



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: November 1, 2018
To: Distribution List (See Attachment A)
From: Jeremy Ballard, Associate Planner, Planning and Community Development
Subject: REZONE APPLICATION NO. PLN2018-0057 – KAMIR INCORPORATED
Respond By: November 19, 2018

******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: Kamir Incorporated
Project Location: Northwest corner of the intersection of North Golden State Boulevard and East Keyes Road, abutting State Route 99, in the Community of Keyes.
APN: 045-050-007
Williamson Act Contract: None
General Plan: Planned Development
Current Zoning: A-2-10 (General Agriculture)
Community Plan: Highway Commercial

Project Description: Request to rezone a 5.15± acre parcel from A-2-10 (General Agriculture) to Planned Development (P-D) to develop various commercial uses for the traveling public. Specifically, the request includes a 4,800 square foot convenience store, two 3,000 square foot

STRIVING TOGETHER TO BE THE BEST!

and one 2,000 square foot shell buildings for future fast food restaurants, six fueling stations for automobiles, six fueling stations for diesel engine vehicles including a truck scale and thirty parking spaces for overnight parking of truck-trailer combination vehicles. Each proposed 3,000 square foot shell buildings for future fast food restaurants will include a drive thru. Each fueling station will include a canopy located over the fueling stations. The site will also feature an 85 foot freeway sign, a 16 foot monument sign fronting East Keyes Road, and a monument sign fronting North Golden State Boulevard. The site will also feature landscaping along the perimeter of the development as well as within the drive aisles. The site will also feature a reciprocal access between the northern undeveloped property and the subject site. The facility is planned to operate 24 hours a day, with individual hours for each future tenet. The site will be served by the Keyes Community Service District for public water and sanitary sewer services. The applicant anticipates 10 employees for each shift with a total of three shifts per day. The applicant has proposed the development in two phases: Phase 1 will include the fueling stations, convenience market, and truck parking and anticipated to be completed within 24 months of project approval. Phase 2 will include the three fast food restaurants and is anticipated to develop within 36 months of project approval.

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



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REZONE APPLICATION NO. PLN2018-0057 – KAMIR INCORPORATED

Attachment A

Distribution List

X	CA DEPT OF CONSERVATION Land Resources		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
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
X	CITY OF: TURLOCK		STAN CO PARKS & RECREATION
X	COMMUNITY SERVICES: KEYES	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
	COUNTY OF:	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST: KEYES	X	STAN CO SUPERVISOR 2: CHIESA
	HOSPITAL DIST:	X	STAN COUNTY COUNSEL
X	IRRIGATION DIST: TURLOCK	X	StanCOG
X	MOSQUITO DIST: TURLOCK	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOUNTIAN VALLEY EMERGENCY MEDICAL SERVICES	X	STANISLAUS LAFCO
X	MUNICIPAL ADVISORY COUNCIL: KEYES		STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	PACIFIC GAS & ELECTRIC		SURROUNDING LAND OWNERS
X	POSTMASTER: KEYES	X	TELEPHONE COMPANY: AT&T
X	RAILROAD: UNION PACIFIC	X	TRIBAL CONTACTS (CA Government Code §65352.3)
X	SAN JOAQUIN VALLEY APCD		US ARMY CORPS OF ENGINEERS
X	SCHOOL DIST 1: KEYES UNION		US FISH & WILDLIFE
X	SCHOOL DIST 2: TURLOCK JOINT UNIFIED HIGH	X	US MILITARY (SB 1462) (7 agencies)
X	STAN ALLIANCE		USDA NRCS
X	STAN CO AG COMMISSIONER	X	WATER DIST: KEYES
	TUOLUMNE RIVER TRUST		



STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

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

FROM: _____

SUBJECT: REZONE APPLICATION NO. PLN2018-0057 – KAMIR INCORPORATED

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.):*

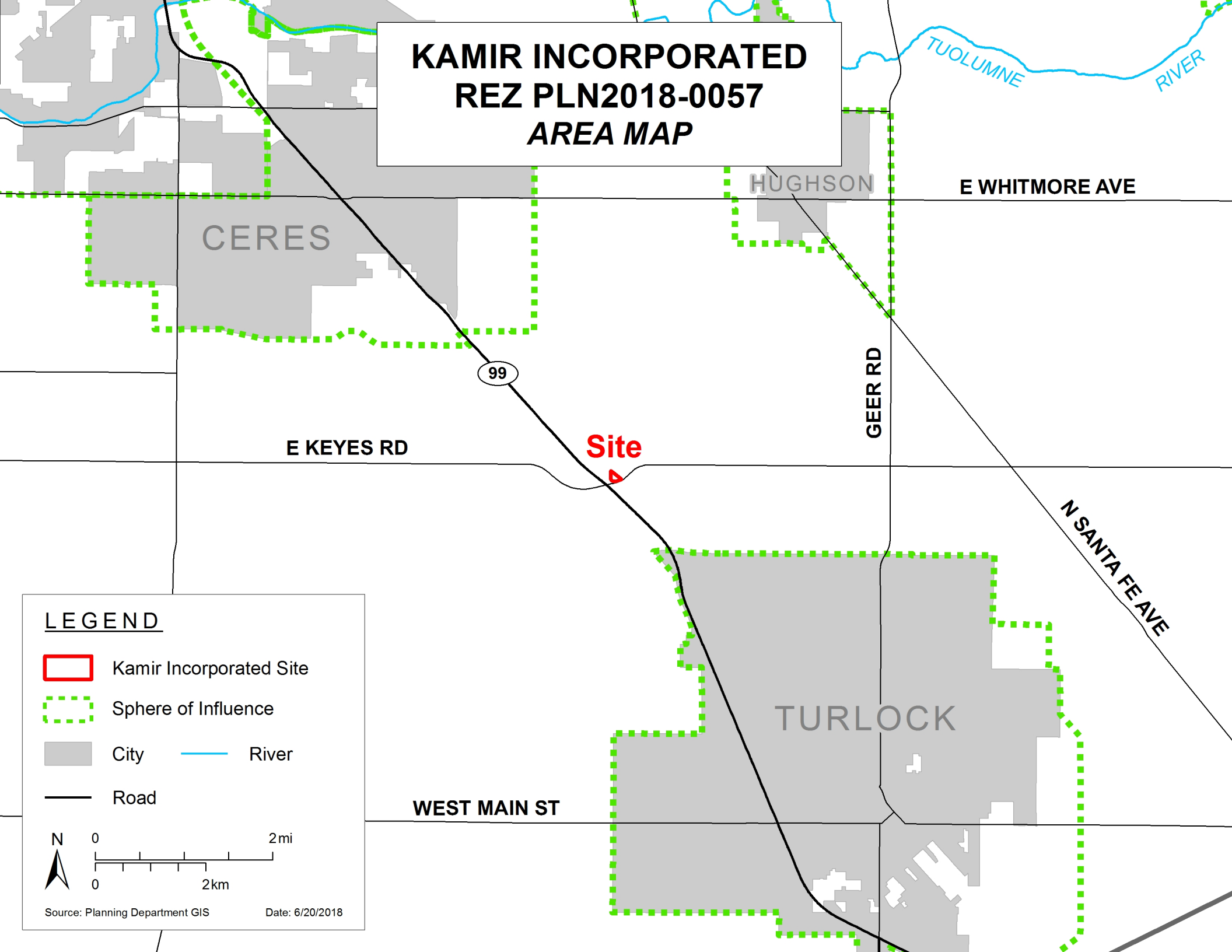
- 1.
- 2.
- 3.
- 4.

In addition, our agency has the following comments (attach additional sheets if necessary).


Response prepared by:


Name	Title	Date
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KAMIR INCORPORATED REZ PLN2018-0057 AREA MAP




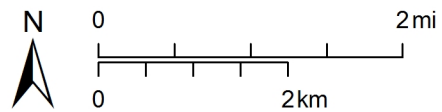
LEGEND

 Kamir Incorporated Site

 Sphere of Influence

 City  River

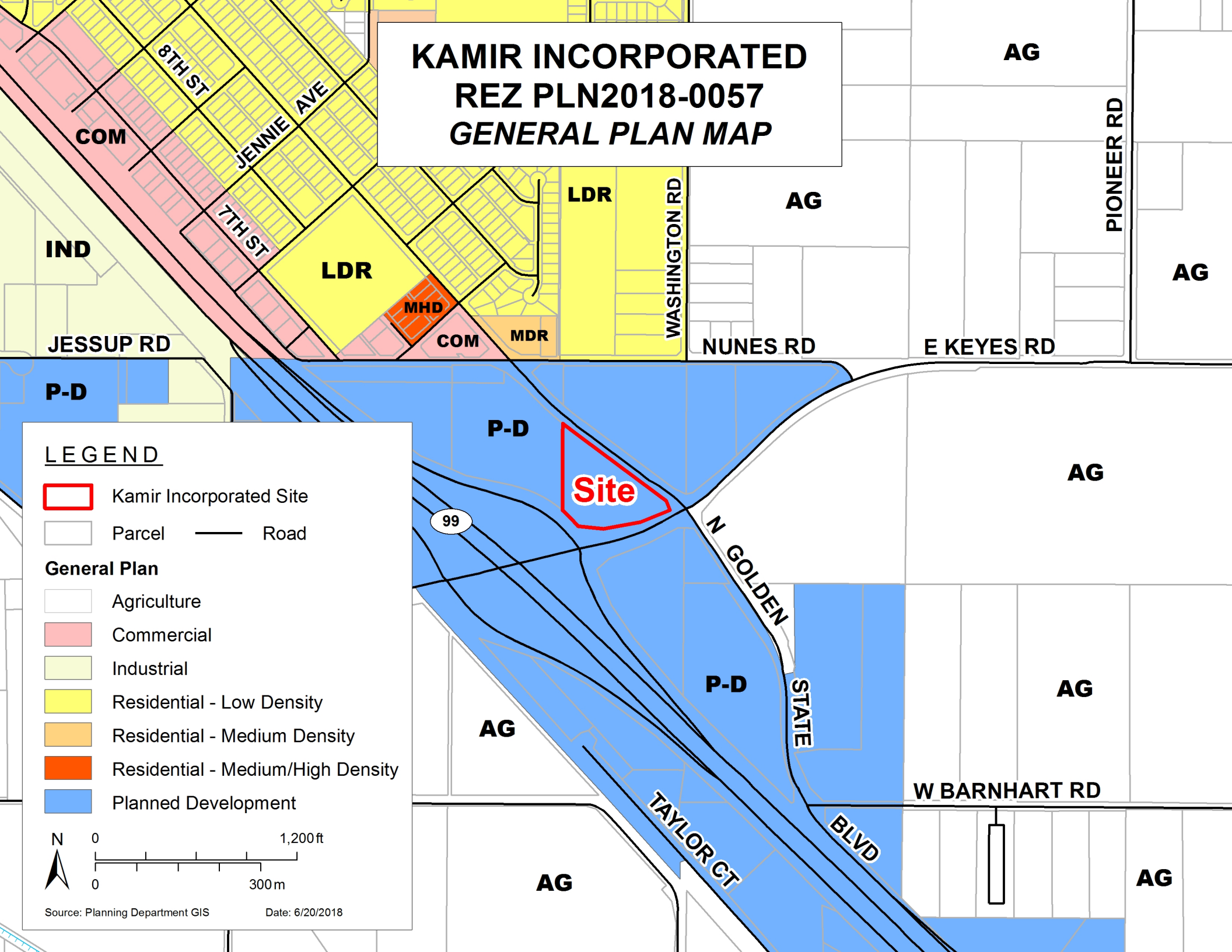
 Road



Source: Planning Department GIS

Date: 6/20/2018

KAMIR INCORPORATED
REZ PLN2018-0057
GENERAL PLAN MAP



LEGEND



Kamir Incorporated Site



Parcel



Road

General Plan

Agriculture



Commercial



Industrial



Residential - Low Density



Residential - Medium Density



Residential - Medium/High Density



Planned Development



0

1,200 ft

0


300 m

Source: Planning Department GIS

Date: 6/20/2018

KAMIR INCORPORATED REZ PLN2018-0057 ZONING MAP


LEGEND


 Kamir Incorporated Site


 Parcel  Road


Zoning Designation


 General AG 10 Acre UT


 General AG 40 Acre

 Highway Frontage


 Industrial


 Planned Development

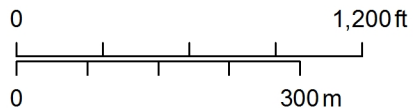
 Single Family Residential

 Single Family Residential

 Medium Density Residential

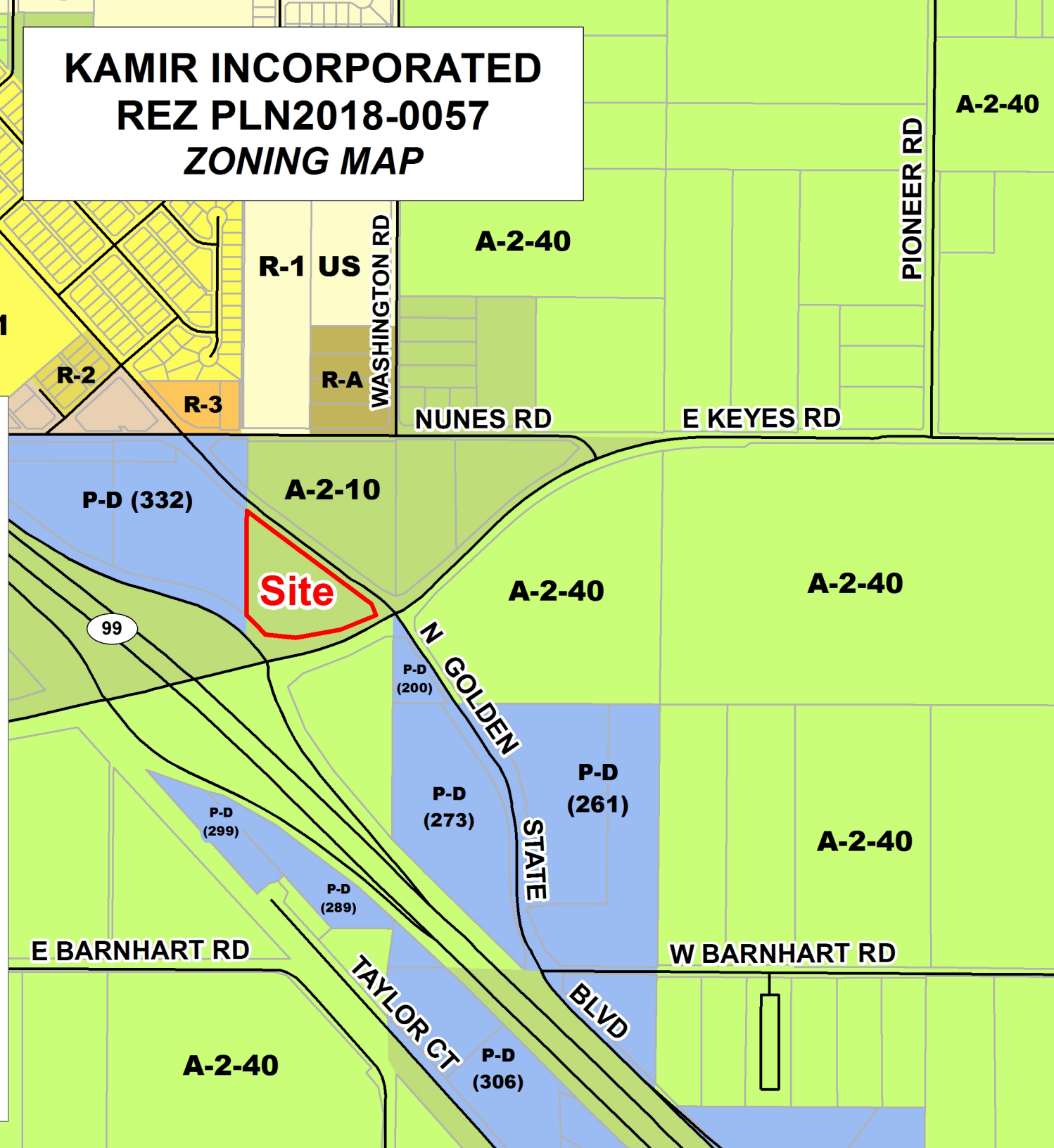
 Multiple Family

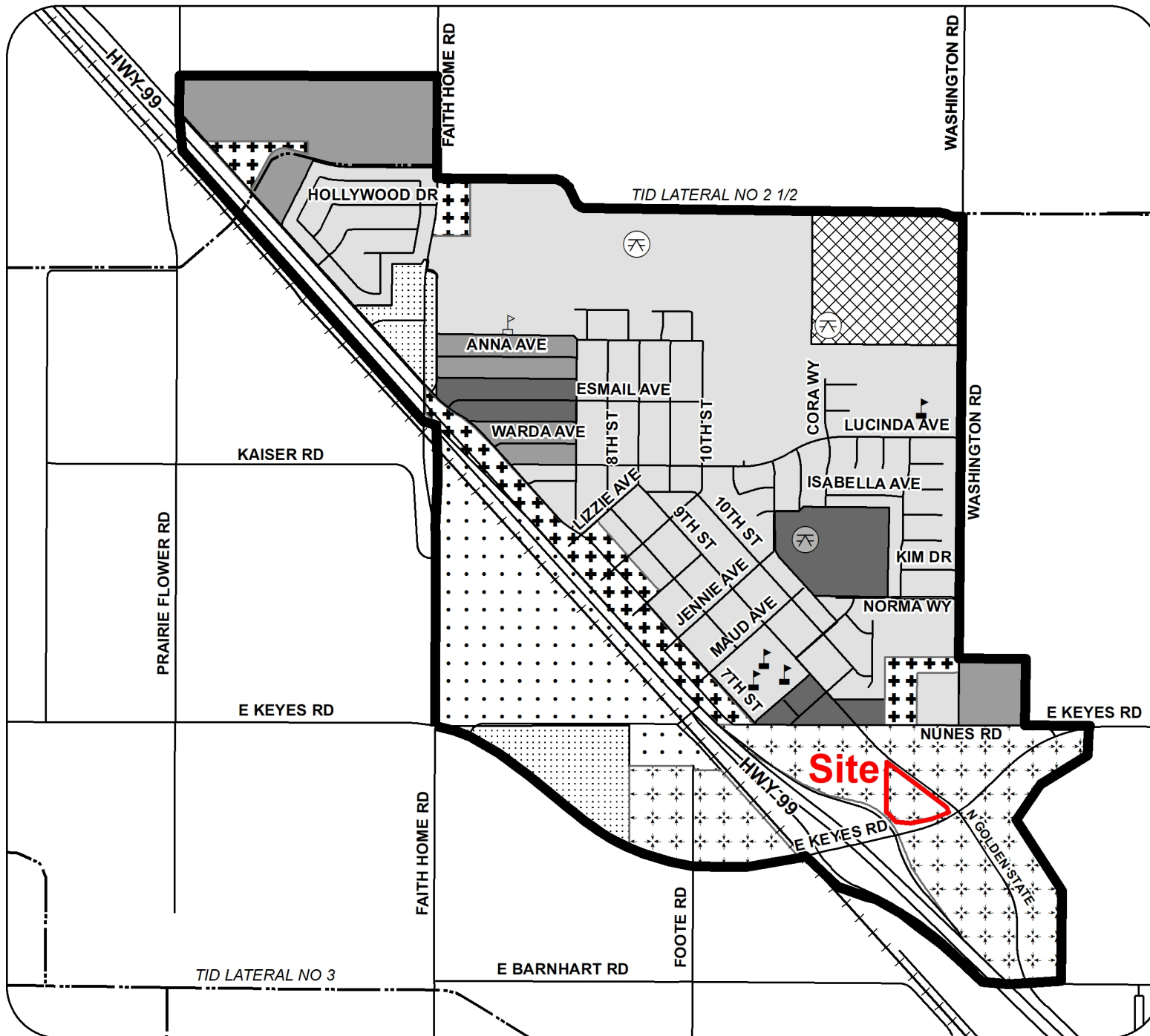
 Rural Residential



Source: Planning Department GIS









Date: 6/20/2018









Keyes COMMUNITY PLAN


Land Use Designations:

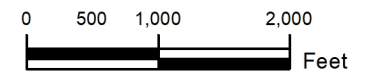
-  Commercial
-  Commercial - Highway
-  Industrial
-  Planned Industrial
-  Residential - Low
-  Residential - Medium
-  Residential - Medium-High
-  Urban Transition

Parks and Schools:

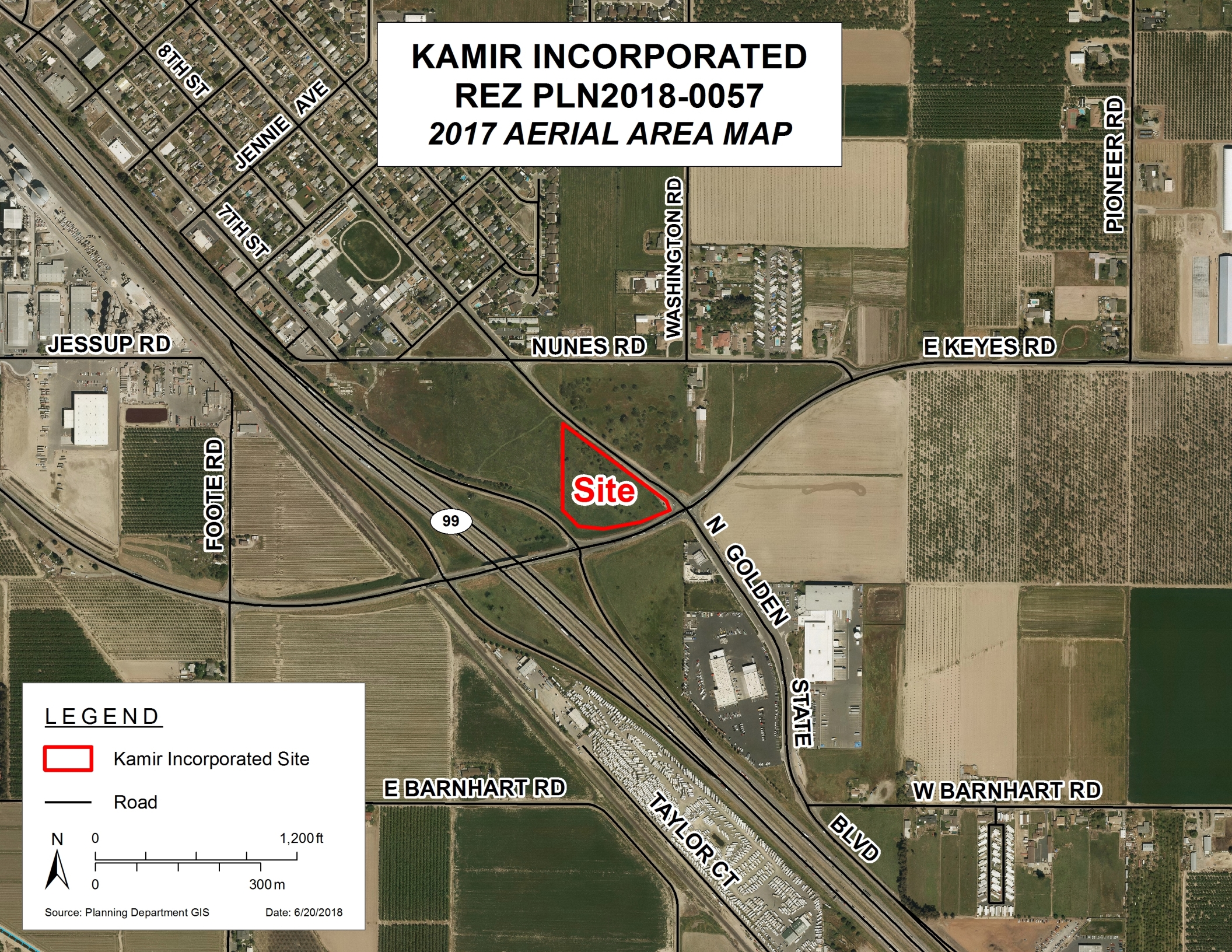
-  Existing Park
-  Proposed Park
-  Existing School
-  Proposed School

Rellevant Boundaries:


-  Community Plan Boundary




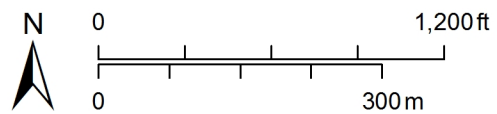
**KAMIR INCORPORATED
REZ PLN2018-0057
2017 AERIAL AREA MAP**



LEGEND

 Kamir Incorporated Site

 Road




Source: Planning Department GIS


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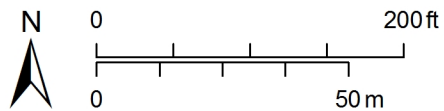
**KAMIR INCORPORATED
REZ PLN2018-0057
2017 AERIAL SITE MAP**



LEGEND

 Kamir Incorporated Site

 Road



Source: Planning Department GIS

Date: 6/20/2018

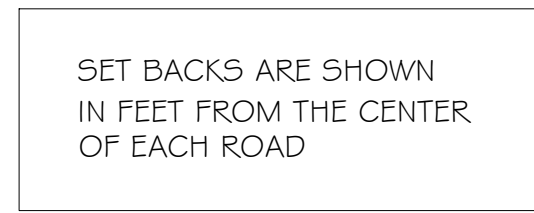
PARKING ANALYSIS
CURRENT NUMBER OF PARKING SPOTS
AUTOMOBILE SPACES : 52
TRUCK SPACES : 30
STANISLAUS COUNTY CODE
.21.76.140 : ONE FOR FOUR SEATS
PROPOSED 40 SEATS TOTAL = 10 SPACES
SPACES REQUIRED = 30 (10 EACH RESTAURANT)
.21.76.150 : ONE FOR 300 SQ.F.
PROPOSED C-STORE 4800 SQ.F. TOTAL = 16 SPACES
TOTAL SPACES REQUIRED = 46 SPACES

TRUCK SPACES : 30

TOTAL SPACES REQUIRED = 46 SPACES

LANDSCAPING AREA ANALYSIS
AREA TOTAL = 203, 970 SQ.F.
15 % LANDSCAPING REQUIRED = 30,595 SQ.F.
PROPOSED LANDSCAPING AREA = 30,949 SQ.F.

PROPOSED LANDSCAPING AREA = 30,949 SQ.F.



SET BACKS ARE SHOWN
IN FEET FROM THE CENTER
OF EACH ROAD



$$1/32'' = 1' - 0''$$

REVISIONS	BY

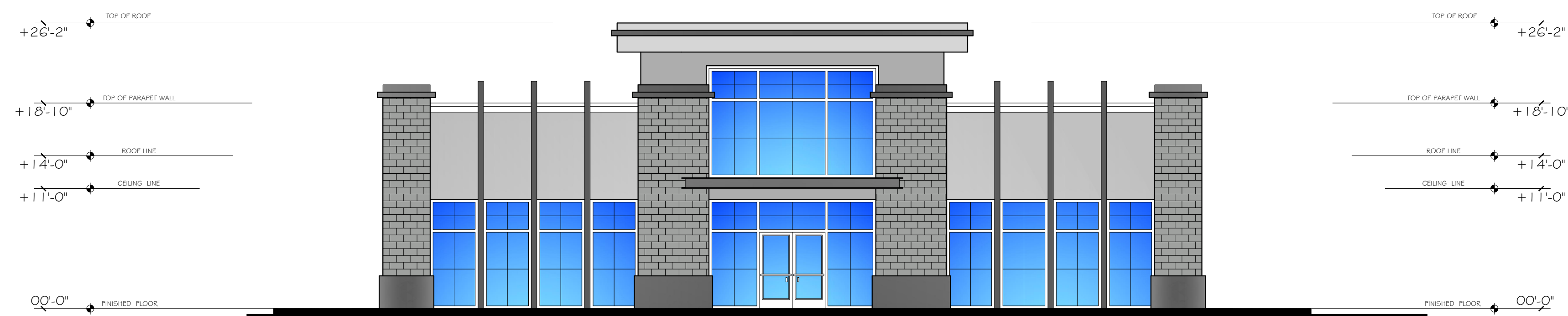


SITE PLAN

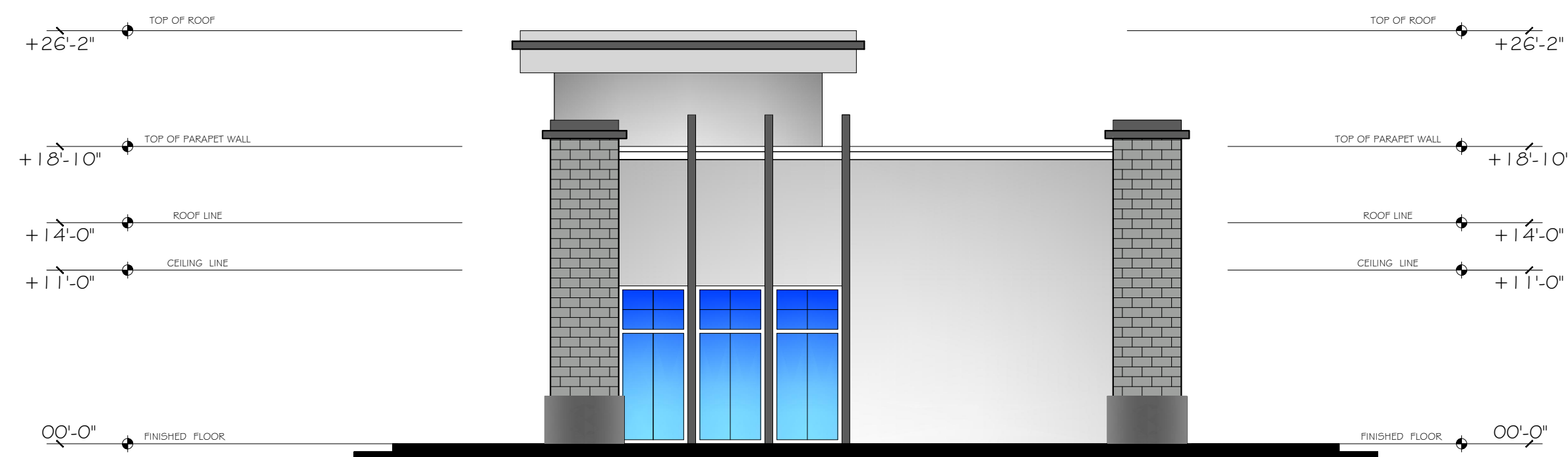
KEYES RD. TRUCK STOP
NEW CONVENIENCE STORE / 3 FAST FOOD RESTAURANT
AND TRUCK / AUTO FUELING FACILITY

N. GOLDEN STATE BLVD. / KEYES RD.
TURLOCK, CALIFORNIA 95382

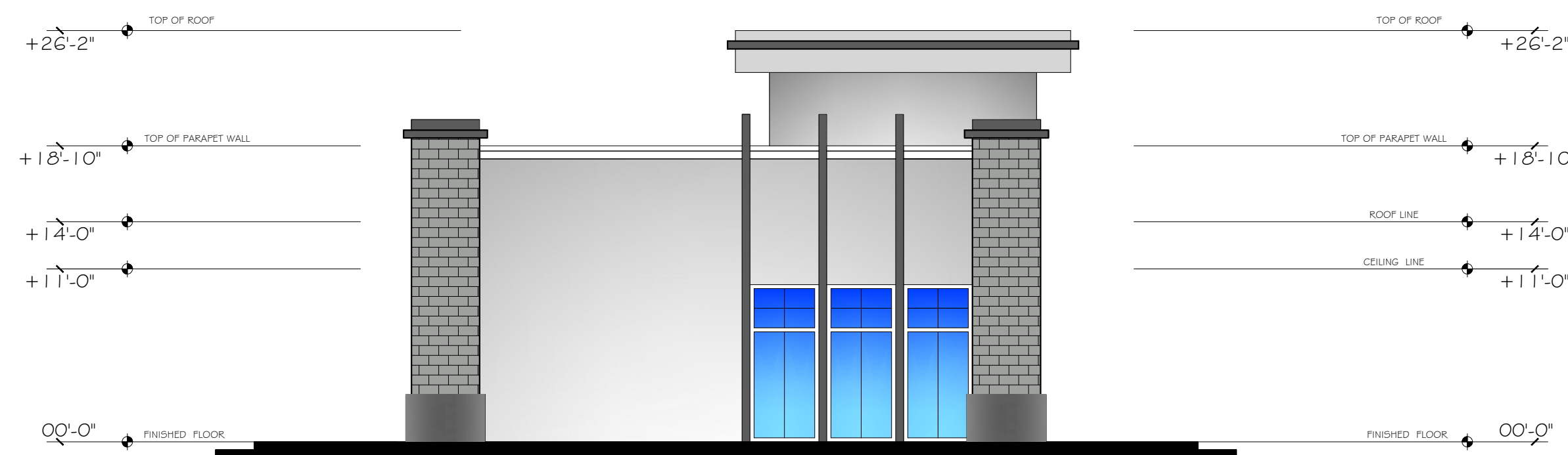
DATE	I 0/04/18
SCALE	$1/32" = 1' = 0"$
DRAWN	M. BARRETO
JOB	
SHEET	A 1



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

ELEVATIONS

1/8" = 1'-0"

REVISIONS	BY

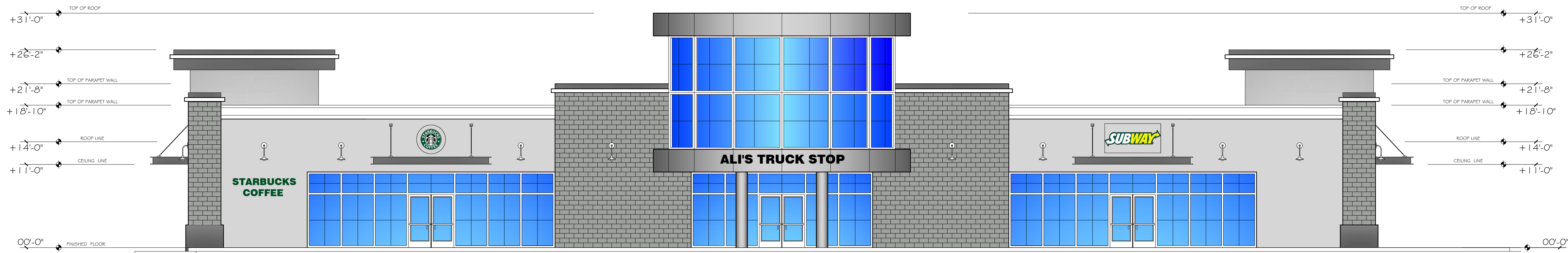


ELEVATIONS

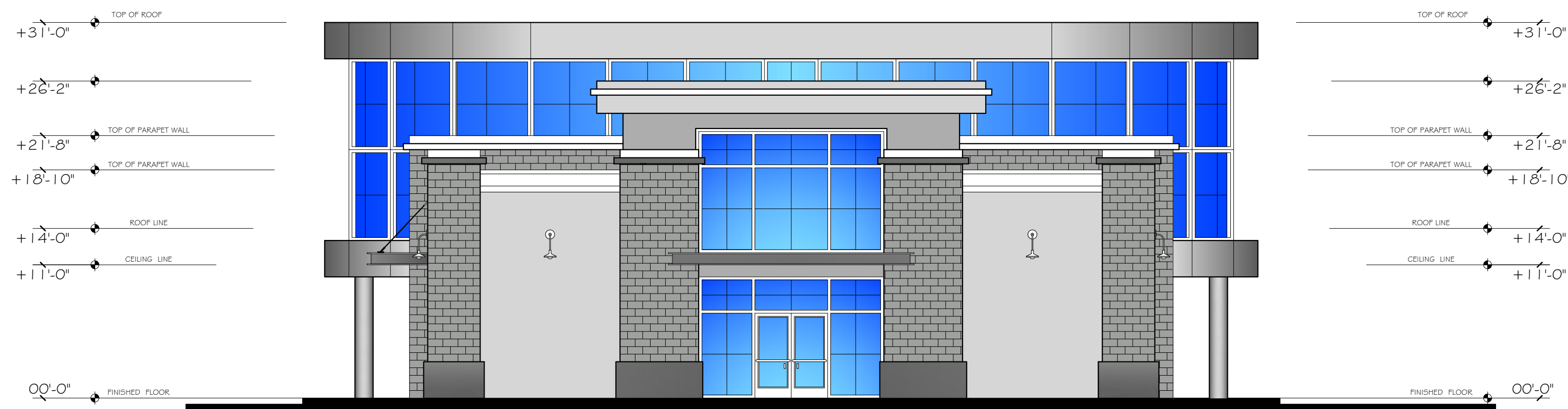
KEYES RD. TRUCK STOP
NEW CONVENIENCE STORE / 3 FAST FOOD RESTAURANT
AND TRUCK / AUTO FUELING FACILITY
N. GOLDEN STATE BLVD. / KEYES RD.
TURLOCK, CALIFORNIA 95382

DATE	10/04/18
SCALE	1/8" = 1'-0"
DRAWN	M.BARRETO
JOB	
SHEET	

A 3



SOUTH EAST ELEVATION



NORTH EAST ELEVATION

ELEVATIONS

1/8" = 1'-0"

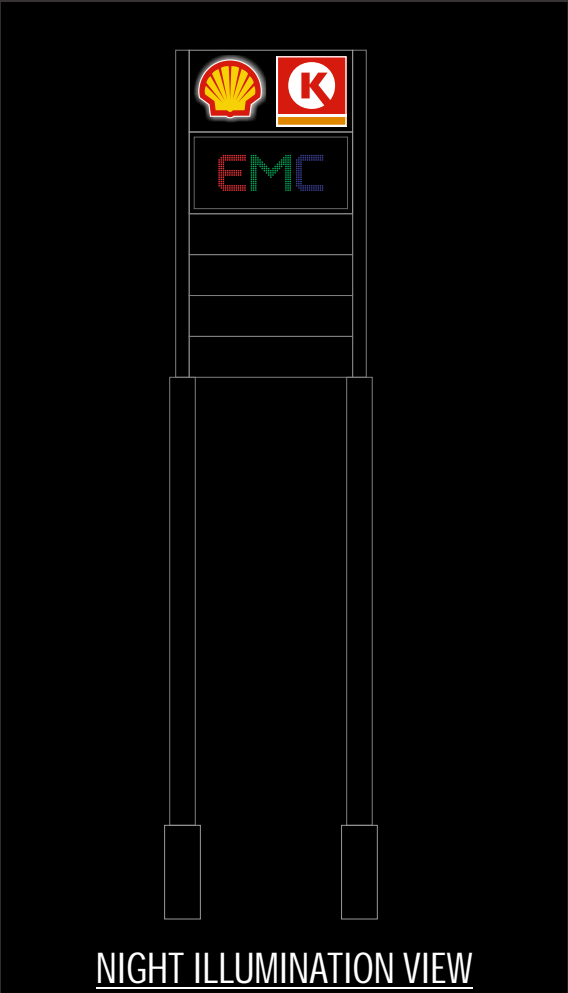
REVISIONS	BY



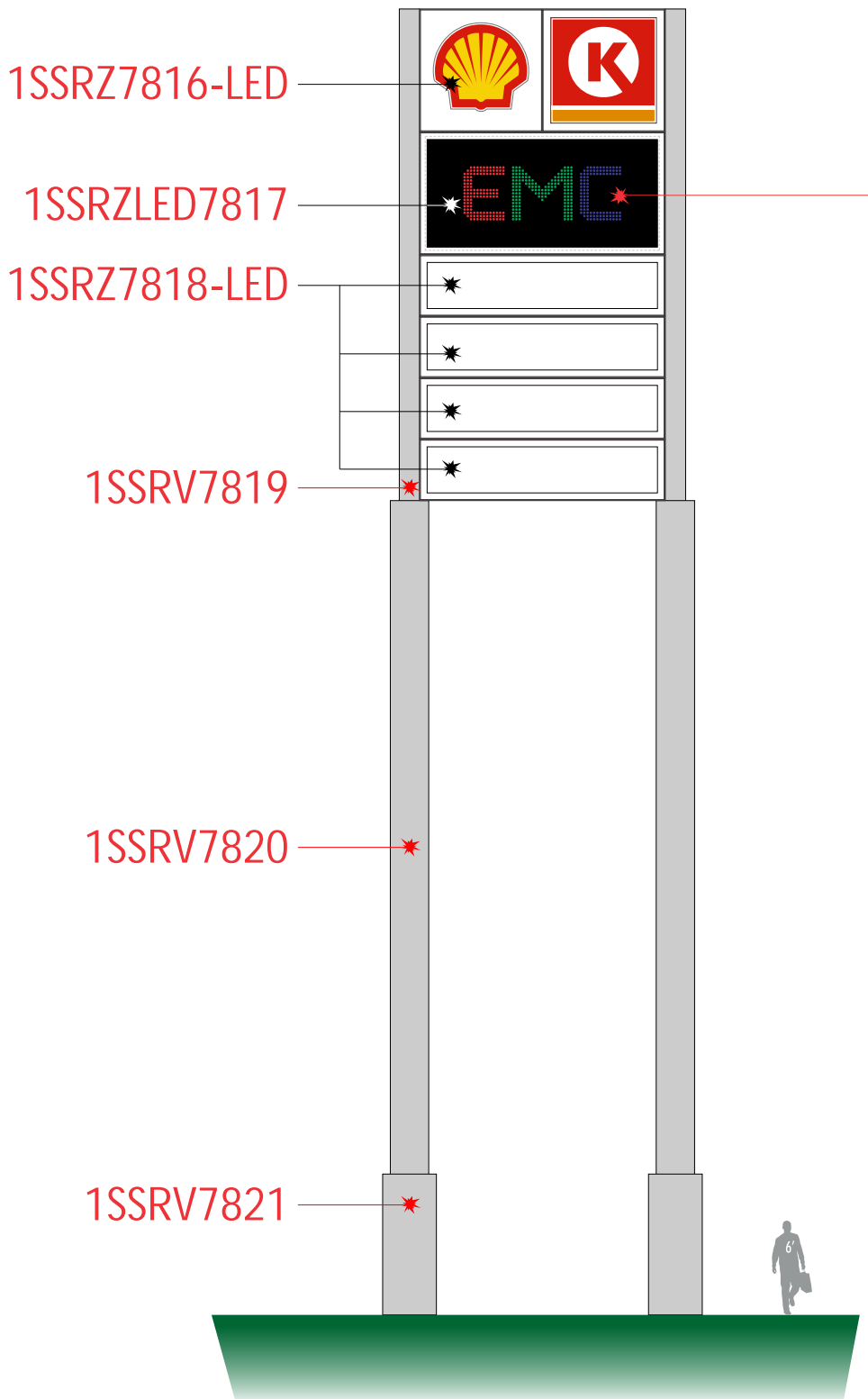
ELEVATIONS

KEYES RD. TRUCK STOP
NEW CONVENIENCE STORE / 3 FAST FOOD RESTAURANT
AND TRUCK / AUTO FUELING FACILITY
N. GOLDEN STATE BLVD. / KEYES RD.
TURLOCK, CALIFORNIA 95382

DATE	10/04/18
SCALE	1/8" = 1'-0"
DRAWN	M.BARRETO
JOB	
SHEET	



NOTE: NOT SHIPPED ASSEMBLED



ITEM 2:
LED PART NUMBER:
WATCHFIRE EMC/ TBD

LED SET CONFIGURATION

ITEM CONSISTS OF
(2) FULL COLOR WATCHFIRE EMC
ONE MASTER CONTROLLER
ONE REMOTE CONTROL

SPECIFIED LED MANUFACTURE
WATCHFIRE

PARTS COMPONENT LIST			
ITEM	PART NUMBER	DESCRIPTION	QTY
1	1SSRZ7816-LED	ID CABINET	1
2	1SSRZLED7817	EMC CABINET	1
3	1SSRZ7818-LED	MESSAGE CABINETS	4
4	1SSRV7819	TWO POLES	1-SET
5	1SSRV7820	TWO POLES	1-SET
6	1SSRV7821	TWO POLES	1-SET
7	WATCHFIRE EMC	WATCHFIRE EMC	1-SET
8			

6135 District Blvd • Maywood, CA 90270
800.423.4283 • Fax 323.560.7143
Website: www.signresource.com

REVISION HISTORY:

REV	DATE	REQUESTED BY	UPDATED BY
A	02/21/18	J.G	BD

REVISION DESCRIPTION
INITIAL DRAWING RELEASE

REV	DATE	REQUESTED BY	UPDATED BY
B	03/02/18	J.G	BD

REVISION DESCRIPTION
REVISE POLES PER ENG.

REV	DATE	REQUESTED BY	UPDATED BY
C	03/02/18	J.G	BD

REVISION DESCRIPTION
REVISE POLES PER ENG.

REV	DATE	REQUESTED BY	UPDATED BY
D	03/06/18	J.G	BD

REVISION DESCRIPTION
REVISE: ALL POLES TO RAL 9006 SILVER

NOTE: WEIGHTS AND MEASURES

Weight and Measures requirements vary by State, County and Municipality. It is the responsibility of the customer to confirm that these graphics are compliant with all local Regulations, Statutes and Ordinances. Compliancy must be confirmed by the party obtaining the permit. SignResource is not liable for misinterpretation of local Weights and Measures requirements or any rule changes that may occur after the order has been placed.

If permitting and installation is provided by SignResource, we will make every effort to confirm the signage provided is compliant at the time of installation.

GENERAL NOTES

1.TOLERANCE (UNLESS NOTED)
• GRAPHICS +/-1/8" • FACE SIZE + 1/16"-1/4"
• CABINET +/- 1/8" • VINYL OVERLAP + 1/8" + / 1/16"
• ALL COPY LEVEL UNLESS NOTED OTHERWISE

2. VIEWING DISTANCE 25' TO 50' UNLESS NOTED OTHERWISE

3. PMS COLOR CALLOUT INDICATES USE OF SPRAYLAT MIX SYSTEM

4. NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT ECN.

DESCRIPTION

85' X 18' APPROX
MID SIGN

VOLTAGE:	CIRCUIT:	CURRENT:	DESIGN LOAD:
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DRAWN BY:	CHECKED BY:
BDAIN	

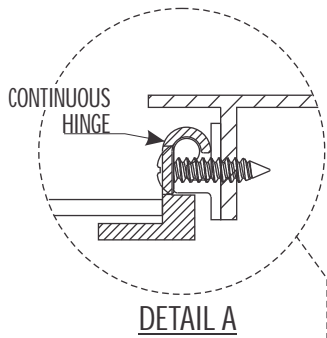
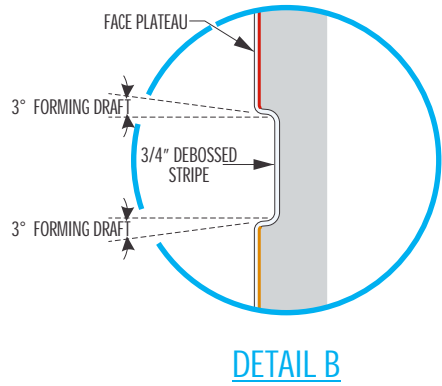
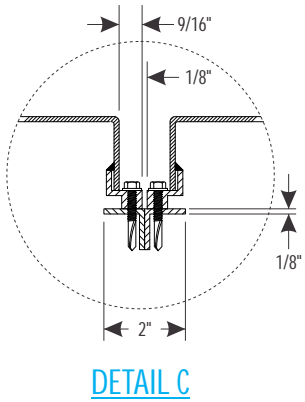
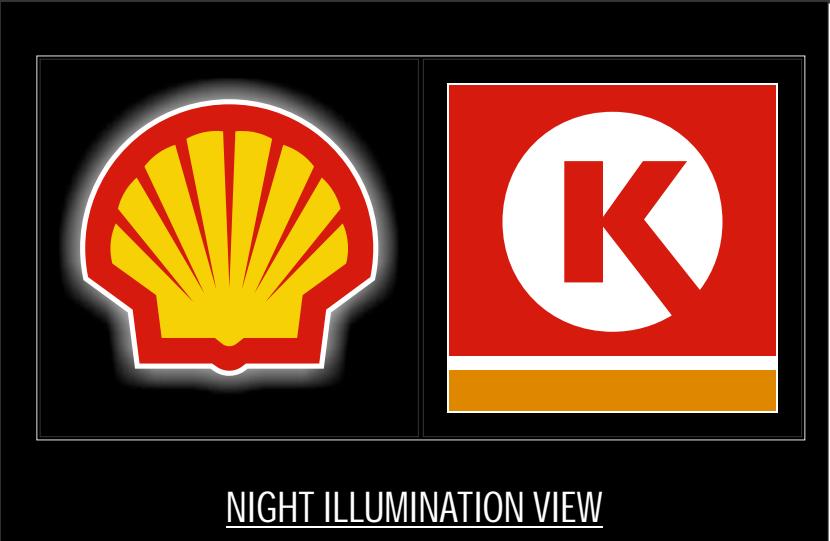
CLIENT:	SHELL
---------	-------

LOCATION:	JNT-MADERA
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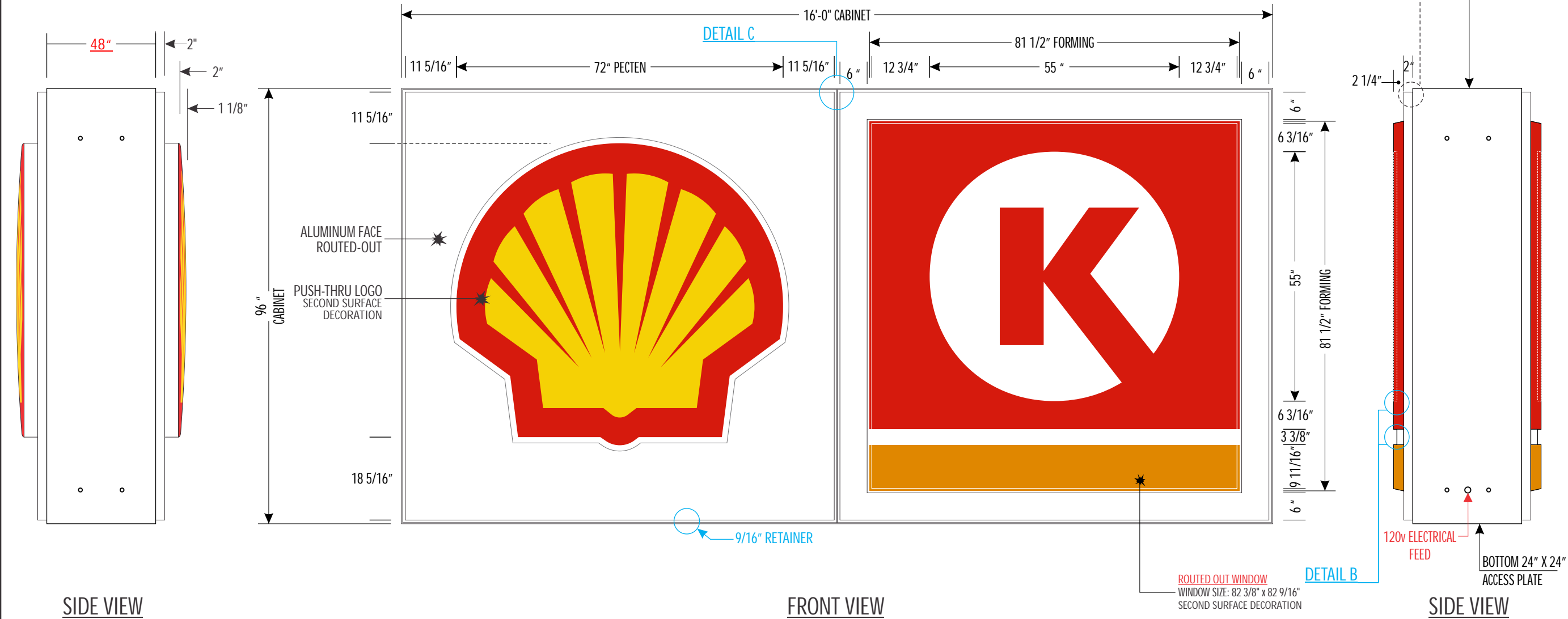
QUOTE:	DATE:
286865	02/21/2018

DRAWING/PART #	REVISION LEVEL
SSRLED2009-KIT	D

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NOTE: INTERNAL LED ILLUMINATION



REVISION HISTORY:				
REV	DATE	REQUESTED BY	UPDATED BY	
A	02/21/18	J.G	BD	
REVISION DESCRIPTION				
INITIAL DRAWING RELEASE				
REV	DATE	REQUESTED BY	UPDATED BY	
B	03/02/18	J.G	BD	
REVISION DESCRIPTION				
REVISE POLES PER ENG.				
REV	DATE	REQUESTED BY	UPDATED BY	
C	03/02/18	J.G	BD	
REVISION DESCRIPTION				
REVISE POLES PER ENG.				
REV	DATE	REQUESTED BY	UPDATED BY	
D	03/06/18	J.G	BD	
REVISION DESCRIPTION				
REVISE: ALL POLES TO RAL 9006 SILVER				

PARTS LIST:		
ITEM	DECORATION	
A	PMS 485C	
B	SHELL WHITE	
C	PMS 116C	
D		
E		
F	3M VINYL 3630-33 RED	PMS 485
G	3M VINYL 3630-3540 TANGERINE	PMS 144
H		
MATERIAL LIST		
1	ALUMINUM FACE	
2	PLASTIC BACK UP	
3		
4		
5		

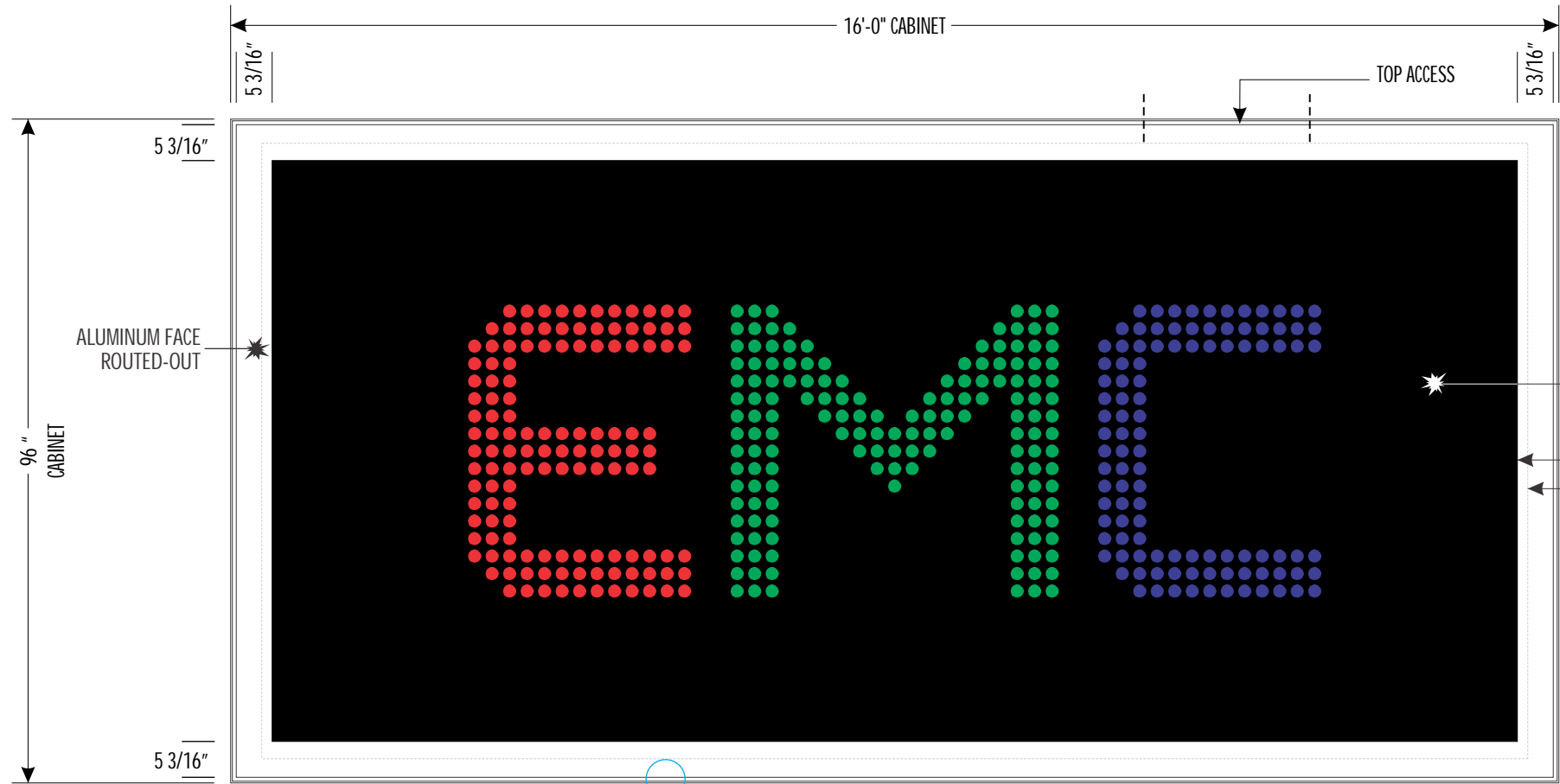
SCALE: 1/2" = 1'-0"

GENERAL NOTES	
1.TOLERANCE (UNLESS NOTED)	
• GRAPHICS + /- 1/8" • FACE SIZE + 1/16"- 1/4"	
• CABINET + /- 1/8" • VINYL OVERLAP + 1/8" + / 1/16"	
• ALL COPY LEVEL UNLESS NOTED OTHERWISE	
2. VIEWING DISTANCE 25' TO 50' UNLESS NOTED OTHERWISE	
3. PMS COLOR CALLOUT INDICATES USE OF SPRAYLAT MIX SYSTEM	
4. NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT EGN.	
5. ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48	

DESCRIPTION			
8' X 16' D/F IL BTP SIGN			
VOLTAGE:	CIRCUIT:	CURRENT:	DESIGN LOAD:
DRAWN BY: BDAIN		CHECKED BY:	
CLIENT:	SHELL		
LOCATION:	JNT-MADERA		
QUOTE:	286865	DATE:	02/21/2018
DRAWING/PART # 1SSRZ7816-LED		REVISION LEVEL	D
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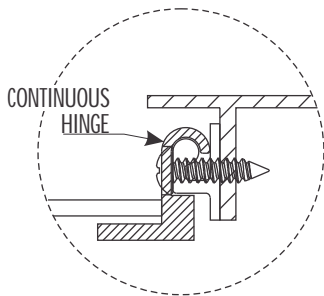
NIGHT ILLUMINATION VIEW



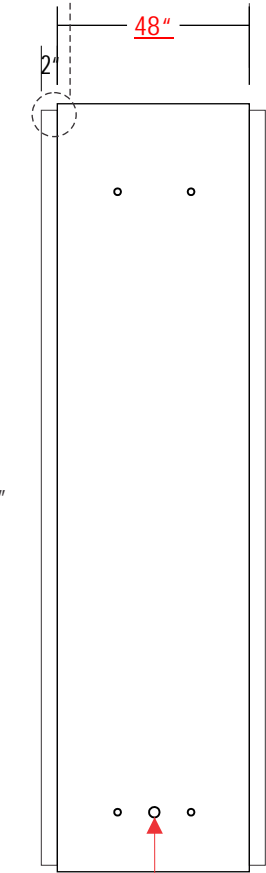
FRONT VIEW



BOTTOM VIEW



DETAIL A



120v ELECTRICAL
FEED

SIDE VIEW

REVISION HISTORY:

REV	DATE	REQUESTED BY	UPDATED BY
A	02/21/18	J.G	BD
REVISION DESCRIPTION			
INITIAL DRAWING RELEASE			
B	03/02/18	J.G	BD
REVISION DESCRIPTION			
REVISE POLES PER ENG.			
C	03/02/18	J.G	BD
REVISION DESCRIPTION			
REVISE POLES PER ENG.			
D	03/06/18	J.G	BD
REVISION DESCRIPTION			
REVISE: ALL POLES TO RAL 9006 SILVER			

PARTS LIST:

ITEM	DECORATION
A	
B	SHELL WHITE
C	
D	
E	
F	
G	
H	
MATERIAL LIST	
1	ALUMINUM FACE
2	
3	
4	
5	

SCALE: 1/2" = 1'-0"

GENERAL NOTES

- TOLERANCE (UNLESS NOTED)
 - GRAPHICS + / - 1/8" • FACE SIZE + 1/16" - 1/4"
 - CABINET + / - 1/8" • VINYL OVERLAP + 1/8" + / 1/16"
 - ALL COPY LEVEL UNLESS NOTED OTHERWISE
- VIEWING DISTANCE 25' TO 50' UNLESS NOTED OTHERWISE
- PMS COLOR CALLOUT INDICATES USE OF SPRAYLAT MIX SYSTEM
- NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT ECN.
- ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48

DESCRIPTION			
8' X 16' D/F IL BTP SIGN			
VOLTAGE:	CIRCUIT:	CURRENT:	DESIGN LOAD:

DRAWN BY:	CHECKED BY:
BDAIN	
CLIENT:	SHELL
LOCATION:	JNT-MADERA

QUOTE:	DATE:
286865	02/21/2018
DRAWING/PART #	REVISION LEVEL
1SSRZLED7817	D

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INFORMATION BAR:

THIS IS A KIT PART ORDER

KIT PART NUMBER

SSRLED2009-KIT

PART NUMBER

1SSRZLED7817

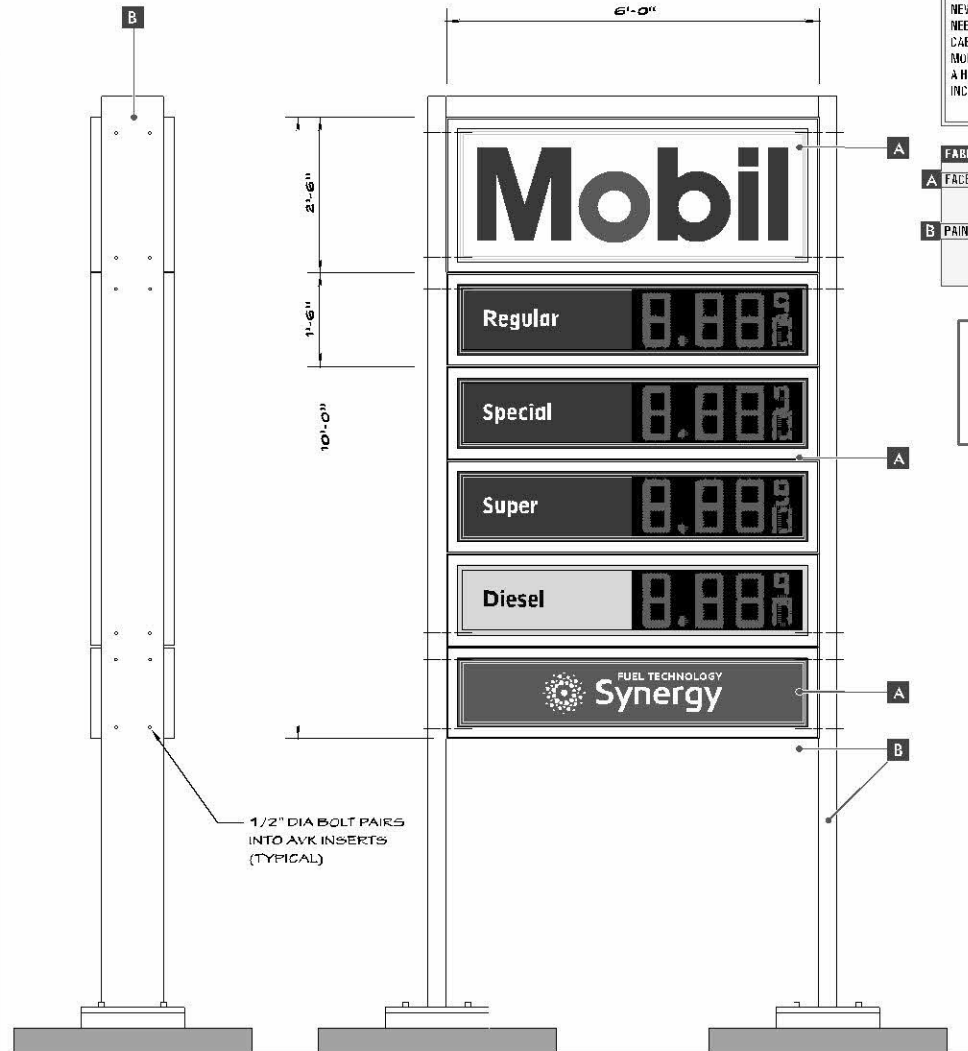
PAGE NUMBER

3 OF 8

PART NUMBER

286865

EXISTING DISPLAY - SHOWN AT APPROXIMATE RELATIVE SCALE



A REFACE & REPAINT PYLON DISPLAY

SCALE: 1/8" = 1'-0"

SCOPE OF WORK:

ORDER FROM SIGN RESOURCE TWO EACH 6' X 10' MOBIL FACES CONSISTING OF THE FOLLOWING ITEMS:
SYNERGY PANEL AND A FOUR PRODUCT LED PRICE DISPLAY.
NEW FACE TO BE INSTALLED IN THE EXISTING CABINET AS NEEDED.
CABINET AND SUPPORT STEEL TO BE REPAINTED WHITE PER MOBIL SPECS.
A HAND HELD REMOTE TO OPERATE THE PRICE DISPLAY IS INCLUDED IN THE AGREEMENT.

FABRICATION SPECIFICATIONS

A	FACE	TYPE	PAN FACE/MOBILE
		SUPPLIER	SIGN RESOURCE
B	PAINT	COLOR	MATCH PG EGGSHELL WHITE
		TEXTURE	SMOOTH

NOTE:
NO CHANGE IN SIGN AREA /
SQUARE FOOTAGE OR
STRUCTURE

YESCO
Northwest
Region

Boise
418 East 41st Street
Boise, ID 83714
208-445-2462

"We warrant our material, in whole, free of
defects in workmanship. The material shall
be used in accordance with the manufacturer's
instructions. The material shall be used in
accordance with the manufacturer's instructions.
We warrant our material, in whole, free of
defects in workmanship."

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www.yesco.com

CLIENT
CAMINO MOBIL
ADDRESS
3074 CAMINO HEIGHTS DR.
CITY/STATE ZIP
CAMINO, LA

DESIGNER
ERIC WILLIAMS

DESIGNED BY
JAN BAUGHMAN

DATE
9/14/2017

APPROVED BY

Client Signature | Date

Designer Signature | Date

"TRUE TO NAME"

NOTE: THIS SIGN IS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF
THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION
ASSOCIATION (NFPA) 70B. THE SIGN SHALL BE INSTALLED IN ACCORDANCE WITH THE
REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE
PROTECTION ASSOCIATION (NFPA) 70B.

VOLTS AMPS

YESCO IS A RECOGNIZED
MANUFACTURER

THIS SIGN IS INTENDED TO BE INSTALLED IN
ACCORDANCE WITH THE REQUIREMENTS OF
THE NATIONAL ELECTRICAL CODE (NEC) AND THE
NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70B.
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ACCORDANCE WITH THE REQUIREMENTS OF
THE NATIONAL ELECTRICAL CODE (NEC) AND THE
NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70B.

INSTRUCTIONS

DATE REVISION REVISION

2/2/17 1/2/17

1/2/17

1/2/17

1/2/17

1/2/17

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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

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

- | | |
|---|--|
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Subdivision Map |
| <input checked="" type="checkbox"/> Rezone | <input type="checkbox"/> Parcel Map |
| <input type="checkbox"/> Use Permit | <input type="checkbox"/> Exception |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Williamson Act Cancellation |
| <input type="checkbox"/> Historic Site Permit | <input type="checkbox"/> Other _____ |

PLANNING STAFF USE ONLY:

Application No(s): _____

Date: _____

S _____ T _____ R _____

GP Designation: _____

Zoning: _____

Fee: _____

Receipt No. _____

Received By: _____

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).*

We are to develop two fast food restaurants along with a gas station that has dedicated truck fueling as well.

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 045 Page 050 Parcel 007

Additional parcel numbers: _____

Project Site Address _____

or Physical Location: _____

Property Area:

Acres: 5.15 or Square feet: _____

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

Agriculture → Planned Development

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)

Neighboring property (adjacent to the north) in 2015 was granted H1 or highway commercial zoning.

Existing General Plan & Zoning: Planned Development

Proposed General Plan & Zoning: Highway Commercial
(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: Planned Development

West: Hwy 99

North: Highway Commercial

South: Planned Development

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: N/A

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.)

Roughly 500 cubic
yard, shall we need to raise property, it will be more.

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: 0 Sq. Ft.

Landscaped Area: 10,000 Sq. Ft.

Proposed Building Coverage: 10,000 Sq. Ft.

Paved Surface Area: 160,000 Sq. Ft.

BUILDING CHARACTERISTICS:

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) Bldg 1 = 7,000 square feet, 2 store. And building 2 is 3,000 square feet 1 story.

Number of floors for each building: Bldg 1 = 2 story & Bldg 2 = 1 story.

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) 32 feet

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) highway sign = 85 feet

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

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: existing

Sewer*: Keyes Community Service Dist.

Telephone: existing

Gas/Propane: _____

Water**: Keyes Community Service Dist.

Irrigation: _____

***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: _____ Total Dwelling Units: _____ Total Acreage: _____

Net Density per Acre: _____ Gross Density per Acre: _____

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

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): Bldg 1 = 7,000 & Bldg 2 = 3,000

Type of use(s): fast food, retail (c-store), gas station for fueling.

Days and hours of operation: 24-7

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

Occupancy/capacity of building: all buildings = 50

Number of employees: (Maximum Shift): 18 (Minimum Shift): 10

Estimated number of daily customers/visitors on site at peak time: 25

Other occupants: _____

Estimated number of truck deliveries/loadings per day: 1-2

Estimated hours of truck deliveries/loadings per day: 1-2

Estimated percentage of traffic to be generated by trucks: 30%

Estimated number of railroad deliveries/loadings per day: 0

Square footage of:

Office area: 1,000 Warehouse area: 0

Sales area: 9,000 Storage area: 500

Loading area: 0 Manufacturing area: 0

Other: (explain type of area) _____

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

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)

Main roads are Keyes Road and North Golden

State Blvd.

10/04/2018

RE: Rezone Application REZ2018-0057

Kamir Incorporated, a California Corporation request to rezone a 5.15± acre parcel (APN: 045-0050-007) from the zoning designation of A-2-10 to P-D (Planned Development), making the site consistent with the General Plan. The rezoning request includes the construction of a gas station facility complete with truck parking, a truck scale, a convenience store and two fast-food restaurants with drive-thru all for the servicing of the general public. The gas station will include an above-ground fuel tank storage infrastructure, 6 diesel (10-unit fueling units) dispensary stations covered with a 2,500 sq.ft canopy, and 6 gasoline dispensary stations (12-fueling units) covered by a 3,000 sq.ft. canopy, concluding with an 85-foot high highway sign at North end of site and 16-foot monument sign at East end of property. 40 people maximum are expected to be in any restaurant at a single time and 20 people max for the use of the convenience store. Parking is planned to comply with all of Stanislaus County parking requirements as 33 parking spaces have been illustrated for truck parking and 52 spaces for regular automobiles. The whole facility will operate 24-hours a day with a total of 10 employees during each of the three 8 hour shifts. The whole site will be monitored with 32 color cameras. Access is proposed from N. Golden State Boulevard. Under appendix VII for the Stanislaus County Buffer and Setback Guidelines, West of subject property is Highway 99. North of the subject property is already zoned commercial. East of the subject property is Golden State Blvd then another property that also in the Planned Development designated commercial under the General Plan, they have already submitted their rezone application. And lastly South/East of the subject property across the intersection is an Agriculture property that sits about 200ft away, which is more than the minimum 150 foot wide buffer set back required under Appendix VII. At our site we will dedicate 15% to be landscaped under the Gateway Plan. As for the plants we will be using they will all be drought tolerant, low water use, and will be a combination of following: 1) Phoenix Dactylifera Palm Trees 2) Syagrus Romazoffiana Palm Tree 3) Ceanothus "Concha" Shrub 4) Helictotrichon Sempervirens Shurb 5) Muhlenbergia Rigens Shurb. We will also work with both Stanislaus County and Keyes Community District to incorporate a reasonable design to satisfy the Gateway Plan. Construction for the project will be broken in two sections. Section 1 is the gas station, c-store, truck fueling, auto and truck parking and will be completed within 24 months of project approval. Section 2 will the fast food restaurants, due to the nature of different franchisee requirements and guidelines we estimate will be completed within 36 months of project approval.



Kumil Kayhani
CFO

Kamir Incorporated

**KEYES COMMUNITY SERVICES DISTRICT
5601 7TH STREET
P O BOX 699
KEYES, CA 95328**

December 21, 2017

Kamir Incorporated
Attn: Kumil Kayhani
5196 Grayhawk Ln.
Dublin, CA 94568

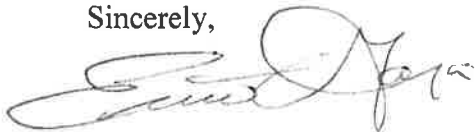
Re: Will Serve Letter Request For APN: 045-050-007

Dear Mr. Kayhani:

The Keyes Community Services District is willing to provide the requested water and sewer service on the following conditions:

1. All water service lines and sewer connections must be installed to District standards and according to plans approved by the District, at the expense of the owner.
2. All applicable District connection, facilities and inspection fees must be paid upon application for connections.
3. The owner must comply with all District rules and regulations.
4. This will-serve commitment will expire on December 21, 2018 unless construction has commenced by that date.
5. This Will Service Letter is valid only upon approval by Stanislaus County Local Agency Formation Commission (LAFCO) and may require annexation to the Keyes Community Services District.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Ernie Garza', is written over a light blue circular stamp.

Ernie Garza
General Manager



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: 5/29/2018

Records Search File #: 10718N

Project: Rezone Application,
Stanislaus County, North of Keyes
Road, West of N. Golden State
Blvd., Keyes, APN 045-050-007

Kumil Kayhani, Landowner
Kamir Incorporated
5196 Grayhawk Lane
Dublin, CA 94568

kbpetroleum@att.net

Dear Mr. Kayhani:

We have conducted a 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 National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), the *California Inventory of Historic Resources* (1976), the *California Historical Landmarks* (1990), and the California Points of Historical Interest listing (May 1992 and updates), the Directory of Properties in the Historic Property Data File (HPDF) and the Archaeological Determinations of Eligibility (ADOE) (Office of Historic Preservation current electronic files dated 03-20-2014), the *Survey of Surveys* (1989), the Caltrans State and Local Bridges Inventory, GLO Plats, and other pertinent historic data available at the CCalIC 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 formally recorded historic buildings or structures within the project area. The General Land Office Survey Plat for T4S R10E, Sheet No. 44-245, dated 1853-1854 shows the NE ¼ of Section 31 as a 160-acre parcel.

Prehistoric or historic resources within the immediate vicinity of the project area: There are no formally recorded prehistoric or historic archaeological resources or historic buildings or structures within the immediate vicinity of the project area.

Resources that are known to have value to local cultural groups: None have been formally

reported to the Information Center.

Previous investigations within the project area: There have been no previous investigations within the project area.

Recommendations/Comments: Based on existing data in our files the project area has a low sensitivity for the possible discovery of prehistoric or historic archaeological resources.

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 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>

We advise you that in accordance with State law, if any historical resources are discovered during project-related activities, all work is to stop and the lead agency and a qualified professional are to be consulted to determine the importance and appropriate treatment of the find. If Native American remains are found the County Coroner and the Native American Heritage Commission, West Sacramento (916-373-3710) are to be notified immediately for recommended procedures.

We further advise you that if you retain the services of a historical resources consultant, the firm or individual you retain is responsible for submitting any report of findings prepared for you to the Central California Information Center, including one copy of the narrative report and copies of any records that document historical resources found as a result of field work, preferably in PDF format. If the consultant wishes to obtain copies of materials not included with this records search reply, additional copy or records search fees may apply.

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. Please sign and return the attached **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.

Sincerely,

A handwritten signature in cursive script, appearing to read "E. A. Greathouse".

E. A. Greathouse, Coordinator
Central California Information Center
California Historical Resources Information System

Copy of invoice to Laurie Marroquin, Financial Services (lamarroquin@csustan.edu)