



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
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Project Title: Use Permit Application No. PLN2023-0047 – Best RV Center
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Jeremy Ballard, Senior Planner
Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 5100 and 5300 Taylor Court, and 4318 W. Warner Road City/Nearest Community: Keyes/Turlock
Cross Streets: East Taylor Road Zip Code: 95382
Longitude/Latitude (degrees, minutes and seconds): 045-053-040 and 045-062-001 and 045-053-041 Section: 31 Twp.: 4 Range: 10 Base: MDB&M
Assessor's Parcel Number: 001 and 045-053-041
Within 2 Miles: State Hwy #: 99 Waterways: N/A
Airports: N/A Railways: Union Pacific Schools: Keyes Elementary School

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

Starting Date: June 30, 2023 Ending Date: July 17, 2023

Document Type:

- CEQA: [] NOP [] Draft EIR [] 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 [x] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other

Development Type:

- [] Residential Units: Acres:
[] Office Sq.ft.: Acres: Employees:
[x] Commercial Sq.ft.: 131,973 Acres: 3.03 Employees: 90
[] Industrial Sq.ft.: Acres: Employees:
[] Educational
[] Recreational
[] OCS Related
[] Water Facilities Type: MGD
[] Transportation Type:
[] Mining Mineral:
[] Power Type: MW
[] Waste Facilities Type: MGD
[] Hazardous Waste Type:
[] 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 [x] Other: N/A

Present Land Use/Zoning/General Plan Designation:

RV Sales and Service/ Planned Development (P-D) (351) and P-D (253)/ Planned Development

Project Description: (please use a separate page if necessary)

This project is a request to amend the Development Plans of Planned Developments (P-D) (351) and (253), to allow for construction of a 131,973 square-foot RV sales and service building on 15.3± acres and to allow for the sale of motorized RVs. The RV sales and service building will be two stories, a maximum of 37 feet in height, and will consist of: a 5,352 square-foot showroom, a 6,938 square-foot sales office, a 8,698 square-foot covered service drop off station, 40 service bays totaling 76,780 square feet, a 3,952 square-foot RV wash area and paint spray booth, a 6,508 square-foot service office with areas for retail sales of accessories and parts, and a 16,736 square-foot area for offices and parts storage located on the second floor. The project also proposes construction of a 16,086 square-foot shade structure for new vehicle delivery and a 1,374 square-foot storage building. Service of RV's will consist of light repairs such as oil changes, brake pad changes, and other minor repairs. Engine and transmission repairs will not be conducted on-site.

The development of the site will include paving of the entire 15.3 acre project site, with the exception of the proposed landscaped storm drain basin and other landscaped areas. Upon development of the site, the applicant proposes to stripe 119 RV customer parking spaces and 326 customer passenger vehicle spaces, The original development plan did not include any RV customer parking spaces and proposed only 126 total customer passenger vehicle spaces. Development of the site will also include perimeter landscaping, consistent with the development plan approved for P-D (351), however, the current project request will include additional landscaping within the interior of the site along the drive aisle of customer and employee parking areas. The amended Phase 2 development will include the installation of 76 new light poles, each 30 feet in height and wrought iron fencing around the perimeter. Lastly, the amended Phase 2 proposes to include the installation of three directional monument signs along Taylor Court and the installation of two above ground fuel tanks, at 1,000-gallons each. The site will continue to be served by the Keyes Community Service District for domestic water services via a previous out of boundary service agreement and develop septic facilities for the proposed building. The development of the site will include private use of W. Warner Road, which is in the process of being formally abandoned by the County.

Originally approved in 2020, P-D (351) rezoned 8 parcels to expand and reorganize an existing RV sales business by allowing the expansion in two phases. APNs 045-053-040 and 045-062-001 were apart of the Phase 2 development of P-D (351) and were approved to reconfigure the existing service shop on APN 040 for additional sales offices and pave APN 001 for RV overstock storage. A subsequent use permit was granted in 2021 to reactivate P-D (351) due to the applicant not meeting the required timeline of the adopted development standards. All improvements associated with Phase 1 were completed in 2022. P-D (253), APN 040-053-041, was approved in 2001, allowing for the storage of RV's and boats on a 1.25± acre parcel. As part of the current request, an existing dwelling and accessory structures will be demolished, and the entire site will be repaved and incorporated into the proposed customer parking lot. In accordance with Section 21.040.080(B) of the County Code, an amendment to the development plans of both P-D (351) and (253) can be permitted provided a use permit is obtained.

There are no proposed changes in the hours of operation of seven days a week, 9:00 AM to 6:00PM. Additionally, the applicant does not expect an increase in the previously approved P-D (351)'s 90 employees on a maximum shift at full buildout of Phase 2. However, as there is an increase in proposed total building space to be developed, a supplemental to the previously adopted Traffic Impact Analysis has been prepared and included in the application submittal.

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
- Boating & Waterways, Department of
- California Emergency Management Agency
- California Highway Patrol
- S Caltrans District # 10
- Caltrans Division of Aeronautics
- Caltrans Planning
- S Central Valley Flood Protection Board
- Coachella Valley Mountains Conservancy
- Coastal Commission
- Colorado River Board Commission
- S Conservation, Department of
- Corrections, Department of
- Delta Protection Commission

- Education, Department of
- Energy Commission
- S Fish & Game Region # 4
- Food & Agriculture, Department of
- Forestry & Fire Protection, Department of
- General Services, Department of
- Health Services, Department of
- Housing & Community Development
- Integrated Waste Management Board
- Native American Heritage Commission
- Office of Emergency Services
- Office of Historic Preservation
- Office of Public School Construction
- Parks & Recreation, Department of

____ Pesticide Regulation, Department of
____ Public Utilities Commission
____ Reclamation Board
S Regional WQCB # 5
____ Resources Agency
____ Resources Recycling and Recovery, Department of
____ S.F. Bay Conservation & Development Commission
____ San Gabriel & Lower L.A. Rivers & Mountains Conservancy
____ San Joaquin River Conservancy
____ Santa Monica Mountains Conservancy

____ State Lands Commission
____ SWRCB: Clean Water Grants
____ SWRCB: Water Quality
____ SWRCB: Water Rights
____ Tahoe Regional Planning Agency
____ Toxic Substances Control, Department of
____ Water Resources, Department of
S Other: San Joaquin Valley Air Pollution Control District
Other: _____

Lead Agency (Complete if applicable):

Consulting Firm: Stanislaus County
Address: 1010 10th Street, Suite 3400
City/State/Zip: Modesto, CA 95354
Contact: Jeremy Ballard, Senior Planner
Phone: (209) 525-6330

Applicant: Naiel Ammari, Best RV Center
Address: 5340 Taylor Court
City/State/Zip: Turlock, CA 95382
Contact: Aaron Truong, Goree Whitfield
Phone: (714) 548-6748

Signature of Lead Agency Representative: Signature on File

Date: 06/30/2023