Notice of Completion and Environmental Document Transmittal

California Environmental Quality Act

SCH # _____

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

FROM: **Stanislaus County Planning & Community Development**
1010 10th Street, Suite 3400, Modesto, CA 95354
Planning Phone: (209) 525-6330 Fax: (209) 525-5911
Building Phone: (209) 525-6557 Fax: (209) 525-7759

Project Title: General Plan Amendment, Rezone, and Parcel Map Application No. PLN2025-0015 – Keyes-Central

Lead Agency: Stanislaus County Planning and Community Development **Contact Person:** Emily DeAnda, Associate Planner

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

City: Modesto, CA 95354 **County:** Stanislaus

Project Location: 5810, 5816, 5956 Central Avenue **City/Nearest Community:** City of Ceres

Cross Streets: East Keyes Road **Zip Code:** 95307

Longitude/Latitude (degrees, minutes and seconds): -120º 57' 24.0834" N / 37º 33' 6.804" W **Total Acres:** 17.6±

Assessor's Parcel Number: 041-038-014 and -015 **Section:** 26 **Twp.:** 4 **Range:** 9 **Base:** MDB&M

Within 2 Miles: **State Hwy #:** State Route 99 **Waterways:** Turlock Irrigation District Lower Lat. No. 2 ½

Airports: N/A **Railways:** Union Pacific **Schools:** Ceres Joint Unified

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

Starting Date: October 21, 2025 **Ending Date:** November 10, 2025

Document Type:

CEQA: ☐ NOP ☐ Draft EIR
☒ Early Cons ☐ Supplement/Subsequent EIR
☐ Neg Dec (Prior SCH No.) _____
☐ Mit Neg Dec ☐ Other: _____

NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI

OTHER: ☐ Joint Document ☐ Final Document ☐ Other: _____

Local Action Type:

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

Development Type:

☐ Residential	*Units:* _____	*Acres:* _____		☐ Water Facilities	*Type:* _____	*MGD* _____		
☐ Office	*Sq.ft.:* _____	*Acres:* _____	*Employees:* _____	☐ Transportation	*Type:* _____			
☒ Commercial	*Sq.ft.:* 11,500	*Acres:* 7.16	*Employees:* 27	☐ Mining	*Mineral:* _____			
☐ Industrial	*Sq.ft.:* _____	*Acres:* _____	*Employees:* _____	☐ Power	*Type:* _____	*MW* _____		
☐ Educational				☐ Waste Facilities	*Type:* _____	*MGD* _____		
☐ Recreational				☐ Hazardous Waste	*Type:* _____			
☐ OCS Related				☐ Other				

Project Issues Discussed in Document:

☐ Aesthetic/Visual	☐ Fiscal	☐ Recreation/Parks	☐ Vegetation
☐ Agricultural Land	☐ Flood Plain/Flooding	☐ Schools/Universities	☐ Water Quality
☐ Air Quality	☐ Forest Land/Fire Hazard	☐ Septic Systems	☐ Water Supply/Groundwater
☐ Archeological/Historical	☐ Geological/Seismic	☐ Sewer Capacity	☐ Wetland/Riparian
☐ Biological Resources	☐ Minerals	☐ Soil Erosion/Compaction/Grading	☐ Growth Inducement
☐ Coastal Zone	☐ Noise	☐ Solid Waste	☐ Land Use
☐ Drainage/Absorption	☐ Population/Housing Balance	☐ Toxic/Hazardous	☐ Cumulative Effects
☐ Economic/Jobs	☐ Public Services/Facilities	☐ Traffic/Circulation	☒ Other: Not Applicable

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project, (e.g. Notice of Preparation or previous draft document) please fill in.

Present Land Use/Zoning/General Plan Designation:
Manufactured home, produce stand and almond trees / General Agriculture (A-2-40) / General Agriculture

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.

Reviewing Agencies Checklist:

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

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

Lead Agency (Complete if applicable):

Lead Agency: **Stanislaus County**
Address: **1010 10th Street, Suite 3400**
City/State/Zip: **Modesto, CA 95354**
Contact: **Emily DeAnda, Associate Planner**
Phone/Email: **(209) 525-6330/ planning@stancounty.com**

Applicant: **Navjot Athwal, Athwal Investments, LP**
Address: **2561 4th Street**
City/State/Zip: **Ceres, CA 95307**
Contact: **Mallorie French, Applicant's Representative**
Phone/Email: **(209) 524-3525 / mfenrich@nseng.net**
Consulting Firm: **NorthStar Engineering**
Address: **620 12th Street**
City/State/Zip: **Modesto, CA 95354**
Contact: **Mallorie French, NorthStar Engineering**
Phone/Email: **(209)524-3525 / mfenrich@nseng.net**

Signature of Lead Agency Representative: Emily DeAnda (Oct 21, 2025 13:40:11 PDT) **Date:** October 21, 2025