

BY: 

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).

BY: [Signature]

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

APPLICATION FOR (Check all that apply):

- ☐ Sphere of Influence Amendment
- ☒ Annexation to: City of: _____ District: Keyes Community Services District
- ☐ Detachment from: City of: _____ District: _____
- ☐ Formation of a Special District: - Type of District: _____
- ☐ Other: _____

NAME OF PROPOSAL: Secured Space

GENERAL DESCRIPTION OF PROPOSAL:

Request to annex the project site to the Keyes CSD for water service and to accomodate a recently approved storage facility

REASONS FOR PROPOSAL:

As part of the approved storage facility, the project is required to annex to the KCSD as required in County Planning Application GPA REZ PLN2023-0031

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

5024, 5028, & 5030 Rhode Road, Ceres, Ca 95307

APN 041-059-001 & 041-059-002

APPLICANT:

Name: Keyes Community Services District, Michelle Harris

Address: P O Box 699, Keyes, Ca 95328

Phone: 209-668-8341 Fax: 209-668-8396 E-Mail: mharris@keyescsd.org

Contact Person: Michelle Harris Title: Administrative Executive

APPLICANT'S REPRESENTATIVE:

Name: _____

Address: _____

Phone: _____ Fax: _____ E-Mail: _____

Contact Person: _____ Title: _____

LAFCO Use Only:

Proposal Name: Secured Space CSD to Keyes CSD LAFCO Application No. 2025-09

Submittal Date: 7/7/25 Cert. of Filing Date: _____

LAFCO Filing Fee: \$ 4000 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: Sakshi Enterprise, LLC

Address: 2801 Mitchell Road, #3074, Ceres, Ca 95307

Phone: 209-485-5166 Fax: _____ E-Mail: psakshi@sbcglobal.net

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: Keyes Community Services District

Address: P O Box 699, Keyes, Ca 95328

Phone: 209-668-8341 Fax: 209-668-8396 E-Mail: mharris@keyescsd.org

Contact Person: Michelle Harris Title: Administrative Executive

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 Community Services District

Address: P O Box 699, Keyes, Ca 95328

Phone: 209-668-8341 Fax: 209-668-8396 E-Mail: mharris@keyescsd.org

Contact Person: Michelle Harris Title: Administrative Executive

Name: _____

Address: _____

Phone: _____ Fax: _____ E-Mail: _____

Contact Person: _____ Title: _____

SCHOOL DISTRICTS: (School districts within the proposal area)

Name: Keyes Union Shcool District

Address: 4801 Lucinda Avenue, Keyes, Ca 95328

Phone: 209-669-2921 Fax: 209-669-2923 E-Mail: NA

Contact Person: NA Title: NA

Name: Turlock Unified School District
Address: 1574 East Canal Drive, Turlock, Ca 95380
Phone: 209-667-0632 Fax: 209-667-6520 E-Mail: webmaster@turlock.k12.ca.us
Contact Person: NA Title: NA

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: Stanislaus County Planning Department
Address: 1010 10th Street, Modesto, Ca 95354
Phone: 209-525-6330 Fax: _____ E-Mail: _____
Contact Person: Kristin Doud Title: Deputy Director

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: 9

(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): 5

B. Land Uses of Proposed Area:

	EXISTING	PROPOSED
Zoning	<i>PD-Planned Development</i> <input type="checkbox"/> City <input checked="" type="checkbox"/> County	<input type="checkbox"/> City <input checked="" type="checkbox"/> County
General Plan Designation	<i>Keyes Community Plan Residential - Medium</i> <input type="checkbox"/> City <input checked="" type="checkbox"/> County	<input type="checkbox"/> City <input checked="" type="checkbox"/> County
Use of Proposal Area	<i>Apartments & Storage Facility</i>	<i>Apartments & Storage Facility</i>

C. Surrounding Land Uses:

	Describe (including specific uses)	Zoning	General Plan Designation	City or County Designation
North	<i>Vacant Land</i>	<i>Planned Development</i>	<i>Keyes Community Plan, Residential-Medium</i>	<input type="checkbox"/> City <input checked="" type="checkbox"/> County
South	<i>State Highway 99</i>	<i>NA</i>	<i>NA</i>	<input type="checkbox"/> City <input type="checkbox"/> County
East	<i>Existing Subdivision</i>	<i>Residential - Low Density</i>	<i>Keyes Community Plan, Residential-Low</i>	<input type="checkbox"/> City <input checked="" type="checkbox"/> County
West	<i>Vacant Land</i>	<i>Planned Development</i>	<i>Keyes Community Plan, Residential Medium</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:

NA

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):

IV. TOPOGRAPHY

- A. Describe the physical features of the subject parcel(s). Refer to major highways, roads, watercourses, and topographical features:

80% if site is developed with apartment units and storage facility. Remaining 20% is vacant. Property frontage and access is along Rhode Road. Property is abounded by TID Lateral at north and west boundaries. East boundary is abutted against existing subdivision.

- B. Drainage and average slopes:** *Overland drainage*

V. BOUNDARIES AND ASSESSMENT

- A. Is the property contiguous to the existing City or District boundary?: ☒ Yes ☐ No
(Contiguous is defined by Govt. Code Section 56031)

- B. Is the project co-terminus with:
The Assessor's Parcel boundaries? ☒ Yes ☐ No
The legal lot boundaries? ☒ Yes ☐ No

- C. Is the proposal completely surrounded by the annexing city or district? ☐ Yes ☒ No

Explain: Property immediately to north/west is not within district boundary or sphere of influence.

- D. Maps and Legal Description – Attach the following:**

1. A map (8½"x11") which shows specifically the boundaries of the proposal, all bearings and distances, and the relationship of the boundaries to those of the existing district or city boundaries. The map must be drawn to the Legal Description and Map Requirements.
2. A generalized/vicinity map (8½"x11") showing the boundaries and relative size of the proposal with respect to the surrounding area.
3. A written legal description of the boundaries of the proposal. The legal description must be written clearly pursuant to the Legal Description and Map Requirements.
4. Tax Assessor Parcel Information (Use additional sheets if necessary; information can be obtained from the County Assessor's Office);

<u>Assessor's Parcel Number</u>	<u>Tax Rate Area</u>	<u>Assessed Land Value</u>
<u>041-059-001-000</u>	<u>072-011</u>	<u>\$641,420</u>
<u>041-059-002-000</u>	<u>072-001</u>	<u>\$167,326</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u>Total:</u>	<u>\$808,746</u>

VI. AGRICULTURE AND OPEN SPACE

- A. Is the current zoning classification for the site: Agriculture? ☒ Yes ☐ No
Open Space? ☐ Yes ☒ No
- B. Is the current general plan designation for the site: Agriculture? ☐ Yes ☒ No
Open Space? ☐ Yes ☒ No
- C. Is the site currently used for agriculture?: ☐ Yes ☒ No
- D. Number of Acres considered Prime Agricultural Land: 0
(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: 0
(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: 0
(as defined by Gov. Code Section 56059)
- H. Does the site have an open space easement?: ☐ Yes ☒ No
- I. Is the site within or adjacent to an approved greenbelt?: ☐ Yes ☒ No
If yes, name/location: _____

VII. POPULATION AND HOUSING

- A. Population: 12
- B. Number/Type of Dwelling Units within the proposed area:
Existing: 7
Proposed: NA
- 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>On site well</i>	<i>Low</i>	<i>Yes</i>	<i>At time of connection</i>	<i>Cost of developer for Connection</i>
SEWER	<i>On site septic</i>		<i>No</i>		
POLICE	<i>Stanislaus County Sheriff's Department</i>		<i>No</i>		
FIRE	<i>Keyes Fire Protection District</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: There will be a water connection fee that will depend on the size of connection

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 Services 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
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: There is no intent to run the sewer line down Rhode Rd. at this time.
6. Indicate the method of financing improvements and on-going operations (e.g., general property tax, assessment district, landowner/developer fees, etc.):
NA
7. What is the distance for connection to the agency's existing sewer system?:
NA

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 Services District
4. Please list:
Wholesale Water Agency: Keyes Community Services 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

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 the parcels, which are adequately served

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 the APNs 041-059-001 & 041-045-002

E. Police Service

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

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

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: _____

F. Fire Protection Service

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

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

Will the service levels be maintained? ☐ Yes ☐ No

If yes, how will the City finance or maintain existing service levels to the area (master service plans, CIP, etc.)? Explain: _____

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

IX. ENVIRONMENTAL ANALYSIS

A. Lead Agency for project: Stanislaus County

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: See environmental.

- ☐ 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 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: Michelle Harris

Title: Administrative Executive

Signature: Michelle Harris

Date: 7/13/25

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

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

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: _____

7/3/25

APPLICANT OR APPLICANT'S REPRESENTATIVE:

(Proof of authority must be provided)

Signature: _____

Michelle Harris

Name: _____

Michelle Harris

Title: _____

Administrative Executive

Agency: _____

Keyes Community Services District

Address: _____

P O Box 699

Keyes, Ca 95328

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

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: _____

7/3/25

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

Signature: _____

Michelle Harris

Name: _____

Michelle Harris

Title: _____

Administrative Executive

Agency: _____

Keyes Community Services District

Address: _____

P O Box 699

Keyes, Ca 95328

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

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.)

Sakshi Enterprise, 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.

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: Michelle Harris

Printed Name: Michelle Harris

Date: 7/3/25

KEYES COMMUNITY SERVICES DISTRICT

RESOLUTION NO. 2024-583

RESOLUTION AUTHORIZING APPLICATION TO THE STANISLAUS LOCAL AGENCY FORMATION
COMMISSION TO ANNEX APPROXIMATELY 5 ACRES OF PROPERTY LOCATED ALONG RHODE RD,
CERES CA 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.);

WHEREAS, the District has received a written request from Sakshi Enterprise LLC. ("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 desires a change of organization to annex approximately 5 acres (Assessor's parcel Numbers: 041-059-01 and 045-059-02) already located within the District's Sphere of Influence into its boundaries to accommodate the operation of an existing mini-storage facility; and

WHEREAS, the proposed annexation of the northern 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

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 5 acres of land into the boundaries of the District.
4. The lands proposed to be annexed are attached to this Resolution as EXHIBIT "B" and incorporated herein.
5. 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.
6. The boundaries of the expanded District are shown on the map attached as EXHIBIT "C" to this Resolution.
7. 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 authorized 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 December 17, 2024 by the following vote:

AYES: Parker, Knee, Reforma, Chavez
NOES: _____
ABSTENTION: _____
ABSENT: Vasquez

Keyes Community Service District

By 

Johnathon Parker,

Board Chair

Attest:



Michelle Harris, Secretary

CERTIFICATION

I, MICHELLE H ARRIS, 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 17th day of December, 2024

A handwritten signature in cursive script, reading "Michelle Harris", is written over a horizontal line.

Michelle Harris, Secretary

Keyes Community Services District

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

August 21, 2023

Sakshi Enterprise LLC
2801 Mitchell Rd #3074
Ceres, Ca 95307

Re: Will Serve Letter Request For Property at 5024, 5028, & 5030 Rhode Road, Ceres
Ca 95307
APN #'s 041-059-001, 041-059-002

To whom it may concern:

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

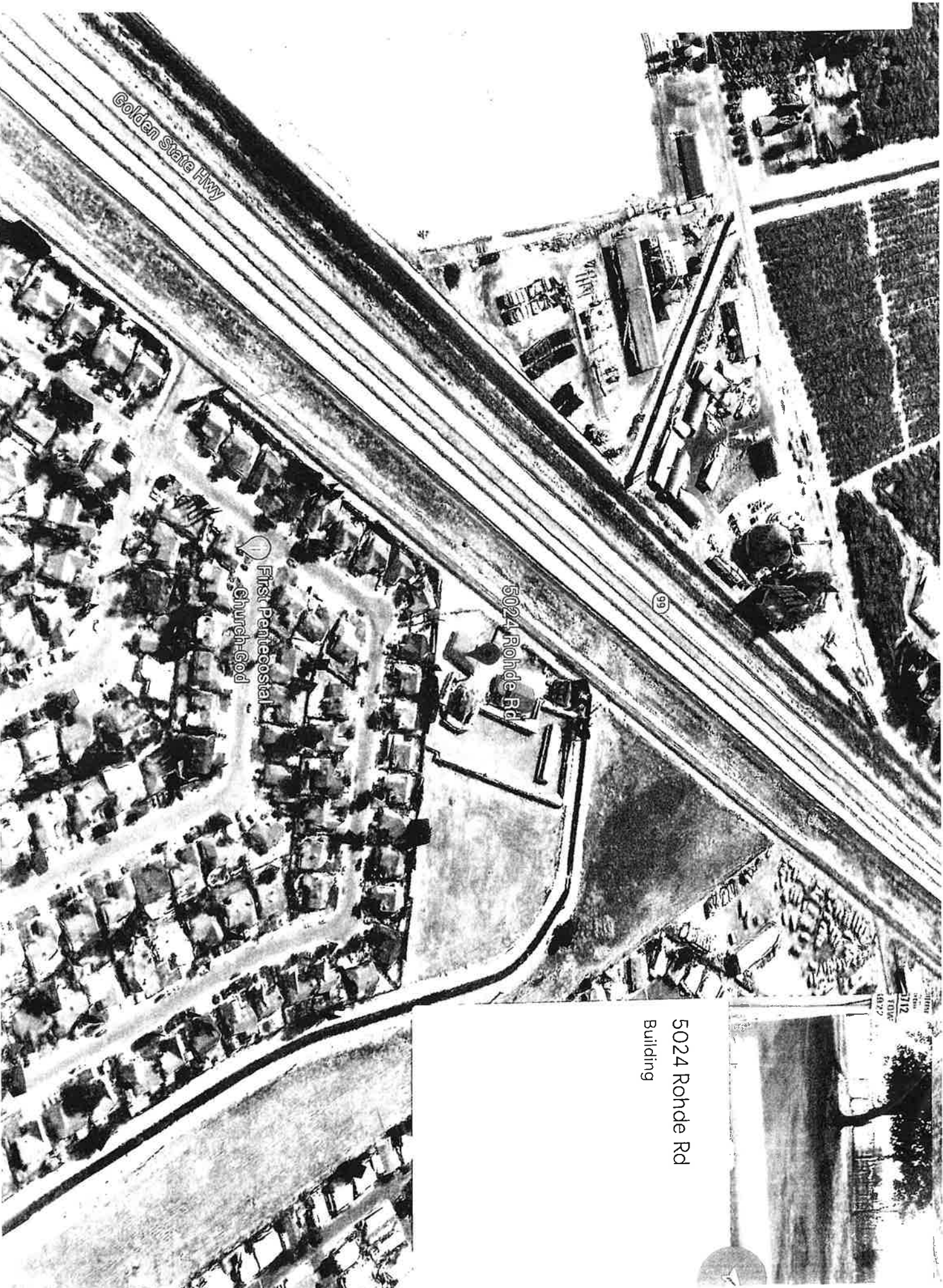
1. All water service line connections must be installed to District standards and according to plans approved by the district, at the expense of the owner.
2. All applicable District connection, facilities and inspection fees must be paid upon application for connections.
3. The owner must comply with all District rules and regulations.
4. This will-serve commitment will expire on August 22, 2024 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,

Ernie Garza
General Manager
By: Michelle Harris

Exhibit B

– Map showing area to annex into Boundary

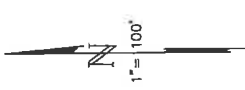


POR. SE 1/4 SEC. 24 & NE 1/4 SEC. 25 T.4S. R.9E. M.D.B.& M.

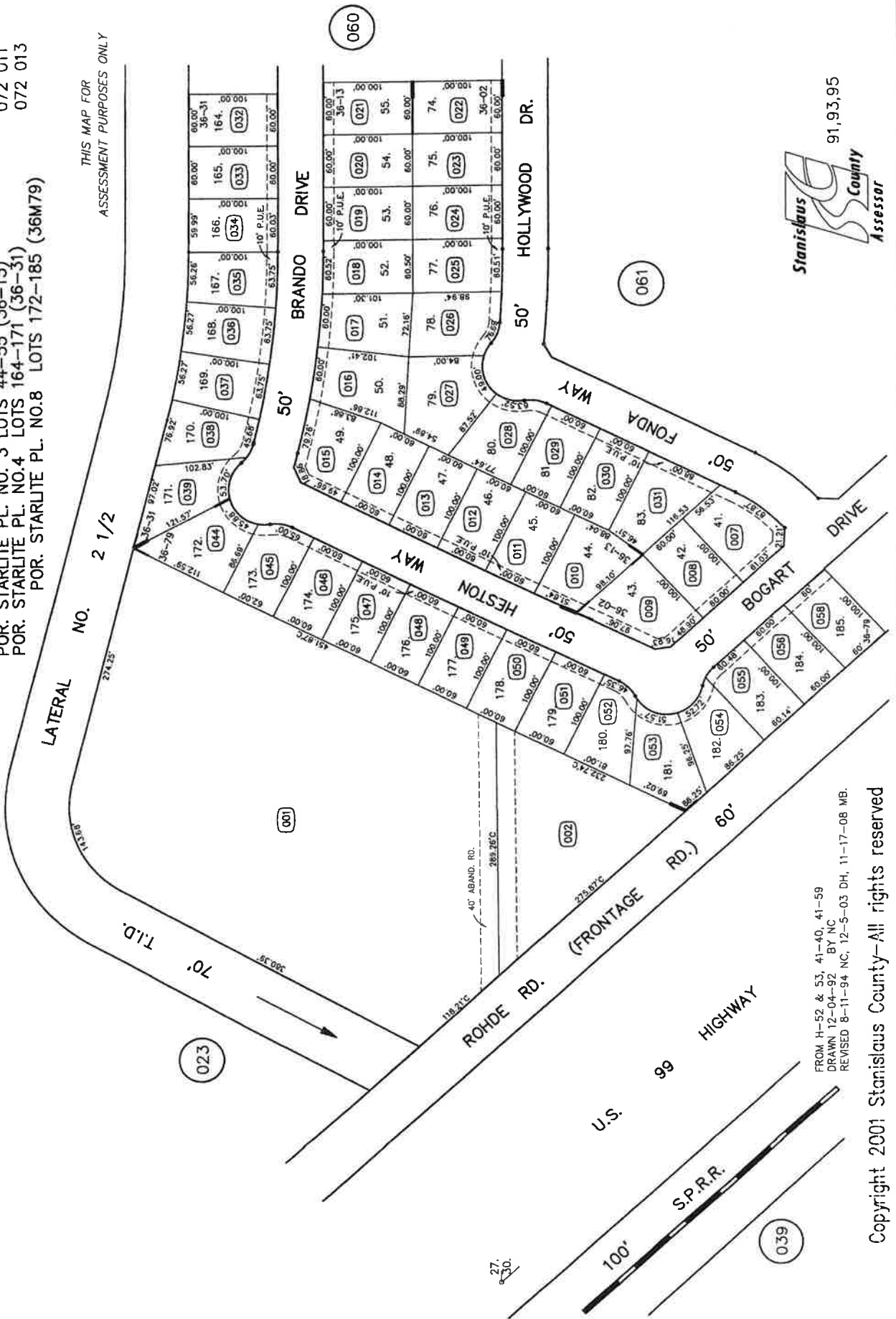
POR. ESMAR TR.-POR LOTS. 27, 28, & 30 (1-47)
 POR. STARLITE PL. NO. 2 LOTS 41-43, 74-83 (36-2)
 POR. STARLITE PL. NO. 3 LOTS 44-55 (36-13)
 POR. STARLITE PL. NO. 4 LOTS 164-171 (36-31)
 POR. STARLITE PL. NO. 8 LOTS 172-185 (36M79)

072 001
 072 008
 072 011
 072 013

041 - 059

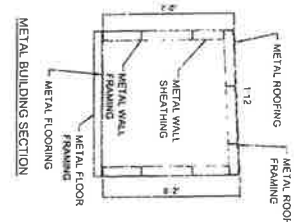


THIS MAP FOR
 ASSESSMENT PURPOSES ONLY

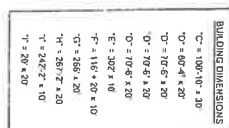


Stanislaus County
 Assessor
 91,93,95

041 - 059



EXISTING SITE PLAN
SCALE: $\frac{1}{4}" = 10'$



A.P.N. 041-059-001 & 041-059-002

[illegible]

ACCURATE
ILLUSTRATIONS
GRAPHIC SERVICES

BILL NICHOLSON
209.404.0306
bill@accurateillustrations.com

CUSTOM DESIGNS | ADDITIONS | REMODELS
accurateillustrations.com

SUBMITTAL STATUS

☐ FOR CONSTRUCTION

☒ FOR APPROVAL

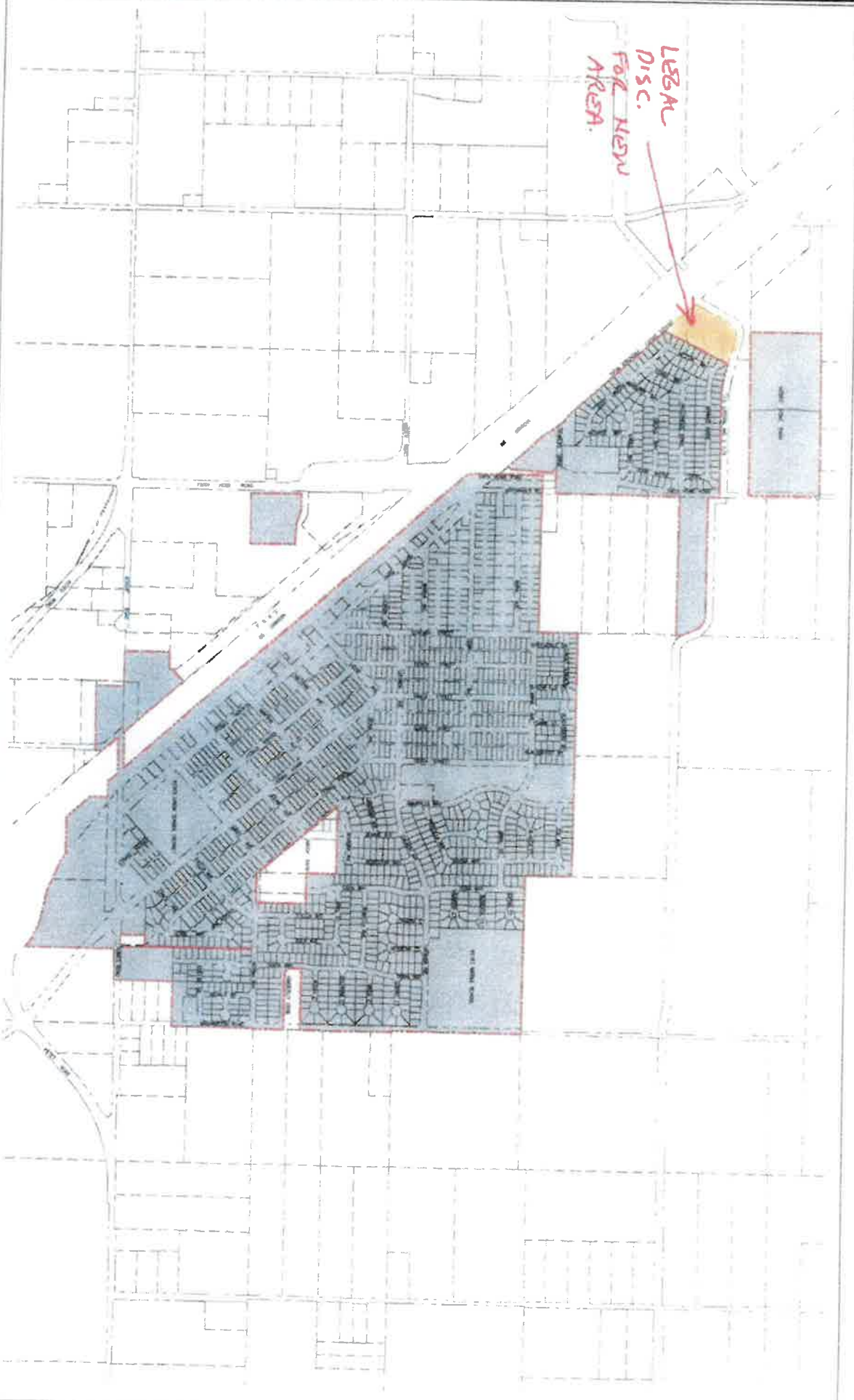
☐ FOR PERMIT ONLY

☐ FOR PRELIMINARY

EXISTING SITE PLAN

5024 & 5030 ROHDE ROAD
CERES, CA 95307
A.P.N. 041-059-001 & 041-059-002

Date	9-7-2022
Scale	SHOWN
Drawn	BMN
Job #:	22-S024
Sheet	SP1



District Boundary Map

Keyes, California

July, 2024

Geomatics Engineering, Inc. • 4880 State Street • Oceanside, California 92052 • (760) 964-3300

MAP CERTIFICATION

I hereby certify that this map was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of California.

Signature

Date

LEGEND

District Boundary

Exhibit D – Plan for Providing Services

1. **Service Territory.** An enumeration and description of the services currently provided or to be extended to the affected territory.

Extension of water services to the two parcels outside the CSD boundaries

(APNs: 041-059-01 and 045-059-02), but within the SOI.

2. **Service Level.** The level and range of those services.

Per the signed Agreement for Cost Reimbursement Related to Annexation, Engineering and Feasibility Determination, the applicant agrees that water service provided by the district to the property will be the exclusive source of water conveyed through the user improvements. Upon connection to the district's water distribution system, the applicant also agrees that any individual water system previously providing water service to the Property will cease to exist, and that any other source of water, including existing wells, will be destroyed or permanently disconnected from the user Improvements.

3. **Service Extension.** An indication of when those services can feasible be extended to the affected territory, inf new services are proposed.

The CSD has indicated that the properties can be served by existing District service (see attached Will Serve Letter dated August 21, 2023). Once all development approvals are in place, including building permits with detailed utility plans, the property owner/applicant intends to move forward.

4. **Service management.** An indication of any improvement or upgrading of structures, roads, sewer or water facilities, or other conditions the local agency would impose or require within the affected territory if the change of organization or reorganization is completed. Per the Agreement for Cost Reimbursement Related to Annexation, Engineering and Feasibility Determination, the applicant shall submit to the District's General Manager the plans and specification s for any public improvements (i.e., all improvements concerning service connections to District mains and/or laterals) upon which construction is to be based and obtain the written approval of said plans and specifications from the District's General Manager.

5. **Service Financing.** Information with respect to how those services will be financed.

All cost related to the extension of uti9lities to serve the annexed properties will be the responsibility of the property owner who is the applicant for the proposed development project.

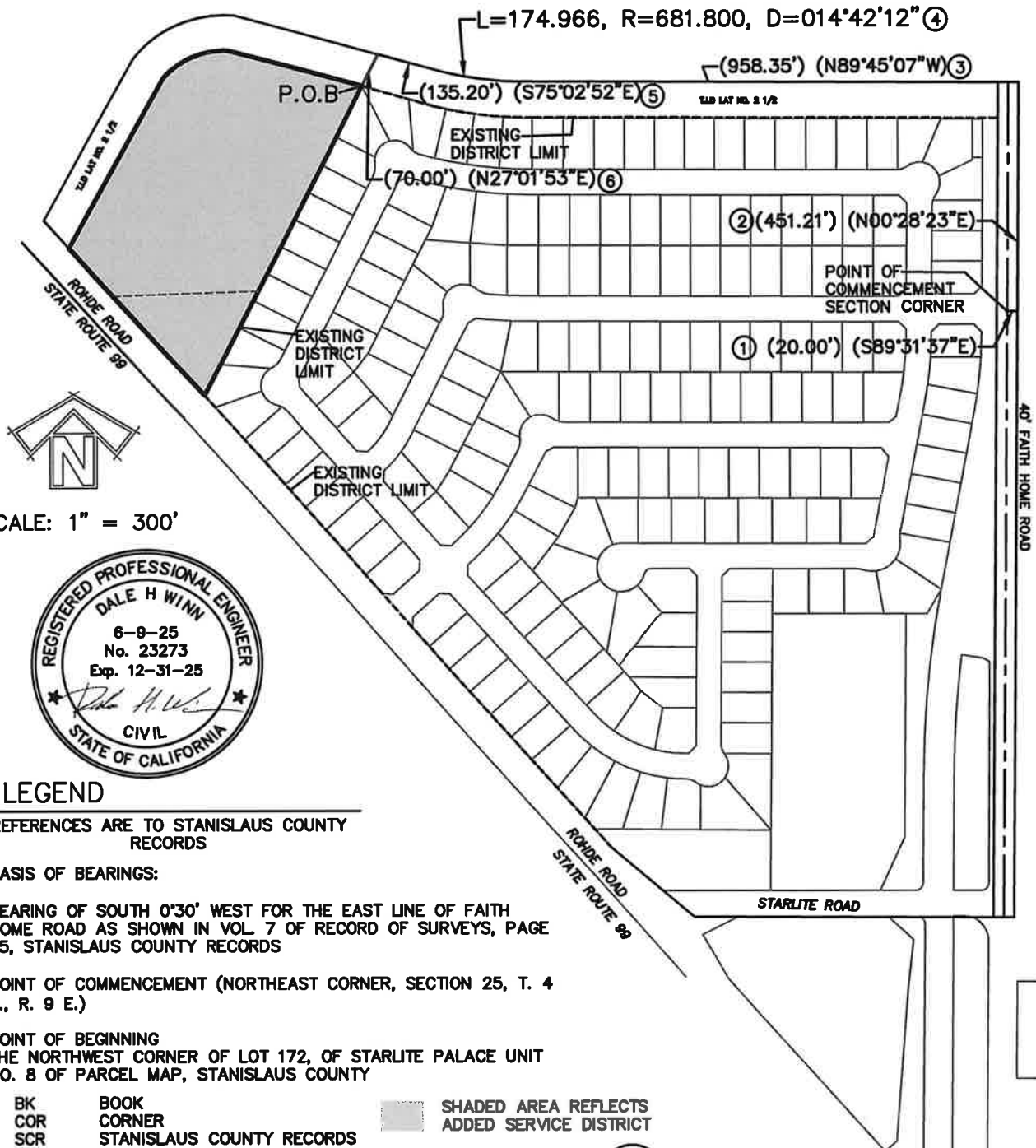
EXHIBIT "A"
LEGAL DESCRIPTION
SECURE SPACE SELF STORAGE
CHANGE OF ORGANIZATION TO THE KEYES KCSD

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF STANISLAUS, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

COMMENCING AT THE CORNER COMMON TO SECTION 24,25,19 AND 30 IN TOWNSHIP 4 SOUTH, RANGE 9, AND 10 EAST, MOUNT DIABLO BASE AND MERIDIAN;

- 1- THENCE SOUTH 89° 31' 37" EAST A DISTANCE 20.00 FEET TO THE EAST LINE OF FAITH HOME ROAD,
- 2- THENCE ALONG SAID EAST LINE OF FAITH HOME ROAD NORTH 0°28'23" WEST A DISTANCE 451.21 FEET TO A POINT ALONG THE EAST LINE OF FAITH HOME ROAD,
- 3- THENCE SOUTH 89° 45'07" WEST A DISTANCE 958.35 FEET, ALONG THE NORTH BOUNDARY OF TURLOCK IRRIGATION DISTRICT LATERAL NUMBER 2 2/1,
- 4- THENCE ALONG SAID CANAL NORTH LINE AT A RADIUS 681.80 FEET, AT CENTRAL ANGLE 12° 42'15", A LENGTH 174.96 FEET,
- 5- THENCE SOUTH 75° 02' 52" WEST ALONG SAID NORTH LINE OF SAID CANAL A DISTANCE 135.20 FEET,
- 6- THENCE SOUTH 27° 01'53" EAST, A DISTANCE OF 70.00 FEET TO THE NORTHWEST CORNER OF LOT 172, OF STARLITE PALACE UNIT NO. 8 OF PARCEL MAP, STANISLAUS COUNTY, AND THE SOUTH LINE OF TURLOCK IRRIGATION DISTRICT LATERAL NUMBER 2 ½, SAID **TRUE POINT OF BEGINNING**;
- 7- THENCE SOUTH 27° 02'25" W A DISTANCE OF 684.61', ALONG THE EXITING BOUNDARY OF KEYES COMMUNITY SERVICE DISTRICT,
- 8- THENCE BEARING NORTH 42°12'45" WEST A DISTANCE OF 393.86 FEET, ALONG THE NORTHEAST PROPERTY LINE OF RHODE ROAD;
- 9- THENCE BEARING NORTH 28°57'0" EAST A DISTANCE OF 380.39 FEET, ALONG THE SOUTHEAST PROPERTY LINE ALONG T.I.D. LATERAL 2-1/2;
- 10- THENCE ALONG A CURVE TO THE **RIGHT**, HAVING A RADIUS OF 154.72 FEET, A DELTA ANGLE OF 53° 12' 12", AND WHOSE LONG CHORD BEARS NORTH 61°21'36" EAST A DISTANCE OF 143.68 FEET;
- 11- THENCE BEARING SOUTH 75°02' 52" EAST A DISTANCE OF 274.25 FEET; ALONG THE SOUTH PROPERTY LINE ALONG T.I.D. LATERAL 2-1/2; TO THE WEST PROPERTY LINE OF STARLITE PALACE UNIT NO.8 OF PARCEL MAP, **TO THE POINT OF BEGINNING.**

CONTAINS APPROXIMATELY 4.73 AC



SCALE: 1" = 300'



LEGEND

REFERENCES ARE TO STANISLAUS COUNTY RECORDS

BASIS OF BEARINGS:

BEARING OF SOUTH 0°30' WEST FOR THE EAST LINE OF FAITH HOME ROAD AS SHOWN IN VOL. 7 OF RECORD OF SURVEYS, PAGE 75, STANISLAUS COUNTY RECORDS

POINT OF COMMENCEMENT (NORTHEAST CORNER, SECTION 25, T. 4 S., R. 9 E.)

POINT OF BEGINNING
THE NORTHWEST CORNER OF LOT 172, OF STARLITE PALACE UNIT NO. 8 OF PARCEL MAP, STANISLAUS COUNTY

- BK BOOK
- COR CORNER
- SCR STANISLAUS COUNTY RECORDS
- PG PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- SEC SECTION
- EXISTING CENTER LINE
- PROPOSED PROPERTY LINE

SHADED AREA REFLECTS
ADDED SERVICE DISTRICT

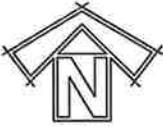


HARBISON INTERNATIONAL INC.,

ENGINEERS - SURVEYORS - PLANNERS

2755 E. SHAW AVE., SUITE 101, FRESNO, CA 93710
PHONE: (559) 294-7485 FAX: (559) 294-7481

REF. & REV.	SECURE SPACE SELF STORAGE CHANGE OF ORGANIZATION TO KEYES COMMUNITY SERVICE DISTRICT		
PWF# 2024- PLAT:	EXHIBIT "B" OVERALL MAP		DR. BY: SMG CH BY: MAH DATE: SCALE: AS NOTED SHEET NO. 1 OF 2 SHEET NO _____



SCALE: 1" = 100'



APN: 041-059-001
A PORTION OF LOT
27,28 AND 30 OF
ESMAR TRACT AS PER
MAP FILE MARCH 15,
1904, VOL. 1 OF
MAPS PAGE 47, SCR

AREA = 206,064 SQ.FT. OR 4.73 AC

(380.39') (N28°57'00"E) ⑨

⑦(684.61') (S27°02'25"W)

(393.86') (S42°12'45"E) ⑧

283.73' N88°00'00"E

APN: 041-059-002
A PORTION OF LOT
27,28 AND 30 OF
ESMAR TRACT AS PER
MAP FILE MARCH 15,
1904, VOL. 1 OF
MAPS PAGE 47, SCR

ROHDE ROAD
STATE ROUTE 99

60' WIDE

LEGEND

265.24' S42°12'45"E
CALCULATED DISTANCE

BK BOOK
COR CORNER
SCR STANISLAUS COUNTY RECORDS
PG PAGE
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
SEC SECTION
— EXISTING CENTER LINE
— EXISTING PROPERTY LINE



HARBISON INTERNATIONAL INC.,

ENGINEERS - SURVEYORS - PLANNERS

2755 E. SHAW AVE., SUITE 101, FRESNO, CA 93710

PHONE: (559) 294-7485 FAX: (559) 294-7481

REF. & REV.

SECURE SPACE SELF STORAGE
CHANGE OF ORGANIZATION TO KEYES COMMUNITY SERVICE DISTRICT

PWF#
2024-
PLAT:

EXHIBIT "C"
NEW AREA MAP 4.73 ACRES

DR. BY: SMG
CH BY: MAH
DATE:
SCALE: AS NOTED

SHEET NO. 2
OF 2 SHEET
NO. _____

CLOSURE CALCS
SECURE SPACE SELF STORAGE
PREPARED BY HARBISON INTERNATIONAL INC.
DATE: 5/14/2025

Point of Beginning : North: 5642.2025' East: 5311.5635'

Segment #1 : Line

Course: S27°02'25"W Length: 684.61'
North: 5032.4292' East: 5000.3283'

Segment #2 : Line

Course: N42°12'45"W Length: 393.86'
North: 5324.1435' East: 4735.7019'

Segment #3 : Line

Course: N28°57'00"E Length: 380.39'
North: 5657.0009' East: 4919.8283'

Segment #4 : Curve

Length: 143.68' Radius: 154.72'
Delta: 053°12'30" Tangent: 77.49'
Chord: 138.57' Course: N66°10'53"E
Course In: S50°25'22"E Course Out: N02°47'08"E
RP North: 5558.4268' East: 5039.0803'
End North: 5712.9627' East: 5046.5992'

Segment #5 : Line

Course: S75°02'52"E Length: 274.25'
North: 5642.2025' East: 5311.5635'

Perimeter: 1876.79' Area: 206064.53 Sq. Ft.