Form F

Summary Form for Electronic Document Submittal

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #:		
Project Title:	Rezone Application No. PLN2018-0057 - Kamir Incorpora	ated
Lead Agency: Stanislaus County		
Contact Name: Kristen Anaya, Associate Planner		
Email: <u>anayak</u> @	@stancounty.com	Phone Number:
Project Location	n: East Keyes Road, between North Golden State Boule	evard and State Route 99, Stanislaus County County

Project Description (Proposed actions, location, and/or consequences).

Request to rezone a 5.15-acre parcel from General Agriculture (A-2-10) to Planned Development (P-D), to allow for development of a fueling stop, convenience store, and two fast-food restaurants to serve the traveling public. The project site is located at East Keyes Road, between North Golden State Boulevard and State Route 99, in the Community of Keyes.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Initial Study identifies potential impacts with respect to aesthetic resources related to light spill-over, and glare to vehicles traveling on SR-99, resulting from reflective materials using in construction; potential impacts to biological resources including the valley elderberry longhorn beetle, swainsons hawk, burrowing owls, protected birds, oak trees; potential impacts related to hazardous materials and the discovery of unknown hazards; potential impacts related to noise and construction exceeding noise standards; and potential impacts to transportation due to the level of traffic to be generated as a result of the proposed use.

Mitigation measures requiring: a photometric lighting plan, minimal use of reflective surfaces along roadways; pre-construction surveys, implementation of no-disturbance buffers, obtainment of Incidental Take Permits if necessary, potential temporal restrictions on construction, submittal of an oak-tree preservation plan; provision of a stop-work order in construction contracts the event that previously unidentified contamination is discovered; limitations on hours of construction; payment of applicable Keyes Community Plan Mitigation Funding Program, dedication of necessary road rights-of-way, construction of an all-way stop intersection along the driveway along North Golden State Boulevard; construct a south-bound channelized right-turn lane at the intersection of Keyes Road and Golden State Blvd and modify the existing traffic signal to accommodate the improvements, have been added to the project.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No areas of controversy have been identified with respect to the proposed project.

Provide a list of the responsible or trustee agencies for the project.

See distribution list in the Early Consultation form.