

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: Denair Community Service District
- Detachment from: City of: _____ District: _____
- Formation of a Special District: - Type of District: _____
- Other: _____

NAME OF PROPOSAL: Hoffman Ranch Denair CSD Annexation

GENERAL DESCRIPTION OF PROPOSAL:

Annexation of 15.9+/- acres. The parcel is currently in the SOI and directly adjacent to CSD border

REASONS FOR PROPOSAL:

Hoffman Ranch was recently approved for 76 residential units plus park expansion. Annexation will allow the CSD to service this project

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

4325 Arnold Road, APN: 024-022-027

APPLICANT:

Name: Denair Community Services District
Address: 3850 N. Gratton Rd. Denair CA
Phone: 209-637-4986 Fax: _____ E-Mail: dodom@denaircsd.org
Contact Person: David Odom Title: General Manager

APPLICANT'S REPRESENTATIVE:

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

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: Arthur W and Anne L. Dunkley Marital Trust

Address: 239 Main Street, Suite E, Pleasanton CA 94566

Phone: 925-846-7000

Fax: _____

E-Mail: Art@castlewoodinc.com

Name: Rosalyn M. Simon Revocable Trust

Address: 239 Main Street, Suite E, Pleasanton CA 94566

Phone: 925-846-7000

Fax: _____

E-Mail: Rosalyn@castlewoodinc.com

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: _____

Address: _____

Phone: _____

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: _____

Address: _____

Phone: _____

Fax: _____

E-Mail: _____

Contact Person: _____

Title: _____

Name: _____

Address: _____

Phone: _____

Fax: _____

E-Mail: _____

Contact Person: _____

Title: _____

SCHOOL DISTRICTS: (School districts within the proposal area)

Name: Denair Unified School District

Address: _____

Phone: _____

Fax: _____

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: _____
Address: _____
Phone: _____ 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: Dan Dunkley
Address: 746 Division Street, Pleasanton CA 94566
Phone: 925-200-2005 Fax: _____ E-Mail: Dan@redwoodparkproperties.com
Contact Person: Dan Title: President

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): 19.56 Acres (APN 024-022-027)

B. Land Uses of Proposed Area:

	EXISTING	PROPOSED
Zoning	<i>P.D.</i> <input type="checkbox"/> City <input checked="" type="checkbox"/> County	<input type="checkbox"/> City <input checked="" type="checkbox"/> County
General Plan Designation	<i>P.D.</i> <input type="checkbox"/> City <input checked="" type="checkbox"/> County	<input type="checkbox"/> City <input checked="" type="checkbox"/> County
Use of Proposal Area	<i>Vacant</i>	

C. Surrounding Land Uses:

	Describe (including specific uses)	Zoning	General Plan Designation	City or County Designation
North	<i>Rural Residential</i>	<i>Gen. Ag. 10 Ac. U.T.</i>	<i>Urban Transition</i>	<input type="checkbox"/> City <input checked="" type="checkbox"/> County
South	<i>Residential</i>	<i>Gen. Ag. 10 Ac. U.T.</i>	<i>U.T.</i>	<input type="checkbox"/> City <input checked="" type="checkbox"/> County
East	<i>Rural Residential</i>	<i>Gen. Ag. 10 Ac. U.T.</i>	<i>U.T.</i>	<input type="checkbox"/> City <input checked="" type="checkbox"/> County
West	<i>Residential</i>	<i>Rural Residential</i>	<i>Res. Low Den.</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:

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):

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	<i>Denair CSD</i>	<i>Full service connected to existing system</i>	<i>yes</i>	<i>when developer installs new infrastructure to connect</i>	<i>developer fees and building permit fees</i>
SEWER	<i>Denair CSD</i>	<i>Full service connected to existing system</i>	<i>yes</i>	<i>when developer installs new infrastructure to connect</i>	<i>developer fees and building permit fees</i>
POLICE	<i>Stan. Co.</i>				
FIRE	<i>Stan. Co.</i>				

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: Denair CSD Assessments

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 CSD
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: _____

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

7. What is the distance for connection to the agency's existing sewer system?:
within 50 feet

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 CSD
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: _____

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

Assessment district

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

within 50 feet

E. Police Service

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

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

Stan Co. Sheriff

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: Tax assessment

F. Fire Protection Service

1. If annexation to a City, what are the existing fire protection service levels provided within the City limits? Denair Fire Department

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

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: Denair Community Services District

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: _____

- 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 Odom Title: General Manager

Signature:  Date: 8-10-2023

- 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: 8-16-2023

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

Signature: 

Name: David Odum

Title: General Manager

Agency: Denair Community Services District

Address: 3850 N. Grattan rd.

Denair CA, 95316

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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: 8-16-2023

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

Signature: David Odum

Name: David Odum

Title: General Manager

Agency: Denair Community Services District

Address: 3850 N. Grattan rd.
Denair CA, 95316

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FINANCIAL DISCLOSURE STATEMENT

Consistent with the requirements of the State of California Fair Political Practices Commission, each applicant or their agent must complete and submit this Statement of Disclosure form with any application that requires discretionary action by Stanislaus LAFCO (Government Code §84308 of the Political Reform Act).

Person is defined as: "Any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver, syndicate, this and any other county, city and county, city, municipality, district or other political subdivision, or any other group or combination acting as a unit."

1. List the names of all persons having any ownership interest in the property involved or any financial interest in the application. (Use additional sheets if necessary.)

Arther Dunkley

Anne Dunkley

Rosalyn Simon

Redwood Park Properties Inc. (Dan Dunkley)

2. If any person identified pursuant to #1 is a corporation or partnership, list the names of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.

Redwood Park Properties Inc. - Dan Dunkley 100%

3. If any person identified pursuant to #1 is a non-profit organization or a trust, list the names of any person serving as director of the non-profit organization or as trustee or beneficiary or trustor of the trust.
-
-
-

4. Has any person identified pursuant to #1 had \$250 or more worth of business transacted with any Commissioner or Alternate or Commission staff person within the past 12 months? Yes / No

If Yes, please indicate person's name/s:

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.

Applicant Signature: David Odem

Printed Name: David Odem

Date: 8-16-23

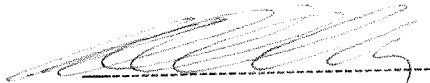
July 6, 2023

To Whom It May Concern,

The Hoffman Ranch property, located at 4325 Arnold Road in Denair, CA, (APN024-022-027) is currently owned by the Arthur W. and Anne L. Dunkley Marital Trust and the Rosalyn M. Simon Revocable Trust.

The owners hereby lend their approval and support for annexation of this property into the Denair Community Service District.

Respectfully,



Arthur W. Dunkley, Trustee

7/6/23


Date



Anne L. Dunkley, Trustee

7/6/23

Date



Rosalyn M. Simon, Trustee

7/6/23

Date

RESOLUTION 2023-002

A RESOLUTION TO AUTHORIZE THE SUBMISSION OF APPLICATION TO LAFCO FOR THE ANNEXATION OF THE HOFFMAN RANCH SUBDIVISION PROPERTY

WHEREAS, The Denair Community Services District has accepted a Pre-Application for a 15.9+/- acres located north of Zeering Road between Arnold Road and Riopel Avenue; APN #024-022-027 from property owners; Arthur and Anne Dunkley for proposed subdivision: Hoffman Ranch and;

WHEREAS, the proposed property: APN #024-022-027 of said proposed subdivision: Hoffman Ranch is not within the current Denair Community Services District boundary, a request for annexation into the Denair Community Services District's boundary has been initiated by submission of application to be approved by LAFCO;

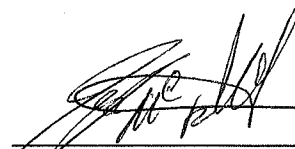
NOW, THEREFORE, BE IT RESOLVED that the Denair Community Services Board of Directors approved the submission of said application to LAFCO for the 15.9 +/- acres of property, APN #024-022-027 for proposed subdivision: Hoffman Ranch Subdivision for the annexation into the Denair Community Services District boundary.

Upon a motion by Director Bradley, and a second by Director Kuffel, the Board of Directors unanimously Passed and Authorized Resolution 2023-002, for the submission of the Hoffman Ranch Subdivision application to LAFCO for approval to be annexed into the Denair Community Services District Boundary, August 15, 2023.

AYES: Directors McDonald, Kuffel, Comfort, Edwards & Bradley

NOES: NONE

ABSENT: NONE



Tommy TJ McDonald, Chairman
Denair Community Services District



Jennifer Gomes, District Secretary
Denair Community Services District

CONTRACT INFORMATION

OWNER/SUBMITTER:
 ARNOLD W. AND ANNE L. DUNKLE
 1185 SCENE DRIVE, SUITE A
 MADERA, CA 95350
 (520) 946-7009

DESIGNER:
 ODELL ENGINEERING
 1185 SCENE DRIVE, SUITE A
 MADERA, CA 95350
 (520) 571-1725

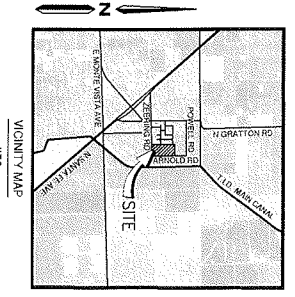
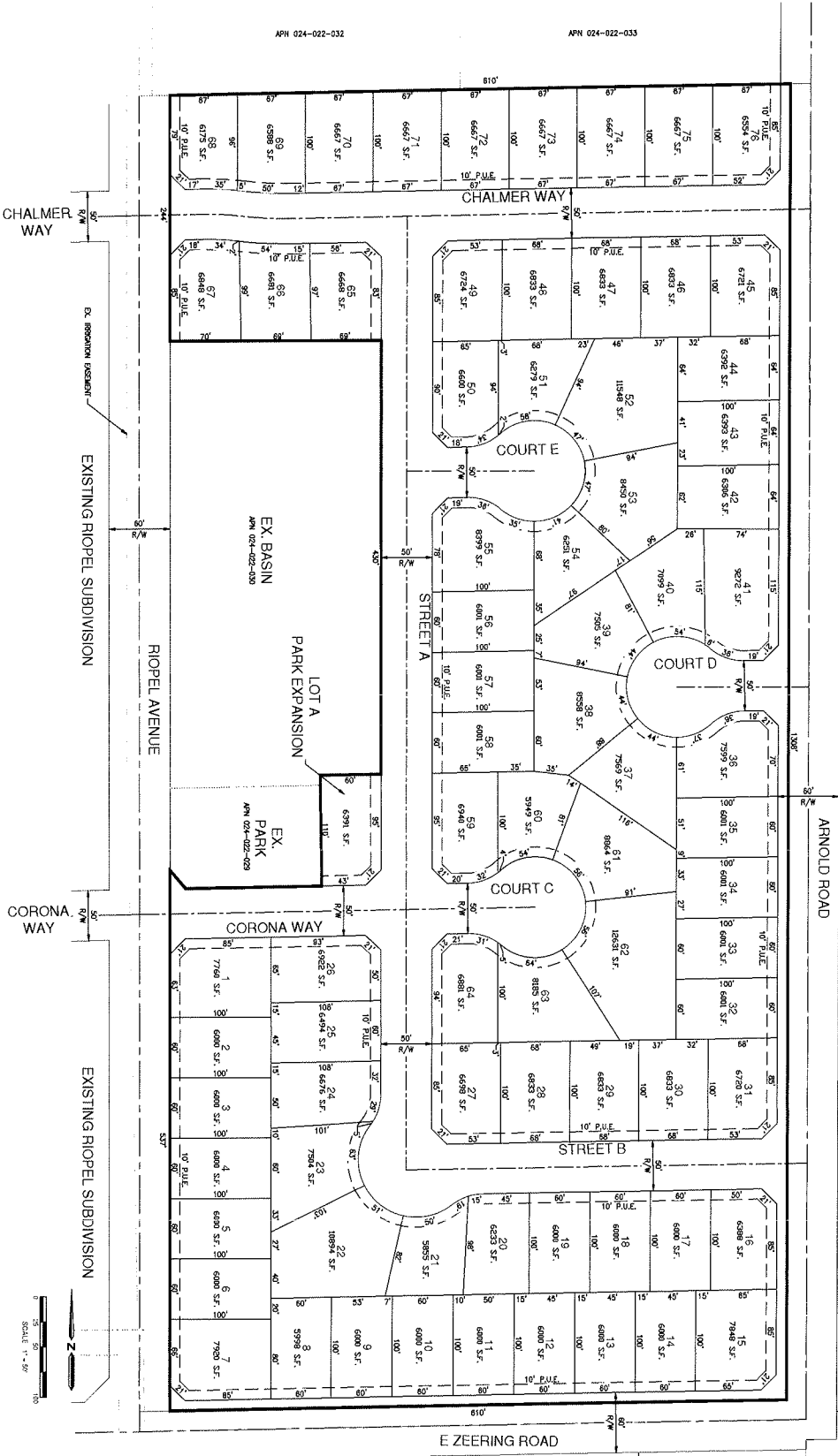
SUBDIVIDER'S STATEMENT

1. 1544 ACRES
2. 76 RESIDENTIAL LOTS
3. LOT A PARK EXPANSION
4. GENERAL PLAN DESIGNATION - RESIDENTIAL-LOW
5. ZONING - PD-288 (TO BE REZONED TO R-1)
6. EROSION CONTROL PLAN SHALL BE DONE PER STANISLAUS COUNTY ORDINANCES.
7. MINIMUM BUILDING SERVICE LINES SHALL COMPLY WITH STANISLAUS COUNTY ORDINANCES.
8. DOMESTIC WATER SUPPLY SHALL BE BY CONNECTION TO DENVER COMMUNITY SERVICES DISTRICT WATER SYSTEM.
9. SANITARY SEWER SHALL BE BY CONNECTION SYSTEM AND CONNECT TO DENVER COMMUNITY SERVICES DISTRICT SANITARY SEWER SYSTEM.
10. STORM DRAINAGE DISPOSAL SHALL BE BY COLLECTION SYSTEM AND CONNECT TO STANISLAUS COUNTY STORM DRAINAGE SYSTEM.
11. THEE PLANNING SHALL BE PERFORMED IN ACCORDANCE WITH STANISLAUS COUNTY ORDINANCES.
12. THE OWNER PROPOSES TO BUILD ON LOTS, BUT RESERVES THE RIGHT TO SELL LOTS.
13. THIS TENTATIVE SUBDIVISION MAP IS A SUBMISSION OF PARCELS 024-022-012-017.
14. THE OWNER RESERVES THE RIGHT TO PHASE PROJECT PER THE SUBDIVISION MAP ACT.

LEGEND

PROJECT BOUNDARY

APN 024-022-012 APN 024-022-013 APN 024-022-014 APN 024-022-017 APN 024-022-018 APN 024-022-019 APN 024-022-020



APPROVED:

DESIGNED BY/DATE	APR/2023
DRAWN BY/DATE	APR/2023
CHECKED BY/DATE	APR/2023
SCALE	AS SHOWN
DATE	07/23/2023
FILE NO.	38170-DUNLEY CANAL SUBDIVISION

SHEET NO. 1 OF 3

VESTING TENTATIVE MAP

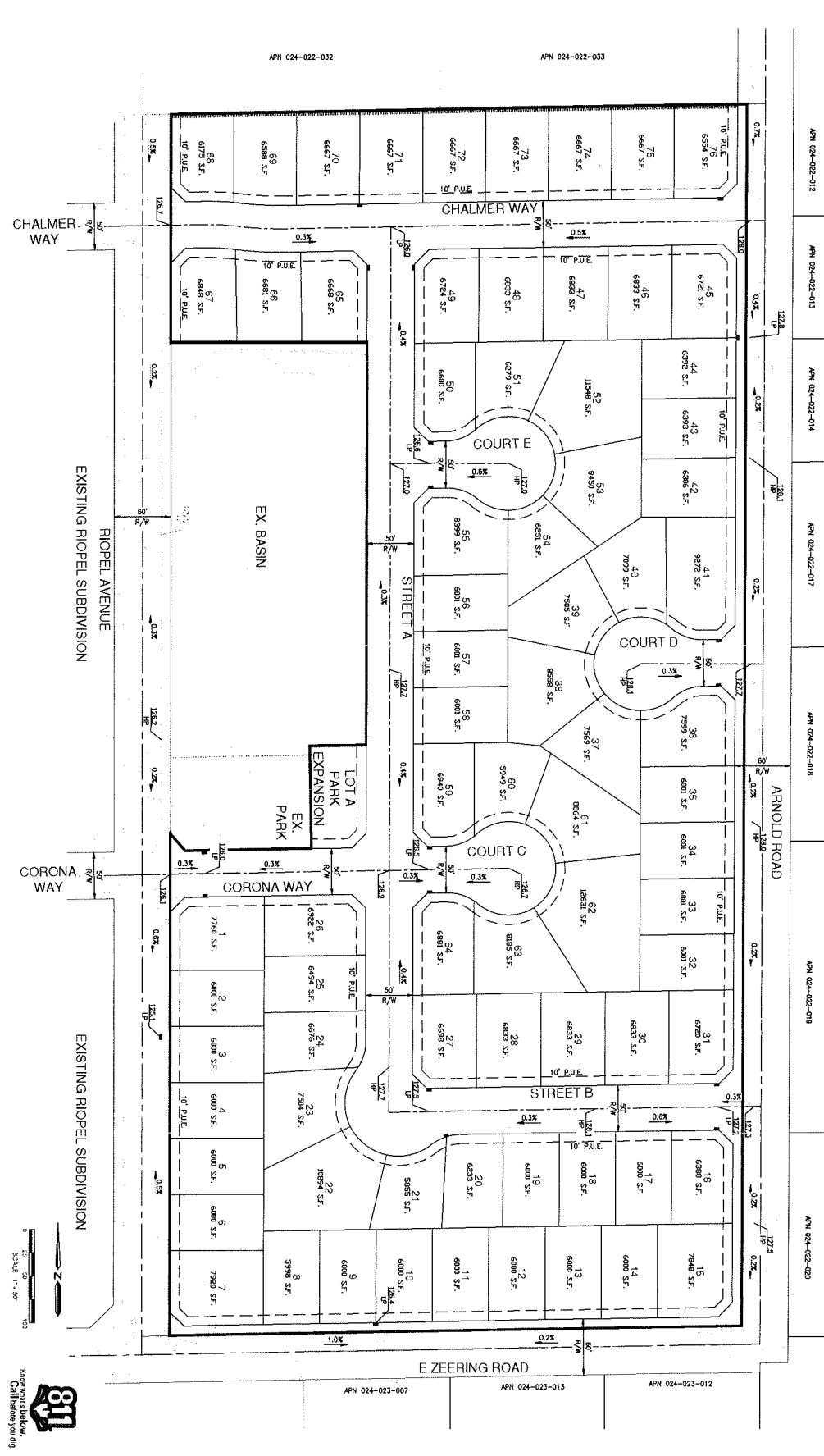
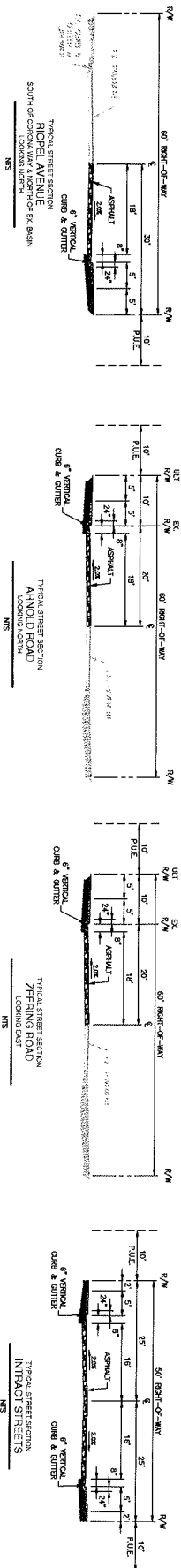
HOFFMAN RANCH SUBDIVISION DENAIR, CALIFORNIA

ODELL ENGINEERING
 1185 SCENE DRIVE, SUITE A
 MADERA, CA 95350
 odellengineering.com

NO.	DATE	REVISION

LEGEND

- 10' PUBLIC UTILITY EASEMENT
- CURB DRAIN
- 8" HIGH MASONRY WALL



APPROVER:

DESIGNED:	W/V/A
DRAWN:	W/V/A
CHECKED:	W/V/A
SCALE:	AS SHOWN
DATE:	02/23/2022
BY:	W/V/A
FOR:	HOFFMAN RANCH SUBDIVISION

SHEET NO. 2 OF 3

PRELIMINARY GRADING PLAN

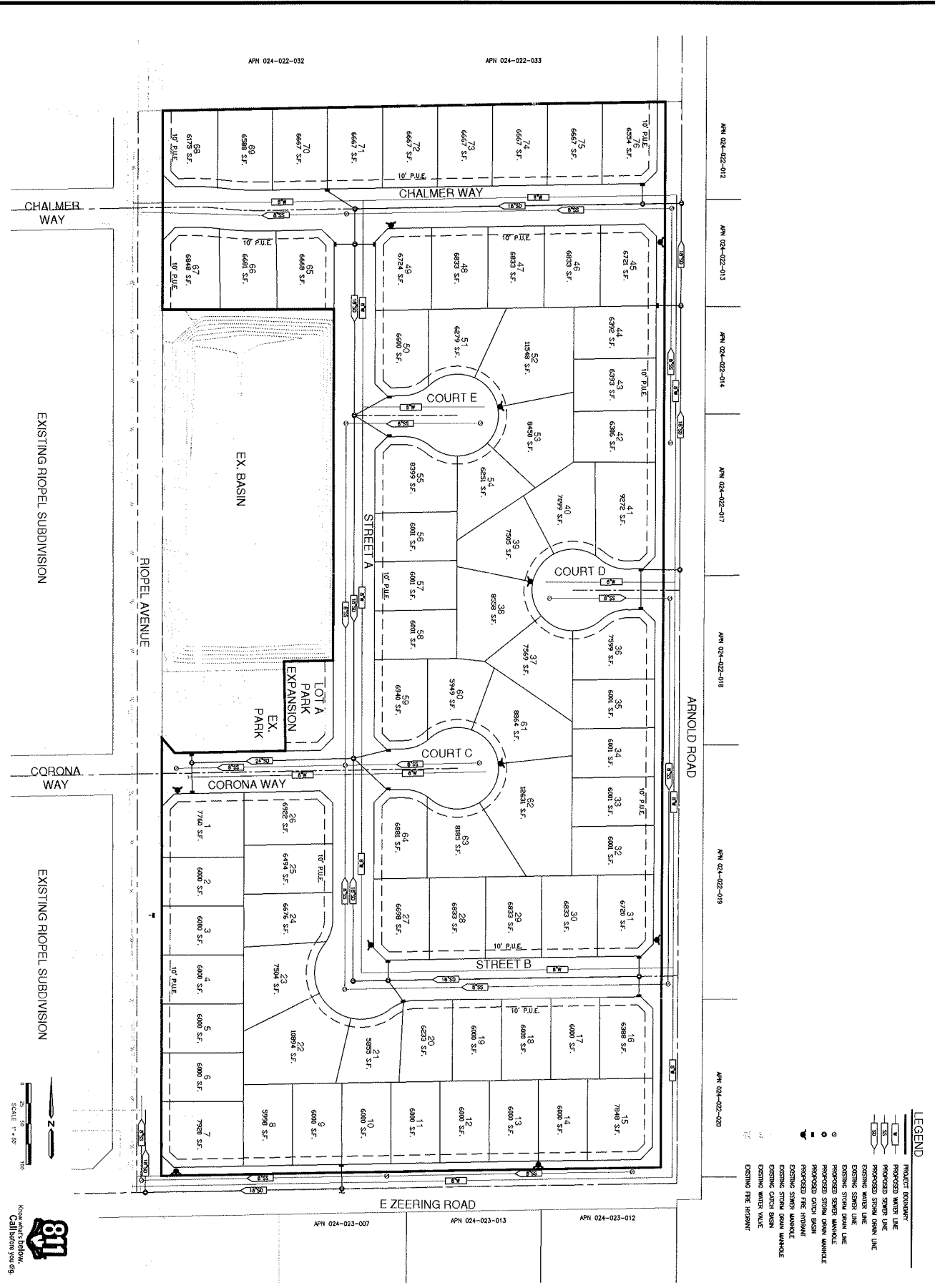
HOFFMAN RANCH SUBDIVISION

DENAIR, CALIFORNIA

ODELL ENGINEERING

1165 Satic Drive, Suite A
 Modesto, CA 95350
 odelldesigning.com

NO.	DATE	REVISION



LEGEND

[Symbol]	PROJECT BOUNDARY
[Symbol]	PROPOSED WATER LINE
[Symbol]	PROPOSED STORM DRAIN LINE
[Symbol]	EXISTING WATER LINE
[Symbol]	EXISTING STORM DRAIN LINE
[Symbol]	EXISTING SEWER LINE
[Symbol]	EXISTING FIRE HYDRANT LINE
[Symbol]	EXISTING CATCH BASIN
[Symbol]	EXISTING WATER VALVE
[Symbol]	EXISTING FIRE HYDRANT

PLAN REVISIONS

NO.	DATE	REVISION

ODELL ENGINEERING
 1188 Spring Drive, Suite A
 Modesto, CA 95350
 odellexengineering.com

HOFFMAN RANCH
 SUBDIVISION
 DENAIR, CALIFORNIA

PRELIMINARY
 UTILITY PLAN

APPROVED:

DESIGNED: JF/VJA
DRAWN: EJ/VJA
CHECKED: JF/VJA
DATE: 9/23/22
SCALE: AS SHOWN
FILE NO.: 1188-SPRING DRIVE, SUITE A-317-040

SHEET NO.
 3
 OF
 3



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 024-022-027-000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF STANISLAUS, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN REAL PROPERTY IDENTIFIED AS ADJUSTED PARCEL "B" IN THAT CERTAIN CERTIFICATE OF LOT LINE ADJUSTMENT NO. 2004-62 RECORDED NOVEMBER 22, 2004 AS DOCUMENT NO. 2004-0193026, OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT 7 AS SHOWN ON THE MAP OF THE ELMWOOD COLONY FILED FOR RECORD ON APRIL 11, 1905 IN VOLUME 2 OF MAPS, AT PAGE 13, STANISLAUS COUNTY RECORDS, SITUATE IN THE WEST HALF OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 11 EAST, MOUNT DIABLO BASE AND MERIDIAN, COUNTY OF STANISLAUS, STATE OF CALIFORNIA.

EXCEPTING THEREFROM A TRACT OF LAND, BEING A PORTION OF LOT 7 AS SHOWN ON THE MAP OF THE ELMWOOD COLONY FILED FOR RECORD ON APRIL 11, 1905 IN VOLUME 2 OF MAPS AT PAGE 13, STANISLAUS COUNTY RECORDS, SITUATE IN THE WEST HALF OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 11 EAST, MOUNT DIABLO BASE AND MERIDIAN, COUNTY OF STANISLAUS, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 7 AS SHOWN ON THE SAID MAP OF THE ELMWOOD COLONY, SAID POINT ALSO BEING THE NORTHEAST CORNER OF PARCEL 1 AS SHOWN ON THE PARCEL MAP FILED FOR RECORD ON SEPTEMBER 17, 1986 IN BOOK 38 OF PARCEL MAPS AT PAGE 73; THENCE SOUTH 89°59'31" EAST ALONG THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 30.00 FEET; THENCE SOUTH 00°58'33" WEST, 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 7, A DISTANCE OF 244.15 FEET; THENCE SOUTH 89°01'27" EAST 208.23 FEET TO A POINT DISTANT 238.23 FEET EAST OF THE WEST LINE OF SAID LOT 7; THENCE SOUTH 00°58'33" WEST, 238.23 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 7, A DISTANCE OF 430.46 FEET; THENCE NORTH 89°56'00" WEST 60.00 FEET; THENCE SOUTH 00°04'00" WEST 109.99 FEET; THENCE NORTH 89°56'00" WEST 134.71 FEET; THENCE NORTH 39°21'56" WEST 23.61 FEET TO A POINT DISTANT 30.00 FEET EAST OF THE WEST LINE OF SAID LOT 7; THENCE SOUTH 00°58'33" WEST, 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 7, A DISTANCE OF 537.32 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF A 20.00 FOOT HALF-WIDTH ZEERING ROAD; THENCE NORTH 89°57'00" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 20.00 FOOT HALF-WIDTH ZEERING ROAD, A DISTANCE OF 30.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 00°58'33" EAST ALONG THE WESTERLY LINE OF SAID LOT 7, A DISTANCE OF 1306.97 FEET TO THE POINT OF BEGINNING.

Financial Plan 2023 – 2024

Our Water and Sewer Budgets are balanced and have been balanced for the past several years. The District currently has zero loans or bonds and is in excellent financial condition. This Fiscal Year will be business as usual, and we have an approved balanced budget.

Water Budget - Total Revenue - \$1,422,113.32

Expenses (includes planned expenditures and suspense) - \$1,422,113.32

Sewer Budget - Total Revenue - \$1,628,741.56

Expenses (includes planned expenditures and suspense) - \$1,628,741.56

The new development will add 76 new homes to our District at an average monthly service charge of \$110.00+/-.

The increase in revenue for the District for this development is \$8,360 per month or \$100,320.00 annually.

Providing Water and Sewer Services to the new Development

The District has sufficient water and sewer supplies for future developments. We have been consistently using 400 Million Gallons – 420 Million Gallons Annually. Our current water pumping system has the ability to produce 1.79 Billion Gallons Annually with 25% of the water system offline for maintenance or repairs. We have expanded our sewer capacity with the city of Turlock up to 1.1 MGD to discharge. We currently use approximately 0.235 MGD in the dry months and 0.350 MGD in the wet months. On our maximum day, the District only uses 32% of our contracted capacity.

The Hoffman Ranch Development has a 12 inch water main and 8 inch water main along the Western boundary. Water services will be easy to provide once the annexation is approved. The same can be said regarding the sewer services. There is currently an 8 inch sewer main on the Western boundary that will make providing service easy to this new development. In addition to the current sewer main, there is also a sewer lift station at the Northwest section of the development and was designed and built oversized in anticipation of future developments in this area.

DENAIR COMMUNITY SERVICES DISTRICT
SEWER
2023-2024

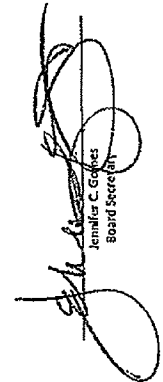
SEWER	
Revenue	
01-4110.0-00-0 SERVICES - RESIDENTIAL	1,317,833.76
01-4210.0-00-0 SERVICE CHARGE - RESIDENTIAL	15,814.01
01-4310.1-00-0 FIXTURE UNIT CHARGE	7,943.40
01-4310.2-00-0 FRONT FOOTAGE FEE	19,073.27
01-4310.3-00-0 LINE CHARGE	5,654.40
01-4312.0-00-0 PUBLIC FACILITIES	54,199.60
01-4313.0-00-0 ADMINISTRATIVE COSTS	13,830.10
01-4320.0-00-0 INSPECTION FEES	764.80
01-4322.0-00-0 SEWER LINE ENTRY PERMIT	0.00
01-4350.0-00-0 CAPACITY CHARGES	13,603.20
01-4510.0-00-0 OTHER INCOME	120.00
01-5110.0-00-1 TAXES	39,905.02
01-5200.0-00-1 INTEREST	140,000.00
TOTAL REVENUE	1,628,741.56

EXPENSE	
01-6108.0-00-0 SALARIES - GENERAL MANAGER	76,125.00
01-6104.0-00-0 SALARIES - ASSISTANT GENERAL MANAGER	50,146.30
01-6106.0-00-0 SALARIES - UTILITIES SYSTEMS SUPERVISOR	36,719.96
01-6111.0-00-0 SALARIES - SECRETARY / OFFICE TECHNICIAN I	27,449.86
01-6109.0-00-0 SALARIES - UTILITY MAINTENANCE WORKER SR. / STEP 5	43,409.50
01-6110.0-00-0 SALARIES - UTILITIES MAINTENANCE WORKER I / STEP 5	25,413.19
01-6114.0-00-0 SALARIES - STAFF SERVICES TECHNICIAN	46,583.68
01-6155.0-00-0 SALARIES - DISTRICT SECRETARY	44,794.89
01-6210.0-00-0 PAYROLL TAXES - FICA	21,739.83
01-6211.0-00-0 PAYROLL TAXES - FICAMED	5,084.32
01-6220.0-00-0 PAYROLL TAXES - SUI	840.00
01-6320.0-00-0 BENEFITS - PERS CONTRIBUTION	78,206.40
01-6330.0-00-0 TAXABLE BENEFITS	0.00
01-6410.0-00-0 BENEFITS - HEALTH INSURANCE	99,988.44
01-6410.1-00-0 BENEFITS - HEALTH INSURANCE/RETIREE	10,884.76
01-6430.0-00-0 WORKERS COMPENSATION INSURANCE	10,820.09
01-7110.0-00-0 INSURANCE - GENERAL LIABILITY	3,800.00
01-7120.0-00-0 PROPERTY/CRIME/DIRECTOR LIABILITY	2,200.00
01-7130.0-00-0 INSURANCE - VEHICLES	3,600.00
01-7210.0-01-0 ELECTRICITY- OFFICE	3,000.00
01-7210.0-02-0 ELECTRICITY - WAREHOUSE	305.00
01-7210.0-13-0 ELECTRICITY - FLOW METER	300.00
01-7210.0-14-0 ELECTRICITY - LIFT STATIONS	5,600.00
01-7220.0-01-0 PG&E - OFFICE	500.00
01-7230.0-01-0 TRASH COLLECTION - OFFICE	600.00
01-7230.0-08-0 TRASH COLLECTION - PARKS	600.00
01-7330.0-01-0 TELEPHONE - NETWORKING/CELL	3,500.00

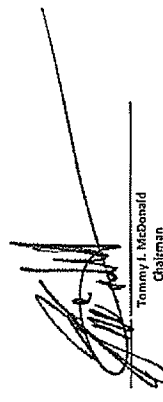
01-7320.0-01-0 TELEPHONE - OFFICE	1,500.00
01-7410.0-01-0 REPAIRS & MAINTENANCE - OFFICE	1,000.00
01-7410.0-02-0 REPAIRS & MAINTENANCE - WARE/CORP	1,000.00
01-7410.0-10-0 REPAIRS & MAINTENANCE - GEN. PLANT	5,000.00
01-7410.0-14-0 REPAIRS & MAINTENANCE - LIFT STATION	30,000.00
01-7425.0-01-0 JANITORIAL SUPPLIES - OFFICE	600.00
01-7430.0-01-0 PEST CONTROL - OFFICE	210.00
01-7441.0-01-0 ALARM	3,000.00
01-7450.0-01-0 LINEN - OFFICE	750.00
01-7510.0-00-0 VEHICLE - GAS & FUEL	7,000.00
01-7520.0-00-0 VEHICLE - MAINTENANCE	3,500.00
01-7530.0-00-0 VEHICLE - SMOG CERTIFICATE	200.00
01-7540.0-00-0 VEHICLE - VAC TRUCK	8,000.00
01-7610.0-00-0 PRO. SERVICE - AUDITOR	9,100.00
01-7615.0-00-0 PRO. SERVICE - OTHER	4,800.00
01-7620.0-00-0 PRO. SERVICE - LEGAL	2,000.00
01-7630.0-00-0 PRO. SERVICE - ENGINEER	2,500.00
01-7640.0-00-0 CONTRACT SERVICES- CITY OF TURLOCK	270,000.00
01-7650.0-00-0 DUMP FEES - CITY OF TURLOCK	700.00
01-7710.0-00-0 OFFICE EQUIPMENT - PURCHASE	1,200.00
01-7720.0-00-0 OFFICE EQUIPMENT - REPAIR	500.00
01-7725.0-00-0 OFFICE EXPENSE	2,000.00
01-7730.0-00-0 OFFICE SUPPLIES	3,800.00
01-7740.0-00-0 POSTAGE	4,000.00
01-7750.0-00-0 PRINTING & PUBLISHING	250.00
01-7760.0-00-0 DIRECTORS SUPPLIES	100.00
01-7810.0-00-0 COMPUTER - HARDWARE	2,000.00
01-7820.0-00-0 COMPUTER - IT SERVICES	4,500.00

01-7830.0-00-0 COMPUTER - SOFTWARE	1,500.00
01-7850.0-00-0 COMPUTER - SUPPORT/ACCUFUND ETC.	5,000.00
01-7915.0-00-0 TRAVEL & MEETING	3,500.00
01-7920.0-00-0 MEMBERSHIPS	5,500.00
01-7930.0-00-0 TOOLS & EQUIPMENT	2,500.00
01-7950.0-00-0 FEE, PERMITS & LICENSES	2,000.00
01-7954.0-00-0 COUNTY ADMINISTRATIVE FEES	500.00
01-7960.0-00-0 ELECTION EXPENSE	150.00
01-7970.0-00-0 PARK & LANDSCAPE MAINTENANCE	1,500.00
01-7985.0-00-0 DEPRECIATION & AMORIZATION	93,735.71
01-7990.0-00-0 MISCELLANEOUS EXPENSES	2,700.00
01-8130.0-00-0 SEWER EXPANSION	2,200.00
01-8200.0-10-0 SANITARY SEWER OVERFLOW PREV. & MGT PLAN	3,200.00
01-8700.0-00-0 PERS/OPEB	29,438.50
01-9305.0-00-0 PUBLIC FACILITIES - PROJECTS	370,000.00
01-9310.0-00-0 PUB. FAC. DESIGNATED RESERVES	54,199.60
01-9999.0-00-0 SUSPENSE	79,696.53
TOTAL EXPENSE	1,628,741.56

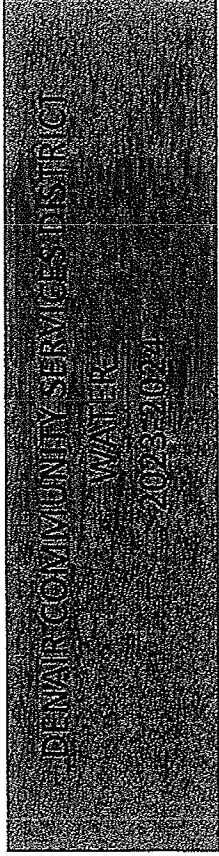
5-30-2023
Approved as of:



Jennifer C. Goyles
Board Secretary



Tommy L. McDonald
Chairman



WATER	
Revenue	1,013,356.24
02-4110.0-00-0 SERVICES - RESIDENTIAL	12,160.27
02-4210.0-00-0 SERVICE CHARGES - RESIDENTIAL	19,073.27
02-4310.2-00-0 FRONT FOOTAGE FEE	7,513.60
02-4310.3-00-0 LINE CHARGE	660.80
02-4310.6-00-0 WATER ON - NEW CONSTRUCTION	12,160.00
02-4310.7-00-0 METER INCOME	151,031.60
02-4312.0-00-0 PUBLIC FACILITIES	13,830.10
02-4313.0-00-0 ADMINSTRATIVE COSTS	28,952.40
02-4314.0-00-0 REC. & CULTURAL FACS.	764.80
02-4320.0-00-0 INSPECTION FEES	8,637.78
02-4330.0-00-0 WATER USAGE	100.00
02-4360.0-00-0 WATER OFF-ON / SERVICE CALL	100.00
02-4360.0-00-1 WATER OFF-ON / NON-PAYMENT	600.00
02-4510.0-00-0 OTHER INCOME	72,171.98
02-5110.0-00-1 TAXES	80,000.00
02-5200.0-00-1 INTEREST	900.48
02-5320.0-00-1 PAY STATION	100.00
02-5331.0-00-1 RETURNED CHECKS	
TOTAL REVENUE	1,422,113.32

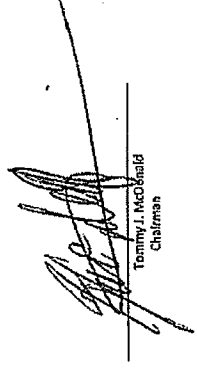
Expense	
02-6108.0-00-0 SALARIES - GENERAL MANAGER	76,125.00
02-6104.0-00-0 SALARIES - ASSISTANT GENERAL MANAGER	50,146.30
02-6106.0-00-0 SALARIES - UTILITIES SYSTEMS SUPERVISOR	36,719.96
02-6111.0-00-0 SALARIES - SECRETARY OFFICE TECHNICIAN I / STEP 4	27,449.86
02-6109.0-00-0 SALARIES - UTILITY MAINTENANCE WORKER SR. / STEP 5	43,409.50
02-6110.0-00-0 SALARIES - UTILITIES MAINTENANCE WORKER I / STEP 5	25,413.19
02-6114.0-00-0 SALARIES - STAFF SERVICES TECH	46,583.68
02-6115.0-00-0 SALARIES - DISTRICT SECRETARY	44,794.89
02-6210.0-00-0 PAYROLL TAXES - FICA	21,739.83
02-6211.0-00-0 PAYROLL TAXES - FICAMED	5,084.32
02-6220.0-00-0 PAYROLL TAXES - SUI	840.00
02-6320.0-00-0 BENEFITS - PERS CONTRIBUTIONS	78,206.40
02-6330.0-00-0 TAXABLE BENEFITS	0.00
02-6410.0-00-0 BENEFITS - HEALTH INSURANCE	99,988.44
02-6410-1-00-0 HEALTH INSURANCE/RETIREE	10,884.76
02-6430.0-00-0 WORKERS COMPENSATION INSURANCE	10,820.09
02-7110.0-00-0 INSURANCE - GENERAL LIABILITY	3,800.00
02-7120.0-00-0 INSURANCE - PROPERTY/CRIME/DIRECTOR LIABILITY	2,200.00
02-7130.0-00-0 INSURANCE - VEHICLES	3,600.00
02-7210.0-01-0 ELECTRICITY - OFFICE	3,000.00
02-7210.0-02-0 ELECTRICITY - WAREHOUSE	305.00
02-7210.0-11-0 ELECTRICITY - PUMPS	150,000.00
02-7210.0-12-0 ELECTRICITY - LIGHTING	350.00
02-7220.0-01-0 PG&E OFFICE	500.00
02-7230.0-01-0 TRASH COLLECTION - OFFICE	600.00
02-7230.0-08-0 TRASH COLLECTION - PARKS	600.00
02-7300.0-01-0 TELEPHONE - NETWORKING/CELL	3,500.00
02-7320.0-01-0 TELEPHONE - OFFICE	1,500.00

02-7410.0-01-0 REPAIRS & MAINTENANCE - OFFICE	800.00
02-7410.0-02-0 REPAIRS & MAINTENANCE - WARE/CORP	800.00
02-7410.0-10-0 REPAIRS & MAINTENANCE GEN. PLANT	1,000.00
02-7410.0-11-0 REPAIRS & MAINTENANCE/WELLS	30,000.00
02-7410.0-15.0 REPAIRS & MAINTENANCE/METERS	2,500.00
02-7425.0-01-0 JANITORIAL SUPPLIES - OFFICE	500.00
02-7430.0-01-0 PEST CONTROL - OFFICE	210.00
02-7441.0-01-0 ALARM	1,500.00
02-74430-01-0 RESPONSE FEE	20.00
02-7450.0-01-0 LINEN- OFFICE	750.00
02-7510.0-00-0 VEHICLE - GAS & FUEL	7,000.00
02-7520.0-00-0 VEHICLE - MAINTENANCE	2,500.00
02-7530.0-00-0 VEHICLE - SMOG CERTIFICATE	200.00
02-7610.0-00-0 PRO. SERVICE - AUDITOR	9,100.00
02-7615.0-00-0 PRO. SERVICE - OTHER	4,800.00
02-7620.0-00-0 PRO. SERVICE - LEGAL	1,000.00
02-7630.0-00-0 PRO. SERVICE - ENGINEER	1,000.00
02-7710.0-00-0 OFFICE EQUIPMENT - PURCHASE	500.00
02-7720.0-00-0 OFFICE EQUIPMENT - REPAIR	500.00
02-7725.0-00-0 OFFICE EXPENSE	1,800.00
02-7730.0-00-0 OFFICE SUPPLIES	3,000.00
02-7740.0-00-0 POSTAGE	4,000.00
02-7750.0-00-0 PRINTING & PUBLISHING	250.00
02-7760.0-00-0 DIRECTORS SUPPLIES	100.00
02-7810.0-00-0 COMPUTER - HARDWARE	500.00
02-7820.0-00-0 COMPUTER - IT SERVICES	4,000.00
02-7830.0-00-0 COMPUTER - SOFTWARE	1,000.00
02-7850.0-00-0 COMPUTER - SUPPORT/ACCUFUND ETC.	5,000.00

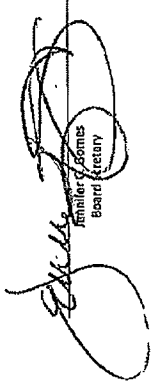
02-7915.0-00-0 TRAVEL & MEETING	2,500.00
02-7920.0-00-0 MEMBERSHIPS	6,400.00
02-7930.0-00-0 TOOLS & EQUIPMENT	2,500.00
02-7950.0-00-0 FEES, PERMITS & LICENSES	2,500.00
02-7953.0-00-0 STATE HEALTH CONNECT FEE	13,500.00
02-7954.0-00-0 COUNTY ADMINISTRATIVE FEES	500.00
02-7955.0-00-0 TAX-LIGHTING DISTRICT	375.00
02-7956.0-00-0 TAX-PROPERTY	500.00
02-7960.0-00-0 ELECTION EXPENSE	150.00
02-7970.0-00-0 PARK & LANDSCAPE MAINTENANCE	750.00
02-7985.0-00-0 DEPRECIATION & AMORTIZATION	167,164.36
02-7990.0-00-0 MISCELLANEOUS EXPENSES	1,500.00
02-8010.0-00-0 WATER CONSERVATION PROGRAMS	700.00
02-8020.0-00-0 WATER NOTIFICATION	1,000.00
02-8030.0-00-0 WATER TESTING	10,000.00
02-8040.0-00-0 WATER TREATMENT	2,000.00
02-8050.0-00-0 TID DRINKING WATER STUDY	13,500.00
02-8070.0-00-0 CCR EXPENSES	3,400.00
02-8700.0-00-0 PER / OPEB	29,438.50
02-9305.0-00-0 PUBLIC FACILITIES - PROJECTS	75,000.00
02-9310.0-00-0 PUB. FAC.DESIGNATED RESERVES	151,031.60
02-9410.0-00-0 REC. CULTURE / DES. RESERVES	28,952.40
02-9999.0-00-0 SUSPENSE	76,260.24
TOTAL EXPENSE	1,422,113.32

5-30-23

Approved as of:



Tommy J. McConald
Chairman



Jennifer L. Gomes
Board Secretary