



Referral
Early Consultation

Date: April 26, 2023
To: Distribution List (See Attachment A)
From: Emily Basnight, Assistant Planner
Planning and Community Development
Subject: REZONE APPLICATION NO. PLN2023-0016 – KEYES PLAZA
Respond By: May 11, 2023

\*\*\*\*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: Hardeep Sidhu
Project Location: 5036 Nunes Road, between E. Keyes and Nunes Road, in the Community of Keyes.
APN: 045-052-028
Williamson Act Contract: N/A
General Plan: Planned Development
Community Plan: Highway Commercial
Current Zoning: General Agriculture (A-2-10)

Project Description: Request to rezone a 3.81± acre parcel from General Agriculture (A-2-10) to Planned Development (P-D), to develop multiple commercial uses for the traveling public. Specifically, the request includes construction of the following: a 3,214± square-foot gasoline fueling canopy with 8 gas pumps, a 7,500± square-foot convenience store, a 2,500± square-foot shell building with a drive-through for a future fast-food restaurant, a 4,550± square-foot car wash, a 12,850± square-foot shell building for future retail use, and 124 asphalt parking spaces for automobiles. As part of this request, the applicant also proposes to install a 45-foot-tall free-standing pylon sign for the gas station and convenience store. Additionally, building signage is proposed for each individual building. Lighting consisting of 16-foot-tall shielded fixtures will be

installed throughout the project site. Landscaping consisting of deciduous shade-trees and flowering shrubs will be installed along the road frontage of the development behind a 5-foot-wide meandering sidewalk as well as throughout the project site. In addition to the proposed sidewalk, off-site improvements consisting of curb and gutter are proposed along both the Nunes and E. Keyes Road frontages. Storm water will be maintained on-site via two (2) storm water retention basins to be developed as part of this project with one basin located on the western portion of the project site and the other basin located on the eastern portion of the site.

A 6-foot-tall masonry wall is proposed to be constructed along the northern property line adjacent to Nunes Road. Due to surrounding parcels zoned General Agriculture (A-2-10), the applicant has requested the masonry wall act as an alternative to the County's Agricultural Buffer requirements on the north portion of the project site. The applicant has also requested that a no-buffer alternative on the west side of the project site be considered, as the property is not in agricultural production and is also designated as Planned Development and Highway Commercial in the County's General Plan and the Keyes Community Plan, respectively. Development of the project site will include two 27-foot-wide reciprocal access points between the project site and the undeveloped property to the west as a provision for future connectivity.

The gas station and convenience store will operate 24 hours a day with two-three (2-3) employees on a maximum shift. The applicant anticipates the restaurant will operate seven days a week from 8:00 a.m. to 10:00 p.m. The car wash and retail space are anticipated to operate seven days a week from 9:00 a.m. to 6:00 p.m. Peak hours for customers are expected to be from 7:00 a.m. to 8:00 a.m. for the gas station and convenience store, from 12:00 p.m. to 1:00 p.m. and 5:00 p.m. to 6:00 p.m. for the development as a whole. The applicant anticipates four (4) supply deliveries per day between 10:00 a.m. and 11:00 a.m. and 100 peak hour customers for the development as a whole. Two-three (2-3) fuel deliveries per week are anticipated for the gas station. The development will be served by the Keyes Community Service District for public water and sanitary sewer services. The applicant anticipates development of the project site in one (1) phase with construction beginning by December 2024.

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



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

1010 10<sup>TH</sup> Street, Suite 3400, Modesto, CA 95354  
 Planning Phone: (209) 525-6330 Fax: (209) 525-5911  
 Building Phone: (209) 525-6557 Fax: (209) 525-7759

**REZONE APPLICATION NO. PLN2023-0016 – KEYES PLAZA**

Attachment A

Distribution List

X	CA DEPT OF CONSERVATION Land Resources		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	X	STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
X	CITY OF: TURLOCK		STAN CO PARKS & RECREATION
X	COMMUNITY SERVICES DIST: KEYES	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 5: C. CONDIT
X	DISPOSAL DIST: BERTOLOTTI - MANDATORY AREA 1	X	STAN COUNTY COUNSEL
X	FIRE PROTECTION DIST: KEYES	X	StanCOG
X	GSA: WEST TURLOCK SUBBASIN	X	STANISLAUS FIRE PREVENTION BUREAU
	HOSPITAL DIST:	X	STANISLAUS LAFCO
X	IRRIGATION DIST: TURLOCK		STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	MOSQUITO DIST: TURLOCK		SURROUNDING LAND OWNERS
X	STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES		INTERESTED PARTIES
X	MUNICIPAL ADVISORY COUNCIL: KEYES	X	TELEPHONE COMPANY: AT&T
X	PACIFIC GAS & ELECTRIC		TRIBAL CONTACTS (CA Government Code §65352.3)
X	POSTMASTER: KEYES		US ARMY CORPS OF ENGINEERS
X	RAILROAD: UNION PACIFIC	X	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 JOINT UNIFIED HIGH		
	WORKFORCE DEVELOPMENT		
X	STAN CO AG COMMISSIONER		
	TUOLUMNE RIVER TRUST		



# STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

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

**FROM:** \_\_\_\_\_

**SUBJECT:** REZONE APPLICATION NO. PLN2023-0016 – KEYES PLAZA

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 sheet if necessary)

- 1.
- 2.
- 3.
- 4.

Listed below are possible mitigation measures for the above-listed impacts: *PLEASE BE SURE TO INCLUDE WHEN THE 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).

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Response prepared by:






Name	Title	Date
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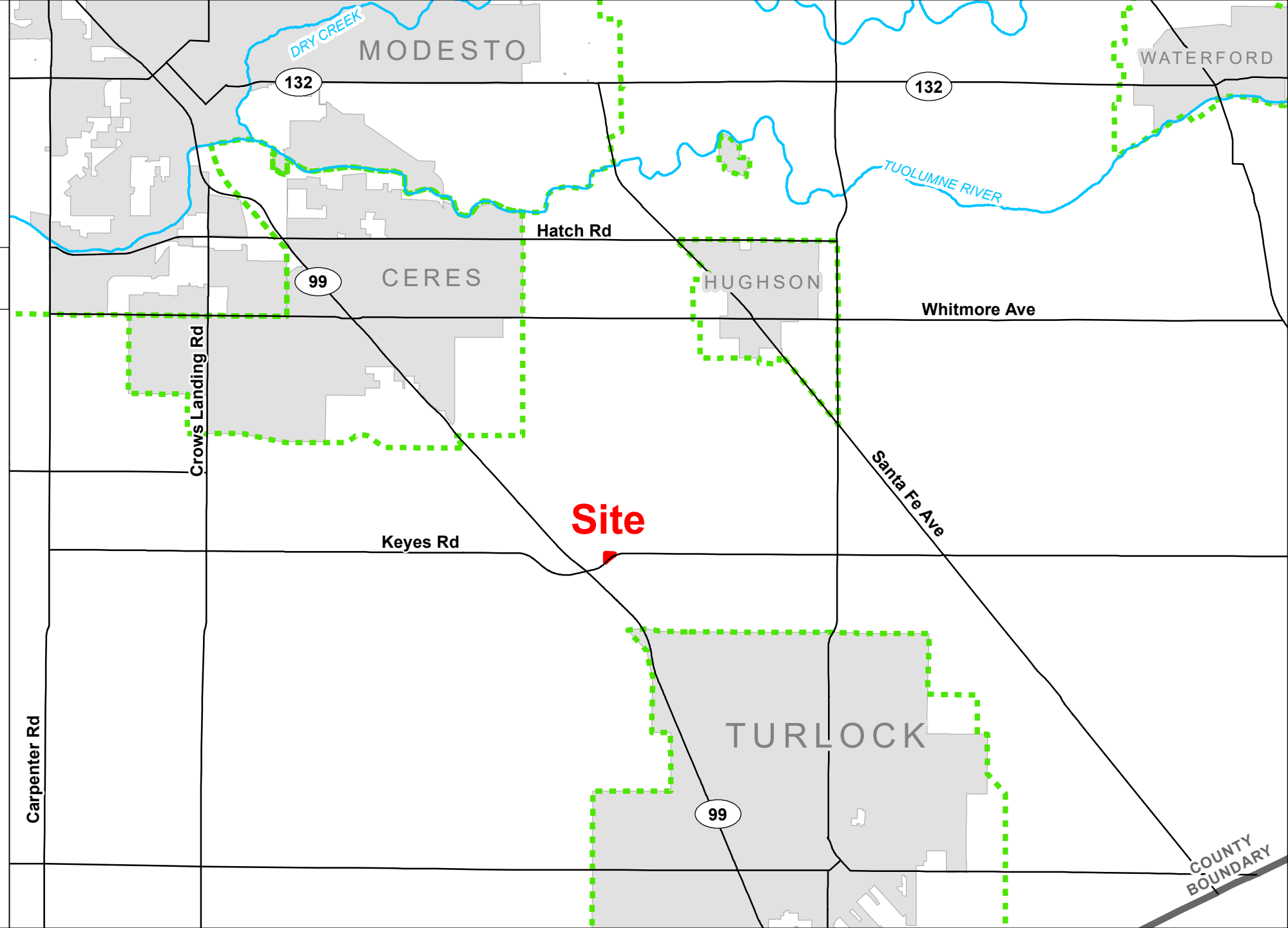
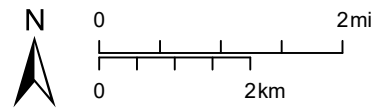
# KEYES PLAZA

## REZ PLN2023-0016

### AREA MAP

#### LEGEND

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



# KEYES PLAZA

## REZ PLN2023-0016

GENERAL PLAN MAP

### LEGEND


 Project Site


 Parcel

 Road

### General Plan

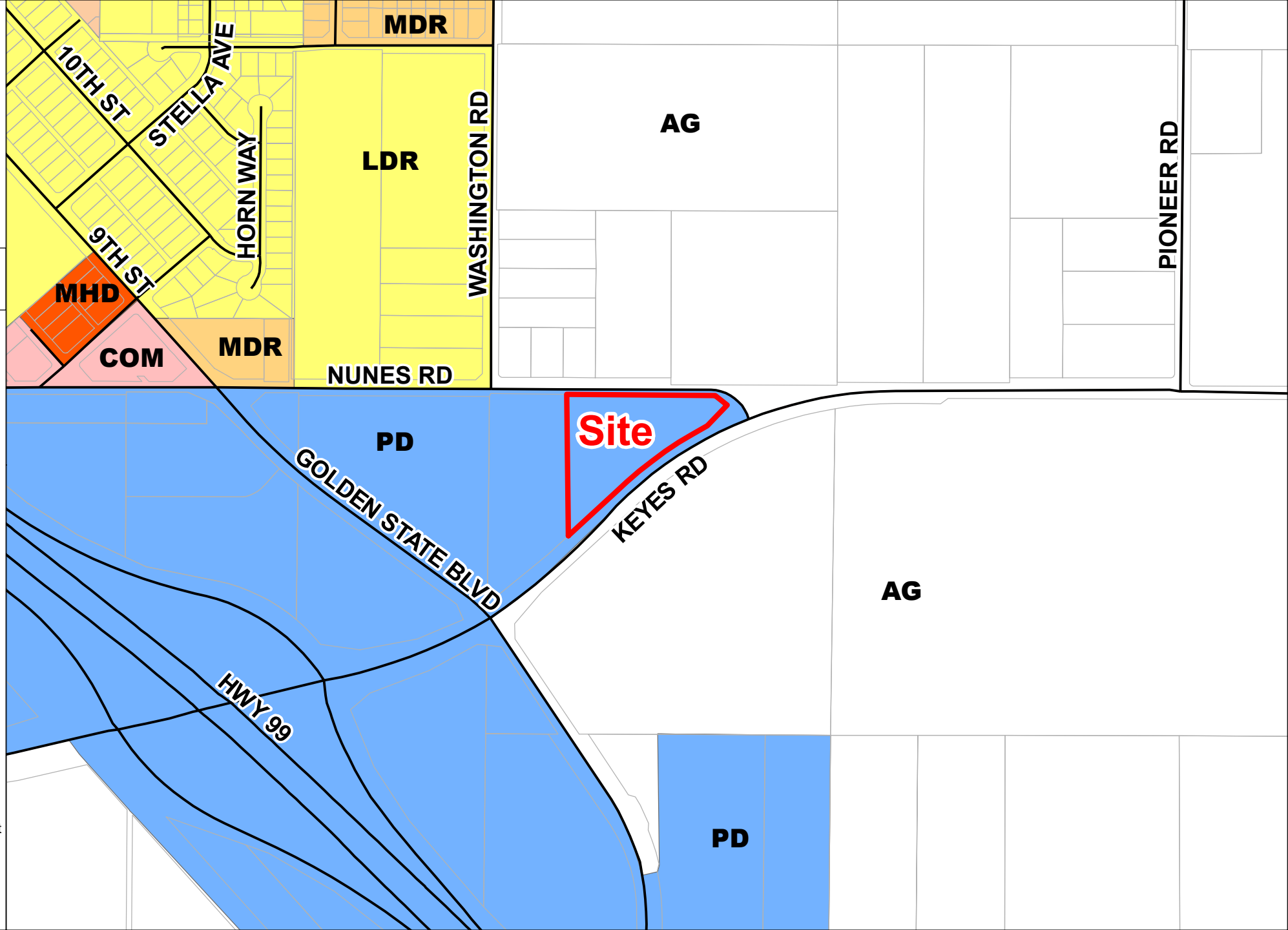
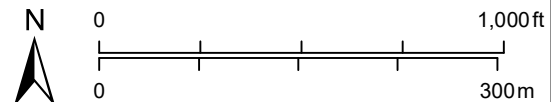
 Agriculture

 Low Density Residential

 Residential - Medium/High Density

 Residential - Medium Density

 Commercial









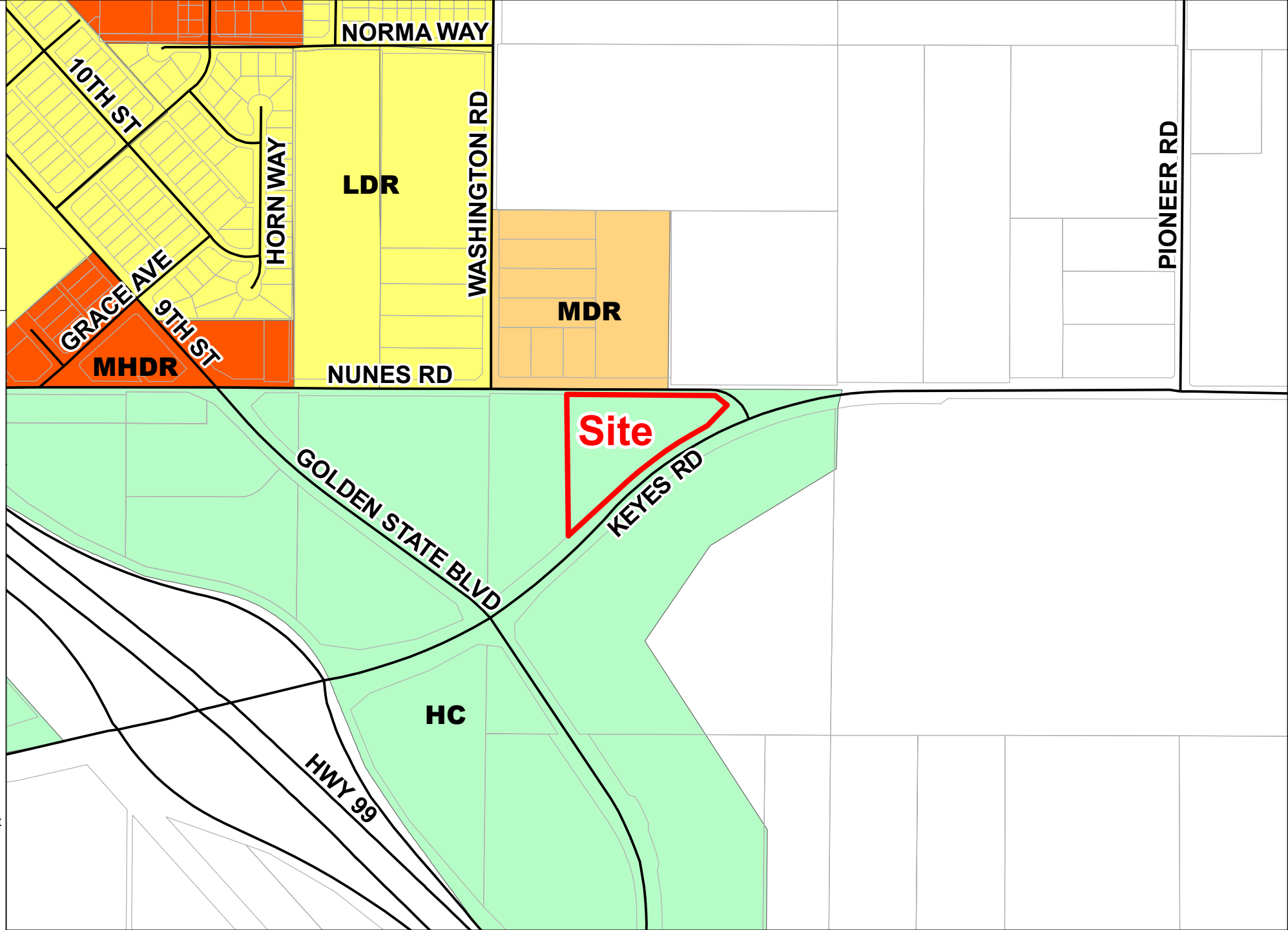
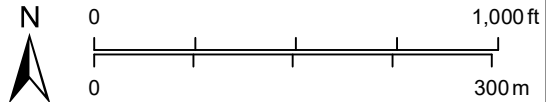
# KEYES PLAZA

## REZ PLN2023-0016

### COMMUNITY PLAN MAP

#### Community Plan Land Use Designations

-  Residential - Low
-  Residential - Medium
-  Commercial - Highway
-  Residential - Medium-High
-  Site
-  Roads



# KEYES PLAZA


## REZ PLN2023-0016

### ZONING MAP

#### LEGEND

 Project Site

 Parcel


 Road


#### Zoning Designation

 General Agriculture 10 Acre

 General Agriculture 40 Acre


 Planned Development

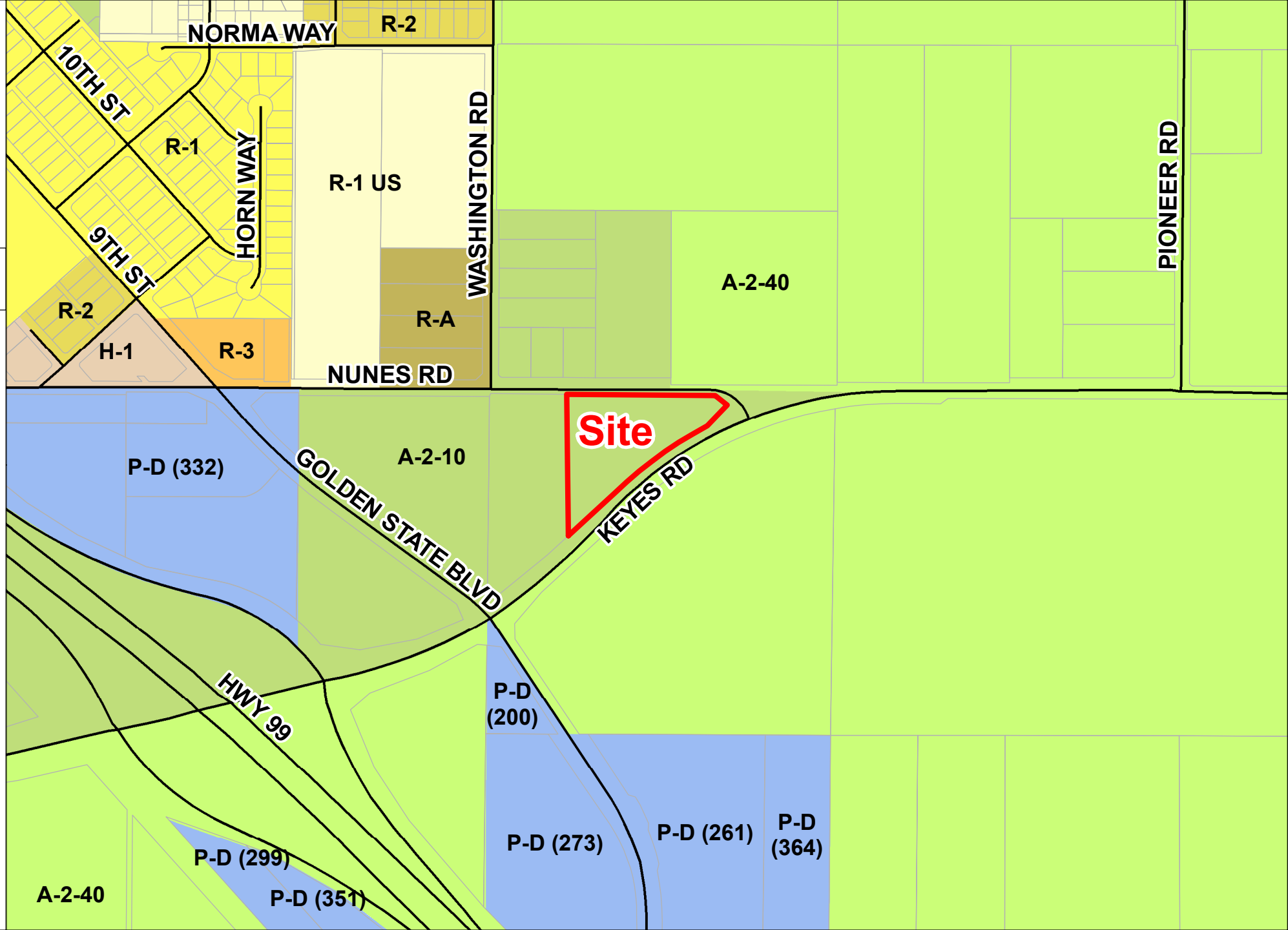
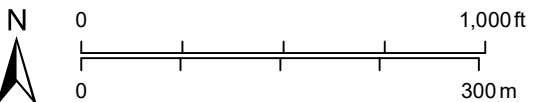
 Highway Frontage

 Single Family Residential

 Medium Density Residential

 Multiple Family

 Rural Residential





# KEYES PLAZA

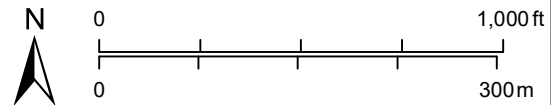
REZ  
PLN2023-0016

2022 AERIAL AREA MAP

## LEGEND

 Project Site

 Road



Source: Planning Department GIS



Date: 3/29/2023

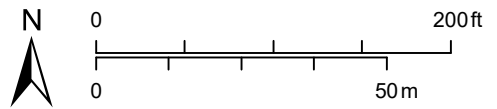


**KEYES PLAZA**  
**REZ**  
**PLN2023-0016**

*2022 AERIAL SITE MAP*

LEGEND


-  Project Site
-  Road




# KEYES PLAZA REZ PLN2023-0016

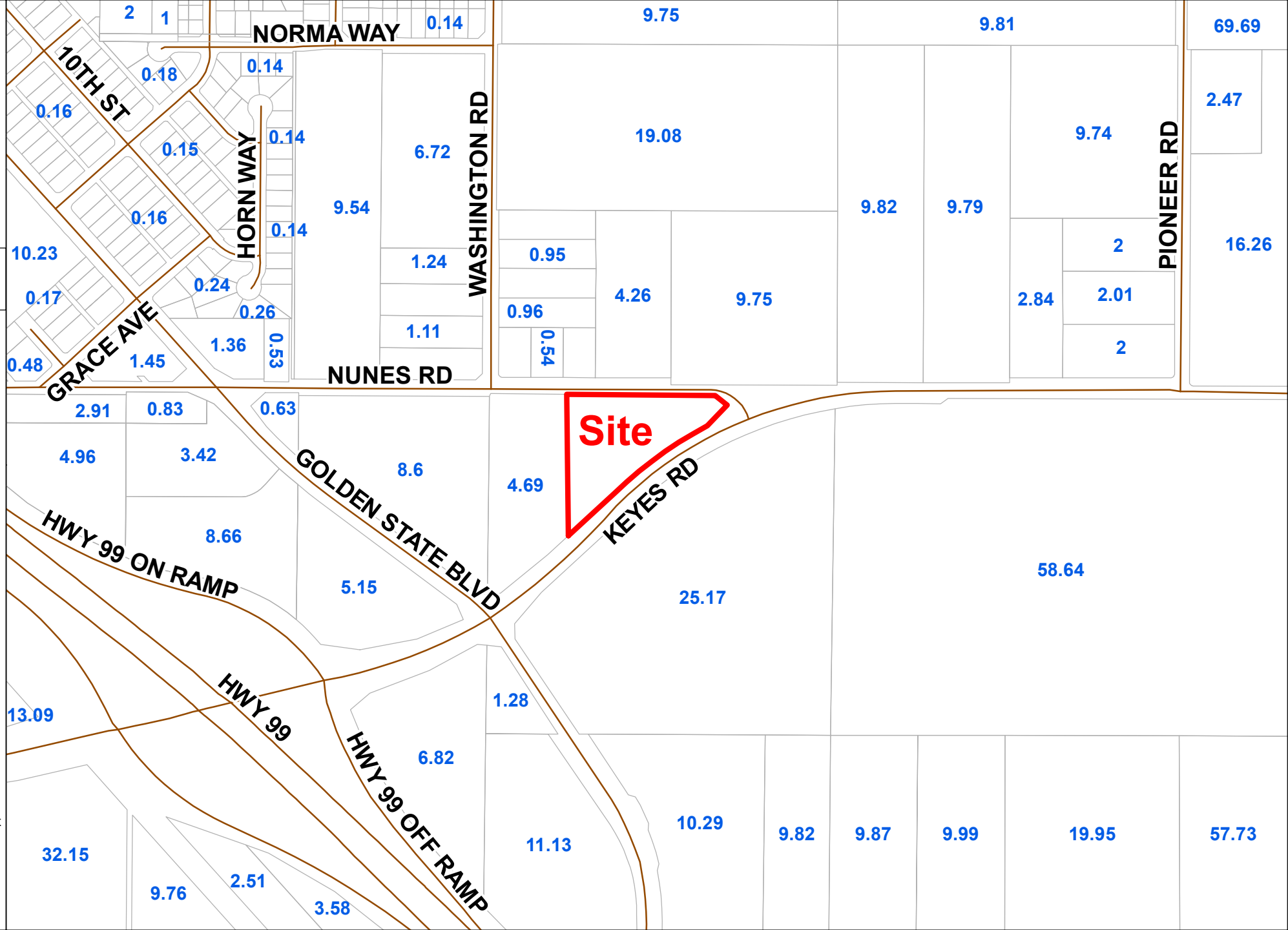
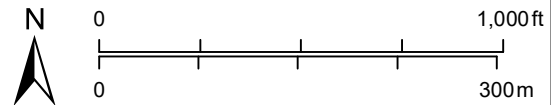
## ACREAGE MAP

### LEGEND

 Project Site

 Parcel/Acres

 Road



**PROJECT:**  
**NEW SHOPPING CENTER  
AT  
EAST NUNES ROAD  
AND  
EAST KEYES ROAD  
APN: 045-052-028**

**LOCATION:**  
INTERSECTION OF E. NUNES RD.  
AND E. KEYES RD.  
KEYES, CA 95328

**DRAWN FOR:**  
**HI-TECH DEVELOPING INC.**

**LOCATION:**  
3506 W. NIELSEN AVE.  
FRESNO, CA 93706  
(559) 217-5986

ALAN K. MOK, P.E., R.C.E. 42,618  
EDWARD M. WONG, P.E., R.C.E. 54,740  
MICHAEL E. MILHUS, P.E., R.C.E. 83,320



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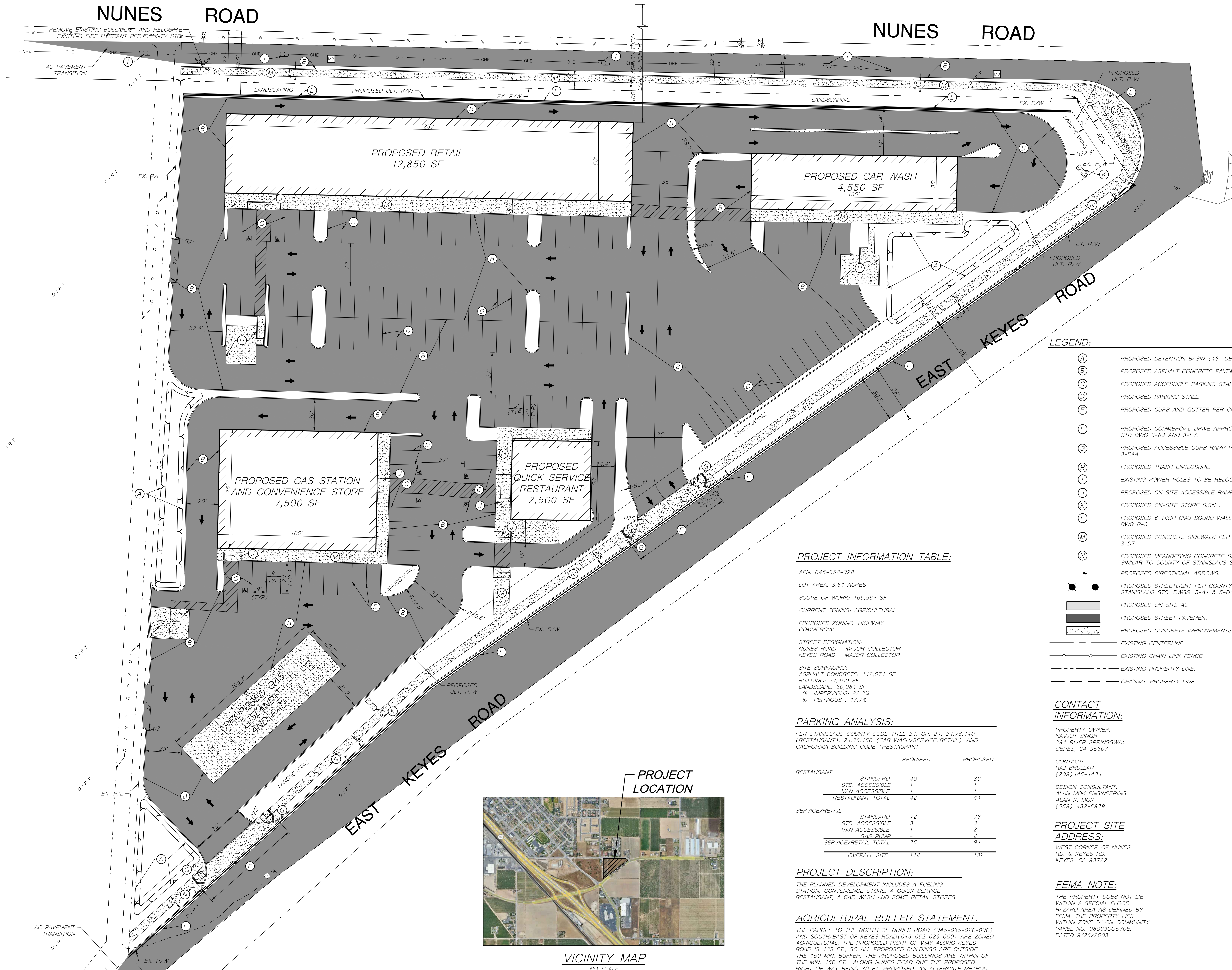
**REVISIONS:**

No.	DATE	DESCRIPTION

SHEET DESCRIPTION:

**SITE PLAN**

PROJECT COORDINATOR: AKM	SHEET No.
PROJECT No. 222-0211	<b>C1</b>
DATE: 03/10/2023	
SCALE: AS NOTED	



- LEGEND:**
- (A) PROPOSED DETENTION BASIN (18" DEPTH TYP)
  - (B) PROPOSED ASPHALT CONCRETE PAVEMENT.
  - (C) PROPOSED ACCESSIBLE PARKING STALL AND ACCESS AISLE.
  - (D) PROPOSED PARKING STALL.
  - (E) PROPOSED CURB AND GUTTER PER COUNTY OF STANISLAUS STD DWG 3-D1.
  - (F) PROPOSED COMMERCIAL DRIVE APPROACH PER COUNTY OF STANISLAUS STD DWG 3-63 AND 3-F7.
  - (G) PROPOSED ACCESSIBLE CURB RAMP PER COUNTY OF STANISLAUS STD DWG 3-D4A.
  - (H) PROPOSED TRASH ENCLOSURE.
  - (I) EXISTING POWER POLES TO BE RELOCATED.
  - (J) PROPOSED ON-SITE ACCESSIBLE RAMP.
  - (K) PROPOSED ON-SITE STORE SIGN.
  - (L) PROPOSED 6" HIGH CMU SOUND WALL SIMILAR TO CITY OF TURLOCK STD. DWG R-3
  - (M) PROPOSED CONCRETE SIDEWALK PER COUNTY OF STANISLAUS STD. DWG 3-D7
  - (N) PROPOSED MEANDERING CONCRETE SIDEWALK WITH LANDSCAPE STRIP SIMILAR TO COUNTY OF STANISLAUS STD. DWG 3-D7
  - PROPOSED DIRECTIONAL ARROWS.
  - PROPOSED STREETLIGHT PER COUNTY OF STANISLAUS STD. DWGS. 5-A1 & 5-D1
  - ▨ PROPOSED ON-SITE AC
  - ▩ PROPOSED STREET PAVEMENT
  - ▧ PROPOSED CONCRETE IMPROVEMENTS
  - EXISTING CENTERLINE.
  - EXISTING CHAIN LINK FENCE.
  - EXISTING PROPERTY LINE.
  - ORIGINAL PROPERTY LINE.

**PROJECT INFORMATION TABLE:**

APN: 045-052-028  
LOT AREA: 3.81 ACRES  
SCOPE OF WORK: 165,964 SF  
CURRENT ZONING: AGRICULTURAL  
PROPOSED ZONING: HIGHWAY COMMERCIAL  
STREET DESIGNATION:  
NUNES ROAD - MAJOR COLLECTOR  
KEYES ROAD - MAJOR COLLECTOR  
SITE SURFACING:  
ASPHALT CONCRETE: 112,071 SF  
BUILDING: 27,400 SF  
LANDSCAPE: 30,061 SF  
% IMPERVIOUS: 82.3%  
% PERVIOUS: 17.7%

**PARKING ANALYSIS:**

PER STANISLAUS COUNTY CODE TITLE 21, CH. 21, 21.76.140 (RESTAURANT), 21.76.150 (CAR WASH/SERVICE/RETAIL), AND CALIFORNIA BUILDING CODE (RESTAURANT)

	REQUIRED	PROPOSED
RESTAURANT		
STANDARD	40	39
STD. ACCESSIBLE	1	1
VAN ACCESSIBLE	1	1
RESTAURANT TOTAL	42	41
SERVICE/RETAIL		
STANDARD	72	78
STD. ACCESSIBLE	3	3
VAN ACCESSIBLE	1	2
GAS PUMP	-	8
SERVICE/RETAIL TOTAL	76	91
OVERALL SITE	118	132

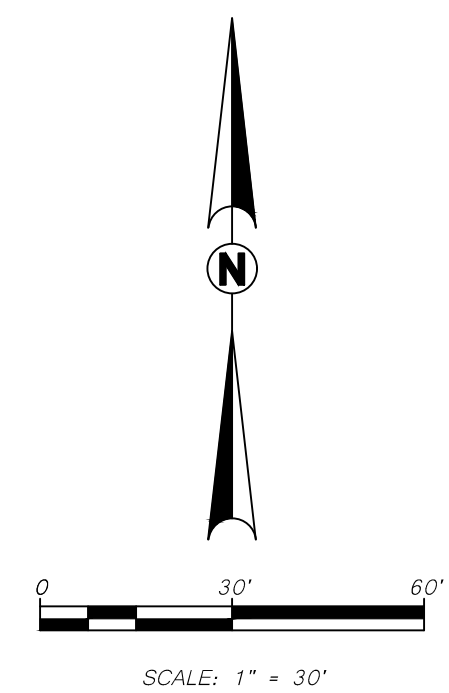
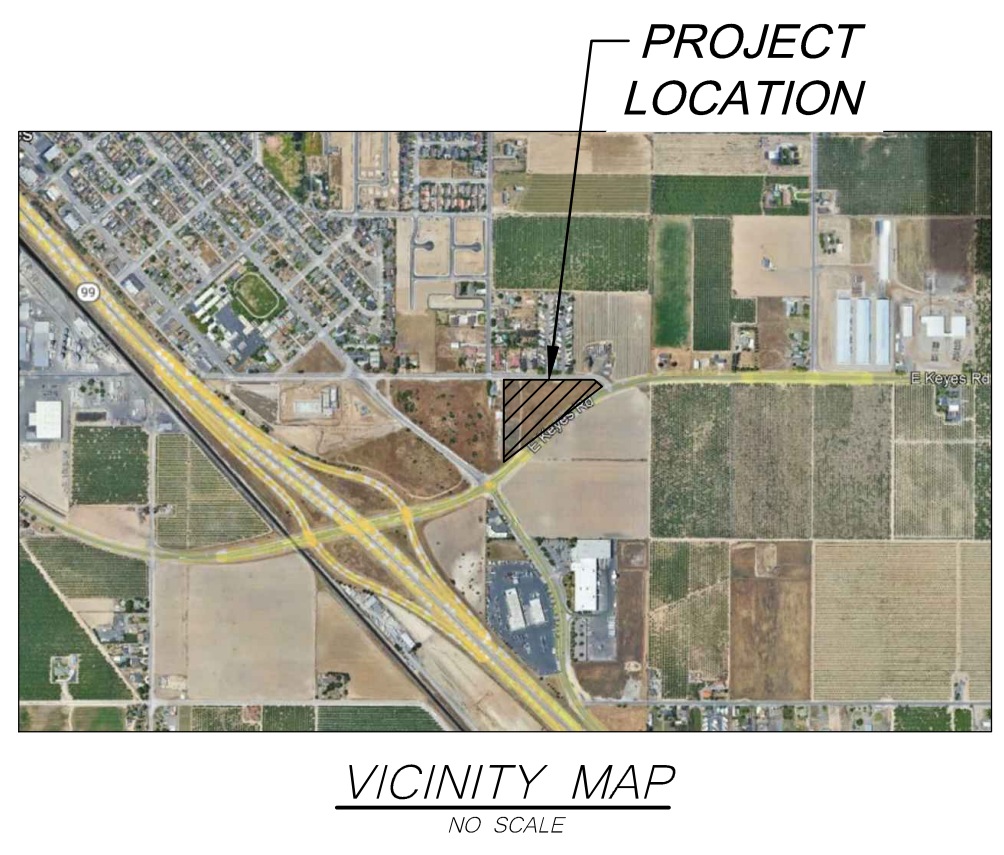
**PROJECT DESCRIPTION:**  
THE PLANNED DEVELOPMENT INCLUDES A FUELING STATION, CONVENIENCE STORE, A QUICK SERVICE RESTAURANT, A CAR WASH AND SOME RETAIL STORES.

**AGRICULTURAL BUFFER STATEMENT:**  
THE PARCEL TO THE NORTH OF NUNES ROAD (045-035-020-000) AND SOUTH/EAST OF KEYES ROAD(045-052-028-000) ARE ZONED AGRICULTURAL. THE PROPOSED RIGHT OF WAY ALONG KEYES ROAD IS 135 FT. SO ALL PROPOSED BUILDINGS ARE OUTSIDE THE 150 MIN. BUFFER. THE PROPOSED BUILDINGS ARE WITHIN THE MIN. 150 FT. ALONG NUNES ROAD DUE THE PROPOSED RIGHT OF WAY BEING 80 FT. PROPOSED AN ALTERNATE METHOD OF A 6 FT. HIGH CMU SOUND WALL ALONG NUNES ROAD IS BEING PROPOSED, IN ADDITION TO THE 100+ FT. BUFFER.

**CONTACT INFORMATION:**  
PROPERTY OWNER:  
NAVJOT SINGH  
391 RIVER SPRINGSWAY  
CERES, CA 95307  
CONTACT:  
RAJ BHALLAR  
(209)445-4431  
DESIGN CONSULTANT:  
ALAN MOK ENGINEERING  
ALAN K. MOK  
(559) 432-6879

**PROJECT SITE ADDRESS:**  
WEST CORNER OF NUNES RD. & KEYES RD.  
KEYES, CA 95322

**FEMA NOTE:**  
THE PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY FEMA. THE PROPERTY LIES WITHIN ZONE "X" ON COMMUNITY PANEL NO. 0609900570E, DATED 9/26/2008



**PROJECT:**  
**NEW SHOPPING CENTER  
AT  
EAST NUNES ROAD  
AND  
EAST KEYES ROAD  
APN: 045-052-028**

**LOCATION:**  
INTERSECTION OF E. NUNES RD.  
AND E. KEYES RD.  
KEYES, CA 95328

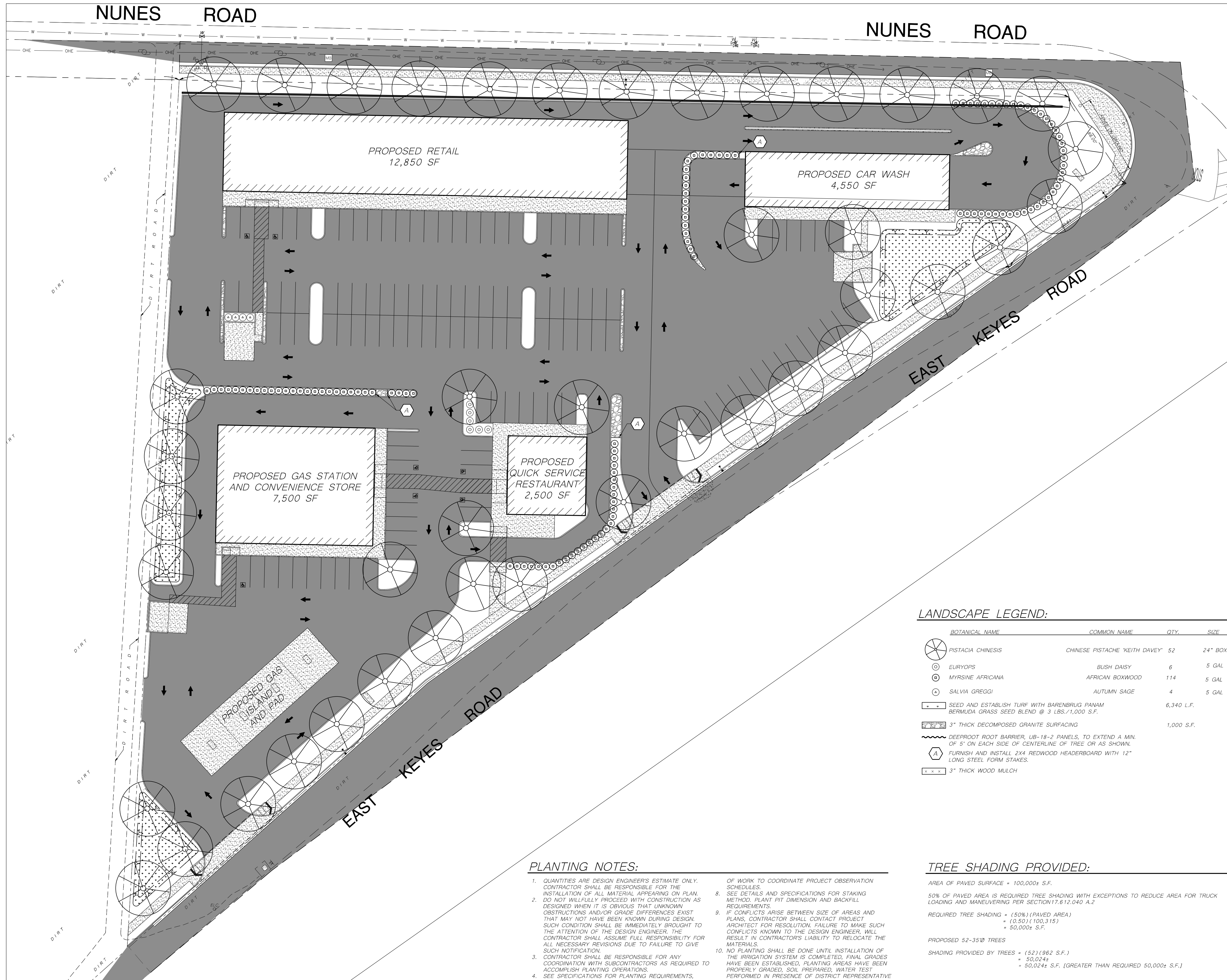
**DRAWN FOR:**  
**HI-TECH DEVELOPING INC.**

**LOCATION:**  
3506 W. NIELSEN AVE.  
FRESNO, CA 93706  
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**LANDSCAPE LEGEND:**

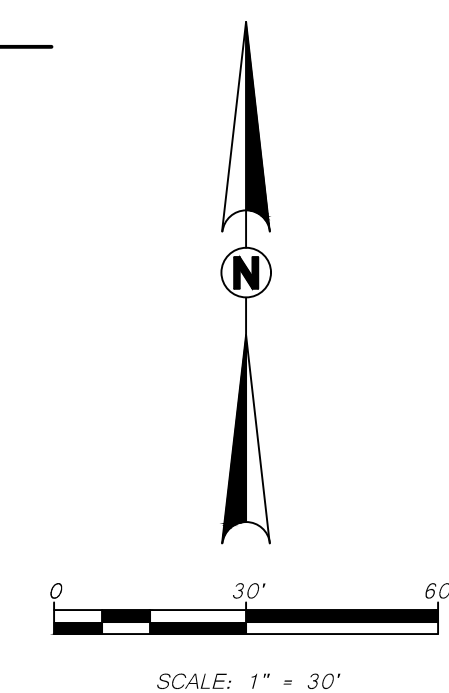
BOTANICAL NAME	COMMON NAME	QTY.	SIZE	WATER USE
PISTACIA CHINESE	CHINESE PISTACHE 'KEITH DAVEY'	52	24" BOX	LOW
EURYOPS	BUSH DAISY	6	5 GAL	LOW
MYRSINE AFRICANA	AFRICAN BOXWOOD	114	5 GAL	LOW
SALVIA GREGGII	AUTUMN SAGE	4	5 GAL	LOW
	SEED AND ESTABLISH TURF WITH BARENBRUG PANAM BERMUDA GRASS SEED BLEND @ 3 LBS./1,000 S.F.	6,340 L.F.		
	3" THICK DECOMPOSED GRANITE SURFACING	1,000 S.F.		
	DEEPROOT ROOT BARRIER, UB-18-2 PANELS, TO EXTEND A MIN. OF 5' ON EACH SIDE OF CENTERLINE OF TREE OR AS SHOWN.			
	FURNISH AND INSTALL 2X4 REDWOOD HEADERBOARD WITH 12" LONG STEEL FORM STAKES.			
	3" THICK WOOD MULCH			

**PLANTING NOTES:**

- QUANTITIES ARE DESIGN ENGINEER'S ESTIMATE ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL MATERIAL APPEARING ON PLAN.
- DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITION SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
- SEE SPECIFICATIONS FOR PLANTING REQUIREMENTS, MATERIALS AND EXECUTION.
- ALL PLANT MATERIAL SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.
- FINAL LOCATION OF ALL PLANT MATERIALS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
- CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION SCHEDULES.
- SEE DETAILS AND SPECIFICATIONS FOR STAKING METHOD, PLANT PIT DIMENSION AND BACKFILL REQUIREMENTS.
- IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR SHALL CONTACT PROJECT ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE DESIGN ENGINEER, WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE THE MATERIALS.
- NO PLANTING SHALL BE DONE UNTIL INSTALLATION OF THE IRRIGATION SYSTEM IS COMPLETED. FINAL GRADES HAVE BEEN ESTABLISHED, PLANTING AREAS HAVE BEEN PROPERLY GRADED, SOIL PREPARED, WATER TEST PERFORMED IN PRESENCE OF DISTRICT REPRESENTATIVE AND THE WORK APPROVED BY THE DESIGN ENGINEER.
- RECONDITION EXISTING TURF WHERE CALLED FOR AND WHERE DAMAGE FROM CONSTRUCTION OCCURS. RECONDITIONING SHALL INCLUDE BUT NOT NECESSARILY BE LIMITED TO SCALPING, RIPPING OF COMPACTED SOIL, SOIL PREPARATION, FINE GRADING, TURF INSTALLATION AND TURF ESTABLISHMENT.
- WHERE NEW CONSTRUCTION OCCURS ADJACENT TO EXISTING PLANT MATERIAL, CARE SHALL BE TAKEN TO PROTECT SUCH PLANTING.

**TREE SHADING PROVIDED:**

AREA OF PAVED SURFACE = 100,000± S.F.  
50% OF PAVED AREA IS REQUIRED TREE SHADING WITH EXCEPTIONS TO REDUCE AREA FOR TRUCK LOADING AND MANEUVERING PER SECTION 17.612.040 A.2  
REQUIRED TREE SHADING = (50%) (PAVED AREA)  
= 50,024± S.F.  
= 50,024± S.F. [GREATER THAN REQUIRED 50,000± S.F.]  
PROPOSED 52-35Ø TREES  
SHADING PROVIDED BY TREES = (52) (962 S.F.)  
= 50,024± S.F.  
= 50,024± S.F. [GREATER THAN REQUIRED 50,000± S.F.]



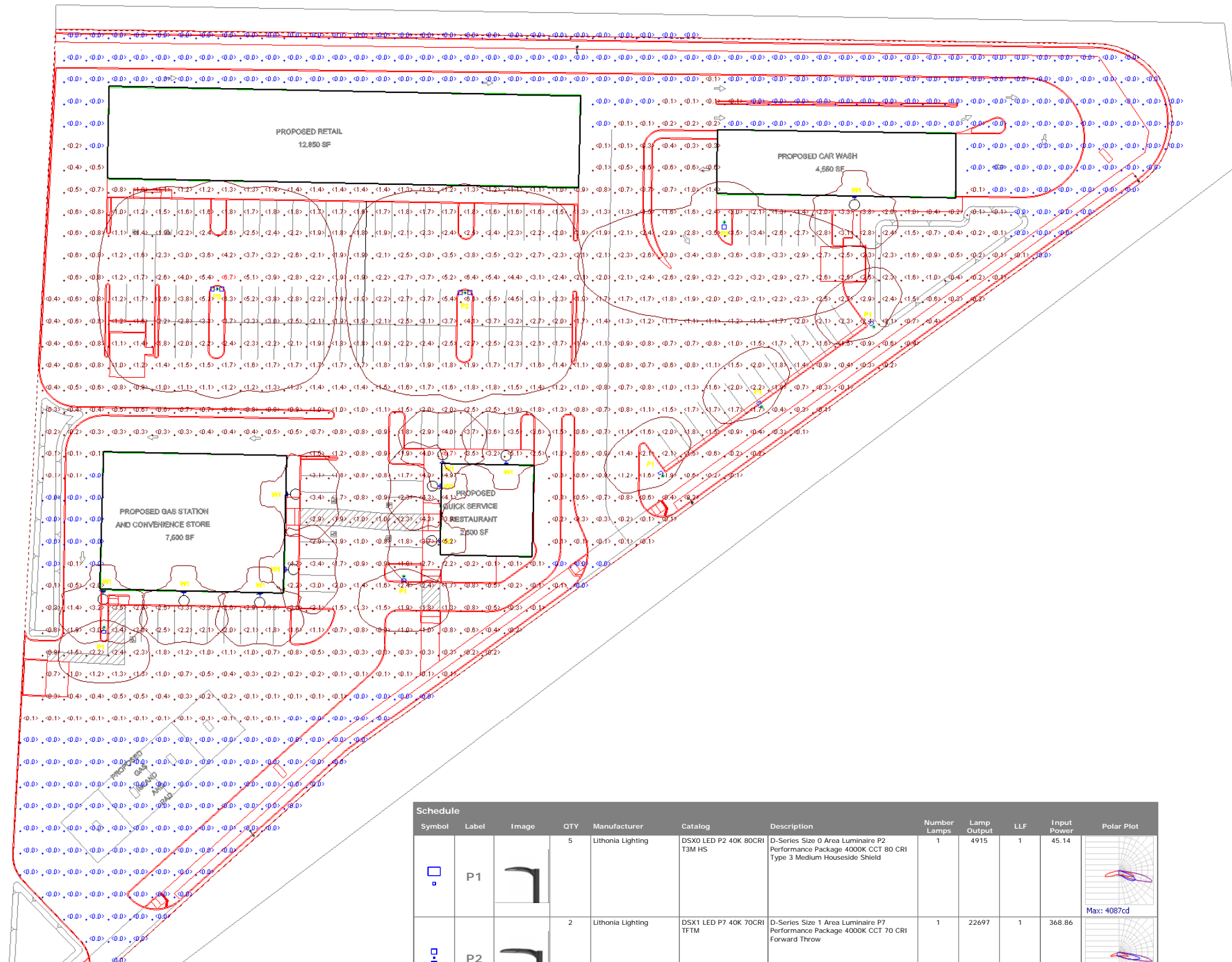
**REVISIONS:**

No.	DATE	DESCRIPTION

**SHEET DESCRIPTION:**

**LANDSCAPE PLAN**

PROJECT COORDINATOR: AKM	SHEET No. <b>C2</b>
PROJECT No. 222-0211	
DATE: 03/10/2023	
SCALE: AS NOTED	



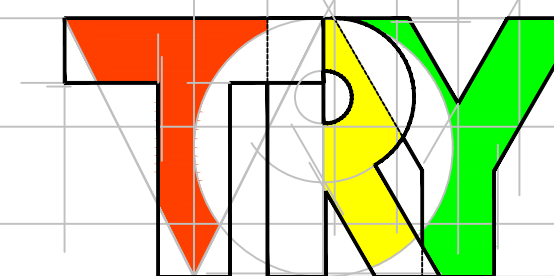
Keys Development  
Layout 4

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	P1		5	Lithonia Lighting	DSX0 LED P2 40K 80CRI T3M HS	D-Series Size 0 Area Luminaire P2 Performance Package 4000K CCT 80 CRI Type 3 Medium Houseside Shield	1	4915	1	45.14	 Max: 4087cd
	P2		2	Lithonia Lighting	DSX1 LED P7 40K 70CRI TFTM	D-Series Size 1 Area Luminaire P7 Performance Package 4000K CCT 70 CRI Forward Throw	1	22697	1	368.86	 Max: 20449cd
	P3		1	Lithonia Lighting	DSX1 LED P8 40K 70CRI T2M	D-Series Size 1 Area Luminaire P8 Performance Package 4000K CCT 70 CRI Type 2 Medium	1	27709	1	215.77	 Max: 25231cd
	W1		10	Lithonia Lighting	DSXW1 LED 20C 530 40K TFTM MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE TFTM OPTIC, 4000K, @ 530mA	1	4366	1	34.9	 Max: 3366cd

Designer

Date  
03/06/2023  
Scale  
Not to Scale  
Drawing No.

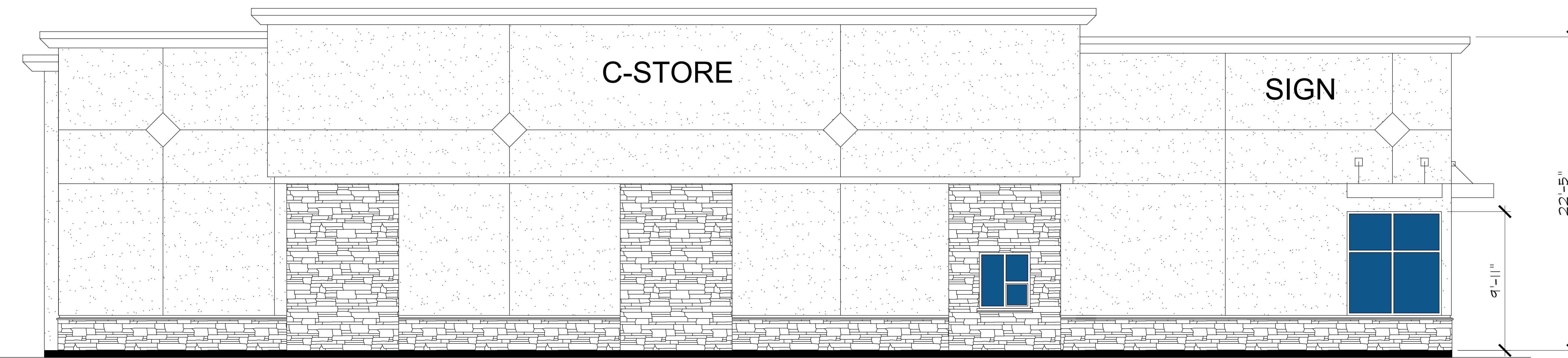
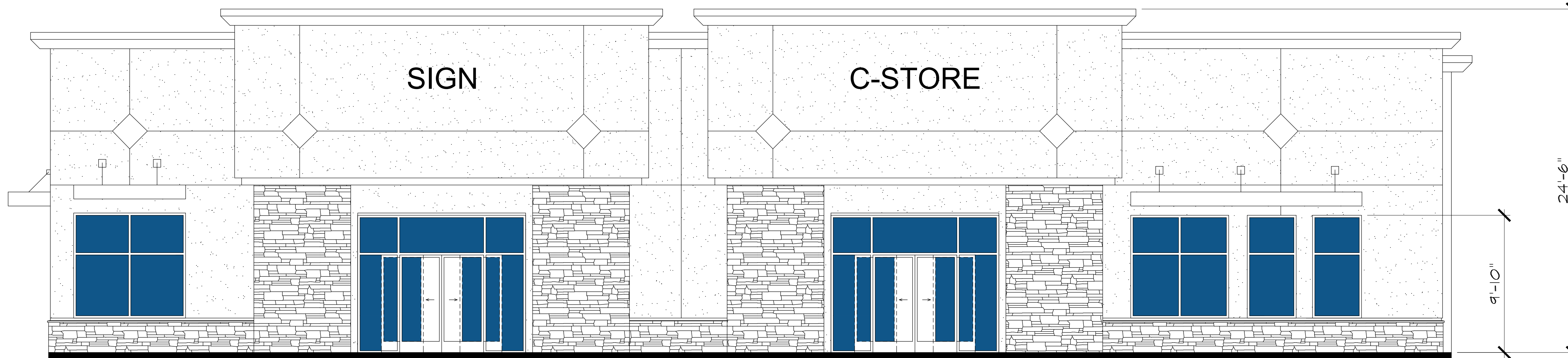
Summary



Drafting & Design

RAMON SANCHEZ  
224 Morton Ave Sanger, California 93657  
Phone: 646-8655 Fax: 394-3161  
trydrafting@sbcglobal.net

ELEVATIONS  
1/8"=1'0"



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NEW C-STORE BUILDING FOR:  
**HI-TECH DEVELOPING INC.**  
EAST NUNES ROAD AND EAST KEYES ROAD  
CITY OF KEYES CALIFORNIA

REVISIONS	BY

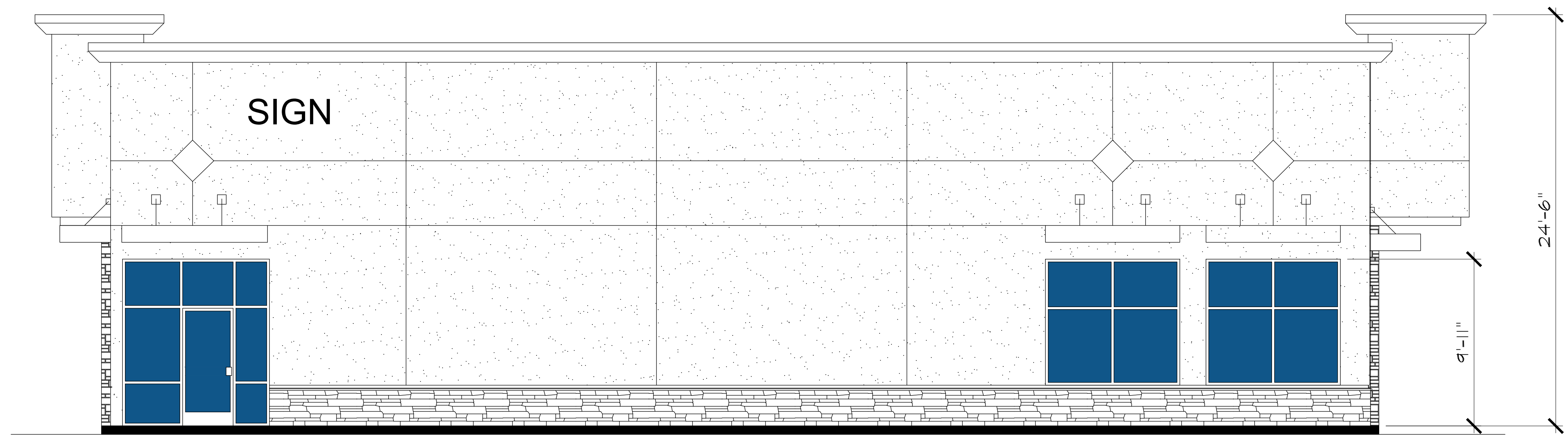
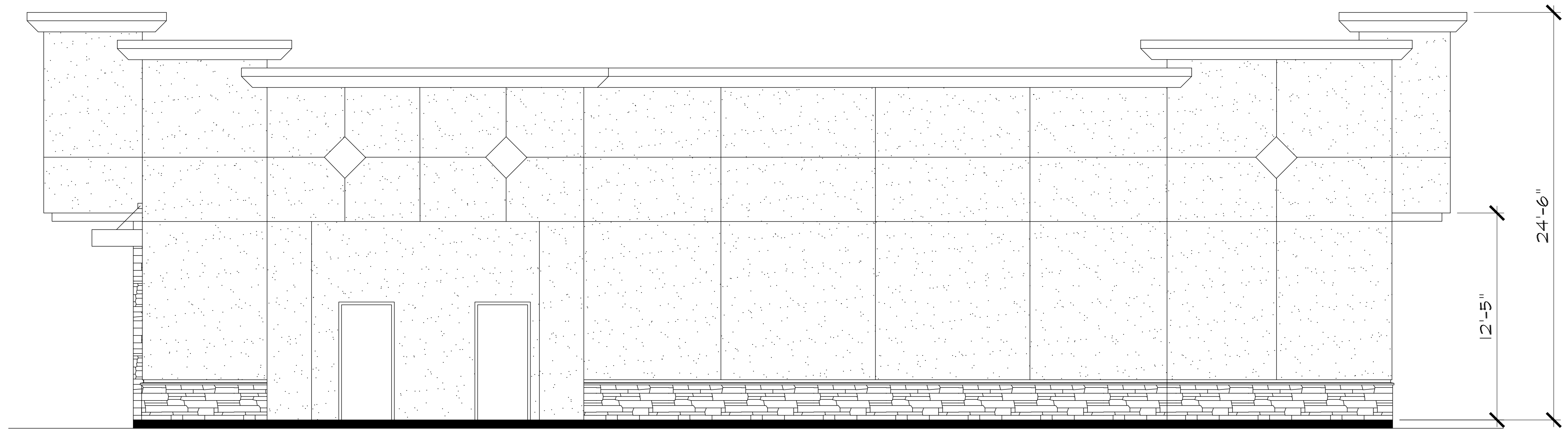
Developer:  
**Hi-Tech Developing Inc**  
Lic: 053887  
3506 W Nielsen Ave, Fresno, CA 93706

JOB NO. : 22-042022

DATE : 04/05/2022

SHEET :

A3



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**TRY**  
 Drafting & Design  
**RAMON SANCHEZ**  
 224 Morton Ave Sanger, California 95657  
 Phone: 646-8655 Fax: 394-5161  
 trydrafting@sbcglobal.net

ELEVATIONS  
 1/8"=1'0"

NEW C-STORE BUILDING FOR:  
**HI-TECH DEVELOPING INC.**  
 EAST NUNES ROAD AND EAST KEYES ROAD  
 CITY OF KEYES CALIFORNIA

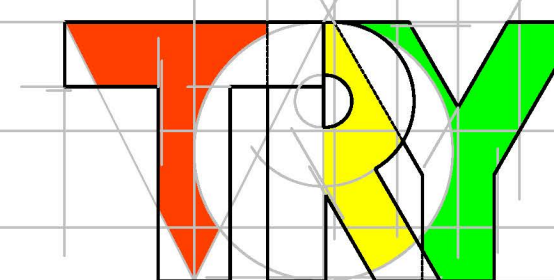
△	REVISIONS	BY

Developer:

**HI-Tech Developing Inc**  
You Dream, We Build It  
 Lic#1053887  
 3506 W. Nielsen Ave, Fresno, CA 93706

JOB NO. : 22-042022  
 DATE : 04/05/2022  
 SHEET :  
**A3**





Drafting & Design

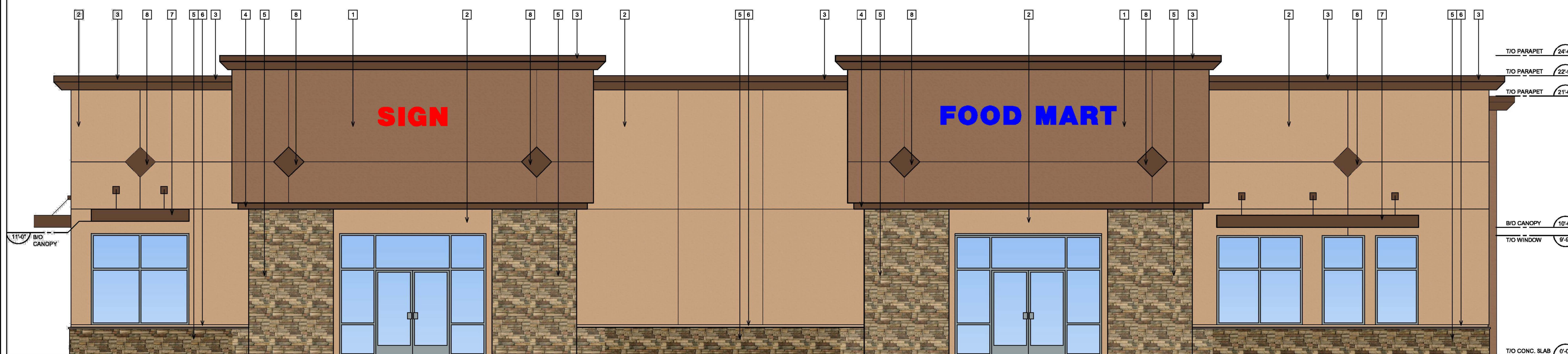
**RAMON SANCHEZ**  
224 Morton Ave Sanger, California 93657  
Phone: 646-8655 Fax: 394-3161  
trydrafting@sbcglobal.net

ELEVATIONS

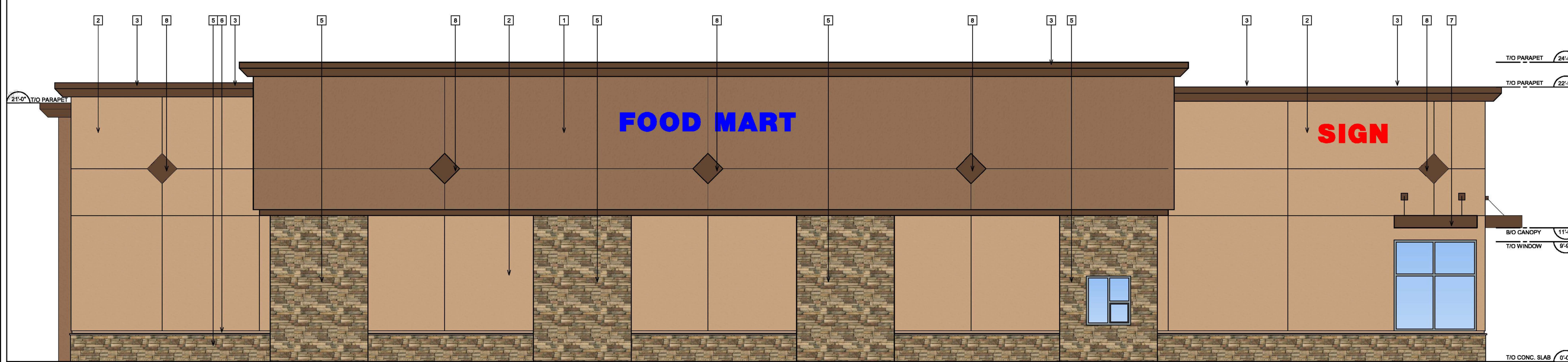
1/8"=1'0"

### FINISH SCHEDULE

- 1 STUCCO SYSTEM PER ESR-2564 WITH SMOOTH ACRYLIC FINISH, INTEGRALLY COLORED PAINT, OVER RIGID INSULATION  
COLOR: SHERWIN WILLIAMS #SW 6005 "TOASTY"
- 2 STUCCO SYSTEM PER ESR-2564 WITH SMOOTH ACRYLIC FINISH, INTEGRALLY COLORED PAINT, OVER RIGID INSULATION  
COLOR: SHERWIN WILLIAMS #SW 6115 "TOTALLY TAN"
- 3 CORNICE MOULDING WITH METAL CAP FLASHING  
COLOR: SHERWIN WILLIAMS #SW 6000 "JAVA"
- 4 FOAM BAND PAINTED  
COLOR: SHERWIN WILLIAMS #SW 6000 "JAVA"
- 5 STONE VENEER, INSTALL PER MFR SPECS, INSTALL GROUTED, GROUT TO MATCH STONE COLOR  
STONE: CULTURED STONE CSV 20006 "CHARDONNAY COUNTRY LEDGESTONE"
- 6 STONE VENEER CAP, INSTALL PER MFR SPECS  
STONE CAP: "FRENCH GRAY" OR "TAUPE"
- 7 METAL CANOPY PAINTED  
COLOR: SHERWIN WILLIAMS #SW 6000 "JAVA"
- 8 DOOR  
PAINT TO MATCH SURROUNDING COLOR



**2** PROPOSED ENTRY SIDE ELEVATION - WEST  
**CE 1** SCALE: 1/4"=1'-0"



**2** PROPOSED SIDE ELEVATION - EAST  
**CE 2** SCALE: 1/4"=1'-0"

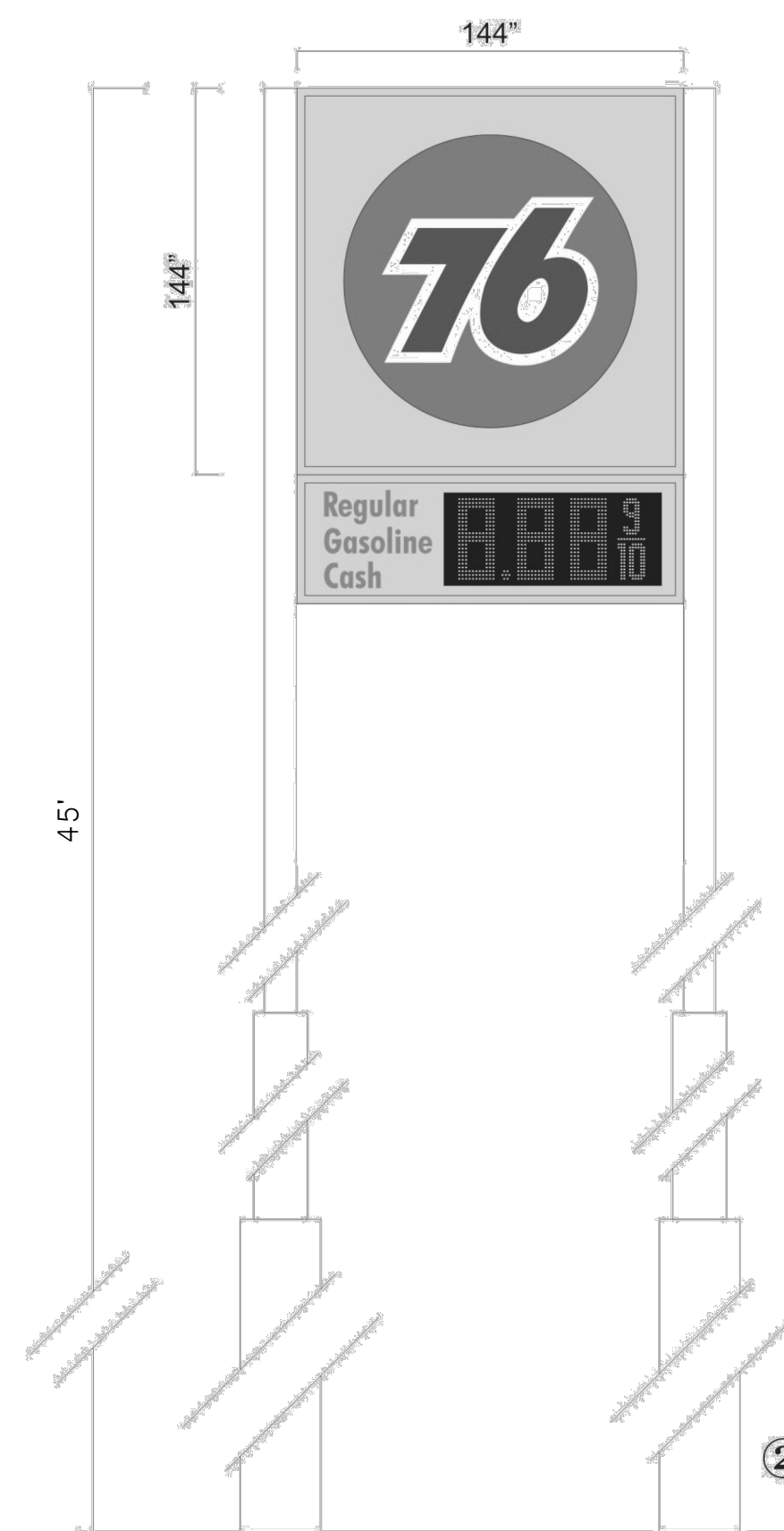
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NEW C-STORE BUILDING FOR:  
**HI-TECH DEVELOPING INC.**  
 EAST NUNES ROAD AND EAST KEYES ROAD  
 CITY OF KEYES CALIFORNIA

REVISIONS	BY

Developer:  
  
**Hi-Tech Developing Inc**  
 Lic: 1053887  
 3506 W. Nielsen Ave, Fresno, CA 93706

JOB NO.: 22-042022  
 DATE: 04/05/2022  
 SHEET:  
**A3**

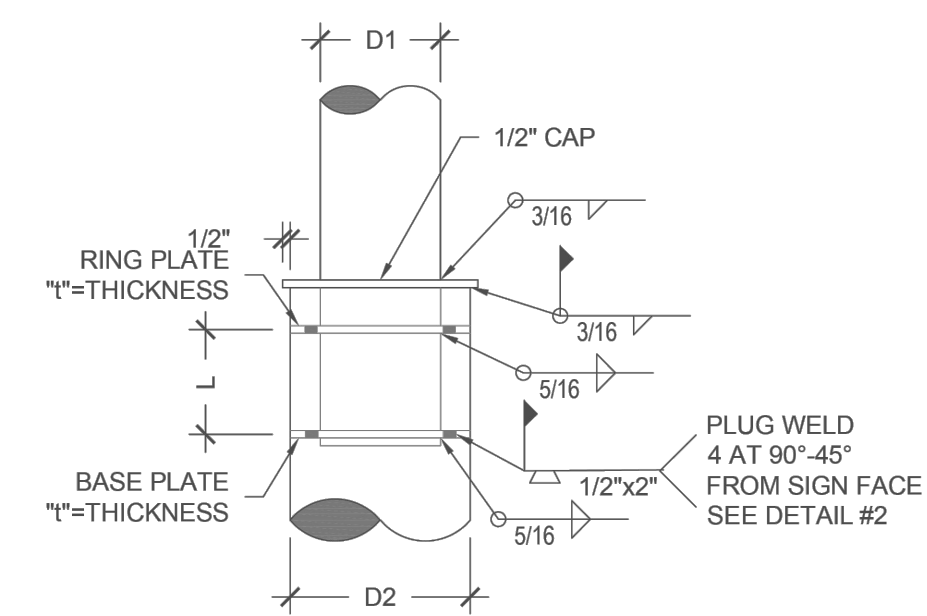
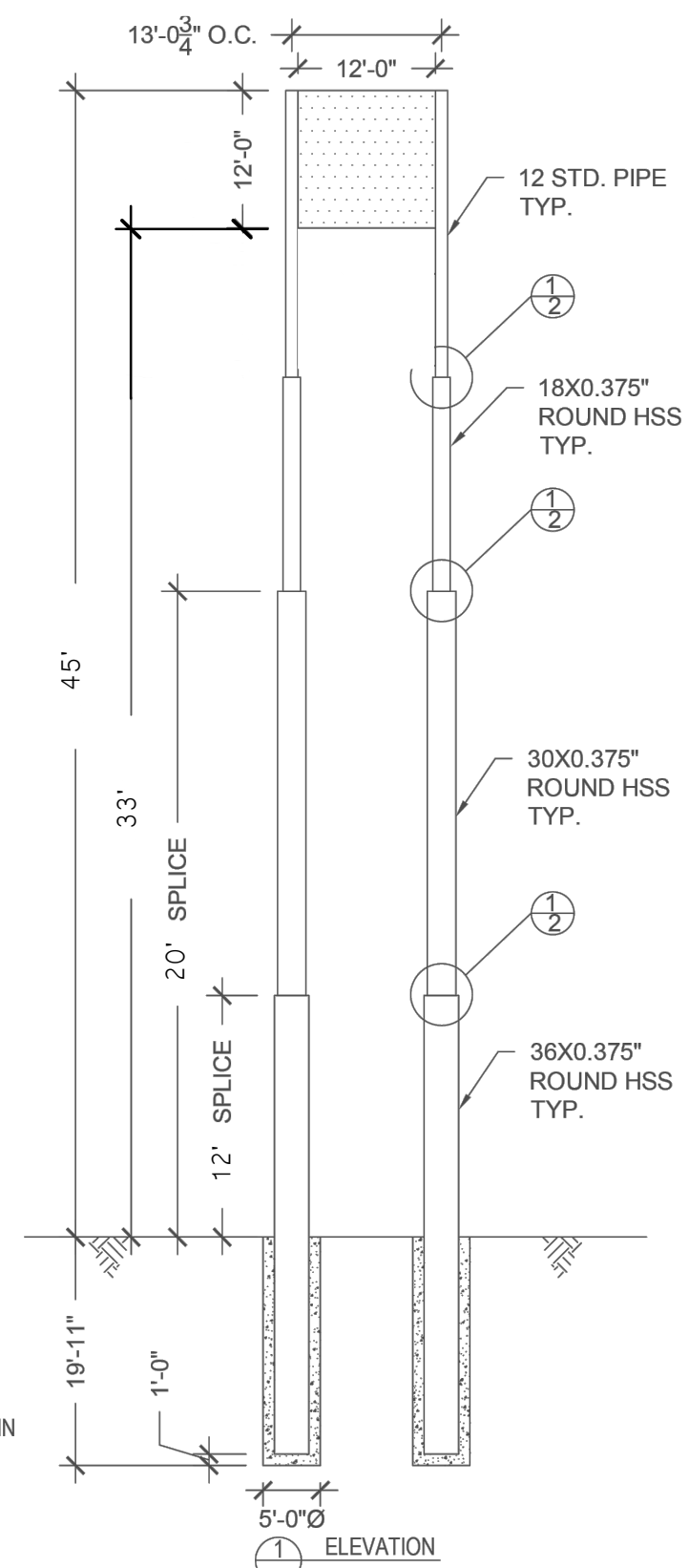


② INSTALL NEW INTERNALLY ILLUMINATED D/F HI-RISE SIGN CABINETS AND POLE STRUCTURE.

SCALE: 3/16"=1'-0"

GENERAL NOTES

- DESIGN CODE: CBC 2019
- DESIGN LOADS: ASCE 7-16
- WIND VELOCITY 95 MPH EXPOSURE C
- CONCRETE 2500 PSI MINIMUM
- PIPE STEEL ASTM A53 GR. B,  $F_y = 35$  KSI MIN.
- ROUND HSS STEEL ASTM A500 GR. B,  $F_y = 42$  KSI MIN.
- PROVIDE MIN. 3" CLEAR COVER ON ALL STEEL EMBEDDED IN CONCRETE WHEN CAST AGAINST SOIL.
- LATERAL SOIL BEARING PER CBC CLASS 5 (100 PSF/FT)
- PROVIDE PROTECTION AGAINST DISSIMILAR METALS
- ALL DIMENSIONS TO BE VERIFIED PRIOR TO FABRICATION

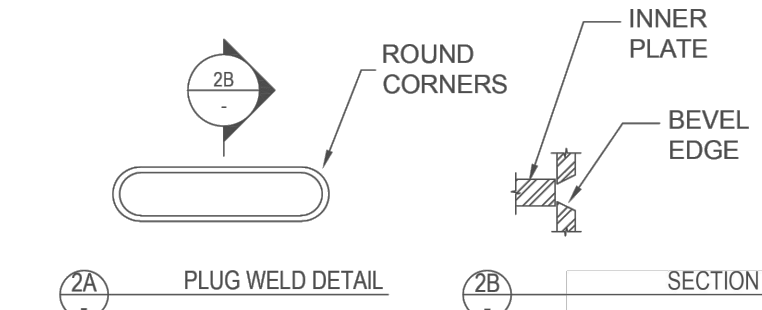


SPLICE DETAIL, TYP.

NOTES:

- THIS DETAIL MAY BE USED FOR PIPE AND SQUARE TUBE SECTIONS.
- $L = 1.5 \times D1$  OR 12", WHICHEVER IS LARGEST

THICKNESS (t)  
 FOR D1 THRU 16" DIA., USE  $t = 1/2"$  PL.  
 FOR 16" DIA. < D1 < 30" DIA., USE  $t = 3/4"$  PL.  
 FOR D1 > 30" DIA., USE  $t = 1"$  PL.



**Alan Mok Engineering**  
 Alan Mok, P.E., P.L.S., LEED AP Principal  
 3433 W. SHAW AVE., STE #106  
 FRESNO, CALIFORNIA 93711  
 Tel. 559-432-6879  
 Fax. 559-432-6897  
 www.alanmokengeering.com

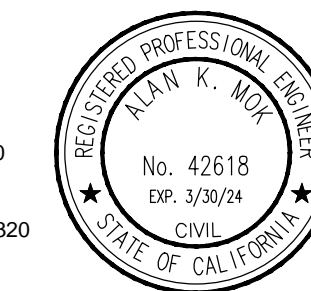
PROJECT:  
**NEW SHOPPING CENTER AT EAST NUNES ROAD AND EAST KEYES ROAD**  
 APN: 045-052-028

LOCATION:  
 INTERSECTION OF E. NUNES RD. AND E. KEYES RD.  
 KEYES, CA 95328

DRAWN FOR:  
**HI-TECH DEVELOPING INC.**

LOCATION:  
 3506 W. NIELSEN AVE.  
 FRESNO, CA 93706  
 (559) 217-5986

ALAN K. MOK, P.E., R.C.E. 42,618  
 EDWARD M. WONG, P.E., R.C.E. 54,740  
 MICHAEL E. MILHOUS, P.E., R.C.E. 83,320



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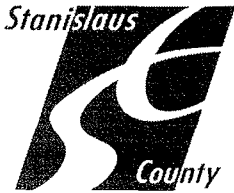
REVISIONS:

No.	DATE	DESCRIPTION

SHEET DESCRIPTION:

**SIGN PLAN**

PROJECT COORDINATOR: AKM	SHEET No. <b>C3</b>
PROJECT No. 222-0211	
DATE: 03/10/2023	
SCALE: AS NOTED	



# APPLICATION QUESTIONNAIRE

<p><u>Please Check all applicable boxes</u>  <b>APPLICATION FOR:</b>  <i>Staff is available to assist you with determining which applications are necessary</i></p> <table border="0"> <tr> <td><input type="checkbox"/> General Plan Amendment</td> <td><input type="checkbox"/> Subdivision Map</td> </tr> <tr> <td><input checked="" type="checkbox"/> Rezone</td> <td><input type="checkbox"/> Parcel Map</td> </tr> <tr> <td><input type="checkbox"/> Use Permit</td> <td><input type="checkbox"/> Exception</td> </tr> <tr> <td><input type="checkbox"/> Variance</td> <td><input type="checkbox"/> Williamson Act Cancellation</td> </tr> <tr> <td><input type="checkbox"/> Historic Site Permit</td> <td><input type="checkbox"/> Other _____</td> </tr> </table>	<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Subdivision Map	<input checked="" type="checkbox"/> Rezone	<input type="checkbox"/> Parcel Map	<input type="checkbox"/> Use Permit	<input type="checkbox"/> Exception	<input type="checkbox"/> Variance	<input type="checkbox"/> Williamson Act Cancellation	<input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Other _____	<p><b>PLANNING STAFF USE ONLY:</b>  Application No(s): <u>REZ PLN2023-0016</u>  Date: <u>11/31/23</u>  S <u>32</u> T <u>4</u> R <u>10</u>  GP Designation: <u>Planned Development</u>  Zoning: <u>A-2-10</u>  Fee: <u>\$11,985.00 deposit</u>  Receipt No. <u>570242</u>  Received By: <u>KA</u>  Notes: _____</p>
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Subdivision Map										
<input checked="" type="checkbox"/> Rezone	<input type="checkbox"/> Parcel Map										
<input type="checkbox"/> Use Permit	<input type="checkbox"/> Exception										
<input type="checkbox"/> Variance	<input type="checkbox"/> Williamson Act Cancellation										
<input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Other _____										

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).*

The scope of the project consists of developing vacant lot into commercial site with gas station, quick service restaurant, car wash and some retail space. The offsite work will include widening both Keyes and Nunes Roads to ultimate right-of-way with frontage sidewalk, curb and gutter.

# 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 10<sup>th</sup> Street – 3<sup>rd</sup> Floor, (209) 525-6330, if you have any questions. Pre-application meetings are highly recommended.

ASSESSOR'S PARCEL NUMBER(S): Book 045 Page 052 Parcel 028

Additional parcel numbers: West corner of Nunes Road & Keyes Road

Project Site Address  
or Physical Location: \_\_\_\_\_

Property Area: Acres: 3.81 or Square feet: \_\_\_\_\_

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

Vacant (Current) & highway commercial development

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)

Unknown

Existing General Plan & Zoning: Planned Development & General AG

Proposed General Plan & Zoning: Planned Development & Highway Frontage District  
(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: vacant lot across street, ag land east of that

West: Vacant lot directly adjacent, residence west of that

North: RV park, residences across street

South: vacant lot

## 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: natural vegetation

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.) \_\_\_\_\_

**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) The site is relatively flat and runoff stays onsite. Site will be built up so FF are closer to crown of road and some runoff stays or flows offsite

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: 27900 Sq. Ft.

Proposed Building Coverage: 27,650 Sq. Ft. Paved Surface Area: 100,315 Sq. Ft.

**BUILDING CHARACTERISTICS:**

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) \_\_\_\_\_

Retail = 12,850, Convenience Store = 7,750, Quick Service Restaurant = 2,500, and car wash = 4,550

Number of floors for each building: 1

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) \_\_\_\_\_

20' +/-

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) \_\_\_\_\_

16 ft light posts

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

Asphalt Concrete Pavement, thickness TBD, and reinforced concrete slabs for fueling stations, 6" min thick

**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

Sewer\*: Keyes Community Services District

Telephone: unknown

Gas/Propane: PG&E

Water\*\*: Keyes Community Services District

Irrigation: N/A

**\*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:)

Quick service restaurant will require a grease interceptor and car wash will require a reclaim system.

---

---

**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: \_\_\_\_\_

<i>(complete if applicable)</i>	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): Retail - 12,850, Car wash - 4,550, Convenience store - 7,750,

Quick Service Restaurant - 2,500

---

Type of use(s): \_\_\_\_\_

retail, car wash, gas station, restaurant

---

Days and hours of operation: Gas sta i/Convenience Store - 24 hr, Quick servi 7am-12pm,  
Retail/Car wash - 8am - 8pm

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

Occupancy/capacity of building: \_\_\_\_\_  
Car wash/retail - Business, Gas station/retail - Mercantile, Restaurant - Assembly A-2

Number of employees: (Maximum Shift): Unknown (Minimum Shift): Unknown

Estimated number of daily customers/visitors on site at peak time: 100

Other occupants: \_\_\_\_\_

Estimated number of truck deliveries/loadings per day: 4

Estimated hours of truck deliveries/loadings per day: 4

Estimated percentage of traffic to be generated by trucks: 5

Estimated number of railroad deliveries/loadings per day: 0

Square footage of:

Office area: 0 Warehouse area: 0

Sales area: 20,600 Storage area: 0

Loading area: 0 Manufacturing area: 0

Other: (explain type of area) Quick Service Restaurant = 2,500, and car wash = 4,550

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)

Two driveways off of Keyes Rd.  
\_\_\_\_\_  
\_\_\_\_\_



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) \_\_\_\_\_

If direct discharge is proposed, what specific waterway are you proposing to discharge to? \_\_\_\_\_

**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.

Perimeter of site shall have silt fence, any DI's (existing or proposed) will be protected \_\_\_\_\_

**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)

Will Serve letter submitted to Keyes Community Service District for water and sanitary sewer services. \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## Applicant Findings Statement

West Corner of Nunes Rd. & Keyes Rd.

The proposed project consists of a mix of gas station convenience store, quick service restaurant, car wash and some small retail stores. The existing and proposed General Plan is Planned Development. The parcel is currently zoned General Agricultural and will be re-zoned to Highway Frontage District, which is an allowed use under Planned Development. The proposed development will not be detrimental to the surrounding residents. Increases in vehicular traffic will be accommodated by additional traffic lanes, and increases in pedestrian foot traffic will be accommodated by new sidewalks. The proposed uses will not cause any health concerns for residents as they will not generate any hazardous material or pollution. The proposed project will not negatively impact the County or the surrounding properties as the project is adding frontage improvements, extending utilities to the site and bringing new jobs and services to the area.

## Preliminary Development Schedule

West Corner of Nunes Rd. & Keyes Rd.

Submit CUP Plan for review	January 2023
CUP Review/Approval Process ~6 months	mid July 2023
Submit 1 <sup>st</sup> Design Plans for review	August 2023
1 <sup>st</sup> Plan Review	September 2023
Submit 2nd Design Plans for review	October 2023
Plan Approval	November 2023
Construction Start	December 2023
Construction End	September 2024

**KEYES COMMUNITY SERVICES DISTRICT  
5601 7<sup>TH</sup> STREET  
P O BOX 699  
KEYES, CA 95328**

January 31, 2023

Nanjot Singh  
3914 Rover Springs Way  
Ceres, Ca 95307

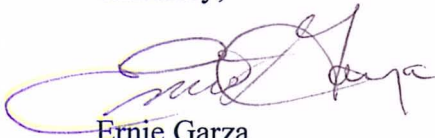
Re: Will Serve Letter Request For Property at W. Corner of Nunes Rd and E. Keyes Rd.  
APN 045-052-028

To whom it may concern:

The Keyes Community Services District is willing to provide the requested water service on the following conditions:

1. All sewer service line connections must be installed to District standards and according to plans approved by the district, at the expense of the owner.
2. All applicable District connection, facilities and inspection fees must be paid upon application for connections.
3. The owner must comply with all District rules and regulations.
4. This will-serve commitment will expire on January 31, 2024 unless construction has commenced by that date.
5. This Will Service Letter is valid only upon approval by Stanislaus County Local Agency Formation Commission (LAFCO).
6. This Will Serve Letter does not officially accept and approve the Layout as submitted with your application.

Sincerely,



Ernie Garza  
General Manager  
By: Michelle Harris

**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



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

**Date:** 12/20/2022

**Records Search File #:** 12399N

**Project:** APN 045-052-028, W.

Corner of Nunes Road & Keyes

Road

Michael Milhous  
Alan Mok Engineering  
3433 W. Shaw Avenue, Suite 106  
Fresno, CA 93711  
559-432-6879

michael@alanmokengeering.com

Dear Mr. Milhous:

We have conducted a non-confidential extended 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 following:

National Register of Historic Places (NRHP)  
California Register of Historical Resources (CRHR)  
*California Inventory of Historic Resources (1976)*  
*California Historical Landmarks*  
California Points of Historical Interest listing  
Office of Historic Preservation Built Environment Resource Directory (BERD) and the  
Archaeological Determinations of Eligibility (ADOE)  
*Survey of Surveys (1989)*  
Caltrans State and Local Bridges Inventory  
General Land Office Plats  
Other pertinent historic data available at the CCalC for each specific county

The following details the results of the records search:

**Prehistoric or historic resources within the project area:**

- There are no formally reported prehistoric or historic archaeological resources or historic buildings or structures within the project area.
- The General Land Office Survey Plat for T4S, R10E (dated 1854) does not show any historic features within Section 32.

- The Official Map of the County of Stanislaus (dated 1906) shows the landowner in the NW ¼ of the N ½ of Section 32 at that time as O. McHenry.
- The 1916 edition of the Ceres USGS quadrangle references the layout of Keyes Road. The 1953 edition shows a building possibly on or adjacent to the project area that would be 69 years in age or older, possibly qualifying in age as a historical resource. We have no further information on file regarding this possible historical resource.

**Prehistoric or historic resources within the immediate vicinity of the project area:** None has been formally reported to the Information Center.

**Resources that are known to have value to local cultural groups:** None has been formally reported to the Information Center.

**Previous investigations within the project area:** None has been formally reported to the Information Center.

**Recommendations/Comments:**

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 the current project does not include ground disturbance, further study for archaeological resources is not recommended at this time. If ground disturbance is considered a part of the current project, we recommend further review for the possibility of identifying prehistoric or historic-era archaeological resources.

If the proposed project contains buildings or structures that meet the minimum age requirement (45 years in age or older) it is recommended that the resource/s be assessed by a professional familiar with architecture and history of the county. Review of the available historic building/structure data has included only those sources listed above and should not be considered comprehensive.

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 archaeological resources are encountered during project-related activities, 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 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.

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. Thank you for sending the signed **Access Agreement Short Form**.

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

**If you wish to include payment by Credit Card, you must wait to receive the official invoice from Financial Services so that you can reference the CMP # (Invoice Number), and then contact the link below:**

<https://commerce.cashnet.com/ANTHROPOLOGY>

Sincerely,

*E. A. Greathouse*

E. A. Greathouse, Coordinator  
Central California Information Center  
California Historical Resources Information System

\* Invoice Request sent to: [ARBilling@csustan.edu](mailto:ARBilling@csustan.edu), CSU Stanislaus Financial Services