



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
Building Phone: (209) 525-6557 Fax: (209) 525-7759

Project Title: REZONE APPLICATION NO. PLN2017-0098 – BEST RV CENTER
Lead Agency: Stanislaus County Planning and Community Development **Contact Person:** Jeremy Ballard
Street Address: 1010 10th Street, Suite 3400 **Phone:** 209-525-6330
City: Modesto, CA **Zip:** 95354 **County:** Stanislaus

Project Location: 5100, 5340, 6424 and 6460 Taylor Court and 4318 W. Warner Road **City/Nearest Community:** Turlock
Cross Streets: Taylor Court/Taylor Road **Zip Code:** 95382
Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W **Total Acres:** 18.4

Assessor's Parcel Number: 045-050-005, 009, and 013;
045-053-040, 042, 043, 044;
and 045-062-001 **Section:** 31/32 **Twp.:** 4 **Range:** 10 **Base:** _____
Within 2 Miles: State Hwy #: 99 **Waterways:** N/A
Airports: _____ **Railways:** Union Pacific RR **Schools:** Barbara Spratling Middle, Keyes to Learning Charter

Local Public Review Period: (to be filled in by lead agency)
Starting Date: March 11, 2020 **Ending Date:** April 13, 2020

Document Type:
CEQA: NOP Draft EIR Supplement/Subsequent EIR Neg Dec 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 Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other _____

Development Type:
 Residential **Units:** _____ **Acres:** _____ Water Facilities **Type:** _____ **MGD** _____
 Office **Sq.ft.:** _____ **Acres:** _____ **Employees:** _____ Transportation **Type:** _____
 Commercial **Sq.ft.:** _____ **Acres:** _____ **Employees:** _____ Mining **Mineral:** _____
 Industrial **Sq.ft.:** _____ **Acres:** _____ **Employees:** _____ Power **Type:** _____ **Watts** _____
 Educational _____ Waste Facilities **Type:** _____ **MGD** _____
 Recreational _____ Hazardous Waste **Type:** _____
 OCS Related _____ 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 Other _____

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project, (e.g. Notice of Preparation or previous draft document) please fill in.



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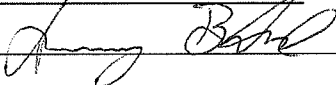
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Lead Agency (Complete if applicable):

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

Applicant: NaieI M. Ammari, Trustee of 2005 NaieI M. Ammari Revocable Trust
Address: 5340 Taylor Court
City/State/Zip: Turlock, CA 95382
Contact: Nader Ammari
Phone: 209-216-5200

Signature of Lead Agency Representative: 

Date: 3/9/20