

## Notice of Public Hearing & Request for Comments

DATE: December 14, 2018

TO: Affected & Interested Agencies, Property Owners

FROM: Javier Camarena, Assistant Executive Officer

SUBJECT: Request for Comments

PROPOSAL TITLE: **KEYES 19 NORTH & SOUTH REORGANIZATION TO THE KEYES COMMUNITY SERVICES DISTRICT & COUNTY SERVICE AREA 26**

This letter is to advise you that the above-titled application has been filed with LAFCO. The project is described as follows:

**Description:** The proposed project is a request to annex two residential subdivisions totaling 19 acres to the Keyes Community Services District for water and sewer services and to County Service Area (CSA) 26 for storm drainage, park facilities, a block wall, and landscaping. The annexation to CSA 26 will also include a sphere of influence amendment.

**Location:** The "North" subdivision site is located north of Norma Way and west of Tanya Way. The "South" subdivision is located south of Norma Way and west of Washington Road. Both sites are located in Keyes. APNs include: 045-021-003, 045-021-023, 045-021-024, 045-071-005 and a portion of 045-021-008 for the CSD annexation and the entire parcels for the CSA 26 annexation. (See attached maps for further detail.)

**CEQA:** Stanislaus County, through its planning process, assumed the role of Lead Agency, pursuant to the California Environmental Quality Act (CEQA), for the project. The County approved a Mitigated Negative Declaration for purposes of CEQA. LAFCO, as a Responsible Agency, will consider the environmental documentation prepared by the City as part of its action.

Copies of the application and related support documents can be reviewed at the LAFCO Office or on the LAFCO website at: [www.stanislauslafco.org](http://www.stanislauslafco.org), under "Public Notices".

The Commission will hear this item at a public hearing scheduled for **Wednesday, January 23, 2019** at a meeting starting at 6:00 P.M. in the Joint Chambers, Basement Level, Tenth Street Place, 1010 10<sup>th</sup> Street, Modesto, California. In addition, it is the intent of the Commission, if the proposal is approved, to waive subsequent protest proceedings pursuant to Government Code Section 56662 unless any affected local agency submits written opposition to this waiver.

Should you have any comments on the proposal, please submit them as soon as possible or no later than **Friday, January 11, 2019** to be included in the staff report for the proposal. May also provide input at the public hearing described above. Questions or comments may also be submitted by e-mail to: [lafco@stancounty.com](mailto:lafco@stancounty.com)

DATE: \_\_\_\_\_

TO: Stanislaus LAFCO  
1010 10<sup>th</sup> Street, 3<sup>rd</sup> Floor  
Modesto, CA 95354

FROM: \_\_\_\_\_

SUBJECT: **KEYES 19 NORTH & SOUTH REORGANIZATION TO THE KEYES  
COMMUNITY SERVICES DISTRICT & COUNTY SERVICE AREA 26**

**PROJECT DESCRIPTION:** The proposed project is a request to annex two residential subdivisions totaling 19 acres to the Keyes Community Services District for water and sewer services and to County Service Area (CSA) 26 for storm drainage, park facilities, a block wall, and landscaping. The annexation to CSA 26 will also include a sphere of influence amendment. The "North" subdivision site is located north of Norma Way and west of Tanya Way. The "South" subdivision is located south of Norma Way and west of Washington Road. Both sites are located in Keyes. APNs include: 045-021-003, 045-021-023, 045-021-024, 045-071-005 and a portion of 045-021-008 for the CSD annexation and the entire parcel for the CSA 26 annexation (See attached map for further detail).

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Based on the agency's particular field(s) of expertise, it is our position the project described above:

- \_\_\_\_\_ Will have an effect on the ability of this agency to provide service(s).
- \_\_\_\_\_ Will not have an effect on this agency.
- \_\_\_\_\_ No comments.

Listed below are facts which support our determination (e.g., infrastructure needs, additional police/fire personnel, limited capacity, etc.)

- 1.
- 2.

Listed below are methods for reducing effects this project will have on this agency.

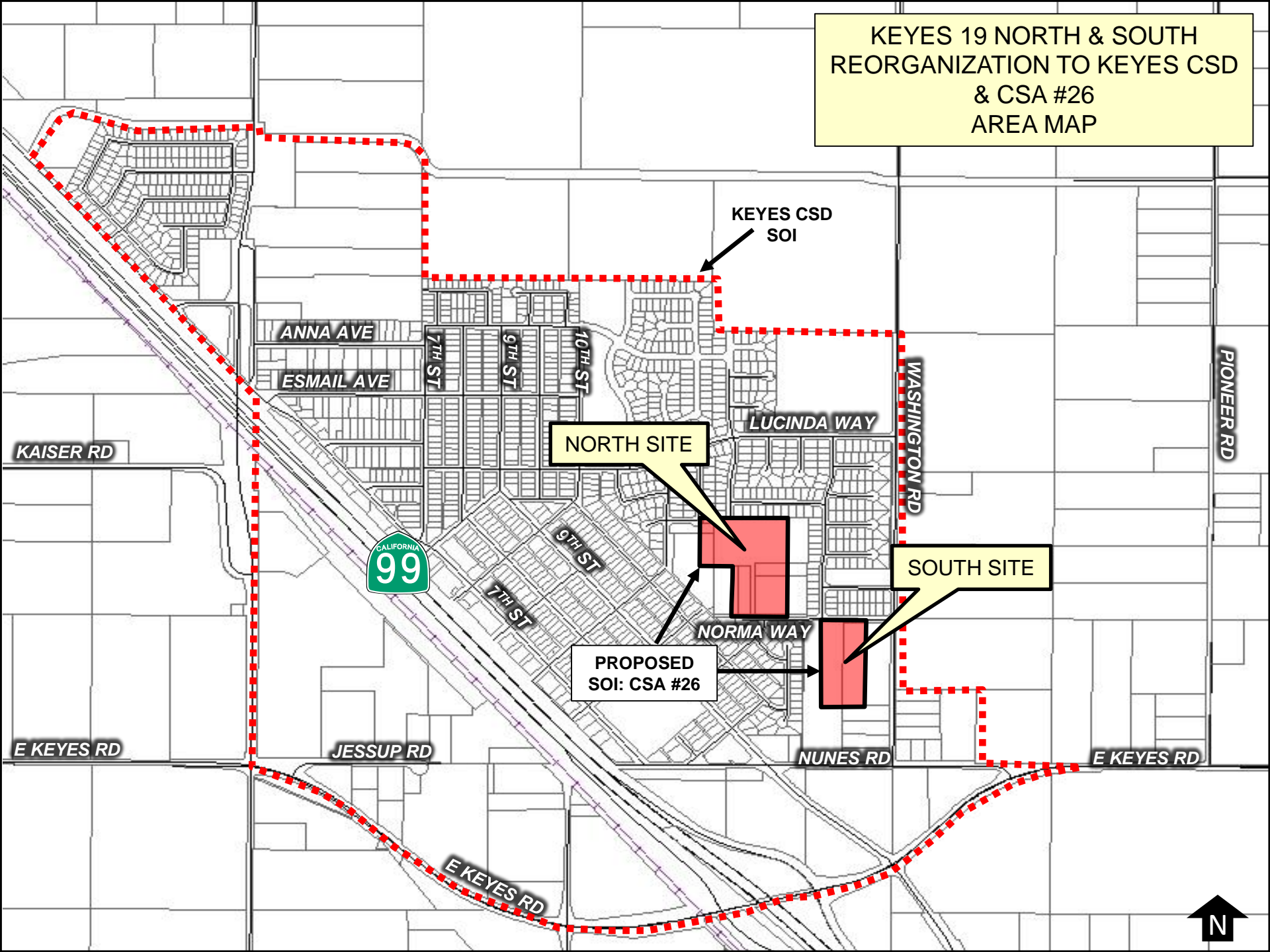
- 1.
- 2.

In addition, our agency has the following comments: (attach additional sheets if necessary).

Response prepared by:

(Name) \_\_\_\_\_ (Title) \_\_\_\_\_ (Date) \_\_\_\_\_

KEYES 19 NORTH & SOUTH  
REORGANIZATION TO KEYES CSD  
& CSA #26  
AREA MAP



KEYES CSD  
SOI

NORTH SITE

SOUTH SITE

PROPOSED  
SOI: CSA #26

ANNA AVE

ESMAIL AVE

7TH ST

9TH ST

10TH ST

LUCINDA WAY

WASHINGTON RD

PIONEER RD

KAISER RD

CALIFORNIA  
99

9TH ST

7TH ST

NORMA WAY

NUNES RD

JESSUP RD

E KEYES RD

E KEYES RD

E KEYES RD



PROPOSED ANNEXATION NORTH SITE

KEYES 19 NORTH & SOUTH REORGANIZATION TO KEYES CSD & CSA #26  
**KEYES CSD ANNEXATION**

**KEYES CSD**

PROPOSED ANNEXATION SOUTH SITE

Keyes CSD SOI

045-021-003

045-021-023

045-021-024

045-021-008

045-071-005

JENNIE AVE

TANYA WAY

AUDRA CT

KIM DR

NORMA WAY

WASHINGTON RD

HORN WAY

STELLA AVE

NUNES RD

10TH ST

9TH ST

8TH ST

MAUD AVE

7TH ST



PROPOSED ANNEXATION & SOI AMENDMENT NORTH SITE

KEYES 19 NORTH & SOUTH REORGANIZATION TO KEYES CSD & CSA 26  
**CSA #26 ANNEXATION & SOI AMENDMENT**

PROPOSED ANNEXATION & SOI AMENDMENT SOUTH SITE

**CSA #26**

045-021-003

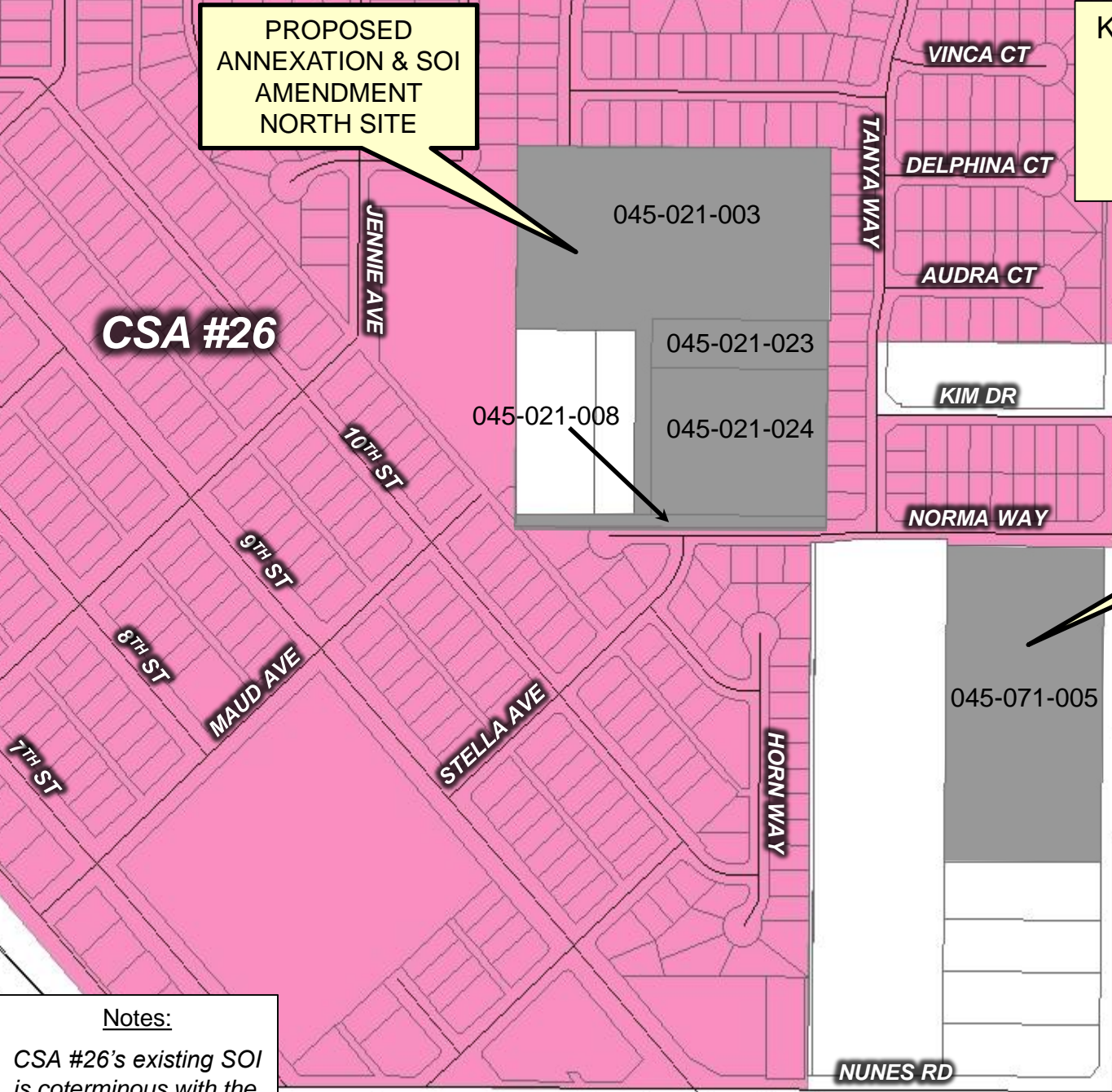
045-021-023

045-021-008

045-021-024

045-071-005

NUNES RD



Notes:  
CSA #26's existing SOI is coterminous with the district's boundaries

