



Notice of Completion and Environmental Document Transmittal California Environmental Quality Act

SCH # 2018122015

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

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

Lead Agency: Stanislaus County Planning and Community Development Contact Person: Kristen Anaya, Associate Planner

Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330

City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 4924 Nunes Road City/Nearest Community: Keyes

Cross Streets: N. Golden State Boulevard Zip Code: 95382

Longitude/Latitude (degrees, minutes and seconds): 0 0 0 N / 0 0 0 W Total Acres: 8.6±

Assessor's Parcel Number: 045-050-010 Section: 31 Twp.: 4 Range: 10 Base: MDB&M

Within 2 Miles: State Hwy #: 99 Waterways: N/A

Airports: N/A Railways: N/A Schools: Keyes Elementary/ Barbara Spratling Middle School

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

Starting Date: June 7, 2024 Ending Date: June 24, 2024

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.: 41,700 Acres: 8.6± Employees: 45 [] 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: N/A

Present Land Use/Zoning/General Plan Designation:

Vacant / General Agriculture (A-2-10) / Planned Development

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

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. The convenience store, both fueling canopies, and truck wash propose to operate 24 hours per-day, year-round with a combined total of four employees on a minimum shift, and up to 13 employees on a maximum shift. Both quick-service restaurants are anticipated to operate daily from 10:00 a.m. to 10:00 p.m. with one employee each on a minimum shift, and up to five each on a maximum shift. The banquet hall is proposed to have two separate event spaces (a 10,000 and 6,000 square foot area) for rent, with a total of 30 employees who will be on-site during events, including security staff as needed. The daily hours of operation for the banquet hall will be 8:00 a.m. to 2:00 a.m., including any time needed to set up or take-down events; however, it is expected that bookings will primarily occur on weekends, and occasionally weekdays, approximately ten maximum events per month. The banquet hall will include a kitchen facility for on-site catering services, and will have indoor amplified sound from a fixed sound system during events. No outdoor activities are proposed in conjunction with the event venue.

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"/> Office of Emergency Services |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Parks & Recreation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>10</u> | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Reclamation Board |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input checked="" type="checkbox"/> Regional WQCB # <u>5</u> |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Colorado River Board Commission | <input type="checkbox"/> S.F. Bay Conservation & Development Commission |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mountains Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>4</u> | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Forestry & Fire Protection, Department of | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Housing & Community Development | <input checked="" type="checkbox"/> Other: <u>San Joaquin Valley Air Pollution Control District</u> |
| <input type="checkbox"/> Integrated Waste Management Board | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

Lead Agency (Complete if applicable):

Consulting Firm: Stanislaus County
 Address: 1010 10th Street, Suite 3400
 City/State/Zip: Modesto, CA 95354
 Contact: Kristen Anaya, Associate Planner
 Phone: (209) 525-6330

Applicant: Stacey Wellnitz
 Address: 616 14th Street
 City/State/Zip: Modesto, CA 95354
 Contact: Herman Bhatti
 Phone: 209-484-4651

Signature of Lead Agency Representative: Signature on File Date: 6/07/2024