

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: Keyes County Service Area (CSA 26)
- Detachment from: City of: _____ District: _____
- Formation of a Special District: - Type of District: _____
- Other: _____

NAME OF PROPOSAL: California Truck Center (Keyes) County Service Area (CSA) # 26

GENERAL DESCRIPTION OF PROPOSAL:

Annexation of territory of an approved commercial development for a truck service center into CSA 26.

REASONS FOR PROPOSAL:

To provide services to a 17.3 acre commercial property. This project is required to be annexed onto CSA 26 as part of the County's "Conditions of Approval".

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

APN 045-050-011, 045-074-001, 045-074-002, 045-074-003, 045-074-004

APPLICANT:

Name: Stanislaus County Public Works

Address: 1716 Morgan Road, Modesto, CA 95358

Phone: 209-525-4190 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: Engineering/Surveying Aid

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: L&T Howard Land Management Co., LLC
Address: P.O. Box 12346, Fresno, CA 93777
Phone: (559) 486-4310 Fax: _____ E-Mail: dhoward@fresnotruck.com

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 26 Keyes - 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: Keyes Fire Protection District
Address: 5629 7th Street, Keyes, CA 95328
Phone: 209-634-7690 Fax: 209-634-0659 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: Keyes Union (K-8) School District
Address: 4801 Lucinda Avenue, Keyes, CA 95238
Phone: 209-669-2921 Fax: _____ E-Mail: _____
Contact Person: _____ Title: _____

Name: Turlock Unified (9-12)
Address: 1574 E. Canal Drive, Turlock, CA 95380
Phone: 209-667-0632 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: Keyes Community Service District
Address: 5601 7th Street, P.O. Box 699, Keyes, CA
Phone: 209-668-8341 Fax: 209-668-8396 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): 17.3 acres

B. Land Uses of Proposed Area:

	EXISTING	PROPOSED
Zoning	<i>PD</i> <input type="checkbox"/> City <input checked="" type="checkbox"/> County	<i>PD</i> <input type="checkbox"/> City <input checked="" type="checkbox"/> County
General Plan Designation	<i>Planned Development</i> <input type="checkbox"/> City <input checked="" type="checkbox"/> County	<i>Planned Development</i> <input type="checkbox"/> City <input checked="" type="checkbox"/> County
Use of Proposal Area	<i>Sales and servicing of large trucks</i>	<i>Sales and servicing of large trucks</i>

C. Surrounding Land Uses:

	Describe (including specific uses)	Zoning	General Plan Designation	City or County Designation
North	<i>Residential</i>	<i>R-1 and R-2</i>	<i>LDR and MDR</i>	<input type="checkbox"/> City <input checked="" type="checkbox"/> County
South	<i>Highway 99</i>	<i>PD</i>	<i>Planned Development</i>	<input type="checkbox"/> City <input checked="" type="checkbox"/> County
East	<i>Vacant Land</i>	<i>PD</i>	<i>Planned Development</i>	<input type="checkbox"/> City <input checked="" type="checkbox"/> County
West	<i>Highway 99</i>	<i>PD</i>	<i>Planned Development</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:

The preliminary title reports indicate several easements tied to the properties, including ditch rights for the C.N. Whitmore Company, utility easement, and a county public roadway easement.

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):

Staff level review of consistency with previous approval (PLN2015-0032)

VI. AGRICULTURE AND OPEN SPACE

- A. Is the current zoning classification for the site:

Agriculture?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Open Space?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

- B. Is the current general plan designation for the site:

Agriculture?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Open Space?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

- C. Is the site currently used for agriculture?:

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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- D. Number of Acres considered Prime Agricultural Land: not applicable
 (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: not applicable
 (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: not applicable
 (as defined by Gov. Code Section 56059)

- H. Does the site have an open space easement?:

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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- I. Is the site within or adjacent to an approved greenbelt?:

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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 If yes, name/location: _____

VII. POPULATION AND HOUSING

- A. Population: 0

- B. Number/Type of Dwelling Units within the proposed area:
 Existing: 0
 Proposed: 0

- 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 proposal does not include any proposed housing units.

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>None</i>	<i>Domestic Water Service</i>	<i>by Keyes CSD</i>	<i>Upon acceptance of improvements</i>	<i>Developer shall construct infrastructure to county standards</i>
SEWER	<i>None</i>	<i>Domestic Sewer Service</i>	<i>by Keyes CSD</i>	<i>Upon acceptance of improvements</i>	<i>Developer shall construct infrastructure to county standards</i>
POLICE	<i>Stanislaus County Sheriff</i>	<i>same as provided to other county communities</i>	<i>No</i>		
FIRE	<i>Keyes Fire Protection District</i>	<i>same as provided to other county communities</i>	<i>No</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: Subject to CSA 26 Zone 1 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? Keyes Community Service 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 The KCSD provided a will serve letter for the previous proposed project.
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.):
general property tax and fair share/landowner/developer fees

7. What is the distance for connection to the agency's existing sewer system?:
The existing CSA #26 boundary encompasses APNs 045-049-011, 045-049-012 and 045-050-001, which the two remaining parcels are directly adjacent to.

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? Keyes Community Service District
4. Please list:
Wholesale Water Agency: Keyes Community Service District
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 The KCSD provided a will serve letter for the previous proposed project.

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: The KCSD boundary encompasses three of the 5 subject parcels, which are adequately served and the remaining two are included in the District's Sphere of Influence.

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

general property tax and fair share/landowner/developer fees

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

The existing KCSD boundary encompasses APNs 045-049-011, 045-049-012 and 045-050-001, which the two remaining parcels are directly adjacent to.

E. Police Service

1. If annexation to a City, what are the existing police service levels provided within the City limits? Not applicable - request does not include annexation into a City

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

low levels - the site will not be highly populated and will not warrant a large commitment of police services.

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 developer/landowner will work with the Sheriff's Department for service level maintenance.

F. Fire Protection Service

1. If annexation to a City, what are the existing fire protection service levels provided within the City limits? Not applicable - request does not include annexation into a City

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

low levels - the site will not be highly populated and will not warrant a large commitment of police services.

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 developer/landowner will work with the Keyes Fire Protection District for service level maintenance.

3. What are the "Insurance Services Office (ISO)" Class ratings of the affected agencies?
City _____ District 5/9

ISO per Stanislaus LAFCO,
CA Municipal Service Review

IX. ENVIRONMENTAL ANALYSIS

A. Lead Agency for project: Stanislaus County Public Works

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 Leamon Title: Public Works Director
Signature:  Date: 8/23/22

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

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INDEMNITY AGREEMENT

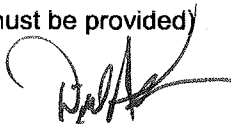
As part of this application, the applicant agrees to defend, indemnify, hold harmless and release the Stanislaus Local Agency Formation Commission (LAFCO), its officers, employees, attorneys, or agents from any claim, action or proceeding brought against any of them, the purpose of which is to attack, 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: 8/23/2023

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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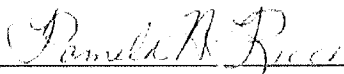
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COMPLIANCE WITH POLITICAL EXPENDITURE AND CONTRIBUTION DISCLOSURE REQUIREMENTS

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: December 16, 2020

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

Signature: 

Name: Pam Ricci

Title: Principal Planner

Agency: RRM Design Group

Address: 3765 S. Higuera Street Ste. #102
San Luis Obispo, CA 93401

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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.)

L&T Howard Land Management Co., LLC

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.

Lee Howard 50%

Tiffeny Howard 50%

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: *Pamela M Ricci*

Printed Name: Pam Ricci

Date: 12/16/20

Authorization of Agent

I hereby authorize the following person to act as my agent for the property located at:

ADDRESS: 4612 & 4618 Nunes
APNs: 045-049-011, 045-049-012, 045-050-001, 045-050-011, & 045-050-012

OWNER:

NAME: Doug Howard, CA Truck Centers
ADDRESS: P.O. Box 12346, Fresno, CA 93777
PHONE #: (559) 486-4310 EMAIL: dhoward@fresnotruck.com
PRINT NAME: Doug Howard
SIGNATURE: *[Signature]* DATE: 8/28/2020

AGENT:

NAME: Pam Ricci, RRM Design Group
ADDRESS: 3765 S. Higuera Street, Suite #102, San Luis Obispo, CA 93401
PHONE #: (805) 543-1794 EMAIL: paricci@rrmdesign.com
PRINT NAME: Pam Ricci
SIGNATURE: *[Signature]* DATE: 9/22/2020



FOR OFFICE PURPOSES ONLY
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
 1010 10th Street, Suite 3400, Modesto, CA 95354
 Planning Phone: (209) 525-6330 Fax: (209) 525-5911
 Building Phone: (209) 525-6557 Fax: (209) 525-7759

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 APP. No. PLN2020-0060

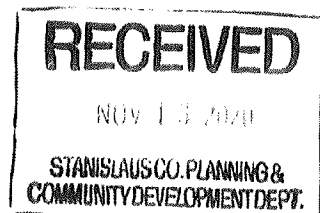
STAFF APPROVAL

(IF NOT USED IN 18 MONTHS THIS PERMIT SHALL BE VOID - SEC. 21.104.030)

GENERAL PLAN PD ZONE P-D 332 DATE 11/10/2020

1. NAME AND ADDRESS: (a) RRM Design Group for Keyes Truck Center
 Name of Person or Firm
 (b) 3765 S. Higuera St. (c) San Luis Obispo, 93401 (d) 805-543-1794
 Address City, Zip Phone
2. TYPE OF PROPERTY USE: Request to construct a 39,750 square-foot Semi-Truck sale and service facility. The servicing component will be accessory to the sales portion. The main building, at approximately 39,750 square feet in size, will include a retail display and a lobby area near building entrance; conference room, offices, and document storage area; a parts sales warehouse with mezzanine storage; a service area with a lounge and restrooms, and workstations; and double-tiered service bays at the rear of the main building. The request also includes; a canopy over the service area, hardscaping and landscaping of the parking lot, landscaped storm water basin, 433 parking stalls, 12 light poles, and two pole-signs approximately 30 feet in height. The proposed hours of operation are Monday through Saturday from 7:00 a.m. to 6:00 p.m., with a maximum shift of 60 employees and 20 customers on-site at any one time. The service area will have the capacity for a maximum of 35 trucks being serviced per day. Access to the site will be derived from N. Golden State Boulevard, with secondary emergency access taken from Nunes Road.
3. LOCATION OF USE: 4612, 4616, & 4618 Nunes Road, in the Keyes area
 Street Address - Local Name of Street, Road or Highway
4. ASSESSOR'S PARCEL NUMBER AND ACREAGE: 045-049-011, 045-049-012, 045-050-001, 045-050-011, & 045-050-012; 17.3± acres
5. THIS PERMIT IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:
 - (a) That this use be conducted in accordance with plans approved by the Department of Planning and Community Development and in accordance with applicable laws and ordinances.
 - (b) That a building permit be obtained from the Building Permits Division.

- Continued on Page 2 -



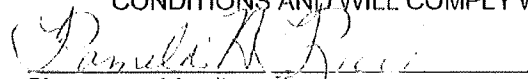
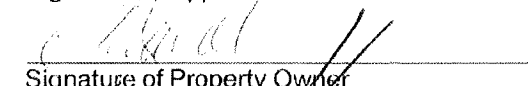

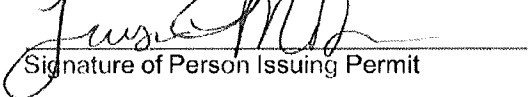
- (c) Any additional modifications to this site shall be subject to review by the Planning Department and may require additional discretionary land use permitting.
- (d) Prior to the issuance of any building or grading permit associated with this project, all driveway locations and widths shall be approved by Department of Public Works. Any driveway approaches to be installed shall be done to Stanislaus County standards.
- (e) Prior to the issuance of any building or grading permit for the property, the Nunes Road frontage shall be offered to Stanislaus County as an Irrevocable Offer of Dedication. Nunes Road is classified as an 80-foot Major Collector roadway. The required $\frac{1}{2}$ width of Nunes Road is 40-feet south of the centerline of the roadway. The existing right-of-way at APN: 045-049-011 is 30-feet south of the centerline of the roadway. The remaining 10-feet south of the centerline shall be dedicated as an Irrevocable Offer of Dedication.
- (f) Prior to the issuance of any building or grading permit for the property(s), the Nunes Road frontage shall be offered to Stanislaus County as an Irrevocable Offer of Dedication. Nunes Road is classified as an 80-foot Major Collector roadway. The required $\frac{1}{2}$ width of Nunes Road is 40-feet south of the centerline of the roadway. The existing right-of-way at APN: 045-050-001 & 045-050-011 is 20-feet south of the centerline of the roadway. The remaining 20-feet south of the centerline shall be dedicated as an Irrevocable Offer of Dedication.
- (g) Prior to the issuance of any building or grading permit for the property, the N. Golden State Boulevard frontage shall be offered to Stanislaus County as an Irrevocable Offer of Dedication. N. Golden State Boulevard is classified as a 110-foot Minor Arterial roadway. The required $\frac{1}{2}$ width of N. Golden State Boulevard is 55-feet west of the centerline of the roadway. The existing right-of-way at APN: 045-049-012 is 40-feet west of the centerline of the roadway. The remaining 15-feet west of the centerline shall be dedicated as an Irrevocable Offer of Dedication.
- (h) Prior to the issuance of any building or grading permit for the property, the N. Golden State Boulevard frontage shall be offered to Stanislaus County as an Irrevocable Offer of Dedication. N. Golden State Boulevard is classified as a 110-foot Minor Arterial roadway. The required $\frac{1}{2}$ width of N. Golden State Boulevard is 55-feet east of the centerline of the roadway. The existing right-of-way at APN: 045-049-011 is 40-feet east of the centerline of the roadway. The remaining 15-feet east of the centerline shall be dedicated as an Irrevocable Offer of Dedication.
- (i) Prior to the final of any building or grading permit, whichever comes first, the property shall annex into the Keyes County Service Area #26 (CSA) for the maintenance of curb, gutter, sidewalk, manholes, storm drain, street sweeping and parks. The developer shall provide all necessary documents and pay all fees associated for the annexation into the CSA. The annexation process takes approximately 6 to 8 months.
- (j) Prior to the final of any building or grading permit, whichever comes first, the property shall be annexed into the Golden State Lighting District. The applicant shall provide all necessary documents and pay all the costs associated with the annexation process. Please be aware that this process may take approximately 6 to 8 months.
- (k) Prior to the Department of Public Works doing any plan review or inspections associated with the development, the applicant shall sign a "Plan Check/Inspection Agreement" and post a \$5,000 deposit with Public Works.
- (l) A 10-foot Public Utility Easement shall be dedicated along all street frontages.

– Continued on Page 3 –

- (m) There is an overhead 12 kV line along the north property boundary. Landscaping trees planted under or near this line should have a maximum mature height of 15 feet.
- (n) Should the project not connect to Keyes Community Service District (KCSD) for wastewater services, any new buildings with an OWTS connection shall be subject to Measure X. All Local Agency Management Program (LAMP) standards shall be met.
- (o) This project meets the definition of a Public Water System according to the project description. An approved water source must be secured. This project must obtain and provide a Will Serve letter for water from Keyes CSD with LAFCO approval prior to receiving any building permit; otherwise, the onsite water supply will be subject to SB1263, including the required CEQA process.
- (p) That all development standards associated with Rezone Application No. PLN2015-0032 – Belkorp Ag, with the exception of No. 28, are applicable, and Nos. 6, 10, 16, 19, 22, 23, 26, 34, 51, and 60 shall be met prior to construction.

FAILURE TO PERFORM ANY OF THE STATED CONDITIONS HEREON SHALL CONSTITUTE GROUNDS FOR REVOCATION OF THIS PERMIT.

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I HAVE READ THE ABOVE CONDITIONS AND WILL COMPLY WITH SAME IN ALL RESPECTS.

 _____ Signature of Applicant	November 12, 2020 _____ Date
 _____ Signature of Property Owner	11/12/20 _____ Date
 _____ Signature of Property Owner	11-12-2020 _____ Date
 _____ Signature of Person Issuing Permit	11/19/20 _____ Date

KEYES COMMUNITY SERVICES DISTRICT

RESOLUTION NO. 2020-550

RESOLUTION AUTHORIZING APPLICATION TO THE STANISLAUS LOCAL AGENCY
FORMATION COMMISSION TO ANNEX APPROXIMATELY 10.11 ACRES OF
PROPERTY LOCATED ALONG GOLDEN STATE BOULEVARD TO THE KEYES
COMMUNITY SERVICES DISTRICT

WHEREAS, the Keyes Community Services District ("District"), Stanislaus County, California, is a political subdivision of the State of California, duly organized and existing under the Community Services District Law (California Government Code Sections 61000, et seq.); and

WHEREAS, the District has received a written request from the California Truck Centers ("Applicant") to initiate annexation of the Property to the District under the Cortese-Knox-Hertzberg Local Reorganization Act of 2000, Government Code sections 56000, et seq.; and

WHEREAS, the District entered into a Pre-Annexation Agreement with the Applicant setting forth the terms and conditions for delivery of water and wastewater service to the Property and annexation of the Property to the District, as set forth in Exhibit "A," attached hereto and by this reference incorporated herein; and

WHEREAS, the District desires a change of organization to annex approximately 10.11 acres (Assessor's Parcel Numbers: 045-050-011 and 045-050-012) already located within the District's Sphere of Influence into its boundaries to accommodate the development of a project proposed by Applicant for a new dealership, including a new 39,750 square-foot main building, parking areas, and landscaping; and

WHEREAS, the Applicant currently owns the properties immediately to the west of the aforementioned sites proposed for annexation into the District (Assessor's Parcel Numbers: 045-049-011, 045-049-012; and 045-050-001) which are located within the boundaries of the District and also include land that is part of the same development proposal; and

WHEREAS, the proposed annexation of the eastern parcels into the District provide for a coordinated and logical development plan for adjacent properties under the same ownership and a more efficient land use proposal and plan for services as set forth in Exhibit "B,"; and

WHEREAS, this Resolution Authorizing Application is proposed pursuant to Government Code sections 56654 and 56700; and

WHEREAS, Stanislaus County, as Lead Agency, prepared and subsequently approved a Mitigated Negative Declaration for the proposed development of the project in compliance with the California Environmental Quality Act (CEQA).

NOW, THEREFORE, be it resolved by the Board of Directors of the District as follows:

1. The above recitals are true and correct and incorporated as part of this Resolution.
2. This Resolution of Application is being made pursuant to Sections 56654 and 56700 of the California Government Code and is requesting Stanislaus County Local Agency Formation Commission to undertake change of organization proceedings pursuant to the Cortese/Knox/Hertzberg Reorganization Act of 2000.
3. The intention of the change of organization requested by this Resolution of Application is to annex approximately 10.11 acres of lands into the boundaries of the District.
4. The Owner has agreed to the District's terms and conditions for delivery of water and wastewater service to the Property and annexation of the Property to the District as set forth in EXHIBIT "A," attached hereto and incorporated herein.
5. The lands proposed to be annexed are attached to this Resolution as EXHIBIT "B" and incorporated herein.
6. The District desires to complete such a change of organization to include within the District boundaries all lands that currently receive benefits from the District's operations.
7. The boundaries of the expanded District are shown on the map attached as EXHIBIT "C" to this Resolution.
8. The District hereby adopts the Plan for Providing Services attached to this Resolution as EXHIBIT "D".

BE IT FURTHER RESOLVED that the Board of Directors of the Keyes Community Services District hereby directs and authorizes the District's General Manager, or his designee, to submit this Resolution of Application as well as the plan for services required by Government Code 56653 to LAFCo as well as any additional materials deemed necessary by LAFCo to process this Resolution of Application and to represent the District at LAFCo hearings.

PASSED AND ADOPTED by the Board of Directors of Keyes Community Services District at a regular meeting thereof held on July 28, 2020 by the following vote:

AYES:

T. Jones, Lander, Alexander, Kneel

NOES:

ABSTENTION:

ABSENT:

KEYES COMMUNITY SERVICES DISTRICT

BY David Landers
DAVIE LANDERS,
BOARD CHAIR

ATTEST:

Michelle Harris
MICHELLE HARRIS, SECRETARY

CERTIFICATION

I, MICHELLE HARRIS, Secretary of Keyes Community Services District, do hereby certify that the foregoing is a full, true and correct copy of a resolution of the Keyes Community Services District duly passed and adopted at a meeting of the Board of Directors thereof held on the 28th day of July, 2020.

Dated: July 28, 2020.

Michelle Harris
MICHELLE HARRIS, SECRETARY
KEYES COMMUNITY SERVICES DISTRICT

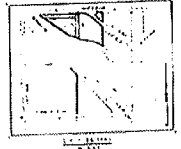
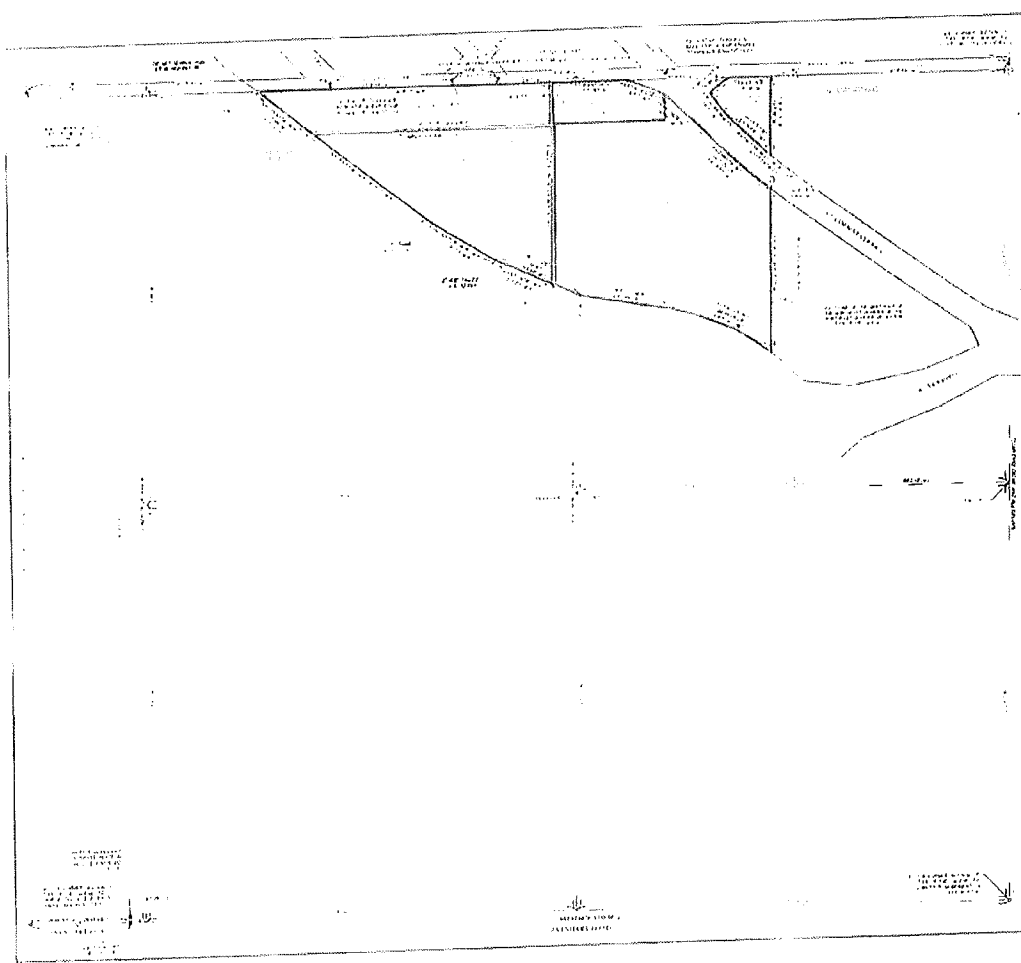


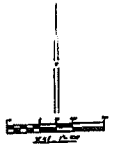
EXHIBIT A: Annexed Lands

- LEGEND**
- 1. 4' E 1/4, 4' S 1/4
 - 2. 4' E 1/4, 4' S 1/4
 - 3. 4' E 1/4, 4' S 1/4
 - 4. 4' E 1/4, 4' S 1/4

Scale: 1" = 100'

Notes:
1. All areas shown on this map are subject to the provisions of the California Truck Center Act, Chapter 128, Statutes of California, 1951.

- EXPLANATION**
- 1. 4' E 1/4, 4' S 1/4
 - 2. 4' E 1/4, 4' S 1/4
 - 3. 4' E 1/4, 4' S 1/4
 - 4. 4' E 1/4, 4' S 1/4

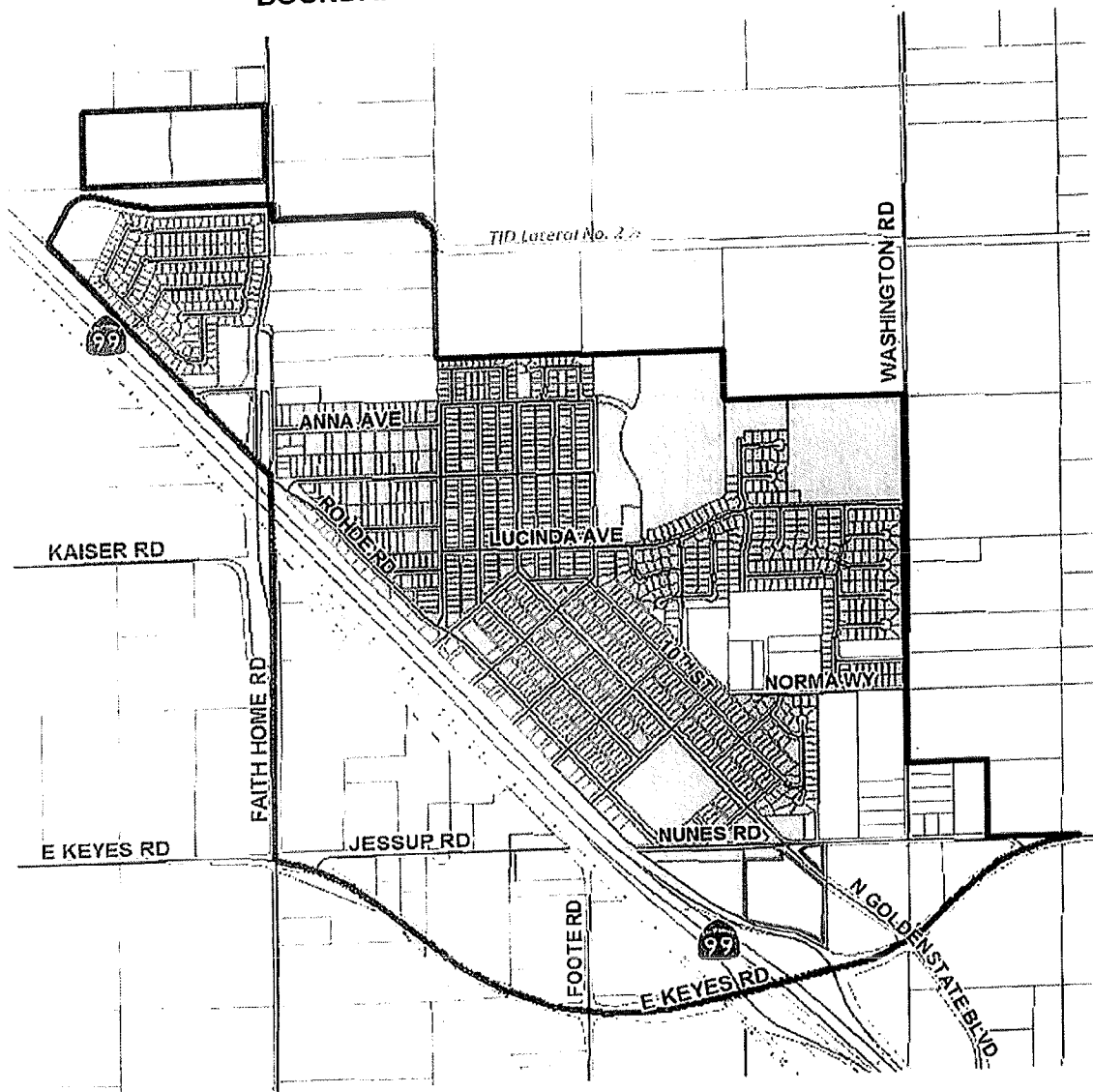


HAWKINS & ASSOCIATES
ENGINEERS, INC.
1000 S. GARDEN ST., SUITE 100
CANAAN, CALIF. 95723

BOLNARY EXHIBIT
CALIFORNIA TRUCK CENTER
A.P.N. 055-054-001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 017, 018, 019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 029, 030, 031, 032, 033, 034, 035, 036, 037, 038, 039, 040, 041, 042, 043, 044, 045, 046, 047, 048, 049, 050, 051, 052, 053, 054, 055, 056, 057, 058, 059, 060, 061, 062, 063, 064, 065, 066, 067, 068, 069, 070, 071, 072, 073, 074, 075, 076, 077, 078, 079, 080, 081, 082, 083, 084, 085, 086, 087, 088, 089, 090, 091, 092, 093, 094, 095, 096, 097, 098, 099, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 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998, 999, 1000

EXHIBIT B: Boundaries of the Expanded District

**MAP 3:
KEYES COMMUNITY SERVICES DISTRICT
BOUNDARY AND SPHERE OF INFLUENCE**



District Boundary
(444 +/- acres)

District Sphere of Influence
(793 +/- acres)

— Parcels included in annexation request into Keyes CSD boundary

— Site

Source: LAFCO Files, July 2014



**KEYES COMMUNITY SERVICES DISTRICT
5601 7TH STREET
P O BOX 699
KEYES, CA 95328**

July 8, 2020

California Truck Centers
C/O Pam Ricci, RRM Design Group
3765 South Higuera, Suite 102
San Luis Obispo, Ca 93401


Re: Will Serve Letter Request For 4612 & 4618 Nunes Road, Turlock, Ca 95382
APN: 045-049-011; 045-049-012; 045-050-000; 045-050-011; 045-050-012

Dear Ms. Ricci:

The Keyes Community Services District is willing to provide the requested water and wastewater service on the following conditions:

1. All water service lines and sewer connections must be installed to District standards and according to plans approved by the District, at the expense of the owner.
2. All applicable District connection, facilities and inspection fees must be paid upon application for connections.
3. The owner must comply with all District rules and regulations.
4. This will-serve commitment will expire on July 8, 2021 unless construction has commenced by that date.
5. This Will Service Letter is valid only upon approval by Stanislaus County Local Agency Formation Commission (LAFCO) and may require annexation to the Keyes Community Services District.

Sincerely,


Ernie Garza
General Manager

045-050-011,012
L & T HOWARD LAND MANAGEMENT CO
LLC
2727 E CENTRAL AVE
FRESNO CA 93725

045-050-007
KAMIR INCORPORATED
5196 GRAYHAWK LN
DUBLIN CA 94568

045-065-002
DIEHLCO NO 2 LLC
P O BOX 592
MODESTO CA 95353

045-065-012
ELENA PEREZ
5908 HORN WAY
KEYES CA 95328

045-071-007
JAMES R CORN
PO BOX 656
JAMESTOWN CA 95327

045-033-007
VILARD ODISHOO
535 ROXBURY LN
LOS GATOS CA 95032

045-050-010
KHDH RE HOLDINGS LLC
3881 BOUGAINVILLEA DR
CERES CA 95307

045-065-010
RAUL & SONIA SALDIVAR
5913 HORN WAY
KEYES CA 95328

045-071-004
RAUL & ISABEL CAMPOS
5979 WASHINGTON RD
HUGHSON CA 95326

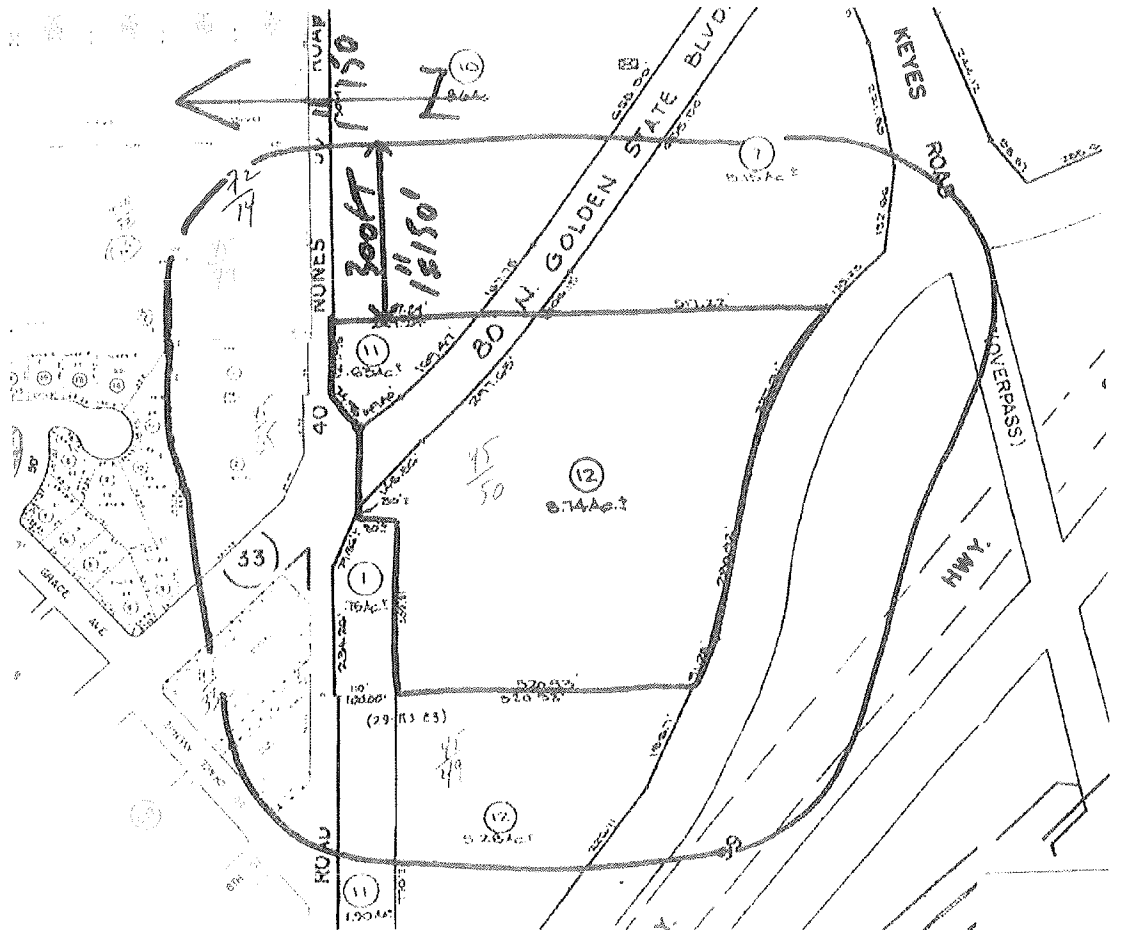
910-012-546
FRANK & DANL VERDONE
3824 PIONEER RD
HUGHSON CA 95326

045-049-011,012/050-001
L & T HOWARD LAND MANAGEMENT CO
LLC
2727 E CENTRAL AVE
FRESNO CA 93725

045-065-001
GLENN SUE LASATER
3719 ESMAR RD
CERES CA 95307

045-065-011
JERRY A CECACI
5912 HORN WAY
KEYES CA 95328

045-071-006
GOLD STAR INVESTMENTS LLC
4827 NUNES RD
TURLOCK CA 95382




Certified Property Owner's
Affidavit

I, MICHAEL HIGGELSON

Hereby certify that the attached list contains the names and addresses of all persons to whom all property is assessed as they appear on the latest available assessment roll of the county within the area described on the attached application and for all properties within 300 feet from the exterior boundaries of the property described on the attached application, as of 9/23/2020

Subject Parcel number 045 050 011 012

I certify under penalty of perjury the forgoing is true and correct to the best of my knowledge.

(Signed) 

Name MICHAEL HIGGELSON

Address 11771 WARSLEY PENN VALLEY 95946

Phone # 500 568 7104

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

DEPT: Public Works

BOARD AGENDA: 5.C.1
AGENDA DATE: August 15, 2023

SUBJECT:

Approval of a Resolution of Application for the Annexation of California Truck Center Properties to County Service Area No. 26 - Keyes

BOARD ACTION AS FOLLOWS:

RESOLUTION NO. 2023-0415

On motion of Supervisor Chiesa Seconded by Supervisor Grewal
and approved by the following vote,

Ayes: Supervisors: B. Condit, Chiesa, Withrow, Grewal, and Chairman C. Condit

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

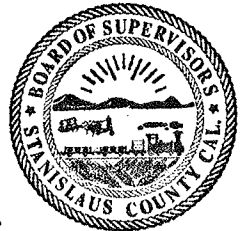
- 1) Approved as recommended
- 2) Denied
- 3) Approved as amended
- 4) Other:

MOTION:

AUG 16 2023

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]



ATTEST: Kelly Rodriguez
KELLY RODRIGUEZ, Assistant Clerk of the Board of Supervisors

File No.

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

DEPT: Public Works

BOARD AGENDA:5.C.1
AGENDA DATE: August 15, 2023

CONSENT:

CEO CONCURRENCE: YES

4/5 Vote Required: No

SUBJECT:

Approval of a Resolution of Application for the Annexation of California Truck Center Properties to County Service Area No. 26 - Keyes

STAFF RECOMMENDATION:

1. Approve a Resolution of Application to the Stanislaus County Local Agency Formation Commission (LAFCO) 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 sections 56654 and 25217 for annexation of California Truck Center and all associated parcels to County Service Area No. 26 – Keyes (CSA No. 26).
2. Approve a revised Engineer's Report for CSA No. 26 containing a benefit analysis, assessment methodology, and assessment formula to be applied to the annexed parcels, subject to LAFCO's completion of annexation proceedings.
3. Authorize the Director of Public Works to prepare and submit an annexation application to LAFCO.

DISCUSSION:

County Service Area No. 26 – Keyes (CSA No. 26) was formed in 2008 by combining older areas within the Keyes Community with the consolidation of CSA 6 Raymond Tract, CSA 13 La Jolla, and CSA 17 Sunray into a new CSA. The CSA's formation was timed to coincide with the Keyes Storm Drain Infrastructure Project sponsored through efforts of the Stanislaus County Redevelopment Agency and Department of Public Works.

The purpose of forming CSA No. 26 was to provide ongoing funding and maintenance for the community's storm drain system and open space parks. In 2018, CSA No. 26 was expanded with the creation of a second zone (Zone 2) for the Keyes 19 North and Keyes 19 South annexation. Zone 2 was necessary to differentiate the new territory from the original CSA formation (Zone 1) due to its independent storm drain system and providing additional services in the form of repair and maintenance of sidewalks, chain-link fence, and masonry wall. Most recently, in March 2021, all existing services were extended via the annexation of the Norma Way Subdivision to Zone 2.

This proposal seeks to annex a planned commercial development to CSA No. 26. The project is located south of Nunes Road and north of Keyes Road in the south-west Keyes area. The approved development plan for the California Truck Center proposes a

39,750 square-foot Semi-Truck sale and service facility with its own private storm water basin. The recommended boundary of the area proposed for annexation to Zone 1 consists of the outside boundaries of Assessor Parcel Numbers (APNs) 045-050-011, 045-074-001, 045-074-002, 045-074-003, 045-074-004 (18.3 ± acres). Attachments “Legal Map” and “Legal Description” illustrate the recommended boundary and include its legal description.

The annexation is intended to satisfy a Condition of Approval for Staff Approval No. PLN 2020-0060 RRM Design Group for the California Truck Center. The Staff Approval was received by the Stanislaus County Planning & Community Development Department on November 16, 2020. The following condition of approval was included in the Staff Approval:

Prior to the final of any building or grading permit, whichever comes first, the property shall annex into the Keyes County Service Area #26 (CSA) for the maintenance of curb, gutter, sidewalk, manholes, storm drain, and parks. The developer shall provide all necessary documents and pay all fees associated for the annexation into the CSA. The annexation process takes approximately 6 to 8 months.

All services currently provided to Zone 1, except for landscaping services, will be fully extended to the proposed annexation to ensure the overall drainage system is properly maintained. The services are enumerated in detail within the attached 2023-2024 Engineer Report and generally include CSA administration, street-sweeping and maintenance of the storm drain system, masonry wall, chain-link fencing, drain basins maintenance, sidewalks, and streetscape. The services provided will vary by zone. The Stanislaus County Department of Public Works and Department of Parks and Recreation will perform all maintenance and administration activities.

The proposed improvements required by the conditions of approval will be located North and Northeast of the project site along Nunes Road and North Golden State Boulevard. The annexed property will drain into an existing basin within Zone 1 as well as its own private drainage basin. Installation of this infrastructure will be at the developer's expense and shall meet County standards.

Ongoing financing of the proposed services and maintenance will be provided through parcel assessments using the formulas and methodology previously approved for Zone 1. A detailed explanation of the benefit analysis, assessment methodology, and assessment formula can be found in the attached 2023-2024 Engineer's Report. The report shows that the proposed assessments are sufficient to completely fund the budgeted ongoing annual maintenance and operating costs.

The landowner of APNs 045-050-011, 045-074-001, 045-074-002, 045-074-003, 045-074-004 has given written consent to the annexation; their signature represents 100% of the assessed valuation of the parcels.

If LAFCO approves the annexation, the five (5) planned development lots will become part of Zone 1 and will be assessed using the existing assessment formula and a current assessment rate of \$121.04 per Equivalent Benefit Unit (EBU) for developed properties as described in the 2023-2024 Engineer's Report.

POLICY ISSUE:

State of California Government Code, section 25212 authorizes the Board of Supervisors to be the governing body for county service areas within the County. Annexation to a county service area 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. The development standards dated November 16, 2020, for Staff Approval No. PLN 2020-0060 for RRM Design Group and the California Truck Center.

Initial annexation costs are estimated at \$9,099.48, including the LAFCO application fee of \$3,500, a deposit for Public Works Staff Labor of \$3,000, the first year's maintenance cost of \$2099.48, and State Board of Equalization filing fee of \$500. These initial costs will be covered by the developer. Beginning Budget Year 2025, subject to completion of proceedings by LAFCO, the properties will be assessed, and ongoing operation and maintenance costs associated with CSA No. 26 will be borne by the CSA.

BOARD OF SUPERVISORS' PRIORITY:

The requested actions are consistent with the Board's priorities of *Delivering Efficient Public Services* and *Enhancing Community Infrastructure* by ensuring adequate financing for future maintenance of new public infrastructure in the Keyes community.

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. Legal Map
4. 2023-2024 Engineer's Report
5. Consent for Annexation

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

Date: August 15, 2023

2023-0415

On motion of Supervisor Chiesa Seconded by Supervisor Grewal
and approved by the following vote,

Ayes: Supervisors: B. Condit, Chiesa, Withrow, Grewal, and Chairman C. 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 CALIFORNIA TRUCK CENTER TO
COUNTY SERVICE AREA NO. 26 Keyes**

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 California Truck Center to County Service Area No. 26 Keyes (CSA No. 26) is being made pursuant to Government Code section 56654;

WHEREAS, the proposed annexation consists of approximately 18.3 ± acres located South of Nunes Road and North of Keyes Road in the South-West Keyes area, 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 services provided by CSA No. 26;

WHEREAS, there is a need to provide ongoing funding through assessments to support the provision of the special benefit of storm drainage services 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. 26 sphere of influence, in order to maintain consistency with the boundary;

WHEREAS, the County has prepared an updated Engineers Report that describes services to be provided, costs, and benefits analysis, satisfying the Plan for Service requirement pursuant to Government Code section 56653; and,

WHEREAS, the Board has reviewed the Engineers Report and approves 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 territory to County Service Area No. 26 Keyes, as authorized by the Cortese Knox Hertzberg Local Government Reorganization Act of 2000 (Government Code section 56000 et seq.).

AUG 16 2023

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 



ATTEST: Kelly Rodriguez, Assistant Clerk
Stanislaus County Board of Supervisors,
State of California



File No.

EXHIBIT A
LEGAL DESCRIPTION
ANNEXATION NO. CSA 26

GEOGRAPHIC DESCRIPTION

All that portion of the Northeast Quarter of Section 31, Township 4 South, Range 10 East, Mount Diablo Meridian, County of Stanislaus, State of California, more particularly described as follows:

COMMENCING at the southwest corner of the Diehl Annexation to Keyes, Resolution #112, dated November 22, 1971, said point also being the intersection of the north right-of-way line of Nunes Road (formerly Keyes Road) and the northeasterly right-of-way line of 9th Street in the Town of Keyes; thence,

from the **POINT OF COMMENCEMENT**:

Thence, (1) South 00°00'00" East, a distance of 40.00 feet to a point on the south right-of-way line of Nunes Road to the **POINT OF BEGINNING**;

Thence, (2) along the south right-of-way line of Nunes Road South 89°43'26" East, a distance of 278.88 feet;

Thence, (3) South 00°40'00" West, a distance of 869.02 feet to a point on a curve concave to the southwest and having a radius of 690.05 feet, to which a radial line bears North 40°16'36" East, said point also lying on the north right-of-way line of State Route Highway 99;

Thence, along last said north right-of-way line of State Route Highway 99 the following 6 courses:

(4) Northeasterly along said curve an arc distance of 337.59 feet, a chord bearing of North 63°44'19" West, a chord length of 334.23 feet, a delta angle of 28°01'49";

(5) North 78°41'20" West, a distance of 280.44;

(6) North 65°07'29" West, a distance of 290.00 feet;

(7) North 57°28'09" West, a distance of 226.73 feet;

(8) North 51°03'13" West, a distance of 473.12 feet;

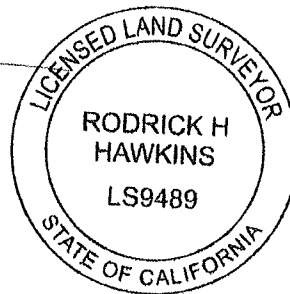
(9) North 50°20'45" West, a distance of 207.34 feet to a point on the south right-of-way line of Nunes Road;

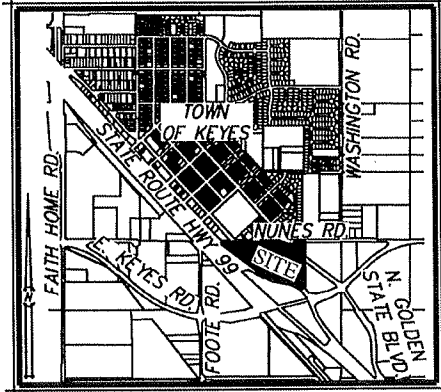
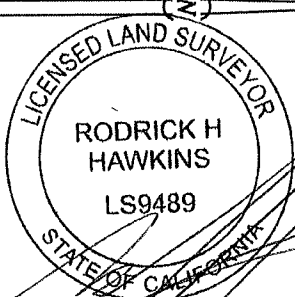
Thence, (10) South 89°43'26" East, a distance of 1287.82 feet to the **POINT OF BEGINNING**.

CONTAINING 18.28 acres, more or less.

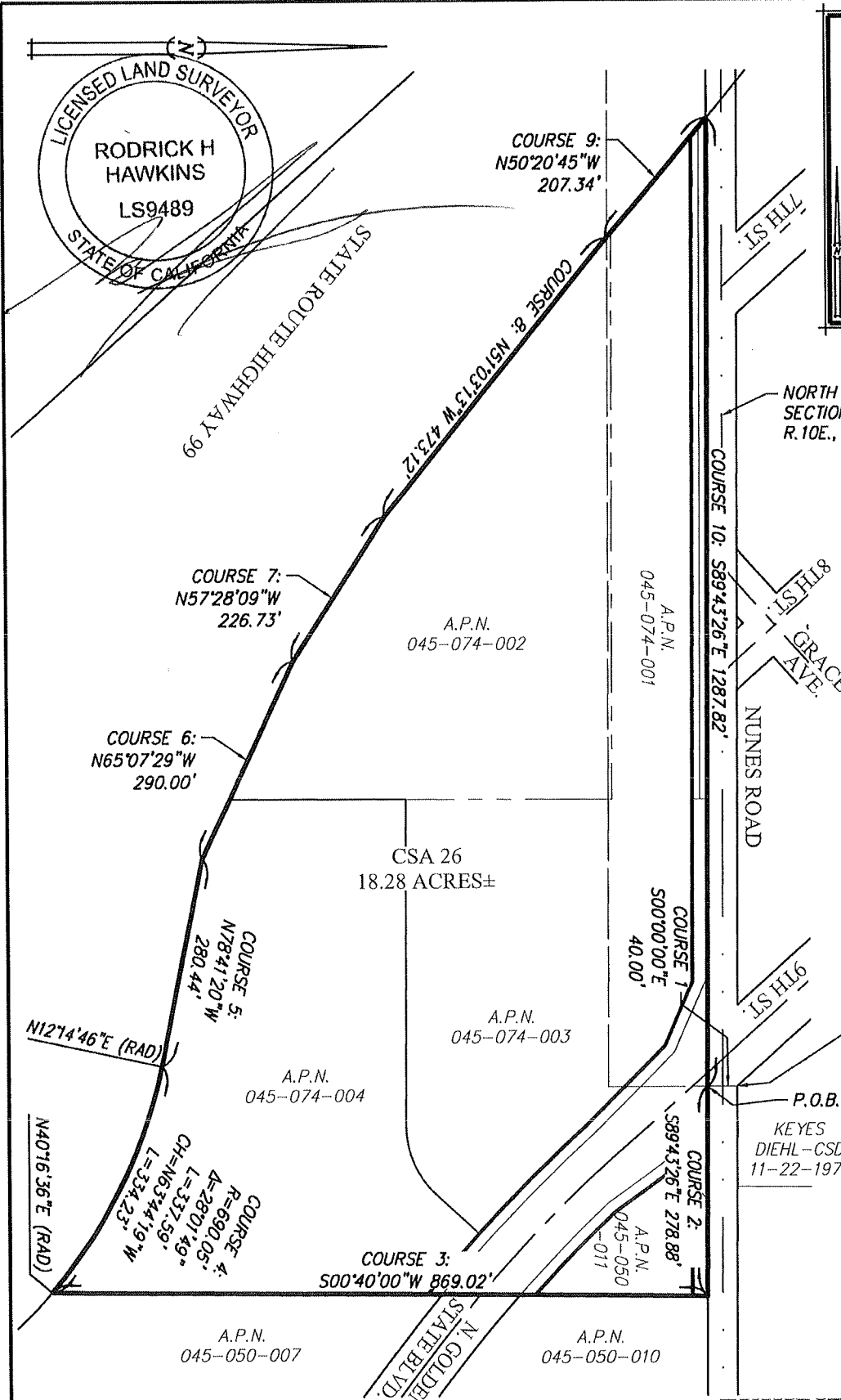
For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.


Rodrick H. Hawkins, P.L.S. 9489
June 21, 2023





VICINITY MAP
NO SCALE



LEGEND

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
CAL DOT	CALIFORNIA DEPT. OF TRANSPORTATION
I.P.	IRON PIPE
A.P.N.	ASSESSOR'S PARCEL NUMBER
R	RADIUS
RAD	RADIAL
Δ	DELTA
L	LENGTH
CH	CHORD
SQ. FT.	SQUARE FEET
—	PROPOSED CSA 26 BOUNDARY

P.O.C. SOUTHWEST CORNER OF DIEHL ANNEXATION TO KEYES, 11-22-1971

P.O.B. KEYES DIEHL-CSD 11-22-1971

DISCLAIMER:
"FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED."

EXHIBIT "B"

1 OF 1

HAWKINS & ASSOCIATES ENGINEERING, INC.
436 MITCHELL ROAD
MODESTO, CA. 95354
PH: (209) 575 - 4295
FX: (209) 578 - 4295

CALIFORNIA TRUCK CENTER
CHANGE OF ORGANIZATION TO
CSA 26
4612 NUNES ROAD, TURLOCK, CA 95382

BY:	RCS
CHK:	RHH
DATE:	6/21/2023
SCALE:	1"=200'
JOB #:	3233.02
FILE:	SUR/LAFCO

**COUNTY SERVICE AREA NO. 26
ANNUAL ENGINEER'S REPORT**

Annexation of California Truck Center

FISCAL YEAR 2023-2024

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ENGINEER'S REPORT AFFIDAVIT

County of Stanislaus, State of California

CSA NO. 26- KEYES

This report describes the CSA and all relevant zones therein including the budget(s), parcels and assessments to be levied for the Fiscal Year 2023-2024. Reference is hereby made to the Stanislaus County Assessor's maps for a detailed description of the lines and dimensions of parcels within the County Service Area (CSA).

The undersigned respectfully submits the enclosed report as directed by the Board of Supervisors.

Dated this 28th day of June, 2023



DAVID A. LEAMON, DIRECTOR, PE, MPA
Stanislaus County Department of Public Works



**COUNTY SERVICE AREA NO. 26
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2023-2024**

INTRODUCTION:

County Service Area No. 26 (CSA 26) was established in July 2009 to provide extended maintenance services for the storm drain system, landscaping at the storm drain basin, and landscaping of the park system. CSA's 6, 13, and 17 were dissolved and merged into CSA 26.

Government Code Section 25210 et seq. requires that the board adapt an annual budget and assessments provided on the written report containing a description of each parcel of real property receiving the extended service.

PART I – PLANS AND SPECIFICATIONS

A. Description of the service area

There are a total of 1,243 parcels within CSA 26 consisting of: Bonita Ranch Estates subdivisions (Zone 1 with total of 1,175 lots) and Keyes 19 North/Keyes 19 South/Norma Way subdivisions (Zone 2 with total of 68 lots). On May 16, 2017, the Board of Supervisors approved improvements and release of services and maintenance of a new subdivision Bonita Ranch Estates, Unit #5, which is located at north-west of CSA 26. On October 30, 2018, the Board of Supervisors approved annexation of two subdivisions: Keyes 19 North and Keyes 19 South, which are located on the west side of Washington Road just north and south of Norma Way respectively. On March 2, 2021, the Board of Supervisors approved annexation of Norma Way, located on the west side of Washington Road just south of Norma Way.

Currently, the CSA 26, Zone 1 is 332.3 acres and consisting of: 1094 residential parcels, 26 multi-family parcels, 1 undeveloped residential parcel, 4 parks, 1 park/streetscape, 2 park/storm basins, 3 storm basins, 3 schools, 6 congregation parcels, and 35 commercial/industrial parcels. The CSA 26, Zone 2 is 30.11 acres and consisting of 64 residential parcels, 2 planned residential/subdivision parcels, 1 park/storm basin, and 1 access easement lot. The individual parcels of CSA 26 Keyes can be seen in the Assessor maps attached hereto as exhibit "B".

An Annexation to CSA 26 Keyes Zone 1 has been proposed, California Truck Center, that totals 18.3 ± acres and includes Assessor Parcel Numbers (APNs) 045-050-011, and 045-074-001, 045-074-002, 045-074-003, 045-074-004. The annexation site is generally located North of Keyes Road, South of Nunes Road, and West of Golden State Boulevard. Legal description and boundary map for the proposed annexation is attached hereto as Exhibit "A4". If the annexation is approved CSA 26 will encompass an area of land totaling 380.71 ± acres. The boundary of CSA 26 is shown on Exhibit "C" that are attached hereto and made a part of this Engineer's Report. The Development is generally located:

Zone 1

- North of Keyes Road
- East of State Route 99

- West of Washington Road
- Southeast of Faith Home Road;

Zone 2

- North of Norma Way
- South of Norma Way
- West of Washington Road.

B. Description of Improvements and Services

The purpose of this CSA is to ensure the ongoing maintenance, operation and servicing of the storm drain system, storm drain basin, and parks. 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 generally described as:

Zone 1

- Periodic cleaning and maintenance (as needed) on 457 linear feet of 12" inch pipe, 7,210 linear feet of 18-inch pipe, 1525 linear feet of 24" pipe 632 linear feet 30" pipe, and 40,070 linear feet of curb and gutter;
- One outfall pump and four lift station pumps;
- Periodic cleaning and maintenance of 68 catch basins and 41 manholes;
- Repair curb and gutter as needed to maintain the storm drain system (40,070 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 off site 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;
- The Parks and Recreation Department provides continual maintenance of all parks, park/basin public use areas, open lots, and streetscapes within the Service Area (i.e. irrigation, mowing, weed abatement, tree care, and playground equipment maintenance). Landscaping at the proposed area will not be covered by the CSA parks services and will be outsourced.

Zone 2

- Periodic cleaning and maintenance (as needed) on 235 linear feet of 12" inch pipe, 655 linear feet of 18" pipe, 1,096 linear feet of 24" pipe, 1,515 linear feet of 24" perforated storm pipe, 15 bubble-up structures with Rip Rap, and 8,454 linear feet of curbs and gutters;
- Periodic cleaning and maintenance of 14 catch basins and 11 manholes;
- Repair curb and gutter as needed to maintain the storm drain system (8,454 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 off site with containment bins;
- Annual repairs and general maintenance to storm drain basins (erosion control, weed spraying, grading/excavation as needed, repair of the chain link fence as needed);
- Remove silt build up next to the wall of the separator with the use of the suction truck;
- Repair concrete sidewalks as needed (36,376 square feet of sidewalks);
- Repair 8- ft masonry wall as needed (562 linear feet of masonry wall);
- Repair chain-link fence as needed (approximately 1,258 linear feet of chain-link fence).
- The Parks and Recreation Department provides continual maintenance of all parks, park/basin public use areas, open lots, and streetscapes within the Service Area (i.e. irrigation, mowing, weed abatement, tree care, and playground equipment maintenance, masonry wall maintenance and repair).

PART II - METHOD OF APPORTIONMENT

A. Benefit Analysis

The method of apportionment described in this report for allocation of special benefit assessments utilizes commonly accepted engineering practices. The formula used for calculating assessments for the CSA reflects the composition of the parcels and improvements provided to fairly apportion the costs based on special benefits to each parcel. Furthermore, pursuant to the Constitution Article XIID Section 4, a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and a parcel may only be assessed for special benefits received.

All the improvements and services associated with the CSA have been identified as

necessary, required and/or desired for the orderly development of the properties within the CSA to their full potential and consistent with the proposed development plans. As such, these improvements would be necessary and required of individual property owners for the development of such properties and the ongoing operation, servicing and maintenance of the improvements and facilities would be the financial obligation of those properties. Therefore, the storm drain facilities and the infrastructure, and the annual costs of ensuring the maintenance and operation of these improvements provide special benefits to the properties within the CSA.

The storm drain basin and the parks are public property and treated as individual parcels. These public properties are being created for the sole purpose of providing benefit (storm drainage control and open space) to the residential lots. Services provided by CSA No. 26 are storm drain system services, park maintenance services for the storm drain basins in the CSA which are also landscaped as parks, maintenance of some community landscaping, and special additional benefit funding to provide landscape and maintenance services for Hatch Park. All benefits are special benefits provided to the Keyes area that are over and above those provided to county wide property owners in general.

B. Assessment Methodology

The method of apportionment for the CSA calculates the receipt of special benefits from the respective improvements based on the actual or the proposed land use of the parcels within the CSA. The special benefit received by each lot or parcel is equated to the overall land use of the parcels within the CSA based on the parcel's actual land use or proposed development.

Upon review of the proposed improvements it has been determined that each of the residential parcel within the CSA receives special benefits from all the improvements to be funded by annual assessments and based on the planned property development a single zone of benefits appropriate for the allocation of the assessments and proportional benefit. The parcels within the CSA may be identified by one of the following land use classifications and is assigned a weighting factor known as Equivalent Benefit Unit (EBU). The EBU calculated for a specific parcel defines the parcel's proportional special benefits from the CSA's improvements, facilities and services.

Equivalent Benefit Units (EBU):

To assess benefits equitably, it is necessary to relate each property's proportional special benefits to the special benefits of all other property in the CSA. The EBU method of apportioning assessments uses the single-family home site as the basic unit of assessment. A single-family home site equals one EBU. All other land uses are converted to EBU's based on an assessment formula that equates the property's specific development status, type of development (land use) and size of property, as compared to a single-family home site.

The EBU method of apportioning special benefits is typically seen as the most appropriate and equitable assessment methodology, as the benefits to each parcel from the improvements are apportioned as a function of land use type, size and development. Not all land use types described in the following are necessarily applicable to the development of properties within the CSA but are presented for comparison purposes to support the proportional special benefit applied to those land use types within the CSA.

EBU Application by Land Use:

Single Family Residential- This land use is defined as a fully subdivided residential home site with or without structure. This land use is assessed 1.00 EBU per parcel or lot. This is the base value that all other properties are compared and weighted against.

Multi-family Residential- This land use is defined as a fully subdivided residential parcel that has more than one residential unit developed on the property typically includes apartments, duplexes, triplex etc. (It does not typically include condominiums, town-homes, or mobile home parks). Based on average population densities and the size of the structure as compared to a typical single-family residential unit, multi-family residential parcels shall be proportionally assessed for the parcels total number of residential units utilizing a sliding benefit scale. Although multi-family properties typically receive similar benefits to that of a single family residential, it would not be reasonable to conclude that on a per unit basis, the benefits are equal. Studies have consistently shown that the average multi-family unit impacts infrastructure approximately 75% as much as a single-family residence (sample sources: Institute of Transportation Engineers Informational Report Trip Generation, Fifth Edition; Metcalf and Eddy, Wastewater Engineering Treatment, Disposal, Reuse, Third Addition). These various studies indicate the most public improvements and infrastructure are utilized and impacted at reduced levels by multi-family residential units and a similar reduction in proportional benefit is appropriate. Furthermore, it is also reasonable to conclude that as the density (number of units) increases the proportional benefit per unit tends to decline because the unit size and people per unit usually decreases. Based on these considerations and the improvements provided by the CSA, it has been determined that an appropriate allocation of special benefit for multifamily residential properties as compared to a single family residential is best represented by the following special benefit assignment: 0.75 EBU per unit for the first 5 units; 0.50 EBU per unit for units 6 through 50; and 0.25 EBU per unit for all remaining units.

Condominium/Town-Home Units- Condominiums and town-homes tend to share attributes of both a single-family residential and multi-family residential properties and for this reason are identified as a separate land use classification. Like most single-family residential properties, these properties are not usually considered rental property and generally the County assigns each unit a separate APN or assessment number. However, condominiums and town homes often have similarities to multi-family residential properties in that they are generally zoned medium to high density and in some cases may involve multiple units on a single APN. In consideration of these factors, it has been determined that an appropriate allocation of special benefit for condominiums, town-homes and similar residential properties is best represented by an assignment of 0.75 EBU per unit regardless of whether each unit is assigned an individual APN or there are multiple units assigned to the APN. There is not an adjustment factor for parcels with more than five units.

Planned-Residential Development- This land use is defined as any property for which a tentative or final tract map has been filed and approved (a specific number of residential lots and units has been identified) and the property is expected to be subdivided within the fiscal year or is part of the overall improvement and development plan for the CSA. This land use classification often times involves more than a single parcel (e.g. the approved tract map encompasses more than a single APN). Each parcel that is part of the approved tract map shall be assessed proportionally for the proposed or estimated residential type and units to be developed on that parcel as part of the approved tract map. Accordingly, each parcel is

assigned an appropriate number of benefit units that reflects the development of that property at build-out. (The EBU assigned to each parcel shall represent the combination of single family, condominium, multi-family units to be developed).

Exempt Parcels- This land use identifies properties that are not assessed and are assigned 0.00 EBU. This land use classification may include but is not limited to:

- Lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County);
- Dedicated public easements including open space areas, utility rights-of-way, greenbelts or other publicly owned properties that are part of the CSA improvements or that have little or no improvement value;
- Private properties that cannot be developed independently for an adjacent property, such as common areas, sliver parcels or bifurcated lots or properties with very restrictive development use

These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

Special Cases- in many CSA's where multiple land use classifications are involved there are usually one or more properties that the standard land use classifications or usual calculation of benefit will not accurately identify the special benefits received from the improvements. For example, a parcel may be identified as a vacant residential property, however only a small percentage of the parcel's total acreage can actually be developed. In this case, an appropriate calculation would be based on the net acreage that can be utilized rather than the gross acreage of the parcel. The following table provides a summary of land use types, the EBU factors used to calculate each parcel individual EBU as outlined above:

Land use and Equivalent benefit units

Property type	EBU	Multiplier
Single Family Residential	1.00	Per unit/lot(parcel)
Multi-Family Residential	0.75	Per unit for the first 5 units
	0.50	Per unit for units 6 thru 50
	0.25	Per units > 50
Condominium/Town- Home Units	0.75	Per Unit
Planned Residential Development	1.00	Per planned Residential lot
	0.75	Per planned Condominium
	0.75	Per unit for the first 5 units
	0.50	Per unit for units 6-50
	0.25	Per unit >50
Vacant/Undeveloped Residential Land	0.00	Per Acre
Public Park	0.40	Per Acre
Public Storm Drain Basin	0.40	Per Acre
Public School	2.20	Per Acre
Commercial/Industrial Parcel	3.50	Per Acre
Undeveloped Commercial/Industrial Parcel	1.00	Per Acre
Rural/ Agricultural	1.00	Per Acre
Exempt Parcels	0.00	Per parcel

The following formula is used to calculate each parcel's EBU (proportional benefit):

$$\text{Parcel Type EBU} \times \text{Acres or Units} = \text{Parcel EBU}$$

The total number of EBU's is the sum of all individual EBU's applied to parcels that receive special benefit from the improvements. An assessment amount per EBU (assessment rate) for the improvements is established by taking the total cost of the improvements and dividing the amount by the total number of EBU's of all benefiting parcels from the improvements. The rate is then applied back to each parcel's individual EBU to determine the parcel's proportionate benefit and assessment obligation for the improvements.

$$\text{Total Balance to Levy} / \text{Total EBU's} = \text{Levy per EBU}$$

$$\text{Levy per EBU} \times \text{Parcel EBU} = \text{Parcel Levy Amount}$$

PART III – BUDGET ANALYSIS

A. Fund Balance

The estimated fund balance for Zone 1 as of June 30, 2023, is \$299,320. This includes a capital improvement reserve of \$163,132 for eventual replacement of the outfall pump and four lift pumps and \$25,000 for park equipment and/or vandalism related capital costs. This fiscal approach is aimed at accumulating a sufficient reserve by the time the pumps are replaced so that no increase in the annual assessment will be necessary to cover these costs.

The estimated fund balance for Zone 2 as of June 30, 2023, is \$27,021. A drain basin in the south subdivision is surrounded with the chain link fence that is approximately 1,258 linear feet long (Public Works maintenance). In order to replace the fence at the end of a 30-year life cycle, a capital reserve target of \$18,543 has been determined for Public Works. This includes the cost of the material and labor required to complete the installation.

East side of the south subdivision has a masonry wall of approximately 562 linear feet (Park maintenance) that separates residential area from Washington Road and protects residential lots from traffic sound. In order to make a capital repair of the wall, a capital reserve target of \$50,400 has been determined for Parks. This includes the cost of the material and the labor required to complete the work.

The amount of \$856 was added to total budget of CSA 26, Zone 2. The objective of the reserve is to build up the capital reserve amount to the full cost of the fence and wall replacement/capital repair. When the full amount of the capital reserve is reached and becomes an available part of the fund balance, the addition of \$856 to budget of CSA 26, Zone 2 will be discontinued.

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).

In the past few years, operations and maintenance cost for districts largely increased due to increase in labor, materials, and equipment rental costs. CSA 26 is anticipated to have negative fund balances in the following two years. In the last ten years, the assessment for CSA was not increased, and fund balance was used to offset the cost of operations and maintenance on the District. Fund balance needs to be maintained at the adequate level for replacement of capital equipment and emergency repair/replacement but should not be used for maintenance and operations cost. The continued use of fund balance depleted available fund to a point where services have to be reduced to match the revenue being collected, and/or the assessment increased to provide adequate revenue to cover services provided. During the last fiscal year, Public Works staff conducted analysis and determined the appropriate increase to the assessment within the CSA. At the same time, services will be reduced until the deficit is recovered.

Historically, Public Works uses the Construction Cost index history, which can be found in Engineering News-Record (ENR) to determine the increase in labor rates, cost of materials and equipment rent. For the Fiscal Year 2023-2024, the Construction Cost index of 7.1% for period of July 2021 to June 2022 is used to increase the assessments across the CSAs to bring the assessment up to adequate level.

CSA 26 has an approved methodology (formula) in place to annually adjust the assessment rate based on projected costs of services. Therefore, the assessment for this district may be increased without a Proposition 218 vote of the respective property owners.

Public Works will review assessment every year and decide on the appropriate increase to meet the cost of services provided.

Fiscal Year's 2023-2024 assessment for Zone 1 is \$121.04 per Equivalent Benefit Unit (EBU). An amount of \$60,733 was used from available fund balance to offset operations and maintenance costs.

Fiscal Year's 2023-2024 assessment for Zone 2 is and \$612.34 per EBU. After recording of the subdivision map, there are 68 parcels within CSA 26, Zone 2 consisting of: 64 residential lots, 2 planned residential development, and a storm drainage basin lot. The total number of EBUs increased from 52.50 to 99.248 EBU.

The fiscal year is the 12-month period 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 that 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 \$105,481 for Zone 1 and \$30,387 for Zone 2, one half of the annual operating budget, will be carried forward from available fund balance to cover costs from July 1st to December 31st.

B. Budget Formula

Proposition 218, a statewide initiative approved by the voters in November 1996 and which took effect July 1, 1997, requires property owners approve any change in the method of calculating assessment and any increase in the assessment rate through a ballot procedure. An assessment ballot procedure occurred during the formation of CSA 26 in 2008. 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 26. The property owners cast majority votes supporting the formula and levy of annual assessment to pay for the services provided by CSA 26. 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, parks, and streetscape within CSA 26.

$$\text{Parcel Type EBU} \times \text{Acres or Units} = \text{Parcel EBU}$$

$$\text{Total Balance to Levy} / \text{Total EBU's} = \text{Levy per EBU}$$

$$\text{Levy per EBU} \times \text{Parcel EBU} = \text{Parcel Levy Amount}$$

The annual assessment calculated using the Method is proportional to the special benefit derived by each identified parcel in relationship to the cost of the service being provided by the CSA. Due to variation in the type of parcel use, each parcel benefits differently in the services provided. Therefore, the total cost to operate the CSA is based on the above method to determine the annual assessment for each parcel in the CSA. This method is proposed in order to support an equitable spread of assessments between residential lots, public properties, and developed commercial and industrial properties. The annual assessment is levied without regard to property valuation.

Total Equivalent Benefit Units by Property Type - CSA No. 26 (Zone 1)

PROPERTY TYPE (acres/parcels/units x EBU factor)	TOTAL EQUIVALENT BENEFIT UNIT (E.B.U.)
Undeveloped Residential (1 parcel x 0)	.00
Undeveloped Commercial (2 parcel x 0)	.00
Developed Residential (1041 parcels x 1)	1041
Multi-Family Residential (69 units x 0.75)	51.75
Multi-Family Residential (20 units x 0.5)	10.00
Multi-Family Residential	0.00
Road Easement (0 x .55)	0.00
Storm Water Basin (4.52 acres x 0.4)	1.81
Storm Water Basin / Park	.00
Park (16.85 acres x .40)	6.74
Public School (10.95 acres x 2.2)	24.09

Streetscape (0.71 acres x 0.4)	.28
Developed Commercial (29.87 acres x 3.5)	156.05
Developed Commercial Church (2.56 acres x 3.5)	8.05
Industrial (0 x 3.5)	.00
Totals:	1,299.70

Total Equivalent Benefit Units by Property Type - CSA No. 26 (Zone 2)

PROPERTY TYPE (acres/parcels/units x EBU factor)	TOTAL EQUIVALENT BENEFIT UNIT (E.B.U.)
Planned Residential Development (2 parcel)	34.92
Developed Residential (64 parcels x 1)	64
Park/Drain Basin (0.82 acres x 0.4)	0.328
Totals:	99.248

Assessment Per Equivalent Benefit Unit (E.B.U.) - CSA No. 26 (Zone 1)

DESCRIPTION	AMOUNT
Required Funds	\$150,228.67
Total Equivalent Benefit Units	1,241.149
Calculated Assessment Per Equivalent Dwelling Unit	\$121.04

Assessment Per Equivalent Benefit Unit (E.B.U.) - CSA No. 26 (Zone 2)

DESCRIPTION	AMOUNT
Required Funds	\$60,773.52
Total Equivalent Benefit Units	99.25
Calculated Assessment Per	\$612.34

PART IV - SERVICE AREA BUDGT

CSA 26

Keyes
Bonita Ranch
Zone 1
Zone 2

EXPENSE DESCRIPTION	TOTAL BUDGET Zone 1	TOTAL BUDGET Zone 2
	94.2%	5.8%
ADMINISTRATION		
County Administration	\$ 1,262	\$ 78
Miscellaneous/Other Admin Fees	\$ -	\$ -
Total	\$ 1,262	\$ 78
PARKS & RECREATION		
Parks Labor	\$ 54,000	\$ 13,478
Parks Vandalism & Graffiti	\$ 2,425	\$ -
Parks Utilities	\$ 30,000	\$ 8,435
Parks Other Supplies	\$ -	\$ -
Parks Maintenance Structure & Grounds	\$ 10,250	\$ -
Total	\$ 96,675	\$ 21,913
PUBLIC WORKS		
SWRCB Permit Requirement	\$ 5,875	\$ 335
Pond Excavation	\$ -	\$ -
Pump Replacement	\$ -	\$ -
Cleaning Drainage System	\$ 7,240	\$ 7,100
Street Sweeping	\$ 48,268	\$ 22,000
Curb & Gutter Repair	\$ -	\$ -
Weed Spraying	\$ 4,570	\$ 3,200
Capital reserve fence/wall	\$ -	\$ 856
Erosion Control	\$ 3,232	\$ 2,200
Separator Cleaning	\$ 4,080	\$ 4,343
Sidewalk Repair	\$ 7,047	\$ 6,082
Utilities	\$ 50,135	\$ -
Total	\$ 128,447	\$ 46,116
Capital Improvement Reserve	\$ -	\$ -
General Benefit	\$ (15,423)	\$ (7,333)
Total Administration Parks & Rec Public Works Budget	\$ 213,061	\$ 60,774
Adjustments to Available Fund Balance		
Beginning Fund Balance (Estimated for FY 2023-24)	\$ 299,320	\$ 27,021
General Fund (or PW) Loan Repayment/Advance (+)	\$ -	\$ -
Other Revenues/General Fund (Contributions I.e Grants) (+)	\$ -	\$ -
6 Months Operating Reserve (-)	\$ (108,531)	\$ (30,387)
Use of Fund Balance for FY2023-24 (-)	\$ (62,833)	\$ -
Contingency Reserve (-)	\$ -	\$ -
Current Fund Balance	\$ 129,956	\$ (3,366)
Capital Improvement Reserve-Parks (-)	\$ (25,000)	\$ (50,400)
Capital Improvement Reserve-Public Works (-)	\$ (163,132)	\$ (18,543)
Available Fund Balance	\$ (58,176)	\$ (72,309)
Total Administration, Parks & Rec, Public Works Budget	\$ 213,061	\$ 60,774
Use of Fund Balance (-)	\$ (62,833)	\$ -
Balance to Levy	\$ 150,228	\$ 60,774
District Statistics		
Total Parcels	1,177	68
Parcels Levied	1,175	67
Total Levied EBU	1,241.15	99.25
Levy EBU	\$ 121.04	\$ 612.34
Capital Reserve Target-Parks	\$ 25,000	\$ 50,400
Capital Reserve Target-PW	\$ 163,132	\$ 18,543

PART V – ASSESSMENTS

2023-2024 Assessment Zone 1 = \$150,228.67 / 1,241.15 EBU = \$121.04 per EBU

2023-2024 Assessment Zone 2 = \$60,773.52 / 99.248 EBU = \$612.34 per EBU

2022-2023 Assessment Zone 1 = \$140,274.66 / 1,241.149 EBU = \$113.02 per EBU

2022-2023 Assessment Zone 2 = \$41,263.20 / 72.17 EBU = \$571.75 per EBU

If the annexation project is approved, the assessment of a proposed parcels in Zone 1 will start in Fiscal Year 2024-2025. A deposit of \$2,099.48 from a developer that covers 1st year of Operation and Maintenance will be transferred to CSA 26, Zone 1 fund. Thus, the fund balance of Zone 1 will be sufficient to cover services provided in this zone.

Since a formula or method for calculating the annual assessment has been approved per Proposition 218, no ballot procedure is necessary to approve the change in assessment. Therefore, the Fiscal Year 2023-2024 assessment is in compliance with Proposition 218.

The parcels subject to the assessment are listed on Exhibit "D" that is attached hereto and made a part of this Engineer's Report.

Exhibit A

Legal Descriptions and Boundary Maps

- Exhibit A – Original Formation Description and Boundary Map
- Exhibit A1 – Keyes 19 North Annexation
- Exhibit A2 – Keyes 19 South Annexation
- Exhibit A3 – Norma Way Annexation
- Exhibit A4 – California Truck Center Annexation

Exhibit A

LEGAL DESCRIPTION

FORMATION OF COUNTY SERVICE AREA NO.26 (KEYES)

All that portion of Section 30 of Township 4 South, Range 10 East Mount Diablo Base and Meridian, more particularly described as follows:

Commencing at the Southeast Corner of said Section 30, said point being the intersection of the centerlines Nunez and Washington Roads, thence along the south line of said Section 30 and the centerline of said Nunez Road, North $89^{\circ} 43' 30''$ West 760.10 feet to the True Point of Beginning of this description, said point being on the southerly extension of the east line of the Raymond Tract Subdivision. (1) Thence continuing on said south line of Section 30 and centerline of Nunez Road, North $89^{\circ} 43' 30''$ West, 1582.49 feet to a point on the northeasterly right-of-way of State Highway 99. (2) Thence North $50^{\circ} 20' 49''$ West, 105.12 feet along said right-of-way to an angle point. (3) Thence continuing along said right-of-way, North $41^{\circ} 56' 25''$ west, 1885.01 to an angle point. (4) Thence North $71^{\circ} 56' 10''$ West, 40.39 feet to an angle point. (5) Thence North $41^{\circ} 57' 49''$ West, 2635.94 feet to the intersection of said right-of-way and the centerline of Faith Home Road. (6) Thence North $0^{\circ} 12' 22''$ East, 950.88 feet along said centerline to the beginning of a curve. (7) Thence along said curve concave to the east with a central angle of $10^{\circ} 15' 30''$ and a radius of 2000.00 feet a length of 358.08 feet to the end of said curve. (8) Thence South $79^{\circ} 32' 03''$ East, 30.00 feet to a point on the easterly right-of-way of said Faith Home Road, said point being the beginning of a non-tangent curve with a radial bearing of South $79^{\circ} 32' 03''$ East. (9) Thence along said curve, concave to the east, with a central angle of $1^{\circ} 05' 44''$ and a radius of 1970 feet, a length of 37.67 feet to the end of said curve, also being an angle point in said right-of-way. (10) Thence North $89^{\circ} 56' 00''$ East 95.28 feet along said right-of-way and its easterly extension to a point 20.00 east of the west line of said Section 30 and the northerly extension of the east right-of-way of Motzinger Road. (11) Thence South $0^{\circ} 14' 03''$ West, 726.40 feet along the said northerly extension and east right-of-way of said Motzinger Road to the west extension of the north line of Block "A" of the Wards Tract. (12) Thence South $89^{\circ} 37' 42''$ East, 1383.77 feet along said north line to the northeast corner of Lot 1 of said Block "A", being a point on the west right-of-way of Seventh Street, said point also being the southwest corner of the Keyes North Subdivision (13) Thence North $0^{\circ} 25' 18''$ East, 384.77 feet along the west boundary of said North Keyes Subdivision to the northwest corner of Lot 6 thereof. (14) Thence South $89^{\circ} 29' 12''$ East, 669.92 feet along the north line of said subdivision to the northeast corner of Lot 17 thereof, said point also being the northwest corner of Lot 13 of the La Jolla Subdivision. (15) Thence continuing South $89^{\circ} 29' 12''$ East, 649.92 feet along the north line to the northeast corner of Lot 6 of said subdivision, said point also being the Northwest Corner of Lot A1 of the Bonita Ranch Phase I Subdivision. (16) Thence South $89^{\circ} 29' 20''$ East, 1111.19 feet, along the north line of said Lot A1 and the Remainder parcel of said

Exhibit A

subdivision to an angle point. (17) Thence South $0^{\circ} 19' 50''$ West, 446.75 feet to and angle point

(18) Thence South $89^{\circ} 35' 04''$ East, 528.03 to an angle point. (19) Thence South $0^{\circ} 27' 49''$ West, 804.03 feet to an angle point, said point being the northwest corner of the well site as shown on Record of Survey, Volume 26, Page 17. (20) Thence South $89^{\circ} 43' 02''$ East, 100.00 feet (21) Thence South $0^{\circ} 27' 49''$ West, 100.00 feet to a point on the north right-of-way of Lucinda Avenue (22) Thence South $89^{\circ} 43' 02''$ East, 904.10 feet along the north line of said Lucinda Avenue and it's easterly extension to the centerline of said Washington Road. (23) Thence South $0^{\circ} 27' 49''$ West, 1219.99 feet, along the centerline of said Washington Road to the easterly extension of the north line of Parcel 1, recorded in Book 41 of Parcel Maps, at Page 49, also being a portion of the south line of the Bonita Ranch Unit 3 Subdivision. (24) Thence North $89^{\circ} 38' 24''$ West, 601.25 feet to a point on the centerline of Tanya Way. (25) Thence South $0^{\circ} 26' 43''$ West, 170.53 feet to the centerline intersection of Tanya Way and Kim Drive. (26) Thence South $89^{\circ} 38' 21''$ East, 601.19 feet along said centerline of Kim Drive to it's intersection with the centerline of said Washington Road. (27) Thence South $0^{\circ} 27' 49''$ West, 311.37 feet on said centerline to the easterly extension of the south right-of-way of Norma Way. (28) Thence North $89^{\circ} 39' 21''$ West, 422.88 feet to an angle point in said right of way. (29) Thence North $0^{\circ} 28' 35''$ East, 15.00 feet to an angle point. (30) Thence North $89^{\circ} 38' 21''$ West, 217.19 feet. (31) Thence South $84^{\circ} 23' 11''$ West, 86.47 feet, to a point on the east line of the Raymond Tract Subdivision. (32) Thence leaving said south right-of-way of Norma Way, South $0^{\circ} 27' 49''$ West, 1286.99 feet along the east line of said Raymond Tract Subdivision and it's southerly extension to the True point of Beginning of this description.

Excepting there from, commencing at course number (31) said point being on the south right-of-way of Norma Way and on the east line of the Raymond Tract Subdivision. Thence North $0^{\circ} 18' 28''$ East, 34.00 feet to the Point of Beginning of this exception. (1) Thence South $89^{\circ} 38' 21''$ East, 38.35 feet to a point on the southerly extension of the west line of Victoria Park Subdivision. (2) Thence North $0^{\circ} 26' 43''$ East, 441.90 feet to the northwest corner of Lot 1 of said subdivision, also being the southwest corner of Lot 323 of the Bonita Ranch Unit 3 Subdivision. (3) Thence North $0^{\circ} 25' 19''$ East, 49.05 feet, to an angle point. (4) Thence South $89^{\circ} 38' 24''$ East, 6.43 feet. (5) Thence North $00^{\circ} 25' 43''$ East, 405.47 feet along the west line of said subdivision to a point on the south line of Bonita Ranch Unit 2 Subdivision. (6) Thence North $89^{\circ} 39' 07''$ West, 785.70 feet, along the south line of said subdivision to a point on the east line of the Bonita Ranch Unit 1 Subdivision. (7) Thence South $0^{\circ} 25' 28''$ West, 143.59 feet to the southeast corner of Lot B of said subdivision. (8) Thence continuing South $0^{\circ} 25' 28''$ West, 753.66 feet to an angle point. (9) Thence South $89^{\circ} 38' 21''$ East, 741.35 feet to the Point of Beginning.

Having an area of 332.3 acres.


The Basis of Bearing for this description is NAD 83 DATUM from Record of Survey 27-S-40, also being County Survey # 1756.


Approved as to description

ON 7/30/2010

BY [Signature]

Exhibit A

 7-27-08
Matt Machado P.E.
Director
Department of Public Works


William Boston Jones
County Surveyor LS 7982
Department of Public Works

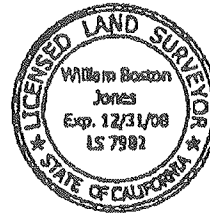
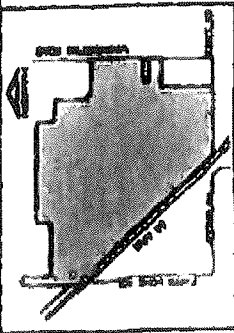
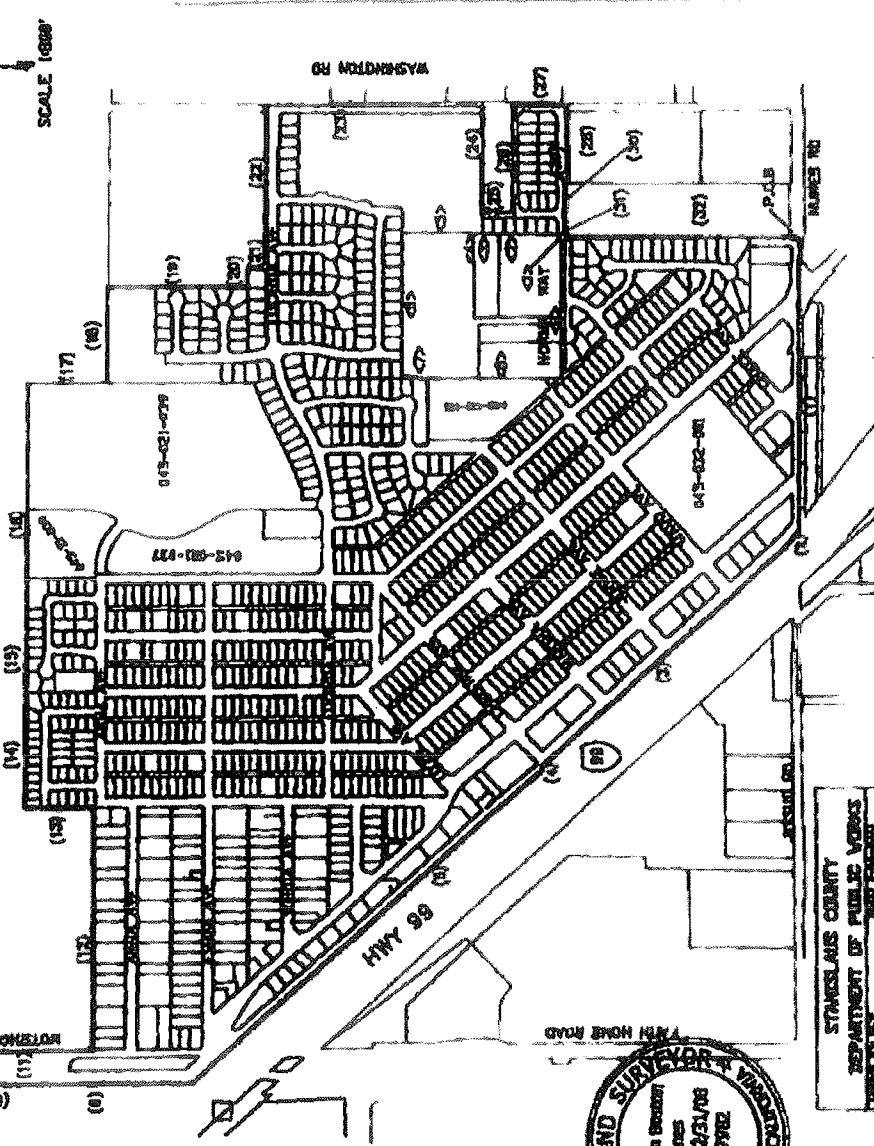
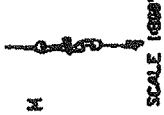


Exhibit A

FORMATION OF CSA NO. 26 (KEYS)
 BEING A PORTION OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 10 EAST, MDB & H
 TOTAL ACREAGE=332.3 AC.



VICINITY MAP

LINE TABLE

LINE NUMBER	LENGTH	BEARING	AREA
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
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32			
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35			
36			
37			
38			
39			

EXCEPTING THEREFROM

NUMBER LENGTH BEARING AREA

CURVE TABLE

CURVE	LENGTH	ANGLE	AREA	PERCENT
1				
2				
3				
4				
5				

LICENSED LAND SURVEYOR & MEASURER
 William Stewart Jones
 Exp. 12/31/08
 LS 7982
 STATE OF OREGON

STANISLAUS COUNTY
 DEPARTMENT OF PUBLIC WORKS
 COUNTY ENGINEER

Exhibit A1

LEGAL DESCRIPTION OF KEYES 19 NORTH ANNEXATION TO CSA 26 - KEYES

Situate in the North half of the Southeast Quarter of Section 30, Township 4 South, Range 10 East, Mount Diablo Meridian in the County of Stanislaus, State of California, said Area 1 also being described as follows:

BEGINNING at the Southwest corner of Parcel 1 as shown on that certain Parcel Map filed for record in Book 34 of Parcel Maps, at Page 76, Stanislaus County Records, being also the Southeast boundary corner of the area described as "Exception" from the Boundary of County Service Area (GSA) No. 26 (Keyes);

thence, along the existing boundary of said GSA No. 26, being also the South line of that property described in Individual Quit Claim Deed to Vernon Doyle Christopher recorded February 27, 1986 as Instrument No. 047618, Stanislaus County Records, the following three (3) courses:

1. Along the South line of the Northeast Quarter of the Southeast Quarter of said Section 30, North $89^{\circ}40'26''$ West 594.99 feet to the Southeast Sixteenth corner of the Southeast Quarter of said Section 30; thence
2. Along the South line of the Northwest Quarter of said Southeast Quarter, North $89^{\circ}41'58''$ West 185.00 feet to the Southerly extension of the East line of that certain Parcel Map filed for record in Book 32 of Parcel Maps, at Page 27, Stanislaus County Records; thence
3. Along said Southerly Extension, North $00^{\circ}27'12''$ East 30.00 feet to a point which is 30.00 feet distant at right angles from said South line of the Northwest Quarter of the Southeast Quarter; thence leaving said existing GSA No. 26 boundary and continuing along said Christopher property the following four (4) courses:
 4. Parallel with said South line of the Northwest Quarter of the Southeast Quarter, South $89^{\circ}41'58''$ East 184.93 feet; thence
 5. Parallel with said South line of the Northeast Quarter of the Southeast Quarter, South $89^{\circ}40'26''$ East 115.07 feet; thence
 6. North $00^{\circ}27'12''$ East 435.40 feet;
 7. North $89^{\circ}41'58''$ West 300.00 feet to a point on the East line of the Remainder Parcel as shown on said Parcel Map filed for record in Book 32 of Parcel Maps, at Page 27, Stanislaus County Records, being also a point on said existing GSA No. 26 boundary; thence along said existing GSA No. 26 boundary the following five (5) courses:

Exhibit A1

8. Along said East line of said Remainder Parcel and the Easterly line of that certain map entitled "Bonita Ranch, Unit No. 1", filed for record in Book 41 of Maps, at Page 8, Stanislaus County Records, North 00°27'12" East 431.35 feet to the Southwesterly corner of Parcel B as shown on that certain Parcel Map filed for record in Book 25, at Page 112, Stanislaus County Records; thence
9. Along the Southerly line of said Parcel B, South 89°38'23" East 785.79 feet; thence
10. Along the Westerly line of said Parcel B, South 00°27'06" West 405.45 feet; thence
11. Continuing along the Westerly line of said Parcel B, North 89°40'26" West 6.21 feet; thence
12. Continuing along the Westerly line of said Parcel B and Parcel A of said Parcel Map filed for record in Book 25 of Parcel Maps, at Page 112, South 00°24'26" West 490.69 feet to the point of beginning.

Containing 13.10 acres more or less

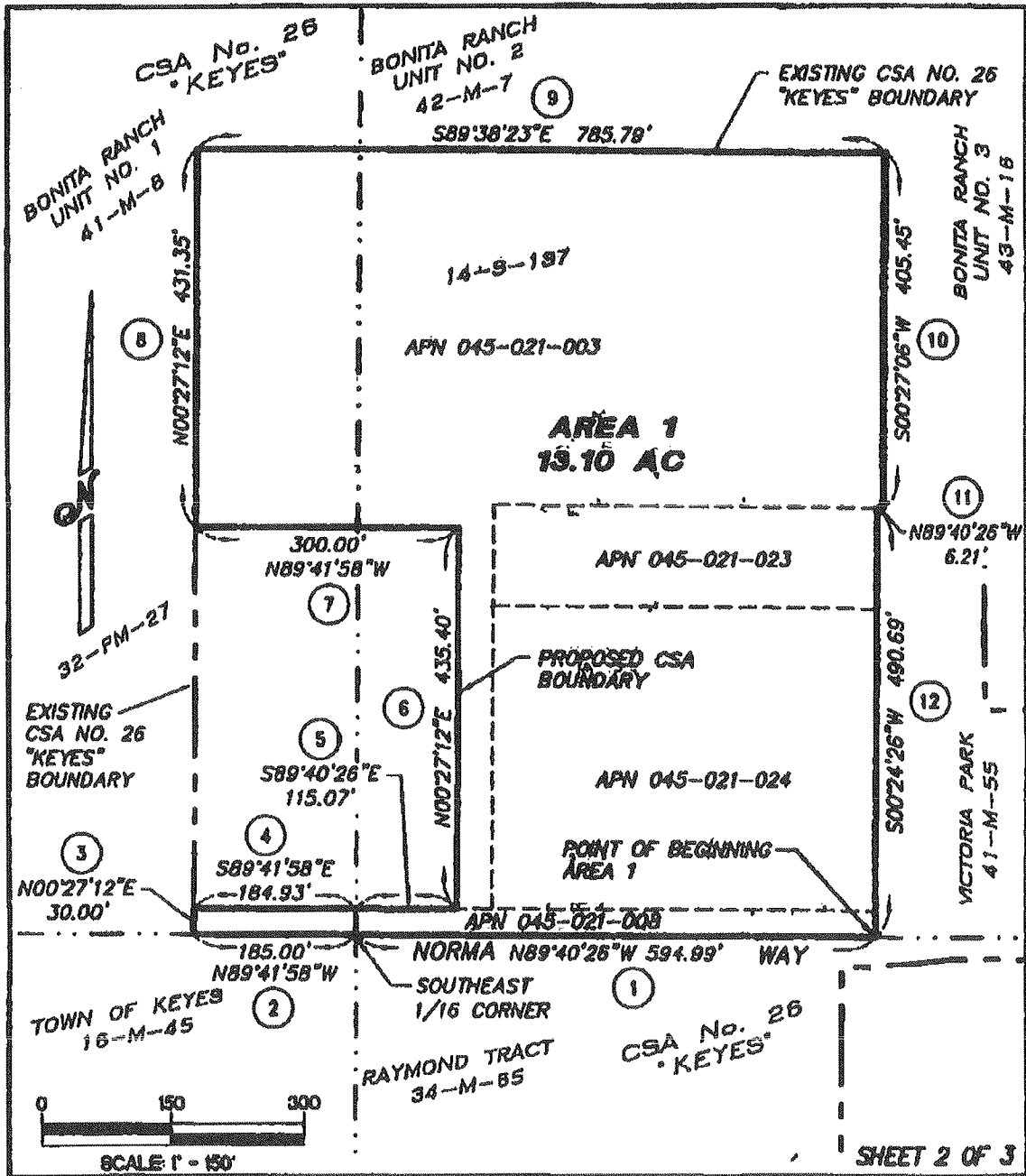
This legal description as described is delineated on the accompanying "Plot to Accompany Legal Description" and made a part hereof for reference purposes.


Nicole Cannella, P.L.S. 8089



5-14-18

Exhibit A1 - KEYES 19 NORTH



North Star
Engineering Group, Inc.
 • CAD • DRAINAGE • SURVEYING • PLANNING •
 620 12th Street Modesto, CA 95354
 (209) 524-3523 Phone (209) 524-3526 Fax

**PLAT TO ACCOMPANY
 LEGAL DESCRIPTION**
 OF A PORTION OF THE SOUTHEAST QUARTER OF
 SECTION 30, TOWNSHIP 4 SOUTH, RANGE 10 EAST,
 MOUNT Diablo MERIDIAN.
 STANISLAUS COUNTY, STATE OF CALIFORNIA

JOB NO: J17-2068
 SCALE: 1"=150'
 DR BY: NC
 FILE: 17-2068 and attachments
 csl@nstar.org
 DATE: May 14, 2018

Exhibit A2

LEGAL DESCRIPTION OF KEYES 19 SOUTH ANNEXATION TO CSA 26 - KEYES

Situate in the Southeast Quarter of the Southeast Quarter of Section 30, Township 4 South, Range 10 East, Mount Diablo Meridian in the County of Stanislaus, State of California, said Area 2 also being described as follows:

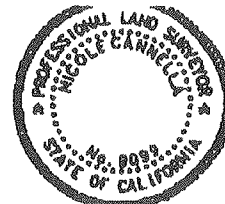
COMMENCING at the Southeast Corner of said Section 30; thence

1. Along the East line of said Section 30, being also the centerline of Washington Road, North $00^{\circ}27'45''$ East 535.04 feet to the intersection with the easterly prolongation of the south line of Parcel 2 as shown on that certain Parcel Map filed for record in Book 34 of Parcel Maps, at Page 76, Stanislaus County Records and TRUE POINT OF BEGINNING of this description; thence
2. Along said South line of Parcel 2 and the Easterly prolongation thereof, North $89^{\circ}44'05''$ West 422.95 feet to the Southwest corner of said Parcel 2; thence
3. Along the West line of said Parcel 2, North $00^{\circ}28'02''$ East 745.62 feet to a point on the South right of way line of Norma Way being 30.00 feet distance at right angles from the centerline of Norma Way as shown on that certain Map entitled Victoria Park, filed for record in Book 41 of Maps, at Page 55, Stanislaus County Records, being also a point on the boundary of the existing County Service Area (CSA) No. 26 (Keyes); thence
4. Along said existing CSA No. 26 boundary, parallel with said centerline, being also said South Right of Way line and its Easterly prolongation thereof to said East line of Section 30, being also said centerline of Washington Road, South $89^{\circ}38'49''$ East 422.89 feet; thence
5. Leaving said existing CSA No. 26 boundary and along said East line of Section 30, being also said centerline of Washington Road, South $00^{\circ}27'45''$ West 744.97 feet to the point of beginning.

Containing 7.24 acres more or less

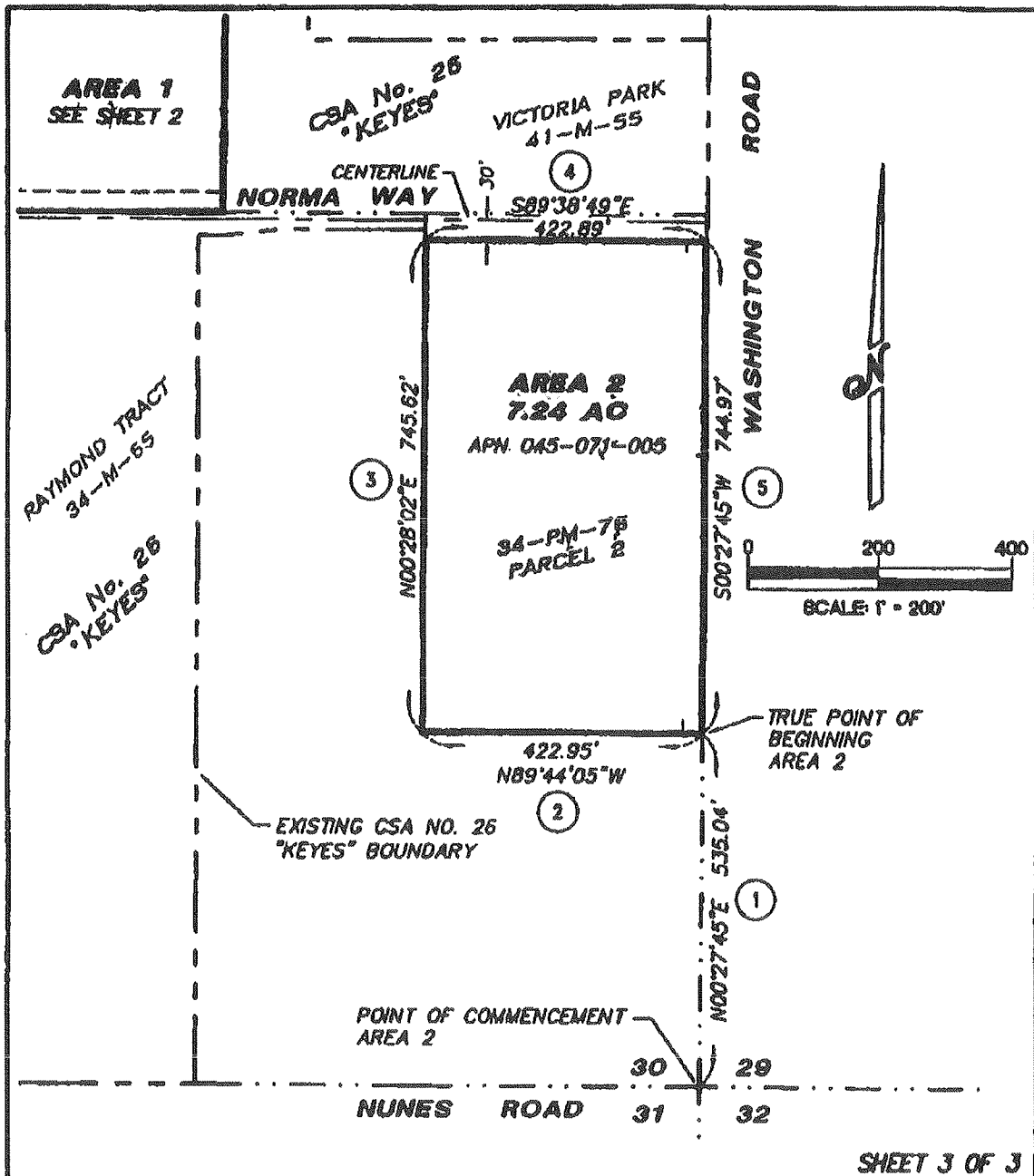
This legal description as described is delineated on the accompanying "Plat to Accompany Legal Description" and made a part hereof for reference purposes.


Nicole Cannella, P.L.S. 9099



5.14.18

Exhibit A2 - KEYES 19 SOUTH



<p>North Star Engineering Group, Inc.</p> <p>CIVIL ENGINEERING • SURVEYING • PLANNING • 620 12th Street Modesto, CA 95134 (209) 524-3525 Phone (209) 524-3526 Fax</p>	<p>PLAT TO ACCOMPANY LEGAL DESCRIPTION</p> <p>OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 10 EAST, MOUNT Diablo MERIDIAN.</p> <p>STANISLAUS COUNTY, STATE OF CALIFORNIA</p>	<p>JOB NO: J17-2068</p>
	<p>SCALE: 1"=300'</p>	<p>DR BY: NC</p>
	<p>FILE: 17-2068 cas annotation MAY 14 2018</p>	<p>DATE: May 14, 2018</p>
	<p>STANISLAUS COUNTY, STATE OF CALIFORNIA</p>	

Exhibit A3 - Annexation of 4827 Norma Way

ANNEXATION NO. 2019-___ ANNEXATION TO COUNTY SERVICE AREA (CSA) No. 26 (KEYES)

LEGAL DESCRIPTION

ALL that certain real property, being a portion of and situate in the southeast quarter of the southeast quarter of Section 30, Township 4 South, Range 10 East, Mount Diablo Meridian, County of Stanislaus, State of California, being more particularly described as follows:

COMMENCING at the southeast corner of said southeast quarter of Section 30, said southeast corner being marked with a 1.5" iron pipe in a monument well; thence along the South line of said southeast quarter North 89°43'30" West 423.00 feet to the **THE TRUE POINT OF BEGINNING;**

Course #1: thence continuing along said South line North 89°43'30" West 326.80 feet to a point that is 10 feet East measured at right angles from the southerly extension of the easterly boundary of Subdivision No. 1, "Town of Keyes", as shown on that certain map filed for record in Book 16 of Maps at Page 45, Stanislaus County Records;

Course #2: thence parallel with said easterly boundary and said southerly extension, North 00°15'54" East 1287.04 feet to a point on the South right-of-way line of Norma Way, as described in Road Deed to the County of Stanislaus, filed for record September 12, 2003 as Document No. 2003-0154886, Stanislaus County Records;

Thence along said South right-of-way line the following three (3) courses:

Course #3: South 89°38'49" East 28.26 feet;

Course #4: North 84°22'20" East 86.38 feet;

Course #5: South 89°38'49" East 217.19 feet to a point on the West line of Parcel 2, as shown on that certain map filed for record in Book 34 of Parcel Maps, at Page 76, Stanislaus County Records;

Course #6: thence leaving said South right-of-way line and proceeding along said West line of Parcel 2 and along the West line of Parcels 1 thru 4, as

Exhibit A3

shown on that certain map filed for record in Book 53 of Parcel Maps, at Page 83, Stanislaus County Records, and its southerly extension thereof, South 00°28'02" West 1295.59 feet to the Point of Beginning.

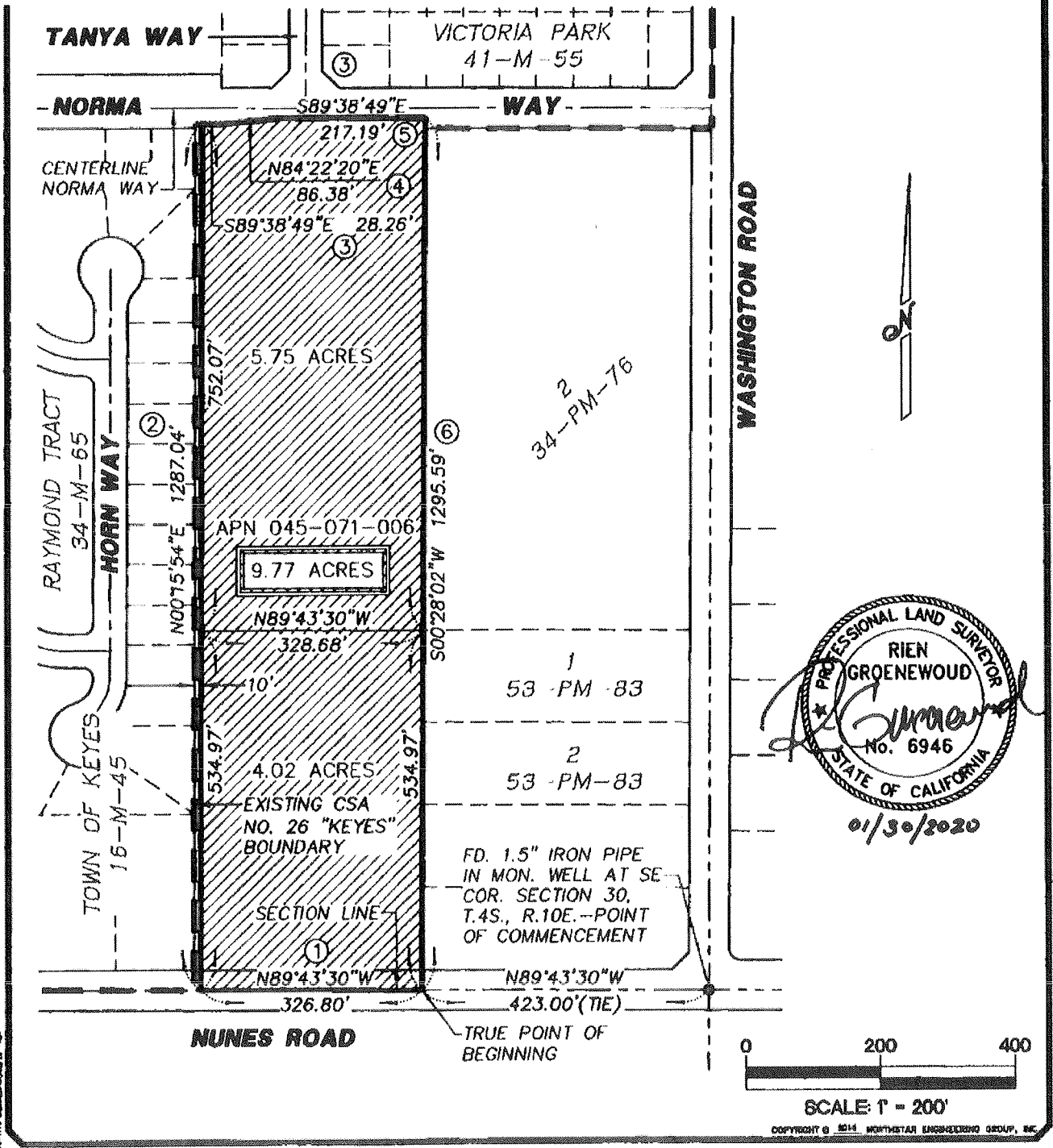
Gross Area of Annexation Boundary containing 9.77 acres more or less.


Rien Groenewoud, P.L.S. 6946



01/30/2020

Exhibit A3 - Annexation of 4827 Norma Way to County Service Area No. 26 - Keyes



NorthStar
 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**

STANISLAUS COUNTY CALIFORNIA

JOB:	J16-1776
DATE:	01/30/20
SCALE:	1" = 200'
DRAWN:	RG
DESIGN:	RG
CHECK:	RG
SHEET:	01 of 01

Exhibit A4

LEGAL DESCRIPTION
ANNEXATION NO. CSA 26

GEOGRAPHIC DESCRIPTION

All that portion of the Northeast Quarter of Section 31, Township 4 South, Range 10 East, Mount Diablo Meridian, County of Stanislaus, State of California, more particularly described as follows:

COMMENCING at the southwest corner of the Diehl Annexation to Keyes, Resolution #112, dated November 22, 1971, said point also being the intersection of the north right-of-way line of Nunes Road (formerly Keyes Road) and the northeasterly right-of-way line of 9th Street in the Town of Keyes; thence,

from the **POINT OF COMMENCEMENT**:

Thence, (1) South 00°00'00" East, a distance of 40.00 feet to a point on the south right-of-way line of Nunes Road to the **POINT OF BEGINNING**;

Thence, (2) along the south right-of-way line of Nunes Road South 89°43'26" East, a distance of 278.88 feet;

Thence, (3) South 00°40'00" West, a distance of 869.02 feet to a point on a curve concave to the southwest and having a radius of 690.05 feet, to which a radial line bears North 40°16'36" East, said point also lying on the north right-of-way line of State Route Highway 99;

Thence, along last said north right-of-way line of State Route Highway 99 the following 6 courses:

(4) Northeasterly along said curve an arc distance of 337.59 feet, a chord bearing of North 63°44'19" West, a chord length of 334.23 feet, a delta angle of 28°01'49";

(5) North 78°41'20" West, a distance of 280.44;

(6) North 65°07'29" West, a distance of 290.00 feet;

(7) North 57°28'09" West, a distance of 226.73 feet;

(8) North 51°03'13" West, a distance of 473.12 feet;

(9) North 50°20'45" West, a distance of 207.34 feet to a point on the south right-of-way line of Nunes Road;

Exhibit A4

Thence, (10) South 89°43'26" East, a distance of 1287.82 feet to the **POINT OF BEGINNING**.

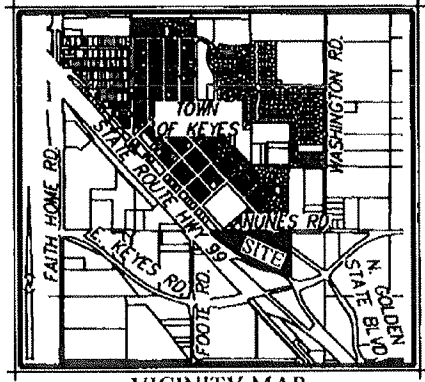
CONTAINING 18.28 acres, more or less.

For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.

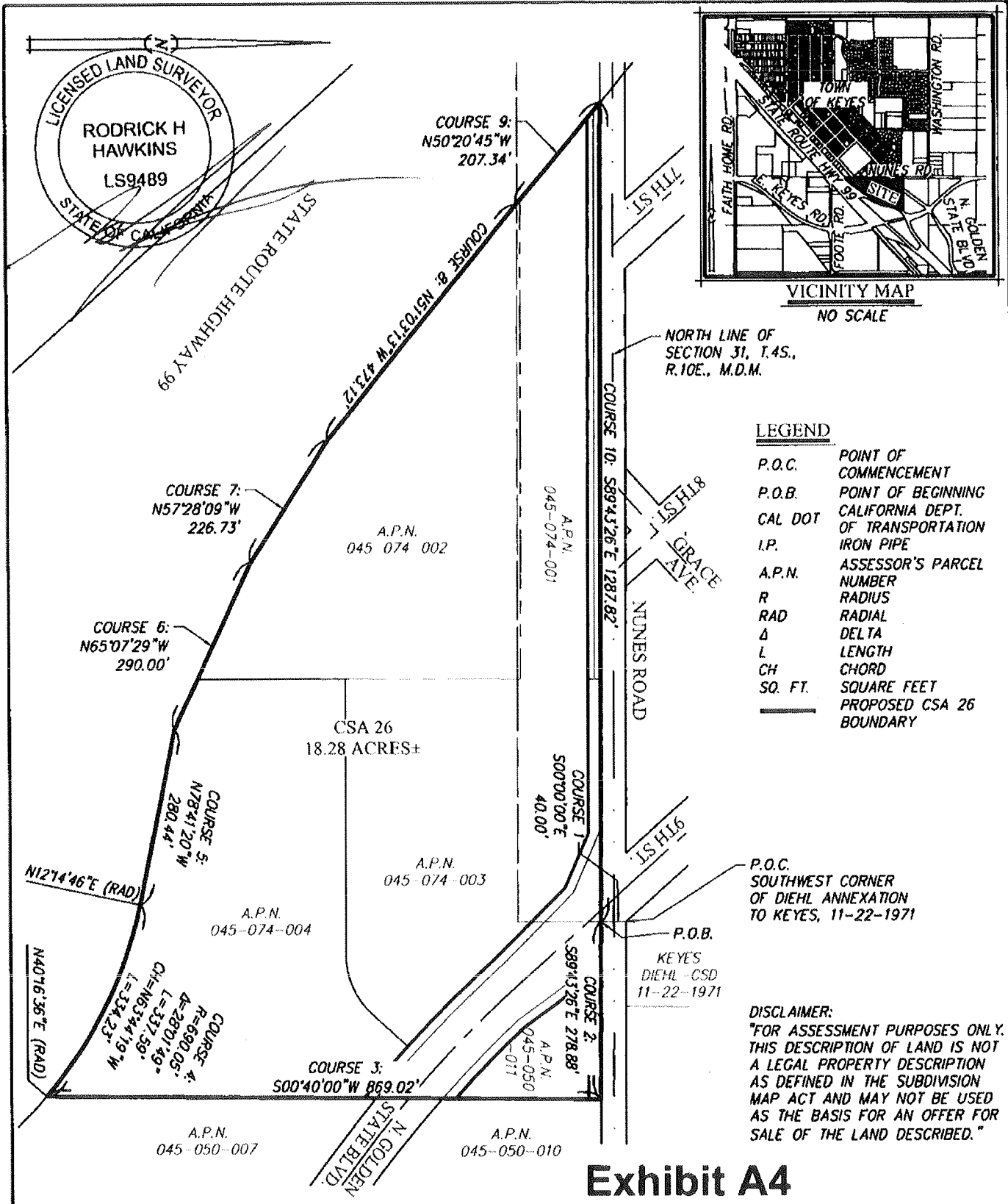

Rodrick H. Hawkins, P.L.S. 9489
June 21, 2023



LICENSED LAND SURVEYOR
RODRICK H HAWKINS
 LS9489
 STATE OF CALIFORNIA



VICINITY MAP
 NO SCALE



- LEGEND**
- P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - CAL DOT CALIFORNIA DEPT. OF TRANSPORTATION
 - I.P. IRON PIPE
 - A.P.N. ASSESSOR'S PARCEL NUMBER
 - R RADIUS
 - RAD RADIAL
 - Δ DELTA
 - L LENGTH
 - CH CHORD
 - SQ. FT. SQUARE FEET
 - PROPOSED CSA 26 BOUNDARY

DISCLAIMER:
 "FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED."

Exhibit A4


1 OF 1	 <p>HAWKINS & ASSOCIATES ENGINEERING, INC. 436 MITCHELL ROAD MODESTO, CA. 95354 PH: (209) 575 - 4295 FX: (209) 578 - 4295</p>	<p>CALIFORNIA TRUCK CENTER CHANGE OF ORGANIZATION TO CSA 26 4612 NUNES ROAD, TURLOCK, CA 95382</p>	<p>BY: <u>RCS</u> CHK: <u>RHH</u> DATE: <u>6/21/2023</u> SCALE: <u>1"=200'</u> JOB #: <u>3233.02</u> FILE: <u>SUR1AFCO</u></p>
--------------	---	---	---

Exhibit B

Assessor Maps

PORTION NW 1/4 SECTION 30 T.4S. R.10E. M.D.B.& M.
 WANDA TR. BLKS. A & B (14457)

072 015 045 - 014

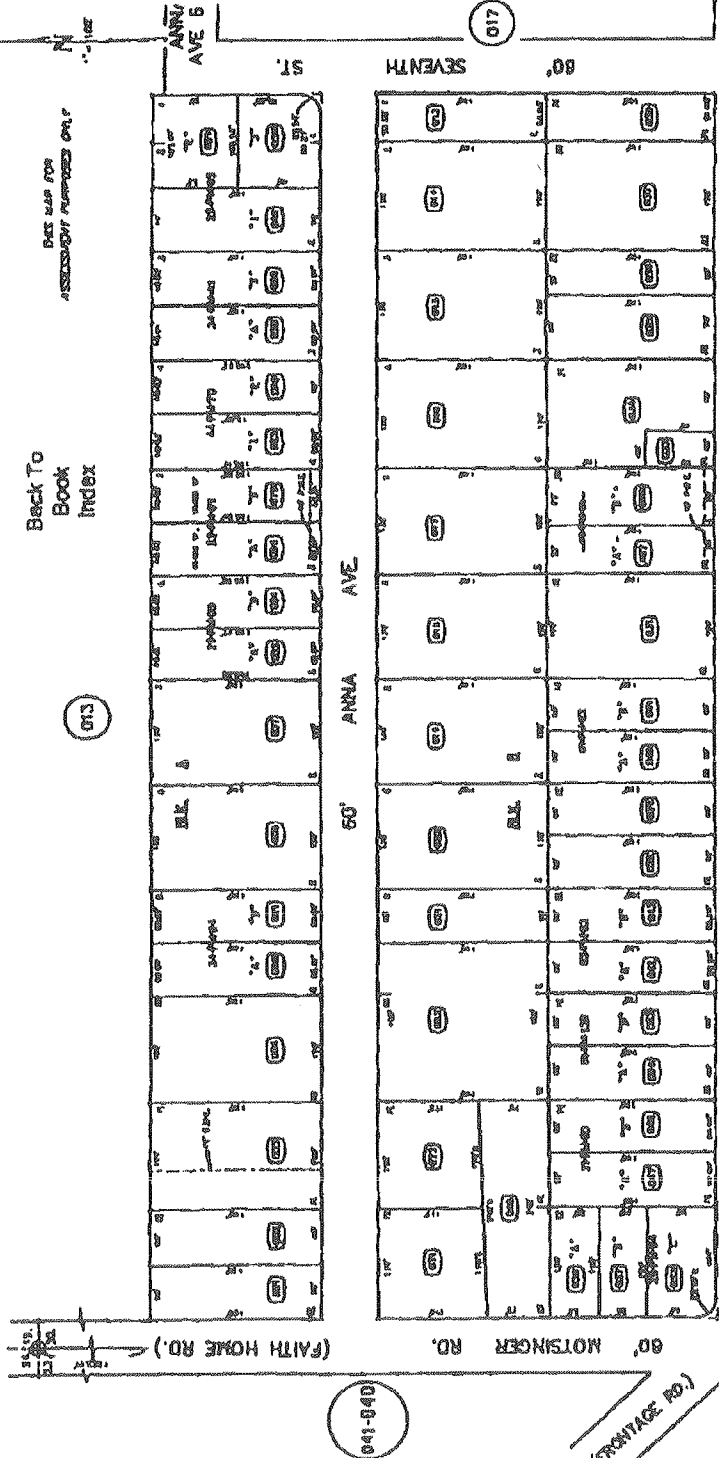


Exhibit B

041-040

(FRONTAGE RD.)

60' MOTTINGER RD.

60' ANNA AVE

60' ESMAIL AVE

60' SEVENTH ST.

ANN AVE B

017

013

015

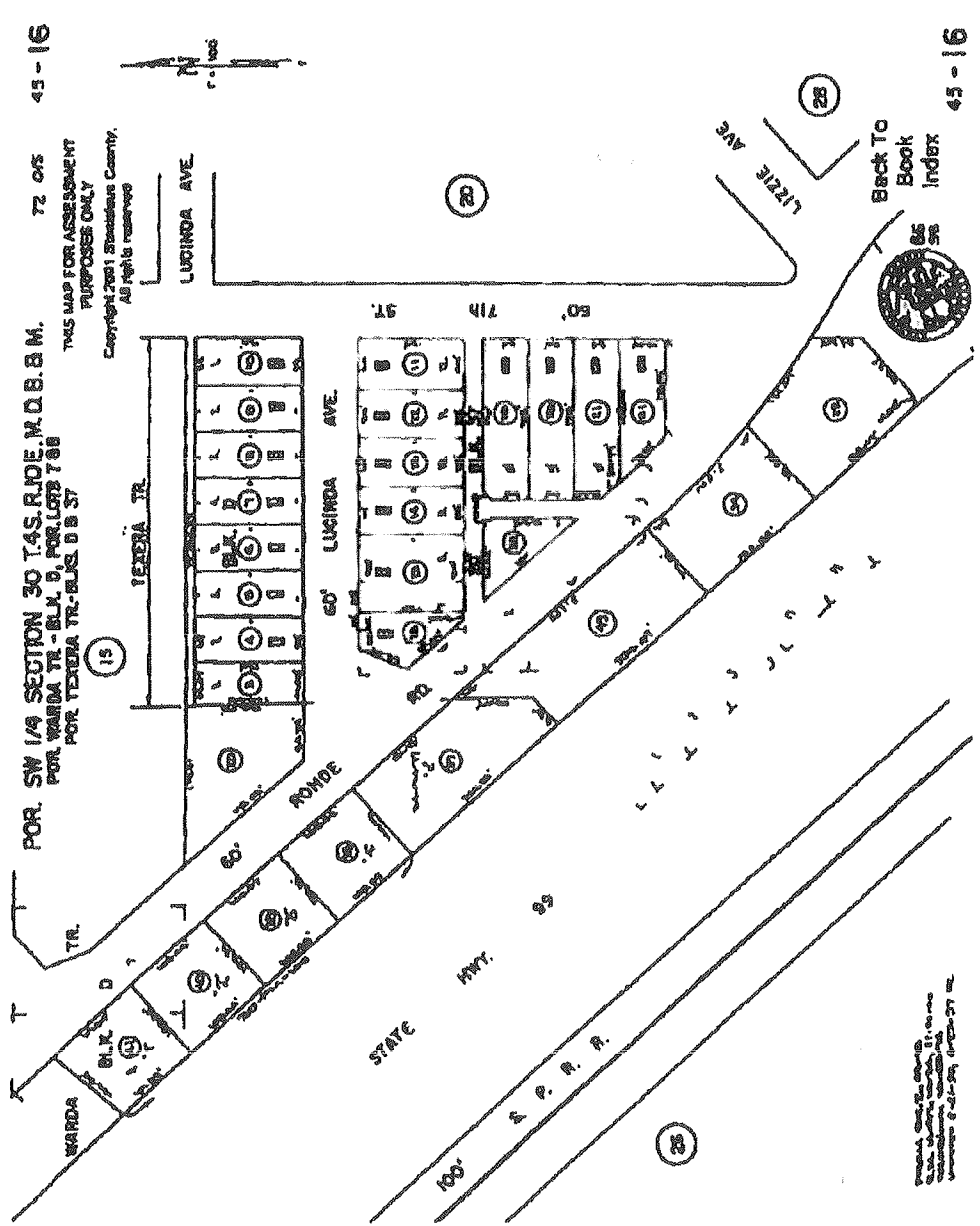
045 - 014

STANISLAUS COUNTY REGISTER

678,06,07

PLAT 045-014
 CALLED
 ATTORNEY 10-15-74 01-02-80 BL. 01-02-80 1/2 AC. 01-12-80 1/2 AC. 01-12-80 1/2 AC. 01-12-80 1/2 AC.

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FOR SW 1/4 SECTION 30 T.4S. R.10E. M.D.B. 8 M.
 FOR WARD TR. - BLK. B. FOR LOTS 708
 FOR LUCINDA TR. - BLK. B & C

THIS MAP FOR ASSESSMENT
 PURPOSES ONLY
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45-16

Exhibit B p. 2

POR. N 1/2 SECTION 30 T.4S. R.10E. M.D.B.& M.
 POR. TEXERA TRACT, BLOCKS 47, 48 & 49 (188124)

072 015 045 - 018



ROAD MAP FOR
 ADDRESS ONLY PURPOSES ONLY

CLARK STREET
 BLACKBERRY WAY

BLACKBERRY WAY

CLARK STREET

BLACKBERRY WAY

CLARK STREET

BLACKBERRY WAY

CLARK STREET

BLACKBERRY WAY

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CLARK STREET

BLACKBERRY WAY

CLARK STREET

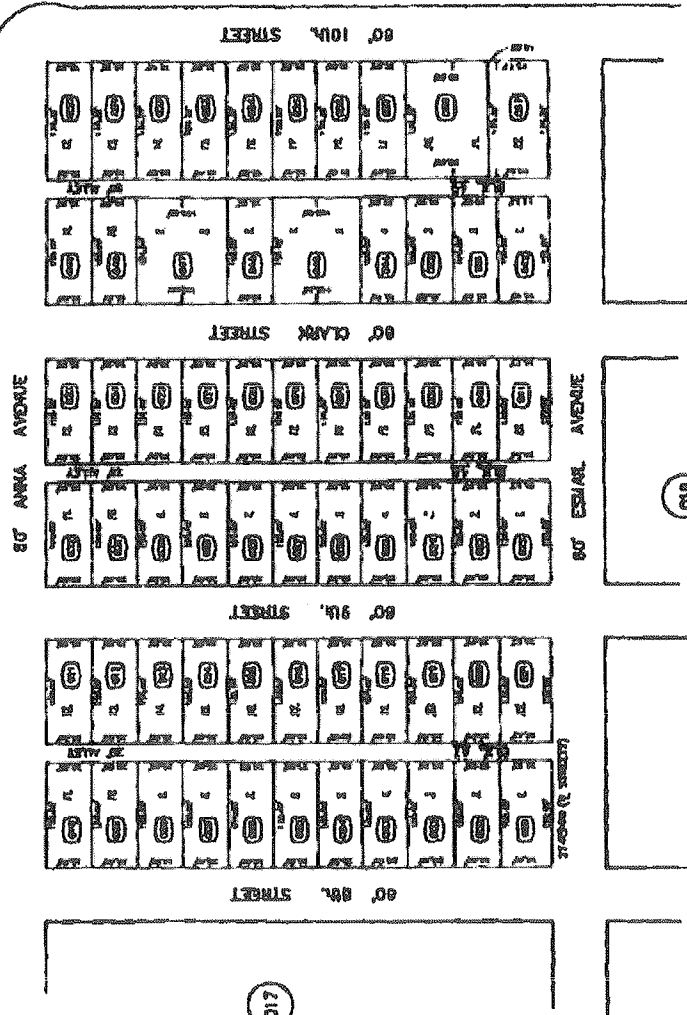
BLACKBERRY WAY

CLARK STREET

BLACKBERRY WAY

CLARK STREET

BLACKBERRY WAY



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020

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 DATE: 10-20-01
 FROM: 015 2 000-010

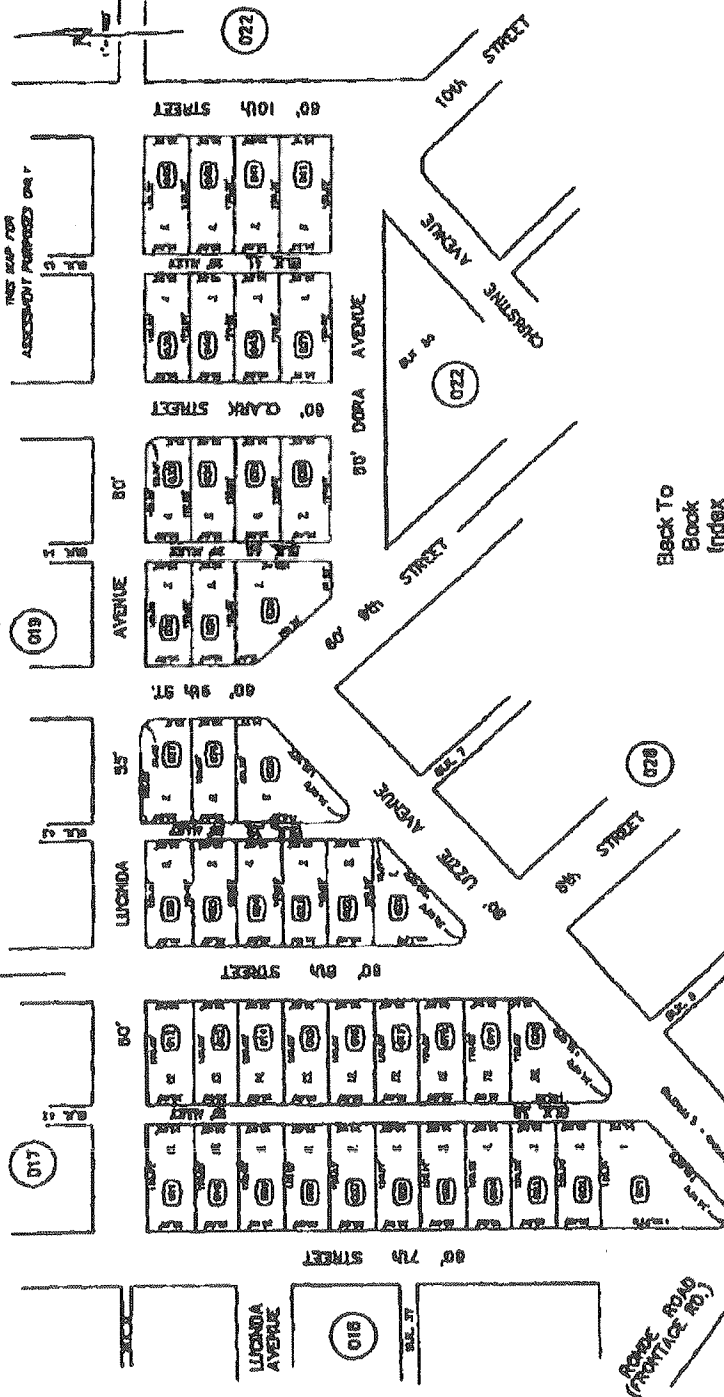
045, 01, 06, 07

045 - 018

Exhibit B

POR. S 1/2 SECTION 30 T.4S. R.10E. M.D.B.& M.
 PEARL TEDIERA TRACT, BLOCKS 38-41 (10424)

072 015 045 - 020



65.07

045 - 020

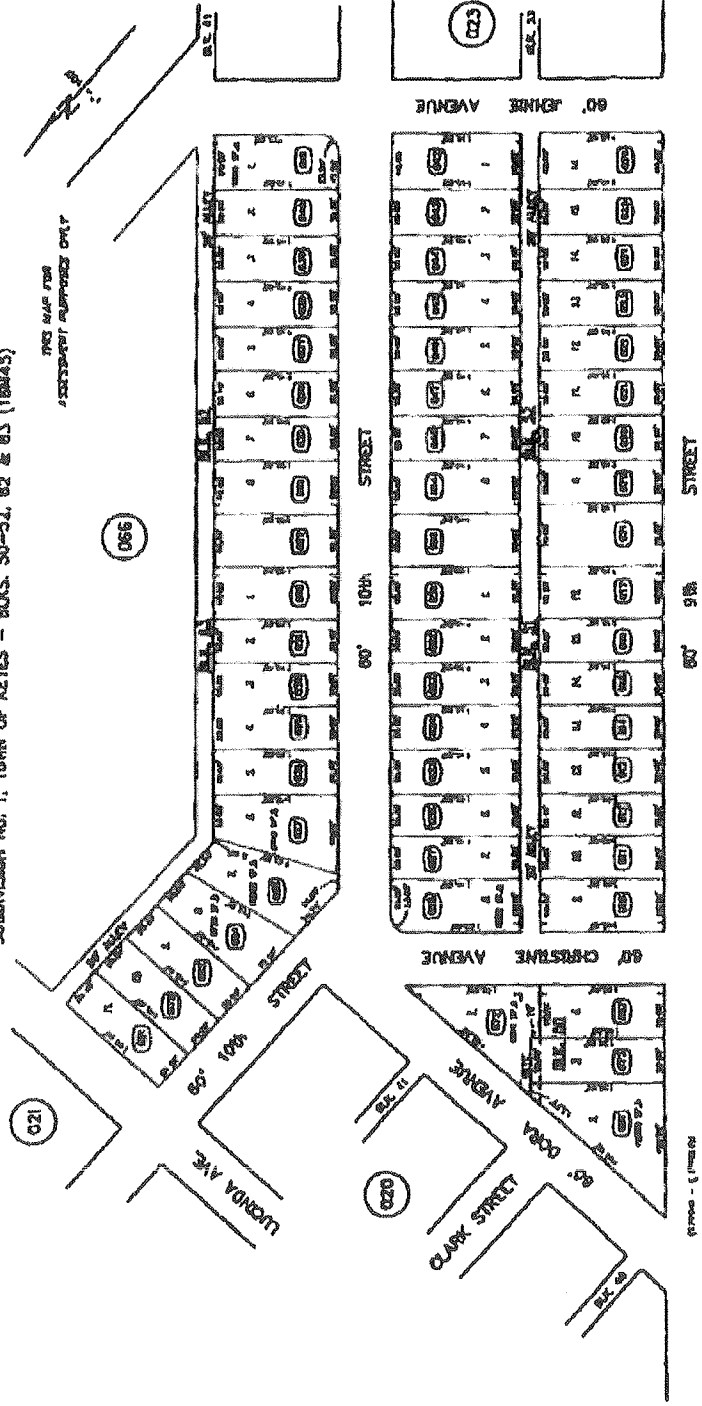
PLAT FOR S. 1/2 SECTION 30 T.4S. R.10E. M.D.B. & M. PEARL TEDIERA TRACT, BLOCKS 38-41 (10424)

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Exhibit B

POR. S 1/2 SECTION 30 T.4S. R.10E. M.D.B. & M.
 SUBMISSION NO. 1, TOWN OF KETES - BLS. 50-52, 62 & 63 (18M45)

072 015 045 - 022



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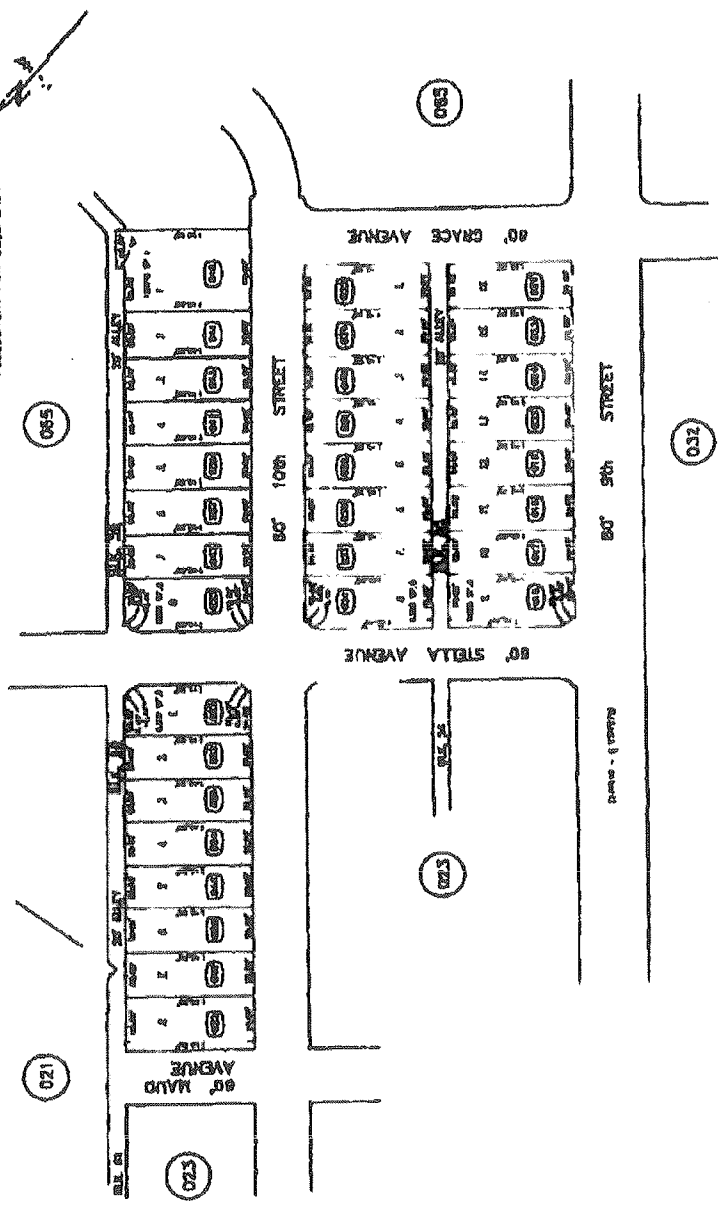
PLAT NO. 18M45
 DATE 10-10-00
 BY 10-10-00

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072 015 045 - 024

POR. SE 1/4 SECTION 30 T.4S. R.10E. M.D.B. & M.
SUBDIVISION NO. 1, TOWN OF KEYES - BLKS. 59, 58 & 80 (18845)

PAGE ALSO FOR
ASSESSMENT PURPOSES ONLY



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PLAT NO. 17, 80-81
BOOK 14-14
SERIES 14-14-17, 1-17-17-17

Stenslie County
Register

045 - 024

Exhibit B p 6

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POR. S. 1/2 SECTION 30 T.4S. R.10E. M.D.B.& M.
 PER. TOWN OF KEYES, BLOCKS 6 - 9 (041008)

072 015 045 - 028

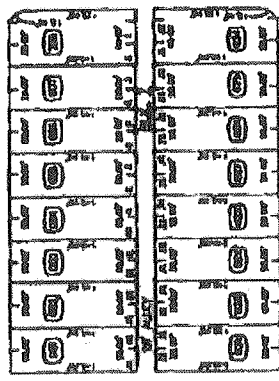
022

THIS MAP FOR
 ADDRESSING PURPOSES ONLY

STREET

9th

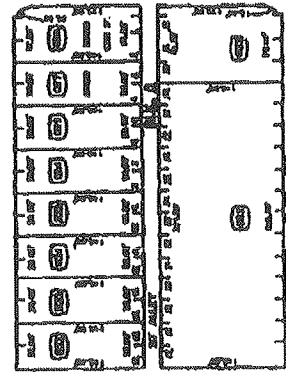
AVENUE



AVENUE

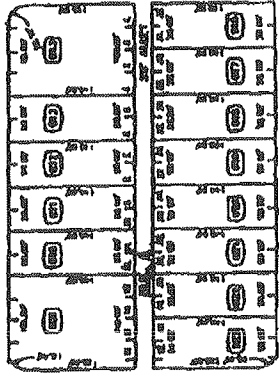
8th

AVENUE



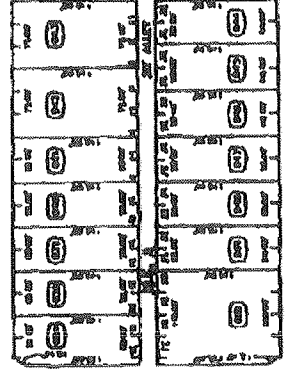
CHRISTINE

7th STREET



AVENUE

STREET



MARTHA

STREET

7th

020

030

OWNER: 045-045
 COUNTY: 045-045
 ADDRESS: 045-045

STREET



027

045 - 028

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Exhibit B

p. 7

072 015 045 - 030

PORTION S. 1/2 SECTION 30 T.4S. R.10E. M.D.B. & M.
TOWN OF KEYES - BLKS. 4,5,10,11 (0-0-000)

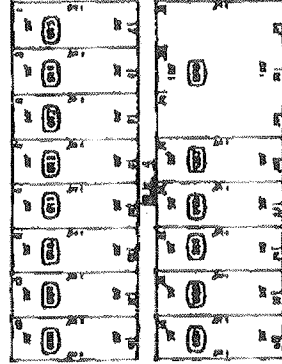
THIS MAP FOR
ASSESSMENT PURPOSES ONLY

023

022

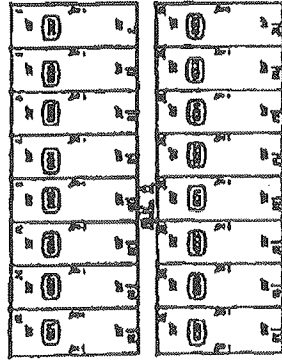
9th ST.

80'



8th ST.

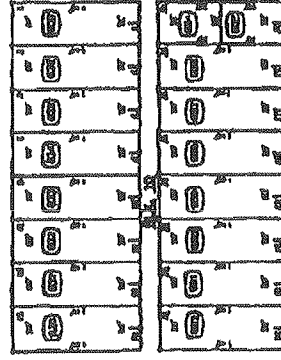
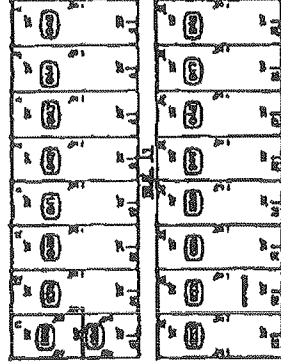
80'



025

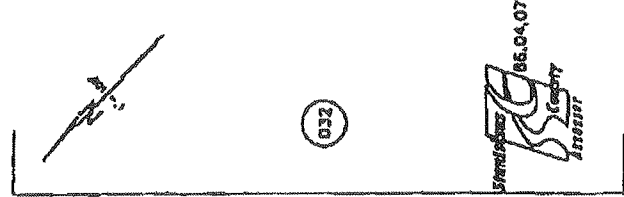
8th ST.

80'



7th ST.

80'



032

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PLANS 1701-000, 000-000 & 1707000
CALLEES
RECORDED 10-31-71, 07-10-83 REC. 00-01-83 VOL. 00-24-00 P. 00, 11-20-00 04

045 - 030

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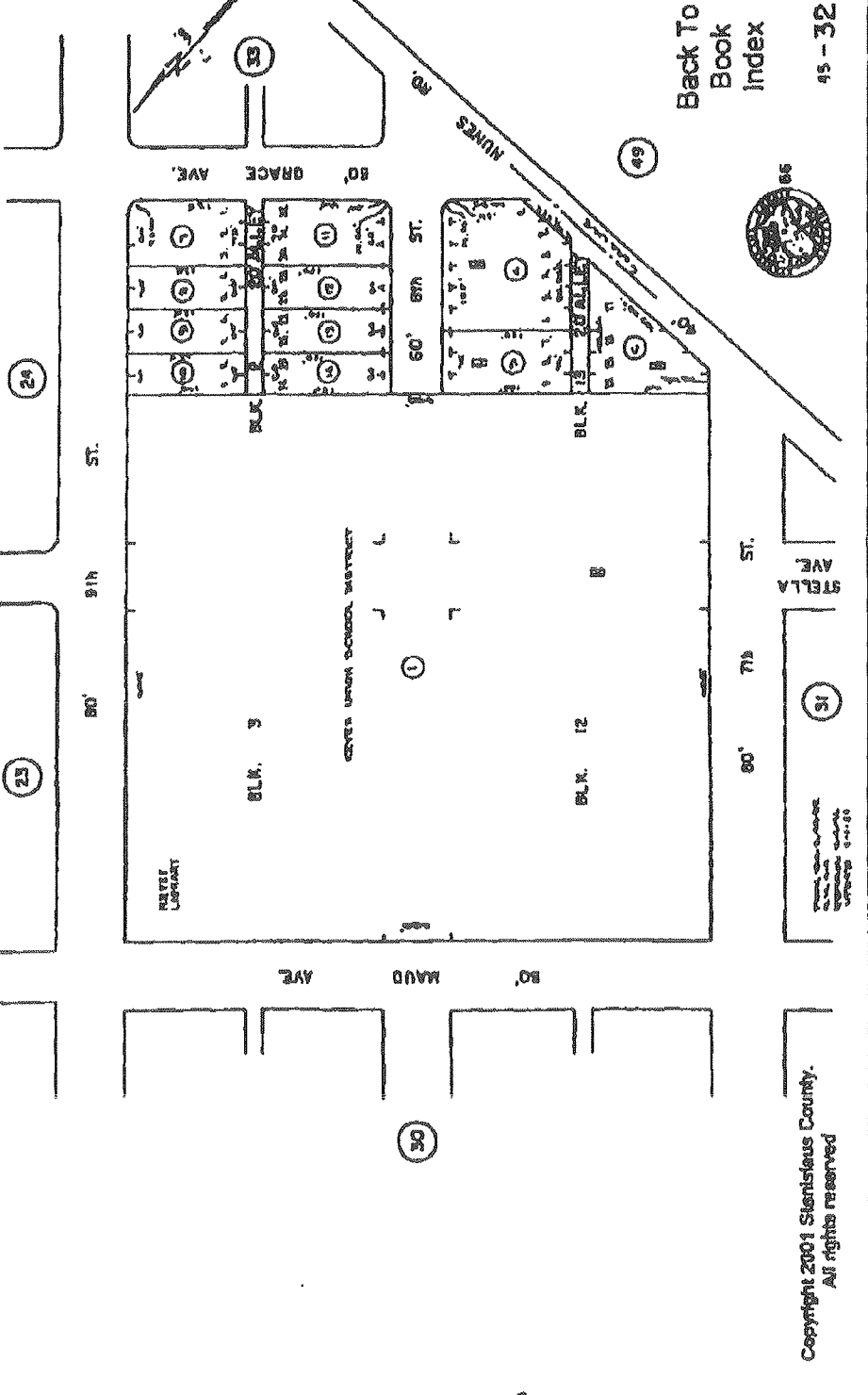
Exhibit B

PORTION SE 1/4 SECTION 30 T.4S. R.10E. M.D.R.B.M.
TOWN OF KEYES-BLKS. 2, 3, 12, & 13

THIS MAP FOR
ASSESSMENT PURPOSES ONLY

72.02

45-32



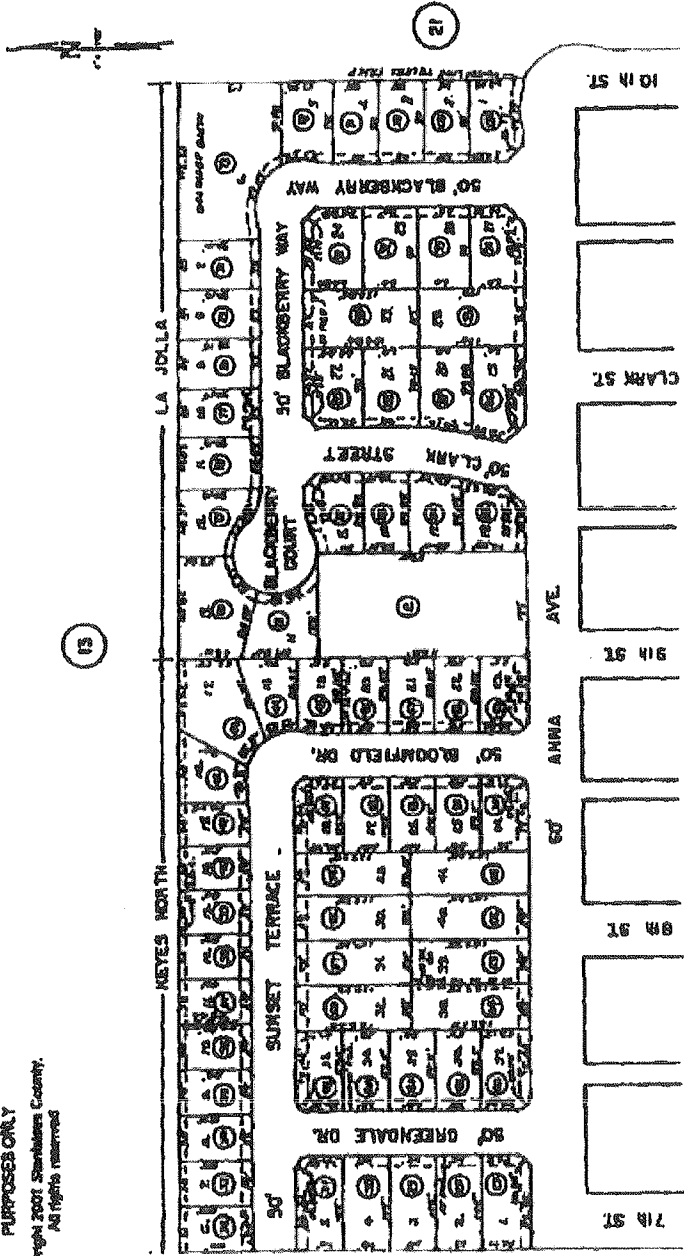
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Exhibit B p. 9

45-64
 DTZ 014
 DTZ 015
 DTZ 016
 DTZ 017

PORTION NW/2 SECTION 30 T4S. R10E. M.D.B.M.
 NEYES NORTH
 LA JOLLA

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PLAT 21, 45-64, 01-02
 23-4-64, 25-1-68
 2-2-02 4-02-01-12



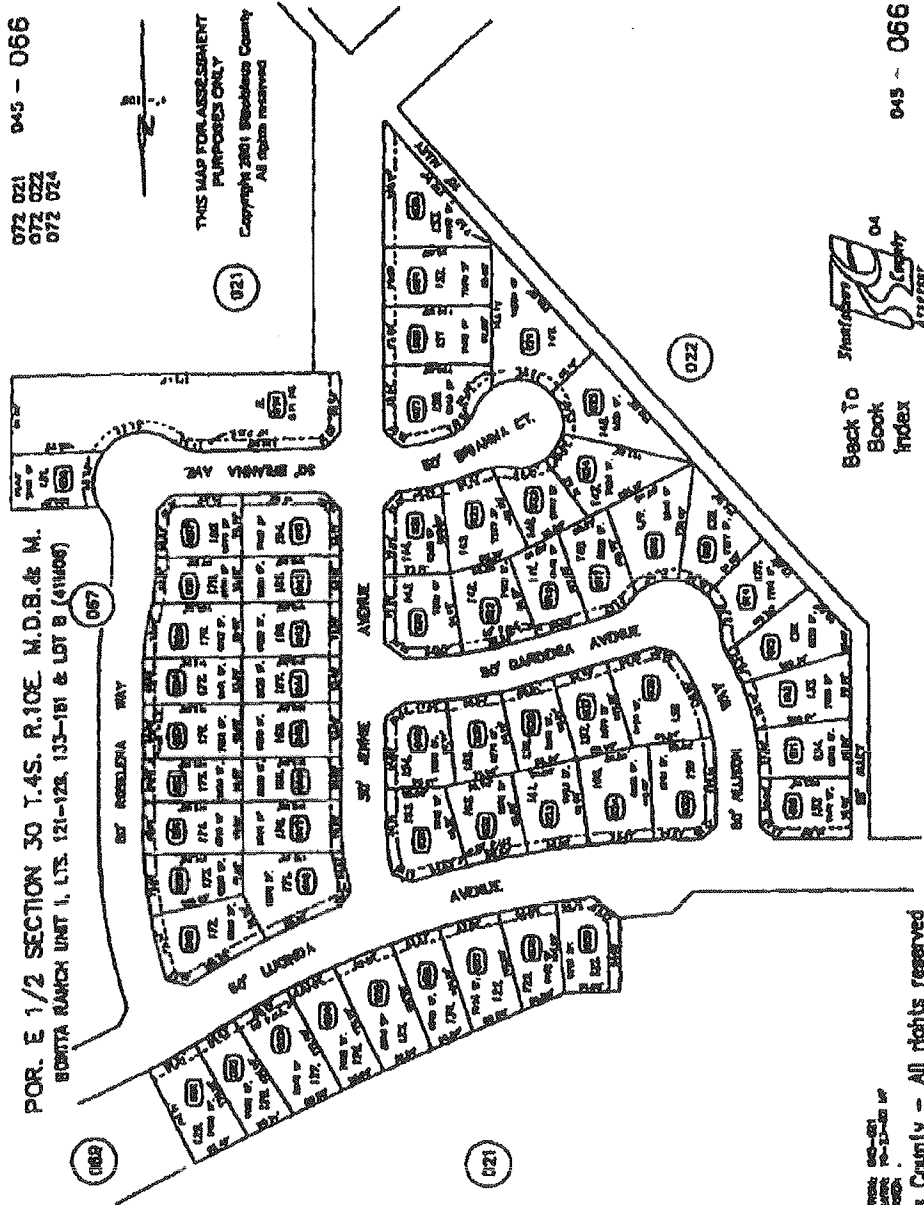
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072 021
072 022
072 024

POR. E 1/2 SECTION 30 T.4S. R.10E. M.D.B. & M.
BONITA RANCH UNIT 1, L.T.S. 121-123, 133-181 & LOT B (411406)

045 - 066

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FROM 045-066
ADDED 10-13-00 BY
REVIEW

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045 - 066

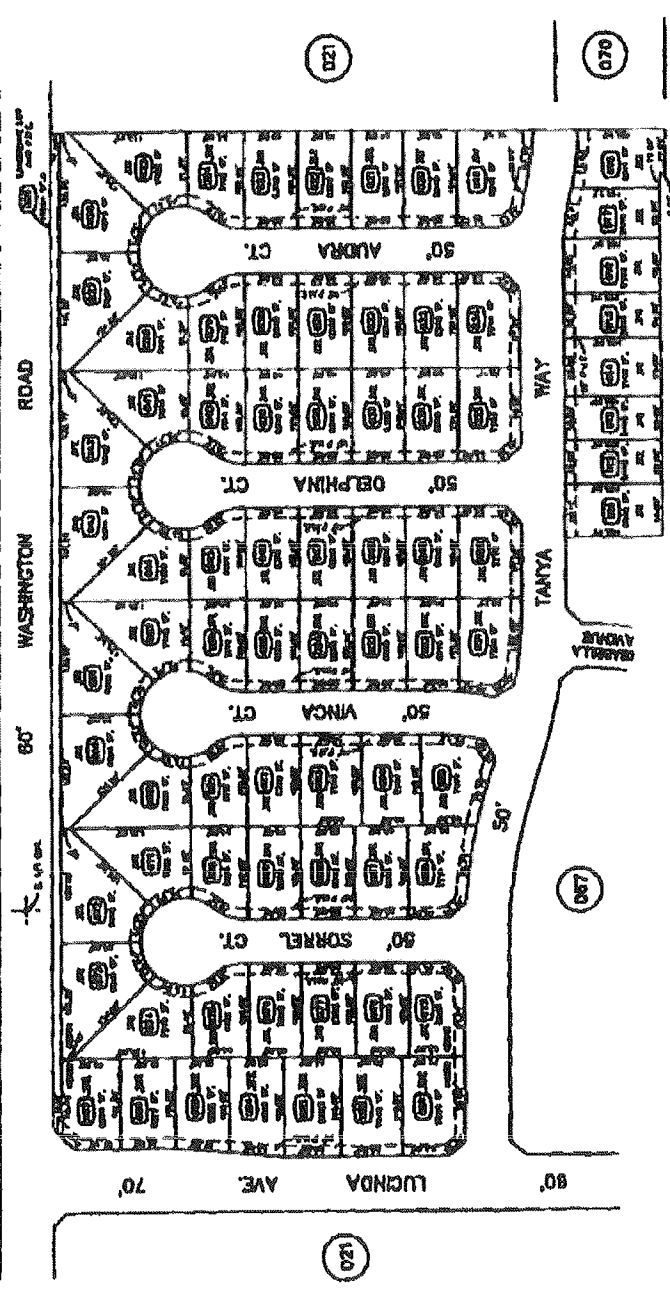
072 024 045 - 06B

035

POR. E 1/2 SECTION 30 T.4S. R.10E. M.D.B. & M.
 POR. BONTA RANCH UNIT 1, LITS. 304 - 380 (+1908)
 BONTA RANCH UNIT 3 (S&M16)

034

REF MAP 727
 ASSOCIATED ADDRESS 047



04.05.07
 045 - 06B

021

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045 - 06B
 04.05.07
 045 - 06B

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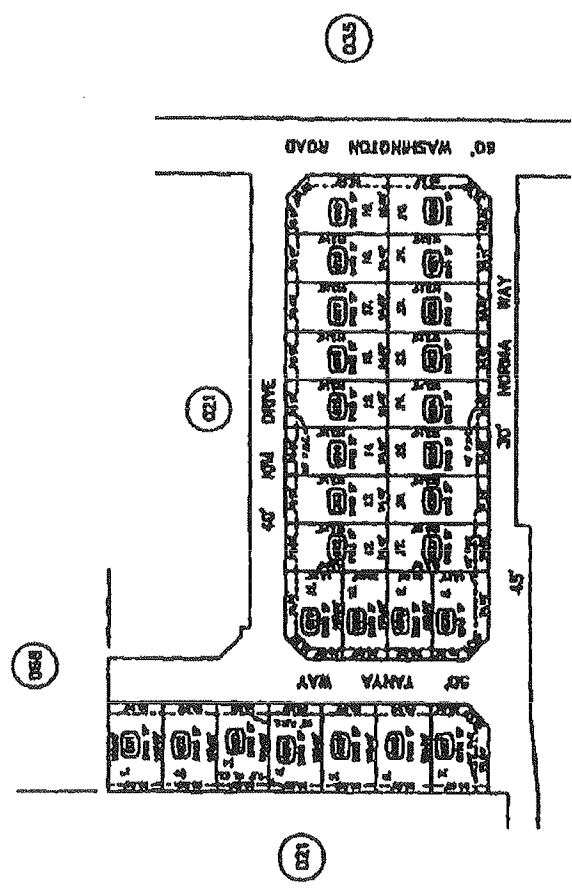
072 027 045 - 07C

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POR. SE 1/4 SEC. 30 T.4S. R.10E. M.D.B. & M.
VICTORIA PARK (411355)



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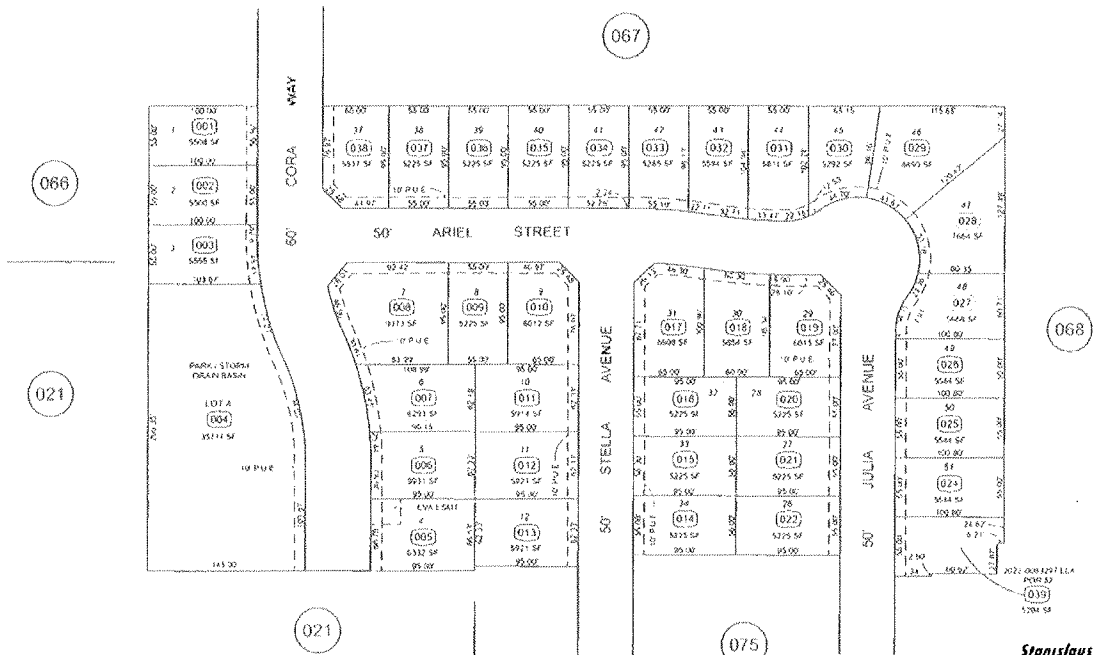
POR. SE 1/4 SECTION 30 T.4S. R.10E M.D.B. & M.
 PORTION KEYES 19 NORTH (44M96)

TRA
 072 040

045 076

THIS MAP FOR
 ASSESSMENT PURPOSES ONLY

Exhibit B



FROM: 045-021
 DRAWN: 10/15/2021 LB
 REVISED: 10/15/2022 MG

Stanislaus
 22.23
 County
 Assessor

045 - 076

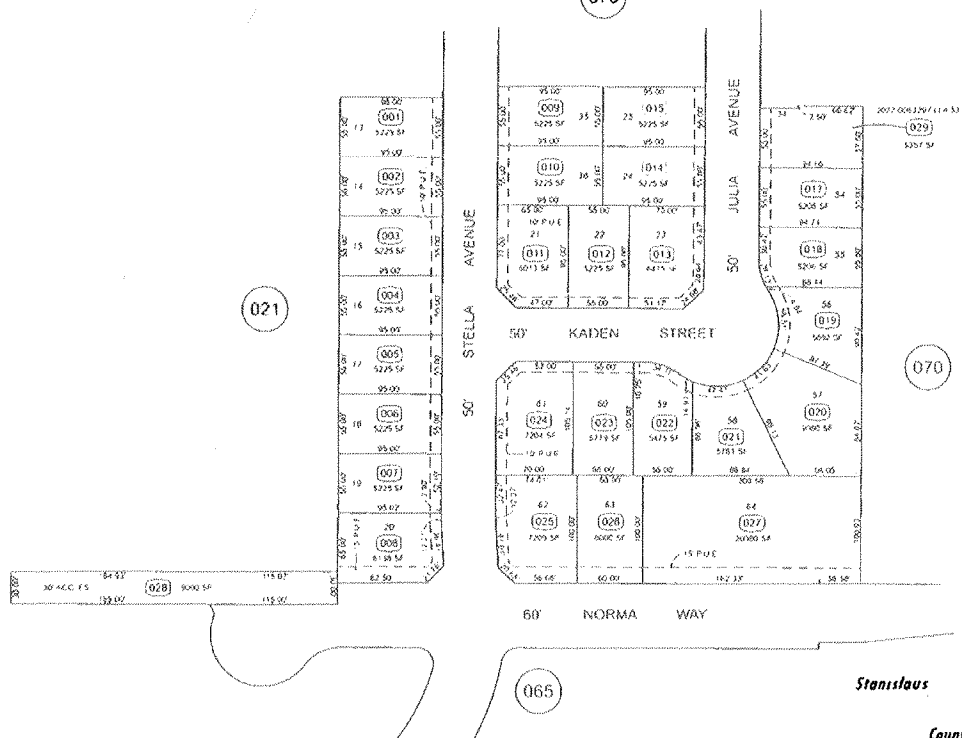
THIS MAP FOR
ASSESSMENT PURPOSES ONLY

PORTION SE 1/4 SECTION 30 T.4S. R.10E. M.D.B. & M.
PORTION KEYES 19 NORTH (44M96)

TRA
072 040
072 043

045 - 075

Exhibit B



FROM 045-021
DRAWN 10-15-2021 DD
REVISED 10-31-2022 MO

Stanislaus

22,23

County
Assessor

045 - 075

THIS MAP FOR
ASSESSMENT PURPOSES ONLY

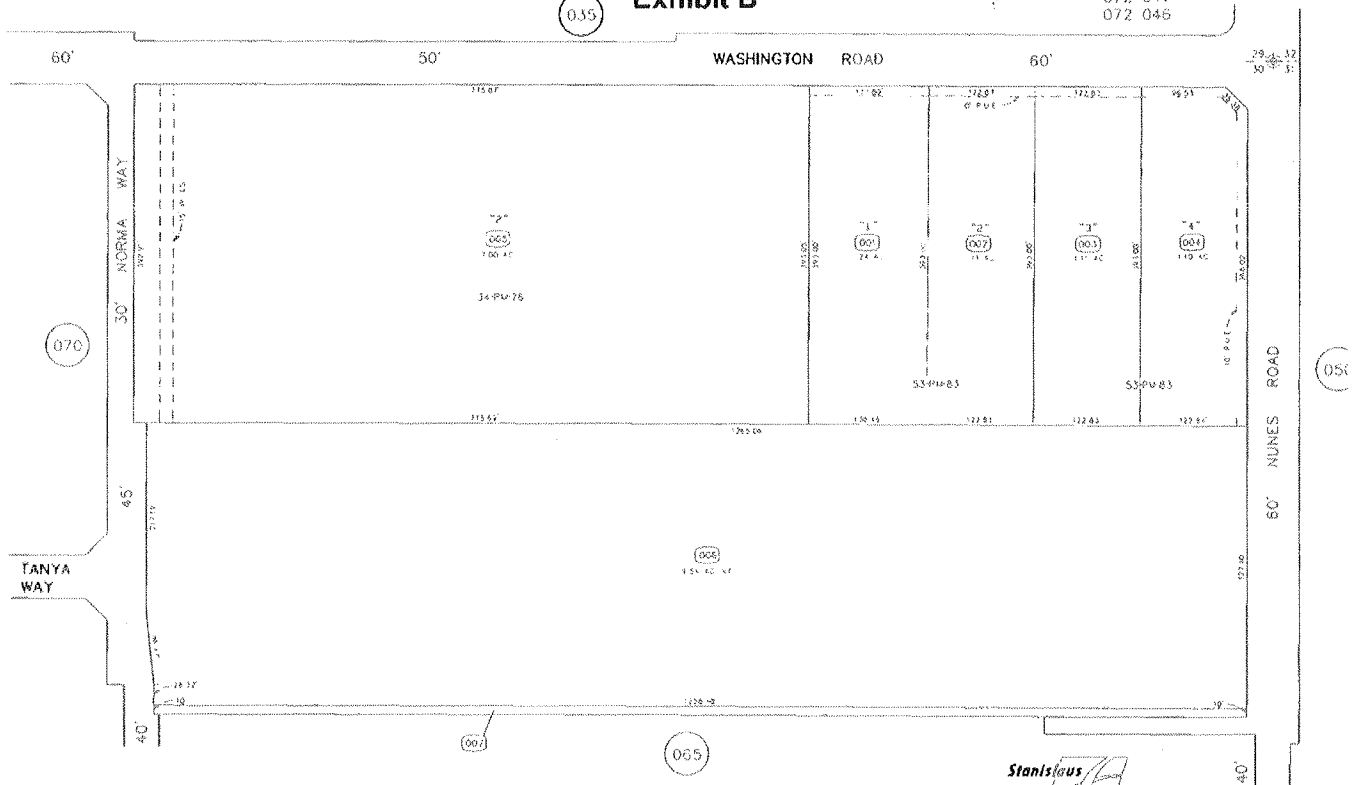
POR. SE 1/4 SEC. 30 T.4S. R.10E. M.D.B. & M.

072 014
072 029
072 041
072 046

045 - 071

035

Exhibit B



FROM 045-021
DRAWN 9-13-05 DR
SEALED 10-2-20 MP



045 - 071

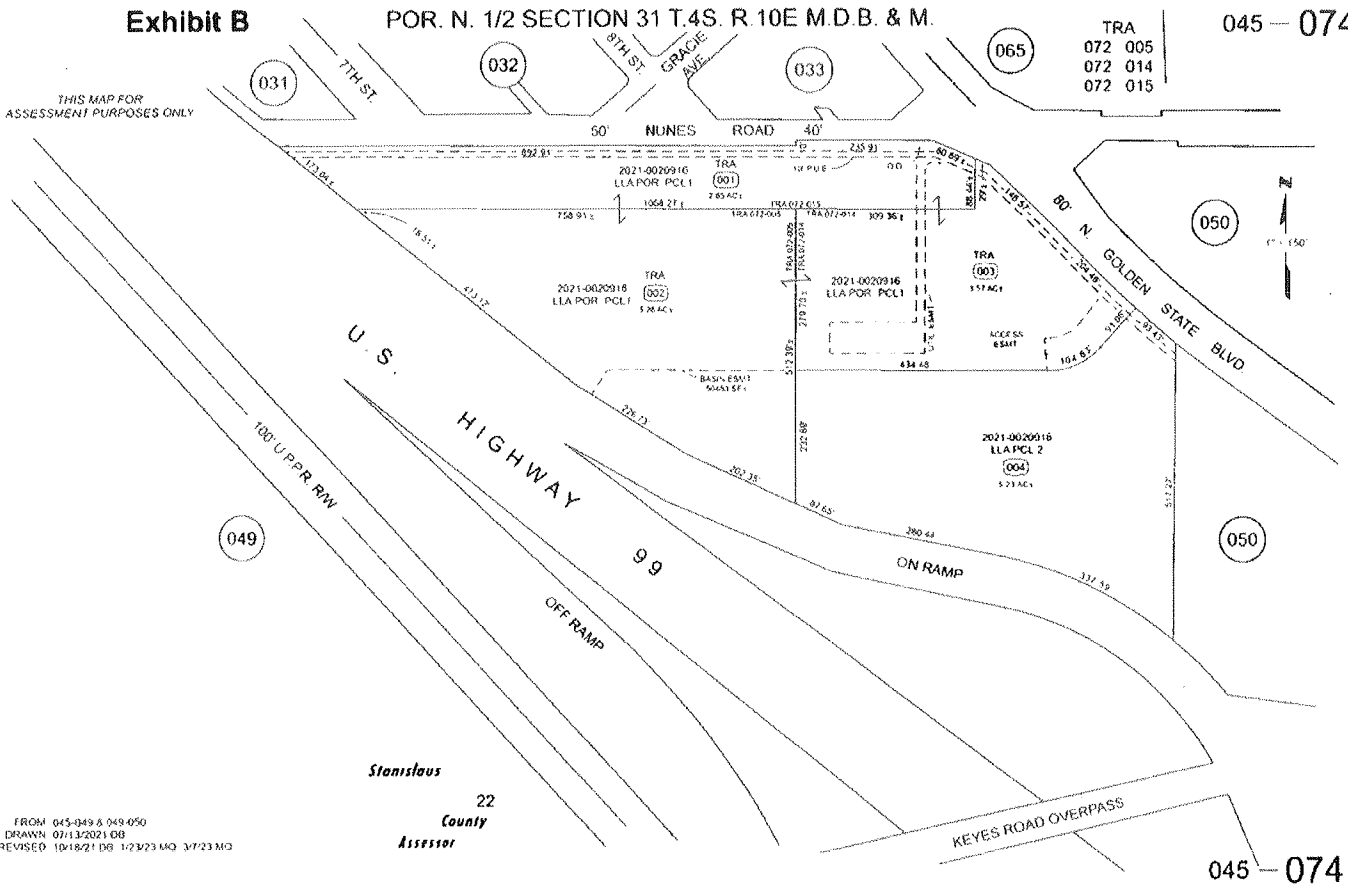
Exhibit B

POR. N. 1/2 SECTION 31 T.4S. R.10E M.D.B. & M.

045-074

THIS MAP FOR
ASSESSMENT PURPOSES ONLY

TRA	072 005
	072 014
	072 015



FROM 045-049 & 048-050
 DRAWN 07/13/2021 DB
 REVISED 10/18/21 DB 1-2323 MQ 3/723 MD

Stanislaus
 22
County
Assessor

045-074

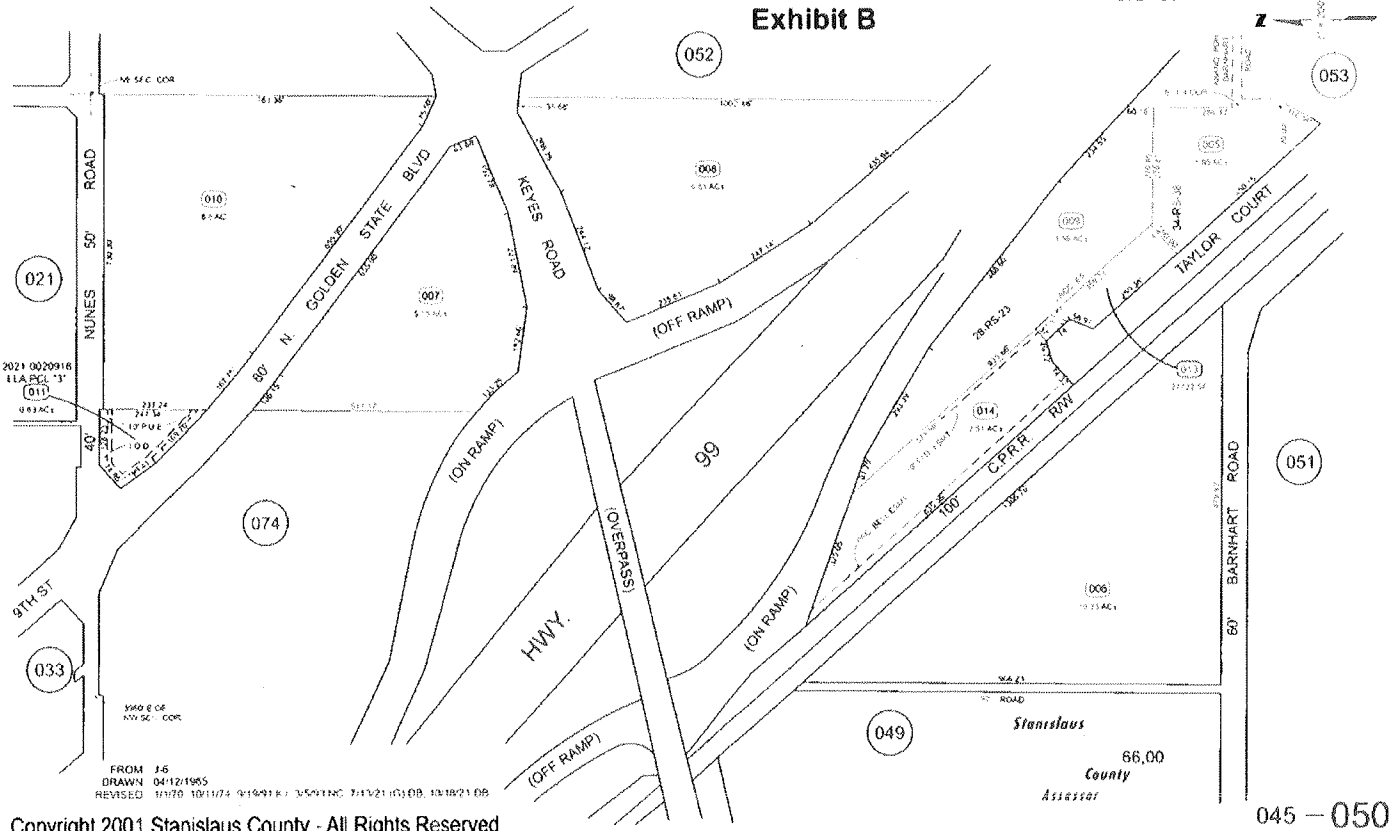
THIS MAP FOR
ASSESSMENT PURPOSES ONLY

E 1/2 OF NE 1/4 SECTION 31 T.4S. R.10E. M.D.B. & M.

072 001
072 014

045 - 050

Exhibit B



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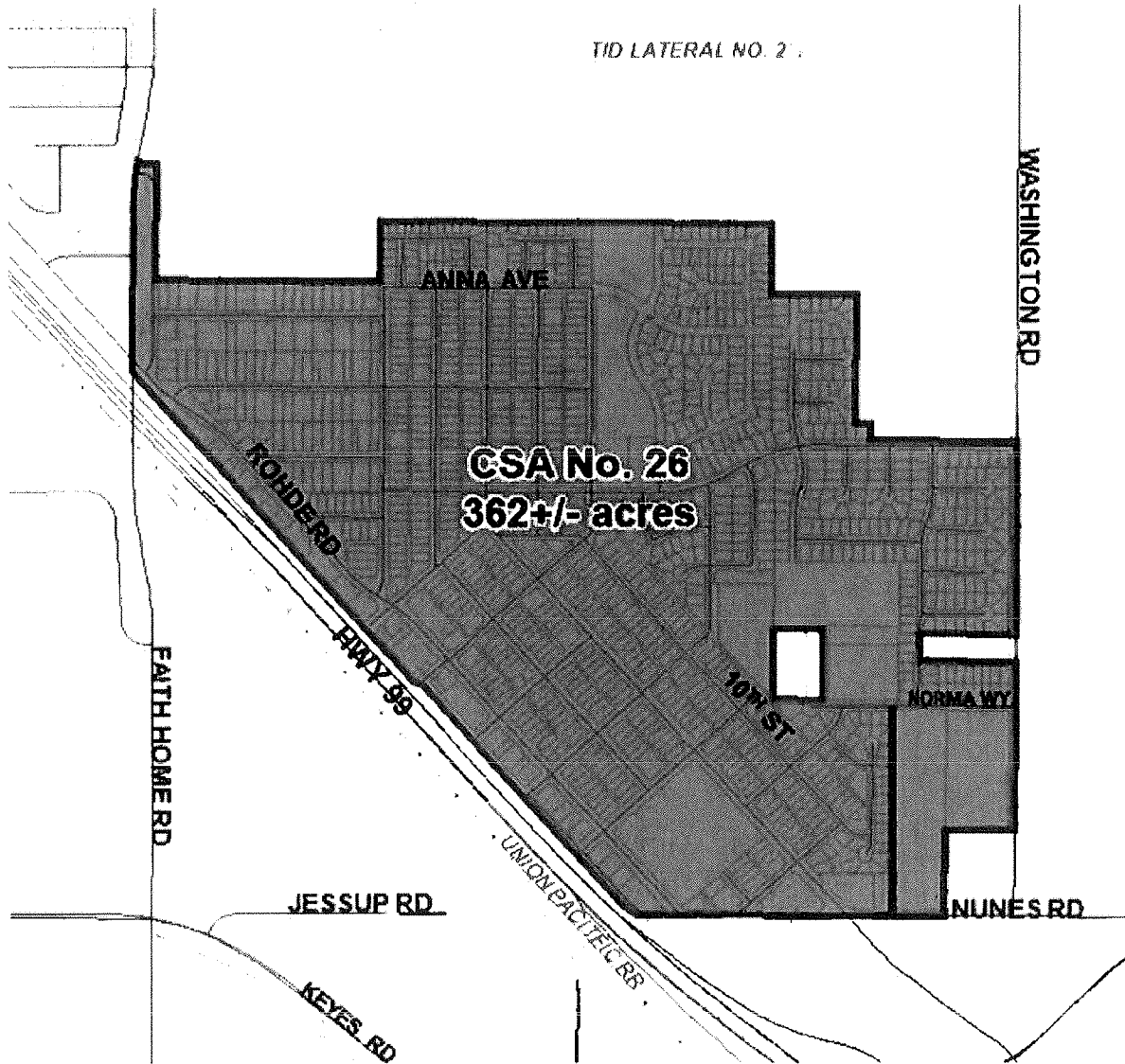
045 - 050

Exhibit C

CSA 26 Boundary Map

Exhibit C

County Service Area (CSA) No. 26 "Keyes"



= CSA No. 26 Boundary (362+/-ac)
 Sphere of Influence (coterminous)

Formation: October 24, 2008

Services Provided: Storm drainage, park and landscape maintenance for areas within the Keyes Storm Drain Project



Note. The formation of CSA No. 26 in 2008 included the dissolution of CSAs No. 6 (Raymond Tract), CSA No. 13 (La Jolla), and CSA No. 17 (Sunray Estates).

Source: LAFCO Files, County GIS, July, 2021

Exhibit D

Parcel List

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 26
KEYES, KEYES
FISCAL YEAR 2023-2024

The Assessor's parcels listed below are subject to the annual assessment:

A.P.N.	ZONE	ACRES	ASSESSMENT	EBU	A.P.N.	ZONE	ACRES	ASSESSMENT	EBU
Zone 1					045-015-001			\$121.04	1
045-014-001			\$121.04	1	045-015-005			\$121.04	1
045-014-002			\$121.04	1	045-015-007			\$121.04	1
045-014-003	Multi-Fam(4)	0.52	\$363.12	3.00	045-015-010			\$121.04	1
045-014-004			\$121.04	1	045-015-011			\$121.04	1
045-014-006			\$121.04	1	045-015-012			\$121.04	1
045-014-007			\$121.04	1	045-015-013			\$121.04	1
045-014-013			\$121.04	1	045-015-014			\$121.04	1
045-014-014	Multi-Fam(6)		\$514.42	4.25	045-015-015			\$121.04	1
045-014-015			\$121.04	1	045-015-016			\$121.04	1
045-014-016			\$121.04	1	045-015-017			\$121.04	1
045-014-017			\$121.04	1	045-015-018			\$121.04	1
045-014-018			\$121.04	1	045-015-021			\$121.04	1
045-014-019			\$121.04	1	045-015-022			\$121.04	1
045-014-020			\$121.04	1	045-015-027	DC	0.17	\$72.02	0.595
045-014-021			\$121.04	1	045-015-028			\$121.04	1
045-014-028			\$121.04	1	045-015-029			\$121.04	1
045-014-029			\$121.04	1	045-015-030	Multi-Fam(4)		\$363.12	3.00
045-014-031			\$121.04	1	045-015-033			\$121.04	1
045-014-033			\$121.04	1	045-015-034			\$121.04	1
045-014-034			\$121.04	1	045-015-036			\$121.04	1
045-014-035			\$121.04	1	045-015-038			\$121.04	1
045-014-036			\$121.04	1	045-015-039			\$121.04	1
045-014-037	Multi-Fam(2)		\$181.56	1.50	045-015-040			\$121.04	1
045-014-038			\$121.04	1	045-015-041			\$121.04	1
045-014-040			\$121.04	1	045-015-042			\$121.04	1
045-014-041			\$121.04	1	045-015-046	DC	0.52	\$220.29	1.82
045-014-042			\$121.04	1	045-015-047			\$121.04	1
045-014-043			\$121.04	1	045-015-048			\$121.04	1
045-014-045			\$121.04	1	045-015-049			\$121.04	1
045-014-047			\$121.04	1	045-015-051			\$121.04	1
045-014-048			\$121.04	1	045-015-052			\$121.04	1
045-014-049			\$121.04	1	045-015-053			\$121.04	1
045-014-050			\$121.04	1	045-015-054	Multi-Fam(4)		\$363.12	3.00
045-014-051	Multi-Fam(5)		\$453.90	3.75	045-015-055			\$121.04	1
045-014-053			\$121.04	1	045-015-057			\$121.04	1
045-014-054	Multi-Fam(4)		\$363.12	3.00	045-015-058			\$121.04	1
045-014-055	Multi-Fam(4)		\$363.12	3.00	045-015-059			\$121.04	1
045-014-056			\$121.04	1	045-015-060			\$121.04	1
045-014-057			\$121.04	1	045-015-061			\$121.04	1
045-014-058			\$121.04	1	045-015-062			\$121.04	1
045-014-059			\$121.04	1	045-015-063			\$121.04	1
045-014-060			\$121.04	1	045-015-064			\$121.04	1
045-014-061			\$121.04	1	045-015-065			\$121.04	1
045-014-062			\$121.04	1	045-015-066			\$121.04	1
045-014-063			\$121.04	1	045-015-067			\$121.04	1
045-014-064			\$121.04	1	045-015-068			\$121.04	1
045-014-065			\$121.04	1	TOTAL			\$6,223.27	51.42
045-014-066	Multi-Fam(4)		\$363.12	3.00	045-016-003			\$121.04	1
045-014-067			\$121.04	1	045-016-004			\$121.04	1
045-014-068			\$121.04	1	045-016-005			\$121.04	1
045-014-069			\$121.04	1	045-016-006			\$121.04	1
045-014-070			\$121.04	1	045-016-007			\$121.04	1
045-014-071	Multi-Fam(4)		\$363.12	3	045-016-008			\$121.04	1
045-014-072	Multi-Fam(4)		\$363.12	3	045-016-009			\$121.04	1
TOTAL			\$8,775.40	72.50	045-016-010			\$121.04	1
					045-016-011			\$121.04	1
					045-016-012			\$121.04	1
					045-016-013			\$121.04	1
					045-016-014			\$121.04	1
045-016-015			\$121.04	1	045-017-047			\$121.04	1

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 26
KEYES, KEYES
FISCAL YEAR 2023-2024

The Assessor's parcels listed below are subject to the annual assessment

A.P.N.	ZONE	ACRES	ASSESSMENT	EBU	A.P.N.	ZONE	ACRES	ASSESSMENT	EBU
045-016-016			\$121.04	1					
045-016-019			\$121.04	1					
045-016-020			\$121.04	1					
045-016-021			\$121.04	1	045-018-001			\$121.04	1
045-016-025	Multi-Fam(2)		\$181.56	1.50	045-018-002			\$121.04	1
045-016-029	DC	0.34	\$144.04	1.19	045-018-003			\$121.04	1
045-016-031			\$121.04	1	045-018-005			\$121.04	1
045-016-032			\$121.04	1	045-018-006			\$121.04	1
045-016-034	DC	0.4	\$169.46	1.4	045-018-007			\$121.04	1
045-016-037	DC	0.46	\$194.87	1.61	045-018-008			\$121.04	1
045-016-038	DC	0.25	\$105.91	0.875	045-018-009			\$121.04	1
045-016-039	DC	0.25	\$105.91	0.875	045-018-010			\$121.04	1
045-016-040	DC	0.25	\$105.91	0.875	045-018-011			\$121.04	1
045-016-041	DC	0.25	\$105.91	0.875	045-018-012			\$121.04	1
045-016-043	DC	0.58	\$245.71	2.03	045-018-013			\$121.04	1
		TOTAL	\$3,659.04	30.23	045-018-014			\$121.04	1
					045-018-015			\$121.04	1
					045-018-016			\$121.04	1
					045-018-017			\$121.04	1
045-017-001			\$121.04	1	045-018-018			\$121.04	1
045-017-002			\$121.04	1	045-018-019			\$121.04	1
045-017-003			\$121.04	1	045-018-020			\$121.04	1
045-017-004			\$121.04	1	045-018-021			\$121.04	1
045-017-005			\$121.04	1	045-018-022			\$121.04	1
045-017-006			\$121.04	1	045-018-023			\$121.04	1
045-017-007			\$121.04	1	045-018-024			\$121.04	1
045-017-008			\$121.04	1	045-018-025			\$121.04	1
045-017-009			\$121.04	1	045-018-026			\$121.04	1
045-017-010			\$121.04	1	045-018-027			\$121.04	1
045-017-011			\$121.04	1	045-018-028			\$121.04	1
045-017-012			\$121.04	1	045-018-029			\$121.04	1
045-017-013			\$121.04	1	045-018-030			\$121.04	1
045-017-014			\$121.04	1	045-018-031			\$121.04	1
045-017-015			\$121.04	1	045-018-032			\$121.04	1
045-017-016			\$121.04	1	045-018-033			\$121.04	1
045-017-017			\$121.04	1	045-018-034			\$121.04	1
045-017-018			\$121.04	1	045-018-036			\$121.04	1
045-017-019			\$121.04	1	045-018-038			\$121.04	1
045-017-020			\$121.04	1	045-018-039			\$121.04	1
045-017-021			\$121.04	1	045-018-040			\$121.04	1
045-017-022			\$121.04	1	045-018-041			\$121.04	1
045-017-024			\$121.04	1	045-018-042			\$121.04	1
045-017-025			\$121.04	1	045-018-044			\$121.04	1
045-017-026			\$121.04	1	045-018-046			\$121.04	1
045-017-027			\$121.04	1	045-018-047			\$121.04	1
045-017-028			\$121.04	1	045-018-048			\$121.04	1
045-017-029			\$121.04	1	045-018-049			\$121.04	1
045-017-030			\$121.04	1	045-018-050			\$121.04	1
045-017-031			\$121.04	1	045-018-051			\$121.04	1
045-017-032			\$121.04	1	045-018-052			\$121.04	1
045-017-033			\$121.04	1	045-018-053			\$121.04	1
045-017-034			\$121.04	1	045-018-054			\$121.04	1
045-017-036			\$121.04	1	045-018-055			\$121.04	1
045-017-038			\$121.04	1	045-018-056			\$121.04	1
045-017-040			\$121.04	1	045-018-057			\$121.04	1
045-017-041			\$121.04	1	045-018-061			\$121.04	1
045-017-042			\$121.04	1	045-018-062			\$121.04	1
045-017-043			\$121.04	1	045-018-063			\$121.04	1
045-017-044			\$121.04	1	045-018-064			\$121.04	1
045-017-045			\$121.04	1	045-018-067			\$121.04	1
045-017-046			\$121.04	1	045-018-068			\$121.04	1
					045-018-069			\$121.04	1
045-018-070			\$121.04	1	045-019-063			\$121.04	1
045-018-071			\$121.04	1	045-019-064			\$121.04	1

EXHIBIT "D"
 PARCEL COUNT FOR
 COUNTY SERVICE AREA NO. 26
 KEYES, KEYES
 FISCAL YEAR 2023-2024

The Assessor's parcels listed below are subject to the annual assessment:

A.P.N.	ZONE	ACRES	ASSESSMENT	EBU	A.P.N.	ZONE	ACRES	ASSESSMENT	EBU
045-018-072			\$121.04	1	045-019-065			\$121.04	1
045-018-073			\$121.04	1	045-019-066			\$121.04	1
045-018-074			\$121.04	1	045-019-067			\$121.04	1
TOTAL \$7,746.56				64	045-019-068			\$121.04	1
045-019-001			\$121.04	1	045-019-070			\$121.04	1
045-019-002			\$121.04	1	045-019-071			\$121.04	1
045-019-003			\$121.04	1	045-019-072			\$121.04	1
045-019-004			\$121.04	1	045-019-073			\$121.04	1
045-019-005			\$121.04	1	045-019-074			\$121.04	1
045-019-006			\$121.04	1	045-019-075			\$121.04	1
045-019-007			\$121.04	1	045-019-076			\$121.04	1
045-019-008			\$121.04	1	045-019-077			\$121.04	1
045-019-009			\$121.04	1	045-019-078			\$121.04	1
045-019-010			\$121.04	1	TOTAL \$8,533.32				71
045-019-011			\$121.04	1					
045-019-012			\$121.04	1	045-020-001	Church	0.34	\$144.04	1.19
045-019-013			\$121.04	1	045-020-002			\$121.04	1
045-019-014			\$121.04	1	045-020-003			\$121.04	1
045-019-015			\$121.04	1	045-020-004			\$121.04	1
045-019-016			\$121.04	1	045-020-005			\$121.04	1
045-019-017			\$121.04	1	045-020-006			\$121.04	1
045-019-018			\$121.04	1	045-020-007			\$121.04	1
045-019-019			\$121.04	1	045-020-008			\$121.04	1
045-019-020			\$121.04	1	045-020-009			\$121.04	1
045-019-021			\$121.04	1	045-020-010			\$121.04	1
045-019-022			\$121.04	1	045-020-011			\$121.04	1
045-019-023			\$121.04	1	045-020-012			\$121.04	1
045-019-024			\$121.04	1	045-020-013			\$121.04	1
045-019-025			\$121.04	1	045-020-014			\$121.04	1
045-019-026			\$121.04	1	045-020-015			\$121.04	1
045-019-027			\$121.04	1	045-020-016	Multi-Fam(2)		\$181.56	1.5
045-019-028			\$121.04	1	045-020-017			\$121.04	1
045-019-029			\$121.04	1	045-020-018			\$121.04	1
045-019-030			\$121.04	1	045-020-019			\$121.04	1
045-019-031			\$121.04	1	045-020-020			\$121.04	1
045-019-032			\$121.04	1	045-020-021			\$121.04	1
045-019-033			\$121.04	1	045-020-022			\$121.04	1
045-019-034			\$121.04	1	045-020-023			\$121.04	1
045-019-035			\$121.04	1	045-020-024			\$121.04	1
045-019-036			\$121.04	1	045-020-025			\$121.04	1
045-019-038			\$121.04	1	045-020-026			\$121.04	1
045-019-039			\$121.04	1	045-020-027			\$121.04	1
045-019-040			\$121.04	1	045-020-028			\$121.04	1
045-019-041			\$121.04	1	045-020-029	Multi Fam(3)		\$272.34	2.25
045-019-043			\$121.04	1	045-020-030			\$121.04	1
045-019-044			\$121.04	1	045-020-031			\$121.04	1
045-019-045	Multi-Fam(2)		\$181.56	1.5	045-020-032			\$121.04	1
045-019-046			\$121.04	1	045-020-033			\$121.04	1
045-019-047			\$121.04	1	045-020-034			\$121.04	1
045-019-048			\$121.04	1	045-020-035			\$121.04	1
045-019-049			\$121.04	1	045-020-036			\$121.04	1
045-019-050			\$121.04	1	045-020-037			\$121.04	1
045-019-051			\$121.04	1	045-020-039			\$121.04	1
045-019-052			\$121.04	1	045-020-041			\$121.04	1
045-019-053			\$121.04	1	045-020-042			\$121.04	1
045-019-056			\$121.04	1	045-020-043			\$121.04	1
045-019-057			\$121.04	1	045-020-044			\$121.04	1
045-019-059			\$121.04	1	045-020-045			\$121.04	1
045-019-060			\$121.04	1	045-022-060			\$121.04	1
045-020-046			\$121.04	1	045-022-061			\$121.04	1
TOTAL				45.94	045-022-062			\$121.04	1

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 26
KEYES, KEYES
FISCAL YEAR 2023-2024

The Assessor's parcels listed below are subject to the annual assessment:

A.P.N.	ZONE	ACRES	ASSESSMENT	EBU	A.P.N.	ZONE	ACRES	ASSESSMENT	EBU
045-021-021	PARK	4.80	\$232.40	1.92	045-022-064			\$121.04	1
045-021-022	Storm Basin	0.14	\$6.78	0.056	045-022-066			\$121.04	1
					045-022-067			\$121.04	1
045-021-033	COMM/Fire Dep	0.21	\$88.96	0.735	045-022-070	COMM/Fire Dep	0.15	\$63.55	0.525
					045-022-071			\$121.04	1
045-021-036	PARK	1.13	\$54.71	0.452	045-022-072			\$121.04	1
045-021-037	PARK	6.82	\$330.20	2.728	045-022-073			\$121.04	1
045-021-038	PARK/Drain Basin	3.68	\$178.17	1.472			TOTAL	\$6,962.83	57.53
		TOTAL	\$891.22	7.36	045-023-002			\$121.04	1
045-022-001			\$121.04	1	045-023-005			\$121.04	1
045-022-002			\$121.04	1	045-023-006			\$121.04	1
045-022-003			\$121.04	1	045-023-007			\$121.04	1
045-022-004			\$121.04	1	045-023-008			\$121.04	1
045-022-005			\$121.04	1	045-023-009			\$121.04	1
045-022-007			\$121.04	1	045-023-010			\$121.04	1
045-022-010			\$121.04	1	045-023-011			\$121.04	1
045-022-011			\$121.04	1	045-023-012			\$121.04	1
045-022-012			\$121.04	1	045-023-014			\$121.04	1
045-022-013			\$121.04	1	045-023-017			\$121.04	1
045-022-014			\$121.04	1	045-023-020			\$121.04	1
045-022-015			\$121.04	1	045-023-021			\$121.04	1
045-022-016			\$121.04	1	045-023-023			\$121.04	1
045-022-017			\$121.04	1	045-023-026			\$121.04	1
045-022-020			\$121.04	1	045-023-028			\$121.04	1
045-022-021			\$121.04	1	045-023-029			\$121.04	1
045-022-022			\$121.04	1	045-023-030			\$121.04	1
045-022-023			\$121.04	1	045-023-031			\$121.04	1
045-022-024			\$121.04	1	045-023-032			\$121.04	1
045-022-025			\$121.04	1	045-023-033			\$121.04	1
045-022-026			\$121.04	1	045-023-034			\$121.04	1
045-022-027			\$121.04	1	045-023-035			\$121.04	1
045-022-028			\$121.04	1	045-023-036			\$121.04	1
045-022-029			\$121.04	1	045-023-038			\$121.04	1
045-022-030			\$121.04	1	045-023-039			\$121.04	1
045-022-031			\$121.04	1	045-023-040			\$121.04	1
045-022-035			\$121.04	1	045-023-041			\$121.04	1
045-022-036			\$121.04	1	045-023-044			\$121.04	1
045-022-037			\$121.04	1	045-023-046			\$121.04	1
045-022-038			\$121.04	1	045-023-047			\$121.04	1
045-022-039			\$121.04	1	045-023-048			\$121.04	1
045-022-040			\$121.04	1	045-023-049			\$121.04	1
045-022-041			\$121.04	1	045-023-050			\$121.04	1
045-022-042			\$121.04	1	045-023-051			\$121.04	1
045-022-043			\$121.04	1	045-023-052			\$121.04	1
045-022-044			\$121.04	1	045-023-053			\$121.04	1
045-022-045			\$121.04	1	045-023-056			\$121.04	1
045-022-046			\$121.04	1	045-023-057			\$121.04	1
045-022-047			\$121.04	1	045-023-058			\$121.04	1
045-022-048			\$121.04	1			TOTAL	\$4,841.60	40
045-022-051			\$121.04	1	045-028-021			\$121.04	1
045-022-052			\$121.04	1	045-028-022			\$121.04	1
045-022-053			\$121.04	1	045-028-023			\$121.04	1
045-022-054			\$121.04	1	045-028-024			\$121.04	1
045-022-055			\$121.04	1					
045-022-056			\$121.04	1					
045-022-057			\$121.04	1					
045-022-058			\$121.04	1					
045-024-015			\$121.04	1					
045-024-016			\$121.04	1					
045-024-017			\$121.04	1					
045-024-018			\$121.04	1					

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 26
KEYES, KEYES
FISCAL YEAR 2023-2024

The Assessor's parcels listed below are subject to the annual assessment:

A.P.N.	ZONE	ACRES	ASSESSMENT	EBU	A.P.N.	ZONE	ACRES	ASSESSMENT	EBU
045-024-021			\$121.04	1	045-028-025			\$121.04	1
045-024-022			\$121.04	1	045-028-026			\$121.04	1
045-024-024			\$121.04	1	045-028-027			\$121.04	1
045-024-025			\$121.04	1	045-028-028			\$121.04	1
045-024-026			\$121.04	1	045-028-029			\$121.04	1
045-024-028			\$121.04	1	045-028-030			\$121.04	1
045-024-030			\$121.04	1	045-028-031			\$121.04	1
045-024-032			\$121.04	1	045-028-032			\$121.04	1
045-024-034			\$121.04	1	045-028-033			\$121.04	1
045-024-035			\$121.04	1	045-028-034			\$121.04	1
045-024-037			\$121.04	1	045-028-035			\$121.04	1
045-024-038			\$121.04	1	045-028-039			\$121.04	1
045-024-039			\$121.04	1	045-028-040			\$121.04	1
045-024-040			\$121.04	1	045-028-041			\$121.04	1
045-024-041			\$121.04	1	045-028-042			\$121.04	1
045-024-042			\$121.04	1	045-028-044	DC	0.16	\$67.78	0.56
045-024-043			\$121.04	1	045-028-045			\$121.04	1
045-024-045			\$121.04	1	045-028-046			\$121.04	1
045-024-046			\$121.04	1	045-028-047			\$121.04	1
045-024-048			\$121.04	1	045-028-048	Multi-Fam(2)		\$181.56	1.5
045-024-049			\$121.04	1	045-028-049	Multi-Fam(2)		\$181.56	1.5
045-024-050			\$121.04	1	045-028-052			\$121.04	1
045-024-052			\$121.04	1	045-028-058			\$121.04	1
045-024-053			\$121.04	1	045-028-059			\$121.04	1
045-024-054			\$121.04	1	045-028-062	Church	1.04	\$440.59	3.64
045-024-055			\$121.04	1	045-028-063	Church	0.28	\$118.62	0.98
045-024-056			\$121.04	1	045-028-064			\$121.04	1
045-024-057			\$121.04	1	045-028-065			\$121.04	1
		TOTAL	\$3,873.28	32	045-028-066	DC	0.35	\$148.27	1.225
					045-028-067			\$121.04	1
045-027-012	DC	0.2	\$84.73	0.70	045-028-068			\$121.04	1
045-027-013	DC	0.26	\$110.15	0.91	045-028-069			\$121.04	1
045-027-014	DC	0.13	\$55.07	0.46	045-028-070			\$121.04	1
045-027-015	DC	0.12	\$50.84	0.42			TOTAL	\$7,016.08	57.97
045-027-016	DC	0.24	\$101.67	0.84					
045-027-019	DC	0.05	\$21.18	0.18	045-029-001	Multi-Fam(2)		\$181.56	1.5
045-027-020	DC	0.98	\$415.17	3.43	045-029-002			\$121.04	1
045-027-021	DC	0.98	\$406.69	3.36	045-029-003	DC	0.32	\$135.56	1.12
		TOTAL	\$1,245.50	10.29					
045-028-001			\$121.04	1	045-029-007	COMM/Fire Dep	0.22	\$93.20	0.77
045-028-002			\$121.04	1	045-029-008	COMM/Fire Dep	0.32	\$135.56	1.12
045-028-003			\$121.04	1					
045-028-004			\$121.04	1	045-029-022	DC	0.16	\$67.78	0.56
045-028-005			\$121.04	1	045-029-023	DC	0.32	\$135.56	1.12
045-028-006			\$121.04	1	045-029-024	COMM/Fire Dep	0.24	\$101.67	0.84
045-028-007			\$121.04	1					
045-028-008			\$121.04	1	045-029-026	COMM/Fire Dep	0.48	\$203.35	1.68
045-028-009			\$121.04	1			TOTAL	\$1,175.30	9.71
045-028-010			\$121.04	1					
045-028-011			\$121.04	1					
045-028-012			\$121.04	1					
045-028-013			\$121.04	1					
045-028-016	Church	0.16	\$67.78	0.56					
045-028-017			\$121.04	1					
045-028-018			\$121.04	1					
045-028-019			\$121.04	1					
045-028-020			\$121.04	1					
045-030-001			\$121.04	1	045-030-068			\$121.04	1
045-030-002			\$121.04	1	045-030-069			\$121.04	1
045-030-004			\$121.04	1			TOTAL	\$7,960.80	65.77
045-030-005			\$121.04	1					
045-030-006			\$121.04	1	045-031-001	DC	0.32	\$135.56	1.12

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 26
KEYES, KEYES
FISCAL YEAR 2023-2024

The Assessor's parcels listed below are subject to the annual assessment

A.P.N.	ZONE	ACRES	ASSESSMENT	EBU	A.P.N.	ZONE	ACRES	ASSESSMENT	EBU
045-030-007			\$121.04	1	045-031-010	DC	0.32	\$135.56	1.12
045-030-008			\$121.04	1					
045-030-009			\$121.04	1	045-031-012	DC	0.32	\$135.56	1.12
045-030-010			\$121.04	1	045-031-013	DC	0.77	\$326.20	2.695
045-030-011			\$121.04	1			TOTAL	\$732.90	6.06
045-030-012			\$121.04	1					
045-030-013			\$121.04	1	045-032-001	SCHOOL	10.22	\$2,721.46	22.484
045-030-014			\$121.04	1					
045-030-015			\$121.04	1	045-032-004	SCHOOL	0.48	\$127.82	1.056
045-030-018			\$121.04	1	045-032-005	SCHOOL	0.25	\$66.57	0.55
045-030-019			\$121.04	1	045-032-006			\$121.04	1
045-030-020			\$121.04	1	045-032-007			\$121.04	1
045-030-021			\$121.04	1	045-032-008			\$121.04	1
045-030-022			\$121.04	1	045-032-009			\$121.04	1
045-030-023	Multi-Fam(2)		\$181.56	1.5	045-032-010			\$121.04	1
045-030-024			\$121.04	1	045-032-011	Multi-Fam(2)		\$181.56	1.5
045-030-025			\$121.04	1	045-032-012	Multi-Fam(2)		\$181.56	1.5
045-030-026			\$121.04	1	045-032-013	Multi-Fam(2)		\$181.56	1.5
045-030-027			\$121.04	1	045-032-014	Multi-Fam(2)		\$181.56	1.5
045-030-028			\$121.04	1			TOTAL	\$4,247.29	35.09
045-030-029			\$121.04	1					
045-030-030			\$121.04	1	045-033-007	DC	1.46	\$618.51	5.11
045-030-031			\$121.04	1			TOTAL	\$618.51	5.11
045-030-032			\$121.04	1					
045-030-033			\$121.04	1					
045-030-034			\$121.04	1					
045-030-035			\$121.04	1	045-064-002	Resid.w/Ext Land	0.65	\$274.52	2.27
045-030-036			\$121.04	1	045-064-027			\$121.04	1
045-030-037	Multi-Fam(3)		\$272.34	2.25	045-064-028			\$121.04	1
045-030-039	Multi-Fam(2)		\$181.56	1.5	045-064-029			\$121.04	1
045-030-040			\$121.04	1	045-064-030			\$121.04	1
045-030-041			\$121.04	1	045-064-031			\$121.04	1
045-030-042			\$121.04	1	045-064-032			\$121.04	1
045-030-043			\$121.04	1	045-064-033			\$121.04	1
045-030-044			\$121.04	1	045-064-034			\$121.04	1
045-030-045			\$121.04	1	045-064-035			\$121.04	1
045-030-046			\$121.04	1	045-064-036			\$121.04	1
045-030-047			\$121.04	1	045-064-037			\$121.04	1
045-030-048			\$121.04	1	045-064-038			\$121.04	1
045-030-049			\$121.04	1	045-064-039			\$121.04	1
045-030-050			\$121.04	1	045-064-040			\$121.04	1
045-030-051			\$121.04	1	045-064-041			\$121.04	1
045-030-052			\$121.04	1	045-064-042			\$121.04	1
045-030-053			\$121.04	1	045-064-043			\$121.04	1
045-030-054			\$121.04	1	045-064-044			\$121.04	1
045-030-055	DC	0.08	\$33.89	0.28	045-064-045			\$121.04	1
045-030-056			\$121.04	1	045-064-046			\$121.04	1
045-030-057			\$121.04	1	045-064-047			\$121.04	1
045-030-058			\$121.04	1	045-064-048			\$121.04	1
045-030-059			\$121.04	1	045-064-049			\$121.04	1
045-030-060			\$121.04	1	045-064-050			\$121.04	1
045-030-061			\$121.04	1	045-064-051			\$121.04	1
045-030-062	DC	0.16	\$67.78	0.56	045-064-052			\$121.04	1
045-030-064			\$121.04	1	045-064-053			\$121.04	1
045-030-065			\$121.04	1	045-064-054			\$121.04	1
045-030-066	Church	0.48	\$203.35	1.68	045-064-055			\$121.04	1
045-030-067			\$121.04	1	045-064-056			\$121.04	1
045-064-057	DR.BASIN	0.14	\$6.78	0.056	045-065-021			\$121.04	1
045-064-058	DR.BASIN	0.14	\$6.78	0.056	045-065-022			\$121.04	1
045-064-059			\$121.04	1	045-065-023			\$121.04	1
045-064-060			\$121.04	1	045-065-024			\$121.04	1
045-064-061			\$121.04	1	045-065-025			\$121.04	1
045-064-062			\$121.04	1	045-065-026			\$121.04	1

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 26
KEYES, KEYES
FISCAL YEAR 2023-2024

The Assessor's parcels listed below are subject to the annual assessment:

A.P.N.	ZONE	ACRES	ASSESSMENT	EBU	A.P.N.	ZONE	ACRES	ASSESSMENT	EBU
045-064-063			\$121.04	1	045-065-027			\$121.04	1
045-064-064			\$121.04	1	045-065-028			\$121.04	1
045-064-065			\$121.04	1	045-065-029			\$121.04	1
045-064-066			\$121.04	1	045-065-030			\$121.04	1
045-064-067			\$121.04	1	045-065-031			\$121.04	1
045-064-068			\$121.04	1	045-065-032			\$121.04	1
045-064-069			\$121.04	1	045-065-033			\$121.04	1
045-064-070			\$121.04	1	045-065-034			\$121.04	1
045-064-071			\$121.04	1	045-065-035			\$121.04	1
045-064-072			\$121.04	1	045-065-036			\$121.04	1
045-064-073			\$121.04	1	045-065-037			\$121.04	1
045-064-074			\$121.04	1	045-065-038			\$121.04	1
045-064-075			\$121.04	1	045-065-039			\$121.04	1
045-064-076			\$121.04	1	045-065-040			\$121.04	1
045-064-077			\$121.04	1	045-065-041			\$121.04	1
045-064-078			\$121.04	1	045-065-042			\$121.04	1
045-064-079			\$121.04	1	045-065-043			\$121.04	1
045-064-080			\$121.04	1	045-065-044	DRAIN BASIN	0.42	\$20.33	0.168
045-064-081			\$121.04	1	045-065-045			\$121.04	1
045-064-082			\$121.04	1	045-065-046			\$121.04	1
045-064-083			\$121.04	1			TOTAL	\$5,921.03	48.92
045-064-084			\$121.04	1					
045-064-085			\$121.04	1					
045-064-086			\$121.04	1	045-066-001			\$121.04	1
045-064-087			\$121.04	1	045-066-002			\$121.04	1
045-064-088			\$121.04	1	045-066-003			\$121.04	1
045-064-089			\$121.04	1	045-066-004			\$121.04	1
045-064-090			\$121.04	1	045-066-005			\$121.04	1
045-064-091			\$121.04	1	045-066-006			\$121.04	1
045-064-092			\$121.04	1	045-066-007			\$121.04	1
045-064-093			\$121.04	1	045-066-008			\$121.04	1
045-064-094			\$121.04	1	045-066-009			\$121.04	1
045-064-095			\$121.04	1	045-066-010			\$121.04	1
			TOTAL \$8,397.76	69.38	045-066-011			\$121.04	1
					045-066-012			\$121.04	1
					045-066-013			\$121.04	1
045-065-001	UR	0.52	\$0.00	0	045-066-014			\$121.04	1
045-065-002	Multi-Fam(9)	1.3	\$695.98	5.75	045-066-015			\$121.04	1
045-065-003			\$121.04	1	045-066-016			\$121.04	1
045-065-004			\$121.04	1	045-066-017			\$121.04	1
045-065-005			\$121.04	1	045-066-018			\$121.04	1
045-065-006			\$121.04	1	045-066-019			\$121.04	1
045-065-007			\$121.04	1	045-066-020			\$121.04	1
045-065-008			\$121.04	1	045-066-021			\$121.04	1
045-065-009			\$121.04	1	045-066-022			\$121.04	1
045-065-010			\$121.04	1	045-066-023			\$121.04	1
045-065-011			\$121.04	1	045-066-024			\$121.04	1
045-065-012			\$121.04	1	045-066-025			\$121.04	1
045-065-013			\$121.04	1	045-066-026			\$121.04	1
045-065-014			\$121.04	1	045-066-027			\$121.04	1
045-065-015			\$121.04	1	045-066-028			\$121.04	1
045-065-016			\$121.04	1	045-066-029			\$121.04	1
045-065-017			\$121.04	1	045-066-030			\$121.04	1
045-065-018			\$121.04	1	045-066-031			\$121.04	1
045-065-019			\$121.04	1	045-066-032			\$121.04	1
045-065-020			\$121.04	1	045-066-033			\$121.04	1
045-066-034			\$121.04	1	045-067-035			\$121.04	1
045-066-035			\$121.04	1	045-067-036			\$121.04	1
045-066-036			\$121.04	1	045-067-037			\$121.04	1
045-066-037			\$121.04	1	045-067-038			\$121.04	1
045-066-038			\$121.04	1	045-067-039			\$121.04	1
045-066-039			\$121.04	1	045-067-040			\$121.04	1
045-066-040			\$121.04	1	045-067-041			\$121.04	1

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 26
KEYES, KEYES
FISCAL YEAR 2023-2024

The Assessor's parcels listed below are subject to the annual assessment:

A.P.N.	ZONE	ACRES	ASSESSMENT	EBU	A.P.N.	ZONE	ACRES	ASSESSMENT	EBU
045-066-041			\$121.04	1	045-067-042			\$121.04	1
045-066-042			\$121.04	1	045-067-043			\$121.04	1
045-066-043			\$121.04	1	045-067-044			\$121.04	1
045-066-044			\$121.04	1	045-067-045			\$121.04	1
045-066-045			\$121.04	1	045-067-046			\$121.04	1
045-066-046			\$121.04	1	045-067-047			\$121.04	1
045-066-047			\$121.04	1	045-067-048			\$121.04	1
045-066-048			\$121.04	1	045-067-049			\$121.04	1
045-066-049			\$121.04	1	045-067-050			\$121.04	1
045-066-050			\$121.04	1	045-067-051			\$121.04	1
045-066-051			\$121.04	1	045-067-052			\$121.04	1
045-066-052			\$121.04	1	045-067-053			\$121.04	1
045-066-053			\$121.04	1	045-067-054			\$121.04	1
045-066-054			\$121.04	1	045-067-055			\$121.04	1
045-066-055			\$121.04	1	045-067-056			\$121.04	1
045-066-056			\$121.04	1	045-067-057			\$121.04	1
045-066-057			\$121.04	1	045-067-058			\$121.04	1
045-066-058			\$121.04	1	045-067-059			\$121.04	1
045-066-059	STREETSCAPE	0.71	\$34.38	0.284	045-067-060			\$121.04	1
		TOTAL	\$7,054.70	58.28	045-067-061			\$121.04	1
					045-067-062			\$121.04	1
					045-067-063			\$121.04	1
045-067-001			\$121.04	1	045-067-064			\$121.04	1
045-067-002			\$121.04	1	045-067-065			\$121.04	1
045-067-003			\$121.04	1	045-067-066			\$121.04	1
045-067-004			\$121.04	1	045-067-067			\$121.04	1
045-067-005			\$121.04	1	045-067-068			\$121.04	1
045-067-006			\$121.04	1	045-067-069			\$121.04	1
045-067-007			\$121.04	1	045-067-070			\$121.04	1
045-067-008			\$121.04	1	045-067-071			\$121.04	1
045-067-009			\$121.04	1	045-067-072			\$121.04	1
045-067-010			\$121.04	1	045-067-073			\$121.04	1
045-067-011			\$121.04	1	045-067-074			\$121.04	1
045-067-012			\$121.04	1	045-067-075			\$121.04	1
045-067-014			\$121.04	1	045-067-076			\$121.04	1
045-067-015			\$121.04	1	045-067-077			\$121.04	1
045-067-016			\$121.04	1	045-067-078			\$121.04	1
045-067-017			\$121.04	1	045-067-079			\$121.04	1
045-067-018			\$121.04	1	045-067-080			\$121.04	1
045-067-019			\$121.04	1	045-067-081			\$121.04	1
045-067-020			\$121.04	1	045-067-082			\$121.04	1
045-067-021			\$121.04	1	045-067-083			\$121.04	1
045-067-022			\$121.04	1	045-067-084			\$121.04	1
045-067-023			\$121.04	1	045-067-085			\$121.04	1
045-067-024			\$121.04	1			TOTAL	\$10,167.36	84
045-067-025			\$121.04	1					
045-067-026			\$121.04	1					
045-067-027			\$121.04	1	045-068-001			\$121.04	1
045-067-028			\$121.04	1	045-068-002			\$121.04	1
045-067-029			\$121.04	1	045-068-003			\$121.04	1
045-067-030			\$121.04	1	045-068-004			\$121.04	1
045-067-031			\$121.04	1	045-068-005			\$121.04	1
045-067-032			\$121.04	1	045-068-006			\$121.04	1
045-067-033			\$121.04	1	045-068-007			\$121.04	1
045-067-034			\$121.04	1	045-068-009	PARK	0.26	\$12.59	0.104
045-068-011			\$121.04	1	045-068-073			\$121.04	1
045-068-012			\$121.04	1	045-068-074			\$121.04	1
045-068-013			\$121.04	1	045-068-075			\$121.04	1
045-068-014			\$121.04	1	045-068-076			\$121.04	1
045-068-015			\$121.04	1	045-068-077			\$121.04	1
045-068-016			\$121.04	1	045-068-078			\$121.04	1
045-068-017			\$121.04	1	045-068-079			\$121.04	1
045-068-018			\$121.04	1			TOTAL	\$9,211.63	76.10

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 26
-KEYES, KEYES
FISCAL YEAR 2023-2024

The Assessor's parcels listed below are subject to the annual assessment:

A.P.N.	ZONE	ACRES	ASSESSMENT	EBU	A.P.N.	ZONE	ACRES	ASSESSMENT	EBU
045-068-019			\$121.04	1					
045-068-020			\$121.04	1	045-069-001			\$121.04	1
045-068-021			\$121.04	1	045-069-002			\$121.04	1
045-068-022			\$121.04	1	045-069-003			\$121.04	1
045-068-023			\$121.04	1	045-069-004			\$121.04	1
045-068-024			\$121.04	1	045-069-005			\$121.04	1
045-068-025			\$121.04	1	045-069-006			\$121.04	1
045-068-026			\$121.04	1	045-069-007			\$121.04	1
045-068-027			\$121.04	1	045-069-008			\$121.04	1
045-068-028			\$121.04	1	045-069-009			\$121.04	1
045-068-029			\$121.04	1	045-069-010			\$121.04	1
045-068-030			\$121.04	1	045-069-011			\$121.04	1
045-068-031			\$121.04	1	045-069-012			\$121.04	1
045-068-032			\$121.04	1	045-069-014			\$121.04	1
045-068-033			\$121.04	1	045-069-015			\$121.04	1
045-068-034			\$121.04	1	045-069-016			\$121.04	1
045-068-035			\$121.04	1	045-069-017			\$121.04	1
045-068-036			\$121.04	1	045-069-018			\$121.04	1
045-068-037			\$121.04	1	045-069-019			\$121.04	1
045-068-038			\$121.04	1	045-069-020			\$121.04	1
045-068-039			\$121.04	1	045-069-021			\$121.04	1
045-068-040			\$121.04	1	045-069-022			\$121.04	1
045-068-041			\$121.04	1	045-069-023			\$121.04	1
045-068-042			\$121.04	1	045-069-024			\$121.04	1
045-068-043			\$121.04	1	045-069-025			\$121.04	1
045-068-044			\$121.04	1	045-069-026			\$121.04	1
045-068-045			\$121.04	1	045-069-027			\$121.04	1
045-068-046			\$121.04	1	045-069-028			\$121.04	1
045-068-047			\$121.04	1	045-069-029			\$121.04	1
045-068-048			\$121.04	1	045-069-030			\$121.04	1
045-068-049			\$121.04	1	045-069-031			\$121.04	1
045-068-050			\$121.04	1	045-069-032			\$121.04	1
045-068-051			\$121.04	1	045-069-033			\$121.04	1
045-068-052			\$121.04	1	045-069-034			\$121.04	1
045-068-053			\$121.04	1	045-069-037			\$121.04	1
045-068-054			\$121.04	1	045-069-038			\$121.04	1
045-068-055			\$121.04	1	045-069-039			\$121.04	1
045-068-056			\$121.04	1	045-069-040			\$121.04	1
045-068-057			\$121.04	1	045-069-041			\$121.04	1
045-068-058			\$121.04	1	045-069-042			\$121.04	1
045-068-059			\$121.04	1	045-069-043			\$121.04	1
045-068-060			\$121.04	1	045-069-044			\$121.04	1
045-068-061			\$121.04	1	045-069-045			\$121.04	1
045-068-062			\$121.04	1	045-069-046			\$121.04	1
045-068-063			\$121.04	1	045-069-047			\$121.04	1
045-068-064			\$121.04	1	045-069-048			\$121.04	1
045-068-065			\$121.04	1	045-069-049			\$121.04	1
045-068-066			\$121.04	1	045-069-050			\$121.04	1
045-068-067			\$121.04	1					
045-068-068			\$121.04	1					
045-068-069			\$121.04	1					
045-068-070			\$121.04	1					
045-068-071			\$121.04	1					
045-068-072			\$121.04	1					
045-070-001			\$121.04	1	045-072-034			\$121.04	1
045-070-002			\$121.04	1	045-072-035			\$121.04	1
045-070-003			\$121.04	1	045-072-036			\$121.04	1
045-070-004			\$121.04	1	045-072-037			\$121.04	1
045-070-005			\$121.04	1	045-072-038			\$121.04	1
045-070-006			\$121.04	1	045-072-039			\$121.04	1
045-070-007			\$121.04	1	045-072-040			\$121.04	1
045-070-008			\$121.04	1	045-072-041			\$121.04	1
045-070-009			\$121.04	1	045-072-042			\$121.04	1
							TOTAL	\$5,688.88	47.00

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 26
KEYES, KEYES
FISCAL YEAR 2023-2024

The Assessor's parcels listed below are subject to the annual assessment:

A.P.N.	ZONE	ACRES	ASSESSMENT	EBU	A.P.N.	ZONE	ACRES	ASSESSMENT	EBU
045-070-010			\$121.04	1	045-072-043			\$121.04	1
045-070-011			\$121.04	1	045-072-044			\$121.04	1
045-070-012			\$121.04	1	045-072-045			\$121.04	1
045-070-013			\$121.04	1	045-072-046			\$121.04	1
045-070-014			\$121.04	1	045-072-047			\$121.04	1
045-070-015			\$121.04	1	045-072-048			\$121.04	1
045-070-016			\$121.04	1	045-072-049			\$121.04	1
045-070-017			\$121.04	1	045-072-050			\$121.04	1
045-070-018			\$121.04	1	045-072-051			\$121.04	1
045-070-019			\$121.04	1	045-072-052			\$121.04	1
045-070-020			\$121.04	1	045-072-053			\$121.04	1
045-070-021			\$121.04	1	045-072-054			\$121.04	1
045-070-022			\$121.04	1	045-072-055			\$121.04	1
045-070-023			\$121.04	1	045-072-056			\$121.04	1
045-070-024			\$121.04	1	045-072-057			\$121.04	1
045-070-025			\$121.04	1	045-072-058			\$121.04	1
045-070-026			\$121.04	1	045-072-059			\$121.04	1
045-070-027			\$121.04	1	045-072-060			\$121.04	1
		TOTAL	\$3,268.08	27	045-072-061			\$121.04	1
					045-072-062			\$121.04	1
045-072-001			\$121.04	1	045-072-063			\$121.04	1
045-072-002			\$121.04	1	045-072-064			\$121.04	1
045-072-003			\$121.04	1	045-072-065			\$121.04	1
045-072-004			\$121.04	1	045-072-066			\$121.04	1
045-072-005			\$121.04	1	045-072-067			\$121.04	1
045-072-006			\$121.04	1	045-072-068			\$121.04	1
045-072-007			\$121.04	1	045-072-069			\$121.04	1
045-072-008			\$121.04	1	045-072-070			\$121.04	1
045-072-009			\$121.04	1	045-072-071			\$121.04	1
045-072-010			\$121.04	1			TOTAL	\$8,593.84	71
045-072-011			\$121.04	1					
045-072-012			\$121.04	1	045-073-001			\$121.04	1
045-072-013			\$121.04	1	045-073-002			\$121.04	1
045-072-014			\$121.04	1	045-073-003			\$121.04	1
045-072-015			\$121.04	1	045-073-004			\$121.04	1
045-072-016			\$121.04	1	045-073-005			\$121.04	1
045-072-017			\$121.04	1	045-073-006			\$121.04	1
045-072-018			\$121.04	1	045-073-007			\$121.04	1
045-072-019			\$121.04	1	045-073-008			\$121.04	1
045-072-020			\$121.04	1	045-073-009			\$121.04	1
045-072-021			\$121.04	1	045-073-010			\$121.04	1
045-072-022			\$121.04	1	045-073-012			\$121.04	1
045-072-023			\$121.04	1	045-073-013			\$121.04	1
045-072-024			\$121.04	1	045-073-014			\$121.04	1
045-072-025			\$121.04	1	045-073-015			\$121.04	1
045-072-026			\$121.04	1	045-073-016			\$121.04	1
045-072-027			\$121.04	1	045-073-017			\$121.04	1
045-072-028			\$121.04	1	045-073-018			\$121.04	1
045-072-029			\$121.04	1	045-073-019			\$121.04	1
045-072-030			\$121.04	1	045-073-020			\$121.04	1
045-072-031			\$121.04	1	045-073-021			\$121.04	1
045-072-032			\$121.04	1	045-073-022			\$121.04	1
045-072-033			\$121.04	1					
045-073-023			\$121.04	1					
045-073-024			\$121.04	1					
045-073-025			\$121.04	1					
045-073-026			\$121.04	1					
045-073-027			\$121.04	1					
045-073-028			\$121.04	1					
045-073-029			\$121.04	1					
045-073-030			\$121.04	1					
045-073-031			\$121.04	1					
045-073-032			\$121.04	1					

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 26
KEYES, KEYES
FISCAL YEAR 2023-2024

The Assessor's parcels listed below are subject to the annual assessment:

A.P.N.	ZONE	ACRES	ASSESSMENT	EBU	A.P.N.	ZONE	ACRES	ASSESSMENT	EBU
045-073-033			\$121.04	1					
045-073-034			\$121.04	1					
045-073-035			\$121.04	1					
045-073-036			\$121.04	1					
045-073-037			\$121.04	1					
045-073-038			\$121.04	1					
045-073-039			\$121.04	1					
045-073-040			\$121.04	1					
045-073-041			\$121.04	1					
045-073-042			\$121.04	1					
045-073-043			\$121.04	1					
045-073-044			\$121.04	1					
045-073-045			\$121.04	1					
045-073-046			\$121.04	1					
045-073-047			\$121.04	1					
045-073-048			\$121.04	1					
045-073-049			\$121.04	1					
045-073-050			\$121.04	1					
045-073-051			\$121.04	1					
045-073-052			\$121.04	1					
045-073-053			\$121.04	1					
045-073-054			\$121.04	1					
045-073-055			\$121.04	1					
045-073-056			\$121.04	1					
		TOTAL	\$6,657.20	55					

** Truck Center*

045-050-011	Un Dev. C	0.63	\$0.00	-
045-074-001	CD	2.65	\$0.00	9.28
045-074-002	CD	5.28	\$0.00	18.48
045-074-003	CD	3.57	\$0.00	12.50
045-074-004	CD	5.23	\$0.00	18.31
		17.36	\$0.00	58.56

** Truck Center will be accessed in Fiscal Year 2024-2025.*

Zone 2

Keyes 19 South

045-071-005	Planned Resid.	28 un	\$ 9,338.19	15.25
045-071-006	Planned Resid.		\$ 12,044.73	19.67
		TOTAL	\$ 21,382.91	34.92

Keyes 19 North

045-075-001			\$612.34	1
045-075-002			\$612.34	1
045-075-003			\$612.34	1

045-076-001			\$612.34	1
045-076-002			\$612.34	1
045-076-003			\$612.34	1
045-076-004	PARK/Drain Basin	0.82	\$200.85	0.328
045-076-005			\$612.34	1
045-076-006			\$612.34	1
045-076-007			\$612.34	1
045-076-008			\$612.34	1
045-076-009			\$612.34	1
045-076-010			\$612.34	1
045-076-011			\$612.34	1

EXHIBIT "D"
 PARCEL COUNT FOR
 COUNTY SERVICE AREA NO. 26
 KEYES, KEYES
 FISCAL YEAR 2023-2024

The Assessor's parcels listed below are subject to the annual assessment:

A.P.N.	ZONE	ACRES	ASSESSMENT	EBU	A.P.N.	ZONE	ACRES	ASSESSMENT	EBU
045-075-004			\$612.34	1	045-076-012			\$612.34	1
045-075-005			\$612.34	1	045-076-013			\$612.34	1
045-075-006			\$612.34	1	045-076-014			\$612.34	1
045-075-007			\$612.34	1	045-076-015			\$612.34	1
045-075-008			\$612.34	1	045-076-016			\$612.34	1
045-075-009			\$612.34	1	045-076-017			\$612.34	1
045-075-010			\$612.34	1	045-076-018			\$612.34	1
045-075-011			\$612.34	1	045-076-019			\$612.34	1
045-075-012			\$612.34	1	045-076-020			\$612.34	1
045-075-013			\$612.34	1	045-076-021			\$612.34	1
045-075-014			\$612.34	1	045-076-022			\$612.34	1
045-075-015			\$612.34	1	045-076-023			\$612.34	1
045-075-016			\$612.34	1	045-076-024			\$612.34	1
045-075-017			\$612.34	1	045-076-025			\$612.34	1
045-075-018			\$612.34	1	045-076-026			\$612.34	1
045-075-019			\$612.34	1	045-076-027			\$612.34	1
045-075-020			\$612.34	1	045-076-028			\$612.34	1
045-075-021			\$612.34	1	045-076-029			\$612.34	1
045-075-022			\$612.34	1	045-076-030			\$612.34	1
045-075-023			\$612.34	1	045-076-031			\$612.34	1
045-075-024			\$612.34	1	045-076-032			\$612.34	1
045-075-025			\$612.34	1	045-076-033			\$612.34	1
045-075-026			\$612.34	1	045-076-034			\$612.34	1
045-075-027			\$612.34	1	045-076-035			\$612.34	1
045-075-028		0.21	\$0.00	0	045-076-036			\$612.34	1
		TOTAL	\$16,533.18	27	045-076-037			\$612.34	1
					045-076-038			\$612.34	1
						TOTAL		\$22,857.43	37 328

ZONE 1	1180	\$150,228.67	1,299.70
ZONE 2	68	\$ 60,773.52	99.25
TOTAL	1248	\$211,002.20	1398.95

CONSENT FOR ANNEXATION OF
TERRITORY TO COUNTY SERVICE AREA NO. 26– Keyes
(California Truck Center Annexation)

L & T Howard Land Management Co., LLC, hereinafter referred to as "Owner", owns and has titles to the properties APN 045-050-011, 045-074-001, 045-074-002, 045-074-003, and 045-074-004 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. 26 – Keyes for the purpose of receiving extended county services to or within the Property and to pay the Fiscal Year 2022/2023 assessment. Expect the Fiscal Year 2022/2023 assessment to be at or greater than the Fiscal Year 2021/2022 assessment amount of \$113.02 per Equivalent Benefit Unit (EBU) for CSA 26 Zone 1. 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. 26 was executed this 11th day of August, 2022.

Owner or Corporate Officer

Doug Howard
Print Name


Signature

President
Title