

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2018122015

Project Title: Rezone Application No. PLN2018 – 0022– Nunes Road Travel Plaza (Re-Referral)

Lead Agency: Stanislaus County

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Project Location: 4924 Nunes Road, Keyes Stanislaus County  
*City* *County*

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

Request to rezone a 8.6± acre parcel from General Agriculture (A-2-10) to Planned Development (P-D) to allow for the development of various commercial uses for the traveling public. Specifically, the applicant proposes to construct two 4,000± square-foot quick-service restaurants with drive-thrus, a 4,800± square-foot fueling canopy with 16 fueling positions for passenger vehicles, an 1,800± square-foot diesel fueling canopy with four fueling positions for trucks, a 1,600± square-foot fuel storage building, a 2,200± square-foot truck wash, a 6,000± convenience store, and a 18,900± square-foot banquet hall. The project site proposes to be paved, with 399 parking stalls, and reciprocal drive aisle access to the adjoining parcel, further identified by Assessor Parcel Number (APN) 045-050-010. No overnight or truck parking is proposed. Signage, consisting of a 100-foot-tall free-standing tenant sign is proposed; however, development standards will be applied to reduce to height in order to achieve consistency among the surrounding highway-commercial developments in the area.

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

Possible noise, air and traffic impacts; however, previous studies conducted to assess project impacts may need to be revised to reflect the updated scope of work. Any updated studies and/or applicable mitigation measures will be identified as part of this Early Consultation.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None identified to date.

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

See Attachment A - Distribution List for Early Consultation.