



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

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June 5, 2025

MEMO TO: Stanislaus County Planning Commission

FROM: Department of Planning and Community Development

**SUBJECT: TIME EXTENSION FOR VESTING TENTATIVE SUBDIVISION MAP (TM)
APPLICATION NO. PLN2021-0101 – HOFFMAN RANCH**

PROJECT DESCRIPTION

This is a request for a one-year time extension for an approved tentative map that subdivided a 15.9± acre parcel into 76 parcels within the Planned Development (P-D) (369) zoning district. The parcels range in size from 5,855± to 12,631± square feet and include a 6,391± square-foot expansion to an existing park on an adjacent parcel. The project site is located at 4325 Arnold Road and 4302 Riopel Avenue, on the north side of East Zeering and Powell Roads, in the Community of Denair. The project was approved by the Board of Supervisors on June 6, 2023. The Board of Supervisor's Report for the approved project can be found at the following web address: <https://www.stancounty.com/bos/agenda/2023/20230606/PH01.pdf>.

DISCUSSION

On April 8, 2025, staff received the applicant's request for a one-year time extension to record the approved TM (see Attachment A – *Applicant's Time Extension Request, received April 8, 2025*). The extension will provide the additional time needed for the applicant to fulfill conditions of approval needed for recording of the final map. The proposed time extension was referred out to responsible agencies, and no responses expressing opposition to the extension were received.

In accordance with Section 20.40.010 – Filing Time Limit, of the Stanislaus County Subdivision Ordinance, final maps for a TM shall be filed for recording within 24 months after conditional approval or in conjunction with any extension provided by state law; however, upon written application by the subdivider, filed prior to the expiration time limit, the Planning Commission may extend the time limit for filing the final map for a period not to exceed an additional 12 months from the date of approval. State law allows the local jurisdiction discretion to extend the life of a map for a period not to exceed six years. The Planning Commission has not yet approved any time extensions for the subject TM. Approval of this time extension request would extend the life of the map for an additional 12 months, until June 6, 2026. If approved, the map could be extended for five additional years, in accordance with state law.

ENVIRONMENTAL REVIEW

Under California law, a request for time extension of a project that previously was subject to review under the California Environmental Quality Act (CEQA) may be exempt from CEQA or may be evaluated under the provisions that may trigger subsequent or supplemental CEQA review (under Public Resources Code Section 21166 and CEQA Guidelines Section 15162). A Mitigated Negative Declaration was adopted for this project on June 6, 2023. In order to trigger additional review when the project was previously approved with a Mitigated Negative Declaration, a new significant environmental effect not previously evaluated must be identified. No new significant environmental effects have been identified, and, accordingly, additional environmental review is not required for approval of the time extension (see Attachment C – *Environmental Review Referrals*).

RECOMMENDATION

1. Find there is no evidence of any significant changes involving this project since the time it was originally approved, which could trigger a significant environmental effect.
2. Grant a one-year time extension allowing for the final map to be recorded no later than June 6, 2026, with all approved Development Standards remaining in effect.

Contact Person: Marcus Ruddicks, Assistant Planner, (209) 525-6330

Attachments:

Attachment A – Applicant's Time Extension Request, received April 8, 2025
Attachment B – Development Standards and Mitigation Measures for Tentative Map No. PLN2021-0101 – Hoffman Ranch
Attachment C – Environmental Review Referrals
Attachment D – Levine Act Disclosure Statement



LGI Homes – California, LLC
2251 Douglas Blvd. #110
Roseville, CA 95661

March 24, 2024

Planning
Stanislaus County
ATTN: Emily DeAnda

Re: VSTM Application No. PLN2021-0101 – Hoffman Ranch

Dear Planning Commission,

LGI Homes-California, LLC is requesting a one-year extension of the Vesting Subdivision Tract Map for Hoffman Ranch in Denair, CA.

We are about to have our improvement plans approved and intend to start site development this year and record the final map prior to June of 2026.

If you have any questions, please feel free to call me at (619)-889-3185.

Respectfully submitted,



Connor Jopson
Land Development Analyst

ATTACHMENT A

DEVELOPMENT STANDARDS AND MITIGATION MEASURES

REZONE AND VESTING TENTATIVE MAP APPLICATION NO. PLN2021-0101 HOFFMAN RANCH

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 30 feet of right-of-way north of the centerline of Zeering Road. The existing right-of-way currently is 20 feet north of the centerline of Zeering Road. This means that 10 feet of right-of-way shall be dedicated.
5. Prior to recording, or on the final map, road right-of-way shall be dedicated to Stanislaus County to provide for 30 feet of right-of-way west of the centerline of Arnold Road. The existing right-of-way currently is 20 feet west of the centerline of Arnold Road. This means that 10 feet of right-of-way shall be dedicated.
6. Prior to the recording, or on the final map, road right-of-way shall be dedicated to Stanislaus County for a 25-foot chord to fit the back of the required improvements at all corners.
7. All facilities in the public right-of-way shall meet current ADA (Americans with Disabilities Act) Standards.
8. 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. 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.

9. An Engineer's Estimate shall be provided for the subdivision improvements so the amount of the bond/financial security can be determined if a Subdivision Improvement Agreement is required. The Engineer's Estimate shall be stamped and signed by a licensed civil engineer.
10. 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 with the Department of Public Works; or
 - b. Construct all subdivision improvements and have the improvements accepted by the Stanislaus County Board of Supervisors.
11. Street improvements on Arnold Road, Riopel Avenue, and East Zeering Road, shall be consistent with the vesting tentative map and the accepted improvement plans.
12. Prior to any plan review or inspections associated with the development, the subdivider shall sign a "Subdivision Processing/Inspection Agreement" and post a \$10,000 deposit with Public Works.

Per Public Works Development Standard No. 25, if the developer prefers that Stanislaus County install the required radar feedback signs, an additional deposit equal to the amount of the County's quote for all costs associated with the speed feedback signs shall be submitted. The additional deposit shall include the costs of time and materials for the procurement and installation of the feedback signs on behalf of the developer.

13. The project shall implement recommendations #1 and #2 as identified in the Traffic Impact Assessment dated September 23, 2022 by Barrios Transportation Consulting:
 - a. A STOP (R1-1) sign and associated striping shall be provided at:
 - i. The westbound approach to Chalmer Way Extension/Riopel Avenue intersection.
 - ii. The eastbound approach to Chalmer Way Extension/Arnold Road intersection.
 - iii. The westbound approach to Corona Way Extension/Riopel Avenue intersection.
 - iv. The eastbound approach to new Court D/Arnold Road intersection.
 - v. The eastbound approach to new Street B/Arnold Road intersection.
 - b. A crosswalk shall be provided at:
 - i. The north, west, and east leg of the Riopel Avenue/Corona Way intersection.
 - ii. The south and east leg of the Chalmer Way/Street A intersection.
 - iii. The north and west leg of the Court C/Street A intersection.
 - c. A curb bulb-out shall be provided at:

- i. The northwest, northeast, and southeast quadrants of the Riopel Avenue/Corona Way intersection.
14. 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.
15. Prior to the acceptance of the subdivision improvements, the parcel grades shall conform to the approved grading plan. Written certification by a civil engineer or geotechnical engineer is required by the Department of Public Works.
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 all public right-of-way. The P.U.E. shall be shown on the final map.
17. An Encroachment Permit shall be obtained for any work done in Stanislaus County road right-of-way.
18. 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.
19. All existing irrigation lines within the area to be subdivided shall be removed or relocated into easements along parcel 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 Road Maintenance Agreement shall be taken out with the Department of Public Works.

20. All streetlights shall be installed on steel poles per County Standards and Specifications.
21. Prior to the recording of the final map, the subdivision 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.
22. Prior to the recording of the final map, the subdivision shall be annexed into the Ripel County Service Area (CSA) to provide funds to ensure future maintenance and eventual replacement of the storm drainage system, block wall, and any landscaped areas. The developer shall provide all necessary documents and pay all fees associated with the annexation of the CSA. As part of the formation, a formula or method for the calculation of the annual assessment shall be approved.
23. 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. The Record Drawings shall be on 3 mil Mylar with each sheet signed and stamped by the design engineering and marked "Record Drawing" or "As-Built".
24. Prior to acceptance of the subdivision improvements, one bench mark (brass cap) shall be established within the subdivision on a brass cap and the elevation shall be shown on the Record Drawing. A completed Bench Mark card shall be furnished to the Department of Public Works. North American Vertical Datum shall be used. If available, 1988 data shall be used.
25. Prior to the acceptance of subdivision improvements, the developer shall install two radar solar powered speed feedback signs along Zeering Road. The developer shall submit to the Department of Public Works for approval, product information to ensure devices conform with the California Manual on Uniform Traffic Control Devices (CA MUTCD) and all other applicable standards. The location of the feedback signs shall be reviewed and approved by Stanislaus County Public Works.

Should the developer prefer the solar radar feedback signs be installed by Stanislaus County, they shall request a quote from the Department of Public Works. The developer shall then provide a financial guarantee in the form of a deposit for the estimated costs of time and materials for the procurement and installation of the feedback signs and these provisions and costs shall be added to the developers "Subdivision Processing/Inspection Agreement" as outlined in Public Works Development Standard No. 12.

Department of Planning and Community Development

26. 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.

27. Pursuant to Section 711.4 of the California Fish and Game Code (effective January 1, 2014), 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 **\$2,821.00**, 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.

28. Developer shall pay all Public Facilities Impact 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 **August 31, 2022**.
29. 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.
30. The Department of Planning and Community Development shall record a Notice of Administrative Conditions and Restrictions with the County Clerk-Recorder's Office within 30 days of project approval. The Notice includes: Development Standards and Schedule; any adopted Mitigation Measures; and a project area map.
31. 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.
32. 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."
33. A final tree planting plan, reflecting the proposed landscaping included in Exhibit B of the May 4, 2023 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. Prior to approval, the landscape plans shall be routed to

the Department of Public Works and Parks and Recreation for review. The applicant shall pay any applicable landscape plan review and inspection fees to the respective reviewing departments. 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.

34. No trees shall be planted within any public utility easement.
35. A wood privacy fence, a minimum of eight feet in height, shall be constructed along the northern property lines of the subdivision prior to issuance of any certificate of occupancy for any dwelling resulting from the subdivision. 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. Prior to issuance of a building permit for every dwelling, the applicant shall pay a fee of \$339.00 per dwelling for the County's Sheriff's Department.
37. Building permits are required and the project must conform with the California Code of Regulations, Title 24.

Local Agency Formation Commission (LAFCO)

38. Prior to connection to the Denair Community Services District for water and sewer services, LAFCO review and approval shall be necessary.

Department of Environmental Resources (DER)

39. Prior to issuance of any building permit, a fully executed "Will-Serve Letter" shall be provided from the Denair Community Services District for providing potable water and sewer services to the parcel.

Department of Environmental Resources (DER) – Hazardous Materials Division

40. Prior to issuance of a grading permit, the applicant shall determine to the satisfaction of the Department of Environmental Resources staff that the soil mound sites on the project parcel have been fully investigated, including but not limited to testing for heavy metals using Cam 17 Environmental Protection Agency (EPA) method 6010B and volatile organic compounds/hydrocarbons (diesel fuel and motor oil) using EPA method 8260B.
41. Any discover of underground storage tanks, former underground storage tank locations, buried chemicals, buried refuse, or contaminated soil shall be brought to the immediate attention of DER staff.
42. Prior to installation of any monitoring wells and/or borings, the applicant shall submit a current permit application for groundwater monitoring wells and exploratory borings to the

Hazardous Materials Division within DER. Please contact DER staff to obtain guidance on this project.

Department of Parks and Recreation

43. The improvement and landscape plans shall be submitted to the Department of Parks and Recreation for review and approval. Trees shall be of a variety on the Department's Approved Street Trees List. A minimum of three feet from centerline of the mature tree to any hard surface such as walls, sidewalks, and curbs shall be provided.
44. Prior to recording of the final map, the owner/developer shall install all improvements and dedicate all parkland associated with Hunter's Pointe Park.
45. The owner/developer shall pay for park improvements, at a monetary equivalent to \$123,000.00. Park improvements shall be reviewed and approved by the Department of Parks and Recreation prior to installation.

Turlock Irrigation District (TID)

46. Prior to acceptance of the improvement plans, the applicant shall submit irrigation improvement plans and enter into an Irrigation Improvements Agreement for any required irrigation facility modifications. The plan shall detail the existing irrigation facilities relative to the proposed site improvements, in order for TID to determine specific impacts and requirements for TID facilities. TID shall review and approve all grading and improvement plans prior to issuance.
47. Prior to issuance of a grading permit, the applicant shall apply for abandonment of the project parcel from Improvement District (ID) 573A.
48. On the grading permit, the developed property adjoining irrigated ground shall be graded so that finished grading elevations are at least six inches higher than irrigated ground. A protective berm shall be installed to prevent irrigation water from reaching non-irrigated properties. Stub-end streets adjoining irrigated ground shall have a berm installed at least 12 inches above the finished grade of the irrigated parcel(s).
49. The applicant shall submit an application and set of County-approved plans to the TID's Electrical Engineering Department for project design work.
50. A 10-foot Public Utility Easement shall be dedicated along all street frontages.
51. 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.

Denair Community Services District (CSD)

52. The owner/developer shall enter into an agreement to construct and pay for necessary infrastructure to enable CSD to provide water and sewer services to the project. The agreement will contain conditions of approval that shall be met prior to issuance of a formal "Will-Serve" letter.

San Joaquin Valley Air Pollution Control District (SJVAPCD)

53. Wood burning stoves and fireplaces shall not be permitted.
54. Any construction resulting from this project shall comply with standardized dust controls adopted by the SJVAPCD and may be subject to additional regulations/permits, as determined by the SJVAPCD.

Central Valley Regional Water Quality Control Board (RWQCB)

55. Prior to ground disturbance or issuance of a grading or building permit, the RWQCB 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 RWQCB permit

Department of Toxic Substances Control (DTSC)

56. 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.

Mitigation Measures

57. If ground disturbing activity or construction commences between March 1 and September 15, pre-construction surveys for nesting Swainson's hawks (SWHA) shall be conducted by a qualified biologist. SWHA surveys shall be conducted a maximum of 10 days prior to the onset of grading or construction activities, within 0.5 miles of the project site area, in accordance with protocol developed by the Swainson's Hawk Technical Advisory Committee (SWHA TAC, 2000). If active nests are found, a qualified biologist, in consultation with the California Department of Fish and Wildlife (CDFW), shall determine the need (if any) for temporal restrictions on construction, including but not limited to a minimum no-disturbance buffer of 0.5 miles to be maintained around active nests prior to and during any ground-disturbing activities until the breeding season has ended or until a qualified biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival. If take cannot be avoided, take authorization through the issuance of an Incidental Take Permit (ITP), pursuant to Fish and Game Code section 2081 subdivision (b) is necessary to comply with CESA. The determination shall utilize criteria set forth by CDFW (CDFG, 1994).

Please note: If Development Standard/Mitigation Measures are amended by the Planning Commission or Board of Supervisors, such amendments will be noted in the upper right-hand corner of the Development Standards/Mitigation Measures; new wording will be in bold font and deleted wording will be in strikethrough text.

SUMMARY OF RESPONSES FOR ENVIRONMENTAL REVIEW REFERRALS

PROJECT: TE FOR TM NO. PLN2021-0101 - HOFFMAN RANCH

REFERRED TO:			RESPONDED		RESPONSE			MITIGATION MEASURES		CONDITIONS	
	2 WK	PUBLIC HEARING NOTICE	YES	NO	WILL NOT HAVE SIGNIFICANT IMPACT	MAY HAVE SIGNIFICANT IMPACT	NO COMMENT NON CEQA	YES	NO	YES	NO
CA DEPT OF FISH & WILDLIFE	X	X		X							
CA DEPT OF TOXIC SUBSTANCES CONTROL	X	X		X							
CA RWQCB CENTRAL VALLEY REGION	X	X	X				X		X		X
COMMUNITY SERVICES DIST: DENAIR	X	X	X				X		X		X
IRRIGATION DISTRICT: TURLOCK	X	X	X				X		X		X
SAN JOAQUIN VALLEY APCD	X	X		X							
STAN CO DER	X	X		X							
STAN CO HAZARDOUS MATERIALS	X	X	X				X		X		X
STAN CO PARKS & RECREATION	X	X		X							
STAN CO PUBLIC WORKS	X	X		X							
STAN CO PUBLIC WORKS - SURVEY	X	X		X							
STANISLAUS LAFCO	X	X		X							

**COUNTY OF STANISLAUS CAMPAIGN CONTRIBUTION DISCLOSURE FORM
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT**

Application Number: PLN2021-0101
Application Title: Hoffman Ranch
Application Address: 4325 Arnold Road and 4302 Riopel Avenue
Application APN: 024-022-027

Was a campaign contribution, regardless of the dollar amount, made to any member of a decision-making body involved in making a determination regarding the above application (i.e. Stanislaus County Board of Supervisors, Planning Commission, Airport Land Use Commission, or Building Code Appeals Board), hereinafter referred to as Member, during the 12-month period preceding the filing of the application, by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist?

Yes ☐ No ☒

If no, please sign and date below.

If yes, please provide the following information:

Applicant's Name: _____

Contributor or Contributor Firm's Name: _____

Contributor or Contributor Firm's Address: _____

Is the Contributor:

The Applicant	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The Property Owner	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The Subcontractor	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The Applicant's Agent/ Lobbyist	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Note: Under California law as implemented by the Fair Political Practices Commission, campaign contributions made by the Applicant and the Applicant's agent/lobbyist who is representing the Applicant in this application or solicitation must be aggregated together to determine the total campaign contribution made by the Applicant.

Identify the Member(s) to whom you, the property owner, your subcontractors, and/or agent/lobbyist made campaign contributions during the 12-month period preceding the filing of the application, the name of the contributor, the dates of contribution(s) and dollar amount of the contribution. Each date must include the exact month, day, and year of the contribution.

Name of Member: _____

Name of Contributor: _____

Date(s) of Contribution(s): _____

Amount(s): _____

(Please add an additional sheet(s) to identify additional Member(s) to whom you, the property owner, your subconsultants, and/or agent/lobbyist made campaign contributions)

By signing below, I certify that the statements made herein are true and correct. I also agree to disclose to the County any future contributions made to Member(s) by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist after the date of signing this disclosure form, and within 12 months following the approval, renewal, or extension of the requested license, permit, or entitlement to use.

5/16/2025
Date

LGI Homes - California, LLC
Print Firm Name if applicable


Signature of Applicant
Connor Jopson
Print Name of Applicant

ATTACHMENT D

**COUNTY OF STANISLAUS CAMPAIGN CONTRIBUTION DISCLOSURE FORM
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT**

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Yes ☐ No ☒

If no, please sign and date below.

If yes, please provide the following information:

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Contributor or Contributor Firm's Name: _____

Contributor or Contributor Firm's Address: _____

Is the Contributor:

The Applicant	Yes <input type="checkbox"/>	No <input type="checkbox"/>
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The Applicant's Agent/ Lobbyist	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

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Identify the Member(s) to whom you, the property owner, your subcontractors, and/or agent/lobbyist made campaign contributions during the 12-month period preceding the filing of the application, the name of the contributor, the dates of contribution(s) and dollar amount of the contribution. Each date must include the exact month, day, and year of the contribution.

Name of Member: _____

Name of Contributor: _____

Date(s) of Contribution(s): _____

Amount(s): _____

(Please add an additional sheet(s) to identify additional Member(s) to whom you, the property owner, your subconsultants, and/or agent/lobbyist made campaign contributions)

By signing below, I certify that the statements made herein are true and correct. I also agree to disclose to the County any future contributions made to Member(s) by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist after the date of signing this disclosure form, and within 12 months following the approval, renewal, or extension of the requested license, permit, or entitlement to use.

5/16/2025
Date

LGI Homes - California, LLC
Print Firm Name if applicable

Jonathan Liesch
Signature of Applicant

Jonathan Liesch
Print Name of Applicant

**COUNTY OF STANISLAUS CAMPAIGN CONTRIBUTION DISCLOSURE FORM
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Yes ☐ No ☒

If no, please sign and date below.

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The Applicant's Agent/ Lobbyist	Yes <input type="checkbox"/>	No <input type="checkbox"/>

Note: Under California law as implemented by the Fair Political Practices Commission, campaign contributions made by the Applicant and the Applicant's agent/lobbyist who is representing the Applicant in this application or solicitation must be aggregated together to determine the total campaign contribution made by the Applicant.

Identify the Member(s) to whom you, the property owner, your subcontractors, and/or agent/lobbyist made campaign contributions during the 12-month period preceding the filing of the application, the name of the contributor, the dates of contribution(s) and dollar amount of the contribution. Each date must include the exact month, day, and year of the contribution.

Name of Member: _____

Name of Contributor: _____

Date(s) of Contribution(s): _____

Amount(s): _____

(Please add an additional sheet(s) to identify additional Member(s) to whom you, the property owner, your subconsultants, and/or agent/lobbyist made campaign contributions)

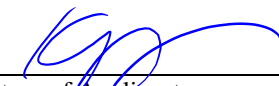
By signing below, I certify that the statements made herein are true and correct. I also agree to disclose to the County any future contributions made to Member(s) by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist after the date of signing this disclosure form, and within 12 months following the approval, renewal, or extension of the requested license, permit, or entitlement to use.

5-16-25

Date

LGI Homes - California, LLC

Print Firm Name if applicable



Signature of Applicant

Keith Sprague

Print Name of Applicant