

# 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 #: \_\_\_\_\_

Project Title: UP PLN2022-0011 - American Chevrolet

Lead Agency: Stanislaus County

Contact Name: Teresa McDonald

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Project Location: Modesto, Stanislaus  
*City* *County*

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

Request to construct a 1,200 square-foot storage building accessory to an existing car dealership, on an 8.51± acre parcel in the Planned Development (P-D) (244) and (280) zoning districts. The building will be utilized to store miscellaneous parts for the dealership and will be located in an existing parking lot developed under P-D (244), which was approved by the Board of Supervisors on April 18, 2000 under General Plan Amendment and Rezone No. 2000-03 – American Chevrolet-GEO, allowing the site to be developed as overstock storage for the existing car dealership. Subsequently, P-D (280) was approved by the Board of Supervisors on April 15, 2003 under General Plan Amendment No. 2002-05 and Rezone No. 2002-14 – American Chevrolet, to expand the existing overstock storage. As the prior approvals were only for parking, a Use Permit is required to amend the development plan in accordance with Chapter 21.40.080(B) of the Zoning Ordinance, to allow for development of the proposed building. If approved, this request would not allow for development of any additional or separate dealership operations. The site has access to County-maintained East Galaxy Way and is served by the City of Modesto for water and private septic for sewer.

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

None identified

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 Identified

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

CA DEPT OF FISH & WILDLIFE; STAN CO BUILDING PERMITS DIVISION; CA DEPT OF TRANSPORTATION DIST; STAN CO CEO; CA OPR STATE CLEARINGHOUSE; STAN CO DER; STAN CO ERC; STAN CO HAZARDOUS MATERIALS; STAN CO PUBLIC WORKS; STAN CO SHERIFF; STAN CO SUPERVISOR DIST 4: GREWAL; FIRE PROTECTION DIST: STANISLAUS CONSOLIDATED; STAN COUNTY COUNSEL; GSA: STRGBA; STANISLAUS FIRE PREVENTION BUREAU; IRRIGATION DIST: MID; STANISLAUS LAFCO; MOSQUITO DIST: EASTSIDE; MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES; TELEPHONE COMPANY: AT&T; PACIFIC GAS & ELECTRIC