

STANISLAUS COUNTY  
DEPARTMENT OF PLANNING AND  
COMMUNITY DEVELOPMENT  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, California 95354

50-2026-152

**FILED**

August 12, 2026  
DONNA LINDER  
STANISLAUS COUNTY  
CLERK-RECORDER

By: Metha Zain  
Deputy Clerk

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**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

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The Stanislaus County Planning Commission will consider the adoption of a Mitigated Negative Declaration for the project description below at a public hearing to be held on a date not yet scheduled, at the Tenth Street Place, Joint Chambers, Basement Level, 1010 10th Street, Modesto, California. A separate notice will be published.

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

**Project Location:** 5956 Central Avenue, between Turner Road and Keyes Road, in the Ceres area. Stanislaus County (APNs: 041-038-014 and 041-038-015).

**Description of Project:** 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. The project proposes to develop the 7.16± acres, located on the northeast corner of the Keyes Road and Central Avenue intersection, with a 12-pump fueling station, a 4,000± square-foot convenience store with an attached car wash, and a 7,500± square-foot quick-serve restaurant with a drive-through, in two phases.

**Applicant Name:** Navjot Athwal, Athwal Investments, LP

**Applicant Phone Number:** (209) 681-7094

**Applicant Address:** 2561 4<sup>th</sup> Street, Ceres, CA 95307

**Lead Agency:** Stanislaus County, Department of Planning and Community Development

**Address Where Copy of Proposed Mitigated Negative Declaration is Available:**  
Stanislaus County, Department of Planning and Community Development  
1010 10th Street, Suite 3400  
Modesto, California 95354-2380  
<http://www.stancounty.com/planning/>

**Review Period:**  
August 12, 2026 to September 16, 2026

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| <p><b>DO NOT REMOVE FROM POSTING UNTIL:</b><br/><b>September 17, 2026</b></p> |
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**Contact Person:**  
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