

BY: \_\_\_\_\_

# STANISLAUS LAFCO

Stanislaus Local Agency Formation Commission

1010 – 10 th Street, 3<sup>rd</sup> Floor ♦ Modesto, CA 95354

(209) 525-7660 ♦ FAX (209) 525-7643

www.stanislauslafco.org

## OUT OF BOUNDARY SERVICE APPLICATION

### AGENCY TO EXTEND SERVICE:

AGENCY NAME: Keyes Community Services District (KCSO)

CONTACT PERSON: Michelle Harris, Administrative Executive

MAILING ADDRESS: P.O. Box 699, Keyes, CA 95328

PHONE: (209) 668-8341 E-MAIL: mharris@keyescsd.org

### PROPERTY OWNER (PARTY RECEIVING SERVICE):

PROPERTY OWNER NAME: FreshPoint Central California; Attn: Sean Gaffaney

SITE ADDRESS: 5900 N Golden State Blvd.

PHONE: (209) 406-4135 E-MAIL: Sean.Gaffaney@freshpoint.com

ASSESSOR PARCEL NUMBER(S): 045-052-034

ACREAGE: 10.0 acres (If multiple properties, attach a list with names, addresses and APNs.)

### REQUIRED ATTACHMENTS - Please provide the following:

- ☒ Completed application and fees. (See [Schedule of Fees and Deposits](#). Please consult with LAFCO staff to determine the appropriate fee.)
- ☒ Map showing existing facilities and proposed extensions. The map should include measurements detailing how services are to be extended to the property.
- ☒ Draft service agreement or contract between the service provider and property owner OR a will-serve letter from the service provider.

### PROPOSAL-SPECIFIC ATTACHMENTS – The following may also be required:

- ☐ If the proposed extension will serve new development, a copy of the environmental determination made by the Lead Agency.
- ☐ If the proposed service extension is to remedy a health and safety situation, documentation of the health and safety issue.

The following application questions are intended to obtain enough data about the proposal to allow the Commission and staff to adequately assess the service extension. By taking the time to fully respond to the questions below, you can reduce the processing time for this application. You may include any additional information that you believe is pertinent. Use additional sheets where and if necessary.

1. List type of service(s) to be extended:

Domestic water.

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2. Is the service extension for new development or an existing use? Provide a complete description of the project and/or use to be served.  
Approximately 120,000 SF of existing office and food preparation facilities
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3. Is this request to address a health and safety situation? ☒ Yes ☐ No

If yes, please explain below.

Existing Groundwater inadequate to serve the site.

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KCSD water line runs in front of the site and serves some surrounding uses.

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4. Is the property to be served within the Agency's sphere of influence? ☐ Yes ☒ No

5. LAFCO policies generally prefer annexation rather than an extension of services outside the agency's boundary. Is annexation of the territory by your agency anticipated at a future time? ☒ Yes ☐ No

6. Please provide an explain of the Agency's preference for an out-of-boundary instead of annexation.

Annexation is preferred, but the property is currently outside of the KCSD sphere of influence.

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Properties in the vicinity are working on a sphere expansion, with a target date of 2025.

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7. Are there any land use entitlements involved in the project or contract? ☐ Yes ☒ No  
If yes, please check the entitlements that were obtained and provide a copy of the approval:

☐ Tentative Map and Conditions

☐ Subdivision Map or Parcel Map

☐ Specific Plan

☐ General Plan Amendment

☐ Rezoning

☐ Other: \_\_\_\_\_

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## CERTIFICATION

I hereby certify that the statement furnished above and in the attached exhibits present the data and information required for this evaluation of service extension to the best of my ability, and that the facts, statement, and information presented herein are true and correct to the best of my knowledge and belief.

## 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.

SIGNED:



PRINTED NAME:

Michelle Harris

AGENCY:

Keyes Community Services District

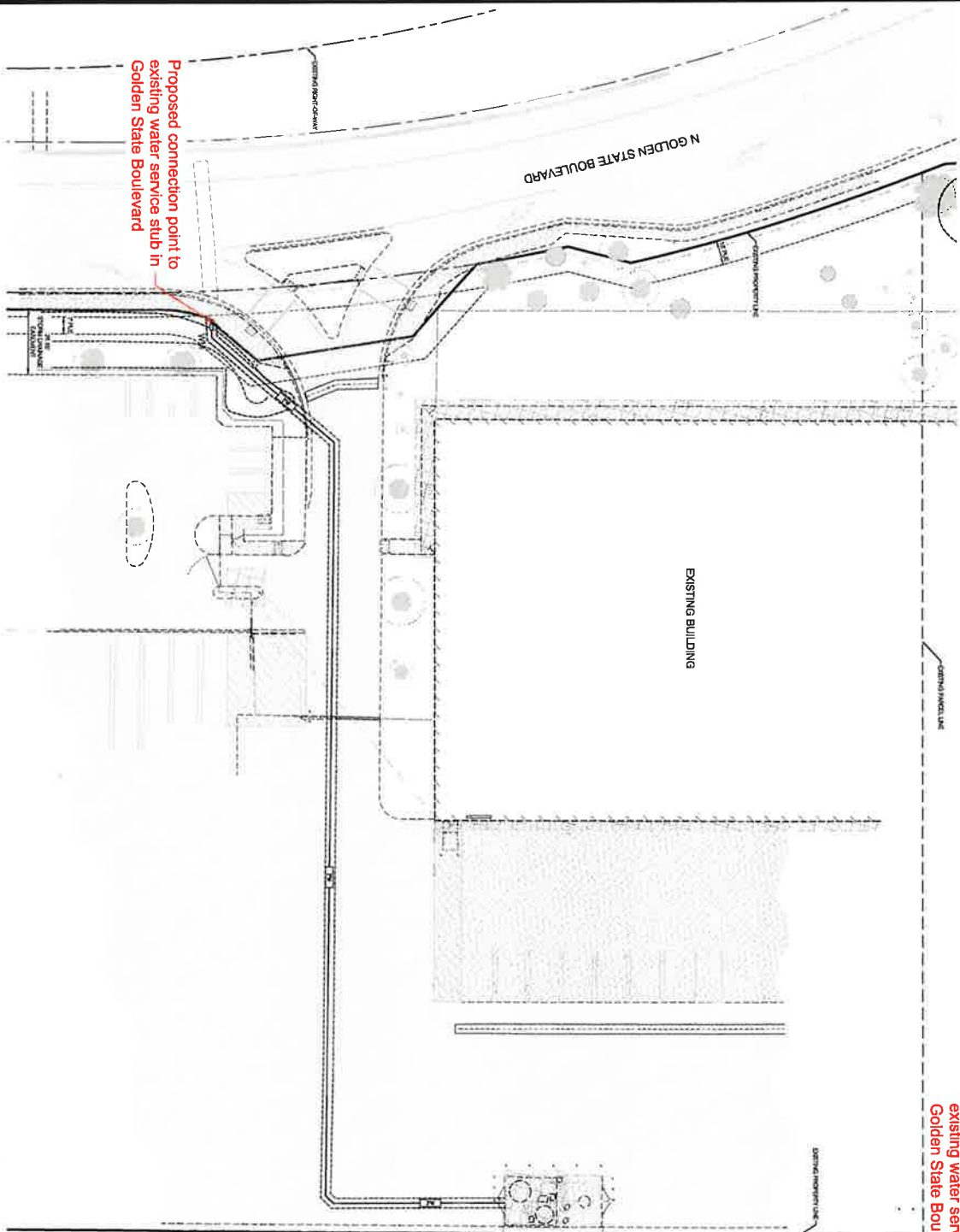
DATE:

January 6, 2024

**Please forward the completed form, fees, and related information to:**

Stanislaus Local Agency Formation Commission  
1010 10<sup>th</sup> Street, 3<sup>rd</sup> Floor  
Modesto, CA 95354

Approximate location of proposed connection point existing water service street Golden State Boulevard



### VICINITY MAP

## **BENCHMARK**

**ELATION**  
BY  
  
SET ON THE NORTH-EASTERN CORNER OF PLAZA, NEAR AT  
THE TOWN OF AGING POST OFFICE, 300 METERS FROM THE  
CORNER OF SHANGHAI STREET AND JOURNAL FROM  
THE CORNER OF WU STREET.



## **CONTACTS**

- |                        |   |
|------------------------|---|
| A. BETA-GLUCAN ALKALIC | CONTACT: R. STOKES, JR.<br>1000 UNIVERSITY DRIVE<br>SUITE 200<br>DALLAS, TX 75201 |
| B. NITROCELLULOSE      | CONTACT: J. STOKES, JR.<br>1000 UNIVERSITY DRIVE<br>SUITE 200<br>DALLAS, TX 75201 |
| C. CELLULOSE           | CONTACT: J. STOKES, JR.<br>1000 UNIVERSITY DRIVE<br>SUITE 200<br>DALLAS, TX 75201 |
| D. DEXTER              | CONTACT: J. STOKES, JR.<br>1000 UNIVERSITY DRIVE<br>SUITE 200<br>DALLAS, TX 75201 |

**SHEET INDEX**

- GEOTECHNICAL INFORMATION
- C1.1 FOUNDATION
- C1.2 LEGENDS AND ABBREVIATIONS
- C1.3 GENERAL NOTES AND SPECIFICATIONS
- C1.4 DETAILS AND CROSS SECTIONS
- C1.5 DETAILS AND CROSS SECTIONS
- SITE PLANS
- C2.1 TOPOGRAPHIC AND WATER PLAN
- EROSION CONTROL PLAN
- C3.1 EROSION CONTROL, PAVEMENT, UTILITIES AND DRAINAGE

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# COVER SHEET

**CIVIL IMPROVEMENT PLANS FOR  
FRESHPOINT WATER SERVICE**

[illegible]

 **North Star**  
Engineering Group, Inc.  
• CMA ENGINEERING • SURVEYING • PLANNING •  
800 12th Street, Ste. 1000, Minneapolis, MN 55404  
(612) 324-3333 Phone (612) 324-3558 Fax

## C1.1

[illegible]

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

January 15, 2025

Fresh Point Central California  
5900 N. Golden State Blvd.  
Turlock, CA 95382

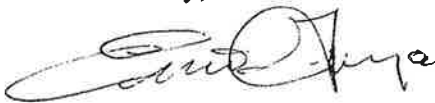
Re: Will Serve Letter Request For Property at 5900 N. Golden State Blvd, Turlock,  
CA 95382  
APN 045-052-034

To whom it may concern:

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

1. All water service line 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 January 16, 2026 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).
6. This Will Serve Letter does not officially accept and approve the Layout as submitted with your application.

Sincerely,

A handwritten signature in black ink, appearing to read "Ernie Garza", written in a cursive style.

Ernie Garza  
General Manager