerk.

COUNTY DOCUMENTARY HANDLING FEE

The county clerk may charge a documentary handling fee of fifty dollars (\$50) per filing in addition to the environmental filing fee (Fish & G. Code, § 711.4, subd. (e); Cal. Code Regs., tit. 14, § 753.5, subd. (g)(1)). A county board of supervisors shall have the authority to increase or decrease the fee or charge, that is otherwise authorized to be levied by another provision of law, in the amount reasonably necessary to recover the cost of providing any product or service or the cost of enforcing any regulation for which the fee or charge is levied (Gov. Code, § 54985, subd. (a)).

COLLECTION PROCEDURES FOR COUNTY GOVERNMENTS

Filing Notice of Determination (NOD):

- ☐ Collect environmental filing fee or copy of previously issued cash receipt. *(Do not collect fee if project applicant presents a No Effect Determination signed by CDFW. An additional fee is required for each separate environmental document. An addendum is not considered a separate environmental document. Checks should be made payable to the county.)*
- ☐ Issue cash receipt to project applicant.
- ☐ Attach copy of cash receipt and, if applicable, previously issued cash receipt, to NOD.
- ☐ Mail filing fees for CRP document to CDFW prior to filing the NOD or equivalent final approval (Cal. Code Regs. Tit. 14, § 753.5 (b)(5)). The CRP should request receipt from CDFW to show proof of payment for filing the NOD or equivalent approval. Please mail payment to address below made attention to the Cash Receipts Unit of the Accounting Services Branch.

If the project applicant presents a **No Effect Determination** signed by CDFW, also:

- ☐ Attach No Effect Determination to NOD *(no environmental filing fee is due)*.

Filing Notice of Exemption (NOE) (Statutorily or categorically exempt project (Cal. Code Regs., tit. 14, §§ 15260-15285, 15300-15333))

- ☐ Issue cash receipt to project applicant.
- ☐ Attach copy of cash receipt to NOE *(no environmental filing fee is due)*.

Within 30 days after the end of each month in which the environmental filing fees are collected, each county shall summarize and record the amount collected on the monthly State of California Form No. CA25 (TC31) and remit the amount collected to the State Treasurer. Identify the remittance on Form No. CA25 as "Environmental Document Filing Fees" per Fish and Game Code section 711.4.

The county clerk shall mail the following documents to CDFW on a monthly basis:

- ✓ A photocopy of the monthly State of California Form No. CA25 (TC31)
- ✓ CDFW/ASB copies of all cash receipts (including all voided receipts)
- ✓ A copy of all CDFW No Effect Determinations filed in lieu of fee payment
- ✓ A copy of all NODs filed with the county during the preceding month
- ✓ A list of the name, address and telephone number of all project applicants for which an NOD has been filed. If this information is contained on the cash receipt filed with CDFW under California Code of Regulations, title 14, section 753.5, subdivision (e)(6), no additional information is required.

DOCUMENT RETENTION

The county shall retain two copies of the cash receipt (for lead agency and county clerk) and a copy of all documents described above for at least 12 months.

RECEIPT NUMBER

- # The first two digits automatically populate by making the appropriate selection in the County/State Agency of Filing drop down menu.
- # The next eight digits automatically populate when a date is entered.
- # The last three digits correspond with the sequential order of issuance for each calendar year. For example, the first receipt number issued on January 1 should end in 001. If a county issued 252 receipts for the year ending on December 31, the last receipt number should end in 252. CDFW recommends that counties and state agencies 1) save a local copy of this form, and 2) track receipt numbers on a spreadsheet tabbed by month to ensure accuracy.

DO NOT COMBINE THE ENVIRONMENTAL FEES WITH THE STATE SHARE OF FISH AND WILDLIFE FEES.

Mail to:

California Department of Fish and Wildlife
Accounting Services Branch
P.O. Box 944209
Sacramento, California 94244-2090

Donna Linder
Stanislaus County
County Clerk-Recorder
1021 "I" Street
Modesto, CA 95354
(209) 525-5279

Public

Receipt No.: 2022101910

Cashier: 35

Register: CHQXEV2

Date/Time: 08/19/2022 02:14 PM

<u>Description</u>	<u>Fee</u>
Mitigated Negative Declaration (MND)	
Filing Time:	02:14 PM
Filing Fee:	\$2,548.00
Filing Total:	\$2,548.00
Administration Fee	
Filing Time:	02:14 PM
Filing Fee:	\$57.00
Filing Total:	\$57.00
Total Amount Due:	\$2,605.00
Total Paid	
Check Tendered:	\$2,605.00
#3268	
Amount Due:	\$0.00

THANK YOU
PLEASE KEEP FOR REFERENCE



MITIGATED NEGATIVE DECLARATION

NAME OF PROJECT: General Plan Amendment, Rezone, and Vesting Tentative Subdivision Map Application No. PLN2021-0040 – Lazares Companies

LOCATION OF PROJECT: 3531 East Monte Vista Avenue, between North Waring and Lester Roads, in the Community of Denair. APN: 024-012-009.

PROJECT DEVELOPER: David Lazares dba Lazares Companies
16795 Lark Avenue, Suite 106
Los Gatos, CA 95302

DESCRIPTION OF PROJECT: Request to amend the Denair Community Plan designation from Estate Residential to Low-Density Residential and the zoning designation from Rural Residential (R-A) to Planned Development (P-D) on an 18.6± acre parcel, and to subdivide the project site into 72 parcels, with lots ranging in size from 7,223 to 14,962 square feet, to allow for low-density residential development

Based upon the Initial Study, dated June 1, 2022, the Environmental Coordinator finds as follows:

1. This project does not have the potential to degrade the quality of the environment, nor to curtail the diversity of the environment.
2. This project will not have a detrimental effect upon either short-term or long-term environmental goals.
3. This project will not have impacts which are individually limited but cumulatively considerable.
4. This project will not have environmental impacts which will cause substantial adverse effects upon human beings, either directly or indirectly.

The aforementioned findings are contingent upon the following mitigation measures (if indicated) which shall be incorporated into this project:

1. A traffic control device for the intersection of East Monte Vista Avenue and Proposed Street A shall be included in the project improvement plans and shall be installed prior to the final acceptance of the subdivision improvements by the Board of Supervisors.

The Initial Study and other environmental documents are available for public review at the Department of Planning and Community Development, 1010 10th Street, Suite 3400, Modesto, California.

Initial Study prepared by: Jeremy Ballard, Associate Planner

Submit comments to: Stanislaus County
Planning and Community Development Department
1010 10th Street, Suite 3400
Modesto, California 95354

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

DEPT: Public Works

BOARD AGENDA: 5.C.1
AGENDA DATE: February 25, 2025

SUBJECT:

Approval of a Resolution of Application for the Annexation of Monte Vista Collection
Subdivision to County Service Area No. 24 – Hideaway Terrace

BOARD ACTION AS FOLLOWS:

RESOLUTION NO. 2025-0097

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

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

MOTION:

FEB 26 2025

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.

ELIZABETH A. KING

Clerk of the Board of Supervisors of the
County of Stanislaus, State of California

By *[Signature]*



Elizabeth A. King
ATTEST: ELIZABETH A. KING, Clerk of the Board of Supervisors

File No. CSA-24-3

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

DEPT: Public Works

BOARD AGENDA:5.C.1
AGENDA DATE: February 25, 2025

CONSENT: ☒

CEO CONCURRENCE: YES

4/5 Vote Required: No

SUBJECT:

Approval of a Resolution of Application for the Annexation of Monte Vista Collection Subdivision to County Service Area No. 24 – Hideaway Terrace

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 Monte Vista Collection Subdivision to County Service Area No. 24 – Hideaway Terrace.
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. 24 – Hideaway Terrace was formed in 2006 to provide extended maintenance services to the storm drainage system as well as landscaping to the storm drain basin within the Hideaway Terrace Subdivision in Denair.

Public Works seeks to annex a planned residential development east of Harding Road and north of Monte Vista Avenue near the Denair High School. Rezone and Vesting Tentative Subdivision Map (VTSM) application for the Monte Vista Collection Subdivision will divide Assessor's Parcel Number (APN) 024-012-009, an 18.6-acre parcel, into 72 total parcels.

The annexation is intended to satisfy a development standard for the Rezone and VTSM Application No. PLN2021-0040 – Lazares Companies for the future subdivision, known as Monte Vista Collection. The Stanislaus County Board of Supervisors gave their approval to this application on August 16, 2022. The following Condition of Approval (COA) was included in the Board's action:

COA VTSM PLN2021-0040: "Prior to recording of the final map, the property shall annex into the County Service Area No. 24 – Hideaway Terrace for improvements such as but not limited to: the stormwater basin, swales, public landscaping, and block walls. 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. 24 – Hideaway Terrace 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 towards catch basins that will be conveyed into the storm drain basin and swales within the new subdivision. The storm drain basin is located on a northern parcel of the Monte Vista Collection 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 2006 when CSA No. 24 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 on-going annual maintenance and operating costs.

The landowner of APN 024-012-009 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 sixty-nine (69) residential lots, one lot designated to storm water drain basin, and two swale lots will become part of CSA No. 24 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 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 August 16, 2022, for VTSM Application No. PLN2021-0040 – Lazares Companies and the Monte Vista Collection Subdivision.

Initial annexation costs are estimated at \$57,712, including the LAFCO application deposit of \$4,000, a deposit for Staff labor of \$3,000, the first year's maintenance cost of \$49,912, 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 on-going operation and

maintenance costs associated with CSA No. 24 – Hideaway Terrace 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. Consent for Annexation
5. Plan for Services

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

Date: February 25, 2025

2025-0097

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

THE FOLLOWING RESOLUTION WAS ADOPTED:

Item # 5.C.1

**RESOLUTION OF APPLICATION FOR THE ANNEXATION OF MONTE VISTA COLLECTION
SUBDIVISION TO COUNTY SERVICE AREA NO. 24 – HIDEAWAY TERRACE**

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 Monte Vista Collection Subdivision to County Service Area No. 24 – HIDEAWAY TERRACE (CSA No. 24) is being made pursuant to Government Code section 56654;

WHEREAS, the proposed annexation consists of approximately 19 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. 24;

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. 24 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 Monte Vista Collection Subdivision to County Service Area No. 24 - Hideaway Terrace, as authorized by the Cortese Knox Hertzberg Local Government Reorganization Act of 2000 (Government Code section 56000 et seq.).

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of Stanislaus County this 25th day of February 2025.

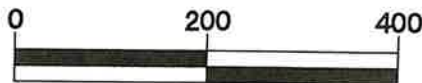
ATTEST: **ELIZABETH A. KING, Clerk**
Stanislaus County Board of Supervisors,
State of California

A handwritten signature in cursive script, reading "Elizabeth A. King", is written over a horizontal line.



10.29.24

PARCEL 2
9-PM-18



SCALE: 1" = 200'

WARING ROAD
SECTION LINE

N89°31'39"E 628.74'

APN 024-012-009
19.00 ACRES

EAST 1/2
LOT 27
2-M-13

N00°25'46"E 1327.37'

S00°51'50"W 1327.36'

REMAINDER
26-PM-93

WEST LINE OF THE
EAST HALF OF LOT 27

EXISTING BOUNDARY OF CSA No. 24

43-M&P-36

HAVEN WAY

CSA No. 24
(HIDEAWAY TERRACE)

N89°30'30"E 618.64'

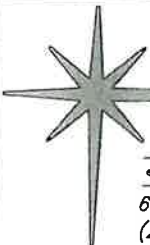
S89°30'30"W 618.68'

SECTION LINE

TRUE POINT OF BEGINNING

POINT OF COMMENCEMENT
SW CORNER SECTION 6
FOUND 1-1/2" IRON PIPE
IN MONUMENT WELL

EAST MONTE VISTA AVENUE



North Star

Engineering Group, Inc.

• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

**PLAT TO ACCOMPANY
LEGAL DESCRIPTION**

LYING IN A PORTION OF THE
SOUTHWEST QUARTER OF SECTION 6,
TOWNSHIP 5 SOUTH, RANGE 11 EAST,
MOUNT DIABLO MERIDIAN

STANISLAUS COUNTY, CALIFORNIA

JOB NO: J20-2759

SCALE: 1" = 200'

DR BY: NC

FILE: 20-2759 monte vista csa
annex exhibit.dwg

DATE: October 29, 2024

EXHIBIT "A"

ANNEXATION TO COUNTY SERVICE AREA (CSA) No. 24 (HIDEAWAY TERRACE)

LEGAL DESCRIPTION

Lying in a portion of the Southwest Quarter of Section 6, Township 5 South, Range 11 East, Mount Diablo Meridian, and more particularly described as follows:

COMMENCING at the Southwest corner of said Section 6, said Southwest corner being marked with a 1-1/2" iron pipe in a monument well; thence along the South line of said Section 6, North 89°30'30" East 618.64 feet to the intersection with the Southerly extension of the West line of the East half of Lot 27 as shown on that certain map entitled "Elmwood Colony" recorded in Volume 2 of Maps, at Page 13, Stanislaus County Records, said point being the **TRUE POINT OF BEGINNING** of this description; thence

1. Northerly along said Southerly extension and said West line of East half of Lot 27, North 00°25'46" East 1327.37 feet to the Northwest corner of said East half of Lot 27; thence
2. Along the North line of said Lot 27, North 89°31'39" East 628.74 feet to the Northeast corner of said Lot 27; thence
3. Along the East line of said Lot 27 and its extension thereof, South 00°51'50" West 1327.36 feet to a point on the South line of said Section 6; thence
4. Along the South line of said Section 6, South 89°30'30" West 618.68 feet to the point of beginning.

Containing 19.00 acres, more or less

SUBJECT TO all easements and/or rights-of-way of record.

This legal description as described is delineated on the accompanying "Plat to Accompany Legal Description" and made a part hereof for reference purposes.


Nicole Cannella, P.L.S. 9099



10.29.24

CONSENT FOR ANNEXATION OF
TERRITORY TO COUNTY SERVICE AREA NO. 24 – Hideaway Terrace
(Monte Vista Collection subdivision Annexation)

LGI Homes – California, LLC, hereinafter referred to as "Owner", owns and has titles to the properties APN 024-012-009 located in Stanislaus County, California as described on Exhibits "A" and "B" attached hereto and hereinafter referred to as "Property".

Owner hereby consents to the annexation of the Property to the County Service Area No. 24 – Hideaway Terrace for the purpose of receiving extended county services to or within the Property and to pay the Fiscal Year 2025/2026 assessment in the amount of \$544.45 per Equivalent Benefit Unit (EBU). Assessment amount per EBU and the parcel assessment is calculated using the County Service Area Assessment Formulas:

Total Operation & Maintenance Cost - Use of Fund Balance / Total Equivalent Benefit Units (EBU) = Levy (Assessment) per Equivalent Benefit Unit (EBU)

Parcel EBU x Levy (Assessment) per EBU = Parcel Assessment.

Owner acknowledges that the extended County services are park and streetscape maintenance, storm drainage control, and storm drainage system maintenance, and the annexation will be pursuant to Government Code Section 25210 et seq.

Owner declares under penalty of perjury that the foregoing is true and correct and that the Consent for Annexation of Territory to County Service Area No. 24 was executed this 27th day of November, 2024.

Owner or Corporate Officer

Evan Licht

Print Name

Evan Licht

Signature

Officer

Title

Plan for Services

Monte Vista Collection Subdivision

**Annexation into CSA #24 Hideaway Terrace
Denair, CA**

FY 2024-2025

BACKGROUND

County Service Area No. 24 - Hideaway Terrace, (CSA 24), was established in September of 2006 to provide extended maintenance services for the storm drain system and landscaping at the storm drain basin within the Hideaway Terrace Subdivision.

Stanislaus County Public Works is seeking to annex Monte Vista Collection, a future subdivision, into CSA 24. The annexation will add a 19.00-acre lot to the CSA area. The future subdivision will subdivide the parcel into 72 parcels: 69 residential lots, 1 Lot A/Swale, 1 Lot B/Swale, and 1 Lot C/ Drainage Basin. Upon completion of the annexation and construction of the subdivision, CSA 24 will consist of 84 residential lots, 2 swale lots, 1 drainage basin/park, and 1 drainage basin.

DESCRIPTION OF SERVICES

CSA 24 currently provides ongoing maintenance, operation, and servicing, of the storm drain basin, storm drain system, and park. The special benefit assessments to be levied for this CSA are intended to provide a revenue source for all the maintenance, and servicing of the service area's improvements including, but not limited to, the materials, equipment, labor and administrative expenses. However, the assessments are not intended to fund reconstruction or major renovations of the improvements and facilities. The maintenance, operation, and servicing of the storm drain system are funded entirely or partially through the service area assessments and are generally described as:

- Periodic cleaning and maintenance (as needed) on 579 linear feet of 18-inch pipe and 526 linear feet of 36-inch pipe;
- Periodic cleaning and maintenance of 3 catch basins and 3 manholes;
- Repair curb and gutter as needed to maintain the storm drain system (1,877 linear feet of curb and gutter);
- Periodic street sweeping to prevent buildup of silt and other damaging materials to the storm drain system. All debris is contained and hauled offsite with containment bins;
- Annual repairs and general maintenance to storm drain basin (erosion control, weed spraying, grading/excavation as needed);
- Remove silt build up next to the wall of the separator with the use of the suction truck;
- Annual maintenance and repair of 560 linear feet of fencing/masonry wall;
- The Parks and Recreation Department provides continual maintenance to the park/basin public use area (i.e. signage, mowing, irrigation, annual plantings, weed abatement, pest control).

These services will be fully extended to the following infrastructure which will be added by the annexation and receive the same benefits described above:

- Periodic cleaning and maintenance (as needed) of 295 linear feet of 12-inch PVC Storm pipe, 1,262 linear feet of 18-inch RCP Storm pipe, 1,086 linear feet 24-inch RCP Storm pipe;
- Periodic cleaning and maintenance of 14 catch basins and 13 manholes;
- Repair as needed to maintain the storm drain system of 5,368 linear feet of 6-inch vertical curb & gutter;
- Annual repairs and general maintenance to storm drain basin (erosion control, weed spraying, grading/excavation as needed);
- Annual maintenance and repairs (as needed) of 1,148 linear feet of fencing/masonry wall;

- Parks and Recreation Department provides continual maintenance to 81,000 square feet of landscaped park area.
- Periodic street sweeping to the new roadways Dillon Way, Elder Drive, Jake Way, and Perch Drive to prevent the buildup of silt and other damaging materials.

BUDGET ANALYSIS

The estimated fund balance as of June 30, 2024 is \$15,232. This amount was generated in order to have funds available for capital improvements in the storm drainage system. Based on operating experience, this fund balance can be reduced while still being adequate for future capital needs.

The threat to stormwater quality comes from the urbanized areas within the County, which the CSA's encompass. The County is mandated by the State Water Resources Control Board, Water Quality Order No. 2013-0001-DWQ to regulate stormwater within these urbanized areas. The CSA's receive additional services above the General Benefit for the following permit areas: Education and Outreach (E.7), Public Involvement and Participation Program (E.8), Illicit Discharge Detection and Elimination Program (E.9), Post-Construction Stormwater Management Program (E.12), Water Quality Monitoring (E.13), Program Effectiveness Assessment and Improvement (E.14), Total Maximum Daily Loads Compliance Requirements (E.15) and the Annual Reporting Program (E.16).

The fee structure to implement the state requirements has not been determined for Fiscal Year 2024-2025. An estimated annual fee of \$5 per parcel is included in the budget. Any surplus or shortfall will be adjusted in future calculations.

The fiscal year is the 12 months from July 1st through June 30th of the following year. The annual assessment is received with property taxes collected in December and April. This means the fiscal year starts on July 1st, but the first installment of the annual assessment will not be collected until December, creating a 6-month lag in receiving the money necessary to maintain the various services provided. Therefore, a reserve of \$4,149, one half of the annual operating budget, will be carried forward from the available fund balance to cover costs from July 1st to December 31st.

ASSESSMENT FORMULA

Proposition 218, a statewide initiative approved by the voters in November 1996, and which took effect on July 1, 1997, requires an assessment ballot procedure to increase the assessment. An assessment ballot procedure occurred during the formation of CSA 24 in 2006. A majority protest was not filed regarding the formula for calculating the annual assessment and the levy of the annual assessment to pay for the services provided by CSA 24. The property owner cast a majority vote supporting the formula and levy of annual assessment to pay for the services provided by CSA 24. Therefore, the formula for calculating the annual assessment has been approved and is in place. The formula that is being used to calculate the assessment is the total cost to operate and maintain the storm drain system and the landscaped storm drain basin divided equally by the number of EBUs within CSA 24.

$$\frac{\text{(Total Cost of Operations \& Maintenance – Use of Fund Balance)}}{\text{Total EBUs}} = \text{Assessment per EBU}$$

Assessment Per Equivalent Benefit Unit (EBU)
CSA No. 24 (Monte Vista Collection)

DESCRIPTION	EXISTING	PROPOSED ANNEXATION	TOTAL SUBDIVIDED
Required Funds	\$8,297.42	\$0	\$47,536.00
Total Equivalent Benefit Units	15.24	+ 69.82	85.06
Calculated Assessment Per Equivalent	\$544.45	\$0	\$558.85

Assessment Calculation:

2024-2025 Assessment = \$ 8,297.42 / 15.24 EBU = \$544.45 per EBU

2025-2026 Assessment = \$47,536.00 / 85.06 EBU = \$558.85 per EBU

If the annexation project is approved, the assessment of proposed parcels will start in Fiscal Year 2025-2026. A deposit of \$49,911.73 from the developer that covers 1st year of Operation and Maintenance will be transferred to the CSA 24 fund. Thus, the fund balance of CSA 24 will be sufficient to cover the services.

A method for calculating the annual assessment was previously approved per Proposition 218, therefore no ballot procedure is necessary to approve any change in the assessment. The current Fiscal Year 2024-2025 assessment is in compliance with Proposition 218.

EXISTING SERVICE AREA BUDGET

CSA 24

Hideaway Terrace

EXPENSE DESCRIPTION	TOTAL BUDGET
<u>ADMINISTRATION</u>	
County Administration	\$ 500
Miscellaneous/Other Admin Fees	\$ -
Total	\$ 500
<u>PARKS & RECREATION</u>	
Parks Labor	\$ 3,000
Parks Vandalism/Graffiti	\$ 127
Parks Utilities	\$ 2,638
Parks Other Supplies	\$ -
Maintenance - Structures & Grounds	\$ -
Total	\$ 5,765
<u>PUBLIC WORKS</u>	
SWRCB Permit Requirement	\$ 80
Cleaning Drainage System	\$ 500
Street Sweeping	\$ 1,500
Curb & Gutter Repair	\$ -
Weed Spraying	\$ 452
Erosion Control	\$ -
Total	\$ 2,532
Capital Improvement Reserve	\$ -
General Benefits	\$ (500)
Total Administration, Parks & Rec, Public Works Budget	\$ 8,297
<u>Adjustments to Available Fund Balance</u>	
Beginning Fund Balance (Estimated for 2024-25)	\$ 15,232
General Fund (or PW) Loan Repayment/Advance (+)	\$ -
Other Revenues/General Fund (Contributions i.e. Grants) (+)	\$ -
Capital Improvement Expenditure (pumps etc.) (-)	\$ -
6 Months Operating Reserve (-)	\$ (4,149)
Use of Fund Balance for FY2024-25 (-)	\$ -
Contingency Reserve (-)	\$ -
Current Fund Balance	\$ 11,083
PW Required Capital Reserve (-)	\$ -
Available Fund Balance	\$ 11,083
Total Administration, Parks & Rec, Public Works Budget	\$ 8,297
Use of Fund Balance (-)	\$ -
Balance to Levy	\$ 8,297
<u>District Statistics</u>	
Total Parcels	16
Parcels Levied	16
Total EBU	15.24
Levy EBU	\$ 544.45
Capital Reserve Target	\$ -

SERVICE AREA BUDGET AFTER ANNEXATION

CSA 24
Hideaway
Terrace

EXPENSE DESCRIPTION	TOTAL BUDGET
<u>ADMINISTRATION</u>	
County Administration	\$ 2,500
Miscellaneous/Other Admin Fees	\$ -
Total	\$ 2,500
<u>PARKS & RECREATION</u>	
Parks Labor	\$ 14,000
Parks Vandalism/Graffiti	\$ 3,050
Parks Utilities	\$ 17,001
Parks Other Supplies	\$ -
Maintenance - Structures & Grounds	\$ -
Total	\$ 34,051
<u>PUBLIC WORKS</u>	
SWRCB Permit Requirement	\$ 85
Cleaning Drainage System	\$ 4,000
Street Sweeping	\$ 7,350
Curb & Gutter Repair	\$ -
Weed Spraying	\$ 2,000
Erosion Control	\$ -
Total	\$ 13,435
Capital Improvement Reserve	\$ -
General Benefits	\$ (2,450)
Total Administration, Parks & Rec, Public Works Budget	\$ 47,536
<u>Adjustments to Available Fund Balance</u>	
Beginning Fund Balance (Estimated for 2025-26)	\$ 65,144
General Fund (or PW) Loan Repayment/Advance (+)	\$ -
Other Revenues/General Fund (Contributions I.e. Grants) (+)	\$ -
Capital Improvement Expenditure (pumps etc.) (-)	\$ -
6 Months Operating Reserve (-)	\$ (23,768)
Use of Fund Balance for FY2025-26 (-)	\$ -
Contingency Reserve (-)	\$ -
Current Fund Balance	\$ 41,376
PW Required Capital Reserve (-)	\$ -
Available Fund Balance	\$ 41,376
Total Administration, Parks & Rec, Public Works Budget	\$ 47,536
Use of Fund Balance (-)	\$ -
Balance to Levy	\$ 47,536
<u>District Statistics</u>	
Total	17
Parcels	17
Parcels Levied	17
Total EBU	85.06
Levy EBU	\$ 558.85
Capital Reserve Target	\$ -

Recording Requested By And For The Benefit Of
And, When Recorded, Mail To:



County of Stanislaus
Department of Planning and
Community Development
1010 Tenth Street, Suite 3400
Modesto, CA 95354



Stanislaus County Recorder
Donna Linder, County Clerk-Recorder
DOC - 2022-0056936
Friday, August 19, 2022 11:03:15
Customer: Public
Total Paid: \$0.00

Receipt #: 2022101789

KGS/CHKQZV2/1

Space Above Reserved for Recorder's Use

NOTICE OF ADMINISTRATIVE CONDITIONS AND RESTRICTIONS

PLEASE TAKE NOTICE that the COUNTY OF STANISLAUS approved the land use development described below subject to administrative conditions and restrictions, copies of which are attached to this notice and incorporated herein by reference. The conditions and restrictions affect development of the property or parcels described below and are binding upon the named landowners and their successors in interest.

Property Owner(s): Lazares Development, Inc. (David Lazares)
Project Site Address: 3531 and 3549 East Monte Vista Avenue, between North Waring and Lester Roads, in the Community of Denair.
Assessor's Parcel Number(s): 024-012-009
General Plan Designation: Low-Density Residential
Zoning District: Rural Residential (R-A)
Community Plan Designation: Estate Residential

Project Name/Description: **General Plan Amendment, Rezone, and Vesting Tentative Map Application No. PLN2021-0040 – Lazares Companies** - Request to amend the Denair Community Plan designation from Estate Residential to Low-Density Residential and the zoning designation from Rural Residential (R-A) to Planned Development (P-D) on an 18.6± acre parcel, and to subdivide the project site into 72 parcels

The undersigned duly authorized officer of Stanislaus County declares that the foregoing is true and correct under penalty of perjury under the laws of the State of California.

8/19/22

Dated

A handwritten signature in black ink, appearing to read 'Jeremy Ballard'.

Jeremy Ballard, Associate Planner
Stanislaus County
Planning and Community Development

ATTACHMENTS:

1. Development Standards and Mitigation Measures
2. Project Area Map (For Illustrative Purposes Only)

DEVELOPMENT STANDARDS

**GENERAL PLAN AMENDMENT, REZONE, AND VESTING TENTATIVE MAP APPLICATION
NO. PLN2021-0040
LAZARES COMPANIES**

Department of Public Works

1. The final map shall be prepared by a licensed land surveyor or a registered civil engineer licensed to practice land surveying in California.
2. Prior to the final map being recorded, all existing structures not shown on the tentative map shall be removed.
3. Prior to the recording of the final map, the new parcels shall be surveyed and fully monumented.
4. Prior to recording, or on the final map, road right-of-way shall be dedicated to Stanislaus County to provide for 55-feet of right-of-way north of the centerline of E. Monte Vista Avenue.
5. Road right-of-way shall be dedicated to Stanislaus County to provide for 50 feet of right-of-way for Street "A", Street "B", Street "C" and Street "D", as labeled on the tentative map.
6. Prior to the recording of the final map, a complete set of improvement plans that are consistent with the Stanislaus County Standards and Specifications and the tentative map shall be submitted and approved by Stanislaus County Public Works. The improvement plans shall include, but not be limited to streetlights, curb, gutter, and sidewalk, positive storm drainage (storage, percolation, and treatment), pavement, pavement markings, road signs, and handicap ramps. A positive storm drainage system, conforming to County standards, shall be installed. North American Vertical Datum shall be used. If available, 1988 data shall be used. The submittal of the improvement plans shall be 1 set on 2' by 3' bond paper with a set of plans in PDF format.
7. Prior to, or in tandem with submission of the improvement plans, the subdivider shall furnish the Department of Public Works three copies of a soils report for the area being subdivided. The report shall also include: (a) sufficient R-value test to establish appropriate road sections, (b) should include slope stability (c) backfill recommendations, (d) retaining wall recommendations, (e) cut/fill transitions, and (f) sufficient test boring to log the soil strata, determine the static water level, and the percolation rate of the infiltration gallery. The boring shall be made at the location of the proposed storm drain infiltration gallery. The report shall be signed by a California registered civil engineer or registered geotechnical engineer.
8. Improvements along the frontage of the adjacent Denair Unified School District parcel shall include, but not be limited to sidewalk, and pavement markings.
9. Street improvements on Monte Vista Avenue, shall be consistent with the vesting tentative

map, the accepted improvement plans, and as recommended by the Traffic Impact Analysis.

10. All existing irrigation lines within the area to be subdivided shall be removed or relocated into easements along lot lines. The irrigation lines shall be reinforced at road crossings and driveways. All irrigation lines or structures which are to be abandoned shall be removed. All work shall be done in accordance with the requirement of the Department of Public Works and the Turlock Irrigation District. If a private irrigation line crossed public road right-of-way, a Pipeline Maintenance Agreement shall be taken out with the Department of Public Works.
11. A grading, drainage, and erosion/sediment control plan for the project site shall be submitted for any building permit that will create a larger or smaller building footprint. The grading and drainage plan shall include the following information:
 - A. The plan shall contain drainage calculations and enough information to verify that runoff from project will not flow onto adjacent properties and Stanislaus County road right-of-way. Public Works will review and approve the drainage calculations.
 - B. For projects greater than one acre in size, the grading drainage and erosion/sediment control plan shall comply with the current State of California National Pollutant Discharge Elimination System (NPDES) General Construction Permit. A Waste Discharge Identification Number (WDID) and a copy of the Notice of Intent (NOI) and the project's Storm Water Pollution Prevention Plan (SWPPP) shall be provided prior to the approval of any grading, if applicable
 - C. The applicant of the grading permit shall pay the current Stanislaus County Public Works weighted labor rate for review of the grading plan.
 - D. The applicant of the grading permit shall pay the current Stanislaus County Public Works weighted labor rate for all on-site inspections. The Public Works inspector shall be contacted 48 hours prior to the commencement of any grading or drainage work on-site.
12. Prior to the Department of Public Works reviewing any plan or inspections associated with the subdivision, the subdivider shall sign a "Subdivision Processing/Inspection Agreement" and post a \$10,000 deposit with Public Works.
13. Prior to the final map being recorded, the subdivider shall either:
 - A. Sign a 'Subdivision Improvement Agreement' and post the required certificates of insurance and subdivision bonds or approved security with the Department of Public Works; or
 - B. Construct all subdivision improvements including those required by Development Standard No. 8 and have the improvements accepted by the Stanislaus County Board of Supervisors.
14. An Engineer's Estimate shall be provided for the subdivision improvements so the amount of the bond/approved financial security can be determined if a Subdivision Improvement

Agreement is required. The Engineer's Estimate shall be wet stamped and signed by a licensed civil engineer

15. An Encroachment Permit shall be obtained for any work done in Stanislaus County road right-of-way.
16. All new utilities shall be underground and located in public utility easements. A 10-foot-wide public utility easement (P.U.E.) shall be located adjacent to the right-of-way of Street "A", Street "B", Street "C", and Street "D". The P.U.E. on E. Monte Vista Avenue shall be as shown on the tentative map. The P.U.E. shall be shown on the final map.
17. Prior to the recording of the final map, a will serve letter shall be provided for both the water and sewer connections to the Denair Community Services District.
18. Prior to recording of the final map, the property shall annex into the County Service Area #24 (CSA) – Hideaway Terrace for improvements such as but not limited to: the stormwater basin, swales, public landscaping, and block walls. The developer shall provide all necessary documents and pay all fees associated for the annexation into the CSA.
19. Prior to recording of the final map, the property and adjacent Denair Unified School District parcel frontage shall be annexed into the Denair Highway Lighting District. The applicant shall provide all necessary documents and pay all the costs associated with the annexation process.
20. Prior to the final map being recorded, the subdivider shall deposit the first year's operating and maintenance cost of the streetlights with the Department of Public Works. Since the project already falls into the Denair Lighting District, the funds shall be deposited into that account.
21. All public roads shall have a fog seal applied prior to the end of the one-year maintenance period and final acceptance by Stanislaus County.
22. Prior to acceptance of the subdivision improvements, as specified in the County standards, a set of Record Drawings (mylars), and electronically scanned files for each sheet in a PDF format shall be provided to and approved by the Department of Public Works.
23. Prior to acceptance of the subdivision improvements, one benchmark (brass cap) shall be established within the subdivision on a brass cap and the elevation shall be shown on the Record Drawing. A completed benchmark card shall be furnished to the Department of Public Works. North American Vertical Datum shall be used. If available, 1988 data shall be used.
24. Prior to acceptance of the improvements, street monuments and covers shall be installed to County standards.
25. The required subdivision improvements shall be accepted by the Board of Supervisors. No final inspection and/or occupancy permit will be issued unless the required subdivision improvements have been accepted by the Board of Supervisors.

26. Vehicle restriction shall be shown on the landscaping plans that prevents vehicular access from entering the basin/park.

Department of Planning and Community Development

27. Permitted uses and development standards shall be those as listed in the Stanislaus County Zoning Ordinance for Single Family Residential District (R-1) and as applicable to R-1 zoning in the Stanislaus County Code, with the exception of Section 21.28.060 – Building Coverage. For aggregate building coverage, maximum building coverage shall be a maximum fifty percent of parcel area.

28. Pursuant to Section 711.4 of the California Fish and Game Code (effective January 1, 2020), the applicant is required to pay a California Department of Fish and Wildlife (formerly the Department of Fish and Game) fee at the time of filing a "Notice of Determination." Within five (5) days of approval of this project by the Planning Commission or Board of Supervisors, the applicant shall submit to the Department of Planning and Community Development a check for **\$2,605.00**, made payable to **Stanislaus County**, for the payment of California Department of Fish and Wildlife and Clerk-Recorder filing fees.

Pursuant to Section 711.4 (e) (3) of the California Fish and Game Code, no project shall be operative, vested, or final, nor shall local government permits for the project be valid, until the filing fees required pursuant to this section are paid.

29. Developer shall pay all Public Facilities Impact Fees, Sheriff Fees, and Fire Facilities Fees as adopted by Resolution of the Board of Supervisors. The fees shall be payable at the time of issuance of a building permit for any construction in the development project and shall be based on the rates in effect at the time of the vesting date of **May 24, 2022**.
30. The applicant/owner is required to defend, indemnify, or hold harmless the County, its officers, and employees from any claim, action, or proceedings against the County to set aside the approval of the project which is brought within the applicable statute of limitations. The County shall promptly notify the applicant of any claim, action, or proceeding to set aside the approval and shall cooperate fully in the defense.
31. The Department of Planning and Community Development shall record a Notice of Administrative Conditions and Restrictions with the County Recorder's Office within 30 days of project approval. The Notice includes: Conditions of Approval/Development Standards and Schedule; any adopted Mitigation Measures; and a project area map.
32. Should any archeological or human remains be discovered during development, work shall be immediately halted within 150 feet of the find until it can be evaluated by a qualified archaeologist. If the find is determined to be historically or culturally significant, appropriate mitigation measures to protect and preserve the resource shall be formulated and implemented. The Central California Information Center shall be notified if the find is deemed historically or culturally significant.
33. The recorded map shall contain the following statement:

"All persons purchasing lots within the boundaries of this approved map should be prepared to accept the inconveniences associated with the agricultural operations, such as noise, odors, flies, dust, or fumes. Stanislaus County has determined that such inconveniences shall not be considered to be a nuisance if agricultural operations are consistent with accepted customs and standards."

34. A final landscaping and tree planting plan, reflecting the proposed landscaping included in Exhibit B of the July 21, 2022 Planning Commission Staff Report, shall be approved by the Director of Planning and Community Development or his/her designee prior to the issuance of any grading or improvement plans. The Denair Municipal Advisory Council shall be consulted to determine appropriate plant species, prior to the submittal of the final landscape plan. The final landscaping plan shall meet all requirements of State or Local Ordinance and all requirements of California Code of Regulations Title 23 Division 2, Chapter 2.7 Model Water Efficient Landscape Ordinance. The trees associated with the tree planting plan shall be planted prior to the issuance of any certificate of occupancy for a dwelling.
35. A wood fence, a minimum of 7-feet in height, shall be constructed along the western and eastern property lines of the subdivision prior to issuance of any certificate of occupancy for any dwelling resulting from the subdivision. Prior to issuance of any certificate of occupancy for any dwelling on proposed parcel 19, a block wall, a minimum of 7-feet in height, shall be constructed along the northern property line. All fencing required by this condition shall be the responsibility of individual parcel owners to maintain, repair, and replace, as necessary, in accordance with the project's development standards and all applicable County Codes.
36. 7-foot-tall chain link fencing along the northern boundary of the dual use stormwater basin and park, reflected in Exhibit B of the July 21, 2022 Planning Commission Staff Report shall include privacy slats. The slats shall be included in all improvements plans prior to issuance.

Department of Environmental Resources

37. Prior to the issuance of a grading permit or improvement plans, the applicant shall contact the Department of Environmental Resources for guidance, and submit for, and secure any required permits for the destruction of any existing on-site wastewater treatment system or water well on the subject properties.
38. Prior to recording of the final map, a fully executed Will-Serve letter is required to be provided from the Denair Community Services District for water and sewer services to serve the development.
39. Prior to issuance of a grading permit, a Phase 1 study, and Phase 2 study, if determined to be necessary, shall be completed to the satisfaction of Department of Environmental Resources – Hazmat Division.

Department of Parks and Recreation

40. Prior to the recording of the final map, the developer shall install all improvements and dedicate all parkland as indicated on the vesting tentative map. All drawings and

specifications for landscape improvements to the storm drain basin shall be reviewed and approved by the Parks and Recreation Department, Planning & Community Development Department, and Public Works Department.

Denair Community Services District

41. The owner/developer shall enter into an Agreement to construct and pay for necessary infrastructure to enable the District to provide water and sewer services to the project. The Agreement will require the infrastructure be constructed to District specifications, and that security be given to the District to guarantee performance and payment for the infrastructure, and that all current connection fees be paid in full prior to issuance of a formal Will-Serve letter.

Turlock Irrigation District (TID)

42. All relocation, improvement, or abandonment of TID facilities shall be completed in accordance with District requirements. The District shall review and approve all grading and improvement plans prior to issuance.
43. Easements, in accordance with District requirements, shall be dedicated to the District prior to the recording of the final map.
44. The Developer shall provide irrigation improvement plans and enter into an Irrigation Improvements Agreement for the required irrigation facility modifications prior to the District approving the final map.
45. Developed property adjoining irrigated ground must be graded so that finished grading elevations are at least 6 inches higher than irrigated ground. A protective berm must be installed to prevent irrigation water from reaching non-irrigated properties. Stub-end streets adjoining irrigated ground must have a berm installed at least 12 inches above the finished grade of irrigated parcel(s).
46. A minimum 10-foot public utility easement shall be dedicated along all street frontages.
47. Building setbacks shall be a minimum of 15 feet from the property line and back of sidewalk, unless a lesser standard is authorized by TID.
48. The applicant must apply for a facility change for any pole or electrical facility relocation. Facility changes are performed at the developer's expense.

Building Permits Division

49. Building permits are required and the project must conform with the California Code of Regulations, Title 24.

San Joaquin Valley Air Pollution Control District

50. Prior to issuance of a grading or improvement plans, the developer shall submit an Air Impact Analysis (AIA) to the District for compliance with District Rule 9510.

51. Wood burning stoves and fireplaces are prohibited from use.
52. Any construction resulting from this project shall comply with standardized dust controls adopted by the San Joaquin Valley Air Pollution Control District (SJVAPCD) and may be subject to additional regulations/permits, as determined by the SJVAPCD.

Central Valley Regional Water Quality Control Board

53. Prior to ground disturbance or issuance of a grading or building permit, the Central Valley Regional Water Quality Control Board shall be consulted to obtain any necessary permits and to implement any necessary measures, including but not limited to Construction Storm Water General Permit, Phase I and II Municipal Separate Storm Sewer System (MS4) Permits, Industrial Storm Water General Permit, Clean Water Act Section 404 Permit, Clean Water Act Section 401 Permit (Water Quality Certification), Waste Discharge Requirements, Low or Limited Threat General NPDES Permit, and any other applicable Regional Water Quality Control Board permit.

Department of Toxic Substances Control (DTSC)

54. Prior to issuance of a grading permit or approval of improvement plans, DTSC shall be consulted to obtain any necessary permits and to implement any necessary measures.

Planning Commission

55. Development of Parcels No. 32 through 36 shall be restricted to only single-story dwellings.

MITIGATION MEASURES

1. A traffic control device for the intersection of East Monte Vista Avenue and Proposed Street A shall be included in the project improvement plans and shall be installed prior to the final acceptance of the subdivision improvements by the Board of Supervisors.

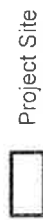
*Please note: If Conditions of Approval/Development Standards are amended by the Planning Commission or Board of Supervisors, such amendments will be noted in the upper right-hand corner of the Conditions of Approval/Development Standards; new wording is in **bold**, and deleted wording will have a ~~line through it~~.*

LAZARES COMPANY

GPA REZ TSM APP
PLN2021-0040

AREA MAP

LEGEND



Project Site



Sphere of Influence

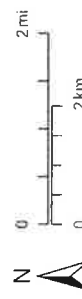
City



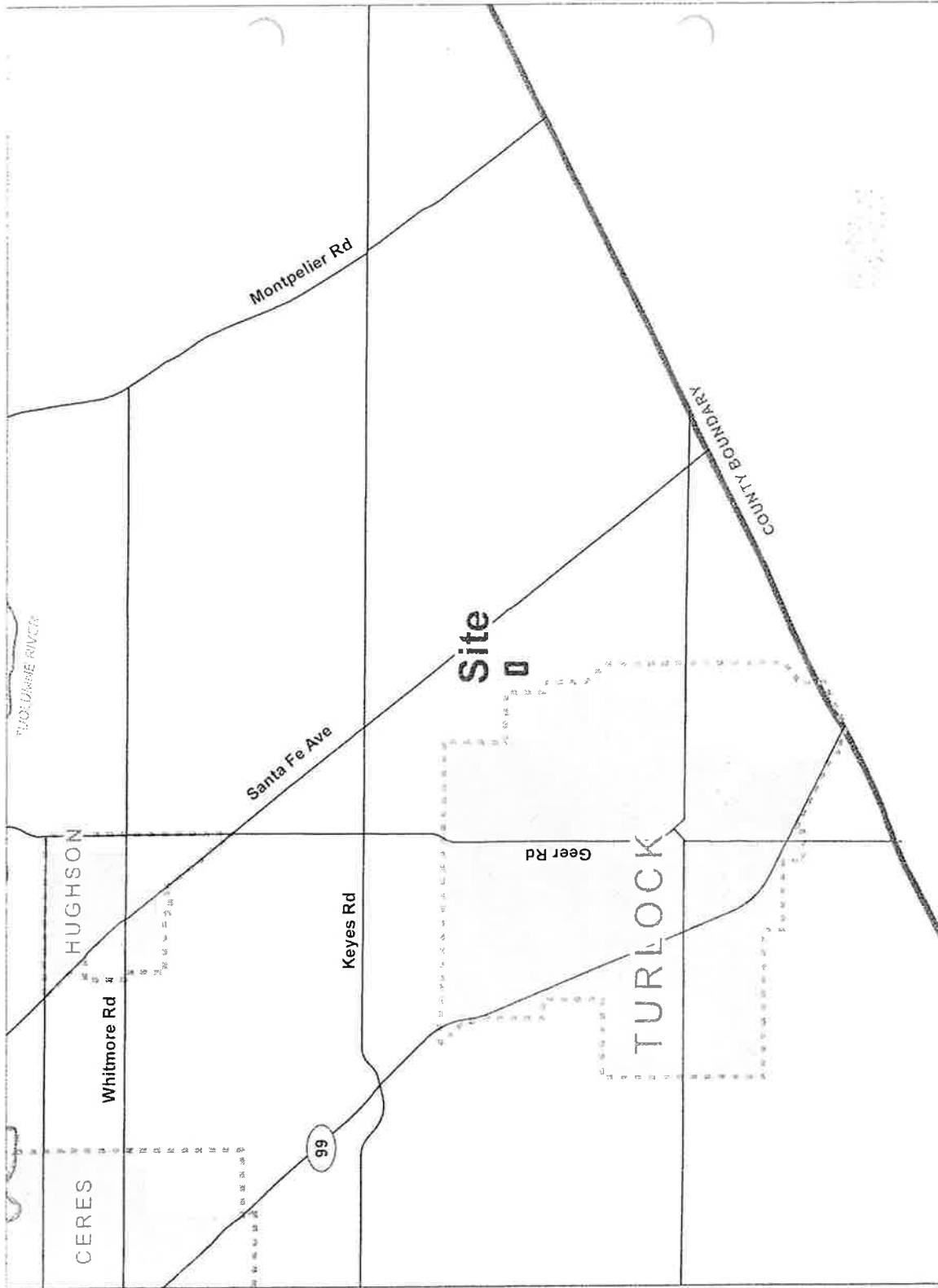
Road



River



Source: Planning Department GIS Date: 5/13/2021



FOR ILLUSTRATIVE PURPOSES ONLY

Donna Linder
Stanislaus County
County Clerk-Recorder
1021 "I" Street
Modesto, CA 95354
(209) 525-5279

Public

Receipt No.: 2022101789

Cashier: 50

Register: CHXQZV2

Date/Time: 08/19/2022 11:03 AM

Description	Fee
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Basic Recording

Document No.: 2022-0056936

Recording Time: 11:03 AM

Basic Recording

Document No.: 2022-0056937

Recording Time: 11:03 AM

Total Amount Due:

Total Paid

Amount Due: \$0.00

THANK YOU
PLEASE KEEP FOR REFERENCE