

AMENDED CEQA INITIAL STUDY

Amendments are shown in bold for new text and strikeout for deleted text.
Adapted from CEQA Guidelines APPENDIX G Environmental Checklist Form, Final Text, January 1, 2020

1. **Project title:** Keyes Community Services District (KCSD) 2025 SOI Amendment and Annexation
2. **Lead agency name and address:** Keyes Community Services District
5601 7th Street
P.O. Box 699
Keyes, CA 95328
3. **Contact person and phone number:** Ernie Garza, General Manager
(209) 668-8341
4. **Project location:** North Golden State Blvd, between East Keyes Road and Barnhart Road, east of State Highway 99, in the Community of Keyes. APNs: 045-050-008, 045-052-018, -026, -031, and -034
5. **Project sponsor's name and address:** Interstate Truck Center and Top Shelf Mega Storage
c/o David Romano
Newman-Romano, LLC
1034 12th Street
Modesto, CA 95354
6. **General Plan designation:** Agriculture and Planned Development
7. **Zoning:** A-2-40 and Planned Development
8. **Description of project:**

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Development in the community of Keyes is governed by the Keyes Community Plan which was adopted by the County Board of Supervisors on April 18, 2000. At the time of adoption of the Keyes Community Plan, a Draft and Final Environmental Impact Report (EIR) was certified. The current boundaries of the Keyes Community Plan is attached (Attachment 1).

The Keyes Community Services District ("KCSD") provides sewer and water services to the unincorporated community of Keyes in Stanislaus County. The KCSD also provides water service to lands outside of the current KCSD sphere of influence. The current sphere of influence (SOI) for the KCSD ends on the south side at East Keyes Road.

This project proposes extending the KCSD SOI south of East Keyes Road to Barnhart Road, so that the new KCSD SOI will be coterminous with the Keyes Community Plan boundary. The KCSD can provide water and sewer service to existing and future projects in this area. Stanislaus County remains the land use authority for reviewing and approving projects in this area.

Within the area of the proposed SOI modification there are six (6) parcels (see Attachment 2). Since the adoption of the Keyes Community Plan in 2000, the County has approved projects on four (4) of these parcels. Only two parcels within the SOI modification area remain undeveloped, and a planning application has been filed on one of the parcels. With each project approval, the County reviews the project, the Keyes Community Plan EIR, prepares an initial study for the project, and prepares and adopts a Negative or Mitigated Negative Declaration (ND/MND). Within the SOI modification area, the status of the six (6) parcels are as follows:

1. APN 045-052-018: This is the Interstate Truck Center (ITC) parcel and it has been approved and fully constructed. This parcel is connected to KCSD water;
2. APN 045-052-034 – This is the FreshPoint (Sysco) parcel and it has been approved and is fully constructed;
3. APN 045-052-026 – This is a service station and Burger King. This project has been approved and is fully constructed;
4. APN 045-052-031 – This is the Top Shelf Mega Storage (Top Shelf) project. This project has been approved, and is constructed with an opening date projected in May of 2025. This project will be connected to KCSD water;
5. APN 045-050-008 – This parcel is owned by ITC. No project is currently proposed on this parcel; and,
6. APN 045-052-029 – This parcel does not currently have any development plans. Inclusion into the KCSD SOI will not change land use for this parcel.

The modification of the KCSD SOI will not change the General Plan designation or zoning for any of these parcels, and Stanislaus County will remain as the land use authority for any future entitlements. As the parcels referenced in items 1 through 4 above are either fully constructed, or are in the process of being constructed, and all have obtained land use entitlements from Stanislaus County, including adopted Mitigated Negative Declarations (MNDs).

In addition to the request to modify the SOI to include these six (6) parcels, three (3) of the parcels may request simultaneous annexation into the KCSD. These are listed as 1, 2 and 4 in the items above, the ITC parcel and the Top Shelf parcel are expected to request annexation simultaneously with the SOI amendment, as they are already (or soon to be) connected to KCSD water. FreshPoint may request annexation at the same time, depending on the status of their site, and the utilities at the time the SOI is considered. Upon annexation into the KCSD, the parcels could connect to KCSD water, which already exists immediately adjacent to each of these parcels in Golden State Blvd. The probable sewer extension is shown on Attachment 3. Annexation will also allow these landowners to work with the KCSD on the extension of sewer service down Golden State Blvd. The connection of these parcels to water, or the extension of sewer service to serve these parcels, is statutorily exempt from CEQA in accordance with the CEQA Guidelines Section 15282(k) which provides:

(k) The installation of new pipeline or maintenance, repair, restoration, removal, or demolition of an existing pipeline as set forth in Section 21080.21 of the Public Resources Code, as long as the project does not exceed one mile in length.

There are two parcels listed as 5 and 6 above that are currently undeveloped, but as Stanislaus County has the land use authority over these areas, they will review any application for future development, and require studies and apply mitigation measures as appropriate. It is assumed the County will continue to utilize the Keyes Community Plan EIR and apply the mitigation measures adopted, as they have for the four (4) previously approved projects in this area.

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The annexation of any developed parcels are categorically exempt from CEQA in accordance with Public Resource Code 15319(a).

a) Annexations to a city or special district of areas containing existing public or private structures developed to the density allowed by the current zoning or pre-zoning of either the gaining or losing governmental agency whichever is more restrictive, provided, however, that the extension of utility services to the existing facilities would have a capacity to serve only the existing facilities.

The Stanislaus County Local Agency Formation Commission (LAFCO) is the agency that will consider and authorize the modification of the KCSD SOI and annexation of the two (2) parcels, after review and consideration, consistent with LAFCO Policies and Procedures. Stanislaus County Public Works will issue an encroachment permit for any work within County Road rights-of-way, consistent with County policies. Any future development within the expanded SOI area will need to obtain land use approvals from Stanislaus County prior to development, as well as authorization to annex into the KCSD from LAFCO prior to the extension of services to the parcel.

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|--|--|
| 1. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.): | LAFCO
Stanislaus County Department of Public Works
Keyes Community Services District |
| 2. Surrounding land uses and setting: | Agricultural land in Stanislaus County to the north, east, and south; City of Turlock city limits further to south, Highway 99 to west |
| 3. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.): | LAFCO
Stanislaus County Department of Public Works
Keyes Community Services District |

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture & Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: (To be completed by the Lead Agency) On the basis of this initial evaluation:

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- I Find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier **EIR** or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier **EIR** or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature on File
Prepared by David Romano

May 01, 2025
Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, than the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant with Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, “Earlier Analyses,” may be cross- referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration.

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Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

- a) Earlier Analysis Used. Identify and state where they are available for review.
- b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
- c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). References to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
- 9. The explanation of each issue should identify:
 - a) the significant criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significant.

ISSUES

I. AESTHETICS – Except as provided in Public Resources Code Section 21099, could the project:	Poten- tially Signif- icant Impa- ct	Less Than Significa- nt With Mitigatio- n Included	Less Than Signifi- cant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

Discussion: The project area is not considered to be a scenic resource or unique scenic vista. The site is bordered by State Route (SR) 99 to the east, East Keyes Road to the north, Barnhart Road to the south, and extends just east of North Golden State Boulevard. The project site is within the Keyes Community Plan boundaries. The Keyes Community Plan was adopted by the Board of Supervisors in April of 2000.

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The Mitigation Monitoring and Reporting Program adopted with the Keyes Community Plan requires that all existing and future exterior lighting be shielded and aimed downward and towards the site so as to provide adequate illumination without off-site light spillage or a glare effect to adjacent properties and that the use of reflective surfaces on new multi-story development be oriented in such a way as to reduce glare to the adjacent roadways. These mitigation measures will be applied to future projects as determined appropriate by Stanislaus County as part of their review of any submitted application for development. Based upon the application of the Keyes Community Plan EIR MMRP to future projects, the project aesthetic impacts are considered to be less than significant.

Mitigation: None.

References: Keyes Community Plan, EIR and MMRP adopted April 2000.

II. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X	
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X	
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?			X	
d) Result in the loss of forest land or conversion of forest land to non-forest use?			X	
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			X	

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Discussion: The project area is classified as Vacant or Disturbed Land by the Farmland Mapping and Monitoring Program and contains Dinuba and Hanford sandy loam soils, which are a mixture of both prime and non-prime soils. The two remaining undeveloped parcels are not enrolled in a Williamson Act contract.

The existing Stanislaus County General Plan designation and Keyes Community Plan designates this area for Highway Commercial type development. According to the Keyes Community Plan, Planned Development in this area is expected to function similar to the General Plan designations of Highway Commercial and Planned Industrial with a focus on light industrial uses. APN 045-052-029 within the plan area, is actively farmed as are the parcels to the east of the project area.

Lands within the Keyes Community Plan area with a General Plan of Agriculture are subject to farmland mitigation upon submittal of a General Plan Amendment/Rezone application. The Keyes Community Plan adoption overrode environmental impacts related to the conversion of Agricultural lands. Future projects will comply with the Keyes Community Plan EIR MMRP. No new additional impacts are expected to occur beyond those already considered and addressed. As such, the impacts to Agricultural Resources are considered to be less than significant.

Mitigation: None.

References: Natural Resources Conservation Service Soil Survey; application information; Keyes Community Plan, EIR and MMRP adopted April 2000; Stanislaus Soil Survey (1957); Stanislaus County Zoning Ordinance; California State Department of Conservation Farmland Mapping and Monitoring Program - Stanislaus County Farmland 2018; Stanislaus County GIS; and the Stanislaus County General Plan and Support Documentation.

III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			X	
c) Expose sensitive receptors to substantial pollutant concentrations?			X	
d) Result in other emissions (such as those odors adversely affecting a substantial number of people?			X	

Discussion: The proposed project is located within the San Joaquin Valley Air Basin (SJVAB) and, therefore, falls under the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). In conjunction with the Stanislaus Council of Governments (StanCOG), the SJVAPCD is responsible for formulating and implementing air pollution control strategies. SJVAPCD plans establish a comprehensive air pollution control program leading to the attainment of state and federal air quality standards in the SJVAB, which has been classified as “extreme non-attainment” for ozone, “attainment” for respirable particulate matter (PM-10), and “non-attainment” for PM 2.5, as defined by the Federal Clean Air Act.

Air pollutants generated by future projects will be evaluated at the time of project submittal.

The project is located within the Keyes Community Plan. The Mitigation Monitoring and Reporting Program (MMRP) prepared for the April 2000 update to the Keyes Community Plan included several mitigation measures regarding construction and operation of projects developed within the Keyes Community Plan to ensure Air District standards are met.

The proposed project is considered to be consistent with all applicable air quality plans and will not conflict with applicable regional plans or policies adopted by agencies with jurisdiction over the project. Impacts to Air Quality associated with the project are considered to be less than significant.

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Mitigation: None.

References: Keyes Community Plan, EIR and MMRP adopted April 2000; California Building Standards Code, Title 24; San Joaquin Valley Air Pollution Control District - Regulation VIII Fugitive Dust/PM-10 Synopsis; www.valleyair.org; ; Stanislaus County General Plan and Support Documentation.

IV. BIOLOGICAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
a) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X	
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X	

Discussion: The project is located within the Ceres Quad of the California Natural Diversity Database. There are nine animal species which are state or federally listed, threatened, or identified as species of special concern or a candidate of special concern within the Ceres CNDDDB Quad. Animal species include Swainson's hawk (SWHA), tricolored blackbird, burrowing owl, riffle sculpin, hardhead, chinook salmon - Central Valley fall / late fall-run ESU, valley elderberry longhorn beetle and Townsend's big-eared bat.

A Biological Resource evaluation, if required, will be considered when a future project is submitted to Stanislaus County for review and approval. The project as proposed will not change any existing zoning or land use.

Mitigation: None.

References: California Department of Fish and Wildlife's Natural Diversity Database Quad Species List; Keyes Community Plan, EIR and MMRP adopted April 2000; Stanislaus County General Plan and Support Documentation1

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V. CULTURAL RESOURCES -- Would the project:				
	Potentially Significant Impact	Less Than Significant	Less Than Significant Impact	No Impact
		With Mitigation Included		
a) Cause a substantial adverse change in the significance of a historical resource pursuant to in § 15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?			X	
c) Disturb any human remains, including those interred outside of formal cemeteries?			X	

Discussion: It does not appear this project will result in significant impacts to any archaeological or cultural resources. Prior to future development, a records search conducted by the Central California Information Center (CCIC) will be required for individual projects.

The EIR prepared for the Keyes Community Plan Update found no impacts associated with cultural resources. Impacts related to Cultural Resources are considered to be less than significant.

Mitigation: None.

References: Keyes Community Plan, EIR and MMRP adopted April 2000; Stanislaus County General Plan and Support Documentation.

VI. ENERGY. -- Would the project:				
	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	

Discussion: The CEQA Guidelines Appendix F states that energy consuming equipment and processes, which will be used during construction or operation such as: energy requirements of the project by fuel type and end use, energy conservation equipment and design features, energy supplies that would serve the project, total estimated daily vehicle trips to be generated by the project, and the additional energy consumed per-trip by mode, shall be taken into consideration when evaluating energy impacts. This analysis will occur when and if a future project is submitted to Stanislaus County for review and consideration. Future projects will be required to comply with current California Building Codes and requirements.

It does not appear this project will result in significant impacts to the wasteful, inefficient, or unnecessary consumption of energy resources. Accordingly, the potential impacts to Energy are considered to be less-than significant.

Mitigation: None.

References: Keyes Community Plan, EIR and MMRP adopted April, 2000; California Building Standards Code, Title 24; Stanislaus County Zoning Ordinance, Title 21; General Plan and Support Documentation.

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VII. GEOLOGY AND SOILS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:			X	
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			X	
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	

Discussion: The United States Department of Agriculture Natural Resources Conservation Service's Eastern Stanislaus County Soil Survey indicates that the property is made up of Hanford sandy loam 0 to 3 percent slopes and Dinuba sandy loam 0 to 1 percent slopes. As contained in Chapter 5 of the General Plan Support Documentation, the areas of the County subject to significant geologic hazard are located in the Diablo Range, west of Interstate 5; however, as per the California Building Code, all of Stanislaus County is located within a geologic hazard zone (Seismic Design Category D, E, or F) and a soils test may be required at building permit application. Results from the soils test will determine if unstable or expansive soils are present. If such soils are present, special engineering of the structure will be required to compensate for the soil deficiency.

The Department of Environmental Resources (DER), Public Works, and the Building Permits Division of the Planning and Community Development Department review and approve any building or grading permit to ensure their standards are met.

The project is located within the Keyes Community Plan. The Mitigation Monitoring and Reporting Program (MMRP) prepared for the April 2000 update to the Keyes Community Plan included mitigation measures regarding the preparation of geotechnical reports and regarding septic systems prior to construction to ensure that they are developed appropriately based on the project site's soil type. The Building Permits Division reviews building permits and determines if geotechnical reports are required with submission of building permits. After adoption of the Keyes Community Plan MMRP the KCSD has been able to expand their ability to service property within the Keyes Community Plan boundary with public sewer. This project extends that KCSD boundary through modification of the SOI, so the KCSD SOI and the Keyes Community Plan boundary are coterminous.

Impacts to Geology and Soils associated with the project are considered to be less than significant.

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Mitigation: None.

References: Keyes Community Plan, EIR and MMRP adopted April 2000; Will Serve Letter, received June 17, 2021, from the Keyes Community Services District; California Building Code and the Stanislaus County General Plan and Support Documentation1.

VIII. GREENHOUSE GAS EMISSIONS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

Discussion: The principal Greenhouse Gasses (GHGs) are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), sulfur hexafluoride (SF₆), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), and water vapor (H₂O). CO₂ is the reference gas for climate change because it is the predominant greenhouse gas emitted. To account for the varying warming potential of different GHGs, GHG emissions are often quantified and reported as CO₂ equivalents (CO₂e). In 2006, California passed the California Global Warming Solutions Act of 2006 (Assembly Bill [AB] No. 32), which requires the California Air Resources Board (CARB) design and implement emission limits, regulations, and other measures, such that feasible and cost-effective statewide GHG emissions are reduced to 1990 levels by 2020. Two additional bills, SB 350 and SB32, were passed in 2015 further amending the states Renewables Portfolio Standard (RPS) for electrical generation and amending the reduction targets to 40% of 1990 levels by 2030.

The evaluation of GHG compliance will occur when and if a future project is submitted to Stanislaus County for review and consideration. Future projects will be required to comply with current California Building Codes and the SJVAPCD Guidance for Valley Land-Use Agencies in Addressing GHG Emissions Impacts for new projects under CEQA.

The project is located within the Keyes Community Plan. The Mitigation Monitoring and Reporting Program (MMRP) prepared for the April 2000 update to the Keyes Community Plan will apply to future projects, unless modified by the SJVAPCD. GHG emissions are considered to be less than significant.

Mitigation: None.

References: Keyes Community Plan, EIR and MMRP adopted April 2000; California Building Standards Code, Title 24; San Joaquin Valley Air Pollution Control District - Regulation VIII Fugitive Dust/PM-10 Synopsis; www.valleyair.org; Stanislaus County General Plan and Support Documentation1.

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Discussion: The SOI modification and the subsequent annexation of two parcels of land will not bring any new or additional hazardous materials into the area. Future projects, if they use hazardous materials, will be evaluated by Stanislaus County at

IX. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	

the time of application review and approval, and appropriate measures adopted.

The project is located within the Keyes Community Plan. The Mitigation Monitoring and Reporting Program (MMRP) prepared for the April 2000 update to the Keyes Community Plan included mitigation measures regarding hazardous materials. The project site is not located within an airport land use plan or a wildlands area, nor is the site listed on the EnviroStor database managed by the CA Department of Toxic Substances Control. The groundwater is not known to be contaminated in this area. The project site is not within the vicinity of any airstrip or wildlands.

No significant impacts associated with hazards or hazardous materials are anticipated to occur as a result of the proposed project.

Mitigation: None.

References: Keyes Community Plan, EIR and MMRP adopted April 2000; Stanislaus County General Plan and Support Documentation.

Stanislaus County Initial Study Checklist

Discussion: The project would allow future hook ups to the KCSD for water and sewer services. The KCSD is required to

X.HYDROLOGY AND WATER QUALITY -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:			X	
(i) result in substantial erosion or siltation on – or off-site;			X	
(ii) substantially increase the rate of amount of surface runoff in a manner which would result in flooding on- or off-site;			X	
(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			X	
(iv) impede or redirect flood flows?			X	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X	
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	

meet any applicable state or regional Groundwater Sustainability agency requirements.

The project is located within the Keyes Community Plan. The Mitigation Monitoring and Reporting Program (MMRP) prepared for the April 2000 update to the Keyes Community Plan included mitigation measures regarding hydrology and water quality. However, the mitigation measures that were applied are generally met through the application of standard regulatory permitting. Any additional requirements will be considered and applied, if necessary, at the time of any future project review and approval.

Areas subject to flooding have been identified in accordance with the Federal Emergency Management Act (FEMA). Run-off is not considered an issue because of several factors which limit the potential impact. These factors include the relatively flat terrain of the subject site, and relatively low rainfall intensities in the Central Valley. Areas subject to flooding have been identified in accordance with the Federal Emergency Management Act. The project area is located in Zone X (outside the 0.2% floodplain) and, as such, exposure to people or structures to a significant risk of loss/injury/death involving flooding due levee/dam failure and/or alteration of a watercourse, at this location is not an issue with respect to this project.

Project, impacts associated with drainage, water quality, and runoff are expected to have a less than significant impact.

Mitigation: None.

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References: Keyes Community Plan, EIR and MMRP adopted April 2000; Will Serve Letter, received June 17, 2021, from the Keyes Community Services District; and Stanislaus County General Plan and Support Documentation1.

XI. LAND USE AND PLANNING -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Physically divide an established community?				X
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X	

Discussion: The site is bordered by State Route (SR) 99 to the east, East Keyes Road to the north, Barnhart Road to the south, and extends just east of North Golden State Blvd. The project site is within the Keyes Community Plan boundaries. The Keyes Community Plan was adopted by the Board of Supervisors in April of 2000.

The parcels north of the site have a General Plan designation of Planned Development. There are agricultural parcels to the east of the project area, and Highway 99 buffers the area to the west. To the south is Barnhart Road, and south of that the properties are zoned Planned Development in the County, although the Planned Development immediately south of the project area has expired.

The proposed project will not conflict with any land use designations or applicable habitat conservation plan or natural community conservation plan and will not physically divide an established community, as the General Plan and Keyes Community Plan call for this type of development plans. Impacts to Land Use and Planning are considered to be less-than significant.

Mitigation: None.

References: Keyes Community Plan, EIR and MMRP adopted April 2000; Stanislaus County General Plan and Support Documentation1.

XII. MINERAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?			X	
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?			X	

Discussion: The location of all commercially viable mineral resources in Stanislaus County has been mapped by the State Division of Mines and Geology in Special Report 173. There are no known significant resources on the site, nor is the project site located in a geological area known to produce resources.

The EIR prepared for the Keyes Community Plan Update found no impacts to mineral resources. Impacts related to Mineral Resources are considered to be less than significant.

Mitigation: None.

References: Keyes Community Plan, EIR and MMRP adopted April 2000; Stanislaus County General Plan and Support Documentation1.

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XIII. NOISE -- Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Generation of excessive groundborne vibration or groundborne noise levels?			X	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			X	

Discussion: The Stanislaus County General Plan identifies noise levels up to 75 dB Ldn (or CNEL) as the normally acceptable level of noise for industrial, manufacturing, utility, and agricultural uses. The site itself is impacted by the noise generated from existing nearby SR 99 and the Union Pacific railroad adjacent to southbound SR 99. The site is not located within an airport land use plan.

The project is located within the Keyes Community Plan. The Mitigation Monitoring and Reporting Program (MMRP) prepared for the April 2000 update to the Keyes Community Plan included several mitigation measures regarding noise specific to residential development and ensuring County Noise standards are met during the construction phase of projects developed within the Keyes Community Plan. All development is required to meet the standards established by the Noise Element of the Stanislaus County General Plan and in the Noise Ordinance.

The site is not located within an airport land use plan or within the vicinity of a private airstrip or within two miles of a public/public use airport. Impacts from the project associated with noise are considered to be less than significant.

Mitigation: None.

References: Keyes Community Plan, EIR and MMRP adopted April, 2000; Chapter 10.46 - Noise Control Ordinance of Stanislaus County Code; Stanislaus County General Plan and Support Documentation.

XIV. POPULATION AND HOUSING -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

Discussion: The site is not included in the vacant sites inventory for the 2016 Stanislaus County Housing Element, which covers the 5th cycle Regional Housing Needs Allocation (RHNA) for the County and will therefore not impact the County's ability to meet their RHNA. The proposed project may induce modest growth in the area by creating service extensions and/or new infrastructures in the form of Keyes Community Services District extension of water and sewer services, but no existing housing

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will be displaced as a result of this project. Extension of such services must be approved by Stanislaus County LAFCO. No housing or persons will be displaced by the project.

The EIR prepared for the Keyes Community Plan Update found no impacts to population and housing. Impacts related to Population and Housing are considered to be less-than significant.

Mitigation: None.

References: Keyes Community Plan, EIR and MMRP adopted April 2000; Stanislaus County General Plan and Support Documentation1.

XV. PUBLIC SERVICES --	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Would the project result in the substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:			X	
Fire protection?			X	
Police protection?			X	
Schools?			X	
Parks?			X	
Other public facilities?			X	

Discussion: The project area, once it is added to the KCSD SOI, will be eligible for annexation into the KCSD. The project does include the annexation of two (2) parcels, one which is currently served by KCSD water (Interstate Truck Center), and one which desires to immediately connect to KCSD water (Top Shelf Mega Storage). The area is also served by the Keyes Fire District for fire protection services, the Keyes Union and Turlock Unified School districts for school services, the Stanislaus County Sheriff Department for police protection, Stanislaus County Parks and Recreation Department for parks facilities, and the Turlock Irrigation District (TID) for power and irrigation water. County adopted Public Facilities Fees, as well as fire and school fees are required to be paid based on the development type prior to issuance of a building permit.

The project is located within the Keyes Community Plan. The Mitigation Monitoring and Reporting Program (MMRP) prepared for the April 2000 update to the Keyes Community Plan included mitigation measures regarding the payment of applicable fire, parks, and public facility fees. Development standards regarding the payment of public facility and fire fees would be applied to future development requests.

The project is not anticipated to have any significant adverse impact on public services.

Mitigation: None.

References: Keyes Community Plan, EIR and MMRP adopted April 2000; Stanislaus County General Plan and Support Documentation.

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XVI. RECREATION --	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	

Discussion: This project does not include any recreational facilities and is not anticipated to increase demands for recreational facilities, as such impacts typically are associated with residential development which is not a component of this project. A mitigation measure was included in the MMRP for the Keyes Community Plan requiring the payment of fair share towards parks for residential projects. Residential subdivisions are required to pay park in lieu fees or to dedicate parkland based on the policies included in the State of California’s Quimby Act and the Stanislaus County’s Conservation and Open Space Element. However, as an area designated for non-residential development, any future development will only be responsible for paying the parks fees identified in the public facility fee schedules adopted by the applicable jurisdiction.

Mitigation: None.

References: Keyes Community Plan, EIR and MMRP adopted April 2000; Stanislaus County General Plan and Support Documentation¹.

XVII. TRANSPORTATION-- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?		X		
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			X	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
d) Result in inadequate emergency access?			X	

Discussion: The project area will mainly receive access via County maintained North Golden State Blvd. The project is located within the Keyes Community Plan. The Mitigation Monitoring and Reporting Program (MMRP) prepared for the April 2000 update to the Keyes Community Plan included mitigation measures regarding the payment of a traffic mitigation fee for roadway projects identified in the Keyes Community Plan. Payment of this fee is required as a condition of acquiring a building permit.

Specific traffic or road improvement requirements for future projects will be determined at the time such a project is submitted and reviewed by the County and Caltrans.

Impacts associated with transportation are considered to be less than significant with mitigation included.

Mitigation: None.

References: Keyes Community Plan, EIR and MMRP adopted April 2000; Stanislaus County General Plan and Support

Stanislaus County Initial Study Checklist

Documentation¹.

XVIII. TRIBAL CULTURAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California native American tribe, and that is:			X	
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or			X	
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set for the in subdivision (c) of Public Resource Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			X	

Discussion: The project does not include a General Plan Amendment so referral to the tribes listed with the Native American Heritage Commission (NAHC), in accordance with SB 18, is not required. Future projects may require such a referral or may require a records search conducted by the Central California Information Center (CCIC).

The EIR prepared for the Keyes Community Plan Update found no impacts associated with cultural/tribal resources. Impacts related to Cultural Resources are considered to be less than significant.

Mitigation: None.

References: Keyes Community Plan, EIR and MMRP adopted April 2000; Stanislaus County General Plan and Support Documentation¹.

XIX. UTILITIES AND SERVICE SYSTEMS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	

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c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	

Discussion: Limitations on providing services have not been identified. The project site may be served by the KCSD for public water and sewer and the Turlock Irrigation District (TID) for power and irrigation water. Installation of any sewer and water service line connections shall be in accordance to District standards and to plans approved by the District, at the owner's expense, and all District connection, facility, and inspection fees must be paid upon application for connections.

The project is located within the Keyes Community Plan. The Mitigation Monitoring and Reporting Program (MMRP) prepared for the April 2000 update to the Keyes Community Plan included mitigation measures regarding stormwater, water supply and quality, and regarding the preparation of geotechnical reports prior to installation of an onsite septic system. The water supply and sewer services will be provided by KCSD which makes the mitigation regarding those subjects inapplicable. The mitigation measures regarding water quality and stormwater management are being met through the application of standard regulatory permitting.

The project is not anticipated to have a significant impact on utilities and service systems.

Mitigation: None.

References: Keyes Community Plan, EIR and MMRP adopted April 2000; Stanislaus County General Plan and Support Documentation¹.

XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			X	
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X	
c) Require the installation of maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X	
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X	

Discussion: The Stanislaus County Local Hazard Mitigation Plan identifies risks posed by disasters and identifies ways to

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minimize damage from those disasters. With the Wildfire Hazard Mitigation Activities of this plan in place, impacts to an adopted emergency response plan or emergency evacuation plan are anticipated to be less than significant. The terrain of the area is relatively flat, and the area has access to a County-maintained road. The area is located in a Local Responsibility Area (LRA) for fire protection and is served by Keyes Fire Protection District. Building permits issued in the future will be reviewed the County’s Building Permits Division and Fire Prevention Bureau to ensure all State of California Building and Fire Code requirements are met prior to construction.

The project is located within the Keyes Community Plan. The Mitigation Monitoring and Reporting Program (MMRP) prepared for the April 2000 update to the Keyes Community Plan included a mitigation measure regarding the payment of applicable fire fees. All development is required to applicable fire fees.

Wildfire risk and risks associated with postfire land changes are considered to be less than significant.

Mitigation: None.

References: Keyes Community Plan, EIR and MMRP adopted April 2000; Stanislaus County General Plan and Support Documentation1.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE --	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
<p>a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</p>			X	
<p>b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)</p>			X	
<p>c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p>			X	

Discussion: The site is bordered by State Route (SR) 99 to the east, East Keyes Road to the north, Barnhart Road to the south, and extends just east of North Golden State Blvd. The project site is within the Keyes Community Plan boundaries. The Keyes Community Plan was adopted by the Board of Supervisors in April of 2000.

The project site is within the Keyes Community Plan boundaries.

The parcels north of the site have a General Plan designation of Planned Development. There are agricultural parcels to the east of the project area, and Highway 99 buffers the area to the west. To the south is Barnhart Road, and south of that the properties are zoned Planned Development in the County, although the Planned Development immediately south of the project area has expired.

Review of this project has not indicated any potential for cumulative impacts which might significantly impact the environmental quality of the site and/or the surrounding area.

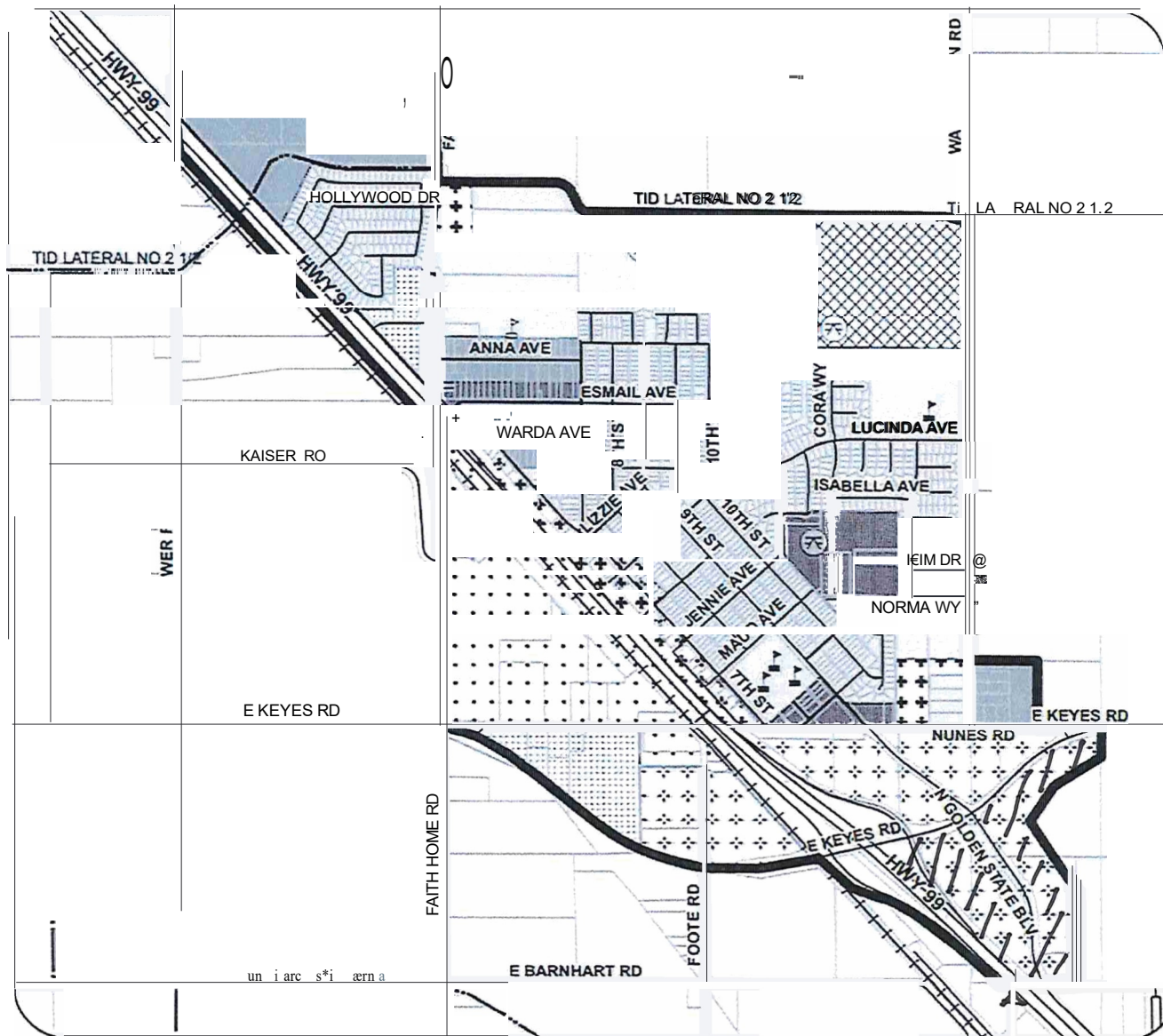
Mitigation: None.

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References: Initial Study; Keyes Community Plan, EIR and MMRP adopted April 2000; Stanislaus County General Plan and Support Documentation¹.

Stanislaus County General Plan and Support Documentation adopted in August 23, 2016, as amended. ***Housing Element*** adopted on April 5, 2016.

Attachment
1



Keyes

COMMUNITY PLAN

Land Use Designations:

- Commercial
- Commercial - High Density
- Industrial
- Planned Industrial
- Residential - Low Density
- Residential - Medium Density
- Residential - High Density
- Urban Transition

Parks and Schools:

- Existing Park
- Proposed Park
- Existing School
- Proposed School

Relevant Boundaries:

- Community Plan Boundary



0 500 1,000 2,000

Feet

PROJECT AREA

ATTACHMENT 2

AREA MAP
INTERSTATE TRUCK CENTER
KEYES, CAMDRNIA

LEGEND:

- (1) OPEN GROUND
- (2) PRE-DEVELOPMENT
- (3) DEVELOPED

SANDHU AND SINGH

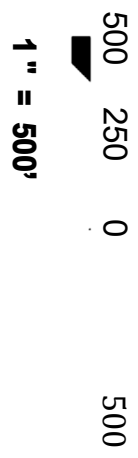
SINGH

ITC ENTERPRISES, LLC

ITC ENTERPRISES, LLC

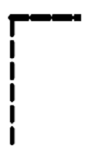
SYSCO

TOP SHELF MEGA STORAGE, IC



-050-011
0.65 AC

NUNES RD



~ ~ ~

W BARNHART RD

ROAD

AM.,
 PRELIMINARY:
 NOT FOR
 CONSTRUCTION
 "AoFCAW"

APN: 045-052-028

150 75 0 150

1" = 150'

2-027

ST KEYES ROAD

APPROXIMATE BOUNDARY
 OF COMMUNITY PLAN

A-6
 15.9AG40

EXISTING RIGHT-OF-WAY

APN: 045-052-029

PN: 045-052-026

EXISTING RIGHT-OF-WAY

APPROXIMATE BOUNDARY
 OF COMMUNITY PLAN

34
 35
 36

34
 35
 36
 00' 10" PUE
 20' DRAINAGE
 EASEMENT

EXISTING PROPERTY LINE

RIGHT-OF-WAY

AREA	A.P.N	OWNER	MAILING ADDRESS	TO BE ADDED TO THE SPHERE OF INFLUENCE	ANNEX INTO DISTRICT?	REPRESENTATIVE
A-1	045-052-031	PHILIP AND NELLA MASTAGNI	4401 W BARNHART ROAD	YES	YES	DAVE ROMANO
A-2	045-052-034	SYSCO	1390 ENCLAVE PARKWAY HOUSTON TX 77077	YES	TBD	SEAN GAFFANEY
A-3	045-052-018	ITC ENTERPRISES, LLC	2110 S. SINCLAIR AVE STOCKTON, CA 95215	YES	YES	DAVE ROMANO
A-4	045-050-008	ITC ENTERPRISES, LLC	2110 S. SINCLAIR AVE STOCKTON, CA 95215	YES	NO	DAVE ROMANO
A-5	045-052-026	AMRJIT & TARSEM SINGH	10337 HITE CIRCLE ELK GROVE CA 95757	YES	YES	
A-6	045-052-029	VARINDER SINGH SAHIB SANDHU	4562 SUGAR OAK DRIVE TURLOCK, CA 95382	YES	NO	
A-7	045-050-007	KAMIR INCORPORATED	5196 GREY HAWK LANE DUBLIN CA 94568	ALREADY IN THE SPHERE	YES	

