

STANISLAUS LAFCO

Stanislaus Local Agency Formation Commission

1010 – 10 th Street, 3rd 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: City of Riverbank

CONTACT PERSON: Cody Bridgewater

MAILING ADDRESS: 2901 High Street, Riverbank, CA 95367

PHONE: 209-869-210 E-MAIL: cbridgewater@riverbank.org

PROPERTY OWNER (PARTY RECEIVING SERVICE):

PROPERTY OWNER NAME: (See Attached List with Names, Addresses, and APNS)

SITE ADDRESS: _____

PHONE: _____ E-MAIL: _____

ASSESSOR PARCEL NUMBER(S): _____

ACREAGE: 19.5 (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:

(See additional page)

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.
(See additional page)
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-
-

3. Is this request to address a health and safety situation? Yes No
If yes, please explain below.
-
-

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.
(See additional page)
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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: _____
-
-

Out of Boundary Service App. Additional Page.

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 the type of service(s) to be extended:

Stanislaus County is looking at extending sewer (mainlines and laterals), water (laterals), storm drainage (mainline and drain inlets) as part of the project.

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.

For the last several years, Stanislaus County has been working to address infrastructure needs within unincorporated developed neighborhoods of the County. Where the County has taken several actions intended to guide infrastructure improvements and support the annexation of unincorporated pocket areas to incorporated cities.

In 2021, Stanislaus County received \$107 million in American Rescue Plan Act (ARPA) funds. Where \$55.8 million of the \$107 million was assigned to *Community Infrastructure – Urban Pockets/County Communities* to address infrastructure needs within unincorporated developed neighborhoods of the County. Where the funds need to be expended by December 31, 2026 or risk losing all unspent funds.

The Topeka-Santa Fe community, is an unincorporated developed neighborhood that is adjacent to and within the City of Riverbank Sphere of Influence. Where the County has assigned an investment total of \$5,622,443 in ARPA funds towards the development of this neighborhood. The County is developing an infrastructure project that would promote health and safety in the community by constructing storm drainage facilities (including curb and gutter), sidewalk (including Americans with Disabilities Act (ADA) ramps and misc. driveway approaches), sewer facilities, water, and streetlight facilities. Where the City of Riverbank would be providing the utility services, water and sewer.

This project would be providing the improvements along 8th Street (between Stanislaus St and Atchison St), Topeka Street (between 8th St and Atchison St), Santa Fe Street (between 8th St and Claus Rd), and Claus Rd (between Santa Fe St and Atchison St). The County has been coordinating with the City of Riverbank throughout the design phase of this project.

A result of the construction of these improvements and a secondary goal of the County with the funds, this area would be closer to being annexed into the City of Riverbank's city limits.

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

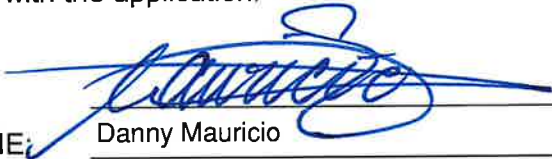
The Topeka-Santa Fe project is currently in the design phase and is expected to enter construction summer of 2026. This community is anticipated to annex into the City of Riverbank in the future.

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

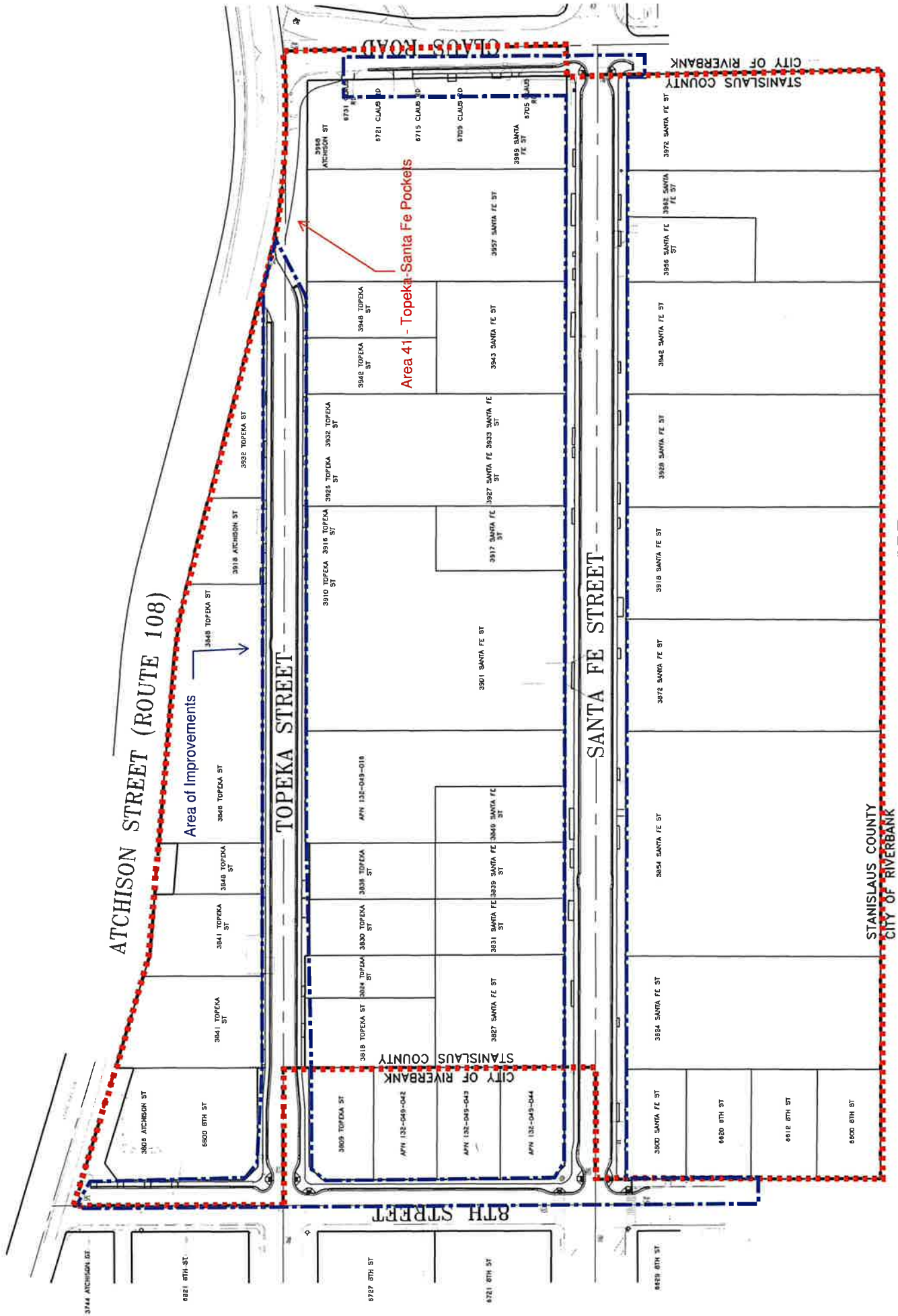
As part of this application, the applicant agrees to defend, indemnify, hold harmless and release the Stanislaus Local Agency Formation Commission (LAFCO), its officers, employees, attorneys, or agents from any claim, action or proceeding brought against any of them, the purpose of which is to attack, 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: Danny Mauricio
AGENCY: Stanislaus County - Public Works
DATE: 3/3/25

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

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

No.	APN	Site Address	Owner
1	132-049-001	3806 Atchinson St Riverbank, 95367 6800 8th St Riverbank, 95367	Mancyga Commercial LLC
2	132-049-002	3820 Atchinson St Riverbank, 95367	Howe Christopher ET AL
3	132-049-003	3832 Atchison St Riverbank, 95367 3841 Topeka St Riverbank, 95367	Howe Christopher ET AL
4	132-049-004	Topeka St Riverbank, 95367	Akawi Enterprise LLC
5	132-049-005	3848 Atchison St Riverbank, 95367	Akawi Enterprise LLC
6	132-049-006	3918 Topeka St Riverbank, 95367	Suarez Jose Gomez
7	132-049-007	3924 Atchison St Riverbank, 95367 3932 Topeka St Riverbank 95367	Arauza George & Norma TRS
8	132-049-009	3818 Topeka St Riverbank, 95367	Vigil Hubertino & Maria
9	132-049-010	3824 Topeka St Riverbank, 95367	Reyes Juan & Beatriz Chavez TRS
10	132-049-011	3830 Topeka St Riverbank, 95367	Fahlenkamp Timothy & Linda J TRS
11	132-049-012	3836 Topeka St Riverbank, 95367	Navarro Vicente & Crow Elizabeth
12	132-049-013	3831 Santa Fe Street, 95367	Figueroa Luis G
13	132-049-014	3839 Santa Fe Street, 95367	Zavala Juan Figueroa
14	132-049-015	3849 Santa Fe Street, 95367	Zavala Juan Figueroa
15	132-049-016	Santa Fe Street, 95367	Marisoli Anita L TR
16	132-049-018	3927 Santa Fe St Riverbank, 95367 3926 Topeka St Riverbank, 95367 3933 Santa Fe St Riverbank, 95367	Covarrubias Roberto
17	132-049-019	3942 Topeka St Riverbank 95367	Albor Olivia
18	132-049-020	3948 Topeka St Riverbank, 95367	Albor Gabriel
19	132-049-021	3943 Santa Fe St Riverbank, 95367	Diltz Donald J TR
20	132-049-022	3957 Santa Fe St Riverbank, 95367	Lee Thomas James ET AL
21	132-049-023	6715 Claus Rd Riverbank, 95367 3969 Santa Fe St Riverbank, 95367 6721 Claus Rd Riverbank, 95367	Balt Brothers LLC
22	132-049-024	3972 Santa Fe St Riverbank, 95367	Bush Charles F III & Donna TRS
23	132-049-025	3962 Santa Fe St Riverbank, 95367	Arteaga Vicente P ET AL
24	132-049-026	3956 Santa Fe St Riverbank, 95367	Davis Robert & Deborah
25	132-049-027	3942 Santa Fe St Riverbank, 95367	Borba Suzy R C S
26	132-049-028	3928 Santa Fe St Riverbank, 95367	Cruz Mylton Villa ET AL
27	132-049-029	3918 Santa Fe St Riverbank, 95367	Davidson Ronald C & Gwenda
28	132-049-030	3872 Santa Fe St Riverbank, 95367	Morisoli Anita L TR
29	132-049-031	3859 Stanislaus St Riverbank, 95367 3854 Santa Fe St Riverbank, 95367	Morisoli Anita L TR
30	132-049-032	3824 Santa Fe St Riverbank, 95367	Jamke
31	132-049-033	3800 Santa Fe St Riverbank, 95367	Oliviera Egidio M TR
32	132-049-037	3910 Topeka St Riverbank, 95367 3901 Santa Fe St Riverbank, 95367 3916 Topeka St Riverbank, 95367	Verduzco Juan Et Al
33	132-049-038	3917 Santa Fe St Riverbank, 95367	Gonzales Frances H
34	132-049-040	3827 Santa Fe St Riverbank, 95367	Caddel Lydia



ATCHISON STREET (ROUTE 108)

Area of Improvements

Area 41 - Topeka-Santa Fe Pockets

SANTA FE STREET

STANISLAUS STREET

PROJECT AREA MAP

3744 ATCHISON ST

6821 8TH ST

6727 8TH ST

6721 8TH ST

6829 8TH ST

3805 ATCHISON ST

6800 8TH ST

3864 TOPEKA ST

3841 TOPEKA ST

3848 TOPEKA ST

3848 TOPEKA ST

3918 ATCHISON ST

3922 TOPEKA ST

3942 TOPEKA ST

3946 TOPEKA ST

3957 SANTA FE ST

3989 SANTA FE ST

STANISLAUS COUNTY
CITY OF RIVERBANK

3609 TOPEKA ST

APN 132-049-042

3818 TOPEKA ST

APN 132-049-043

3827 SANTA FE ST

APN 132-049-044

3831 SANTA FE 3839 SANTA FE 3840 SANTA FE ST

3830 TOPEKA ST

3838 TOPEKA ST

APN 132-049-018

3901 SANTA FE ST

3917 SANTA FE 3927 SANTA FE 3933 SANTA FE ST

3943 SANTA FE ST

3957 SANTA FE ST

6731 ATCHISON ST

6721 CLAUD RD

6715 CLAUD RD

6709 CLAUD RD

6705 CLAUD RD

3972 SANTA FE ST

3956 SANTA FE 3982 SANTA FE ST

3842 SANTA FE ST

3928 SANTA FE ST

3919 SANTA FE ST

3972 SANTA FE ST

3854 SANTA FE ST

3824 SANTA FE ST

6820 8TH ST

6812 8TH ST

6800 8TH ST

STANISLAUS COUNTY
CITY OF RIVERBANK

STANISLAUS COUNTY
CITY OF RIVERBANK

GLASS ROAD



CITY OF RIVERBANK

Public Works Department

2901 High Street, Riverbank, CA 95367
Phone: 209.869.7128 - Fax: 209.869.7045

March 4, 2025

Danny Mauricio
Stanislaus County
mauriciod@stancounty.com

RE: Area 41, Riverbank, Will-Serve Letter

To Whom it may Concern,

Riverbank is prepared to provide potable water service and sewer service to this project in accordance with the rates, rules, tariffs, and regulations in effect and on file with the California Public Utilities Commission, or as modified in the exercise of its jurisdiction. Please see our Consumer Confidence Reports for these services on our website at <https://www.riverbank.org/171/Water-Division> and <https://www.riverbank.org/162/Sewer-Division>.

Please contact me at (209) 869-7210 if you have any questions concerning this information.

Sincerely,

Cody Bridgewater
Director of Public Works
City of Riverbank