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# STANISLAUS LAFCO

Stanislaus Local Agency Formation Commission

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

(209) 525-7660 ♦ FAX (209) 525-7643

[www.stanislauslafco.org](http://www.stanislauslafco.org)

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## 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).

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## 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: Keyes @ Norma

### GENERAL DESCRIPTION OF PROPOSAL:

9.77 acre residential subdivision

### REASONS FOR PROPOSAL:

Annexation to the Keyes CSD for connection to the water and sewer system and CSA 26

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

045-071-006, 4827 Nunes Rd, South of Norma Way & West of Washington Road in the Community of Keyes

### APPLICANT:

Name: Gold Star Investments, LLC, A California Limited Liability Company  
Address: 528 E Main St. Turlock, Ca 95380  
Phone: 209-495-9408 Fax: 209-634-1355 E-Mail: cstark@sungaterealty.com  
Contact Person: Coy Stark Title: Manager

### APPLICANT'S REPRESENTATIVE:

Name: Northstar Engineering Group, Inc.  
Address: 620 12th Street, Modesto, CA 95354  
Phone: 209-524-3525 Fax: 209-524-3526 E-Mail: kmahowald@nseng.net  
Contact Person: Kyla Mahowald Title: Project Manager

### LAFCO Use Only:

Proposal Name: _____	LAFCO Application No. _____
Submittal Date: _____	Cert. of Filing Date: _____
LAFCO Filing Fee: \$ _____	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: Gold Star Investments, LLC, A California Limited Liability Company  
Address: 528 E. Main Street, Turlock, CA 95380  
Phone: 209-634-1530 Fax: 209-634-1355 E-Mail: cstark@sungaterealty.com

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: Stanislaus County  
Address: 1010 10th St., Modesto Ca  
Phone: 209-858-4130 Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_  
Contact Person: \_\_\_\_\_ Title: \_\_\_\_\_

Name: Keyes Community Services District  
Address: P O Box 699, Keyes Ca 95328, 5601 7th Street, 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: \_\_\_\_\_

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: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_  
Contact Person: \_\_\_\_\_ Title: \_\_\_\_\_

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_  
Contact Person: \_\_\_\_\_ Title: \_\_\_\_\_

SCHOOL DISTRICTS: (School districts within the proposal area)

Name: Keyes Union School District  
Address: 5680 7th St., P.O. Box 310 Keyes, Ca 95328  
Phone: 209-669-2921 Fax: 209-669-2921 E-Mail: mcroft@keyes.k12.ca.us  
Contact Person: Marilyn Croft Title: Executive Assistant to Superintendent

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_  
Contact Person: \_\_\_\_\_ Title: \_\_\_\_\_

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: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_  
Contact Person: \_\_\_\_\_ Title: \_\_\_\_\_

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: Applicant and Property owners  
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: 1

(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): 9.77 AC

B. Land Uses of Proposed Area:

	EXISTING	PROPOSED
Zoning	<i>R1-US / Commercial</i> <input type="checkbox"/> City <input checked="" type="checkbox"/> County	<i>R1-US / Commercial</i> <input type="checkbox"/> City <input checked="" type="checkbox"/> County
General Plan Designation	<i>LDR / Commercial</i> <input type="checkbox"/> City <input checked="" type="checkbox"/> County	<i>LDR / Commercial</i> <input type="checkbox"/> City <input checked="" type="checkbox"/> County
Use of Proposal Area	<i>Residential undeveloped land</i>	<i>Low Density Residential and future commercial</i>

C. Surrounding Land Uses:

	Describe (including specific uses)	Zoning	General Plan Designation	City or County Designation
North	<i>Residential</i>	<i>R-2 &amp; R-1 US</i>	<i>LDR &amp; MDR</i>	<input type="checkbox"/> City <input checked="" type="checkbox"/> County
South	<i>Residential</i>	<i>R-A, R-1, &amp; R-1 US</i>	<i>LDR</i>	<input type="checkbox"/> City <input checked="" type="checkbox"/> County
East	<i>Residential &amp; Agricultural</i>	<i>R-1, R-1 US &amp; A-2-40</i>	<i>LDR, MDR &amp; Agriculture</i>	<input type="checkbox"/> City <input checked="" type="checkbox"/> County
West	<i>Park &amp; Undeveloped Land</i>	<i>A-2-10 &amp; R-1 US</i>	<i>Urban Transition &amp; LDR</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:  
N/A

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:

*Generally flat, no water courses run through the property.*

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B. Drainage and average slopes: *Drainage will be provided by an on-site storm drain basin.*

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**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: \_\_\_\_\_  
 \_\_\_\_\_

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>045-071-006</u>	<u>072-014</u>	<u>\$937,000</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
	Total:	<u>\$937,000</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: 4

B. Number/Type of Dwelling Units within the proposed area:  
 Existing: 2 located on future commerical property.  
 Proposed: 28 plus 2 existing on the future commerical property.

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):  
This project is consistent with the Keyes Community plan and the Stanislaus County General Plan.  
These parcels have been identified by the County's housing element as having growth potential and contributing to the county's housing needs.  
 \_\_\_\_\_  
 \_\_\_\_\_

**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
<b>WATER</b>	<i>None</i>	<i>Domestic water service for each house</i>	Yes	8/1/2021	<i>Developer to construct infrastructure</i>
<b>SEWER</b>	<i>None</i>	<i>Domestic sewer service for each house</i>	Yes	8/1/2021	<i>Developer to construct infrastructure</i>
<b>POLICE</b>	<i>Stanislaus County</i>	<i>Standard</i>	No		
<b>FIRE</b>	<i>Stanislaus County</i>	<i>Standard</i>	No		

**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: Connection and inspection fees, Street light assessment.



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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
6. Indicate the method of financing improvements and on-going operations (e.g., general property tax, assessment district, landowner/developer fees, etc.):  
Developer to provide bond to cover the improvement/connection costs, which include; deposit, connection, and inspection fees
7. What is the distance for connection to the agency's existing sewer system?:  
Adjacent to project.

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: Keyes Community Services District
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: \_\_\_\_\_

\_\_\_\_\_

7. Indicate the method of financing improvements and on-going operations (e.g. general property tax, assessment district, landowner/developer fees, etc.):

Landowner/Developer will finance construction of water system within the development and will provide fees to connect to Keyes Community Services District facilities.

8. What is the distance for connection to the agency's existing water system?

Adjacent to project.

#### 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?

Stanislaus County Sheriff's Department standard services.

\_\_\_\_\_

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: Maintained by standardized fee for new dwelling that will be incorporated into the Conditions of Approval

#### 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?

Stanislaus County Fire Department standard services.

\_\_\_\_\_

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: Maintained by adopted Public Facilities Fees by the appropriate district to address impacts to public services. All new dwellings will be required to pay the applicable Public Facility Fees through the building permit process.

3. What are the "Insurance Services Office (ISO)" Class ratings of the affected agencies?  
City NA District 5/9

**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 Mitigated Neg Dec prepared by Stanislaus County planning Department.

- 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 has 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: Coy Stark Title: Manager

Signature:  Date: 5-26-21

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

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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: 5-26-21

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

Signature:



Name:

Gold Star Investments LLC

Title:

Manager

Agency:

Address:

528 E Main Street

Turlock, Ca 95380

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## 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: 5-26-21

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

Signature: \_\_\_\_\_

Name: Gold Star Investments LLC

Title: Manager

Agency: \_\_\_\_\_

Address: 528 E Main Street

Turlock, Ca 95380

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## 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.)

*Gold Star Investments, LLC - Single owner is Coy Stark*

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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.

*Coy Stark*

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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.

*N/A*

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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:

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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:

\_\_\_\_\_

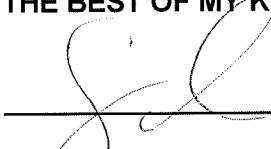
\_\_\_\_\_

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: \_\_\_\_\_



Printed Name: Gold Star Investments LLC

Date: 5-26-21

KEYES COMMUNITY SERVICES DISTRICT  
RESOLUTION 2021-558

RESOLUTION AUTHORIZING APPLICATION TO THE STANISLAUS LOCAL AGENCY  
FORMATION COMMISSION TO ANNEX APPROXIMATELY 9.77 ACRES OF PROPERTY  
LOCATED ALONG KEYES AND NORMA WAY

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.); and

WHEREAS, the District has received a written request from Gold Star Investments (“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 entered into a Pre-Annexation Agreement with the Applicant setting forth the terms and conditions for delivery of water and wastewater service to the Property and annexation of the Property to the District, as set forth in Exhibit “A,” attached hereto and by this reference incorporated herein; and

WHEREAS, the District desires a change of organization to annex approximately 9.77 acres (Assessor’s Parcel Number 045-071-006) already located within the District’s Sphere of influence into its boundaries to accommodate the development of project proposed by Applicant for 28 new Single Family Residential Homes; and

WHEREAS, the Applicant currently owns the properties immediately to the east of the aforementioned sites proposed for annexation into the District (Assessor’s Parcel Numbers: 045-021-003, 045-021-008, 045-021-023, 045-021-024 and 045-071-005) which are located within the boundaries of the District and also include land that is part of the same development proposal; and

WHEREAS, the proposed annexation of the eastern 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

WHEREAS, Stanislaus County, as Lead Agency, prepared and subsequently approved a Mitigated Negative Declaration for the proposed development of the project in compliance with the California Environmental Quality Act (CEQA).

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 9.77 acres of lands into the boundaries of the District.
4. The Owner has agreed to the District's terms and conditions for delivery of water and wastewater service to the Property and annexation of the Property to the District as set forth in Exhibit "A", attached hereto and incorporated herein.
5. The lands proposed to be annexed are attached to this Resolution as Exhibit "B" and incorporated herein.
6. 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.
7. The boundaries of the expanded District are shown on the map attached as Exhibit "C" to this Resolution.
8. 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 authorizes 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 Director of Keyes Community Services District at a regular meeting thereof held on May 25, 2021 by the following vote:

AYES:

Parker, Alexander, Jones, Vice

NOES:

\_\_\_\_\_

ABSTENTION:

\_\_\_\_\_

ABSENT:

Rebunisch

KEYES COMMUNITY SERVICES DISTRICT  
BY

Johnathon Parker  
JOHNATHON PARKER, BOARD CHAIR

ATTEST:

Michelle Harris  
MICHELLE HARRIS, SECRETARY

#### CERTIFICATION

I, Michelle Harris, 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 25<sup>th</sup> day of May, 2021.

Dated: May 25, 2021

Michelle Harris  
Michelle Harris, Secretary

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

April 21, 2021

Gold Star Investments, LLC  
528 E. Main Street  
Turlock, CA 95380

Re: Will Serve Letter Request for Property at 4827 Nunes Road, Keyes, CA 95328  
APN 045-071-006

To whom it may concern:

The Keyes Community Services District is willing to provide the requested water and sewer 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 April 21, 2022 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