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# STANISLAUS LAFCO

Stanislaus Local Agency Formation Commission

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

(209) 525-7660 ♦ FAX (209) 525-7643

www.stanislauslafco.org

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## OUT OF BOUNDARY SERVICE APPLICATION

### AGENCY TO EXTEND SERVICE:

AGENCY NAME: City of Turlock

CONTACT PERSON: Sarah Tamey Eddy, Interim City Manager

ADDRESS: 156 S. Broadway Suite 230

PHONE: (209) 668-5540

FAX: \_\_\_\_\_

E-MAIL: seddy@turlock.ca.us

### CONTRACTING PARTY:

NAME OF PROPERTY OWNER: Golden State PFT Properties LLC, David Price & Clementine Prope

SITE ADDRESS: 5200 & 5202 N. Golden State Boulevard

PHONE: (209) 633-4115

FAX: \_\_\_\_\_

E-MAIL: james@priceford.com

CONTRACT NUMBER/IDENTIFICATION: Price Ford

ASSESSOR PARCEL NUMBER(S): 045-053-038 & 045-053-039

ACREAGE: 5.144 ac & 6.858 ac

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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:

The applicant has requested potable water services for domestic, landscape irrigation and fire service uses, as well as a sanitary sewer service.

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

Yes, the development is currently served by an on-site well and on-site wastewater treatment system (OWTS). The applicant wishes to remove the on-site facilities and receive utility services from the City of Turlock.

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.)

Stanislaus County and the City of Turlock have entered into a MOU (attached) to address the Price Ford property and the adjacent property to the north. The existing Ford Dealership has been operating under a notice of Violation since 2016. The vacant lot is in the process of obtaining entitlements with the County for a new dealership.

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

The parcels are within the General Plan Study area, but outside of the SOI. GP Policy 2.9-d states the City will not initiate annexation of this area but would work with developing financing and infrastructure plans with owners in this area to facilitate annexation if desired. The City does not plan to annex the area at this time. The MOU between the City and County addresses these properties.

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

No, they are within the General Plan study area but outside of the SOI.

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

The existing Ford dealership will be served and the new proposed 29,300 square foot auto dealership and 2,100 square foot detailing building and 3,375 square foot service bay expansion will be served, the project is under review with Stanislaus County.

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

The extension of the water and sewer lines was determined to be exempt in accordance with Section 15303 of the CEQA Guidelines. Stanislaus County will make the CEQA determination on the new dealership project.

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) The utility extension and connection to the existing building does not require entitlement. The construction of the new dealership is a rezone in process with Stanislaus County

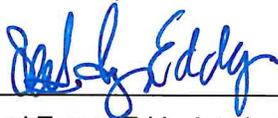
8. Please provide a map showing existing facilities and proposed extensions and a detailed description of how services are to be extended to the property. Your response should include, but not be limited to, an explanation of distance for connection to existing infrastructure to the site; and cost of improvements, how financing is to occur, and any special financing arrangement for later repayment.

The City will install sewer and water trunk lines in N. Golden State Blvd. from the existing termini of each utility to the frontage of the property north of the Price Ford development and will install the requested services for both developments. The developer shall pay development impact and installation fees for the requested services. The City will finance the installation of the trunk lines through the City's water and sewer funds (See attached map).

### 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:

Sarah Tamey Eddy, Interim City Manager

DATED:

8/25/2024

### 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 10<sup>th</sup> Street, 3<sup>rd</sup> Floor  
Modesto, CA 95354

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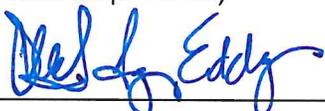
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## INDEMNITY AGREEMENT

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: 8/25/2021

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

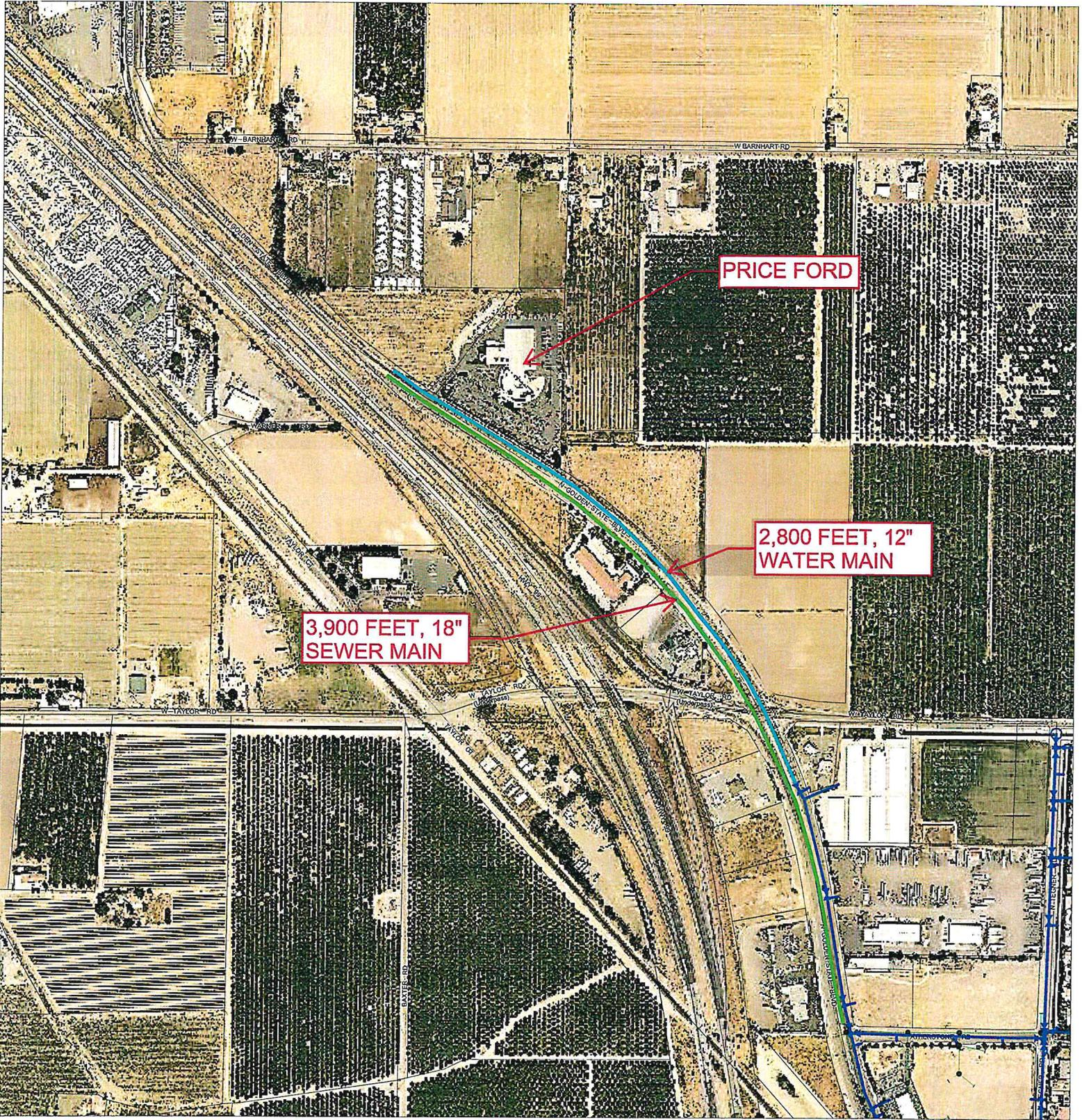
Signature: 

Name: Sarah Tamey Eddy

Title: Interim City Manager

Agency: City of Turlock

Address: 156 S Broadway, Ste. 230  
Turlock, CA 95380



SCALE 1 : 7,000

