

# Summary Form for Electronic Document Submittal

**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2020090517

Project Title: Rezoning Application No. PLN2019-0108 - Price Honda of Turlock

Lead Agency: Stanislaus County

Contact Name: Jeremy Ballard, Associate Planner

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Project Location: Keyes Stanislaus  
*City* *County*

Project Description (Proposed actions, location, and/or consequences).

Request to rezone a 5.14-acre parcel from expired Planned Development (P-D) (209) to a new Planned Development for an auto dealership in two phases. Phase 1 will include the construction of a two-story 29,300 square-foot dealership building. The building will include areas for a showroom, parts storage, offices, and service areas. Phase 1 will also consist of construction of a 2,048 square-foot reception canopy attached to the main dealership, a 2,100 square-foot express service center, and 1,500 square-foot car detail building. Phase 2 proposes a 3,375 square-foot expansion to the service bay, which is anticipated to take place within 10 years of project approval. The project site will be developed with 315 parking stalls for vehicle inventory, employees and customers, perimeter landscaping, and a masonry wall constructed along the northern property line. Additionally, the applicant has proposed a 65-foot-tall freeway sign, monument sign, directional sign, and building signs, which are proposed to display the company's logo. The project site fronts County-maintained North Golden State Boulevard, however, the project proposes to share the existing driveway with the adjacent car dealership. The project will be served by the City of Turlock for water and sewer services.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

None anticipated

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None anticipated

Provide a list of the responsible or trustee agencies for the project.

City of Turlock