

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: Keyes Community Services District

CONTACT PERSON: Ernie Garza, General Manager

ADDRESS: 5601 7th Street, PO Box 699, Keyes, CA 95328

PHONE: 209-668-8341 FAX: 209-668-8396 E-MAIL: mharris@keyescsd.org

CONTRACTING PARTY:

NAME OF PROPERTY OWNER: Best RV Center

SITE ADDRESS: 5340 Taylor Ct., Turlock, CA 95382

PHONE: 209-216-5200Ext724 FAX: 209-216-5210 E-MAIL: nmammari@bestrv.com

CONTRACT NUMBER/IDENTIFICATION: Nader Ammari

ASSESSOR PARCEL NUMBER(S): 045-053-044, 045-053-043, 0145-053-042, 045-050-005, 045-05

ACREAGE: 8.16 acres

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 necessary.

1. (a) List type of service(s) to be provided by this application:

Potable water service for Best RV Center sales office and service facility.

(b) Are any of the services identified in 1-a "new" services to be offered by the agency? If yes, please provide explanation.

No. The Best RV Center is an existing business that has grown in employees until the County EHD is requiring them to meet the public water system regulations. Because of nitrate in the well water the best solution is to obtain potable water service from Keyes CSD.

2. Please provide a description of the service agreement/contract. (Included in this description should be an explanation as to why a jurisdictional change is not possible at this time and if this extension is an emergency health and safety situation.)

Will serve letter from Keyes CSD, attached
This is a health and safety issue because the existing well water is contaminated with nitrate.

3. Is annexation of the territory by your agency anticipated at some future time? Please provide an explanation.

Only if required to obtain potable water service.

4. Is the property to be served within the Agency's sphere of influence?

No

5. If the service extension is for development purposes, please provide a complete description of the project to be served.

The service is not for development but to serve an existing business.

6. Has an environmental determination been made for this proposal? If yes, provide a copy. If no, please provide an explanation.

The environmental determination is being prepared by Stanislaus County as the lead agency for the Best RV Center building permit and associated permits, and will include all the related new facilities.

7. Are there any land use entitlements involved in the project or contract? If yes, please provide a copy of the documentation for this entitlement. Please check those documents attached:

- _____ Tentative Map and Conditions
- _____ Subdivision Map or Parcel Map
- _____ Specific Plan
- _____ General Plan Amendment
- _____ Rezoning
- _____ Other - (provide explanation) _____

Ernie Garza

8. Please provide a map showing existing facilities and proposed extensions and a detailed description of how services are to be extended to the property. Your response should include, but not be limited to, an explanation of distance for connection to existing infrastructure to the site; and cost of improvements, how financing is to occur, and any special financing arrangement for later repayment.
See Figure 6 option 2, which shows the Best RV existing facilities and a new waterline connecting to waterline near the intersection of Golden State Blvd, and W. Barnhart. Approximately 400 feet of 4" casing and 2" water pipe installed under Hwy 99 by HDD. Construction cost approx \$50,000.

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.

SIGNED:



PRINTED NAME:

Ernie Garza

DATED:

August 28, 2020

REQUIRED ATTACHMENTS:

1. Copy of the proposed agreement.
2. Map showing the property to be served, existing agency boundary, and the location of infrastructure to be extended.
3. Application fee.

Please forward the completed form and related information to:

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

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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: August 28, 2020

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

Signature: 
Name: Ernie Garza
Title: General Manager
Agency: Keyes Community Services District
Address: 5601 7th St.
Keyes, Ca 95328

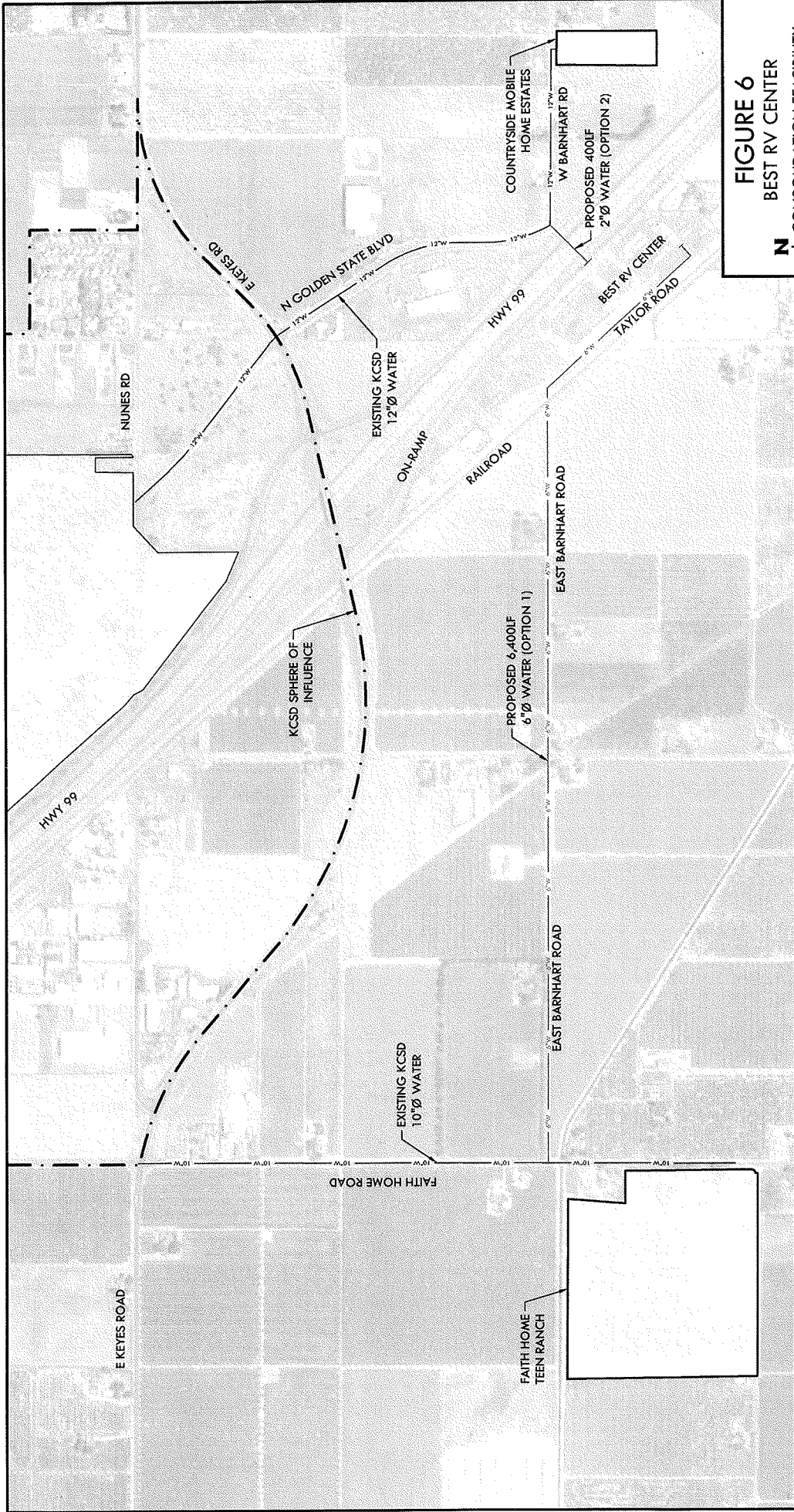


FIGURE 6
BEST RV CENTER
CONSOLIDATION FEASIBILITY
 SEPTEMBER, 2018

0 600' 1200'

SCALE: 1"=600'

BLACK WATER
 CONSULTING ENGINEERS, INC.
 665 STANFORD AVE, SUITE N, ANDERSTO, CA 95350, PH: 209.322.9817

DISTRICT BOUNDARY

WATER SYSTEMS TO BE CONSOLIDATED

DISTRICT SPHERE OF INFLUENCE

EXISTING WATER LINE

PROPOSED WATER LINE

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

November 19, 2019

Turlock RV Center
5340 Taylor Court
Turlock, CA 95382

Re: Will Serve Letter Request For Property at 5340 Taylor Court
APNs 045-053-044, 045-053-043, 045-053-042, 045-050-005,
045-050-009, 045-050-013, 045-053-040, 045-062-001

Dear Mr. Hall:

The Keyes Community Services District is willing to provide the requested water 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 November 19, 2020 unless construction has commenced by that date.
5. This Will Serve Letter does not officially accept and approve the Construction Plans as submitted with your application.

Sincerely,



Ernie Garza
General Manager