DEPARTMENT OF PLANNING AND 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

Referral
Early Consultation

Date: **October 21, 2025**

To: **Distribution List (See Attachment A)**

From: **Emily DeAnda, Associate Planner**
Planning and Community Development

Subject: **GENERAL PLAN AMENDMENT, REZONE, AND PARCEL MAP APPLICATION NO. PLN2025-015 – KEYES-CENTRAL**

Respond By: **November 10, 2025**

****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: **Navjot Athwal, Athwal Investments, LP**

Project Location: **5810, 5816, 5956 Central Avenue, between Turner Road and Keyes Road in the Ceres area.**

APN: **041-038-014 and 041-038-015**

Williamson Act Contract: **N/A**

General Plan: **Agriculture**

Current Zoning: **General Agriculture (A-2-40)**

Project Description: **Request to amend the General Plan and zoning designation of a 7.16± acre portion of a 17.6± acre parcel from Agriculture and General Agriculture (A-2-40) to Planned Development (P-D), and to subdivide the parcel into a 7.16± acre parcel and a 10.44± acre designated remainder to allow for the development of a 7,500± square-foot quick-serve restaurant with a drive-through, a 12-pump fueling station and a 4,000± square-foot convenience store with an attached car wash in two phases on the proposed 7.16± acre parcel. The remainder will remain designated as Agriculture and zoned General Agriculture (A-2-40); no improvements are proposed on the remainder under this request. The existing parcel is currently improved with a manufactured home, and a produce stand currently in use on the property which was permitted under Use Permit No. 92-40 – Sarbjit Singh Athwal and modified under Staff Approval Permit No. 95-18 – Sarbjit S. Athwal.**

The balance of the current parcel is planted in almond trees and is bisected by the Lower Lateral 2 ½ Turlock Irrigation District (TID) canal.

In addition to the subdivision of the property, Phase 1 of the proposed project will include the following improvements on the southeast corner of the 7.16± acre proposed parcel: a 12-pump fueling station and a 4,000± square-foot convenience store on with an attached car wash, trash enclosure, four underground storage tanks, and 21 parking spaces. The fueling station is proposed to be open seven days a week 24 hours per-day. A total of 10-12 employees are anticipated for the convenience store, with a maximum shift of four employees, with up to three shifts per day. Access for the development under Phase 1 is proposed from Central Avenue via a 25-foot-wide driveway, and from Keyes Road via a 36-foot-wide driveway. Under Phase 1, the applicant also proposes to locate septic systems for wastewater treatment and a public water system to the west of the proposed improvements on the 7.16± acre proposed parcel to serve the development under Phase 1. Construction under Phase 1 is anticipated to begin within two years of approval, if approved.

Phase 2 will consist of the following improvements on the northeast portion of the 7.16± acre proposed parcel: a 7,500± square foot quick-serve restaurant with a drive-through, a trash enclosure, and 37 parking spaces. Access for the development under Phase 2 will be taken from Central Avenue via a 25-foot-wide driveway. Hours of operation for the convenience store are proposed to be seven days a week from 5:00 a.m. to midnight, and the quick-serve restaurant and drive- through are proposed to operate seven days a week from 8:00 a.m. to 10:00 p.m. The drive-through restaurant is anticipated to have a total of 10-15 employees with a maximum shift of five to six employees at a time, with up to three shifts per day. The development proposed under Phase 2 will utilize a septic system and the proposed public water system. Construction under Phase 2 is anticipated to begin within 5-years of approval, after the completion of Phase 1.

The project is projected to generate approximately 6,600 daily trips, including 659 trips during the AM peak hour and 522 during the PM peak hour upon full build out of both phases of development. After accounting for internal and pass-by trip reductions, the net-new trip estimates are 4,930 daily trips, 473 AM peak hour trips, and 374 PM peak hour trips as determined in a Trip Generation & VMT Screening Analysis prepared by Fehr & Peers for the proposed project (see attached).

A total of .42± acres of landscaping are proposed surrounding the convenience store, quick-serve restaurant, and parking areas. Almond trees will remain planted on 4± acres of the 7.16± acre proposed parcel. The 7.16± acre parcel will be served by septic systems and a public water supply system (well). The proposed Remainder parcel will remain developed with a septic system and well which serves the existing manufactured home which is proposed to remain on the designated remainder parcel.

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

GENERAL PLAN AMENDMENT, REZONE, AND PARCEL MAP APPLICATION NO. PLN2025-015 – KEYES-CENTRAL PROJECT
Attachment A

Distribution List

X	CA DEPT OF CONSERVATION Land Resources / Mine Reclamation		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
X	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
	CITY OF:		STAN CO PARKS & RECREATION
	COMMUNITY SERVICES DIST:	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION	X	STAN CO PUBLIC WORKS - SURVEY
	COUNTY OF:		STAN CO RISK MANAGEMENT
X	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SHERIFF
X	DISPOSAL DIST: BERTOLOTTI DISPOSAL AREA 1	X	STAN CO SUPERVISOR DIST 5: C. CONDIT
X	FIRE PROTECTION DIST: KEYES FIRE	X	STAN COUNTY COUNSEL
X	GSA: WEST TURLOCK SUBBASIN		StanCOG
	HOSPITAL DIST:	X	STANISLAUS FIRE PREVENTION BUREAU
X	IRRIGATION DIST: TURLOCK	X	STANISLAUS LAFCO
X	MOSQUITO DIST: TURLOCK	X	STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES	X	SURROUNDING LAND OWNERS
	MUNICIPAL ADVISORY COUNCIL:		INTERESTED PARTIES
X	PACIFIC GAS & ELECTRIC	X	TELEPHONE COMPANY: AT&T
	POSTMASTER:	X	TRIBAL CONTACTS (CA Government Code §65352.3)
X	RAILROAD: UNION PACIFIC		US ARMY CORPS OF ENGINEERS
X	SAN JOAQUIN VALLEY APCD	X	US FISH & WILDLIFE
X	SCHOOL DIST 1: CERES UNIFIED		US MILITARY (SB 1462) (7 agencies)
	SCHOOL DIST 2:		USDA NRCS
	WORKFORCE DEVELOPMENT		
X	STAN CO AG COMMISSIONER		

STANISLAUS COUNTY
CEQA REFERRAL RESPONSE FORM

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

FROM: _____

SUBJECT: **GENERAL PLAN AMENDMENT, REZONE, AND PARCEL MAP APPLICATION NO. PLN2025-015 – KEYES-CENTRAL**

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).

_____

_____

Response prepared by:

_____

Name Title Date

Stanislaus County

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Form Available Online: http://www.stancounty.com/planning/applications.shtm

APPLICATION QUESTIONNAIRE

Please Check all applicable boxes

APPLICATION FOR:

Staff is available to assist you with determining which applications are necessary

- [x] General Plan Amendment
- [x] Rezone
- [ ] Use Permit
- [ ] Variance
- [ ] Historic Site Permit
- [ ] Subdivision Map
- [ ] Parcel Map
- [ ] Exception
- [ ] Williamson Act Cancellation
- [ ] Other _____

PLANNING STAFF USE ONLY:

Application No(s): PLN 2025 0015
Date: 2/13/25
S 26 T 4 R 9
GP Designation: Agriculture
Zoning: A-2-40
Fee: $12170
Receipt No. 581152
Received By: MR
Notes: _____

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).***

This is a request for a General Plan Amendment and Rezone for the development of a commercial use at 5956 Central Avenue, consisting of a gas station, 4,000-square-foot convenience store with an attached drive-thru car wash, and a 7,500-square-foot commercial building. The gas station will include eight standard pumps and four diesel gas pumps.

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

ASSESSOR'S PARCEL NUMBER(S): **Book** 041 **Page** 038 **Parcel** 015

Additional parcel numbers: _____

Project Site Address or Physical Location: 5956 Central Avenue, Ceres, CA 95307

Property Area: Acres: 7.2 or Square feet: _____

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

Perennial crops (almonds) and an existing agriculture-supporting building.

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)

N/A

Existing General Plan & Zoning: Agriculture/General Ag 40 Acre

Proposed General Plan & Zoning: Planned Development
(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: Perennial crops

West: Central Avenue, perennial crops, rural residential

North: T.I.D. Canal, perennial crops

South: East Keyes Road, perennial crops

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: _____

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.) 2.5 acres.

_____

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) _____

_____

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: 2,800 Sq. Ft.

Proposed Building Coverage: 11,500 Sq. Ft.

Landscaped Area: 13,850 Sq. Ft.

Paved Surface Area: 69,450 Sq. Ft.

BUILDING CHARACTERISTICS:

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

15,000

Number of floors for each building: 1-story buildings proposed.

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

To be determined.

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)

To be determined.

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

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: T.I.D.

Sewer*: Proposed septic system

Telephone: AT&T

Gas/Propane: PG&E

Water**: Proposed public well system

Irrigation: T.I.D.

***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:)

No.

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: N/A Total Dwelling Units: N/A Total Acreage: N/A

Net Density per Acre: N/A Gross Density per Acre: N/A

(complete if applicable)	Single Family	Two Family Duplex	Multi-Family Apartments	Multi-Family Condominium/ Townhouse
Number of Units:	N/A	N/A	N/A	N/A
Acreage:	N/A	N/A	N/A	N/A

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):

convenience store: 4,000 square feet; commercial building: 7,500 square feet

Type of use(s): gas station, convenience store with attached drive-thru car wash, commercial building.

Days and hours of operation: See attached 'Descriptive Responses' form.

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

Occupancy/capacity of building: To be determined.

Number of employees: (Maximum Shift): 4 (Minimum Shift): 2

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

Other occupants: N/A.

Estimated number of truck deliveries/loadings per day: 60

Estimated hours of truck deliveries/loadings per day:

Estimated percentage of traffic to be generated by trucks: 3%

Estimated number of railroad deliveries/loadings per day: None

Square footage of:

Office area: Warehouse area:

Sales area: Storage area:

Loading area: Manufacturing area:

Other: (explain type of area)

Yes ☒ No ☐ Will the proposed use involve toxic or hazardous materials or waste? (Please explain)

The use will consist of a gas station and its standard associated materials.

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)

East Keyes Road and Central Avenue.

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.

Project will utilize standard SWPPP measures.

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)

See attached 'Descriptive Responses.'

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD - STORM WATER PERMIT REQUIREMENTS

Storm water discharges associated with construction activity are a potentially significant source of pollutants. The most common pollutant associated with construction is sediment. Sediment and other construction related wastes can degrade water quality in creeks, rivers, lakes, and other water bodies. In 1992, the State Water Resources Control Board adopted a statewide General Permit for all storm water discharges associated with construction activity that disturbs five or more acres of land. Effective March 10, 2003, all construction sites disturbing one or more acres of land will be required to obtain permit coverage. The General Permit is intended to ensure that construction activity does not impact water quality.

You need to obtain General Permit coverage if storm water discharges from your site and either of the following apply:

- Construction activities result in one or more acres of land disturbance, including clearing, grading, excavating, staging areas, and stockpiles or;
- The project is part of a larger common plan of development or sale (e.g., subdivisions, group of lots with or without a homeowner's association, some lot line adjustments) that result in one or more acres of land disturbance.

It is the applicants responsibility to obtain any necessary permit directly from the California Regional Water Quality Control Board. The applicant(s) signature on this application form signifies an acknowledgment that this statement has been read and understood.

STATE OF CALIFORNIA HAZARDOUS WASTE AND SUBSTANCES SITES LIST (C.G.C. § 65962.5)

Pursuant to California Government Code Section 65962.5(e), before a local agency accepts as complete an application for any development project, the applicant shall consult the latest State of California Hazardous Waste and Substances Sites List on file with the Planning Department and submit a signed statement indicating whether the project is located on a site which is included on the List. The List may be obtained on the California State Department of Toxic Substances Control web site (http://www.envirostor.dtsc.ca.gov/public).

The applicant(s) signature on this application form signifies that they have consulted the latest State of California Hazardous Waste and Substances List on file with the Planning Department, and have determined that the project site ☐ **is or** ☒ **is not** included on the List.

Date of List consulted: 10/25/2024

Source of the listing: _____

(To be completed only if the site is included on the List)

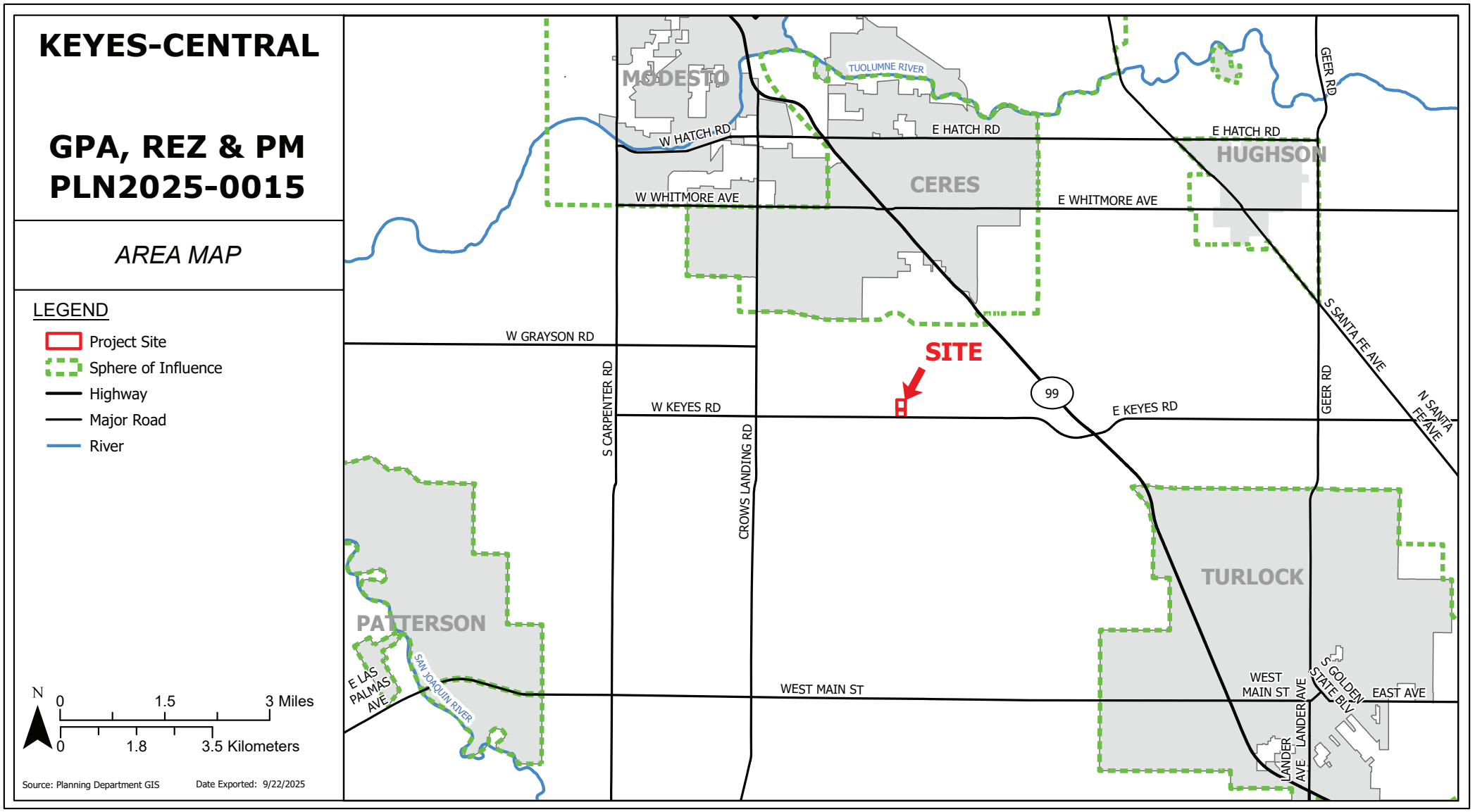
ASSESSOR'S INFORMATION WAIVER

The property owner(s) signature on this application authorizes the Stanislaus County Assessor's Office to make any information relating to the current owners assessed value and pursuant to R&T Code Sec. 408, available to the Stanislaus County Department of Planning and Community Development.

KEYES-CENTRAL

GPA, REZ & PM PLN2025-0015

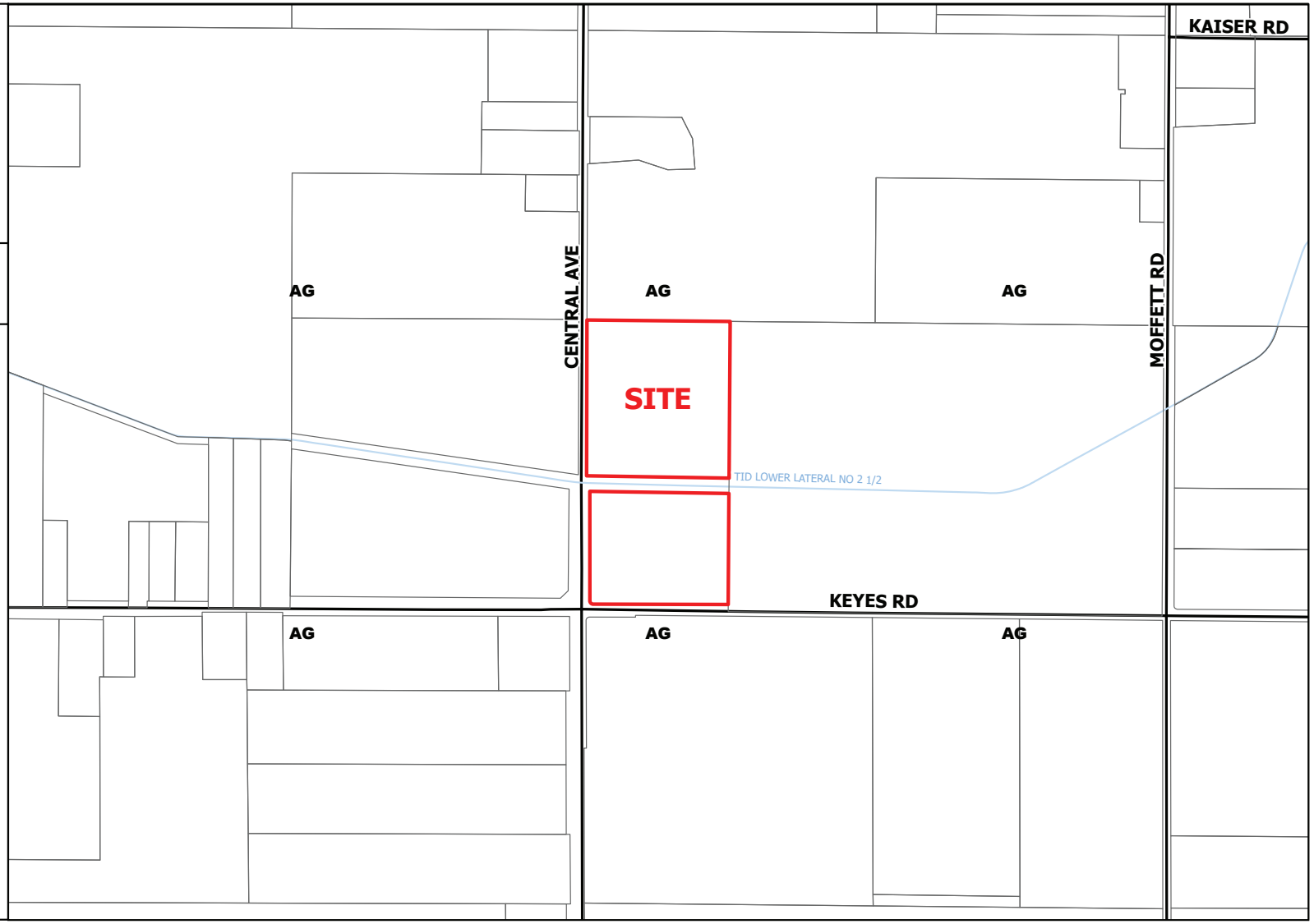
AREA MAP



KEYES-CENTRAL

GPA, REZ & PM PLN2025-0015

GENERAL PLAN MAP



LEGEND

- Project Site
- Parcel
- Street
- Canal

General Plan

- Agriculture (AG)

N

0 500 1,000 US Feet

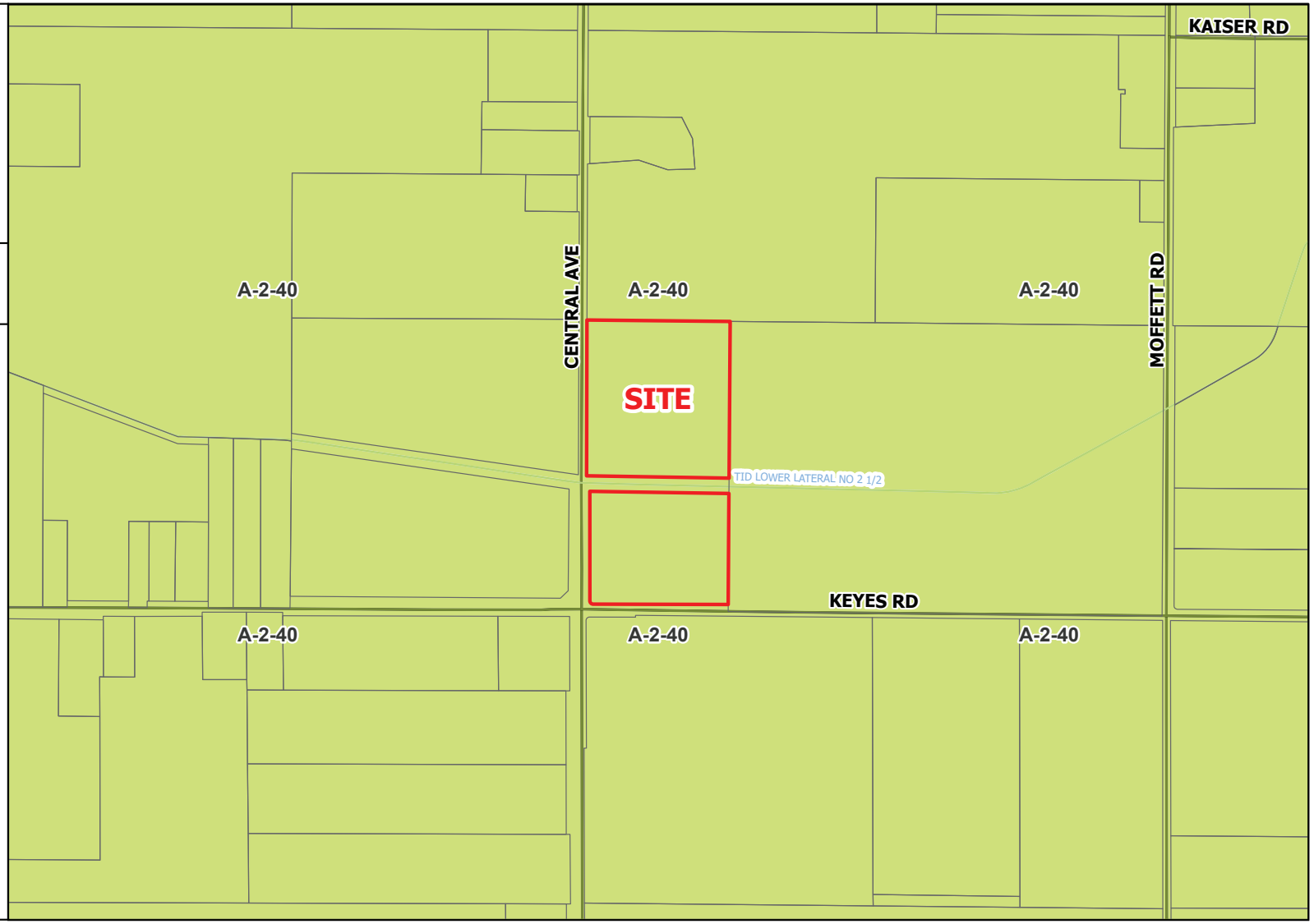
0 150 300 Meters

Source: Planning Department GIS Date Exported: 9/22/2025

KEYES-CENTRAL

GPA, REZ & PM PLN2025-0015

ZONING MAP



LEGEND

- Project Site
- Parcel
- Street
- Canal

Zoning Designation

- General AG 40 Acre (A-2-40)

N

0 500 1,000 US Feet

0 150 300 Meters

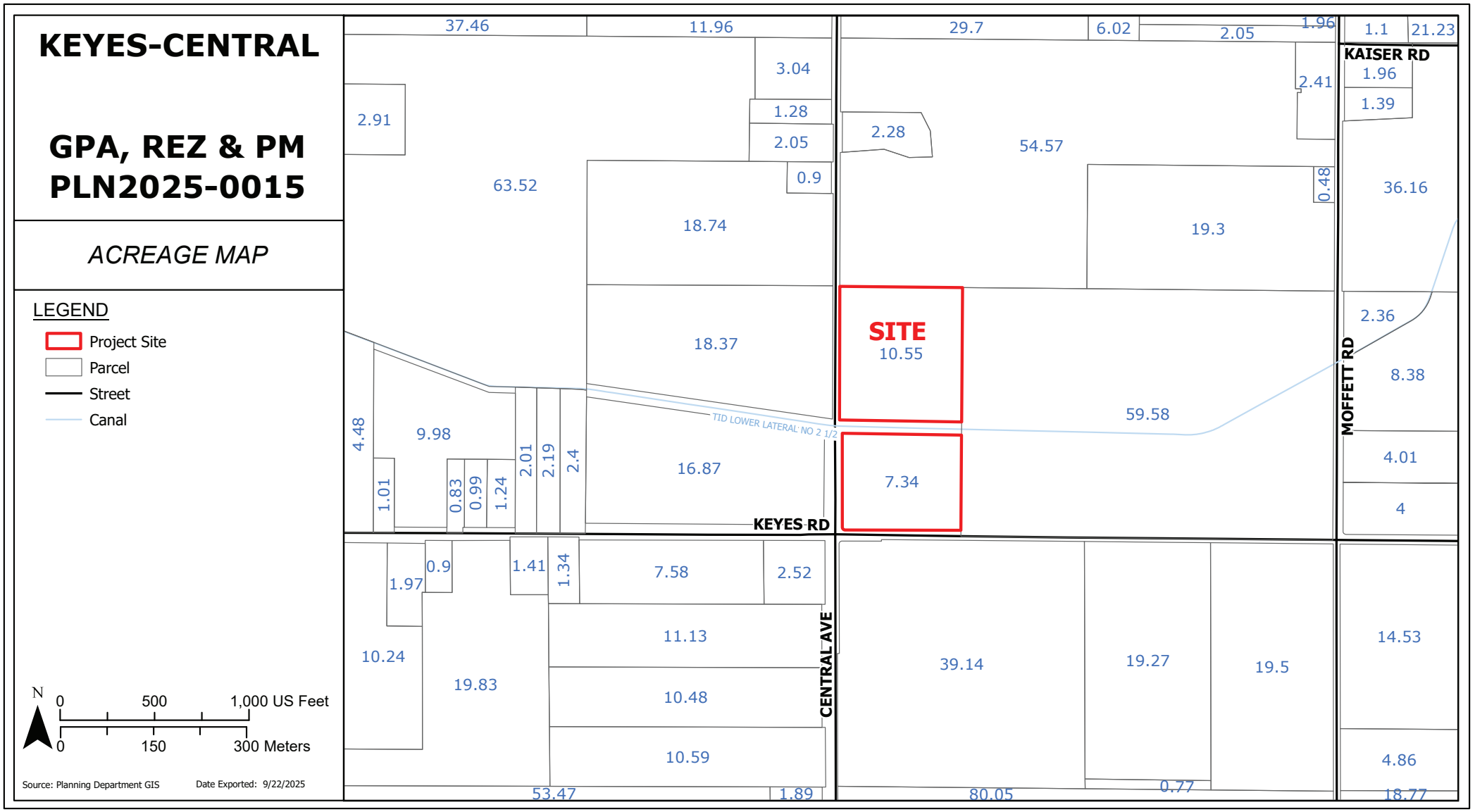
Source: Planning Department GIS

Date Exported: 9/22/2025

KEYES-CENTRAL

GPA, REZ & PM PLN2025-0015

ACREAGE MAP



KEYES-CENTRAL

GPA, REZ & PM PLN2025-0015

2023 AERIAL AREA MAP



LEGEND

- Project Site
- Parcel
- Street
- Canal

N

0 500 1,000 US Feet

0 150 300 Meters

Source: Planning Department GIS

Date Exported: 9/22/2025

KEYES-CENTRAL

GPA, REZ & PM PLN2025-0015

2023 AERIAL SITE MAP

LEGEND

- Project Site
- Parcel
- Street
- Canal



N

0 200 400 US Feet

0 55 110 Meters

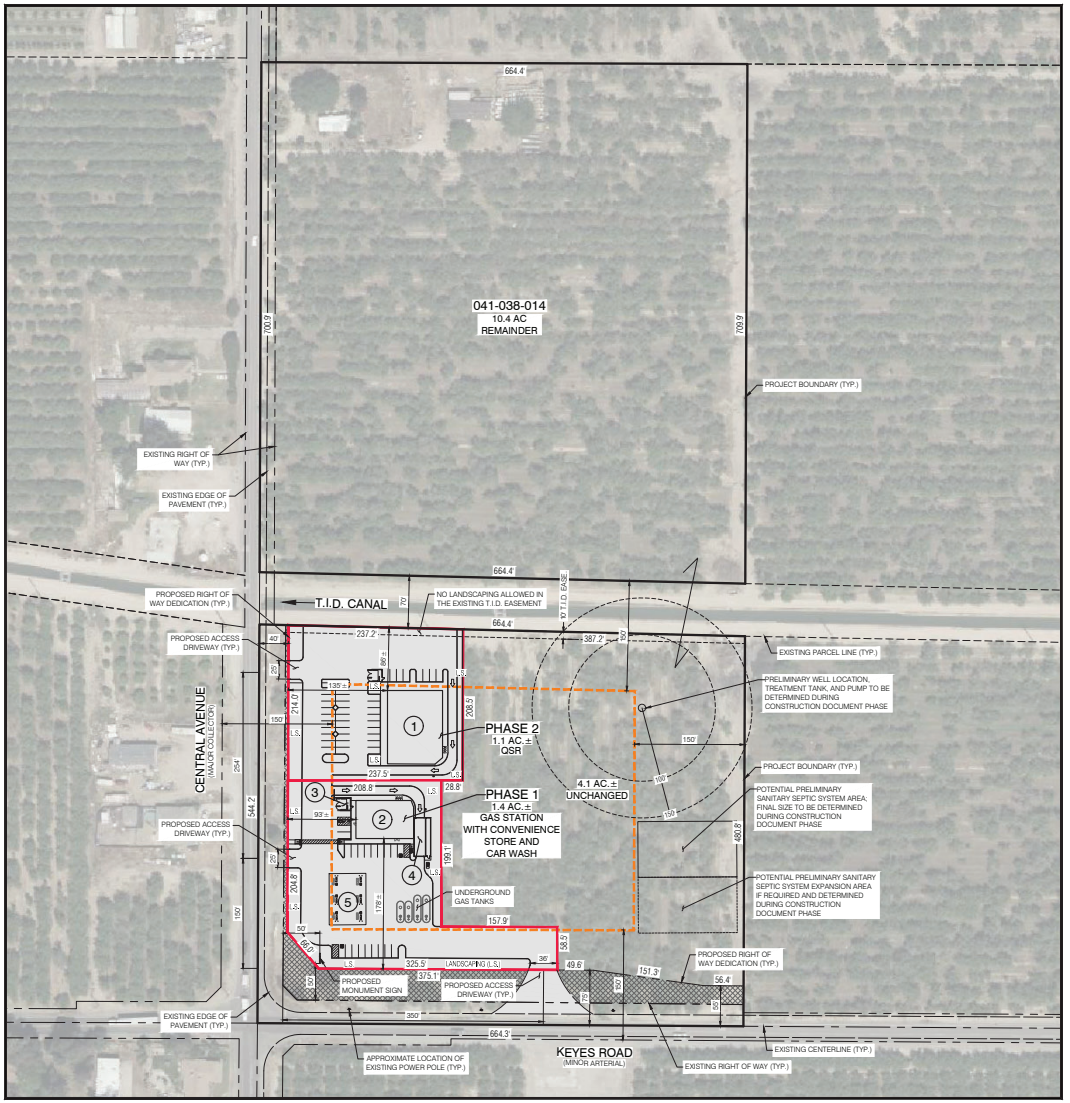
Source: Planning Department GIS

Date Exported: 9/22/2025

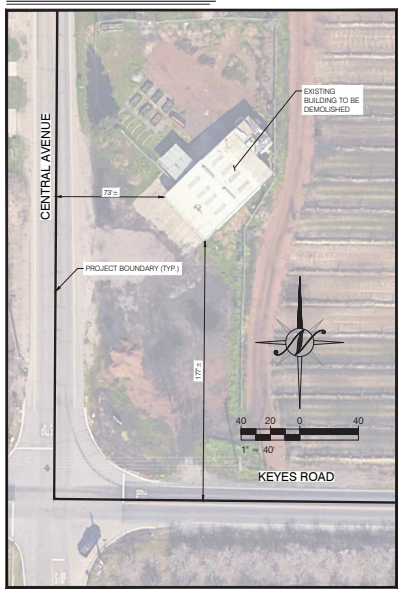
SITE PLAN FOR

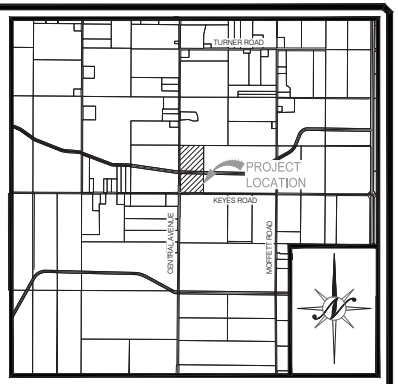
KEYES ROAD AND CENTRAL AVENUE COMMERCIAL

STANISLAUS COUNTY, CALIFORNIA



EXISTING STRUCTURE EXHIBIT





VICINITY MAP

N.T.S.

LEGEND

- 150' AGRICULTURAL BUFFER
- PROPOSED PROJECT AREA BOUNDARY, BY PHASE
- PROPOSED PROJECT AREA
- RIGHT OF WAY DEDICATION (TO BE CLEARED OF ALL TREES AND STRUCTURES)

PROPOSED STRUCTURE LEGEND

1. 7,500 S.F. QUICK SERVE RESTAURANT WITH DRIVE-THRU
2. 4,000 S.F. CONVENIENCE STORE
3. TRASH ENCLOSURE
4. CAR WASH
5. GAS PUMP CANOPY

EXISTING CONDITION NOTES

1. EXISTING BUILDING TO BE DEMOLISHED.
2. EXISTING TREES WITHIN AREA TO BE IMPROVED TO BE REMOVED.

PARKING TABLE

TOTAL PARKING SPACES REQUIRED (1 PER 300 S.F.) = 39
TOTAL PARKING SPACES PROPOSED = 55

LAND DESIGNATION

EXISTING ZONING/ GENERAL PLAN:
GENERAL AG 40 ACRE/ AGRICULTURE

PROPOSED ZONING/ GENERAL PLAN:
PLANNED DEVELOPMENT

PREPARED FOR

CLIENT:
NAPA FARMS, LLC
2561 4TH STREET
CERES, CA 95307
T: (209) 691-7094
CONTACT:
NAV ATHWAL

PREPARED BY

ENGINEER:
NORTH STAR ENGINEERING GROUP, INC.
620 12TH STREET
MODESTO, CA. 95354
(209) 524-3525
CONTACT:
MALLORIE FENRICH

PROJECT LOCATION

APN:
041-038-014 (NOT A PART) AND 015
STANISLAUS COUNTY, CA 95307

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REVISIONS

NO.	DESCRIPTIONS	DATE	APPROVED

SITE PLAN

KEYES ROAD AND CENTRAL AVENUE
STANISLAUS COUNTY, CALIFORNIA

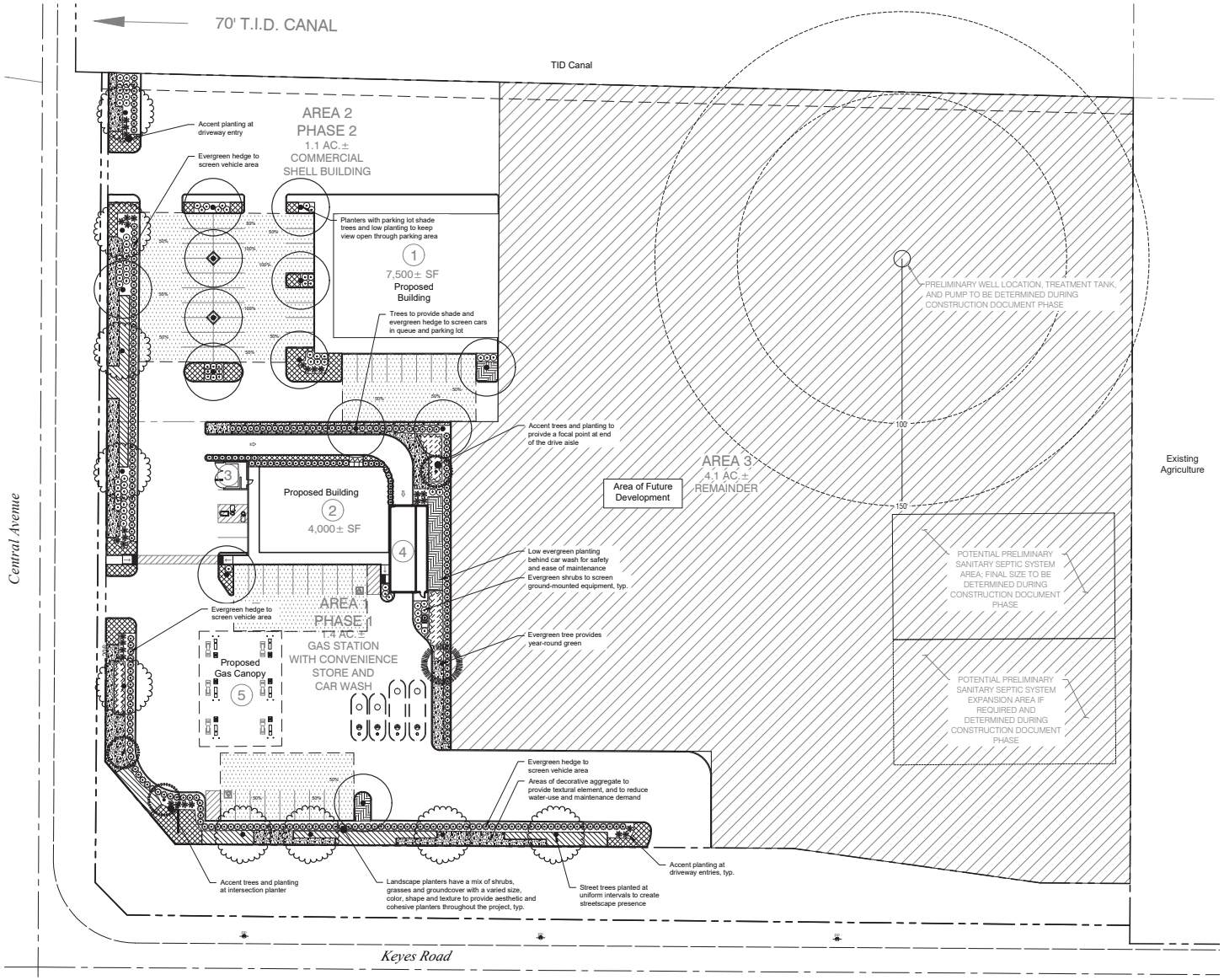
NorthStar Engineering Group, Inc.
• Civil • Land Development • Surveying • Planning •
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

JOB #:	23-3415
DATE:	10/10/2025
SCALE:	AS SHOWN
DRAWN:	PMH
DESIGN:	PMH
CHKD:	MF

SHEET NUMBER

EX1

PLOTTED: 10/10/25 2:54 - PLOTTED BY: Mallie
DRAWING: E:\23-3415 Keyes Road at Central Avenue Commercial\Planning\EX1.dwg



CONCEPT PLANT SCHEDULE

PARKING LOT SHADE TREE	13			
Ginkgo biloba 'Magyar' / Magyar Maidenhair Tree		15 gal., 30`, Moderate	20' o.c.	
Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache		15 gal., 35`, Low	35' o.c.	
Ulmus parvifolia `Sempervirens' / Evergreen Lacebark Elm		15 gal., 35`, Moderate	35' o.c.	
STREET TREE	9			
Trees along street frontages, 70` spacing. Species will match existing to continue the frontage appearance, or another species as approved by County.				
Quercus shumardii / Shumard Oak		15 gal., 50`, Moderate	35' o.c.	
Zelkova serrata 'Village Green' / Village Green Japanese Zelkova		15 gal., 50`, Moderate	35' o.c.	
ACCENT TREE	3			
Cercis canadensis `Forest Pansy` / Forest Pansy Eastern Redbud		15 gal., 25`, Moderate	20' o.c.	
Lagerstroemia indica x fauriei `Tuscarora` / Tuscarora Crape Myrtle		15 gal., 20`, Low	20' o.c.	
Pyrus calleryana `Chanticleer` / Chanticleer Callery Pear		15 gal., 25`, Moderate	20' o.c.	
EVERGREEN / SCREEN TREE	1			
Laurus x 'Saratoga' / Saratoga Hybrid Laurel		15 gal., 25`, Low	20' o.c.	
Magnolia grandiflora 'Samuel Sommer' / Samuel Sommer Southern Magnolia		15 gal., 35`, Moderate	30' o.c.	
Quercus ilex / Holly Oak		15 gal., 40`, Moderate	30' o.c.	
Schinus molle / California Pepper		15 gal., 30`, Low	30' o.c.	
EVERGREEN SHRUB/HEDGE	274			
Medium evergreen shrub for foundation planting or hedges for screening and borders				
Callistemon viminalis 'Little John' / Little John Weeping Bottlebrush		5 gal., 4`, Low	4" o.c.	
Ligustrum japonicum 'Texanum' / Texanum Privet		5 gal., 4`, Low	4" o.c.	
Olea europaea 'Little Ollie' TM / Little Ollie Olive		5 gal., 5`, Low	5" o.c.	
Rhaphiolepis umbellata 'Minor' / Dwarf Yedda Hawthorn		5 gal., 4`, Low	4" o.c.	
INFILL SHRUB	80			
Medium shrubs for mass plantings				
Dietes iridioides / Fortnight Lily		5 gal., 3`, Low	3" o.c.	
Pittosporum tobira 'Wheeler's Dwarf' / Wheeler's Dwarf Pittosporum		5 gal., 4`, Moderate	4" o.c.	
Rhaphiolepis indica / Indian Hawthorn		5 gal., 4`, Moderate	4" o.c.	
ACCENT SHRUB	30			
Medium shrub with interesting form, texture, or flowers, located at high visibility area and entries				
Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass		5 gal., 4`, Low	4" o.c.	
Chondropetalum tectorum / Small Cape Rush		5 gal., 4`, Low	4" o.c.	
Muhlenbergia capillaris / Pink Muhly Grass		5 gal., 5`, Low	5" o.c.	
Phormium tenax spp. / New Zealand Flax, medium size		5 gal., 4`, Low	4" o.c.	
Rosa x 'Flower Carpet' / Flower Carpet Rose - White		5 gal., 3`, Moderate	3" o.c.	
ORNAMENTAL GRASS	614 sf			
Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	72	1 gal., 3`, Low	36" o.c.	
Miscanthus sinensis 'Morning Light' / Morning Light Eulalia Grass	26	1 gal., 60", Low	60" o.c.	
Muhlenbergia capillaris / Pink Muhly Grass	40	1 gal., 4`, Low	48" o.c.	
Muhlenbergia rigens / Deer Grass	40	1 gal., 4`, Low	48" o.c.	
ACCENT GROUND COVER	2,705 sf			
Low shrubs for mass planting with interesting form, texture, or flowers, 12"-24" tall.				
Hemerocallis x 'Evergreen Yellow' / Evergreen Yellow Daylily	313	1 gal., 36", Moderate	36" o.c.	
Lomandra longifolia 'Breeze' TM / Breeze Mat Rush	313	1 gal., 36", Low	36" o.c.	
Phormium tenax 'Jack Spratt' / New Zealand Flax	703	1 gal., 24", Moderate	24" o.c.	
Teucrium chamaedrys / Germander	703	1 gal., 24", Low	24" o.c.	
Tulbaghia violacea 'Variegata' / Striped Society Garlic	1,249	1 gal., 18", Low	18" o.c.	
Verbena x hybrida / Verbena	703	1 gal., 24", Low	24" o.c.	
LOW EVERGREEN GROUND COVER	2,211 sf			
Low growing, spreading evergreen ground cover for mass planting, 6"-24" tall				
Coprosma kirkii / Creeping Mirror Plant	143	1 gal., 48", Low	48" o.c.	
Cotoneaster dammeri 'Lowfast' / Lowfast Bearberry Cotoneaster	143	1 gal., 48", Low	48" o.c.	
Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	143	1 gal., 48", Low	48" o.c.	
Myoporum parvifolium / Trailing Myoporum	143	1 gal., 48", Low	48" o.c.	
DECORATIVE GRAVEL	3,914 sf			
1" minus, tan/pink/white color, Sonoma Gold or equal				
DECOMPOSED GRANITE	822 sf			
3" layer of tan color DG				

WELO COMPLIANCE

This project has been designed to conform with the State's Model Water Efficient Landscape Ordinance (MWELO).

IRRIGATION DESIGN
The irrigation on the site will use drip irrigation, will meet the City's requirements, and will comply with the requirements of WELO. Equipment will include dedicated irrigation meter, smart controller, weather sensor, and efficient irrigation emitters, nozzles, and other equipment.

PLANTING DESIGN
The landscape design uses water-wise plant species suitable for this region and that are low maintenance and durable, uses trees to shade paved areas, and plants have been grouped into hydro-zones. References used for the landscape design include published information from the local jurisdiction, Sunset Western Garden Book and WUCOLS.

PRELIMINARY WELO CALCULATIONS

The calculations provided below are an initial estimate of water usage for the planting and irrigation design being proposed with this plan. Hydrozones are approximated and may change with the final design, but the overall intent will remain and compliance with WELO will be achieved.

City (ETo): Ceres (50.2)

Plant Type	Water Use (per WUCOLS)	Type of Irrigation (IE)	Plant Factor	Hydrozone Area (sf)	ETWU (gal.)
Shrubs	Moderate	Drip (0.81)	0.4	5,485 sf	84,304
Shrubs	Low	Drip (0.81)	0.3	12,745 sf	146,917
			Total:	18,230 sf	231,221

Estimated Total Water Use (ETWU): 231,221 gal.
Maximum Applied Water Allowance (MAWA): 255,326 gal.
Estimated Average ETAF: 0.41
Maximum Allowable ETAF: 0.45

PARKING LOT SHADE CALCULATIONS

Shade area on plans is identified with the hatch symbol shown here and conforms to the municipality's guidelines. Tree diameters per species is based on published City documentation or the Sunset Western Garden Book.

Tree Type	Area at 100% (sf)	100% sf	100% qty.	75% sf	75% qty.	50% sf	50% qty.	25% sf	25% qty.	Subtotal	
Parking Lot Shade Tree	962	2,886	3	0	0	4,810	10	0	0	7,696	sf
Street Tree	962	0	0	0	0	1,924	4	0	0	1,924	sf
								Total shade provided:		9,620	sf
								Parking area:		19,143	sf
						Percentage of shade provided (0.50 min. req'd):				0.50	

LANDSCAPE AREA CALCULATIONS

AREA 1
Total Site Area: 62,072 sf.
Total Landscape Area: 13,328 sf.
Percentage of Total Site as Landscape: 21 %

AREA 2
Total Site Area: 49,599 sf.
Total Landscape Area: 4,902 sf.
Percentage of Total Site as Landscape: 10 %

NORTH
0' 15' 30' 60'
scale: 1" = 30'-0"

C:\Users\User\Dropbox\SHLA\Projects\2025\25-29-Keyes Road Gas Station\Tasks-CAD\Prelim\25-29-LSPrelim.dwg

Conceptual Landscape Plan

23 April 2025 | Keyes Road Gas Station - Ceres, CA

Sam Harned Landscape Architecture
P.O. Box 2275
Oakdale, CA 95361
209-380-7376 www.harnedla.com

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

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

Date: 7/2/2024

Records Search File #: 12979N
Project: Development Rezone,
5956 Central Avenue, Ceres
APN 041-038-015

David O. Romano
Newman-Romano
1034 12 Street
Modesto, CA 95354
209-521-9521

dave@newman-romano.com

Dear Mr. Romano:

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 Resources Directory (ARD)
Survey of Surveys (1989)
Caltrans State and Local Bridges Inventory
General Land Office Plats
Other pertinent historic data available at the CCaIC 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 recorded prehistoric or historic archaeological resources or historic buildings or structures within the project area.

- The General Land Office survey plat for T4S R9E (dated 1854) does not show any historic features within the SW ¼ of the SW ¼ of Section 26.

- The Official Map of the County of Stanislaus, California (1906) shows the alignments of both Central Avenue and Keyes Road, Lateral 2 ½ on the north side of the project area, and references T. A. Beard as the landowner at that time.

- The 1916 and 1953 editions of the Ceres USGS quadrangle show the street alignments and the lateral, but no other historic features.

Prehistoric or historic resources within the immediate vicinity of the project area: As referenced above, segments of Lateral 2 ½ have been recorded elsewhere in Stanislaus County as P-50-000071.

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, CSU Stanislaus Financial Services

Fehr & Peers

Memo

Date: July 29, 2025

To: Nav Athwal – NAPA Farms, LLC

From: Francisco Martin – Fehr & Peers

Subject: Trip Generation & VMT Screening Analysis for Proposed Keyes-Central Commercial Development in Stanislaus County, CA

RS24-4352

Introduction

This memorandum outlines the trip generation and vehicle miles traveled (VMT) screening analysis for the proposed commercial development located on the northeast corner of the Keyes Road/Central Avenue intersection in unincorporated Stanislaus County, CA. The VMT screening analysis is necessary to determine whether a detailed VMT analysis is required by the California Environmental Quality Act (CEQA) for local project approval. Fehr & Peers conducted the screening analysis based on the project understanding and knowledge of the technical guidelines outlined in the State of California Governor's Office of Planning and Research (OPR) *Technical Advisory on Evaluating Transportation Impacts in CEQA* (2018). Since Stanislaus County does not have adopted VMT screening guidelines, the OPR Technical Advisory was used to guide the screening process for this project. Stanislaus County staff, as the lead agency, should review and confirm their agreement with the VMT assessment results for the project.

Project Description

NAPA Farms, LLC is seeking approval for a proposed commercial development project at the northeast corner of Keyes Road and Central Avenue in unincorporated Stanislaus County, CA. The project proposes the following maximum development scenario for transportation impact analysis purposes:

- A gas station with 12 fueling positions, a 4,000 square foot (sf) convenience store, and an automated car wash
- A 7,500 square foot fast food restaurant with a drive through window

The project study area is shown in **Figure 1** attached at the end of this memorandum. The project site plan, dated July 24, 2025, is included in **Appendix A** at the end of this memorandum.

Project Trip Generation

Table 1 provides the weekday daily, morning and evening peak hour vehicle trip generation estimate for the proposed project using rates published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition*. The analysis includes adjustments for internal trips based on data provided in the Mixed-Use Trip Generation (MXD+) Model, which is backed by research from studies sponsored by the US Environmental Protection Agency and the Transportation Research Board. Internal trips represent trips within mixed-use developments that occur on-site between various land uses and buildings without relying on adjacent public streets. About three percent of AM peak hour trips, two percent of PM peak hour trips and one percent of daily trips are estimated to be internal trips.

The analysis also includes adjustments for pass-by trips based on data provided in the ITE manual. Pass-by trips represent trips already en route to a primary destination that make an intermediate stop at a site while passing by on an adjacent street. These trips are considered existing traffic as they would have passed by the site regardless of any new development. Pass-by trips constitute a substantial portion of trip generation for gas stations and fast-food restaurants. When assessing project impacts, pass-by trips are included at the site driveways but not at off-site intersections.

The ITE manual estimates that 76 percent of AM peak period trips and 75 percent of PM peak period trips are pass-by trips for gas stations with more than nine fueling positions and a convenience store. Traffic counts from May 8, 2024, show approximately 850 cars passing the site during the AM peak hour and 1,000 cars during the PM peak hour. Applying the ITE pass-by rates would result in 247 pass-by trips in the AM peak hour and 206 in the PM peak hour, which constitute about 29 percent of adjacent street traffic during the AM peak hour and 21 percent during the PM peak hour. Therefore, the existing traffic levels on Keyes Road and Central Avenue do not support the ITE manual's suggested pass-by percentages. Consequently, the gas station's pass-by percentages were adjusted to 40 percent to reflect the limited adjacent street traffic.

Since pass-by trips typically make up the majority of gas station traffic, lower pass-by percentages will likely result in lower trip generation rates for the proposed gas station compared to the average rates in the ITE manual. The ITE rates for land use code 945 were used, which applies to gas stations with convenience stores between 4,000 and 5,500 sf in size. Although ITE land use code 945 does not specifically account for car washes, it is reasonable to assume that the trip generation rates for this code can provide reliable estimates for trips associated with the gas station, convenience store, and car wash combined. The car wash trips are expected to offset the reduction in gas station trips due to limited adjacent street traffic.

ITE rates for land use code 934 (fast-food restaurant with a drive-through window) were used to estimate trip generation for the proposed 7,500 sf fast-food restaurant. The average PM peak period pass-by rate for fast food (ITE land use code 934) restaurants is 55 percent. However, due to limited adjacent street traffic, the pass-by rate was adjusted to 10 percent.

As shown in **Table 1**, the project is estimated to generate 6,600 daily, 659 AM peak hour and 522 PM peak hour gross trips. After adjusting for internal and pass-by trips, the net new trips are 4,930 daily, 473 AM peak hour, and 374 PM peak hour trips.

Table 1. Keyes-Central Commercial Development Trip Generation

Land Use	ITE Code	Size	Units	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
					In	Out	Total	In	Out	Total
Proposed Project Net New Trips										
Gas Station with Convenience Store & Car Wash	945[1]	12	Fueling Positions	3,090	162	162	324	137	137	274
Fast Food Restaurant with Drive-Through Window	934[2]	7.5	1,000 sf	3,510	171	164	335	129	119	248
			Gross Total Trips	*6,600*	*333*	*326*	*659*	*266*	*256*	*522*
Internal Trip Adjustment										
Gas Station with Convenience Store & Car Wash	Internal Trips[5]			-40	-5	-5	-10	-3	-3	-6
Fast Food Restaurant with Drive-Through Window	Internal Trips[5]			-40	-6	-6	-12	-3	-3	-6
			Total Internal Trips	*-80*	*-11*	*-11*	*-22*	*-6*	*-6*	*-12*
Pass-By Trip Adjustment										
Gas Station with Convenience Store & Car Wash	Pass-By Trips (40%)[3]			-1,240	-65	-65	-130	-55	-55	-110
Fast Food Restaurant with Drive-Through Window	Pass-By Trips (10%)[4]			-350	-17	-17	-34	-13	-13	-26
			Total Pass-By Trips	*-1,590*	*-82*	*-82*	*-164*	*-68*	*-68*	*-136*
Net-New Trips										
Gas Station with Convenience Store & Car Wash	Net-New Trips			1,810	92	92	184	79	79	158
Fast Food Restaurant with Drive-Through Window	Net-New Trips			3,120	148	141	289	113	103	216
			Net-New Trips	**4,930**	**240**	**233**	**473**	**192**	**182**	**374**

Notes:

1. ITE Trip Generation (11th Edition) land use category 945 (Gas Station with Convenience Store 4,000 – 5,500 sf, Adj. Streets, 7-9 AM, 4-6 PM, General Urban/Suburban):
    a. Daily: T = 257.13 (X)
    b. AM: T = 27.04 (X) (50% in, 50% out)
    c. PM: T = 22.76 (X) (50% in, 50% out)
2. ITE Trip Generation (11th Edition) land use category 934 (Fast Food Restaurant with drive through window, Adj. Streets, 7-9 AM, 4-6 PM, General Urban/Suburban):
    a. Daily: T = 467.48 (X)
    b. AM: T = 44.61 (X) (51% in, 49% out)
    c. PM: T = 33.03 (X) (52% in, 48% out)
3. Based ITE Trip Generation (11th Edition) pass-by rate (76% during AM, 75% during PM) for land use category 945; the rate was adjusted to 40% due to limited amount of adjacent street traffic.
4. Based ITE Trip Generation (11th Edition) pass-by rate (50% during AM, 55% during PM) for land use category 934; the rate was adjusted to 10% due to limited amount of adjacent street traffic.
5. Internal trip estimates based on MXD+ tool findings (3% AM, 2% PM, and 1% Daily).

Source: Fehr & Peers, 2025.

Project Trip Distribution & Assignment

Project trip distribution was estimated by using the Stanislaus Council of Governments (StanCOG) travel demand model. **Table 2** summarizes the estimated daily and peak hour distribution for the proposed project. The trip distribution was applied to the project trip generation to estimate project trip assignment. Daily and peak hour roadway segment project trip assignments are shown on **Figure 1. Figure 1** also summarizes existing peak hour roadway counts collected on May 8, 2024, and existing average daily traffic (ADT) counts collected May 14 - 16, 2024.

Table 2. Project Trip Distribution

Project Site Gateway	Project Trip Distribution
Keyes Road – East	30%
Keyes Road - West	5%
Central Avenue – North	50%
Central Avenue - South	15%
Total Distribution	**100%**

Source: Fehr & Peers, 2025

Table 3 summarizes intersection turning movement trip assignment for net-new trips for all project driveways and the adjacent Keyes Road/Central Avenue intersection. **Table 4** summarizes the project pass-by trips at the same study intersections.

Table 3. Project Trip Assignment – Net-New Trips

Intersection	Northbound[1]			Southbound[1]			Eastbound[1]			Westbound[1]		
	L	T	R	L	T	R	L	T	R	L	T	R
AM Peak Hour												
1. Central Avenue/Project Driveway North		62	16	53	67					7		54
2. Central Avenue/Project Driveway South		16	18	67	7					20		62
3. Keyes Road/Project Driveway				69		22	15					72
4. Keyes Road/Central Avenue		26	11		21	6	8	4		16	6	
PM Peak Hour												
1. Central Avenue/Project Driveway North		52	6	39	57					5		38
2. Central Avenue/Project Driveway South		6	23	57	5					22		52
3. Keyes Road/Project Driveway				55		10	10					57
4. Keyes Road/Central Avenue		22	7		20	7	7	3		7	3	

Notes:
1. L=left-turn movement, T=through movement, R=right-turn movement

Source: Fehr & Peers, 2025.

Table 4. Project Trip Assignment – Pass-By Trips

Intersection	Northbound[1]			Southbound[1]			Eastbound[1]			Westbound[1]		
	L	T	R	L	T	R	L	T	R	L	T	R
AM Peak Hour												
1. Central Avenue/Project Driveway North		-2		9	-9							2
2. Central Avenue/Project Driveway South		-12	12	33	-42					42		10
3. Keyes Road/Project Driveway				5		23	5	-5			-23	23
4. Keyes Road/Central Avenue												
PM Peak Hour												
1. Central Avenue/Project Driveway North		-1		7	-7							1
2. Central Avenue/Project Driveway South		-9	9	28	-35					35		8
3. Keyes Road/Project Driveway				4		20	4	-4			-20	20
4. Keyes Road/Central Avenue												

Notes:
1. L=left-turn movement, T=through movement, R=right-turn movement

Source: Fehr & Peers, 2025.

Existing VMT Patterns

Fehr & Peers used VMT+, a tool based on Streetlight Data's location-based services, to estimate existing VMT per capita for Stanislaus County and the project site block group. **Table 5** provides the results. The average daily VMT per Stanislaus County resident is 24.2, and 14.5 per worker. In unincorporated Stanislaus County, the averages are higher at 27.7 per resident and 16.8 per worker. The project site block group averages are lower, at 23.1 per resident and 11.1 per worker, indicating that residents and workers near the project site commute shorter distances compared to the county averages. The project site block group extends from Moffett Road to the east, Crows Landing Road to the west, Service Road to the north, and Keyes Road to the South.

Table 5. VMT Summary

Area	Average Daily Home-Based VMT per Resident	Average Daily Home-Based VMT per Worker
Stanislaus County (All)	24.2	14.5
Stanislaus County (Unincorporated)	27.7	16.8
Project Site Block Group[1]	23.1	11.1

Notes:
1. Project site block group extends from Moffett Road to the east, Crows Landing Road to the west, Service Road to the north, and Keyes Road to the South.

Source: Fehr & Peers, 2025.

VMT Screening Analysis

As of July 1, 2020, CEQA Guidelines Section 15064.3(b) states that the recommended metric for the evaluation of transportation impacts is VMT. It outlines the criteria for analyzing a project's transportation impacts. For land use projects, this section states that "vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact."

According to the OPR Technical Advisory, a land use project will have a significant transportation VMT impact if it:

- Does not meet the screening criteria outlined in the Technical Advisory
- Exceeds the applicable VMT threshold, which for the project is set to no net increase in total VMT

According to the OPR Technical Advisory, local-serving retail developments typically reduce VMT by redistributing and shortening trips rather than generating new ones. As a result, such developments are generally considered to have a less-than-significant transportation impact. OPR defines locally serving retail as developments with a building floor area of less than 50,000 sq. ft.

The proposed project, including the gas station, convenience store, carwash, and restaurant, has a combined floor area and gas station canopy under 50,000 sq. ft. **Therefore, it can be categorized as a locally serving retail project and is presumed to have a less-than-significant VMT impact**.

The project is expected to mostly serve pass-by traffic and the nearby communities of Ceres and Keyes. As shown in **Table 5**, residents and workers near the project site generate lower daily VMT compared to the county average, supporting the conclusion of a less-than-significant impact.

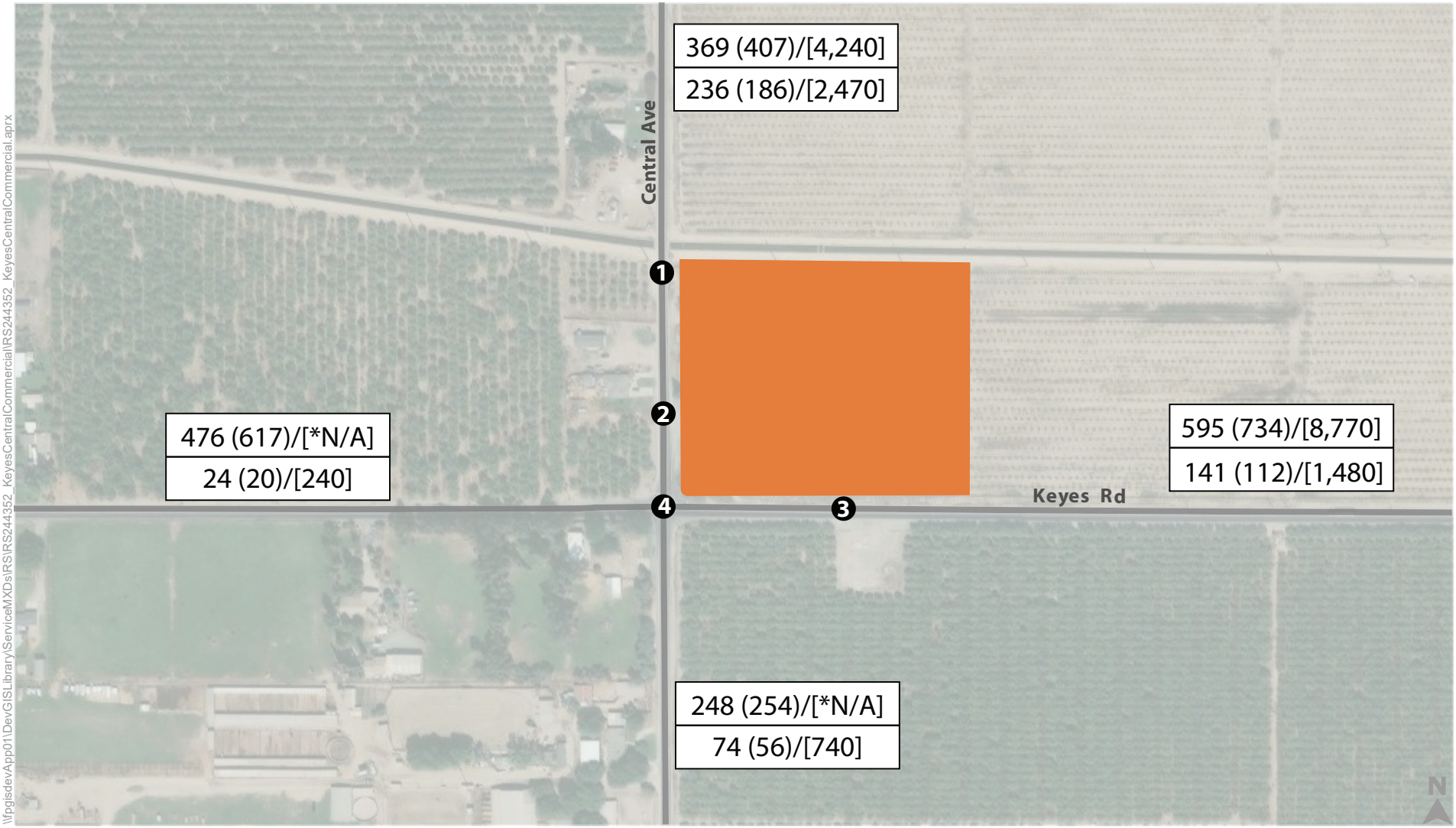
Conclusion

The proposed commercial development at the northeast corner of Keyes Road and Central Avenue in Stanislaus County is projected to generate approximately 6,600 gross daily trips, including 659 trips during the AM peak hour and 522 during the PM peak hour. After accounting for internal and pass-by trip reductions, the net-new trip estimates are 4,930 daily trips, 473 AM peak hour trips, and 374 PM peak hour trips. Given its classification as a locally serving retail project, the development is expected to have a less-than-significant VMT impact. Stanislaus County staff should review and verify the trip generation and VMT screening results.

Please contact Francisco Martin (f.martin@fehrandpeers.com or 209-210-5609) with any questions or comments on the information presented in this memorandum

Attachments

Figure 1 – Study Area Vehicle Volumes & Project Trip Assignment
Appendix A – Project Site Plan



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Study Intersections

Project Site

AM Peak Hour (PM Peak Hour)/[Average Daily Traffic]
AM Peak Hour (PM Peak Hour)/[Average Daily Traffic]

Existing (2024) 2-Way Roadway Volumes

Project Trip Assignment (New-New Trips)

Figure 1

Note: *Average Daily Traffic Counts not collected on this segment

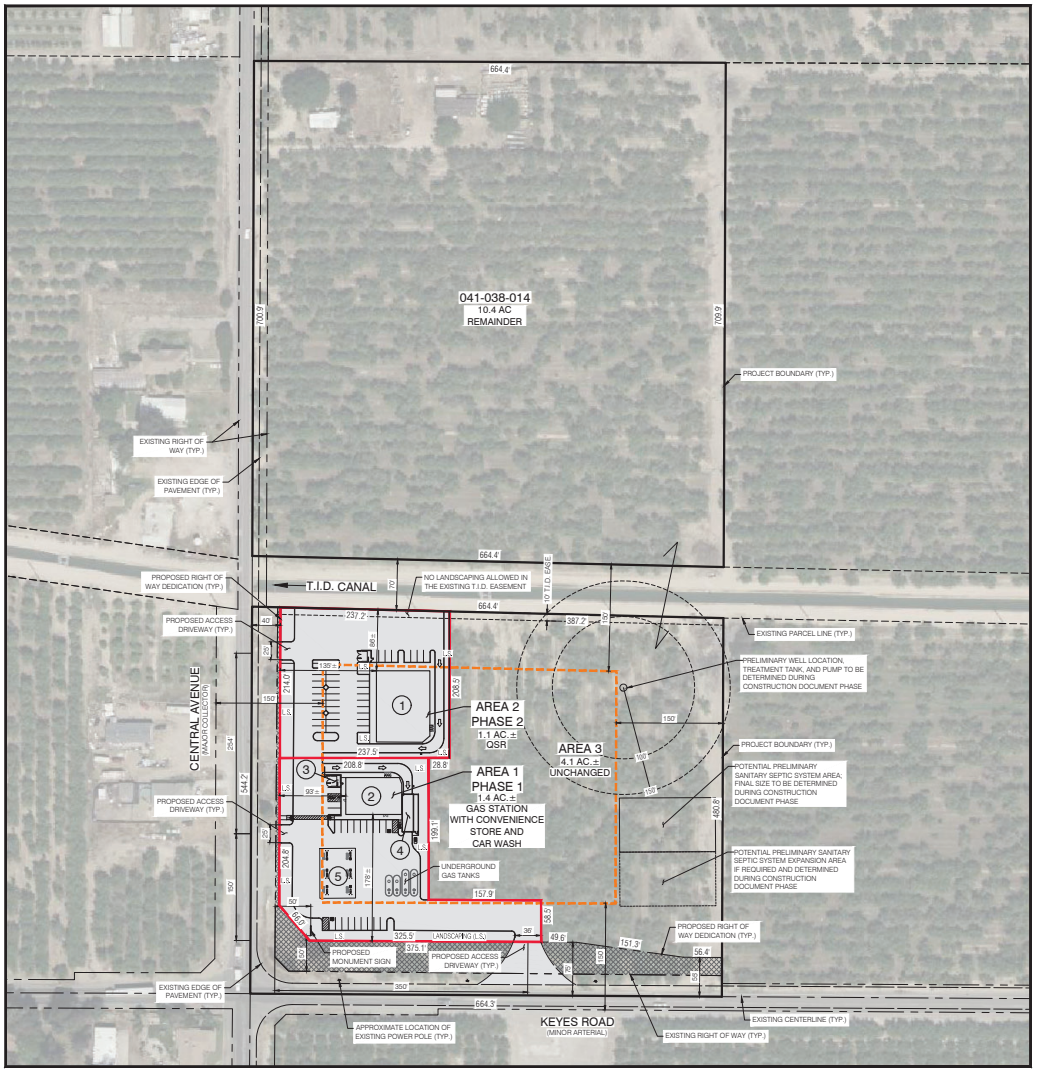
Study Area Vehicle Volumes & Project Trip Assignment

Appendix A. Project Site Plan

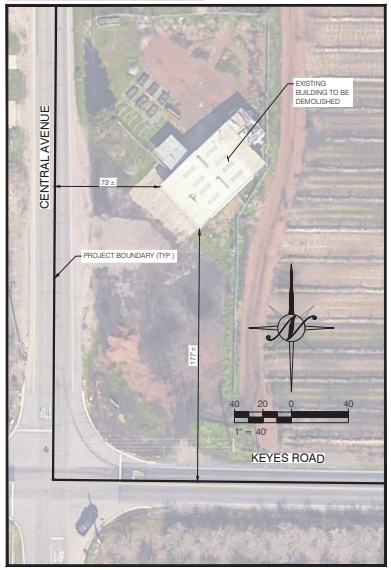
SITE PLAN FOR

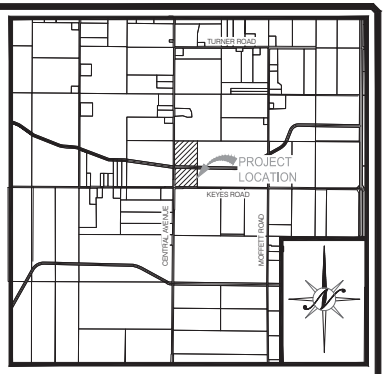
KEYES ROAD AND CENTRAL AVENUE COMMERCIAL

STANISLAUS COUNTY, CALIFORNIA



EXISTING STRUCTURE EXHIBIT





VICINITY MAP
N.T.S.

LEGEND

- 150' AGRICULTURAL BUFFER
- PROPOSED PROJECT AREA BOUNDARY, BY PHASE
- PROPOSED PROJECT AREA
- RIGHT OF WAY DEDICATION (TO BE CLEARED OF ALL TREES AND STRUCTURES)

PROPOSED STRUCTURE LEGEND

1. 7,500 S.F. QUICK SERVE RESTAURANT WITH DRIVE-THRU
2. 4,000 S.F. CONVENIENCE STORE
3. TRASH ENCLOSURE
4. CAR WASH
5. GAS PUMP CANOPY

EXISTING CONDITION NOTES

1. EXISTING BUILDING TO BE DEMOLISHED.
2. EXISTING TREES WITHIN AREA TO BE IMPROVED TO BE REMOVED.

PARKING TABLE

TOTAL PARKING SPACES REQUIRED (1 PER 300 S.F.) = 39
TOTAL PARKING SPACES PROPOSED = 55

LAND DESIGNATION

EXISTING ZONING/ GENERAL PLAN:
GENERAL AG 40 ACRE/ AGRICULTURE

PROPOSED ZONING/ GENERAL PLAN:
PLANNED DEVELOPMENT

PREPARED FOR

CLIENT:
NAPA FARMS, LLC
2561 4TH STREET
CERES, CA 95307
T: (209) 691-7094
CONTACT:
NAV ATHWAL

PREPARED BY

ENGINEER:
NORTH STAR ENGINEERING GROUP, INC.
620 12TH STREET
MODESTO, CA. 95354
(209) 524-3525
CONTACT:
MALLORIE FENRICH

PROJECT LOCATION

APN:
041-038-014 (NOT A PART) AND 015
STANISLAUS COUNTY, CA 95307

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NO.	DESCRIPTIONS	DATE	APPROVED

SITE PLAN

KEYES ROAD AND CENTRAL AVENUE
STANISLAUS COUNTY, CALIFORNIA

North Star Engineering Group, Inc.
• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street
Modesto, CA 95354
(209) 524-3525 Phone
(209) 524-3526 Fax

JOB #:	23-3415
DATE:	07.04.2025
SCALE:	AS SHOWN
DRAWN:	PMH
DESIGN:	PMH
CHKD:	MF

SHEET NUMBER

EX1

DATED: 07/2025 11:13 - 11:17:07 PM by Mallorie Fenrich
Drawing: P:\23-3415 Keyes Road and Central Avenue Commercial\Planning\Site Plan\23-3415_EX1_SitePlan.dwg