

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: Planning and Community Development *AS*

BOARD AGENDA # 9:15 a.m.

Urgent Routine

AGENDA DATE November 7, 2006

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Public Hearing to Consider Rezone Application #2006-04, Best R.V. Center, a Request to Rezone a 9.99 Acre Portion of an Expired PD (Planned Development) Zone, and a Small Portion of A-2-40 (General Agriculture) with a New PD Zone to Allow Construction and Operation of a Recreational Sales

(Continued on page 2)

PLANNING COMMISSION RECOMMENDATIONS:

After conducting a duly advertised public hearing at its regular meeting of October 5, 2006, the Planning Commission, on a 6-0 vote, recommend that the Board of Supervisors approve the project, subject to the following actions:

1. Find the project to be "de minimis" for the purposes of collection of Fish and Game fees pursuant to California Code of Regulations Section 753.5, by adopting the Findings of Fact contained in the attached Certificate of Fee Exemption, those findings being based on the analyses presented in the Initial Study, and order the filing of the Certificate of Fee Exemption with the Stanislaus County Clerk-Recorder's Office.

(Continued on page 2)

FISCAL IMPACT:

There are no fiscal impacts associated with this item.

BOARD ACTION AS FOLLOWS:

No. 2006-882

On motion of Supervisor Mayfield, Seconded by Supervisor O'Brien

and approved by the following vote,

Ayes: Supervisors: O'Brien, Mayfield, Grover, DeMartini, and Chairman Simon

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) Approved as recommended

2) Denied

3) Approved as amended

4) Other:

MOTION: INTRODUCED, ADOPTED AND WAIVED THE READING OF ORDINANCE C.S. 974 FOR REZONE APPLICATION #2006-04.

Christine Ferraro

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No. ORD-55-13

SUBJECT: (Continued)

and Service Business. Proposed Building Coverage Will Be Approximately 7,500 Square Feet of the Site. The Project Is Located West of Highway 99 and at the North End of Taylor Court, in the Keyes / Turlock Area.

PLANNING COMMISSION RECOMMENDATION: (Continued)

2. Adopt the Negative Declaration pursuant to CEQA Guidelines Section 15074(b), by finding that on the basis of the whole record, including the Initial Study and any comments received, that there is no substantial evidence the project will have a significant effect on the environment and that the Negative Declaration reflects Stanislaus County's independent judgement and analysis.
3. Order the filing of a Notice of Determination with the Stanislaus County Clerk-Recorder's Office pursuant to Public Resources Code Section 21152 and CEQA Guidelines Section 15075.
4. Find That:
 - A. The project is consistent with the overall goals and policies of the County General Plan; and
 - B. The proposed Planned Development zoning is consistent with the Planned Development General Plan description.
 - C. The proposed project will increase activity in the vicinity, thereby necessitating dedications and improvements.
5. Approve Rezone Application No. 2006-04, Best R.V. Center, subject to the attached Development Schedule and Development Standards.

DISCUSSION:

This is a request to rezone a 9.99 acre parcel consisting of a portion of an expired PD (Planned Development No. 115) and a small section of A-2-40 (General Agriculture) zones, to allow the construction and operation of a Recreational Vehicle (RV) sales and service dealership. The subject site is located on Taylor Court, south of the Keyes Road overpass/interchange, between the Union Pacific Railroad and Freeway 99. The site is designated as "Planned Development" on the General Plan. The proposed building will be approximately 7,500 square feet with an additional 3,600 square foot covered area for washing the displayed vehicles and a 1,200 square foot covered entrance / drop-off area. The project will be served by a private well for water and on-site septic facilities will provide for sewage disposal. Please refer to the attached Planning Commission report for details.

Best RV Center currently operates a recreational vehicle sales and services business in Manteca, California. They primarily sell new and used travel trailers, 5th wheel trailers, folding camper trailers, and toy haulers. The majority of their business is from toy haulers, half living area and half garage, these trailers allow "toys" to be brought along on vacation. A folding rear ramp provides access for motorcycles, ATV's, personal water crafts, and small race cars. They also include sleeping areas and a generator that powers the kitchen, one or more televisions, and any other accessories. Best RV Center also provides routine maintenance, service, and customization of the recreational vehicles they sell.

The business will operate Monday through Sunday from 8:00 a.m. to 6:00 p.m. Best RV Center is anticipating between 5 and 20 daily customers on average. The number of merchandise deliveries per week is estimated to be four (4). A drainage basin is proposed in the northern "triangle" portion of the property. The entire site, with the exception of the landscaped areas and drainage basin, will be paved to County Standards. The majority of the trailers (RV's) will be displayed along the frontage of Highway 99. The project will be served by a private well for water and on-site septic facilities will provide for sewage disposal.

On October 5, 2006, the Planning Commission considered this application at a properly advertised public hearing. No one spoke in opposition to the project. The applicant's representatives spoke in favor of the project.

Following the closing of the hearing, the Commission discussed the project indicating positions in favor of the project. The Commission unanimously voted 6-0 (Poore/Layman) to recommend the Board of Supervisor's approve this request. A detailed discussion of the request and the reasons behind staff's recommendation for approval can be found in the attached Planning Commission Staff Report.

POLICY ISSUES:

None.

STAFFING IMPACT:

None.

ATTACHMENTS:

1. Planning Commission Staff Report, October 5, 2006
2. Planning Commission Minutes, October 5, 2006

STANISLAUS COUNTY PLANNING COMMISSION

October 5, 2006

STAFF REPORT

REZONE APPLICATION NO. 2006-04 BEST RV CENTER

REQUEST: TO REZONE A 9.99 ACRE PORTION OF AN EXPIRED P-D ZONE (PLANNED DEVELOPMENT NO. 115), TO A NEW PLANNED DEVELOPMENT TO ALLOW THE CONSTRUCTION AND OPERATION OF A RECREATIONAL VEHICLES (RV) SALES BUSINESS. THE PROPOSAL INCLUDES A 7,500 SQUARE FOOT SALES AND SERVICE BUILDING.

APPLICATION INFORMATION

Applicant:	William Ross
Owners:	Nile Ammari
Location:	5340 Taylor Court, in the Keyes/Turlock area
Section, Township, Range:	32-4-10
Supervisorial District:	Two (Supervisor Mayfield)
Assessor's Parcel:	045-053-036
Referrals:	See Exhibit "I" Environmental Review Referrals
Area of Parcels:	9.99 acres
Water Supply:	Private well
Sewage Disposal:	Septic
Existing Zoning:	Planned Development No. 115 (expired) and a small portion of A-2-40
General Plan Designation:	Planned Development
Community Plan Designation:	Not applicable
Williamson Act:	Not applicable
Environmental Review:	Negative Declaration
Present Land Use:	Vacant (expired P-D for used tire sales)
Surrounding Land Use:	State Highway 99, agricultural land (orchard, grapes), a site formally used by Peterbilt Trucks, a landscaping business, Woods Furniture, and the Union Pacific Railroad.

PROJECT DESCRIPTION

This is a request to rezone a 9.99 acre parcel consisting of a portion of an expired PD (Planned Development No. 115) and a small section of A-2-40 (General Agriculture) zones, to allow the construction and operation of a Recreational Vehicle (RV) sales and service dealership. The proposed building will be approximately 7,500 square feet with an additional 3,600 square foot

covered area for washing the displayed vehicles and a 1,200 square foot covered entrance / drop-off area. The project will be served by a private well for water and on-site septic facilities will provide for sewage disposal.

SITE DESCRIPTION

The property is located west of Highway 99 and at the north end of Taylor Court, in the Keyes/Turlock area. The project site is currently vacant. The surrounding land uses consist of State Highway 99, agricultural land (orchard, grapes), the former Peterbilt Truck sales lot, a landscaping business, Woods Furniture, and the Union Pacific Railroad.

BACKGROUND

When the existing State Highway 99 was constructed, that portion of the former highway still needed to provide access to adjoining properties, was relinquished to Stanislaus County and became a county road, which was named Taylor Court. Subsequently, the northbound lanes were sold to adjacent property owners and incorporated into existing parcels. The County retained the westerly 4-feet of the median separating the southbound and northbound lanes of the old highway.

The small parcels located between the old highway and the new highway were considered marginal for agricultural or residential use due to their location between a highway and a railroad and having had their irrigation water supplies severed by the new highway. Stanislaus County, recognizing that these parcels were in a rather unique situation, designated the area Planned Development on the Land Use Element of the General Plan.

Along this portion of the former highway several uses have been approved. First was a receiving station for a nut company located at the northeast corner of Taylor Road and Taylor Court. Next, was an outdoor storage area at the southeast corner (now annexed into the City of Turlock). Subsequent rezonings were approved for Woods Furniture in August of 2005, Cal Coast Dairy Supply (then Peterbilt Trucks), a landscaping business, recreational vehicle/boat storage facility and Thermo-King Modesto.

DISCUSSION

Best RV Center currently operates a recreational vehicle sales and services business in Manteca, California. They primarily sell new and used travel trailers, 5th wheel trailers, folding camper trailers, and toy haulers. The majority of their business is from Toy Haulers, half living area and half garage, these trailers allow "toys" to be brought along on vacation. A folding rear ramp provides access for motorcycles, ATV's, personal water crafts, and small race cars. They also include sleeping areas and a generator that powers the kitchen, one or more televisions, and any other accessories. Best RV Center also provides routine maintenance, service, and customization of the recreational vehicles they sell.

The project proposal from Best RV Center will include construction of one 7,500± square foot building located at the southern part of the project site. This building would comprise of five (5) individual sales offices, the repair/work area, parts department, an employee break room, and a

customer waiting area with restrooms. As a convenience to it's customers they will also provide an on-site propane tank to fill the RV's as needed. Parking for customers and staff will be located near and around the building. They estimate 6 employees at first with the future growth up to 8 employees. The business will operate Monday through Sunday from 8:00 a.m. to 6:00 p.m. Best RV Center is anticipating between 5 and 20 daily customers on average. The number of merchandise deliveries per week is estimated to be four (4). A drainage basin is proposed in the northern "triangle" portion of the property. The entire site with the exception of the landscaped areas and drainage basin will be paved to County Standards. The majority of the trailers (RV's) will be displayed along the frontage of Highway 99.

Parking:

Based on the existing County parking standards, the square footage of the building would require 25 parking spaces (1 space per 300 square foot of building area). The existing site plan identifies 35 general parking spaces and two handicap parking spaces for a total of 37.

Signs:

A specific sign program has been included as part of this project (Exhibit E). The applicant is proposing a free standing pole-sign off of State Route 99 and a monument sign on Taylor Court. The pole-sign as proposed would be 30 feet in height, the actual face of the sign would measure 225 square feet (10' x 22' 6"). The monument sign would be 5 feet in height and have a 24 square foot (3' x 8') face. Both signs would read "Best RV Center". As normally required as part of a Planned Development project, a development standard has been placed on this project for any additional smaller signs on Taylor Court (directional, monument, etc.) or any signs on the sales building to require the Planning Director's approval of any signs.

Landscaping:

The City of Turlock has commented on the need to provide adequate screening and landscaping to ensure an attractive appearance from State Highway 99, consistent with region-wide beautification efforts. The applicant has worked with County Staff and provided a conceptual landscaping plan that will adequately screen the proposed drainage basin and the area along State Highway 99. The landscaping plan also provides landscaping along Taylor Court and along the adjoining property lines. County Staff also recommended some additional landscaping be placed near and around the proposed sales building due to its high visibility from Highway 99 (see Exhibit "B"). Development Standard No. 8 requires a final landscaping plan, prepared in compliance with Chapter 21.102 of the County Zoning Ordinance, be approved by the Planning Director.

Traffic:

This area in the past was considered mainly for businesses with low traffic generation. Best RV Center estimates a maximum of 20 customers per day, with an average of three (3) customers at a time during peak hours. The applicant considers peak time to be from 12:00 p.m. to 3:00 p.m. This project was referred to both the California Department of Transportation (CalTrans) and Stanislaus County Public Works as part of an early consultation review. Public Works and Caltrans requested more information on trip generation to determine if any impacts are required for mitigation to the Taylor Road and State Route 99 Interchange. The applicant hired KD Anderson, transportation engineers, for this information. In their report, completed on February 7, 2006, they

evaluated the proposed land use to assess any potential impacts. A copy of the report is attached to the Initial Study (see Exhibit "F"). The proposed project AM/PM peak hour traffic volumes are 16 and 21, trips respectively with about 266 trips per day. It was KD Anderson's opinion that these forecast numbers are very likely higher than what will probably occur. The County Public Works Department has not identified any significant traffic impact to local County roads associated with this project.

FINDINGS

In order to approve a rezone, it must be found to be consistent with the General Plan. In this case, the General Plan designation is Planned Development. This designation is "intended for land which, because of demonstrably unique characteristics, may be suitable for a variety of uses without detrimental effects on other property." The unique characteristics of this site, as discussed above, are what led the County to designate this site as Planned Development. The proposed use should not be detrimental to Agricultural uses and other property in the area which consists of State Highway 99, vacant land, Woods Furniture, a recreational vehicle/boat storage facility, a site formally used for Peterbilt Truck sales, agricultural land, and the Union Pacific Railroad. With the exception of a small section currently zoned A-2-40 created by a road abandonment, the site itself is already zoned Planned Development No. 115 allowing for a used tire sales business, although this business was never established and the P-D has since expired. The Staff finds this proposal to rezone the parcel to a new Planned Development to be consistent with the General Plan.

ENVIRONMENTAL REVIEW

Pursuant to the California Environmental Quality Act (CEQA), the proposed project was circulated to all interested parties and responsible agencies for review and comment (see Exhibit "I" - Environmental Review Referrals). Responses received from agencies have been incorporated into this project as Development Standards (see Exhibit "C").

RECOMMENDATION

Based on all evidence on the record, and on the ongoing discussion, staff recommends that the Planning Commission recommend that the Board of Supervisors take the following actions regarding this project:

1. Find the project to be "De Minimis" for the purposes of collection of Fish and Game Fees pursuant to California Code of Regulations Section 753.5, by adopting the findings of fact contained in the attached Certificate of Fee Exemption, those findings being based on the analyses presented in the Initial Study, and order the filing of the Certificate of Fee Exemption with the Stanislaus County Clerk-Recorder's Office.
2. Adopt the Negative Declaration pursuant to CEQA Guidelines Section 15074(b), by finding that on the basis of the whole record, including the Initial Study and any comments received, that there is no substantial evidence the project will have a significant effect on the environment and that the Negative Declaration reflects Stanislaus County's independent judgement and analysis.

3. Order the filing of a Notice of Determination with the Stanislaus County Clerk-Recorder's Office pursuant to Public Resources Code Section 21152 and CEQA Guidelines Section 15075.
4. Find That:
 - A. The project is consistent with the overall goals and policies of the County General Plan; and
 - B. The proposed Planned Development zoning is consistent with the Planned Development General Plan description.
5. Approved Rezone Application No. 2006-04 - Best RV Center, subject to the attached Development Standards and Development Schedule.

Report written by: Joshua Mann, Assistant Planner, September 21, 2006

Attachments:

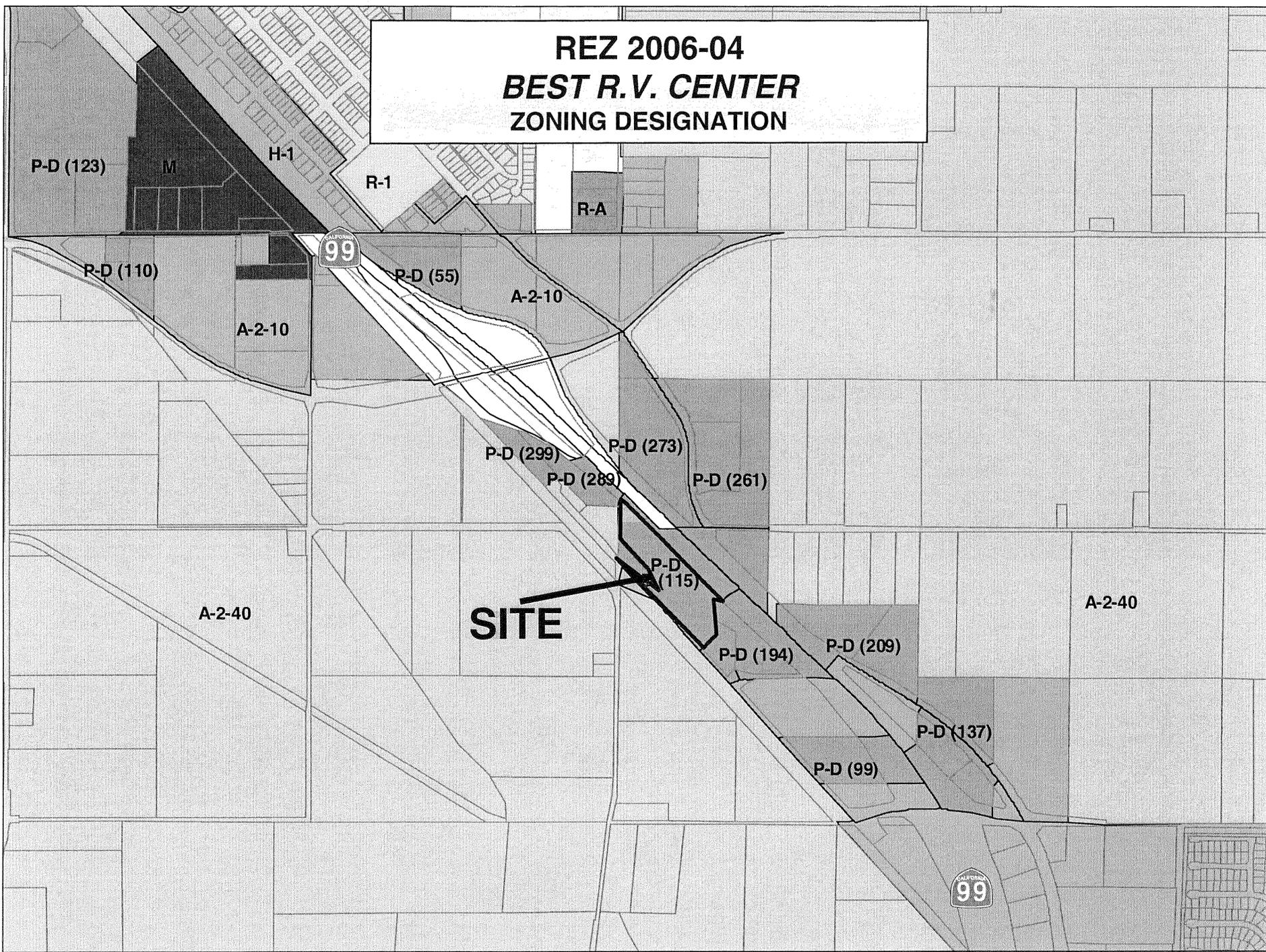
- Exhibit A - Area Maps
- Exhibit B - Site Plans with Landscape Proposal
- Exhibit C - Development Standards
- Exhibit D - Development Schedule
- Exhibit E - Applicant's Sign Plan
- Exhibit F - Initial Study
- Exhibit G - Negative Declaration
- Exhibit H - Certificate of Fee Exemption
- Exhibit I - Environmental Review Referrals

Reviewed by:



Bob Kachel, Senior Planner

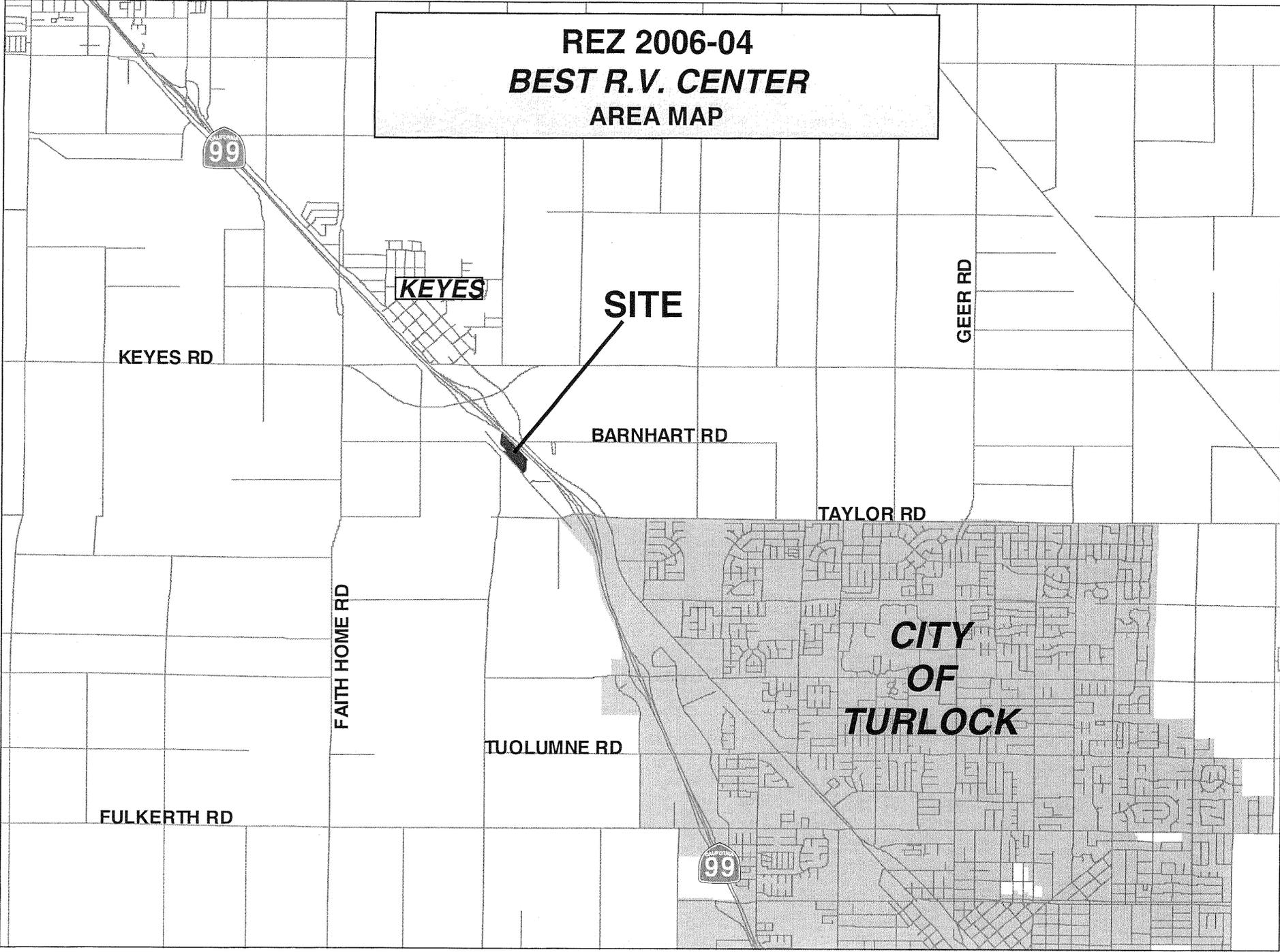
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BEST R.V. CENTER
ZONING DESIGNATION**



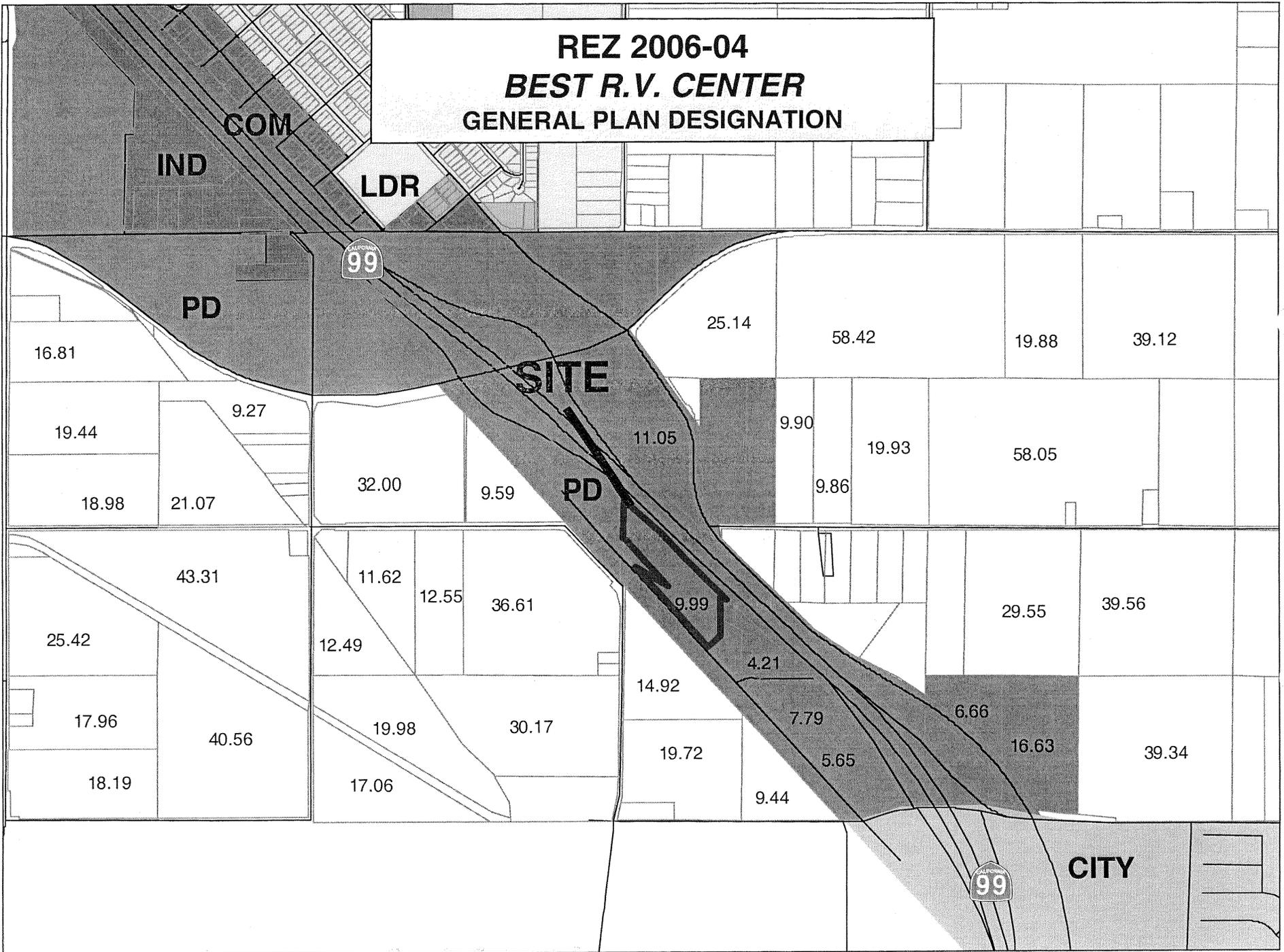
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EXHIBIT A

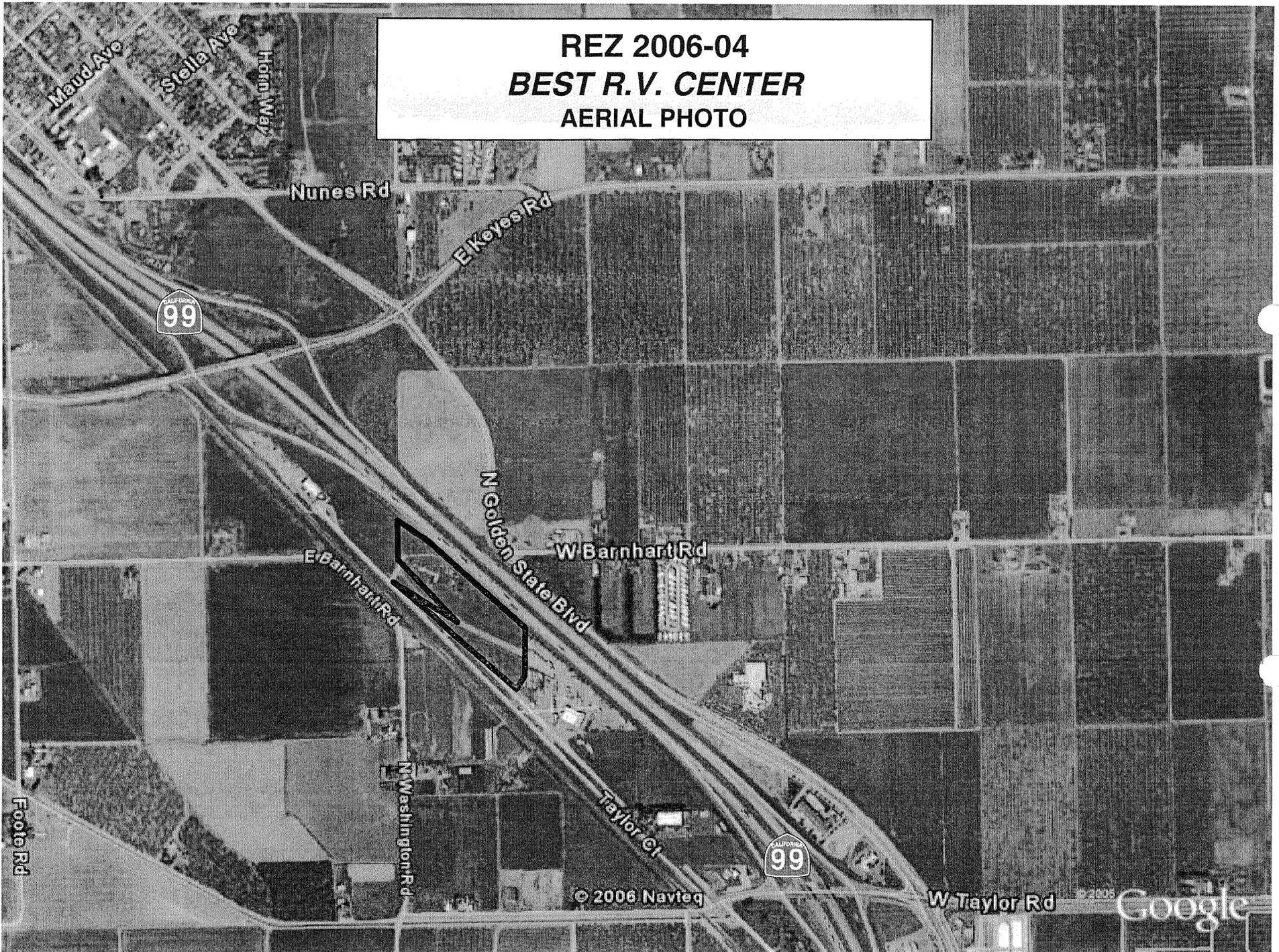
**REZ 2006-04
BEST R.V. CENTER
AREA MAP**



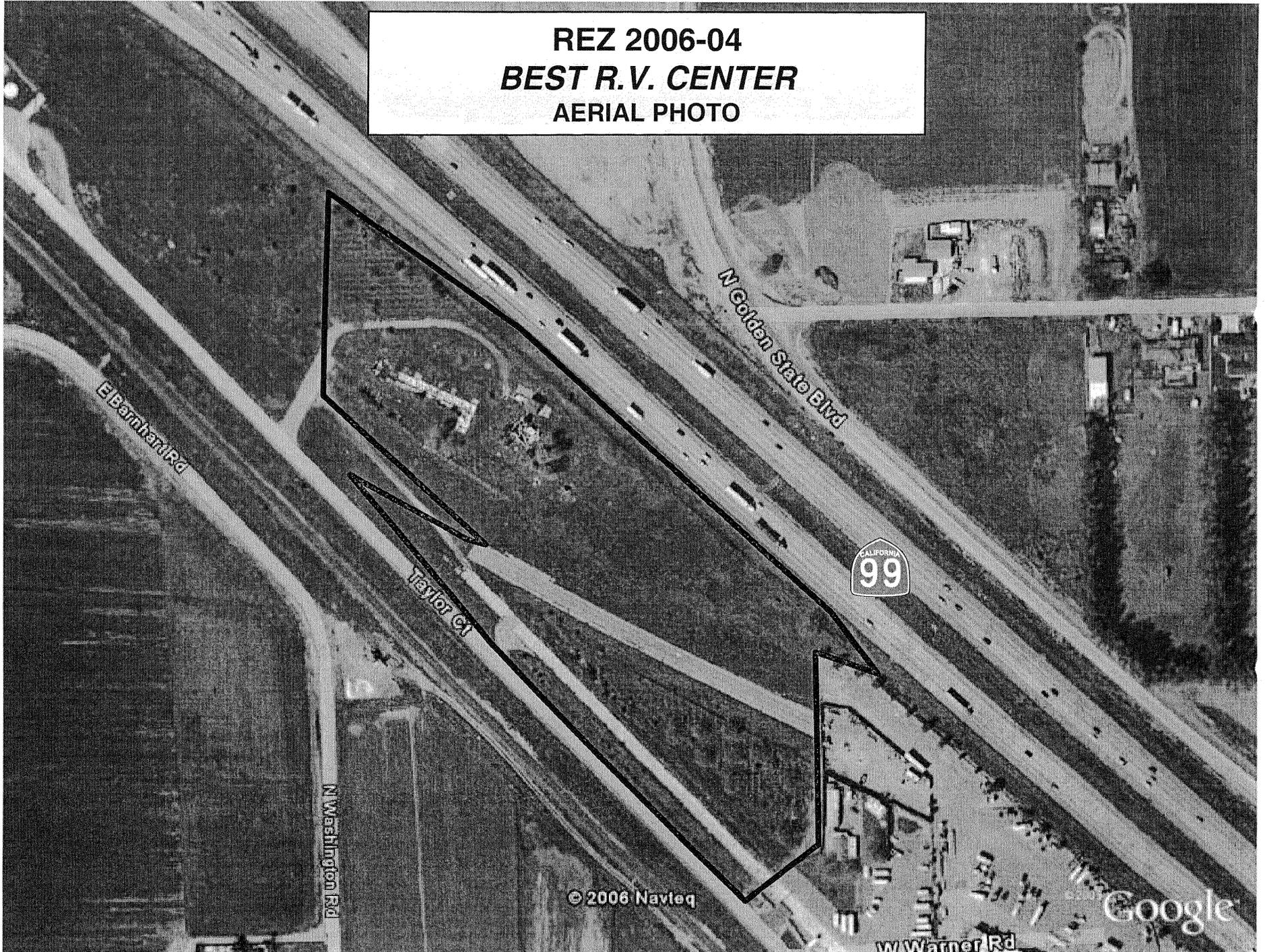
REZ 2006-04
BEST R.V. CENTER
GENERAL PLAN DESIGNATION



REZ 2006-04
BEST R.V. CENTER
AERIAL PHOTO



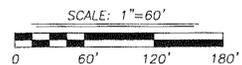
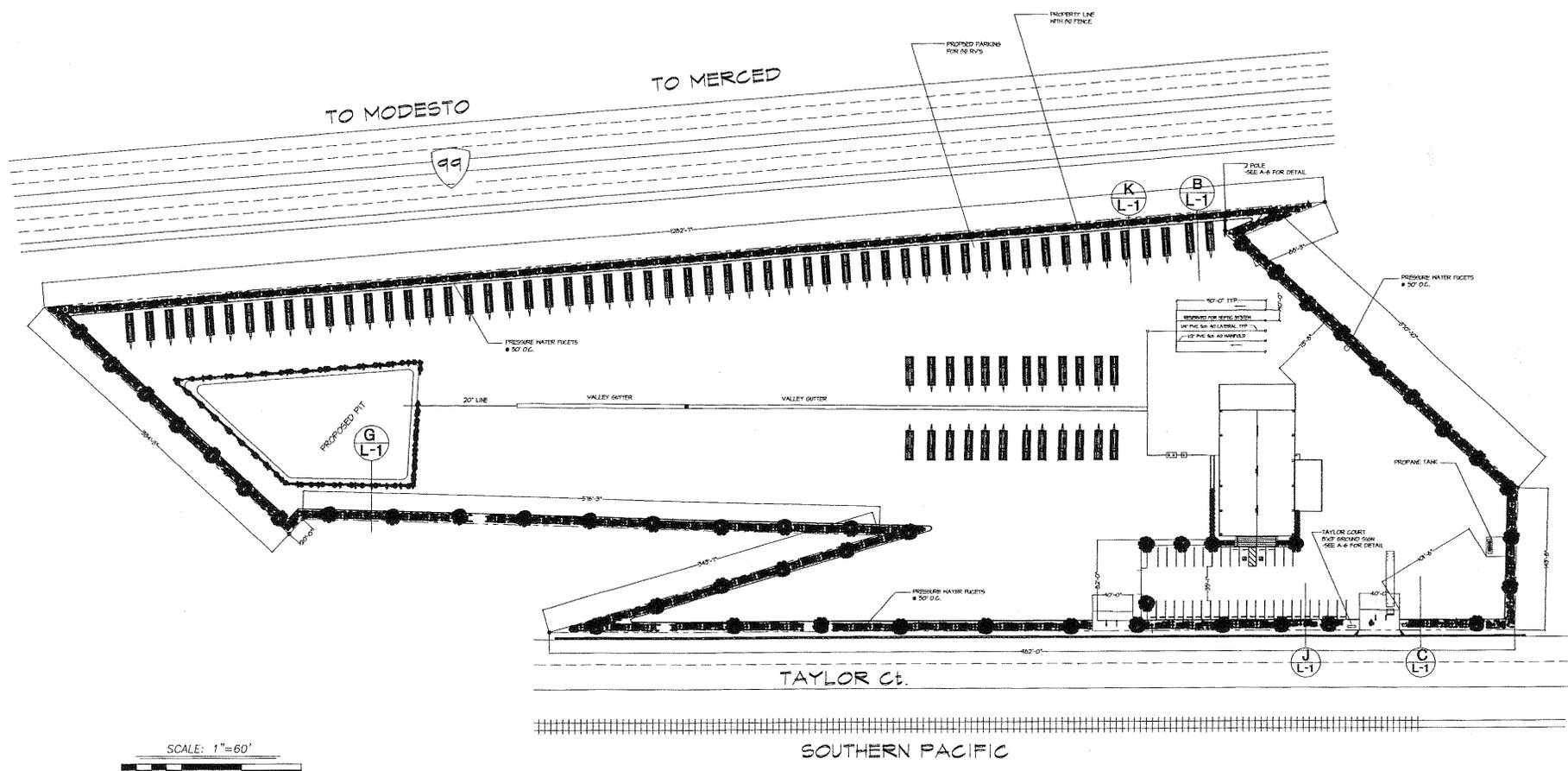
REZ 2006-04
BEST R.V. CENTER
AERIAL PHOTO





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EXHIBIT B



SITE PLAN BEST RV

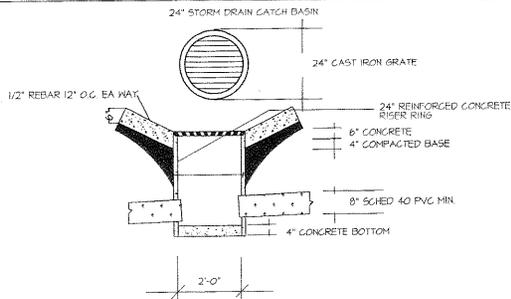
NO.	REVISIONS

BRC DESIGN ASSOCIATES
 PLANNING DESIGN ENGINEERING
 P.O. BOX 5890 STOCKTON, CA 95205
 (209) 464-3900 FAX (209) 464-3903

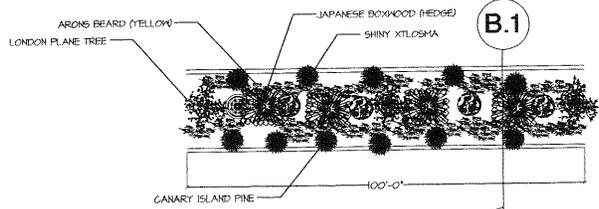
BEST RV CENTER
NAIEL AMMARI
 5340 TAYLOR Ct.
 TURLOCK, CA 95382

DATE: 10-25-05
 SCALE: AS SHOWN
 DRAWN: J.C. ALVARADO

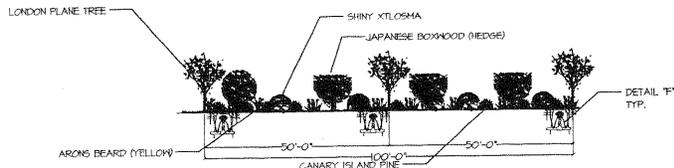
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 OF 10 SHEETS



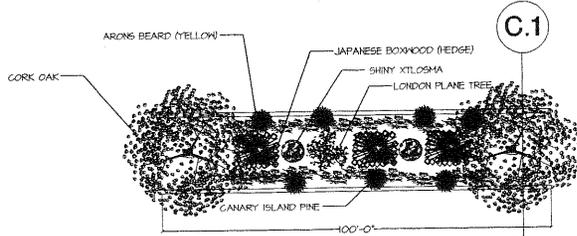
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NTS



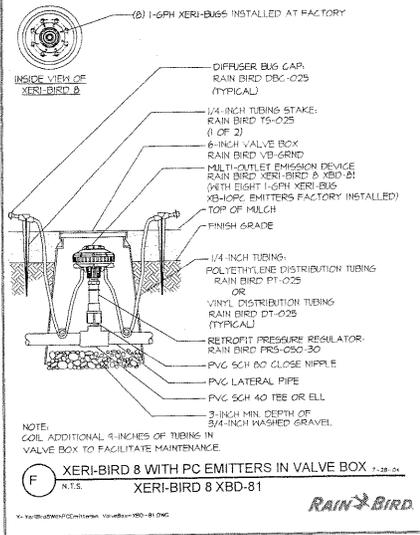
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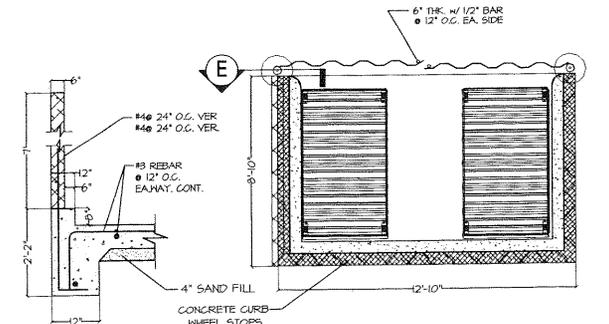
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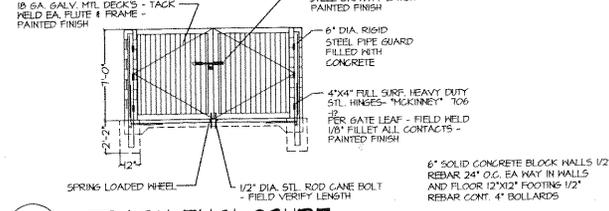
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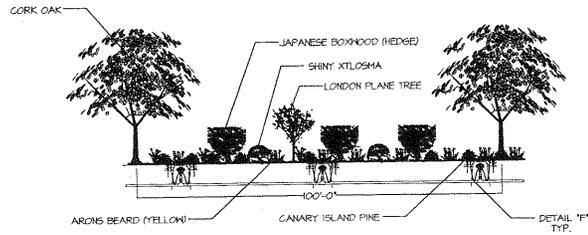
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NTS
RAIN BIRD



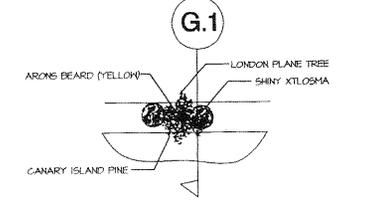
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SCALE: NTS



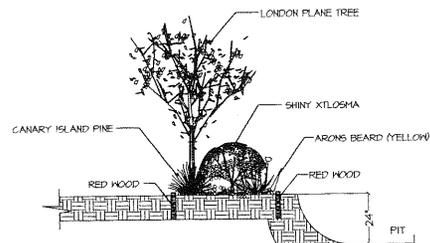
E TRASH ENCLOSURE
SCALE: NTS



C.1 SECTION
NTS



G SECTION
NTS



G.1 SECTION
NTS

LANDSCAPING PLAN

REVISIONS	BY

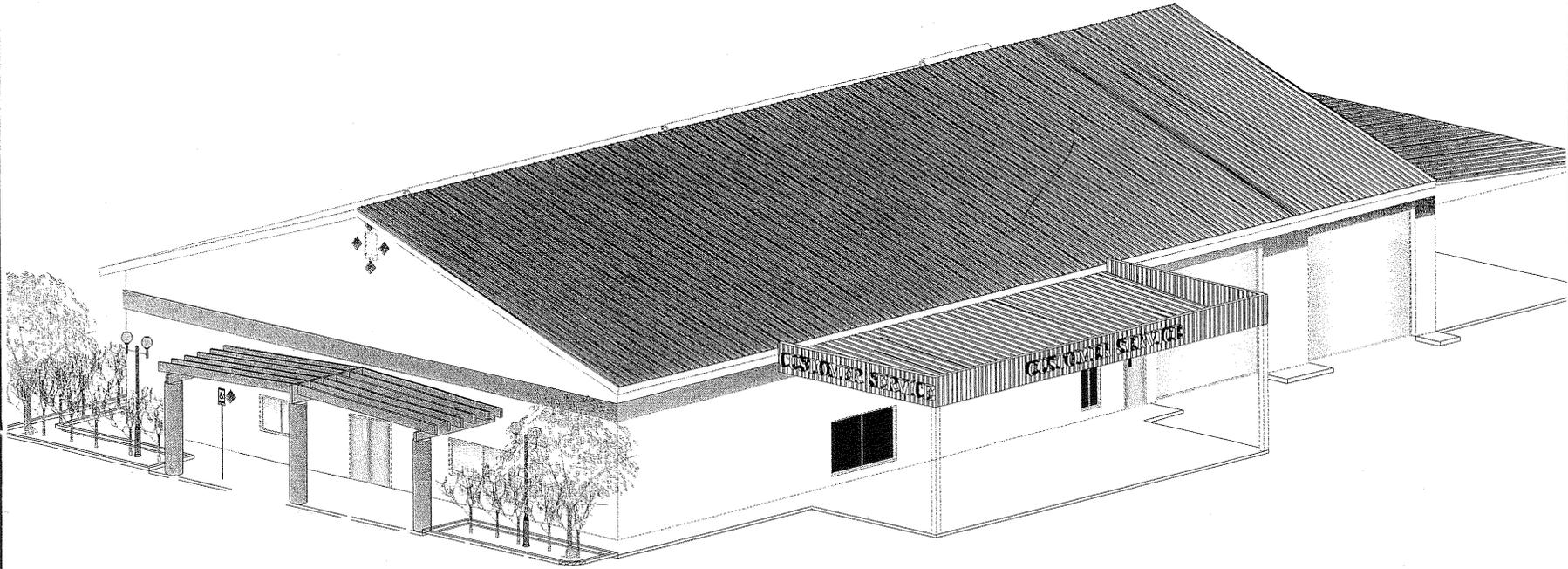
BRC DESIGN ASSOCIATES
PLANNING DESIGN ENGINEERING
P.O. BOX 58055 SAN JOSE, CA 95158
PHONE: 408.261.1000 FAX: 408.261.1001

BEST RV CENTER
NAIEL AMMARI
5340 TAYLOR Ct.
TURLOCK, CA. 95382

DATE: 0-25-05
SCALE: AS SHOWN
DRAWN: J.C. SANDOVAL

SHEET **L-1**
OF 10 SHEETS

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NE ISO VIEW

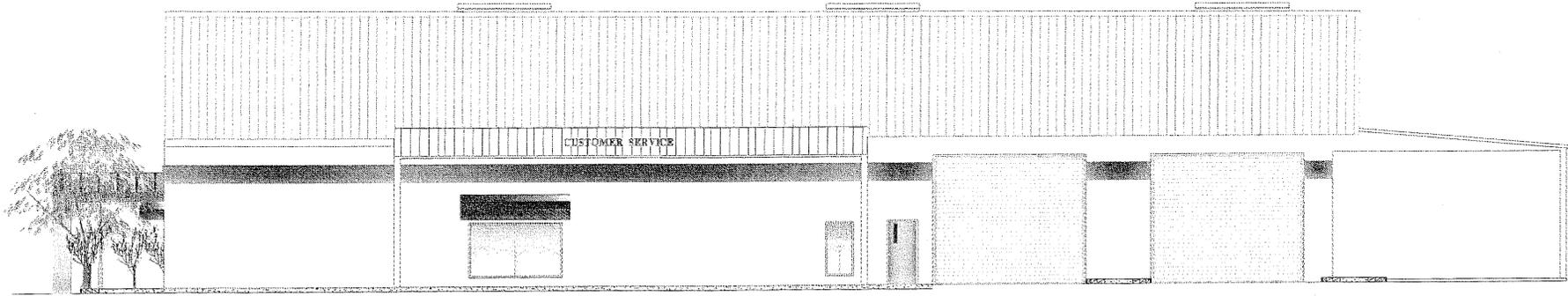
REVISIONS	BY

BRC DESIGN ASSOCIATES
 PLANNING DESIGN ENGINEERING
 100 BOX 5885 SUITE 100, LAKELAND, FL 33809
 813.949.1111

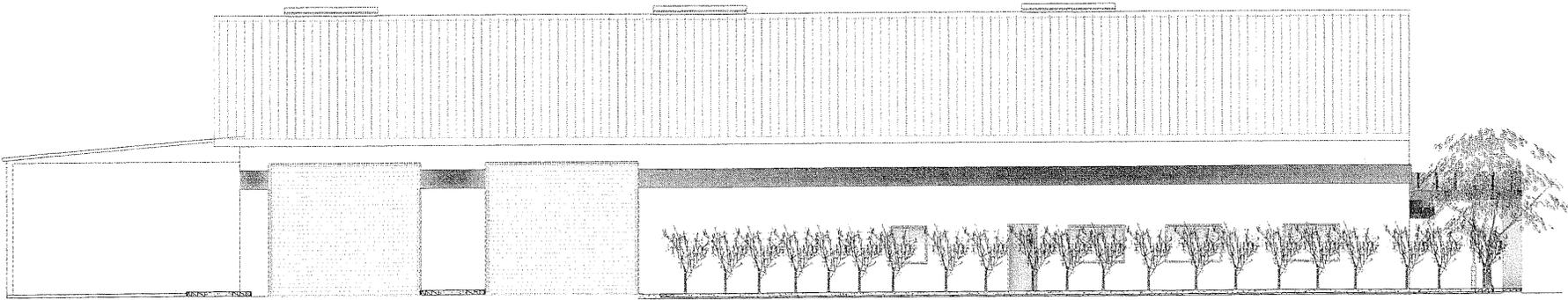
BEST RV CENTER
NAIEL AMMARI
 5340 TAYLOR Ct.
 TURLOCK CA. 95382

DATE: 10-25-17
 SCALE: AS SHOWN
 DRAWN: J.E. SANDOZ

SHEET
A-5.2
 of 10 SHEETS



LEFT ELEVATION



RIGHT ELEVATION

ELEVATIONS

4 x 10

REVISIONS	BY

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 209.461.1800 FAX 209.461.1811

BEST RV CENTER
 NAIEL AMMARI
 5340 TAYLOR Ct.
 TURLOCK, CA. 95382

DATE: 01/23/05
 SCALE: AS SHOWN
 DRAWN: J.C. SANDOVAL

SHEET
A-5.1
 OF 10 SHEETS

DEVELOPMENT STANDARDS

**REZONE APPLICATION NO. 2006-04
BEST RV CENTER**

Department of Planning and Community Development

1. This project is to be constructed and operated as described in the application information submitted including submittals modifying the project in accordance with other laws and ordinances.
2. All exterior lighting shall be designed (aimed down and towards the site) to provide adequate illumination without a glare effect.
3. Construction of the project shall comply with standardized dust controls adopted by the San Joaquin Valley Air Pollution Control District.
4. A plan for any proposed signs indicating the location, height, area of the sign, and message must be approved by the Planning Director prior to installation.
5. Trash bins shall be kept in trash enclosures constructed of materials compatible with the architecture of the development. Trash enclosures shall be placed in locations as approved by the refuse collecting agency and the Planning Director.
6. All outside storage and mechanical equipment shall be screened from the view of any public right-of-way by a screen fence of uniform construction as approved by the Planning Director. Any required water tanks for fire suppression shall be painted to blend with the surrounding landscape or screened with landscaping and shall not be used as a sign unless approved by the Planning Director.
7. Applicant, and/or subsequent property owner(s), must obtain building permits for all proposed structures, equipment, and utilities. Plans shall be prepared by a California licensed engineer working within the scope of his/her license.
8. A landscape plan consistent with Section 21.102, landscape and irrigation standards, of the Stanislaus County Zoning Ordinance, shall be submitted and approved by the Planning Director within (6) six months of project approval. All landscaping shall be installed within (1) one year of project approval. The landscape plan shall attempt to comply with City of Turlock's standards as set forth in the April 19, 2006 letter from the City of Turlock.

9. The applicant, or subsequent property owner, shall be responsible for maintaining landscape plants in a healthy and attractive condition. Dead or dying plants shall be replaced with materials of equal size and similar variety. Any dead trees shall be replaced with a similar variety of a 15-gallon size or larger.
10. Screening landscaping along the east property line as approved by the Planning Director.
11. A business license shall be obtained for all businesses operating on-site.
12. Should any archeological or human remains be discovered during development, work shall be immediately halted within 150 feet of the find until it can be evaluated by a qualified archaeologist. If the find is determined to be historically or culturally significant, appropriate mitigation measures to protect and preserve the resource shall be formulated and implemented.
13. The developer shall pay all applicable Public Facilities Impact Fees and Fire Protection Development/Impact Fees as adopted by Resolution of the Board of Supervisors. For the Public Facilities Impact Fees, the fees shall be based on the Guidelines Concerning the Fee Payment Provisions established by County Ordinance C.S. 824 as approved by the County Board of Supervisors, and shall be payable at the time determined by the Department of Public Works.
14. Prior to the issuance of the Notice of Determination, the applicant shall pay, within five days of Planning Commission approval, a filing fee of \$57.00 to "**Stanislaus County Clerk/Recorder**" care of the Planning Department. Should the "De Minimis" finding be found invalid for any reason, the applicant/developer shall be responsible for payment of Department of Fish and Game Fees.
15. The applicant is required to defend, indemnify, or hold harmless the County, its officers and employees from any claim, action, or proceedings against the County to set aside the approval of the project which is brought within the applicable statute of limitations. The County shall promptly notify the applicant of any claim, action, or proceeding to set aside the approval and shall cooperate fully in the defense.
16. Pursuant to Section 404 of the Clean Water Act, prior to construction, the developer shall be responsible for contacting the US Army Corps of Engineers to determine if any "wetlands," "waters of the United States," or other areas under the jurisdiction of the Corps of Engineers are present on the project site, and shall be responsible for obtaining all appropriate permits or authorizations from the Corps, including all necessary water quality certifications, if necessary.
17. Pursuant to Section 1600 and 1603 of the California Fish and Game Code, prior to construction, the developer shall be responsible for contacting the California Department of Fish and Game and shall be responsible for obtaining all appropriate stream-bed alteration agreements, permits or authorizations, if necessary.

18. Pursuant to State Water Resources Control Board Order 99-08-DWQ and National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000002, prior to construction, the developer shall be responsible for contacting the California Regional Water Quality Control Board to determine if a "Notice of Intent" is necessary, and shall prepare all appropriate documentation, including a Storm Water Pollution Prevention Plan (SWPPP). Once complete, and prior to construction, a copy of the SWPPP Pollution Prevention Plan shall be submitted to the Stanislaus County Department of Public Works.
19. Pursuant to the federal and state Endangered Species Acts, prior to construction, the developer shall be responsible for contacting the US Fish and Wildlife Service and California Department of Fish and Game to determine if any special status plant or animal species are present on the project site, and shall be responsible for obtaining all appropriate permits or authorizations from these agencies, if necessary.
20. The Department of Planning and Community Development shall record a Notice of Administrative Conditions and Restrictions with the County Recorder's Office within 30 days of project approval. The Notice includes: Conditions of Approval/Development Standards and Schedule; any adopted Mitigation Measures; and a project area map.

Stanislaus Consolidated Fire

21. Approved fire apparatus access roads shall be provided. Fire access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (2001 California Fire Code)
22. Water for fire protection shall be provided. The actual amount of water or fire flow required will be determined once actual plans that include a Building Code Analysis have been submitted to the Stanislaus County Building Department for review and approval.

Stanislaus County - Department of Environmental Resources (DER)

23. The on-site wastewater disposal system (OSWDS) shall be by individual Primary & Secondary wastewater treatment units, operated under conditions and guidelines established by Measure X.
24. The engineered on-site wastewater disposal system (OSWDS) design shall be designed for the maximum occupancy of the building.
25. The OSWDS designed system shall provide 100% expansion area. Any portion of the drainfield of the on-site wastewater installed under pavements is to be doubled.
26. Water supply for this project is defined by the State regulations as a public water system. Water system owner must submit plans for the water system construction or addition; and obtain approval from this Department, prior to construction. Prior to final approval of the project, the owner must obtain a Water Supply Permit from the Department of Environmental Resources. The Water Supply Permit Application must include a technical report that demonstrates compliance with State regulations and include the technical, managerial, and financial capabilities of the owner to operate a public water system." Contact the DER for the required submittal information.

27. At such time that the water well's water is consumed or washing hands by 25 or more persons, 60 days or more out of the year, the owner must obtain a public water supply permit from DER. The water supply permit issuance is contingent upon the water system meeting construction standards and providing water, which is of acceptable quantity and quality.
28. The applicant shall determine, to the satisfaction of the Department of Environmental Resources (DER), that a site containing (or formerly containing) residences or farm buildings, or structures, has been fully investigated (via Phase I and II studies) prior to the issuance of a grading permit. Any discovery of underground storage tanks, former underground storage tank locations, buried chemicals, buried refuse, or contaminated soil shall be brought to the immediate attention of DER.

Stanislaus County Environmental Review Committee (ERC)

29. Applicant should contact the Department of Environmental Resources regarding appropriate permitting requirements for hazardous materials and/or wastes. Applicant and/or occupants handling hazardous materials or generating hazardous wastes must notify the Department of Environmental Resources relative to: (Calif. H&S, Division 20)
 - A. Permits for the underground storage of hazardous substances at a new or the modification of existing tank facilities.
 - B. Requirements for registering as a handler of hazardous materials in the County.
 - C. Submittal of hazardous materials Business Plans by handlers of materials in excess of 55 gallons or 500 pounds of a hazardous material or of 200 cubic feet of compressed gas.
 - D. The handling of acutely hazardous materials may require the preparation of a Risk Management Prevention Program, which must be implemented prior to operation of the facility. The list of acutely hazardous materials can be found in SARA, Title III, Section 302.
 - E. Generators of hazardous waste must notify the Department of Environmental Resources relative to the: (1) quantities of waste generated; (2) plans for reducing wastes generated; and (3) proposed waste disposal practices.
 - F. Permits for the treatment of hazardous waste on-site will be required from the hazardous materials division.
 - G. Medical waste generators must complete and submit a questionnaire to the Department of Environmental Resources for determination if they are regulated under the Medical Waste Management Act.

Stanislaus County - Department of Public Works

30. Paved driveway approaches shall be installed to the county standards on Taylor Court at the access points between the existing edge of road pavement and the right-of-way line. The driveway approaches shall be constructed in a manner to prevent runoff from going onto adjacent property and the county road right-of-way. The approaches shall be installed prior to final and/or occupancy of the proposed building.

31. An encroachment permit must be obtained for the driveway approaches.
32. All driveway locations and widths shall be approved by this Department.
33. No parking, loading or unloading of vehicles shall be permitted within the right-of-way of Taylor Court. The developer will be required to install or pay for the installation of any signs and/or markings, if warranted.
34. A Grading and Drainage Plan shall be approved prior to the issuance of any building permit that provides sufficient information to verify all runoff will be kept from going onto adjacent properties and into the county road right-of-way. After the plan is determined to be acceptable to the Department of Public Works, the plan shall be implemented prior to final and/or occupancy of the office building.

Stanislaus County - Department of Public Works, Development Services

35. The proposed development shall comply with current adopted Title 24 Building Codes.

San Joaquin Valley Air Pollution Control District (SJVAPCD)

36. Any construction resulting from this project shall comply with standardized dust controls adopted by the San Joaquin Valley Air Pollution Control District.
37. Project to comply with the following rules as listed in the May 25, 2006 letter from the SJVAPCD:
 - Regulation VIII (*Fugitive PM10 Prohibitions*)
 - Rule 3135 (*Dust Control Plan Fee*)
 - Rule 3180 (*Administrative Fee for Indirect Source Review*)
 - Rule 4102 (*Nuisance*)
 - Rule 4601 (*Architectural Coatings*)
 - Rule 4641 (*Cutback, Slow Cure, and Emulsified Asphalt, Paving, & Maintenance operations*)
 - District Permitting

City of Turlock

38. The site should be entirely paved, except for landscaped or drainage areas.
39. Deep well planted landscaped areas should be installed with permanent in-place irrigation prior to final approval or Certificate of Occupancy. Landscaping should provide for sufficient screening of storage or work areas with openings for vehicle display.

Keyes Fire Protection District

40. Buildings of 5,000 square feet and greater shall be required to have fire sprinklers.

Turlock Irrigation District (T.I.D.)

41. A 10-foot Public Utility Easement must be dedicated along all street frontages.
42. The owner / developer must apply for a facility change for any pole or electrical facility relocation. Facility changes are preformed at developer's expense.

*Please note: If Development Standards are amended by the Planning Commission or Board of Supervisors, such amendments will be noted in the upper right hand corner of the first page of the Development Standards, new wording is in **bold**, and deleted wording will have a ~~line through it~~.*

(I:\Staffrpt\REZ2006\REZ 2006-04 - Best R.V. Center\staff report.wpd)

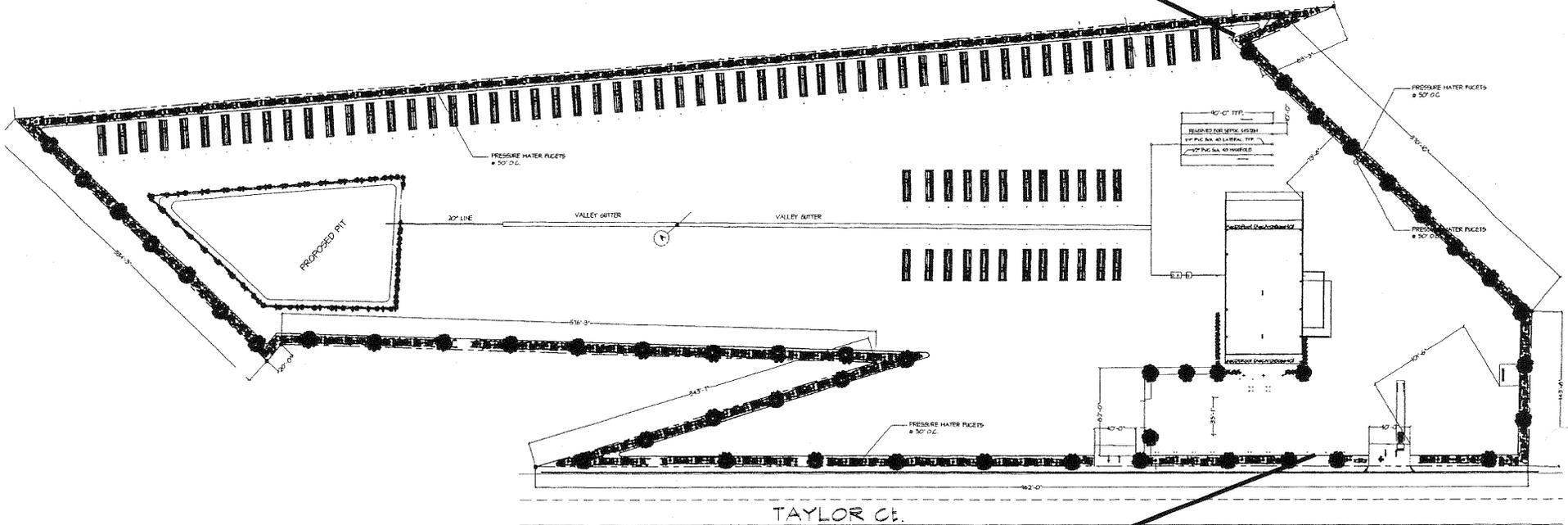
DEVELOPMENT SCHEDULE
REZONE APPLICATION NO. 2006-04
BEST RV CENTER

Phase One - The entire project; including construction, landscaping, and compliance with all applicable development standards within two years of project approval.

(I:\Staffrpt\REZ\2006\REZ 2006-04 - Best R.V. Center\staff report.wpd)

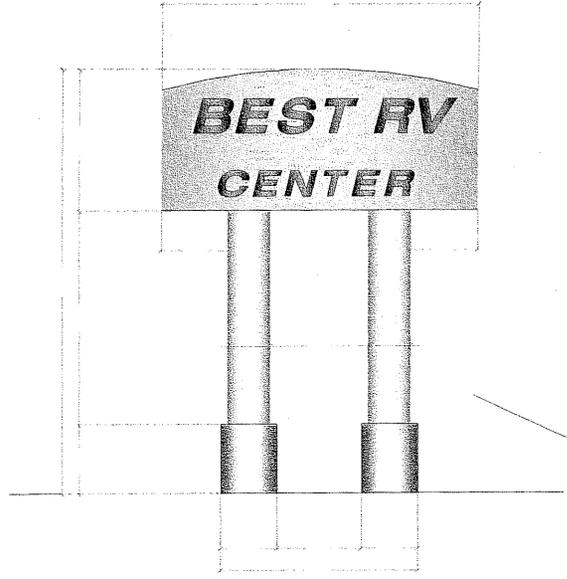
REZ 2006-04
BEST R.V. CENTER
SIGN PLAN

POLE SIGN

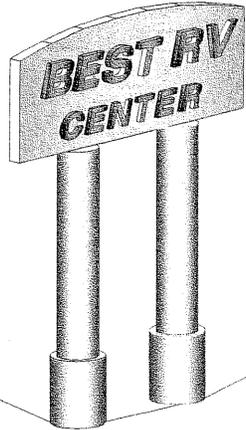


MONUMENT SIGN

26



TABERWAY SIGN



TAYLOR COURT SIGN

SIGN ELEVATIONS

REVISIONS

BRC DESIGN ASSOCIATES
 PLANNING DESIGN ENGINEERING
 102 BAY STAIRS STOCKTON, CA 95206
 209-943-3000 FAX 209-943-3007

BEST RV CENTER
 NAIEL AMMARI
 5340 TAYLOR Ct
 TURLOCK, CA 95382

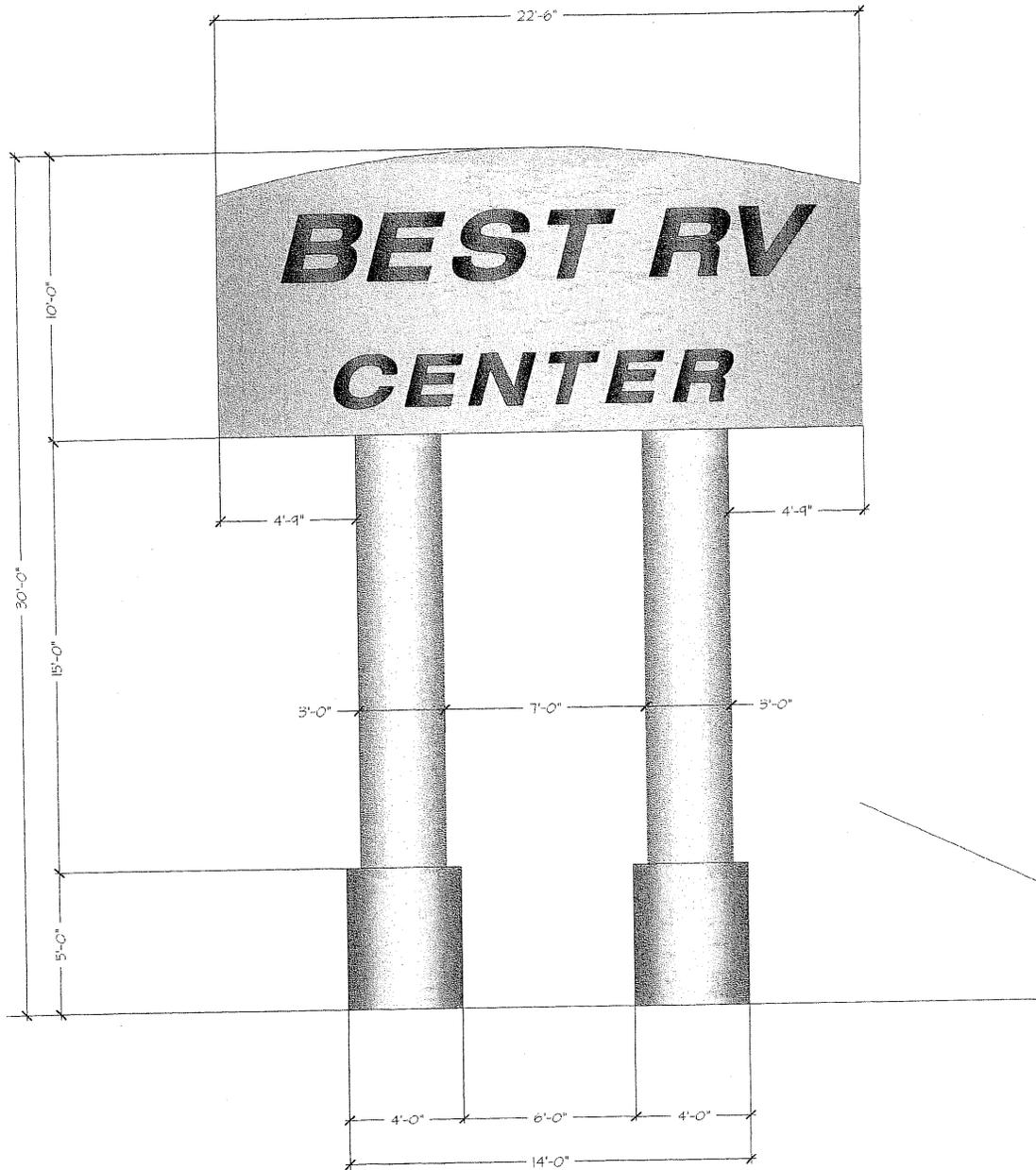
DATE: 10-26-03
 SCALE: AS SHOWN
 DRAWN: JF LUTHE

SHEET
A-6
 OF 10 SHEETS

27



TAYLOR COURT SIGN



SIGN ELEVATIONS



Stanislaus County Planning and Community Development

1010 10th Street, Suite 3400
Modesto, California 95354

Phone: (209) 525-6330
Fax: (209) 525-5911

CEQA INITIAL STUDY

Adapted from CEQA Guidelines APPENDIX G Environmental Checklist Form, Final Text, October 26, 1998

- 1. **Project title:** Rezone Application No. 2006-04 - Best R.V. Center
- 2. **Lead agency name and address:** Stanislaus County
1010 10th Street, Suite 3400
Modesto, CA 95354
- 3. **Contact person and phone number:** Joshua Mann, Assistant Planner
(209) 525-6330
- 4. **Project location:** 5340 Taylor Court, northern end of Taylor Court, between Keyes Road and Taylor Road, in the Keyes/Turlock area. APN: 045-053-036
- 5. **Project sponsor's name and address:** Bill Ross
3039 Waterloo Road
Stockton, CA 95205
- 6. **General plan designation:** Planned Development (PD)
- 7. **Zoning:** Planned Development (PD) No. 115
- 8. **Description of project:**

Request to rezone an unused Planned Development (No. 115) to a new Planned Development to allow the following:

Recreational Vehicle sales and service business on a 9.99 acre parcel. The use will be established in two Phases. To be completed within one year of approval, Phase I will include the construction of a 7,500 square foot Sales and Service building, customer parking area, installation of the septic and well systems, drainage basin, fencing along the entire property, and landscaping along Hwy 99. Phase II, within two years of approval, will include the remaining landscaping along Taylor Court, as well as the pavement and fencing of the R.V. rental area. The proposed new use is expected to have 4 to 6 total employees, and have 16 to 20 average daily customers. There is also estimated to be one truck delivery per day.

PD (115) was approved by the Board of Supervisors on April 30, 1985, to allow a tire sales business (never established).

- 9. **Surrounding land uses and setting:**
 - West: Agricultural (orchard, grapes)
 - North: Fallow Field beyond which is Thermo King
 - East: Highway 99, Motel and a Bar & Grill
 - South: Valley Peterbuilt
- 10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):** Stanislaus County Public Works Department
Stanislaus County Department of Environmental Resources
Stanislaus Consolidated Fire
- 11. **Attachment:** Attachment "A": KD Anderson report dated February 7, 2006

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- Aesthetics
- Agriculture Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology /Soils
- Hazards & Hazardous Materials
- Hydrology / Water Quality
- Land Use / Planning
- Mineral Resources
- Noise
- Population / Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities / Service Systems
- Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature 

May 10, 2006
Date

Joshua Mann, Assistant Planner
Printed name

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, “Earlier Analyses,” may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration.

Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

- a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
 - 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
 - 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
 - 9) The explanation of each issue should identify:
 - a) the significant criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significant.

ISSUES

I. AESTHETICS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	
<p>Discussion: The site itself is not considered to be a scenic resource or a unique scenic vista. The site is located in a transitional area bordered on the west by a railroad and agricultural uses, on the north by the Keyes Road on-ramp to HWY 99 and HWY 99 along the east. The site itself and most of Taylor Court were part of the original HWY 99 alignment. This project is located outside of the boundaries of both the Keyes Community Plan and the City of Turlock's Sphere of Influence, but staff and the applicant are very well aware of the visual character of the project, and the applicant submitted landscaping plans to ensure that visual character and quality of the site will be improved. The landscaping plan does include the entry way off of Taylor Court, and in fact, this project should help the visual character of the site as it currently sits as weedy, vacant land. The application includes the request for a 40' high Pole Sign with a surface size of 120 square feet. Currently, there is no regulations allowing or prohibiting such a sign, the Planning Commission / Board of Supervisors will ultimately decide if such a sign is appropriate. Caltrans also has a vested interest in any signs located in a State Highway Right-of-Way and may comment on or restrict such signs. A Condition of Approval will be added to the project to require that any new outdoor lighting be aimed downward in order to address glare to surrounding areas.</p>				
<p>Mitigation: None.</p>				
<p>References: Stanislaus County General Plan¹, Stanislaus County Zoning Ordinance, County policies, staff experience.</p>				
II. AGRICULTURE RESOURCES -- In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X

Discussion: The project is classified as Urban and Built-Up Land by the Farmland Mapping and Monitoring Program. The site is currently zoned for non-agricultural use. The site is buffered from adjacent agricultural land to the west by the Union Pacific Railroad. The County also has a Right to Farm Ordinance in place to protect the agricultural users in the area from unjust nuisance complaints.

Mitigation: None.

References: Stanislaus County General Plan¹, Stanislaus County Zoning Ordinance, California State Department of Conservation Farmland Mapping and Monitoring Program - Stanislaus County Farmland August 2002.

III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?				X
e) Create objectionable odors affecting a substantial number of people?				X

Discussion: The project site is within the San Joaquin Valley Air Basin, which has been classified as "non-attainment" for ozone and respirable particular matter (PM-10 and PM-2.5) as defined by the Federal Clean Air Act. The San Joaquin Valley Air Pollution Control District (SJVAPCD) has been established by the State in an effort to control and minimize air pollution. As such, the District maintains permit authority over stationary sources of pollutants.

Any pollutants generated by this project would be classified as being generated from "mobile" sources. Mobile sources would generally include dust from roads, farming, and automobile exhausts. Mobile sources are generally regulated by the Air Resources Board of the California EPA which sets emissions standards for vehicles, and acts on issues regarding cleaner burning fuels and alternative fuel technologies. As such, the SJVAPCD has addressed most criteria air pollutants through basin wide programs and policies to prevent cumulative deterioration of air quality within the basin. The project will be subject to compliance with all applicable district rules including, but not limited to, national emission standards for hazardous air pollution, fugitive PM-10 prohibitions, open burning, and nuisance. This project was referred to the SJVAPCD for early comments, to which they replied that the project will have a less than significant effect on air quality but will be subject to the District's Indirect Source Rule (Rule 9510). Conditions of Approval will be placed on the project to insure compliance with the District's rules.

Mitigation: None.

References: Referral response dated April 13, 2006 from the SJVAPCD, San Joaquin Valley Air Pollution Control District - Regulation VIII Fugitive Dust/PM-10 Synopsis, Stanislaus County General Plan¹.

IV. BIOLOGICAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X
<p>Discussion: There is no evidence to suggest this project would result in impacts to endangered species or habitats, locally designated species, or wildlife dispersal or mitigation corridors. There are no known sensitive or protected species or natural communities located on the site and/or in the surrounding area.</p>				
<p>Mitigation: None.</p>				
<p>References: California Natural Diversity Database (dated October 2002), Stanislaus County General Plan¹, Stanislaus County General Plan Support Documentation¹.</p>				
V. CULTURAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?				X

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
d) Disturb any human remains, including those interred outside of formal cemeteries?				X
<p>Discussion: Cultural resources are not known to exist on the project site. However, a standardized Condition of Approval will be added to this project to address any discovery of cultural resources during the construction phases.</p>				
<p>Mitigation: None.</p>				
<p>References: Stanislaus County General Plan¹, Stanislaus County General Plan Support Documentation¹.</p>				
<p>VI. GEOLOGY AND SOILS -- Would the project:</p>	<p>Potentially Significant Impact</p>	<p>Less Than Significant With Mitigation Included</p>	<p>Less Than Significant Impact</p>	<p>No Impact</p>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:			X	
<p>i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.</p>			X	
<p>ii) Strong seismic ground shaking?</p>			X	
<p>iii) Seismic-related ground failure, including liquefaction?</p>			X	
<p>iv) Landslides?</p>				X
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X
<p>Discussion: As contained on page 288 of the General Plan Support Document¹, the areas of the County subject to significant geologic hazard are located in the Diablo Range, west of Interstate 5. Any structures resulting from this project shall be built according to building standards appropriate to withstand shaking for the area in which they are constructed. A grading and drainage plan will be required as Conditions of Approval.</p>				
<p>Mitigation: None.</p>				
<p>References: Stanislaus County General Plan¹, Stanislaus County General Plan Support Documentation¹, California Department of Conservation, 1997 Uniform Building Code.</p>				

VII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?			X	
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?			X	
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X
<p>Discussion: The County Department of Environmental Resources is responsible for overseeing hazardous materials and has not indicated any particular concerns in this area. Pesticide exposure is a risk in areas located in the vicinity of agricultural. Sources of exposure include contaminated groundwater which is consumed and drift from spray applications. Application of sprays is strictly controlled by the Agricultural Commissioner and can only be accomplished after first obtaining permits. Spraying activities on adjacent properties will be conditioned by the Agricultural Commissioners Office. The project site is not located within an airport land use plan or a wildlands area but is located beneath a low level flight path. The groundwater is not known to be contaminated in this area.</p>				
<p>Mitigation: None.</p>				
<p>References: California Military Land Use Compatibility Website Report, dated March 3, 2006, County Policies, Stanislaus County General Plan¹, Stanislaus County General Plan Support Documentation¹.</p>				

VIII. HYDROLOGY AND WATER QUALITY -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?			X	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			X	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X	
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
f) Otherwise substantially degrade water quality?			X	
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Inundation by seiche, tsunami, or mudflow?				X

Discussion: On-site areas subject to flooding have not been identified in accordance with the Federal Emergency Management Act and/or county designated flood areas. By virtue of paving for the building pad, parking, and driveway, the current absorption patterns of water placed upon this property will be altered. A Condition of Approval requiring a Grading and Drainage Plan will be included as part of this project as required by the Public Works Department. A Condition of Approval will also be added to require the developer to file a Notice of Intent (NOI) with the California Regional Water Quality Control Board prior to issuance of the grading permit. This project has been referred to the Regional Water Quality Control Board, but no comments have been received.

Mitigation: None.

References: Public Works - referral response dated April 10, 2006, Stanislaus County General Plan¹, Stanislaus County General Plan Support Documentation¹.

IX. LAND USE AND PLANNING -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
<p>Discussion: The project site is designated Planned Development (PD), zoned PD (115) for a tire sales business, that never was established. The proposed project will not conflict with any applicable habitat conservation plan or natural community conservation plan and will not physically divide an established community.</p>				
<p>Mitigation: None.</p>				
<p>References: Stanislaus County General Plan¹, Stanislaus County General Plan Support Documentation¹.</p>				
X. MINERAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
<p>Discussion: The location of all commercially viable mineral resources in Stanislaus County have been mapped by the State Division of Mines and Geology in Special Report 173. There are no known significant resources in or around the project area.</p>				
<p>Mitigation: None.</p>				
<p>References: Stanislaus County General Plan¹, Stanislaus County General Plan Support Documentation¹, State Division of Mines and Geology Special Report 173.</p>				
XI. NOISE -- Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

Discussion: The Stanislaus County General Plan¹ identifies noise levels up to 75 dB L_{dn} (or CNEL) as the normally acceptable level of noise for industrial, manufacturing, utility and agricultural uses. On-site grading and construction resulting from this project may result in a temporary increase in the area's ambient noise levels. However, noise impacts associated with on-site activities and traffic are not anticipated to exceed the normally acceptable level of noise. The site itself is impacted by the noise generated from nearby Highway 99 and the Union Pacific railroad. The site is not located within an airport land use plan.

Mitigation: None.

References: Stanislaus County General Plan¹, Stanislaus County General Plan Support Documentation¹, staff experience.

XII. POPULATION AND HOUSING -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Discussion: The proposed use of the site will not create significant service extensions or new infrastructure that could be considered growth inducing. No housing or persons will be displaced by the project.

Mitigation: None.

References: Stanislaus County General Plan¹, Stanislaus County General Plan Support Documentation¹.

XIII. PUBLIC SERVICES:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?			X	
Police protection?			X	
Schools?			X	
Parks?			X	
Other public facilities?			X	
<p>Discussion: The County has adopted Public Facilities Fees, as well as one for the Fire Facility Fees on behalf of the appropriate fire district, to address impacts to public services. Such fees are required to be paid at the time of building permit issuance. Conditions of Approval will be added to this project to insure the proposed development complies with all applicable fire department standards with respect to access and water for fire protection. With the change in use the project shall comply with all current applicable codes and ordinances for fire protection. The types of Conditions of Approval will be for adequate turning around for a fire apparatus and on-site water supply for fire suppression may also be needed.</p>				
<p>Mitigation: None.</p>				
<p>References: Stanislaus Consolidated Fire - referral response dated April 6, 2006, Stanislaus County General Plan¹, Stanislaus County General Plan Support Documentation¹.</p>				
XIV. RECREATION:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
<p>Discussion: The proposed project is not anticipated to significantly increase demand on recreational facilities.</p>				
<p>Mitigation: None.</p>				
<p>References: Stanislaus County General Plan¹, Stanislaus County General Plan Support Documentation¹.</p>				

XV. TRANSPORTATION/TRAFFIC -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?			X	
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?			X	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Result in inadequate parking capacity?				X
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X
<p>Discussion: This project was referred to both the California Department of Transportation (CalTrans) and Stanislaus County Public Works as part of an early consultation review. Caltrans requested more information on trip generation to determine if any impacts are required mitigation to the Taylor Road and State Route 99 Interchange. The applicant has hired KD Anderson, transportation engineers, for this information. In their "Trip Generation" report completed on February 7, 2006 they evaluated the existing land use and the proposed land use to assess any potential impacts based on the Institute of Transportation Engineers (ITE) publication Trip Generation 7th Edition. According to the report the proposed project AM/PM peak hour traffic volumes are 16 and 21 trips respectively with about 266 trips per day. Because traffic rates for RV sales are not available, "new car sales" rates were used in the Trip Generations. The report states that the daily forecast of 266 trips is most likely higher than what will be achieved by this use. To date no formal comments have been received from Caltrans regarding the traffic volume information submitted. The County Public Works department has not identified any significant traffic impact to local County roads associated with this project.</p>				
<p>Mitigation: None.</p>				
<p>References: KD Anderson report dated February 7, 2006 (See Attachment "A"), Stanislaus County Department of Public Works referral response dated April 10, 2006, Stanislaus County General Plan¹, Stanislaus County General Plan Support Documentation¹.</p>				
XVI. UTILITIES AND SERVICE SYSTEMS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X
Discussion: Limitations on providing services have not been identified. The project is currently being served by private water well, septic and on-site storm drainage basin. Conditions of Approval will be added to the project to address necessary permits from the County Department of Environmental Resources.				
Mitigation: None.				
References: Public Works Department - referral response dated April 10, 2006, Department of Environmental Resources - referral response dated as received on April 20, 2006, Stanislaus County General Plan ¹ , Stanislaus County General Plan Support Documentation ¹ .				
XVII. MANDATORY FINDINGS OF SIGNIFICANCE:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	

<p>c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p>			<p>X</p>	
<p>Discussion: Review of this project has not indicated any feature(s) which might significantly impact the environmental quality of the site and/or adjacent areas. As such, all identified project-significant impacts have been mitigated to a level of less than significant.</p>				

¹Stanislaus County General Plan and Support Documentation adopted in October 1994, as amended. Optional and revised elements of the General Plan and Support Documentation: **Agricultural Element** adopted on April 23, 1992. **Housing Element** adopted on December 12, 2003, and certified by the California Department of Housing and Community Development Department on March 26, 2004. **Circulation Element** and **Noise Element** adopted on April 18, 2006.

NEGATIVE DECLARATION

NAME OF PROJECT: Rezone Application No. 2006-04 - Best R.V. Center

LOCATION OF PROJECT: 5340 Taylor Court, northern end of Taylor Court, between Keyes Road and Taylor Road, in the Keyes/Turlock area.

PROJECT DEVELOPER: Bill Ross
3039 Waterloo Road
Stockton, CA 95205

DESCRIPTION OF PROJECT:

Request to rezone an unused Planned Development (No. 115) to a new Planned Development to allow the following:

Recreational Vehicle sales and service business on a 9.99 acre parcel. The use will be established in two Phases. To be completed within one year of approval, Phase I will include the construction of a 7,500 square foot Sales and Service building, customer parking area, installation of the septic and well systems, drainage basin, fencing along the entire property, and landscaping along Hwy 99. Phase II, within two years of approval, will include the remaining landscaping along Taylor Court, as well as the pavement and fencing of the R.V. rental area. The proposed new use is expected to have 4 to 6 total employees, and have 16 to 20 average daily customers. There is also estimated to be one truck delivery per day.

Based upon the Initial Study, dated May 10, 2006 the County Planning Department finds as follows:

1. This project does not have the potential to degrade the quality of the environment, nor to curtail the diversity of the environment.
2. This project will not have a detrimental effect upon either short-term or long-term environmental goals.
3. This project will not have impacts which are individually limited but cumulatively considerable.
4. This project will not have environmental impacts which will cause substantial adverse effects upon human beings, either directly or indirectly.

The Initial Study and other environmental documents are available for public review at the Department of Planning and Community Development, 1010 10th Street, Suite 3400, Modesto, California.

Initial Study prepared by: Joshua Mann, Assistant Planner

Submit comments to: Stanislaus County
Planning and Community Development Department
1010 10th Street, Suite 3400
Modesto, California 95354

February 7, 2006

Mr. William E. Ross
BRC DESIGN ASSOCIATES
P.O. Box 55105
Stockton, CA 95205

RE: BEST RV CENTER, 5340 TAYLOR COURT, TURLOCK: TRIP GENERATION ESTIMATE

Dear Mr. Ross:

Thank you for contacting our firm regarding the **Best RV Center** project in Stanislaus County near Turlock. As we have discussed your plan is to operate an RV sales on a site located immediately west of SR 99 off of Taylor Court between West Taylor Road and West Warner Road. Stanislaus County and Caltrans District 10 has asked for information regarding the comparative trip generation for these uses in order to assess potential impacts to the SR 99 / Taylor Road interchange (10-STA-99-PM 6.596). The materials which follow provide the information requested.

Trip Generation Rates. Applicable trip generation rates for this use have been developed from information contained in the Institute of Transportation Engineers (ITE) publication *Trip Generation, 7th Edition*. No rates are available for RV sales, and the land use that most closely approximates this use is "new car sales". These rates are presented in Table 1. As shown, the land use category that appears to be closes to the prior use (telephone call center) is Single Tenant Office Building, and rates are available for that use on "per 1,000 sf" and "per employees" bases.

TABLE 1 TRIP GENERATION RATES				
Land Use (ITE Code)	Unit	Trip Generation Rates per Unit		
		Daily	A.M. Peak Hour	P.M. Peak Hour
New Car Sales (841)	Building 1,000 sf	33.34	2.05	2.64
Best RV Center	8,000 sf	266	16	21

Mr. William E. Ross
BRC Design Associates
February 7, 2006
Page Two

Trip Generation Forecast. The project site plan indicates that an 8,000 sf building will be constructed on the site. Applying these trip generation rates to the building size yields the trip generation forecast that is also presented in Table 1. As shown, the forecasts for this use are low, 266 daily trips with 16 a.m. and 21 p.m. peak hour trips. My opinion is that the daily forecast is very likely to be higher than what will probably be achieved by this use, but that the peak hour forecasts are reasonable.

Most of the project traffic will make use of the SR 99 / Taylor Road interchange for regional access. However, the projected traffic volume is too small to have an appreciable impact on the operation of this interchange. The project would contribute its fair share towards the cost of long term improvements by paying the mitigation fees adopted by Stanislaus County.

Please feel free to contact me if you have any questions or need more information.

Sincerely yours,

kdANDERSON Transportation Engineers



Kenneth D. Anderson, P.E.
Principal

Best RV Center, Inc.

NEGATIVE DECLARATION

NAME OF PROJECT: Rezone Application No. 2006-04 - Best R.V. Center

LOCATION OF PROJECT: 5340 Taylor Court, northern end of Taylor Court, between Keyes Road and Taylor Road, in the Keyes/Turlock area.

PROJECT DEVELOPER: Bill Ross
3039 Waterloo Road
Stockton, CA 95205

DESCRIPTION OF PROJECT:

Request to rezone a portion of an unused Planned Development (No. 115), and a small section of A-2-40 to a new Planned Development to allow the following:

Recreational Vehicle sales and service business on a 9.99 acre parcel. The use will be established in two Phases. To be completed within one year of approval, Phase I will include the construction of a 7,500 square foot Sales and Service building, customer parking area, installation of the septic and well systems, drainage basin, fencing along the entire property, and landscaping along Hwy 99. Phase II, within two years of approval, will include the remaining landscaping along Taylor Court, as well as the pavement and fencing of the R.V. rental area. The proposed new use is expected to have 4 to 6 total employees, and have 16 to 20 average daily customers. There is also estimated to be one truck delivery per day.

Based upon the Initial Study, dated **May 10, 2006** the County Planning Department finds as follows:

1. This project does not have the potential to degrade the quality of the environment, nor to curtail the diversity of the environment.
2. This project will not have a detrimental effect upon either short-term or long-term environmental goals.
3. This project will not have impacts which are individually limited but cumulatively considerable.
4. This project will not have environmental impacts which will cause substantial adverse effects upon human beings, either directly or indirectly.

The Initial Study and other environmental documents are available for public review at the Department of Planning and Community Development, 1010 10th Street, Suite 3400, Modesto, California.

Initial Study prepared by: Joshua Mann, Assistant Planner

Submit comments to: Stanislaus County
Planning and Community Development Department
1010 10th Street, Suite 3400
Modesto, California 95354

CALIFORNIA DEPARTMENT OF FISH AND GAME
CERTIFICATE OF FEE EXEMPTION
De Minimis Impact Finding

Project Title/Location/Owner Name and address (include county):

Rezone Application No. 2006-04 - Best R.V. Center / 5340 Taylor Court, northern end of Taylor Court, between Keyes Road and Taylor Road, in the Keyes/Turlock area, Stanislaus County (APN: 045-053-036) / Bill Ross, 3039 Waterloo Road, Stockton, CA 95205

Project Description:

Request to rezone a portion of an unused Planned Development (No. 115), and a small section of A-2-40 to a new Planned Development to allow the following: Recreational Vehicle sales and service business on a 9.99 acre parcel. The use will be established in two Phases. To be completed within one year of approval, Phase I will include the construction of a 7,500 square foot Sales and Service building, customer parking area, installation of the septic and well systems, drainage basin, fencing along the entire property, and landscaping along Hwy 99. Phase II, within two years of approval, will include the remaining landscaping along Taylor Court, as well as the pavement and fencing of the R.V. rental area. The proposed new use is expected to have 4 to 6 total employees, and have 16 to 20 average daily customers. There is also estimated to be one truck delivery per day.

Findings of Fact:

The Stanislaus County Planning Commission makes a finding of "De Minimis" on this project for the following reasons:

An initial study has been conducted by the lead agency so as to evaluate the potential for adverse environmental impact; and when considering the record as a whole there is no evidence before the agency that the proposed project will have potential for an adverse effect on wildlife resources or the habitat upon which the wildlife depends. Further, the lead agency has, on the basis of substantial evidence, rebutted the presumption of adverse effect contained in the California Code of Regulations at Title 14 Section 753.5(d). As follows:

Based on the Initial Study, the project will not result in changes to the resources listed below:

- (A) Riparian land, rivers, streams, watercourses, and wetlands under state and federal jurisdiction;
- (B) Native and non-native plant life and the soil required to sustain habitat for fish and wildlife;
- (C) Rare and unique plant life and ecological communities dependent on plant life; and
- (D) Listed threatened and endangered plant and animals and the habitat in which they are believed to reside.
- (E) All species of plant or animals as listed as protected or identified for special management in the Fish and Game Code, the Public Resources Code, the Water Code or regulations adopted thereunder.
- (F) All marine and terrestrial species subject to the jurisdiction of the Department of Fish and Game and the ecological communities in which they reside.
- (G) All air and water resources the degradation of which will individually or cumulatively result in a loss of biological diversity among the plants and animals residing in that air and water.

Certification:

I hereby certify that the public agency has made the above finding and that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

(Chief Planning Official)

Title: Planning Director
Lead Agency: Stanislaus County
Date: _____

(I:\Staff\p\REZ\2006\REZ 2006-04 - Best R.V. Center\Initial Study.wpd)

SUMMARY OF RESPONSES FOR ENVIRONMENTAL REVIEW REFERRALS

PROJECT: REZONE APPLICATION NO. 2006-04 - BEST RV CENTER

REFERRED TO:	PUBLIC HEARING NOTICE		RESPONDED		RESPONSE			MITIGATION MEASURES		Conditions	
	DATE:		YES	NO	WILL NOT HAVE SIGNIFICANT IMPACT	MAY HAVE SIGNIFICANT IMPACT	NO COMMENT NON CEQA	YES	NO	YES	No
DATE: May 12, 2006											
AGRICULTURE COMMISSIONER	X	X		X							
AIRPORT LAND USE COMMISSION											
CA DEPT OF FORESTRY											
CALTRANS DISTRICT 10	X	X	X		X				X		X
CENTRAL CALIF. INFO. CENTER - CSUS											
CITY OF TURLOCK	X	X	X		X				X	X	
COMMUNITY SERVICES/SANITARY											
CORPS OF ENGINEERS											
COUNTY COUNSEL	X	X		X							
DENAIR POSTMASTER											
DEPARTMENT OF CONSERVATION											
DEVELOPMENT SERVICES	X	X	X				X		X	X	
ENVIRONMENTAL RESOURCES	X	X	X		X				X	X	
FIRE PROTECTION DIST. KEYES	X	X	X		X				X	X	
STANISLAUS FIRE PREVENTION BUREAU	X	X	X		X				X	X	
FISH & GAME	X	X		X							
HOSPITAL DISTRICT:											
IRRIGATION DISTRICT: TURLOCK	X	X	X		X				X	X	
LAFCO	X	X		X							
MOSQUITO DISTRICT: TURLOCK	X	X		X							
MOUNTAIN VALLEY EMERGENCY MEDICAL	X	X	X				X		X		X
MUNICIPAL ADVISORY COUNCIL: KEYES											
PARKS & FACILITIES	X	X		X							
P.G. & E.	X	X		X							
PUBLIC WORKS	X	X	X		X				X	X	
PUBLIC WORKS - TRANSIT	X	X		X							
REDEVELOPMENT											
REGIONAL WATER QUALITY	X	X		X							
RISK MANAGEMENT (COUNTY PROJECTS)											
StanCOG	X	X		X							
SCHOOL DISTRICT 1: KEYES	X	X		X							
SCHOOL DISTRICT 2: TURLOCK HIGH											
SHERIFF	X	X		X							
STANISLAUS COUNTY FARM BUREAU	X	X		X							
STANISLAUS ERC	X	X	X		X				X	X	
STATE CLEARINGHOUSE											
STATE LANDS BOARD											
SUPERVISORIAL DISTRICT 2: MAYFIELD	X	X		X							
TELEPHONE COMPANY: AT&T	X	X		X							
TUOLUMNE RIVER PRESERVATION TRUST											
UNITED CEREBRAL PALSY											
US FISH & WILDLIFE	X	X		X							
US MILITARY 5 AGENCIES (SB 1462)	X			X							
VALLEY AIR DISTRICT	X	X	X		X				X	X	
WATER DISTRICT											
DEPT. OF WATER RESOURCES											

- E. REZONE APPLICATION NO. 2006-04 - BEST RV CENTER** - Request to rezone a 9.99 acre portion of an expired PD zone (PD #115), with a new PD zone to allow the construction and operation of a recreational vehicle sales and service business. Proposed building coverage will be a 7,500 square foot sales and service building. The project is located at 5340 Taylor Court, at the northern end of Taylor Court, between Keyes Road and Taylor Road, in the Keyes/Turlock area. The Planning Commission will consider a Negative Declaration.
APN: 045-053-036
Staff Report: Joshua Mann Recommends **APPROVAL TO THE BOARD OF SUPERVISORS.**
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: Bill Ross, 3039 Waterloo Road, Stockton; Randy Woods.
Public hearing closed.
Poore/Layman, Unanimous (6-0), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT, AND RECOMMENDS APPROVAL TO THE BOARD OF SUPERVISORS.**

<p style="text-align: center;">EXCERPT</p> <p style="text-align: center;">PLANNING COMMISSION</p> <p style="text-align: center;">MINUTES</p> <p style="text-align: center;"></p> <hr/> <p style="text-align: center;">Secretary, Planning Commission</p> <p style="text-align: center;"><i>NOVEMBER 1, 2006</i></p> <hr/> <p style="text-align: center;">Date</p>
--

ORDINANCE NO. C.S. 974

AN ORDINANCE ADOPTING SECTIONAL DISTRICT MAP NO. 9-110.974 FOR THE PURPOSE OF REZONING A 9.99 ACRE PARCEL, CONSISTING OF A 9.71 ACRE PORTION OF AN EXPIRED (PD) PLANNED DEVELOPMENT ZONE, AND 0.28 ACRES OF A-2-40 (GENERAL AGRICULTURE), WITH A NEW PD (PLANNED DEVELOPMENT) ZONE TO ALLOW CONSTRUCTION OF A 7,500 SQUARE FOOT SALES AND SERVICE BUILDING AND OPERATION OF A RECREATIONAL VEHICLE SALES AND SERVICE BUSINESS, LOCATED 5340 TAYLOR COURT, IN THE KEYES/TURLOCK AREA. APN: 045-053-036

The Board of Supervisors of the County of Stanislaus, State of California, ordains as follows:

Section 1. Sectional District Map No. 9-110.974 is adopted for the purpose of designating and indicating the location and boundaries of a District, such map to appear as follows:

(Insert Map Here)

Section 2. This ordinance shall take effect and be in full force thirty (30) days from and after the date of its passage and before the expiration of fifteen (15) days after its passage it shall be published once, with the names of the members voting for and against same, in the Modesto Bee, a newspaper of general circulation published in Stanislaus County, State of California.

Upon motion of Supervisor Mayfield, seconded by Supervisor O'Brien, the foregoing ordinance was passed and adopted at a regular meeting of the Board of Supervisors of the County of Stanislaus, State of California, this 7th day of November, 2006, by the following called vote:

AYES: Supervisors: O'Brien, Mayfield, Grover, DeMartini, and Chairman Simon

NOES: Supervisors: None

ABSENT: Supervisors: None

ABSTAINING: Supervisors: None



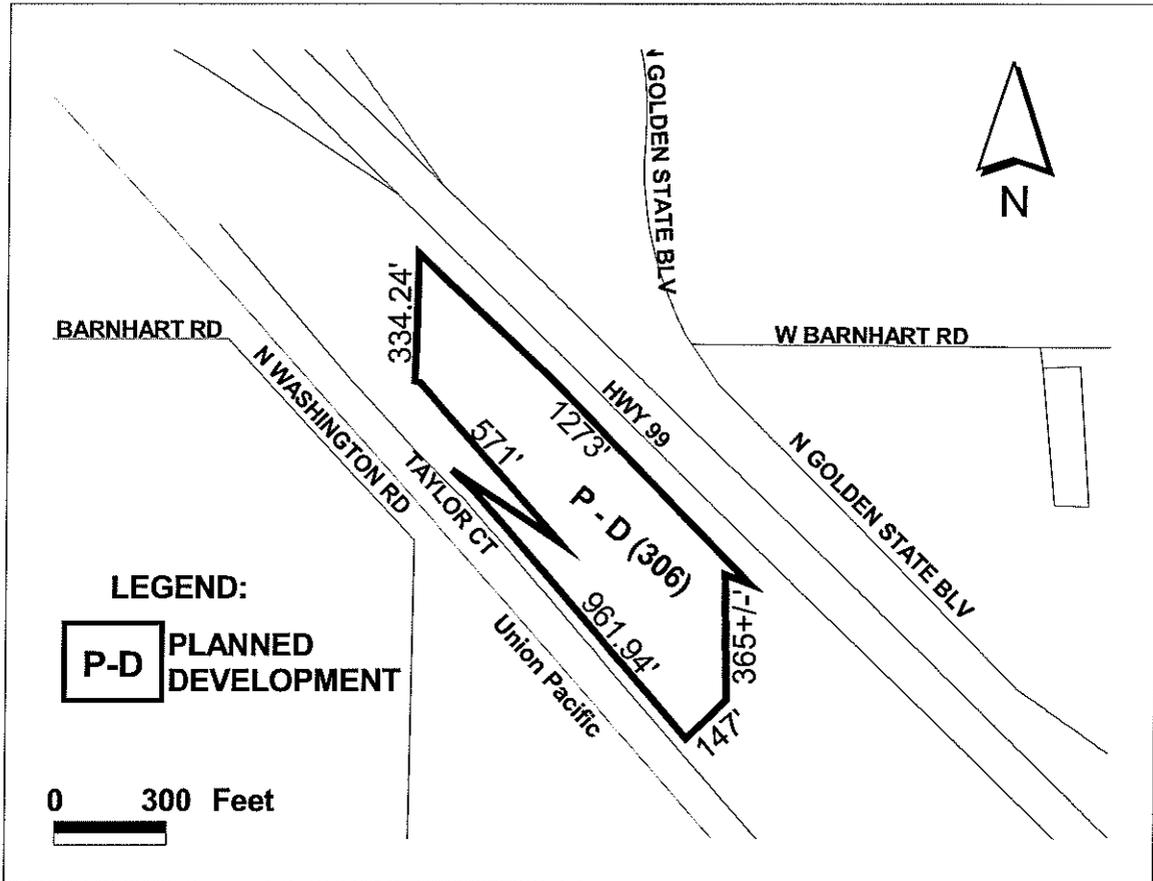
CHAIRMAN OF THE BOARD OF SUPERVISORS
of the County of Stanislaus,
State of California

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk of
the Board of Supervisors of
the County of Stanislaus,
State of California



BY: _____
Elizabeth A. King, Assistant Clerk of the Board

SECTIONAL DISTRICT MAP NO.9-110.974



**DECLARATION OF PUBLICATION
(C.C.P. S2015.5)**

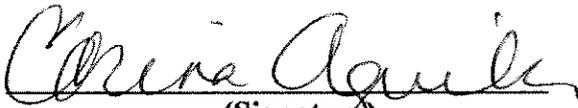
**COUNTY OF STANISLAUS
STATE OF CALIFORNIA**

I am a citizen of the United States and a resident Of the County aforesaid; I am over the age of Eighteen years, and not a party to or interested In the above entitle matter. I am a printer and Principal clerk of the publisher of **THE MODESTO BEE**, printed in the City of **MODESTO**, County of **STANISLAUS**, State of California, daily, for which said newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of **STANISLAUS**, State of California, Under the date of **February 25, 1951, Action No. 46453**; that the notice of which the annexed is a printed copy, has been published in each issue thereof on the following dates, to wit:

NOVEMBER 21, 2006

I certify (or declare) under penalty of perjury That the foregoing is true and correct and that This declaration was executed at **MODESTO, California** on

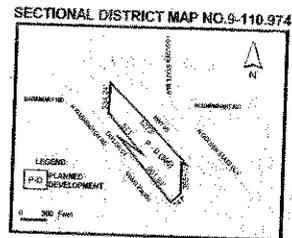
NOVEMBER 21, 2006


(Signature)

ORDINANCE NO. C.S. 974
AN ORDINANCE ADOPTING SECTIONAL DISTRICT MAP NO. 9-110.974 FOR THE PURPOSE OF REZONING A 9.99 ACRE PARCEL, CONSISTING OF A 9.71 ACRE PORTION OF AN EXPIRED (PD) PLANNED DEVELOPMENT ZONE, AND 0.28 ACRES OF A-2-40 (GENERAL AGRICULTURE), WITH A NEW PD (PLANNED DEVELOPMENT) ZONE TO ALLOW CONSTRUCTION OF A 7,500 SQUARE FOOT SALES AND SERVICE BUILDING AND OPERATION OF A RECREATIONAL VEHICLE SALES AND SERVICE BUSINESS, LOCATED 5340 TAYLOR COURT, IN THE KEYES/TURLOCK AREA. APN: 945-053-036

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Section 2. This ordinance shall take effect and be in full force thirty (30) days from and after the date of its passage and before the expiration of fifteen (15) days after its passage it shall be published once, with the names of the members voting for and against same, in the Modesto Bee, a newspaper of general circulation published in Stanislaus County, State of California.

Upon motion of Supervisor Mayfield, seconded by Supervisor O'Brien, the foregoing ordinance was passed and adopted at a regular meeting of the Board of Supervisors of the County of Stanislaus, State of California, this 7th day of November, 2006, by the following called vote:
AYES: Supervisors: O'Brien, Mayfield, Grover, DeMartini, and Chairman Simon
NOES: Supervisors: None
ABSENT: Supervisors: None
ABSTAINING: Supervisors: None
Ray Simon, CHAIRMAN OF THE BOARD OF SUPERVISORS of the County of Stanislaus, State of California
ATTEST: CHRISTINE FERRARO TALLMAN, Clerk of the Board of Supervisors of the County of Stanislaus, State of California
BY: Elizabeth A. King, Assistant Clerk of the Board
November 21, 2006

11-7-06 9:15a.m.
DRA-55-13