



**Notice of Completion and
Environmental Document Transmittal**
California Environmental Quality Act

SCH # 2020090517

TO: State Clearinghouse
P.O. Box 3044
Sacramento, CA 95812-3044
(916) 445-0613

FROM: Stanislaus County Planning & Community Development
1010 10th Street, Suite 3400, Modesto, CA 95354
Planning Phone: (209) 525-6330 Fax: (209) 525-5911
Building Phone: (209) 525-6557 Fax: (209) 525-7759

Project Title: Rezoning Application No. PLN2019-0108 – Price Honda of Turlock
Lead Agency: Stanislaus County Planning and Community Development **Contact Person:** Jeremy Ballard, Associate Planner
Street Address: 1010 10th Street, Suite 3400 **Phone:** (209) 525-6330
City: Modesto, CA **Zip:** 95354 **County:** Stanislaus

Project Location: S Golden State Boulevard **City/Nearest Community:** Keyes
Cross Streets: E. Taylor Road **Zip Code:** 95307
Longitude/Latitude (degrees, minutes and seconds): ° ' " N / ° ' " W **Total Acres:** 5.14
Assessor's Parcel Number: 045-053-038 **Section:** 32 **Twp.:** 4 **Range:** 10 **Base:** MDB&M
Within 2 Miles: **State Hwy #:** 99 **Waterways:** _____
Airports: _____ **Railways:** Union Pacific **Schools:** Keyes Elementary

Local Public Review Period: (to be filled in by lead agency)

Starting Date: May 19, 2021 **Ending Date:** June 21, 2021

Document Type:

- CEQA: NOP Draft EIR Early Cons Supplement/Subsequent EIR Neg Dec (Prior SCH No.) _____ Mit Neg Dec Other: _____
- NEPA: NOI EA Draft EIS FONSI
- OTHER: Joint Document Final Document Other: _____

Local Action Type:

- General Plan Update Specific Plan Rezoning Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other

Development Type:

- Residential *Units: _____ Acres: _____* Water Facilities *Type: _____ MGD _____*
 Office *Sq.ft.: _____ Acres: _____ Employees: _____* Transportation *Type: _____*
 Commercial *Sq.ft.: 37,383 Acres: .001 Employees: 24* Mining *Mineral: _____*
 Industrial *Sq.ft.: _____ Acres: _____ Employees: _____* Power *Type: _____ MW _____*
 Educational _____ Waste Facilities *Type: _____ MGD _____*
 Recreational _____ Hazardous Waste *Type: _____*
 OCS Related _____ Other _____

Project Issues Discussed in Document:

- Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geological/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other NA _____

Present Land Use/Zoning/General Plan Designation:

Vacant/Planned Development 209/Planned Development

Project Description: (please use a separate page if necessary)

Request to rezone a 5.14-acre parcel from expired Planned Development (P-D) (209) to a new P-D to allow for development of an auto dealership in two phases. Phase 1 will include the construction of a 35-foot-tall, two-story 29,300 square-foot auto 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 dealership activities will include sale of new and used vehicles and car service and repair of Honda vehicles. The project site will be developed with a parking lot consisting of 315 parking stalls for vehicle inventory, employees and customers, and featuring landscaping of shade trees and groundcover, and 25-foot-tall light poles. Additionally, the perimeter of the site will be improved with a 15-foot-wide landscaping strip, which will consist of various low-water use hardy trees, shrubs, and groundcover. All landscaping will be required to meet the City of Turlock's landscaping standards. The project also proposes an on-site drainage basin, and installation of a masonry wall and dense evergreen shrubs for screening along the northern property line. Additionally, the applicant has proposed a 65-foot-tall pole sign, a 17-foot-tall monument sign, a 5-foot-tall directional sign, and wall-mounted signage which are proposed to display the company's logo. All proposed signage is non-digital and non-animated and is required to meet the City of Turlock's standards. General Plan Amendment 93-03, Rezone 93-03, and Parcel Map 93-23 – Sanders/Patchett's Motors, adopted by the Board of Supervisors on October 26, 1993, created the parcel, amended the General Plan Land Use designation of the site to Planned Development, and approved the adjacent car sales business. The project site fronts County-maintained North Golden State Boulevard and proposes to share the existing driveway with the adjacent car dealership, as required by the project that created the site. Additionally, the applicant will be required to make road frontage improvements along North Golden State Boulevard if approved. The project will operate independently of the existing Price Ford dealership adjacent to the project site. The project will be served by the City of Turlock for public water and sanitary sewer through an Out of Boundary Service agreement. The applicant anticipates one shift per day consisting of 24 employees on a maximum shift, with up to 35 customers estimated per day, and one truck trip per day. The hours of operation are proposed as Monday through Saturday, 7:00 a.m. to 8:00 p.m., and Sunday 10:00 a.m. to 6:00 p.m.

Reviewing Agencies Checklist:

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency, please denote that agency with an "S".

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| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Parks & Recreation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>10</u> | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Reclamation Board |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input checked="" type="checkbox"/> Regional WQCB # <u>5</u> |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Colorado River Board Commission | <input type="checkbox"/> S.F. Bay Conservation & Development Commission |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mountains Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> State Lands Commission |
| <input checked="" type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Forestry & Fire Protection, Department of | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Housing & Community Development | <input checked="" type="checkbox"/> Other: <u>San Joaquin Valley Air Pollution Control District</u> |
| <input type="checkbox"/> Integrated Waste Management Board | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

Lead Agency (Complete if applicable):

Consulting Firm: Stanislaus County
Address: 1010 10th Street, Suite 3400
City/State/Zip: Modesto, CA 95354
Contact: Jeremy Ballard, Associate Planner
Phone: (209) 525-6330

Applicant: Price Ford
Address: 5200 N. Golden State Blvd.
City/State/Zip: Turlock, CA 95382
Contact: James Figurell
Phone: (209) 669-5200

Signature of Lead Agency Representative: 

Date: 5/19/21