



Notice of Completion and Environmental Document Transmittal
California Environmental Quality Act

SCH #

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

FROM: Stanislaus County Planning & Community Development
1010 10th Street, Suite 3400, Modesto, CA 95354
Planning Phone: (209) 525-6330 Fax: (209) 525-5911
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Project Title: Rezone Application No. PLN2023-0016 - Keyes Plaza
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Emily Basnight, Assistant Planner
Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 5036 Nunes Road City/Nearest Community: Community of Keyes
Cross Streets: East Keyes and Nunes Roads Zip Code: 95326
Longitude/Latitude (degrees, minutes and seconds): 0 00' 00" N / 000 00' 00" W Total Acres: 3.81±
Assessor's Parcel Number: 045-052-028 Section: 32 Twp.: 4 Range: 10 Base: MDB&M
Within 2 Miles: State Hwy #: State Route 99 Waterways: Turlock Irrigation District Lateral No. 2 1/2
Airports: N/A Railways: Union Pacific Schools: High

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

Starting Date: April 26, 2023 Ending Date: May 11, 2023

Document Type:

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

Local Action Type:

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

Development Type:

- [] Residential Units: Acres: Water Facilities Type: MGD
[] Office Sq.ft.: Acres: Employees: Transportation Type:
[] Commercial Sq.ft.: 30,614± Acres: 3.81± Employees: at this time Mining Mineral:
[] Industrial Sq.ft.: Acres: Employees: Power Type: MW
[] Educational Waste Facilities Type: MGD
[] Recreational Hazardous Waste Type:
[] OCS Related Other

Project Issues Discussed in Document:

- [] Aesthetic/Visual [] Fiscal [] Recreation/Parks [] Vegetation
[] Agricultural Land [] Flood Plain/Flooding [] Schools/Universities [] Water Quality
[] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [] Water Supply/Groundwater
[] Archeological/Historical [] Geological/Seismic [] Sewer Capacity [] Wetland/Riparian
[] Biological Resources [] Minerals [] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [] Noise [] Solid Waste [] Land Use
[] Drainage/Absorption [] Population/Housing Balance [] Toxic/Hazardous [] Cumulative Effects
[] Economic/Jobs [] Public Services/Facilities [] Traffic/Circulation [] Other: None identified

Present Land Use/Zoning/General Plan Designation:

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

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.

Reviewing Agencies Checklist:

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

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| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Food & Agriculture, Department of |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Forestry & Fire Protection, Department of |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> General Services, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Health Services, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>10</u> | <input type="checkbox"/> Housing & Community Development |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Integrated Waste Management Board |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Native American Heritage Commission |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> Colorado River Board Commission | <input type="checkbox"/> Parks & Recreation, Department of |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> Reclamation Board |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> Regional WQCB # <u>5</u> |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> Resources Agency |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>4</u> | <input type="checkbox"/> Resources Recycling and Recovery, Department of |

S.F. Bay Conservation & Development Commission
San Gabriel & Lower L.A. Rivers & Mountains Conservancy
San Joaquin River Conservancy
Santa Monica Mountains Conservancy
State Lands Commission
SWRCB: Clean Water Grants
SWRCB: Water Quality

SWRCB: Water Rights
Tahoe Regional Planning Agency
Toxic Substances Control, Department of
Water Resources, Department of
S Other: San Joaquin Valley Air Pollution Control District
Other: _____

Lead Agency (Complete if applicable):

Consulting Firm: Stanislaus County
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Signature of Lead Agency Representative: Signature on File Date: 04/26/2023