

STANISLAUS COUNTY  
DEPARTMENT OF PLANNING AND  
COMMUNITY DEVELOPMENT  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, California 95354

**FILED**

April 24, 2024  
DONNA LINDER  
STANISLAUS COUNTY  
CLERK-RECORDER

By: Melodie  
Deputy Clerk

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**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

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The Stanislaus County Planning Commission will consider the adoption of a Mitigated Negative Declaration for the project description below on **June 20, 2024** at 6:00 p.m. at a public hearing to be held at the Tenth Street Place, Joint Chambers, Basement Level, 1010 10th Street, Modesto, California.

**Project Title:** General Plan Amendment and Rezone Application No. PLN2020-0123 – 132 Investments

**Project Location:** 15101 Maze Boulevard (State Route 132), on the northwest corner of State Route 132 and McCracken Road, abutting the Stanislaus and San Joaquin County border, in the Vernalis area. (APN: 016-001-001).

**Description of Project:** Request to amend the General Plan designation from Agriculture and zoning designation from Planned Development (P-D) (23) to a new Planned Development, to allow for the development of an 18-pump fueling station, serving both heavy-duty trucks and passenger vehicles, and a 8,400 square-foot retail building made up of a convenience market and two shell suites for future retail use on a 9-acre portion of a 15.66-acre parcel.

**Applicant Name:** Abdo Almolaiki, d.b.a. 132 Investments

**Applicant Address:** 125 Maze Boulevard, Modesto, CA 95351

**Lead Agency:** Stanislaus County, Department of Planning and Community Development

**Address Where Copy of Proposed Mitigated Negative Declaration is Available:**  
Stanislaus County, Department of Planning and Community Development  
1010 10th Street, Suite 3400  
Modesto, California 95354-2380  
<http://www.stancounty.com/planning/>

**Review Period:**  
April 24, 2024 – May 28, 2024

<b>DO NOT REMOVE FROM POSTING UNTIL:</b> June 21, 2024
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**Contact Person:**  
Jeremy Ballard, Senior Planner

**Contact Telephone:**  
(209) 525-6330

Donna Linder  
Stanislaus  
County Clerk-Recorder  
1021 "I" Street  
Modesto, CA 95354  
(209) 525-5279

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Public

Receipt No.: RPT20240000021546

Finalization No.: 2024205821

Cashier: suwansupam

Register: CHLSZV2

Date/Time: 04/24/2024 09:48 AM

<u>Description</u>	<u>Fee</u>
Notice of Intent	
Filing Time:	09:48 AM
Filing Fee:	No Fee
Filing Total:	No Fee

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Total Amount Due:

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Total Paid

Amount Due: \$0.00

THANK YOU  
PLEASE KEEP FOR REFERENCE