
Notice of Public Hearing & Request for Comments

DATE: September 1, 2023

TO: Affected & Interested Agencies, Property Owners

FROM: Javier Camarena, Assistant Executive Officer

PROPOSAL TITLE: **HOFFMAN RANCH CHANGE OF ORGANIZATION TO THE DENAIR COMMUNITY SERVICES DISTRICT**

This letter is to advise you that the above-titled application has been filed with LAFCO. The project is described as follows:

Description: The proposed project is a request to annex approximately 15.9 acres to the Denair Community Services District in order to provide sewer and water services to a residential subdivision.

Location: The area is located at 4325 Arnold Road, south of Powell Road, west of Arnold Road, north of East Zeering Road, and east of Riopel Avenue. APNs include 024-022-027, 024-022-029, 024-022-030, and 024-022-031.

CEQA: Stanislaus County, through its planning process, assumed the role of Lead Agency, pursuant to the California Environmental Quality Act (CEQA), for the project. The County approved a Mitigated Negative Declaration for the project. LAFCO, as a Responsible Agency, will consider the environmental documentation prepared by the County as part of its action.

Copies of the application and related support documents can be reviewed at the LAFCO Office or on the LAFCO website at: www.stanislauslafco.org, under "Current Projects and Notices".

The Commission will hear this item at a public hearing scheduled for **Wednesday, September 27, 2023** at a meeting starting at 6:00 P.M. in the Joint Chambers, Basement Level, Tenth Street Place, 1010 10th Street, Modesto, California. In addition, it is the intent of the Commission, if the proposal is approved, to waive subsequent protest proceedings pursuant to Government Code Section 56662 unless any affected local agency submits written opposition to this waiver.

Should you have any comments on the proposal, please submit them as soon as possible or no later than **Friday, September 15, 2023** to be included in the staff report for the proposal. You may also provide input at the public hearing described above. Questions or comments may also be submitted by e-mail to: lafco@stancounty.com

DATE: _____

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

FROM: _____

SUBJECT: **HOFFMAN RANCH CHANGE OF ORGANIZATION TO THE DENAIR
COMMUNITY SERVICES DISTRICT**

PROJECT DESCRIPTION: The proposed project is a request to annex approximately 15.9 acres to the Denair Community Services District in order to provide sewer and water services to a residential subdivision. The area is located at 4325 Arnold Road, south of Powell Road, west of Arnold Road, north of East Zeering Road, and east of Riopel Avenue. APNs include 024-022-027, 024-022-029, 024-022-030, and 024-022-031. (See attached map for further detail.)

Stanislaus County, through its planning process, assumed the role of Lead Agency, pursuant to the California Environmental Quality Act (CEQA), for the project. The County approved a Mitigated Negative Declaration for the project. LAFCO, as a Responsible Agency, will consider the environmental documentation prepared by the County as part of its action.

Based on the agency's particular field(s) of expertise, it is our position the project described above:

- _____ Will have an effect on the ability of this agency to provide service(s).
- _____ Will not have an effect on this agency.
- _____ No comments.

Listed below are facts which support our determination (e.g., infrastructure needs, additional police/fire personnel, limited capacity, etc.)

- 1.
- 2.

Listed below are methods for reducing effects this project will have on this agency.

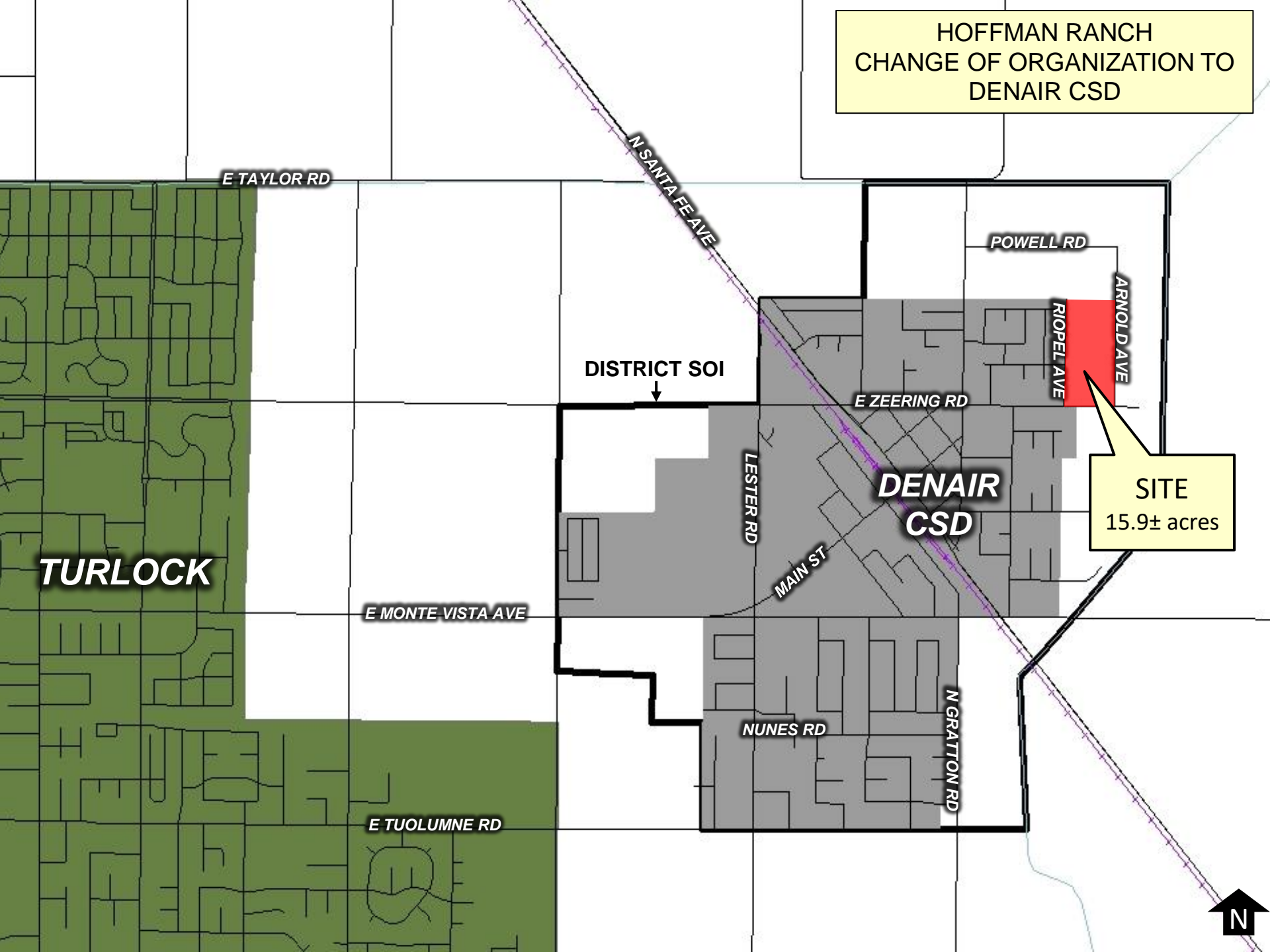
- 1.
- 2.

In addition, our agency has the following comments: (attach additional sheets if necessary).

Response prepared by:

(Name) _____ (Title) _____ (Date) _____

HOFFMAN RANCH
CHANGE OF ORGANIZATION TO
DENAIR CSD



DISTRICT SOI

**DENAIR
CSD**

SITE
15.9± acres

TURLOCK

E TAYLOR RD

N SANTA FE AVE

POWELL RD

ARNOLD AVE

ROPEL AVE

E ZEERING RD

LESTER RD

MAIN ST

E MONTE VISTA AVE

NUNES RD

N GRATTON RD

E TUOLUMNE RD

