

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

FILED  
20 AUG 12 PM 1:11  
STANISLAUS CO. CLERK-RECORDER  
BY Julia Gordin

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### NOTICE OF DETERMINATION

Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code

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**Project Title:** Rezone Application No. PLN2017-0098 – Best RV Center

**Applicant Information:** Naeil M. Ammari, Trustee of the 2005 Naeil M. Ammari Revocable Trust, 5340 Taylor Court, Turlock, CA 95382; (209) 216-5200

**Project Location:** 5100, 5340, 6424, 6460 Taylor Court, and 4318 W. Warner Road, between E. Keyes Road and E. Taylor Road, in the Keyes/Turlock area. Stanislaus County APNs: 045-050-005, 009, and 013; 045-053-040, 042, 043, and 044; and 045-062-001.

**Description of Project:** Request to rezone eight parcels to expand and reorganize and existing recreational vehicle (RV) sales business by allowing the expansion of RV storage in two phases.

**Name of Agency Approving Project:** Stanislaus County Board of Supervisors

**Lead Agency Contact Person:** Jeremy Ballard, Associate Planner

**Telephone:** (209) 525-6330

This is to advise that the Stanislaus County Board of Supervisors on **August 11, 2020** has approved the above described project and has made the following determinations regarding the above described project:

1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.

The **Mitigated Negative Declaration** and record of project approval may be examined at:  
Stanislaus County Department of Planning and Community Development  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, California 95354

3. Mitigation measures **were** made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan **was** adopted for this project.
5. A statement of Overriding Considerations **was not** adopted for this project.
6. Findings **were** made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the Mitigated Negative Declaration, is available to the General Public @ <http://www.stancounty.com/planning/pl/agenda-min.shtm>

8/11/2020  
Dated

  
Kristin Doud  
Principal Planner

Governor's Office of Planning & Research

AUG 31 2020

STATE CLEARINGHOUSE

REC'T # 0004463992  
August 12, 2020 ----- 13:08:36

Stanislaus, County Recorder  
Donna Linder Co Recorder Office

Environm # 20-103 -

Check Number 41765  
REQD BY  
Neg. Declaration \$2,406.75  
County Admin Fee \$57.00  
-----  
Total fee ..... \$2,463.75  
Amount Tendered... \$2,463.75  
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Change ..... \$0.00  
JSS,C1/1/0



State of California - Department of Fish and Wildlife  
**2020 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
 DFW 753.5a (REV. 12/01/19) Previously DFG 753.5a

**Print**    **StartOver**    **Finalize&Email**

RECEIPT NUMBER:  
 50 — 08/12/2020 — 103

STATE CLEARINGHOUSE NUMBER (If applicable)

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY Stanislaus County Department of Planning and Community Development	LEAD AGENCY EMAIL	DATE 08/12/2020
COUNTY/STATE AGENCY OF FILING Stanislaus	DOCUMENT NUMBER 2020-103	

PROJECT TITLE  
**Rezone Application No. PLN2017-0098 - Best RV Center**

PROJECT APPLICANT NAME Naieil M. Ammari, Trustee of the 2005 Naieil M. Ammari Revocable Trust	PROJECT APPLICANT EMAIL	PHONE NUMBER (209) 216-5200
PROJECT APPLICANT ADDRESS 5340 Taylor Court	CITY Turlock	STATE Ca
		ZIP CODE 95382

PROJECT APPLICANT (Check appropriate box)

Local Public Agency   
  School District   
  Other Special District   
  State Agency   
  Private Entity

**CHECK APPLICABLE FEES:**

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,343.25	\$	0.00
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,406.75	\$	2,406.75
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,136.50	\$	0.00
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	57.00
<input type="checkbox"/> Other		\$	

**PAYMENT METHOD:**

Cash   
  Credit   
  Check   
  Other   
 TOTAL RECEIVED \$ 2,463.75

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Julia Gordin, Legal Clerk
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