DEPARTMENT OF PLANNING AND 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

STANISLAUS COUNTY ENVIRONMENTAL REVIEW COMMITTEE REFERRAL

DATE: September 28, 2020

TO:
Agricultural Commissioner - Dan Bernaciak
Chief Executive Office – Patrick Cavanah
Cooperative Extension – Roger Duncan
County Counsel – Michael Ziman
Environmental Resources – Parminder Dhillon
Hazardous Materials – Alvin Lal
Stanislaus Fire Prevention Bureau – Randy Crook
Public Works – Ramon Salinas
Sheriff Dept. – Lt. Mike Parker

FROM: **Department of Planning and Community Development – Jeremy Ballard**

SUBJECT: **ENVIRONMENTAL REFERRAL – REZONE APPLICATION NO. PLN2019-0108 – PRICE HONDA OF TURLOCK**

Stanislaus County has established an Environment Review Committee (ERC), which consists of representatives of the Departments of Public Works, Planning and Community Development, Environmental Resources, Fire Safety, County Counsel, and the Chief Executive Office. The ERC meets every other Wednesday at 9:30 AM at 1010 10th Street, Suite 3400, Modesto. The primary purpose of the ERC is to provide a unified County review and response to environmental issues associated with projects which are referred to the County. The Chief Executive Office has been designated as the County Agency responsible for coordinating the review process.

Each agency should review the projects from the point of view of impacts on its own areas of responsibility. Please be as specific as possible in the expected degree of impacts including costs of providing services and possible methods of mitigating the impacts to acceptable levels including mitigation fees. Please complete the attached response form or provide a written response within two weeks.

The California Environmental Quality Act establishes very tight time frames for review. For that reason, it is very important that a prompt response be provided. It is the hope that all County responses can be sent to the referring agencies as a package; however, in some instances the time for review does not permit that to happen. Some responses will have to be sent directly to the agency, with a copy to the Chief Executive Office. Please note below the date responses are needed and where to send them. Please send the original of any comments you may have directly to the agency listed below and a copy to the Stanislaus County Chief Executive Office. Please contact me if you have any questions.

PROJECT AGENCY	RESPOND TO	RESPONSE DATE
Stanislaus County Planning & Community Development	**Jeremy Ballard Associate Planner**	**October 13, 2020**

STRIVING TOGETHER TO BE THE BEST!

STANISLAUS COUNTY ENVIRONMENTAL REVIEW COMMITTEE
REFERRAL RESPONSE FORM

TO: **Stanislaus County Planning & Community Development**
1010 10th Street, Suite 3400
Modesto, CA 95354

FROM: _____

SUBJECT: **REZONE APPLICATION NO. PLN2019-0108 – PRICE HONDA OF TURLOCK**

Based on this agency's particular field(s) of expertise, it is our position the above described project:

_____ Will not have a significant effect on the environment.
_____ May have a significant effect on the environment.
_____ No Comments.

Listed below are specific impacts which support our determination (e.g., traffic general, carrying capacity, soil types, air quality, etc.) – (attach additional sheets if necessary)

1.
2.
3.
4.

Listed below are possible mitigation measures for the above-listed impacts *PLEASE BE SURE TO INCLUDE WHEN MITIGATION OR CONDITION NEEDS TO BE IMPLEMENTED (PRIOR TO RECORDING A MAP, PRIOR TO ISSUANCE OF A BUILDING PERMIT, ETC.):*

1.
2.
3.
4.

In addition, our agency has the following comments (attach additional sheets if necessary).

_____

_____

Response prepared by:

_____

Name Title Date

DEPARTMENT OF PLANNING AND 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

Referral
Early Consultation

Date: **September 28, 2020**

To: **Distribution List (See Attachment A)**

From: **Jeremy Ballard, Associate Planner, Planning and Community Development**

Subject: **REZONE APPLICATION NO. PLN2019-0108 – PRICE HONDA OF TURLOCK**

Respond By: **October 13, 2020**

****PLEASE REVIEW REFERRAL PROCESS POLICY****

The Stanislaus County Department of Planning and Community Development is soliciting comments from responsible agencies under the Early Consultation process to determine: a) whether or not the project is subject to CEQA and b) if specific conditions should be placed upon project approval.

Therefore, please contact this office by the response date if you have any comments pertaining to the proposal. Comments made identifying potential impacts should be as specific as possible and should be based on supporting data (e.g., traffic counts, expected pollutant levels, etc.). Your comments should emphasize potential impacts in areas which your agency has expertise and/or jurisdictional responsibilities.

These comments will assist our Department in preparing a staff report to present to the Planning Commission. Those reports will contain our recommendations for approval or denial. They will also contain recommended conditions to be required should the project be approved. Therefore, please list any conditions that you wish to have included for presentation to the Commission as well as any other comments you may have. Please return all comments and/or conditions as soon as possible or no later than the response date referenced above.

Thank you for your cooperation. Please call (209) 525-6330 if you have any questions.

Applicant: **James Figurell dba Price Ford**

Project Location: **North Golden State Boulevard, between East Keyes and East Taylor Road, in the Keyes/Turlock area.**

APN: **045-053-038**

Williamson Act Contract: **N/A**

General Plan: **Planned Development (P-D)**

Current Zoning: **P-D 209 (Planned Development)**

Project Description: **Request to rezone a 5.94-acre parcel from expired 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 building that will include a showroom, offices, parts storage, and service areas. Additionally, Phase 1 proposes to construct a 2,048 square foot outdoor service canopy and a 1,500 square-foot building for auto detailing. The detail building will be used by both the proposed dealership and the existing Ford dealership adjacent to the project site. Phase 1 will also develop the site with 315 parking stalls for sales inventory, customer and employee parking, and perimeter landscaping. Phase 2 will include construction of a 2,100 square foot expansion to the outdoor service canopy and a 3,375 square foot expansion to the service bay. The project is proposed to be served by the City of Turlock for public water and sanitary sewer through an Out of Boundary Service agreement. The applicant anticipates 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.**

Full document with attachments available for viewing at:
http://www.stancounty.com/planning/pl/act-projects.shtm

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Building Phone: (209) 525-6557 Fax: (209) 525-7759

REZONE APPLICATION NO. PLN2019-0108 – PRICE HONDA OF TURLOCK
Attachment A

Distribution List

	CA DEPT OF CONSERVATION Land Resources / Mine Reclamation		STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
	CA DEPT OF FORESTRY (CAL FIRE)	X	STAN CO BUILDING PERMITS DIVISION
X	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
X	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION	X	STAN CO ERC
	CEMETERY DISTRICT		STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
X	CITY OF: TURLOCK		STAN CO PARKS & RECREATION
	COMMUNITY SERVICES DIST:	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
	COUNTY OF:	X	STAN CO SHERIFF
X	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SUPERVISOR DIST 2: CHIESA
X	FIRE PROTECTION DIST: KEYES	X	STAN COUNTY COUNSEL
X	GSA: WEST TURLOCK	X	StanCOG
	HOSPITAL DIST:	X	STANISLAUS FIRE PREVENTION BUREAU
X	IRRIGATION DIST: TURLOCK	X	STANISLAUS LAFCO
X	MOSQUITO DIST: TURLOCK	X	STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES		SURROUNDING LAND OWNERS
X	MUNICIPAL ADVISORY COUNCIL: KEYES	X	TELEPHONE COMPANY: AT&T
X	PACIFIC GAS & ELECTRIC		TRIBAL CONTACTS (CA Government Code §65352.3)
	POSTMASTER:		US ARMY CORPS OF ENGINEERS
X	RAILROAD: UNION PACIFIC		US FISH & WILDLIFE
X	SAN JOAQUIN VALLEY APCD		US MILITARY (SB 1462) (7 agencies)
X	SCHOOL DIST 1: KEYES UNION		USDA NRCS
X	SCHOOL DIST 2: TURLOCK UNIFIED		WATER DIST:
X	WORKFORCE DEVELOPMENT		
X	STAN CO AG COMMISSIONER		
	TUOLUMNE RIVER TRUST		

STANISLAUS COUNTY
CEQA REFERRAL RESPONSE FORM

TO: **Stanislaus County Planning & Community Development**
1010 10th Street, Suite 3400
Modesto, CA 95354

FROM: _____

SUBJECT: **REZONE APPLICATION NO. PLN2019-0108 – PRICE HONDA OF TURLOCK**

Based on this agency's particular field(s) of expertise, it is our position the above described project:

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1.
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1.
2.
3.
4.

In addition, our agency has the following comments (attach additional sheets if necessary).

_____

_____

Response prepared by:

_____

Name Title Date

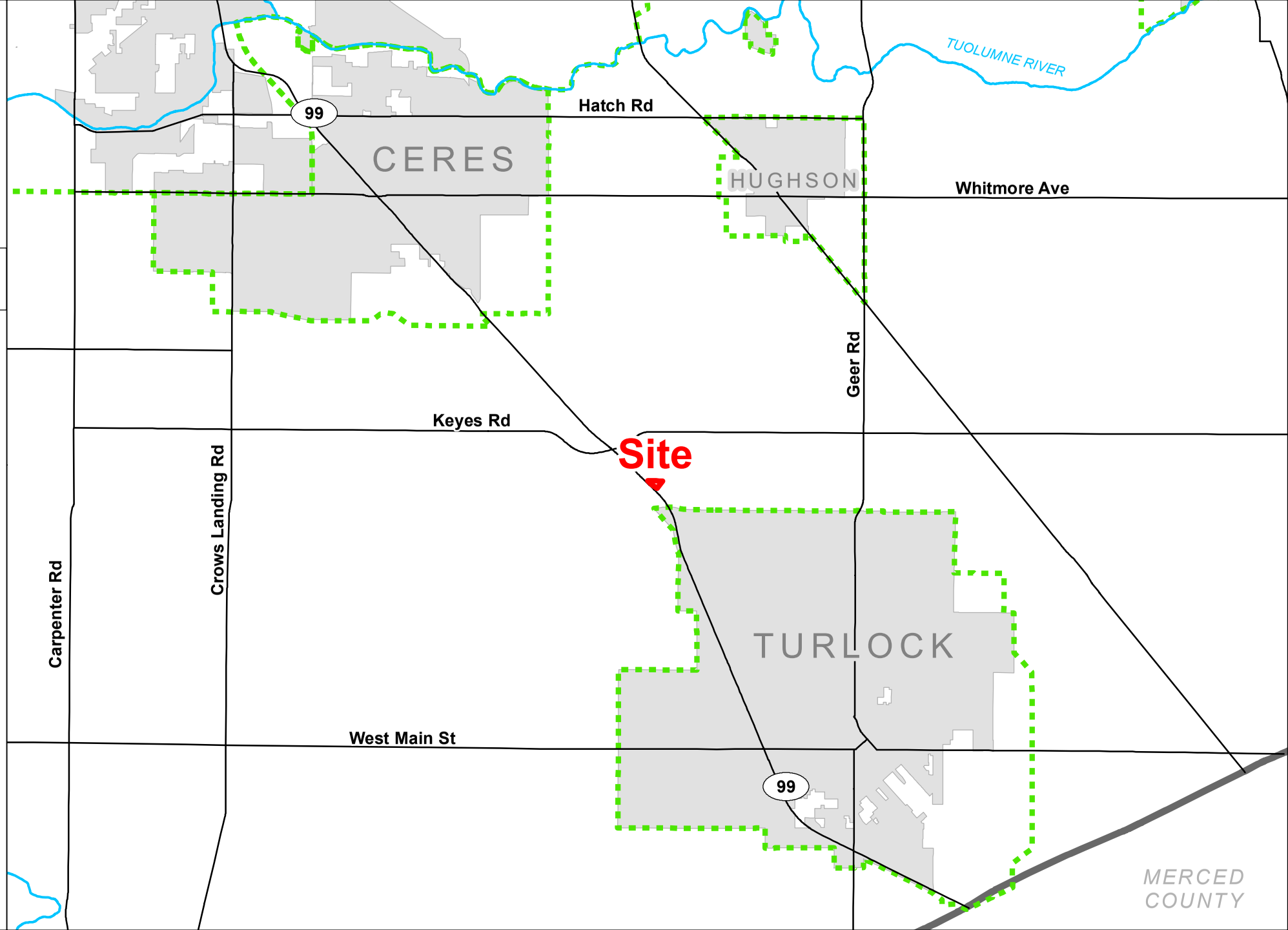
PRICE HONDA OF TURLOCK

REZ PLN2019-0108

AREA MAP

LEGEND

- Project Site
- Sphere of Influence
- City
- Road
- River



N

0 2 mi

0 2 km

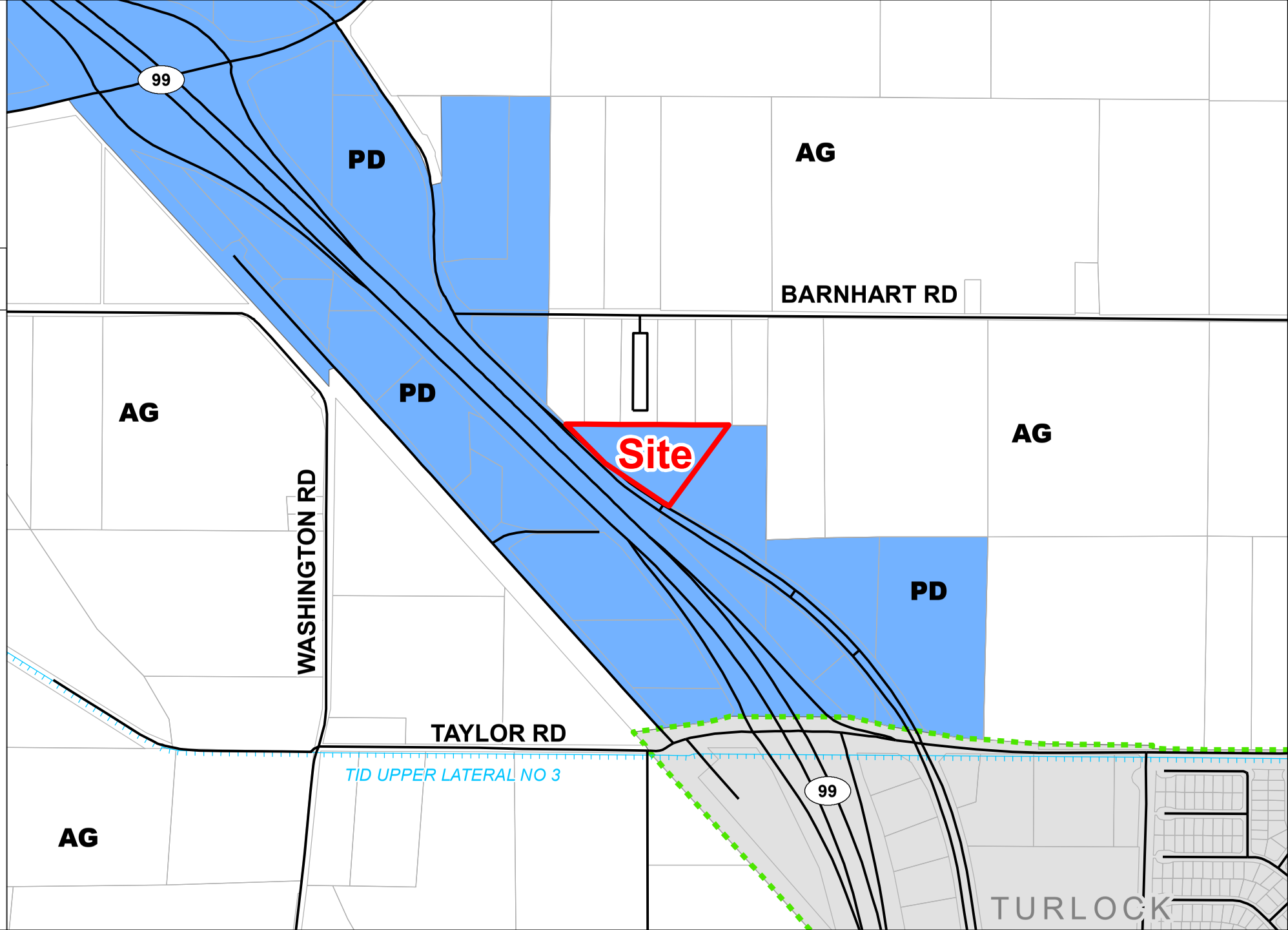
Source: Planning Department GIS

Date: 6/12/2020

PRICE HONDA OF TURLOCK

REZ PLN2019-0108

GENERAL PLAN MAP



LEGEND

- Project Site
- Sphere of Influence
- City of Turlock
- Parcel
- Road
- Canal

General Plan

- Agriculture
- Planned Development

N

0 — 1,500 ft

0 — 300 m

Source: Planning Department GIS

Date: 6/12/2020

PRICE HONDA OF TURLOCK

REZ PLN2019-0108

ZONING MAP

LEGEND

- Project Site
- Sphere of Influence
- City of Turlock
- Parcel
- Road
- Canal

Zoning Designation

- Planned Development
- General Agriculture 10 Acre
- General Agriculture 40 Acre

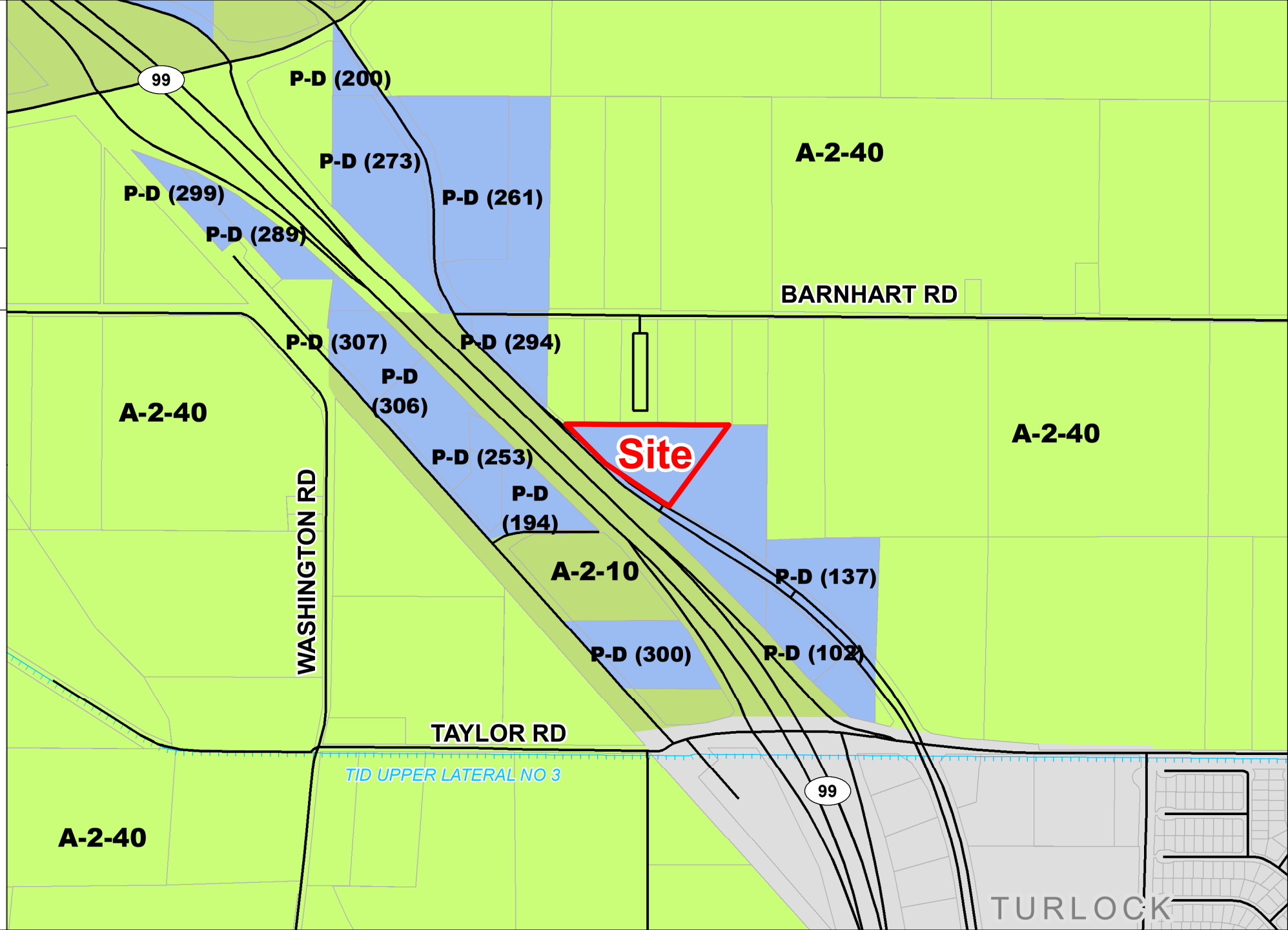
N

0 1,500 ft

0 300 m

Source: Planning Department GIS

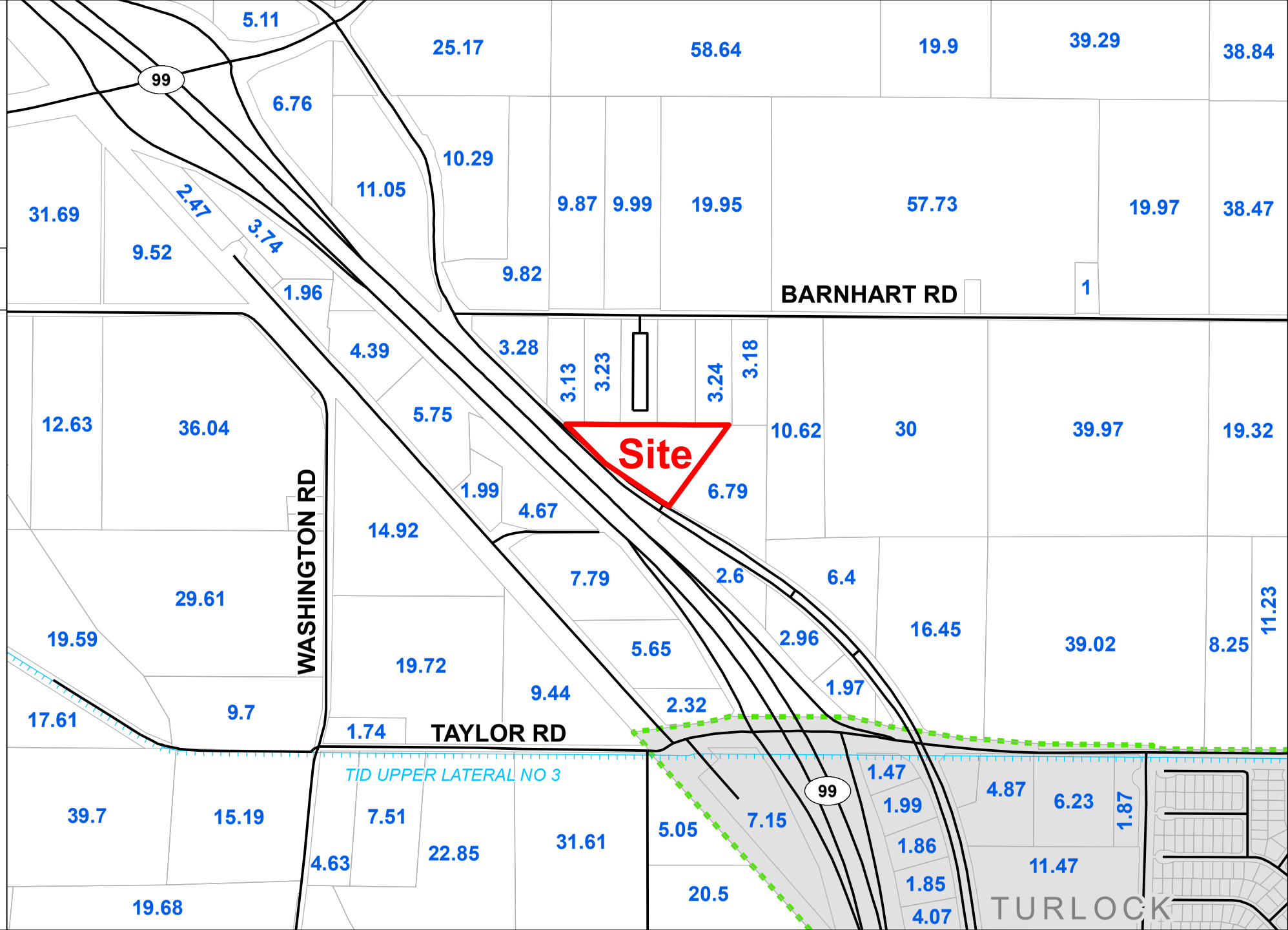
Date: 6/12/2020



PRICE HONDA OF TURLOCK

REZ PLN2019-0108

ACREAGE MAP



LEGEND

- Project Site
- Sphere of Influence
- City of
- # Parcel/Acres
- Road
- River
- Canal

N

0 1,500 ft

0 300 m

Source: Planning Department GIS

Date: 6/12/2020

PRICE HONDA OF TURLOCK

REZ PLN2019-0108

2017 AERIAL AREA MAP

LEGEND

- Project Site
- Sphere of Influence
- Road
- Canal

N

0 1,500 ft

0 300 m

Source: Planning Department GIS

Date: 6/12/2020

PRICE HONDA OF TURLOCK

REZ PLN2019-0108

2017 AERIAL SITE MAP

LEGEND

Project Site

Road

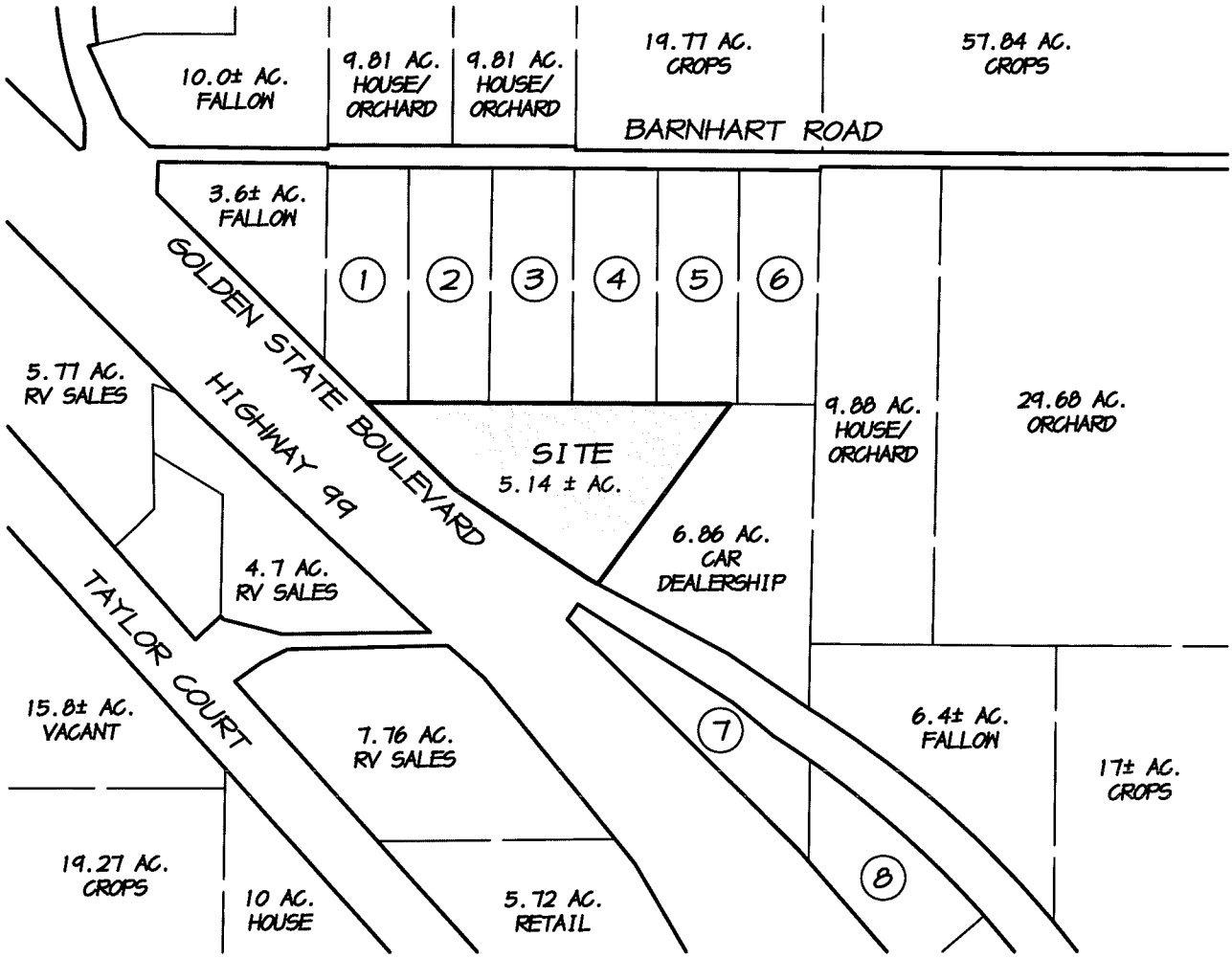
N

0 200 ft

0 50 m

Source: Planning Department GIS

Date: 6/12/2020



PROJECT SITE

A.P.N. 045-053-038
GOLDEN STATE BLVD
TURLOCK, CA

NO.	ACRES	USE
1	3.11	RANCHETTE
2	3.18	RANCHETTE
3	3.18	MOBILE HOMES
4	3.18	RANCHETTE
5	3.18	RANCHETTE
6	3.17	RANCHETTE
7	2.55	VACANT
8	2.98	HOTEL

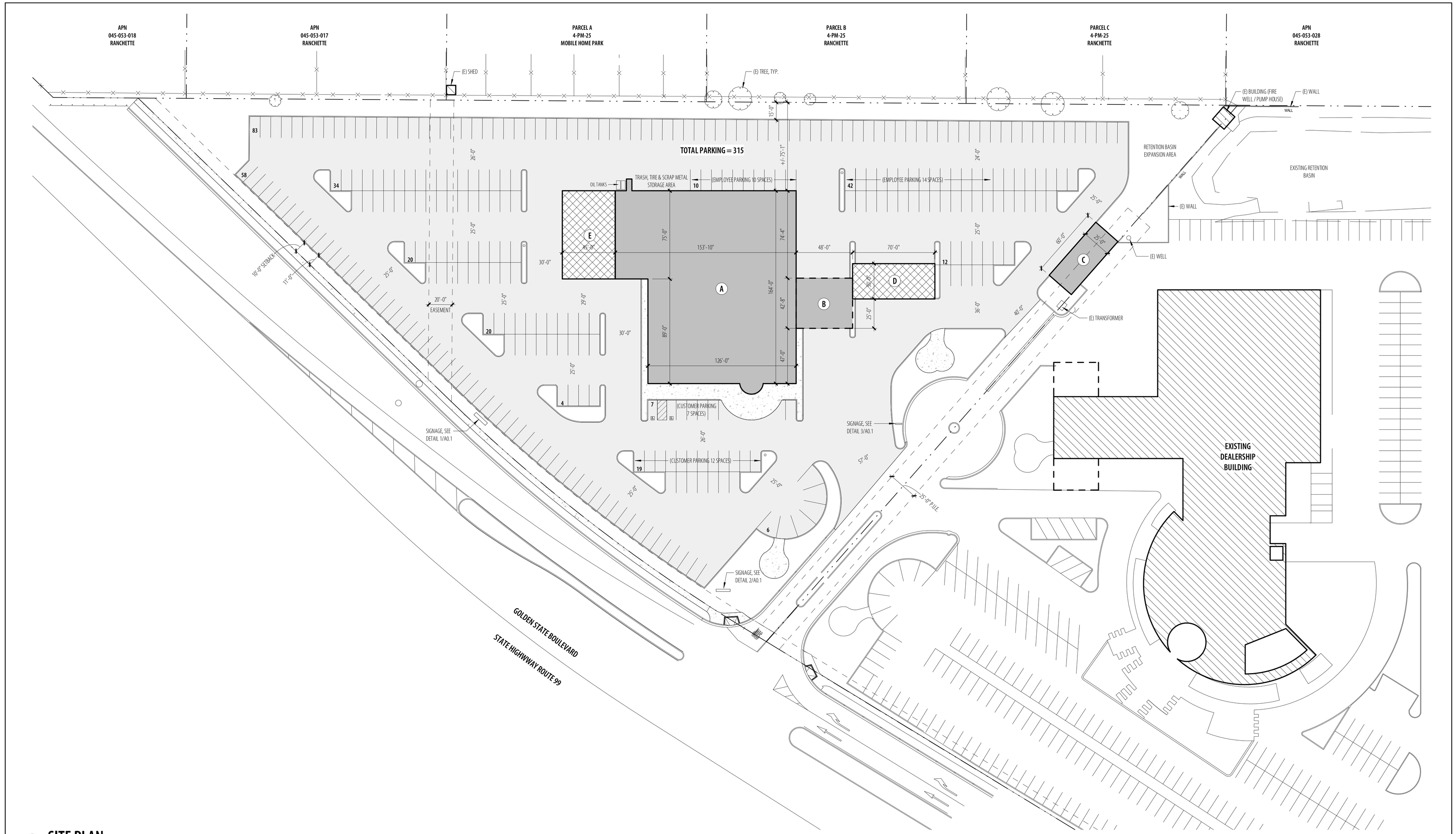
DRAWN:	
DATE:	9/13/19 9:24
SCALE:	1"=500'
JOB #:	1287A-19
DWG:	AREA-MAP

AREA MAP

A.P.N. 045-053-038

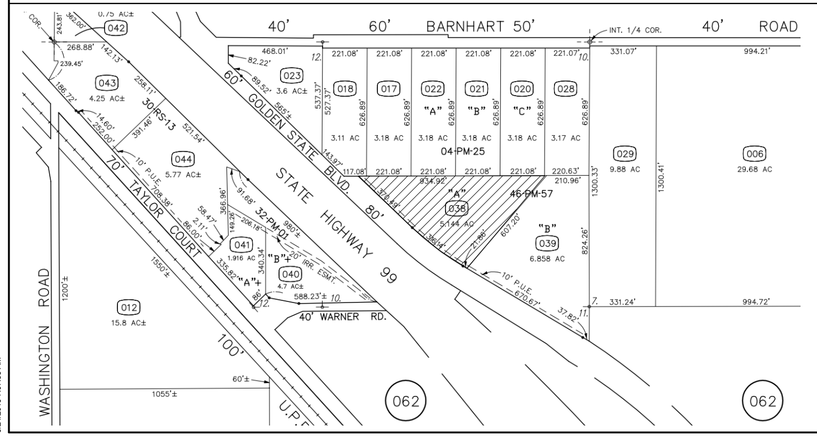
STANISLAUS COUNTY CALIFORNIA

ASSOCIATED ENGINEERING GROUP
4206 TECHNOLOGY DRIVE, SUITE 4, MODESTO, CA 95356
PHONE: (209) 545-3390 FAX: (209) 545-3875 www.assoceng.com

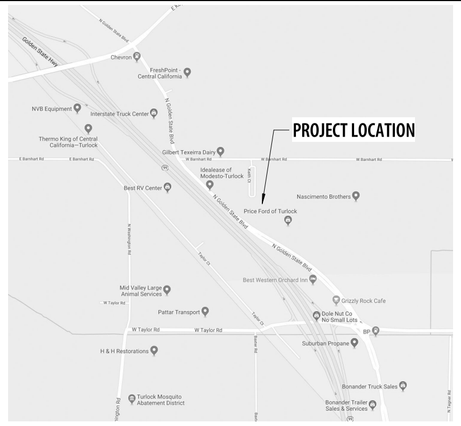


1 A0.0 **SITE PLAN**
1" = 40'-0"

PACEL MAP



VICINITY MAP



PARKING ANALYSIS

EMPLOYEE PARKING =	24 STALLS
CUSTOMER PARKING =	2 ADA STALLS 17 TYPICAL STALLS
INVENTORY =	19 TOTAL STALLS 272
OVERALL TOTAL =	**315 STALLS**

GENERAL NOTES

1. ASSESSOR'S PARCEL NUMBER: 045-053-038
2. SITE SUMMARY: TOTAL SITE 5.14 AC.
3. SITE LOCATION: 5200 GOLDEN STAT BLVD., TURLOCK, CA 95328
4. CURRENT ZONING: P-D (209)
5. ALL IMPROVEMENTS TO BE INSTALLED SHALL BE INSTALLED IN ACCORDANCE OF STANISLAUS COUNTY STANDARDS
6. THE PROPERTY LINE DISTANCES, BEARINGS AND ALL OTHER DIMENSIONS SHOWN ON THIS SITE PLAN DO NOT REFLECT AN ACTUAL FIELD SURVEY AND MUST BE FIELD VERIFIED BY CONTRACTOR
7. PARKING SPACES TO BE MINIMUM 9'-0" WIDE BY 18'-0" DEEP TYPICAL
8. EMPLOYEE PARKING IS REQUIRED FOR EACH EMPLOYEE ON A MAXIMUM SHIFT PER SECTION 21.76.190
9. ONE CUSTOMER PARKING SPACE IS REQUIRED FOR EVERY 20 VEHICLES FOR SALE PER SECTION 21.76.190

LEGEND

- FUTURE BUILDING
- FUTURE BUILDING
- EXISTING BUILDING
- NEW CONCRETE / FLATWORK
- NEW ASPHALT
- PROPERTY LINE

STRUCTURE LEGEND

KEYNOTE	USE	AREA	PHASE / TIME	HT / STORIES
A	DEALERSHIP	29,300 SF	PHASE 1 / 12 MONTHS	35 FT / 2 STORIES
B	SERVICE RECEPTION CANOPY	2,048 SF	PHASE 1 / 12 MONTHS	23 FT / 1 STORY
C	DETAIL BUILDING	1,500 SF	PHASE 1 / 12 MONTHS	23 FT, 1 STORY
D	EXPRESS SERVICE CENTER	2,100 SF	PHASE 2 / 120 MONTHS	23 FT, 1 STORY
E	SERVICE BAY EXPANSION	3,375 SF	PHASE 2 / 120 MONTHS	23 FT, 1 STORY

NJA ARCHITECTURE

ARCHITECT
NJA ARCHITECTURE
212 W PINE STREET, STE #1
LODI, CA 95240
209.400.6080
www.njaarchitecture.com

CLIENT
CLEMENTINE PROPERTIES, LLC
1800 HAMMOND DRIVE
TURLOCK, CA 95382

PROJECT
PRICE HONDA OF TURLOCK
5200 N GOLDEN STATE BLVD.
TURLOCK, CA 95382

N

ARCHITECTS STAMP

REVISIONS

No.	Description	Date	By

Project No.: 19020
Drawn By: NS
Checked By: JV

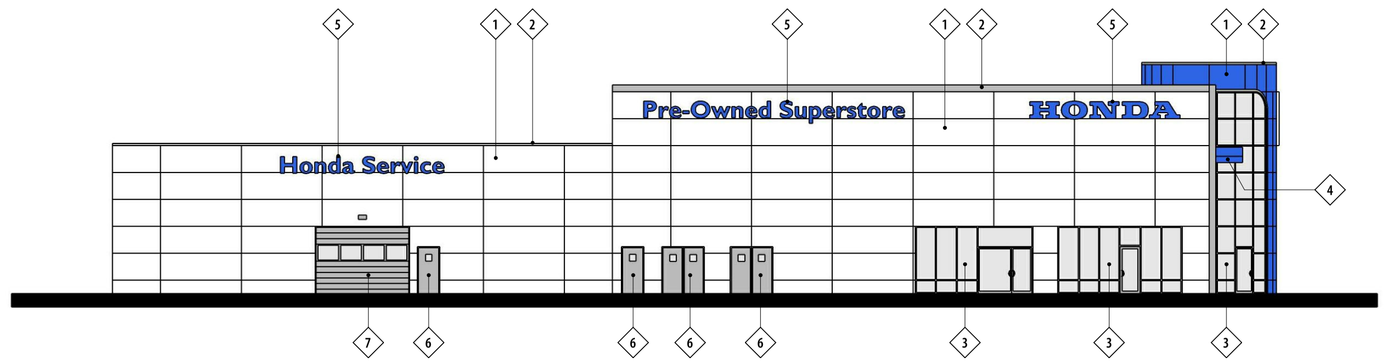
NOT FOR CONSTRUCTION

SITE APPROVAL
9.24.19

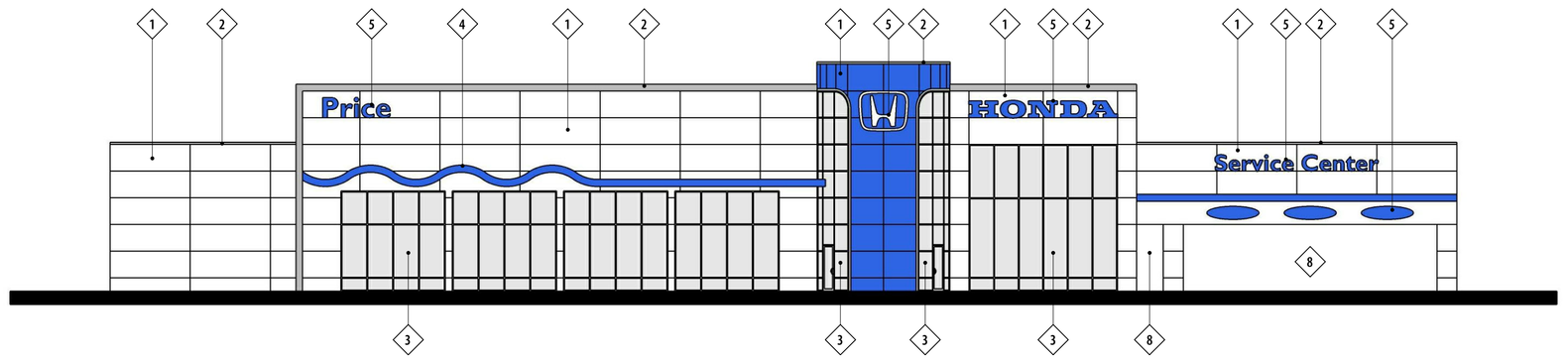
PRELIMINARY SITE PLAN

A0.0

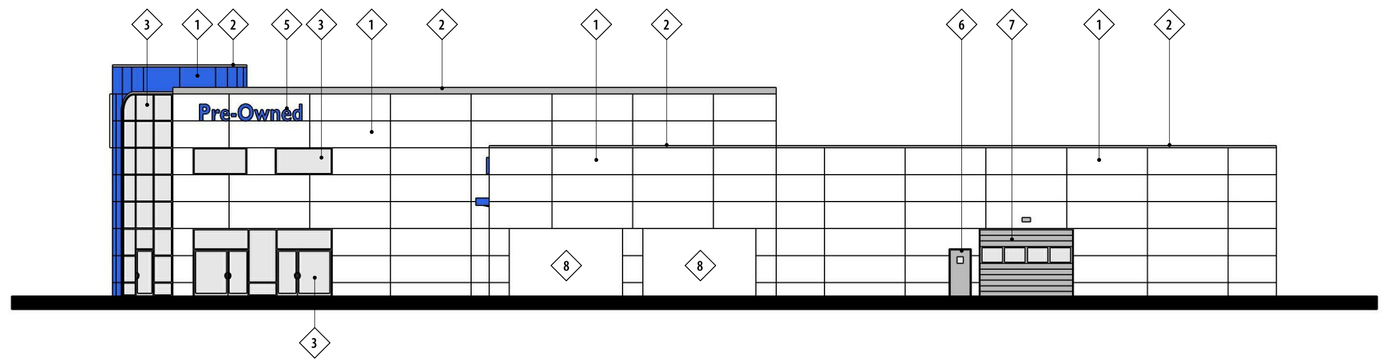
9/24/2019 7:07:33 AM



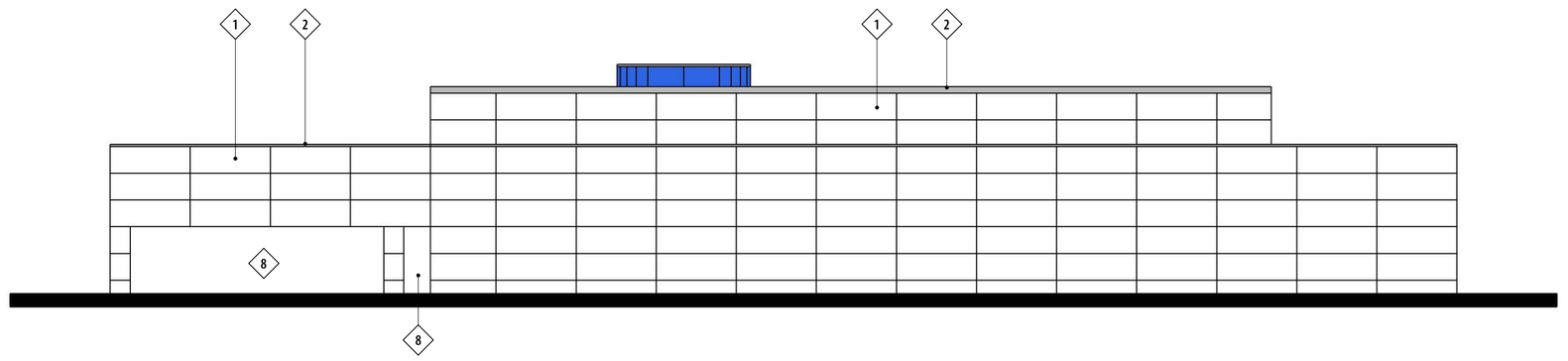
1 A5.0 **WEST ELEVATION**
1/16" = 1'-0"



1 A5.0 **SOUTH ELEVATION**
1/16" = 1'-0"



2 A5.0 **EAST ELEVATION**
1/16" = 1'-0"



2 A5.0 **NORTH ELEVATION**
1/16" = 1'-0"

KEYNOTES

1. METAL PANEL
2. METAL COPING
3. GLAZING
4. METAL CANOPY
5. SIGNAGE, SEE SHEET A0.1 FOR SIZE
6. METAL DOOR
7. METAL ROLL-UP DOOR
8. OPEN BEYOND

NJA ARCHITECTURE

ARCHITECT
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TURLOCK, CA 95382

PROJECT
PRICE HONDA OF TURLOCK

5200 N GOLDEN STATE BLVD.
TURLOCK, CA 95382

ARCHITECTS STAMP

REVISIONS

No.	Description	Date	By

Project No.: 190.20
Drawn By: NS
Checked By: JV

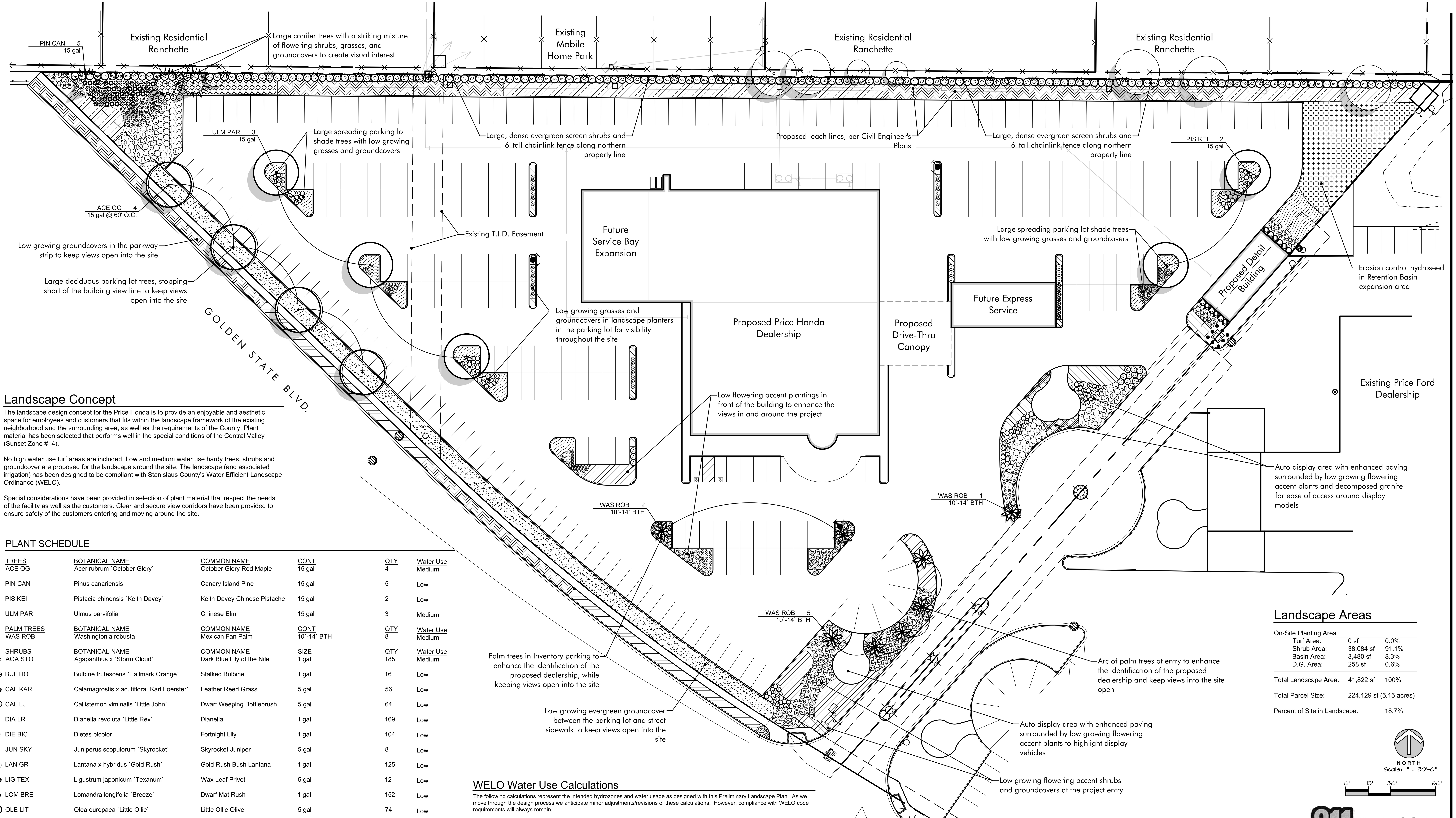
NOT FOR CONSTRUCTION

SITE APPROVAL
9.24.19

EXTERIOR ELEVATIONS

A5.0

9/24/2019 7:08:42 AM



Landscape Concept

The landscape design concept for the Price Honda is to provide an enjoyable and aesthetic space for employees and customers that fits within the landscape framework of the existing neighborhood and the surrounding area, as well as the requirements of the County. Plant material has been selected that performs well in the special conditions of the Central Valley (Sunset Zone #14).

No high water use turf areas are included. Low and medium water use hardy trees, shrubs and groundcover are proposed for the landscape around the site. The landscape (and associated irrigation) has been designed to be compliant with Stanislaus County's Water Efficient Landscape Ordinance (WELO).

Special considerations have been provided in selection of plant material that respect the needs of the facility as well as the customers. Clear and secure view corridors have been provided to ensure safety of the customers entering and moving around the site.

PLANT SCHEDULE

	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY	Water Use
TREES						
ACE OG	Acer rubrum `October Glory`	October Glory Red Maple	15 gal		4	Medium
PIN CAN	Pinus canariensis	Canary Island Pine	15 gal		5	Low
PIS KEI	Pistacia chinensis `Keith Davey`	Keith Davey Chinese Pistache	15 gal		2	Low
ULM PAR	Ulmus parvifolia	Chinese Elm	15 gal		3	Medium
PALM TREES			CONT			
WAS ROB	Washingtonia robusta	Mexican Fan Palm	10`-14` BTH		8	Medium
SHRUBS			SIZE			
AGA STO	Agapanthus x `Storm Cloud`	Dark Blue Lily of the Nile	1 gal		185	Medium
BUL HO	Bulbine frutescens `Hallmark Orange`	Stalked Bulbine	1 gal		16	Low
CAL KAR	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	5 gal		56	Low
CAL LJ	Callistemon viminalis `Little John`	Dwarf Weeping Bottlebrush	5 gal		64	Low
DIA LR	Dianella revoluta `Little Rev`	Dianella	1 gal		169	Low
DIE BIC	Dietes bicolor	Fortnight Lily	1 gal		104	Low
JUN SKY	Juniperus scopulorum `Skyrocket`	Skyrocket Juniper	5 gal		8	Low
LAN GR	Lantana x hybridus `Gold Rush`	Gold Rush Bush Lantana	1 gal		125	Low
LIG TEX	Ligustrum japonicum `Texanum`	Wax Leaf Privet	5 gal		12	Low
LOM BRE	Lomandra longifolia `Breeze`	Dwarf Mat Rush	1 gal		152	Low
OLE LIT	Olea europaea `Little Ollie`	Little Ollie Olive	5 gal		74	Low
ROS WD	Rosa x White Drift`	White Drift Rose	2 gal		147	Medium
XYL COM	Xylosma congestum `Compacta`	Compact Xylosma	5 gal		106	Low
GROUND COVERS			CONT			
AGA ALB	Agapanthus africanus `Albus`	White Lily of the Nile	1 gal	36" o.c.	241 sf	Medium
BAC TWI	Baccharis pilularis `Twin Peaks #2`	Twin Peaks Coyote Brush	1 gal	42" o.c.	4,225 sf	Low
COT STR	Cotoneaster dammeri `Streibs Findling`	Streibs Findling Cotoneaster	1 gal	42" o.c.	5,762 sf	Low
JUN CON	Juniperus conferta	Shore Juniper	1 gal	36" o.c.	1,800 sf	Low
MYO PAR	Myoporum parvifolium	Trailing Myoporum	1 gal	48" o.c.	1,921 sf	Low
TEU PRO	Teucrium chamaedrys `Prostratum`	Prostrate Germander	1 gal	36" o.c.	1,045 sf	Low
TRA ASI	Trachelospermum asiaticum	Asian Jasmine	1 gal	42" o.c.	1,966 sf	Medium
SOD/SEED			CONT			
HYD ERO	Erosion Control Hydroseed	Erosion Control	Hydroseed		3,480 sf	Low
LIP KUR	Lippia nodiflora Kurapia	Kurapia	Sod		5,762 sf	Low

This plan represents the design style and theme of the landscape design and planting. These plans are preliminary and may change through the design process. The final planting plan may not contain all of the above plants in the sizes as shown. Additionally some new plant species may be used in the final design. This plan does however indicate the quantity of trees and the overall level of landscape development that will be carried through with the final design.

Final landscape design shall meet Stanislaus County codes and requirements as well as Project Specific Conditions of Approval. Final design is subject to approval through the building permit review process.

WELO Water Use Calculations

The following calculations represent the intended hydrozones and water usage as designed with this Preliminary Landscape Plan. As we move through the design process we anticipate minor adjustments/revisions of these calculations. However, compliance with WELO code requirements will always remain.

ETO for Turlock 50.2

HydroZone	Type of Plants	Water Use	Plant Factor	Hydrozone Area	%	Type of Irrigation	Irrigation Efficiency	ETWU
1	Shrubs	Medium	0.5	5,618 sf	13.4%	Drip Emitters	.81	107,935.0
2	Shrubs	Low	0.3	26,254 sf	62.8%	Drip Emitters	.81	302,640.6
3	Groundcover	Low	0.3	5,662 sf	13.5%	Rotary	.75	70,489.6
4	Basin	Low	0.3	3,480 sf	8.3%	Gear Rotor/Rotary	.75	43,324.6
5	Trees/Palms	Medium	0.5	550 sf	1.3%	Bubblers	.81	10,566.8
6	D.G.	None	0	258 sf	0.6%	None	1	0
TOTAL				41,822 sf				534,956.5 Gallons

Maximum Applied Water Allowance (MAWA) 585,750.6 gallon/year

Estimated Total Water Usage (ETWU) 534,956.5 gallon/year

Average Irrigation Efficiency .80

ETWU is less than MAWA, therefore water usage as designed exceeds code requirements

Non-Living Groundcover

All shrub and groundcover areas shall be top-dressed with a 3" layer of mulch derived from recycled wood chips or arbor chips from tree trimming. Mulch shall be 2" minus in length and not greater than 3/8" in thickness, and shall be dark brown in color. Contractor shall provide sample for approval prior to installation. Shredded redwood or cedar bark ("Gorilla-Hair") is not acceptable.

D.G. 3" layer of tan decomposed granite with integrally-mixed stabilizer/binder (by Stabilizer Solutions or approved equal). Contractor to submit sample to Landscape Architect for approval prior to installation.

D.G. edging to be Dura-Edge 3/16" x 4" brown steel edging by JD Russell Co., with stakes per manufacturer.

Tree Root Barriers

All trees denoted with the root barrier symbol and/or within five (5) feet of hardscape are to have DeepRoot Model #UB 18-2 root barriers installed along the inside edge of the adjacent sidewalk or curb. Length of linear root barrier shall be 16 linear feet (8 panels) and shall be centered on tree.

Irrigation

The entire site will be irrigated using a fully automatic system and designed to meet the County's Water Efficient Landscape Ordinance (WELO). The irrigation system will largely be low-volume design with limited use of pop-up sprays or rotators at turf/fescue areas. The system will include in-line valves, quick couplers, and gate valves. New irrigation controller will be Hunter, Rainbird, Irritrol, or equal and will meet the WELO requirements of a 'Smart' controller. A complete irrigation design with these parameters will be provided with the improvement plans.

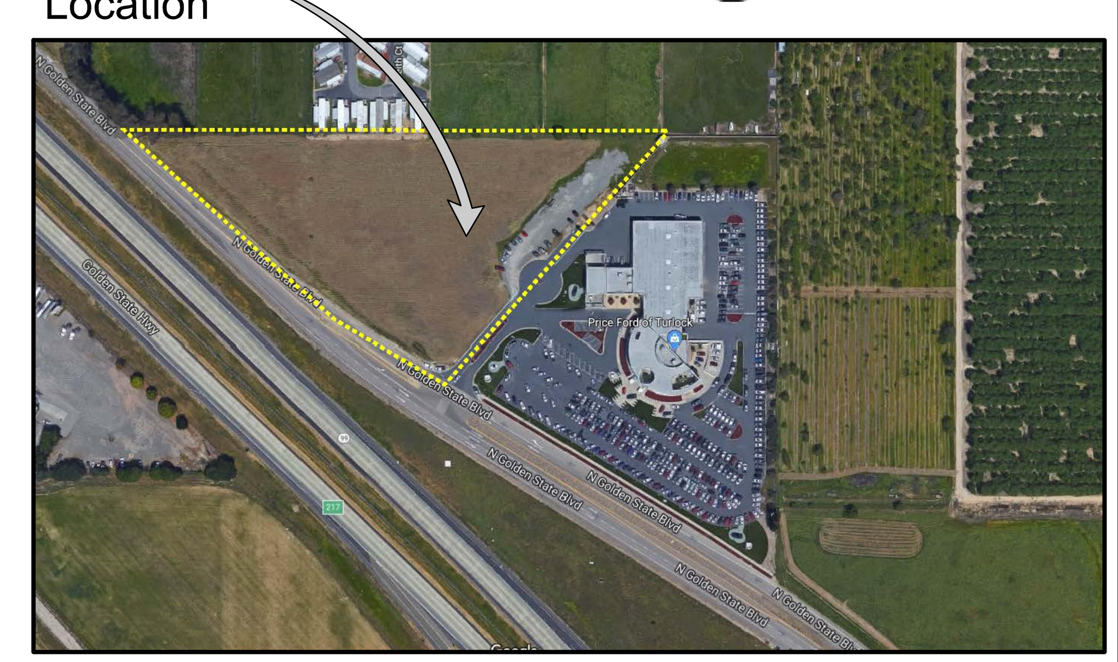
Landscape Areas

On-Site Planting Area		
Turf Area:	0 sf	0.0%
Shrub Area:	38,084 sf	91.1%
Basin Area:	3,480 sf	8.3%
D.G. Area:	258 sf	0.6%
Total Landscape Area:	41,822 sf	100%
Total Parcel Size:	224,129 sf (5.15 acres)	
Percent of Site in Landscape:	18.7%	

NORTH Scale: 1" = 30'-0"

0' 15' 30' 60'

811 Know what's below. Call before you dig. Dial 811 or 800-227-2600



Aerial Map

Not to scale

KLA LANDSCAPE ARCHITECTURE PLANNING

www.kla-ca.com

151 N. Norlin St., Sonora, CA 95370
(209)532-2856

LICENSED LANDSCAPE ARCHITECT THOMAS W. HOLLOWAY #3589 Signature 10-31-20 Renewal Date STATE OF CALIFORNIA

Revisions | Date | Modification | By

These plans are the property of KLA, Inc.; their use shall be restricted to the site for which they were prepared. Publication or other uses of these plans in whole or in part is not permitted without the express consent of KLA, Inc. Visual contact with these plans implies acceptance of the above restrictions.

© 2019

Price Honda
Turlock, CA

Simile Construction Services, Inc.
4725 Enterprise Way, Suite 1
Modesto, CA 95356
(209) 545-6111

The original size of this drawing is 24" x 36". If the plan is a different size than 24x36 do not scale off of the drawing.

Preliminary Landscape Plan

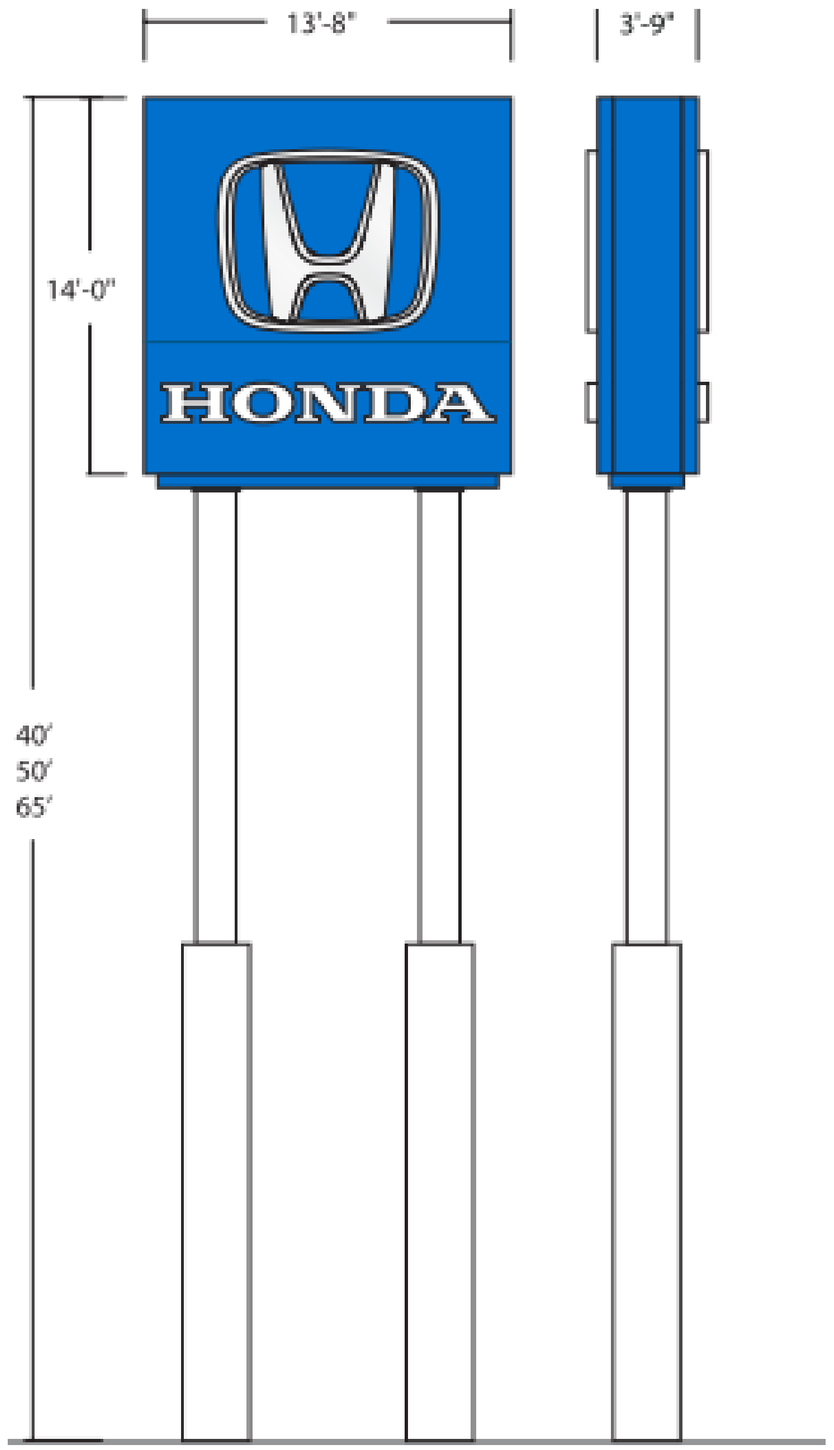
Scale: 1" = 30'-0"

Date: September 20, 2019

Drawn:\Checked: NAB / TDF / TWH

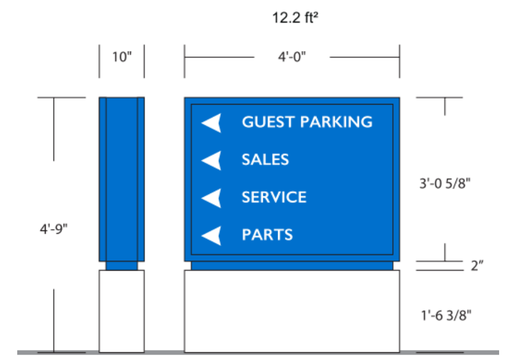
Project No.: 19-2175

Sheet Number: L0

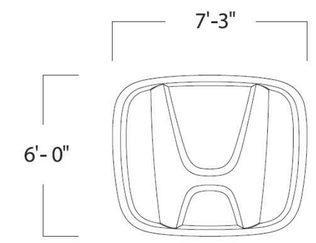


1 A0.1 **INTERSTATE BRAND SIGN**
1/4" = 1'-0"

2 A0.1 **PRE-OWNED BRAND SIGN**
1/4" = 1'-0"



3 A0.1 **DIRECTIONAL SIGN**
1/2" = 1'-0"

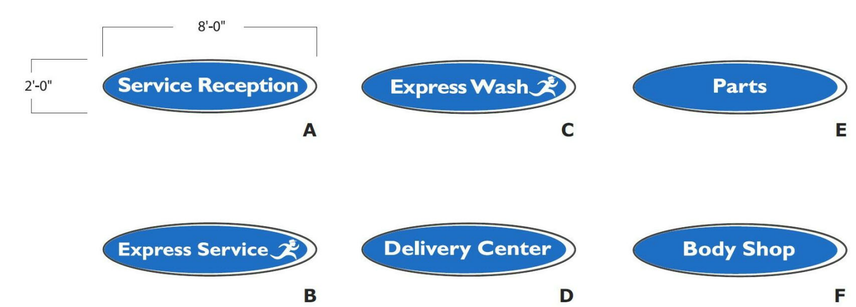


6 A0.1 **HONDA EMBLEM**
1/4" = 1'-0"

4 A0.1 **HONDA NAME SIGN**
1/4" = 1'-0"

5 A0.1 **DEALER NAME SIGN**
1/4" = 1'-0"

7 A0.1 **SERVICE CENTER SIGN**
1/4" = 1'-0"



8 A0.1 **OVAL SIGNS**
1/4" = 1'-0"

NJA ARCHITECTURE

ARCHITECT
NJA ARCHITECTURE
212 W PINE STREET, STE #1
LODI, CA 95240
209.400.6080
www.njaarchitecture.com

CLIENT
CLEMENTINE PROPERTIES, LLC
1800 HAMMOND DRIVE
TURLOCK, CA 95382

PROJECT
PRICE HONDA OF TURLOCK
5200 N GOLDEN STATE BLVD.
TURLOCK, CA 95382

N

ARCHITECTS STAMP

REVISIONS

No.	Description	Date	By

Project No.: 19020
Drawn By: NS
Checked By: JV

NOT FOR CONSTRUCTION

SITE APPROVAL
9.24.19

PRELIMINARY SIGNAGE

A0.1

9/26/2019 7:08:31 AM

DEPARTMENT OF PLANNING AND 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
Form Available Online: http://www.stancounty.com/planning/applications.shtm

APPLICATION QUESTIONNAIRE

Please Check all applicable boxes

APPLICATION FOR:

Staff is available to assist you with determining which applications are necessary

- ☐ General Plan Amendment
- ☒ Rezone
- ☐ Use Permit
- ☐ Variance
- ☐ Historic Site Permit
- ☐ Subdivision Map
- ☐ Parcel Map
- ☐ Exception
- ☐ Williamson Act Cancellation
- ☐ Other _____

PLANNING STAFF USE ONLY:

Application No(s): _____ _____ _____
Date: _____
S _____ T _____ R _____
GP Designation: _____
Zoning: _____
Fee: _____
Receipt No. _____
Received By: _____
Notes: _____

In order for your application to be considered COMPLETE, please answer all applicable questions on the following pages, and provide all applicable information listed on the checklist on pages i – v. Under State law, upon receipt of this application, staff has 30 days to determine if the application is complete. We typically do not take the full 30 days. It may be necessary for you to provide additional information and/or meet with staff to discuss the application. Pre-application meetings are not required, but are highly recommended. An incomplete application will be placed on hold until all the necessary information is provided to the satisfaction of the requesting agency. An application will not be accepted without all the information identified on the checklist.

Please contact staff at (209) 525-6330 to discuss any questions you may have. Staff will attempt to help you in any way we can.

PROJECT INFORMATION

PROJECT DESCRIPTION: (Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. – Attach additional sheets as necessary)

Please note: A detailed project description is essential to the reviewing process of this request. In order to approve a project, the Planning Commission or the Board of Supervisors must decide whether there is enough information available to be able to make very specific statements about the project. These statements are called "Findings". It is your responsibility as an applicant to provide enough information about the proposed project, so that staff can recommend that the Commission or the Board make the required Findings. Specific project Findings are shown on pages 17 – 19 and can be used as a guide for preparing your project description. (If you are applying for a Variance or Exception, please contact staff to discuss special requirements).

See attached project description and findings statement (Exhibit A)

PROJECT SITE INFORMATION

Complete and accurate information saves time and is vital to project review and assessment. Please complete each section entirely. If a question is not applicable to your project, please indicated this to show that each question has been carefully considered. Contact the Planning & Community Development Department Staff, 1010 10th Street – 3rd Floor, (209) 525-6330, if you have any questions. Pre-application meetings are highly recommended.

ASSESSOR'S PARCEL NUMBER(S): **Book** 045 **Page** 053 **Parcel** 038

Additional parcel numbers: _____

Project Site Address or Physical Location: 5200 N. Golden State Blvd.

Property Area: Acres: 5.14 or Square feet: _____

Current and Previous Land Use: (Explain existing and previous land use(s) of site for the last ten years)

P-D (209) Patchett Ford

List any known previous projects approved for this site, such as a Use Permit, Parcel Map, etc.: (Please identify project name, type of project, and date of approval)

P-D (209); Parcel Map 46-PM-57

Existing General Plan & Zoning: PD (Planned Development)

Proposed General Plan & Zoning: PD (Planned Development)
(if applicable)

ADJACENT LAND USE: (Describe adjacent land uses within 1,320 feet (1/4 mile) and/or two parcels in each direction of the project site)

East: Auto Dealership

West: Hwy 99 and RV Dealership

North: Various ranchettes and mobile home park

South: Hwy 99, vacant land and hotel

WILLIAMSON ACT CONTRACT:

Yes ☐ **No** ☒

Is the property currently under a Williamson Act Contract?
Contract Number: _____

If yes, has a Notice of Non-Renewal been filed?

Date Filed: _____

Yes ☐ No ☐ Do you propose to cancel any portion of the Contract?

Yes ☐ No ☒ Are there any agriculture, conservation, open space or similar easements affecting the use of the project site. (Such easements do not include Williamson Act Contracts)

If yes, please list and provide a recorded copy: _____

SITE CHARACTERISTICS: (Check one or more) Flat ☒ Rolling ☐ Steep ☐

VEGETATION: What kind of plants are growing on your property? (Check one or more)

Field crops ☐ Orchard ☐ Pasture/Grassland ☐ Scattered trees ☐

Shrubs ☐ Woodland ☐ River/Riparian ☐ Other ☒

Explain Other: Vacant fallow

Yes ☐ No ☒ Do you plan to remove any trees? (If yes, please show location of trees planned for removal on plot plan and provide information regarding transplanting or replanting.)

GRADING:

Yes ☒ No ☐ Do you plan to do any grading? (If yes, please indicate how many cubic yards and acres to be disturbed. Please show areas to be graded on plot plan.)

Approximatley 4,850 cubic yards and 5.1 acres

STREAMS, LAKES, & PONDS:

Yes ☐ No ☒ Are there any streams, lakes, ponds or other watercourses on the property? (If yes, please show on plot plan)

Yes ☐ No ☒ Will the project change any drainage patterns? (If yes, please explain – provide additional sheet if needed)

Yes ☐ No ☒ Are there any gullies or areas of soil erosion? (If yes, please show on plot plan)

Yes ☐ No ☒ Do you plan to grade, disturb, or in any way change swales, drainages, ditches, gullies, ponds, low lying areas, seeps, springs, streams, creeks, river banks, or other area on the site that carries or holds water for any amount of time during the year? (If yes, please show areas to be graded on plot plan)

Please note: If the answer above is yes, you may be required to obtain authorization from other agencies such as the Corps of Engineers or California Department of Fish and Game.

STRUCTURES:

Yes ☐ No ☒ Are there structures on the site? (If yes, please show on plot plan. Show a relationship to property lines and other features of the site.

Yes ☐ No ☒ Will structures be moved or demolished? (If yes, indicate on plot plan.)

Yes ☒ No ☐ Do you plan to build new structures? (If yes, show location and size on plot plan.)

Yes ☐ No ☒ Are there buildings of possible Historical significance? (If yes, please explain and show location and size on plot plan.) _____

PROJECT SITE COVERAGE:

Existing Building Coverage: 0 Sq. Ft. Landscaped Area: 42,000 +/- Sq. Ft.

Proposed Building Coverage: 32,000 +/- Sq. Ft. Paved Surface Area: 154,000 +/- Sq. Ft.

BUILDING CHARACTERISTICS:

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) See the Structure Legend on the architectural site plan provided

Number of floors for each building: See the Structure Legend on the architectural site plan provided

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) See the Structure Legend on the architectural site plan provided

Height of other appurtenances, excluding buildings, measured from ground to highest point (i.e., antennas, mechanical equipment, light poles, etc.): (Provide additional sheets if necessary) See the architectural site plan and signage plan

Proposed surface material for parking area: (Provide information addressing dust control measures if non-asphalt/concrete material to be used) Proposed surface material for parking area is ashpalt

UTILITIES AND IRRIGATION FACILITIES:

Yes ☒ No ☐ Are there existing public or private utilities on the site? Includes telephone, power, water, etc. (If yes, show location and size on plot plan)

Who provides, or will provide the following services to the property?

Electrical: Turlock Irrigation District (TID) Sewer*: City of Turlock

Telephone: AT&T Gas/Propane: PG&E

Water**: City of Turlock Irrigation: Turlock Irrigation District (TID)

***Please Note: A "will serve" letter is required if the sewer service will be provided by City, Sanitary District, Community Services District, etc.**

****Please Note: A "will serve" letter is required if the water source is a City, Irrigation District, Water District, etc., and the water purveyor may be required to provide verification through an Urban Water Management Plan that an adequate water supply exists to service your proposed development.**

Will any special or unique sewage wastes be generated by this development other than that normally associated with resident or employee restrooms? Industrial, chemical, manufacturing, animal wastes? (Please describe:)

None

Please Note: Should any waste be generated by the proposed project other than that normally associated with a single family residence, it is likely that Waste Discharge Requirements will be required by the Regional Water Quality Control Board. Detailed descriptions of quantities, quality, treatment, and disposal may be required.

Yes ☒ **No** ☐ Are there existing irrigation, telephone, or power company easements on the property? (If yes, show location and size on plot plan.)

Yes ☐ **No** ☒ Do the existing utilities, including irrigation facilities, need to be moved? (If yes, show location and size on plot plan.)

Yes ☒ **No** ☐ Does the project require extension of utilities? (If yes, show location and size on plot plan.)

AFFORDABLE HOUSING/SENIOR:

Yes ☐ **No** ☒ Will the project include affordable or senior housing provisions? (If yes, please explain)

RESIDENTIAL PROJECTS: (Please complete if applicable – Attach additional sheets if necessary)

Total No. Lots:_____ Total Dwelling Units:_____ Total Acreage:_____

Net Density per Acre: _____ Gross Density per Acre: _____

(complete if applicable)	Single Family	Two Family Duplex	Multi-Family Apartments	Multi-Family Condominium/ Townhouse
Number of Units:				
Acreage:				

COMMERCIAL, INDUSTRIAL, MANUFACTURING, RETAIL, USE PERMIT, OR OTHER PROJECTS: (Please complete if applicable – Attach additional sheets if necessary)

Square footage of each existing or proposed building(s): See architectural site plan provided

Type of use(s): See architectural site plan provided

Days and hours of operation: Monday through Saturday 7:00 AM to 8:00 PM and Sunday 10:00 AM to 6:00 PM

Seasonal operation (i.e., packing shed, huller, etc.) months and hours of operation: N/A

Occupancy/capacity of building: Occupancy is B & S-1 with 215 +/- occupants

Number of employees: (Maximum Shift): 24 (Minimum Shift): 8

Estimated number of daily customers/visitors on site at peak time: 35/10

Other occupants:

Estimated number of truck deliveries/loadings per day: 1 (Parts 3-4 times per week, vehicles 1-2 per week)

Estimated hours of truck deliveries/loadings per day: Delivery times estimated early AM betwee 3-5AM

Estimated percentage of traffic to be generated by trucks: 2-3%

Estimated number of railroad deliveries/loadings per day: 0

Square footage of:

Office area: 5,531 SF +/- Warehouse area:

Sales area: 5,990 SF +/- Storage area: 3,807 SF +/-

Loading area: Manufacturing area:

Other: (explain type of area) Service Area = 12,697 SF +/-

Yes ☐ **No** ☒ Will the proposed use involve toxic or hazardous materials or waste? (Please explain)

ROAD AND ACCESS INFORMATION:

What County road(s) will provide the project's main access? (Please show all existing and proposed driveways on the plot plan)

Golden State Boulevard

Yes ☒ No ☐ Are there private or public road or access easements on the property now? (If yes, show location and size on plot plan)

Yes ☐ No ☒ Do you require a private road or easement to access the property? (If yes, show location and size on plot plan)

Yes ☐ No ☒ Do you require security gates and fencing on the access? (If yes, show location and size on plot plan)

Please Note: Parcels that do not front on a County-maintained road or require special access may require approval of an Exception to the Subdivision Ordinance. Please contact staff to determine if an exception is needed and to discuss the necessary Findings.

STORM DRAINAGE:

How will your project handle storm water runoff? (Check one) ☒ Drainage Basin ☐ Direct Discharge ☐ Overland

☒ Other: (please explain) Combination of expansion of existing drainage basin and horizontal drains.

If direct discharge is proposed, what specific waterway are you proposing to discharge to? None

Please Note: If direct discharge is proposed, you will be required to obtain a NPDES permit from the Regional Water Quality Control Board, and must provide evidence that you have contacted them regarding this proposal with your application.

EROSION CONTROL:

If you plan on grading any portion of the site, please provide a description of erosion control measures you propose to implement.

Best Management Practices (BMPs)

Please note: You may be required to obtain an NPDES Storm Water Permit from the Regional Water Quality Control Board and prepare a Storm Water Pollution Prevention Plan.

ADDITIONAL INFORMATION:

Please use this space to provide any other information you feel is appropriate for the County to consider during review of your application. (Attach extra sheets if necessary)

Exhibit 'A'

PROJECT: PRICE HONDA OF TURLOCK

ADDRESS: 5200 N GOLDEN STATE BLVD., TURLOCK, CA 95382

RE: PROJECT DESCRIPTION

The proposed project encompasses approximately 5.14 acres of existing vacant fallow land that has a current use of P-D (209). The project is located at 5200 N Golden State Blvd., Turlock, CA in Stanislaus County.

The proposed use is a car dealership that will utilize the entire site. The proposed site is adjacent to an existing car dealership (Price Ford of Turlock), which is owned and managed by the same owner.

The car dealership will be constructed in two phases. The initial phase will be an approximately 29,300 SF two story dealership including a showroom, parts storage, offices, service advisor area and a service bay. This phase will also include an outdoor service reception canopy approximately 2,048 SF and a detail building approximately 1,500 SF. The detail building will be accessible from the Price Ford dealership site and the proposed car dealership site.

The second phase to be completed within approximately ten years will include a 2,100 SF express service center expansion and a 3,375 SF service bay expansion.

Site improvements in the initial phase will include 315 on-site parking stalls for inventory, customers and employees. On-site storm water retention areas, sewer and water treatment system for the full site will be included in the first phase. The owner is negotiating with the City of Turlock and Keys Water District regarding where the primary water source for this project will come from.

The project proposes one primary entrance drive location from Golden State Blvd. that acts as both the entrance for the existing Price Ford of Turlock dealership and the proposed car dealership.

Exhibit 'B'

PROJECT: PRICE HONDA OF TURLOCK

ADDRESS: 5200 N GOLDEN STATE BLVD., TURLOCK, CA 95382

RE: BUFFER SETBACK GUIDELINES & STATEMENT OF COMPLIANCE

The proposed car dealership is directly adjacent to general agriculture zones, currently there are no active farming operations within 150 feet of the property. The properties directly to the north are located within an agricultural zone, but are primarily used for residential purposes. The adjacent parcels include a mobile home park and several ranchettes and are unlikely to generate farming activities. We are proposing a 6' tall chain link fence and large, dense evergreen shrubs along the northern property line and a proposed building setback of 75 feet.

RECEIVED AUG 2 6 2019

CENTRAL CALIFORNIA INFORMATION CENTER
California Historical Resources Information System
Department of Anthropology – California State University, Stanislaus
One University Circle, Turlock, California 95382
(209) 667-3307

Alpine, Calaveras, Mariposa, Merced, San Joaquin, Stanislaus & Tuolumne Counties

Date: August 21, 2019

CCaIC Records Search File #: 11171N
Re: Project: Rezone Application for APN 045-053-038, 5200 N. Golden State Blvd., Turlock, CA

Jim Freitas
Associated Engineering Group, Inc.
4206 Technology Drive, Ste. 4
Modesto, CA 95356 **Email:** jim@assoceng.com

Dear Mr. Freitas,

We have conducted a records search as per your request for the above-referenced project area located on the Ceres USGS 7.5-minute quadrangle map in Stanislaus County.

Search of our files includes review of our maps for the specific project area and the immediate vicinity of the project area, and review of the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), the *California Inventory of Historic Resources* (1976), the *California Historical Landmarks* (1990), and the California Points of Historical Interest listing (May 1992 and updates), the Directory of Properties in the Historic Property Data File (HPDF) and the Archaeological Determinations of Eligibility (ADOE) (Office of Historic Preservation current electronic files dated 03-20-2014 and 04-05-2012, respectively), the *Survey of Surveys* (1989), the Caltrans State and Local Bridges Inventory, GLO Plats, and other pertinent historic data available at the CCaIC for each specific county.

The following details the results of the records search:

Prehistoric or historic resources within the project area:

No prehistoric or historic-era archaeological resources or historic properties have been reported to the CCaIC.

Other information:

- GLO Plat map T4S/R10E Sheet #44-245, dated 1853-1854: no cultural features or references noted in Section 32.
- *Official Map of Stanislaus County* (1906): project area property at that time fell within the larger land holdings of O. McHenry.
- 1916 Ceres USGS 7.5' (1:31680) and 1939 Modesto East USACE 15' (1:62500) maps do not indicate any buildings or structures on the property at that time.

- The 1953 and 1969 Ceres USGS 7.5' maps (1:24000) both show one building on or at the edge of the property at that time, which was removed for the SR 99 freeway interchange construction that took place later.

Prehistoric or historic resources within the immediate vicinity of the project area:

None have been reported to the CCaIC

Resources that are known to have value to local cultural groups:

None have been formally reported to the Information Center.

Previous investigations within the project area:

None have been reported to the CCaIC in the project area, although it is possible that there is a Caltrans study report prior to 1976 that we never received for the freeway interchange project.

One Caltrans survey report has been reported in the immediate vicinity:

CCaIC report #ST-07537 Kuzak (2011)
Historic Property Survey Report, 10-STA-99, P.M. 0.0/24.7, 2576 E-FIS1000020344, Stanislaus County, California.

Recommendations/Comments: Based on existing data in our files the project area has a low sensitivity for the possible discovery of prehistoric or historic-era archaeological resources or historic properties. No recommendations for further study are offered at this time.

Please be advised that a historical resource is defined as a building, structure, object, prehistoric or historic archaeological site, or district possessing physical evidence of human activities over 45 years old. Since the project area has not been subject to previous investigations, there may be unidentified features involved in your project that are 45 years or older and considered as historical resources requiring further study and evaluation by a qualified professional of the appropriate discipline.

If archaeological resources are encountered, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources.

If at any time you might require the services of a qualified professional the Statewide Referral List for Historical Resources Consultants is posted for your use on the internet at http://chrisinfo.org

If human remains are discovered, California Health and Safety Code Section 7050.5 requires you to protect the discovery and notify the county coroner, who will determine if the find is Native American. If the remains are recognized as Native American, the coroner shall then notify the Native American Heritage Commission (NAHC). California Public Resources Code Section 5097.98 authorizes the NAHC to appoint a Most Likely Descendant (MLD) who will make recommendations for the treatment of the discovery.

We further advise you that if you retain the services of a historical resources consultant, the firm or individual you retain is responsible for submitting any report of findings prepared for you to the Central California Information Center, including one copy of the narrative report and copies of any records that document historical resources found as a result of field work, preferably in PDF format. If the consultant wishes to obtain copies of materials not included with this records search reply, additional copy or records search fees may apply.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the State Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

We thank you for contacting this office regarding historical resource preservation. Please let us know when we can be of further service. Please sign and return the attached **Access Agreement Short Form** (which can be returned by email).

Note: Billing will be transmitted separately via email from the Financial Services office ($150.00), payable within 60 days of receipt of the invoice.

Sincerely,

Robin Hards, Assistant Research Technician
Central California Information Center
California Historical Resources Information System

Copy of invoice to Laurie Marroquin, Financial Services (lamarroquin@csustan.edu)