



Referral Early Consultation

Date: June 30, 2023
To: Distribution List (See Attachment A)
From: Jeremy Ballard, Senior Planner, Planning and Community Development
Subject: USE PERMIT APPLICATION NO. PLN2023-0047 – BEST RV CENTER
Respond By: July 17, 2023

******PLEASE REVIEW REFERRAL PROCESS POLICY******

The Stanislaus County Department of Planning and Community Development is soliciting comments from responsible agencies under the Early Consultation process to determine: a) whether or not the project is subject to CEQA and b) if specific conditions should be placed upon project approval.

Therefore, please contact this office by the response date if you have any comments pertaining to the proposal. Comments made identifying potential impacts should be as specific as possible and should be based on supporting data (e.g., traffic counts, expected pollutant levels, etc.). Your comments should emphasize potential impacts in areas which your agency has expertise and/or jurisdictional responsibilities.

These comments will assist our Department in preparing a staff report to present to the Planning Commission. Those reports will contain our recommendations for approval or denial. They will also contain recommended conditions to be required should the project be approved. Therefore, please list any conditions that you wish to have included for presentation to the Commission as well as any other comments you may have. Please return all comments and/or conditions as soon as possible or no later than the response date referenced above.

Thank you for your cooperation. Please call (209) 525-6330 if you have any questions.

Applicant: Naiel M. Ammari, Best RV Center
Project Location: 5100 and 5300 Taylor Court, and 4318 W. Warner Road, between East Keyes Road and East Taylor Road, in the Keyes/ Turlock area.
APN: 045-053-040, 045-053-041, and 045-062-001
Williamson Act Contract: N/A
General Plan: Planned Development
Current Zoning: Planned Development (P-D) (351) – APNs: 045-053-040 and 045-062-001
 P- D (253) – APN: 045-053-041

Project Description: This project is a request to amend the Development Plans of Planned Developments (P-D) (351) and (253), to allow for construction of a 131,973 square-foot RV sales and service building on 15.3± acres and to allow for the sale of motorized RVs. The RV sales and service building will be two stories, a maximum of 37 feet in height, and will consist of: a 5,352 square-foot showroom, a 6,938 square-foot sales office, a 8,698 square-foot covered service drop off station, 40 service bays totaling 76,780 square feet, a 3,952 square-foot RV wash area and paint spray booth, a 6,508 square-foot service office with areas for retail sales of accessories and parts, and a 16,736 square -foot area for offices and parts storage located on the second floor. The project also proposes construction of a 16,086 square-foot shade structure for new vehicle delivery and a 1,374 square -foot storage building. Service of RV’s will consist of light repairs such as oil changes,

brake pad changes, and other minor repairs. Engine and transmission repairs will not be conducted on-site.

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

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

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

Full document with attachments available for viewing at:
<http://www.stancounty.com/planning/pl/act-projects.shtm>



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

1010 10TH Street, Suite 3400, Modesto, CA 95354
 Planning Phone: (209) 525-6330 Fax: (209) 525-5911
 Building Phone: (209) 525-6557 Fax: (209) 525-7759

USE PERMIT APPLICATION NO. PLN2023-0047 – BEST RV CENTER

Attachment A

Distribution List

	CA DEPT OF CONSERVATION Land Resources / Mine Reclamation		STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
	CA DEPT OF FORESTRY (CAL FIRE)	X	STAN CO BUILDING PERMITS DIVISION
X	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
X	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION	X	STAN CO ERC
	CEMETERY DISTRICT		STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
X	CITY OF: TURLOCK		STAN CO PARKS & RECREATION
X	COMMUNITY SERVICES DIST: KEYES	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION	X	STAN CO PUBLIC WORKS - SURVEY
	COUNTY OF:		STAN CO RISK MANAGEMENT
	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST: KEYES	X	STAN CO SUPERVISOR DIST 2: CHIESA
	GSA:	X	STAN COUNTY COUNSEL
	HOSPITAL DIST:	X	StanCOG
X	IRRIGATION DIST: TID	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOSQUITO DIST: TURLOCK	X	STANISLAUS LAFCO
X	STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES		STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	MUNICIPAL ADVISORY COUNCIL: KEYES		SURROUNDING LAND OWNERS
X	PACIFIC GAS & ELECTRIC		INTERESTED PARTIES
	POSTMASTER:	X	TELEPHONE COMPANY: AT&T
X	RAILROAD: UNION PACIFIC		TRIBAL CONTACTS (CA Government Code §65352.3)
X	SAN JOAQUIN VALLEY APCD		US ARMY CORPS OF ENGINEERS
X	SCHOOL DIST 1: KEYES UNION	X	US FISH & WILDLIFE
X	SCHOOL DIST 2: TURLOCK JOIN UNIFIED		US MILITARY (SB 1462) (7 agencies)
	WORKFORCE DEVELOPMENT		USDA NRCS
	STAN CO AG COMMISSIONER		
	TUOLUMNE RIVER TRUST		



STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

TO: Stanislaus County Planning & Community Development
1010 10th Street, Suite 3400
Modesto, CA 95354

FROM: _____

SUBJECT: USE PERMIT APPLICATION NO. PLN2023-0047 – BEST RV CENTER

Based on this agency’s particular field(s) of expertise, it is our position the above described project:

- Will not have a significant effect on the environment.
- May have a significant effect on the environment.
- No Comments.

Listed below are specific impacts which support our determination (e.g., traffic general, carrying capacity, soil types, air quality, etc.) – (attach additional sheet if necessary)

- 1.
- 2.
- 3.
- 4.

Listed below are possible mitigation measures for the above-listed impacts: *PLEASE BE SURE TO INCLUDE WHEN THE MITIGATION OR CONDITION NEEDS TO BE IMPLEMENTED (PRIOR TO RECORDING A MAP, PRIOR TO ISSUANCE OF A BUILDING PERMIT, ETC.):*

- 1.
- 2.
- 3.
- 4.

In addition, our agency has the following comments (attach additional sheets if necessary).

Response prepared by:






Name	Title	Date
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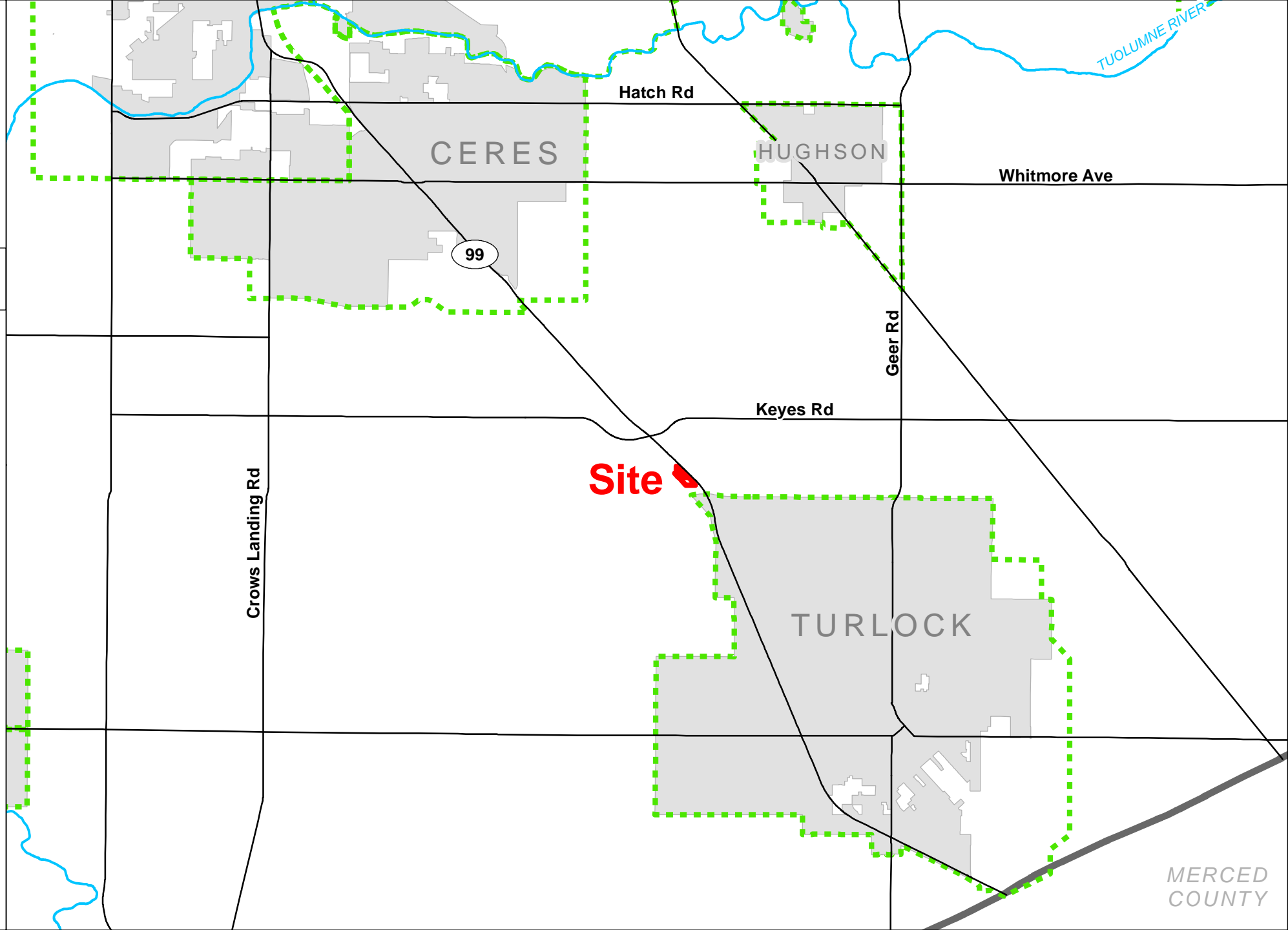
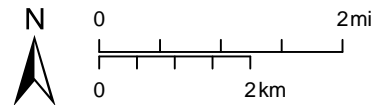
BEST RV CENTER

UP
PLN2023-0047

AREA MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  City
-  Road
-  River










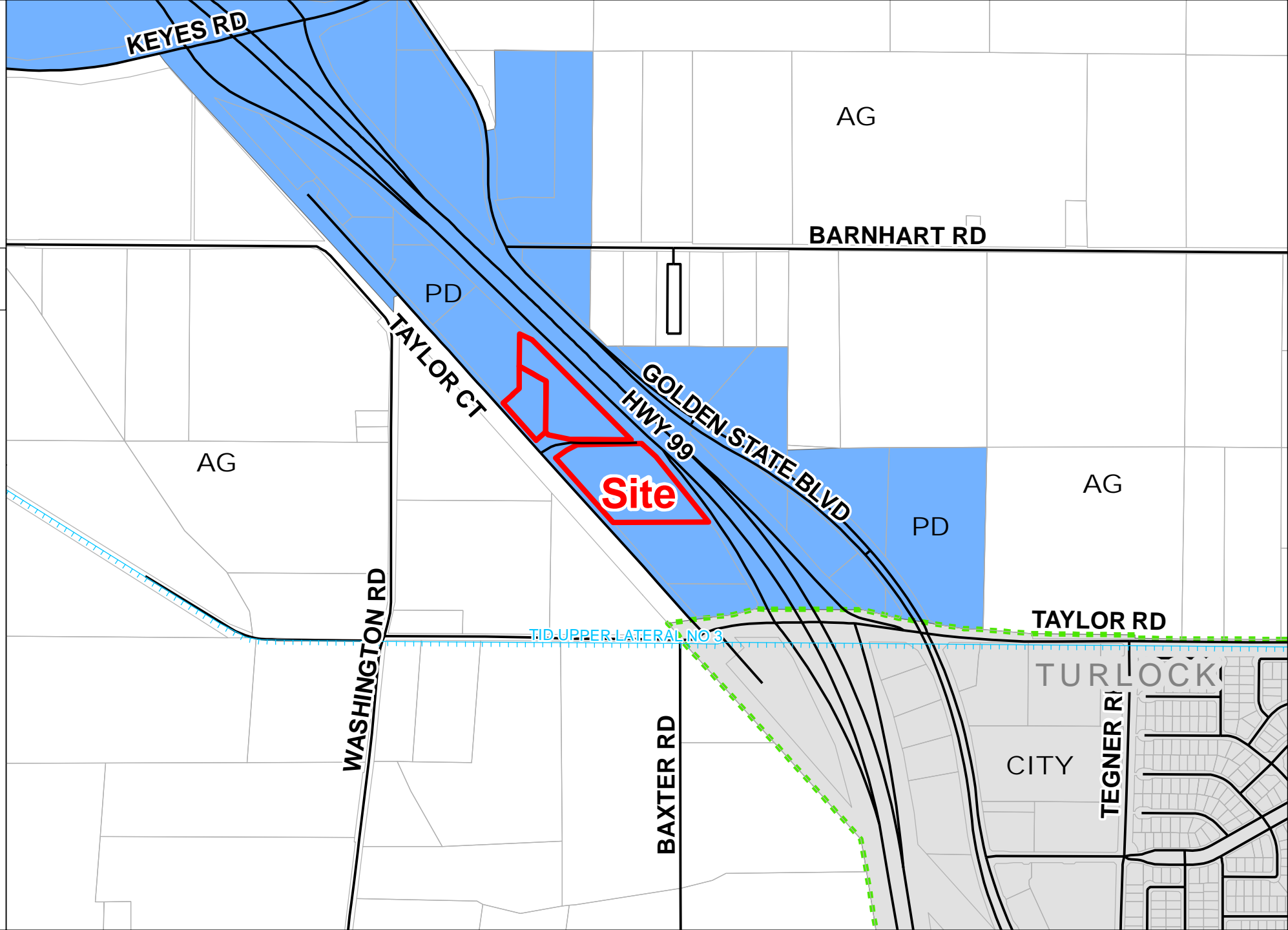
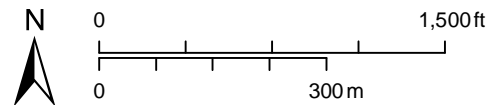
BEST RV CENTER

UP PLN2023-0047

GENERAL PLAN MAP

LEGEND

-  Project Site
-  Parcel
-  River
-  Road
-  Canal
- General Plan**
-  Agriculture
-  Planned Development








BEST RV CENTER




UP PLN2023-0047

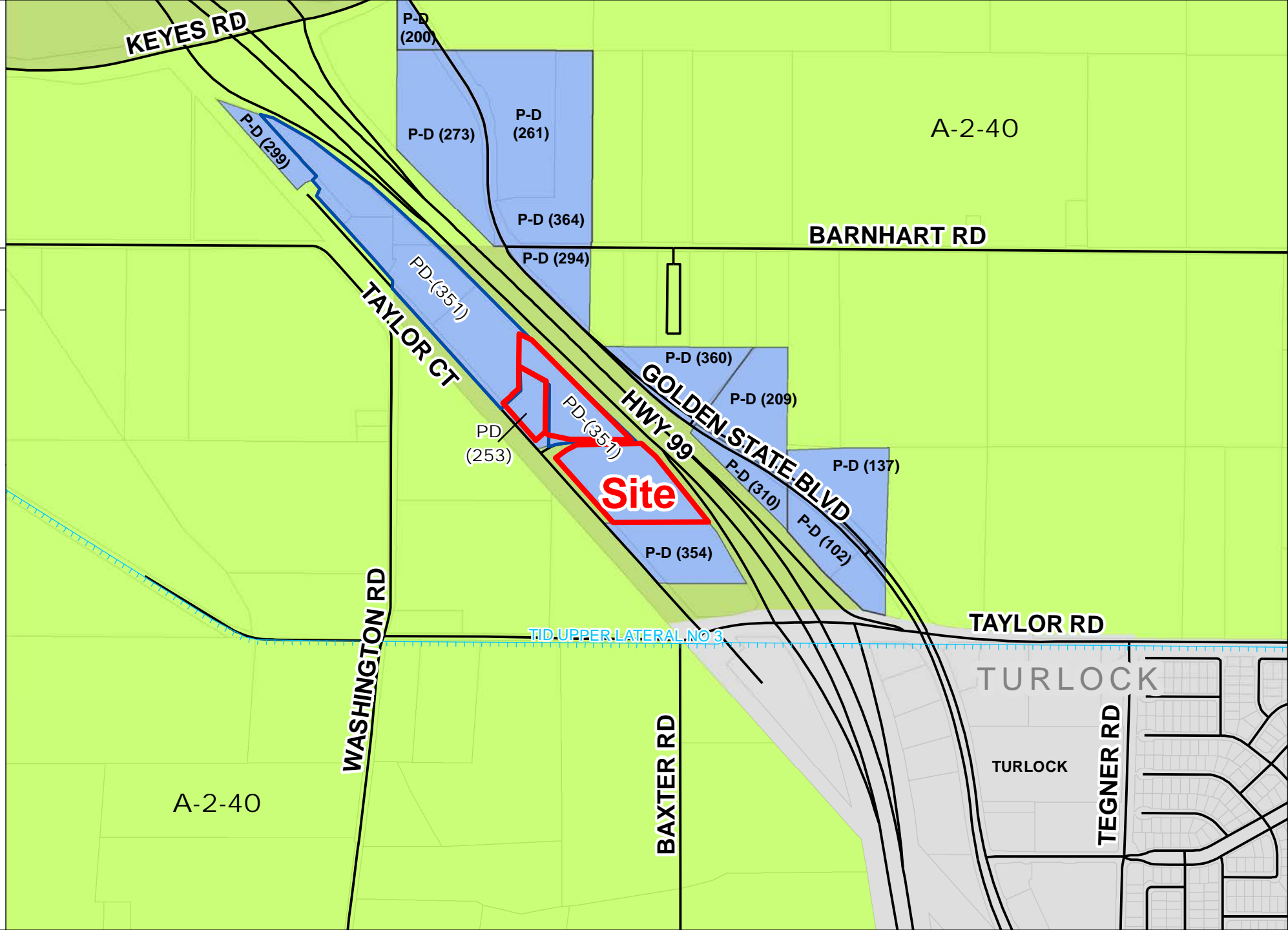
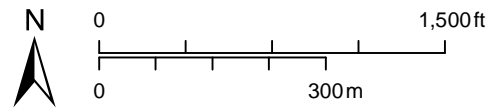
ZONING MAP

LEGEND

-  Project Site
-  Parcel
-  River
-  Road
-  Canal

Zoning Designation

-  General Agriculture 40 Acre
-  General Agriculture 10 Acre
-  Planned Development






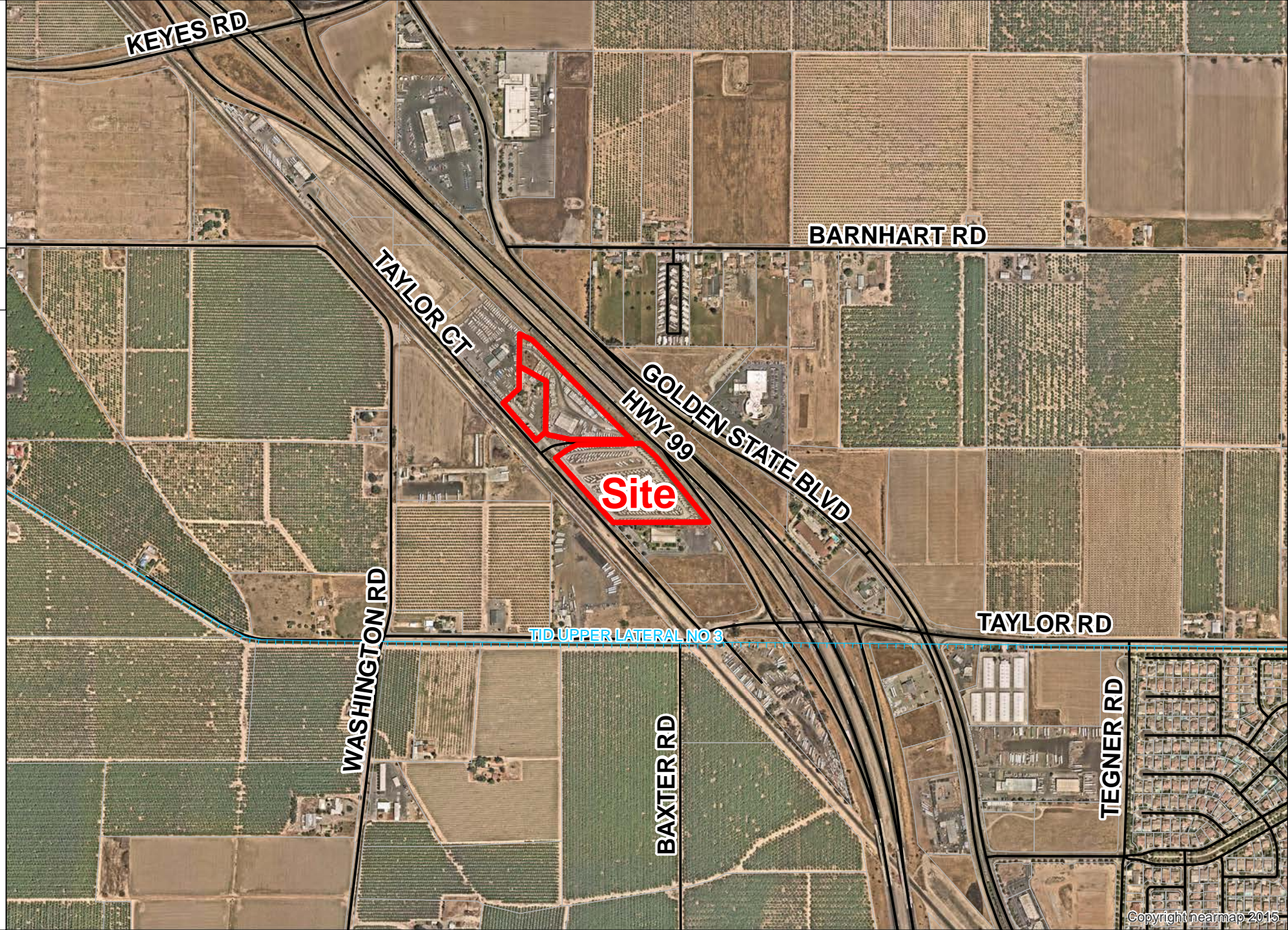
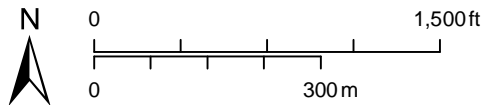
BEST RV CENTER

UP
PLN2023-0047

2022 AERIAL AREA MAP

LEGEND

-  Project Site
-  Road
-  Canal




BEST RV CENTER

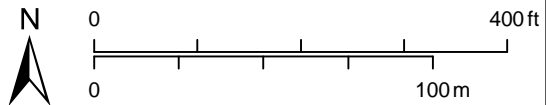
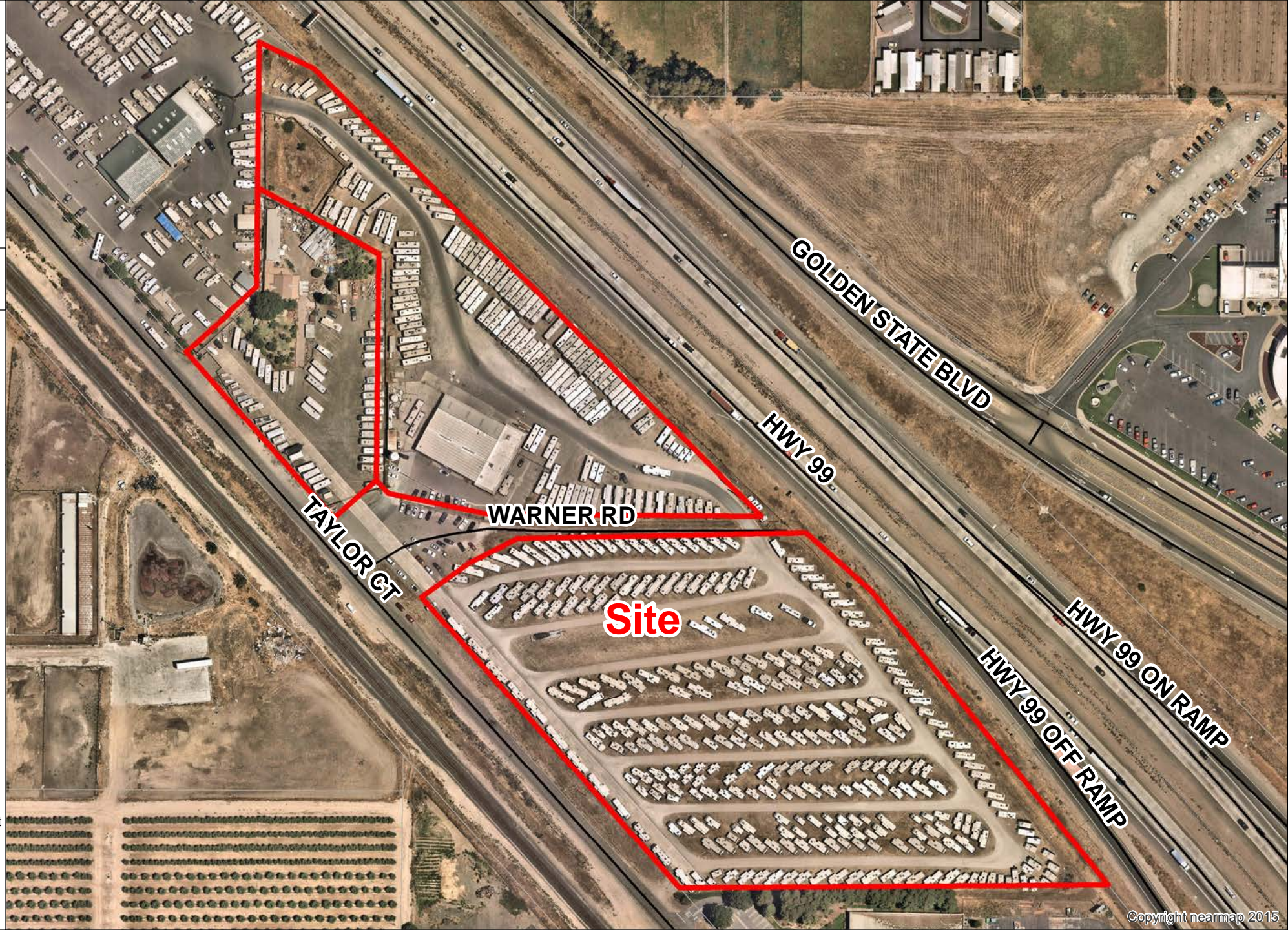
UP
PLN2023-0047

2022 AERIAL SITE MAP

LEGEND

 Project Site

 Road



BEST RV CENTER


UP PLN2023-0047

ACREAGE MAP

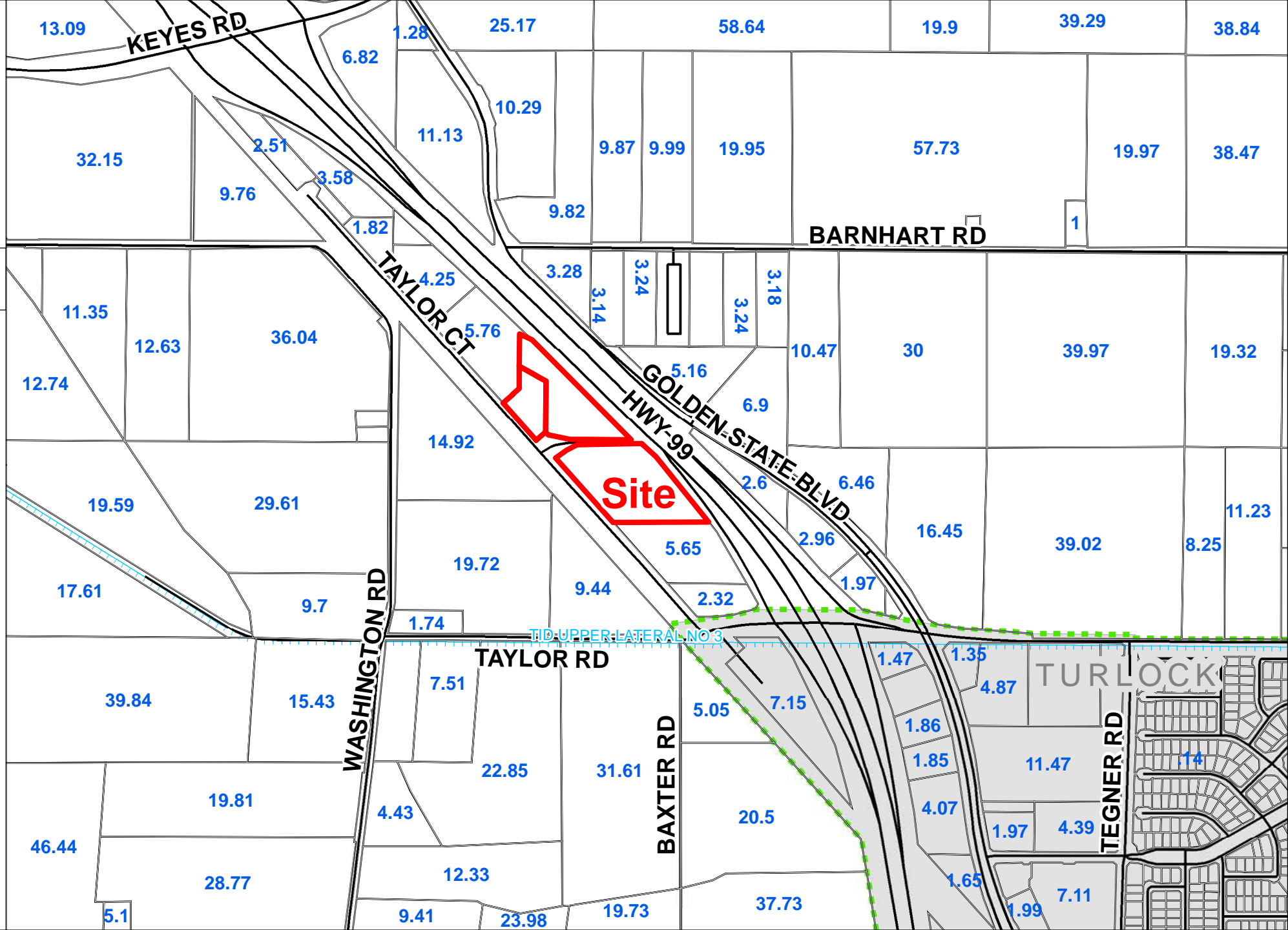
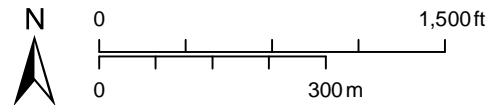
LEGEND

 Project Site

 Parcel/Acres

 Road

 Canal



BEST RV TURLOCK

5100-5300 TAYLOR CT. TURLOCK, CA 95382

CONSULTANTS

STRUCTURAL ENGINEER
Grimm & Chen
17500 Redhill Ave., Ste. 240, Irvine, CA 92614
Principal: Jeff Chen, P.E.; Sitaram Tanyasakulak
E: jchf@ggc-ee.com, P: (949) 250-3150 X 1001

CONSULTANT #2 - DISCIPLINE
CONSULTANT #2 - NAME
ADDRESS
PHONE NUMBER
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CONSULTANT #3 - DISCIPLINE
CONSULTANT #3 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

CONSULTANT #4 - DISCIPLINE
CONSULTANT #4 - NAME
ADDRESS
PHONE NUMBER
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CONSULTANT #5 - DISCIPLINE
CONSULTANT #5 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

CONSULTANT #6 - DISCIPLINE
CONSULTANT #6 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

PROJECT NAME

BEST RV TURLOCK

PROJECT DESCRIPTION
RV SALES FACILITY EXPANSION

PROJECT ADDRESS
**5100-5300 TAYLOR CT.
TURLOCK, CA 95382**

OWNER INFORMATION
NADER AMMARI

GOREE PROJECT NUMBER

GW2227

STAMP / SIGNATURE

ISSUE DATE

04/24/2023

ISSUE HISTORY

DATE	MARK	DESCRIPTION

KEY PLAN

SHEET NAME
COVER SHEET

SHEET NUMBER

A000.



GENERAL NOTES

- CONTRACTORS SHALL VERIFY DIMENSIONS AND EXISTING CONDITIONS PRIOR TO STARTING WORK AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- GENERAL CONTRACTOR SHALL SECURE AND PAY FOR BUILDING PERMITS, APPLICATIONS FEES, SERVICE FEES, GOVERNMENTAL FEES, LICENSES AND INSPECTIONS NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK WHICH ARE LEGALLY REQUIRED.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF APPLICABLE BUILDING CODES AND AGENCIES HAVING JURISDICTION OVER THE VARIOUS PHASES OF THE WORK.
- REFER TO DRAWING A002, A003, AND A004 FOR ACCESSIBILITY REQUIREMENTS. THE WORK SHALL CONFORM TO LOCAL, STATE, AND FEDERAL ACCESSIBILITY REQUIREMENTS.
- DIMENSIONS ARE INDICATED TO THE CENTERLINE OF STRUCTURAL GRID, FACE OF CONCRETE WALL, NOMINAL FACE OF CMU WALL, OR FACE OF PARTITION AS SCHEDULED, UNLESS OTHERWISE NOTED.
- REFER TO SOILS REPORT FOR GEOLOGICAL INFORMATION INCLUDING BUT NOT LIMITED TO SLAB AND FOUNDATION SPECIFICATIONS.
- REFER TO CIVIL ENGINEER'S DRAWINGS FOR FINISH PAD ELEVATION, FINISH GRADES, SIDEWALKS, UTILITIES, AND DRAINAGE.
- REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR STRUCTURAL RELATED INFORMATION INCLUDING, BUT NOT LIMITED TO SLAB, FOUNDATION, FRAMING, SHEAR WALL, MASONRY, ETC...
- REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR MECHANICAL RELATED INFORMATION INCLUDING BUT NOT LIMITED TO HEATING, AIR CONDITIONING, DUCTING, VENTILATION, REGISTER SIZES, ENERGY CALCULATIONS, ETC...
- REFER TO PLUMBING ENGINEER'S DRAWINGS FOR PLUMBING RELATED INFORMATION INCLUDING BUT NOT LIMITED TO: ROOF DRAINS AND OVERFLOWS, PLUMBING FIXTURES, DRAINS, CONDENSATES, WATER HEATER, AND HOSE BIBS.
- REFER TO ELECTRICAL ENGINEER'S DRAWINGS FOR ELECTRICAL RELATED INFORMATION INCLUDING BUT NOT LIMITED TO POWER / SERVICE PANEL REQUIREMENTS, WIRING, CONDUITS, OUTLETS, LIGHTING, SWITCHES, ETC...
- FIRE SPRINKLER SYSTEM TO BE TIED INTO AN ALARM SYSTEM PER 903 I.B.C.
- AUTOMATIC SPRINKLER SYSTEM SERVING MORE THAN 100 SPRINKLERS SHALL BE SUPERVISED BY AN APPROVED CENTRAL PROPRIETARY OR REMOTE STATION SERVICE OR A LOCAL ALARM WHICH WILL GIVE AN AUDIBLE SIGNAL AT CONSTANTLY ATTENDED LOCATION.
- PROVIDE AND INSTALL R-13 BATT INSULATION AT INTERIOR METAL STUD WALLS ADJOINING AIR CONDITIONED AREAS WITH NON-AIR CONDITIONED AREAS.
- GENERAL CONTRACTOR SHALL COORDINATE REQUIRED OPENINGS THROUGH WALLS, FLOOR SLABS AND/ OR ROOF FRAMING w/ MECHANICAL, ELECTRICAL AND PLUMBING SUB-CONTRACTORS.
- CONTRACTOR TO PROVIDE SEPARATION BARRIER BETWEEN DISSIMILAR METALS.
- CONTRACTOR SHALL ERRECT AND MAINTAIN DUST PROOF PARTITIONS AS REQUIRED TO PREVENT SPREAD OF DUST, FUMES, AND SMOKE TO OTHER PARTS OF BUILDING. UPON COMPLETION, REMOVE PARTITIONS AND REPAIR DAMAGED SURFACES TO MATCH ADJACENT SURFACES.
- PROVIDE UNISTRUT STRUCTURAL SUPPORT PLATFORM FOR AIR HANDLING UNITS ABOVE CEILING.
- PROVIDE FULL HEIGHT 5/8" MOISTURE RESISTANT GYPSUM BOARD AT DRINKING FOUNTAIN PLUMBING WALLS AND WALLS TO RECEIVE TILE.
- PROVIDE AND INSTALL SOUND ATTENUATING BATT INSULATION AT INTERIOR METAL STUD PARTITION WALLS OF RESTROOMS AND MECHANICAL ROOMS. EXTEND PARTITION WALLS TO UNDERSIDE OF DECK.
- REFER TO FLOOR PLANS AND WALL SECTIONS FOR FIRE-RATED WALLS. PROVIDE SOLID BACKING FOR FIRE-RATED WINDOW SHUTTERS IN WALL CAVITY.
- PAINT EXPOSED CONDUIT, PIPING, METAL BUILDING COMPONENTS AND ACCESSORIES DUCTWORK AND PIPING RACEWAYS ACCESSORIES AT ROOMS NOTED AS "PAINTED EXPOSED STRUCTURE."
- AT PLUMBING WALLS, INSTALL PAIRS OF 3/8" METAL STUDS WITH SOUND BATTS. FRAMING SHALL EXTEND TO DECK AND SHALL BE BRACED TO STRUCTURE ABOVE. INSTALL 5/8" MOISTURE RESISTANT GYP. BOARD FROM FLOOR TO 6" ABOVE LAY-IN CEILING. FINISHES SHALL BE AS SCHEDULED. INSTALL SOUND BATT INSULATION IN PLUMBING WALLS AND OTHER RESTROOM WALLS.
- CONTRACTOR TO PROVIDE BACKING PLATES AND SUPPORTS FOR ITEMS SUCH AS, BUT NOT LIMITED TO, TOILET ACCESSORIES, TOILET PARTITIONS, MIRRORS, CASEWORK, HANDRAILS, ETC...
- REFER TO FINISH FLOOR PLAN FOR FLOOR FINISH TRANSITION STRIP TYPES AND LOCATIONS.
- INSTALL 6" SOUND ATTENUATING BATT INSULATION ABOVE RESTROOMS CEILINGS.
- INSTALL 6" SOUND ATTENUATING BATT INSULATION ABOVE DEALER OFFICE CEILING, WHEN PROJECT-APPLICABLE.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER HOOK UP OF OWNER SUPPLIED EQUIPMENT AND SHALL COORDINATE WITH OWNERS VENDORS FOR ITEMS REQUIRING HOOK-UPS.
- EXTERIOR BUILDING SIGNAGE UNDER SEPARATE PERMIT.
- CONNECT ROOF DRAINS DIRECTLY TO STORM DRAINS UNLESS OTHERWISE SHOWN OR NOTED. REFER TO CIVIL AND PLUMBING DRAWINGS.
- EXTERIOR AND INTERIOR EXPOSED STRUCTURE SHALL BE PAINTED. REFER TO FINISH SCHEDULE.
- CONTRACTOR SHALL PROVIDE SOLID BLOCKING AT PARTITION WALLS WHERE REQUIRED FOR TOILET ACCESSORIES SUPPORT.
- CONTRACTOR SHALL PROVIDE (3) 4'-0"X8'-0"X3/4" THICK A-C-GRADE PAINTED PLYWOOD PANEL BOARDS AT EACH COMMUNICATION AND DATA EQUIPMENT ROOM. LOCATION TO BE DETERMINED BY ARCHITECT.
- WALL LOUVERS SHALL BE PAINTED AND PROVIDED W/BIRD SCREENS.

SHEET INDEX

#	SHEET NAME
A000	COVER SHEET
A100	COMPOSITE SITE PLAN
A102	NOTED SITE PLAN
A104	SITE DETAILS
A110	COMPOSITE FLOOR PLAN - FIRST AND SECOND FLOOR
A130	NOTED PLAN - FIRST FLOOR
A131	NOTED PLAN - SECOND FLOOR
A190	ROOF PLAN
A200	COMPOSITE BUILDING ELEVATIONS
A201	BUILDING ELEVATIONS
A210	BUILDING SECTIONS
A211	BUILDING SECTIONS
L0.0	PRELIMINARY LANDSCAPE PLAN
L0.1	PRELIMINARY LANDSCAPE PLAN
L0.2	PRELIMINARY LANDSCAPE PLAN

PROJECT INFORMATION

BUILDING ADDRESS:
5100-5300 TAYLOR CT., TURLOCK, CA 95382

APN:
PHASE II, 045-053-040, 045-053-041 & 045-062-001

ZONING DESIGNATION:
P-2 (19) & C-2 (19)

EXISTING LAND USE:
RV DEALERSHIP

SCOPE OF WORK:

THE PROJECT IS A REQUEST TO AMEND PREVIOUS APPROVED PHASE 2, PLANNED DEVELOPMENT 351 (PD 351), TO ALLOW FOR DEVELOPMENT OF A NEW RV DEALERSHIP WITH TOTAL BUILDING AREA OF 131,107 S.F. THE PROJECT WILL INCLUDE THE NEW CONSTRUCTION OF 35-FOOT-TALL, TWO-STORY RV DEALERSHIP WITH 29,010 S.F. FOR SHOWROOM/OFFICE AREA, 3,888 SERVICE RECEPTION, 2640 S.F. OF PARTS SALES, 3,699 S.F. FOR PARTS STORAGE MEZZANINE, 76,780 S.F. FOR 40 SERVICE BAYS AND 3,812 S.F. FOR AUTOMATIC RV WASH TUNNEL. THE PROJECT WILL ALSO CONSIST OF CONSTRUCTION OF A NEW METAL FRAME CANOPY FOR 16,086 S.F. RV WALK-THRU/DELIVERY AREA, AND RELOCATION OF AN EXISTING 1,374 S.F. METAL STORAGE SHED FROM PHASE 1 TO SOUTHEAST CORNER OF PHASE 2 PROJECT SITE. SEE ARCHITECTURAL SITE PLAN. WE ALSO PROPOSED TO INSTALL (2) NEW ABOVE-GROUND FUEL STORAGE TANKS, ONE 1000-GALLON DIESEL TANK AND ONE 1000-GALLON GAS TANK.

AS PART OF PHASE 2, THE PROJECT SITE WILL BE DEVELOPED WITH A FULLY PAVED PARKING LOT PROVIDING 326 STANDARD PARKING STALLS (9' X 18') FOR EMPLOYEE AND CUSTOMER PARKING THAT WILL COVER THE NUMBER OF EMPLOYEES RANGING BETWEEN 65 TO 90 AND 40 CUSTOMER PARKING STALLS BASED ON THE PROJECTED 800 UNITS OF RV DISPLAY. WE ALSO PROPOSED 119 RV PARKING STALLS (20' X 45') FOR RV CUSTOMER, RV IN-SERVICE AND NEW RV DELIVERY PARKING, AND LANDSCAPING THAT WILL INCLUDE SHADE TREES AND GROUND COVER, AND (76) OF 30-FOOT-TALL LIGHT POLES.

TOTAL BUILDING AREA:	131,107 S.F.
MAIN BUILDING A	16,086 S.F.
WALK-THROUGH CANOPY	1,374 S.F.
STORAGE SHED	1,374 S.F.
TOTAL	148,567 S.F.

LOT SIZE:
4.7 + 7.8 + 2.8 = 15.3 ACRE

LOT COVERAGE:	SQUARE FEET	PERCENTAGE
BUILDING AREA:	148,567 SF	22%

OCCUPANCY:
B & S1

TYPE OF CONSTRUCTION:
TBD

SPRINKLERED/FIRE ALARM:
YES

NUMBER OF STORES:
TWO

HEIGHT OF BUILDING:
37'-0"

BEST RV BUILDING BREAKDOWN (FOR REFERENCE ONLY)

B OCCUPANCY	SHOWROOM	5,352 S.F.
B OCCUPANCY	SALES OFFICE	6,938 S.F.
B OCCUPANCY	SERVICE DRIVE	8,698 S.F.
B OCCUPANCY	SERVICE RECEPTION/OFFICE	6,508 S.F.
S1 OCCUPANCY	SERVICE BAYS	76,780 S.F.
S1 OCCUPANCY	TECH AMENITIES	2,534 S.F.
S1 OCCUPANCY	RV WASH AREA	3,952 S.F.
TOTAL 1ST FLOOR		110,762 S.F.
B OCCUPANCY	SALES & ADMIN OFFICES	16,736 S.F.
S1 OCCUPANCY	PARTS & MEZZANINE	3,609 S.F.
TOTAL 2ND FLOOR		20,345 S.F.
B OCCUPANCY	NEW VEHICLE DELIVERY	16,086 S.F.
S1 OCCUPANCY	STORAGE	1,374 S.F.
TOTAL BUILDING		131,107 S.F.
TOTAL FACILITY		148,567 S.F.

VICINITY MAP



PARKING TABULATION

NUMBER OF EMPLOYEES: CURRENT 65 AND PROJECTED 90 EMPLOYEES

= 90 CAR PARKING

CUSTOMER PARKING: 1 PARKING PER EVERY 20 INVENTORY RV'S (DISPLAY UNITS ONLY NOT SERVICE)

CURRENT 577 DISPLAY UNITS AND PROJECTED 800 UNITS

= 800 / 20 = 40 CAR PARKING

90 + 40 =

130 CAR PARKING REQUIRED

326 CAR PARKING PROVIDED

	(RV 20' X 45')	(9' X 18')
EMPLOYEE & CUSTOMER PARKING (9' X 18')		326
NEW VEHICLE DELIVERY (RV 20' X 45')	10	
SERVICE PARKING (RV 20' X 45')	86	
RV PARKING (RV 20' X 45')	13	
CUSTOMER'S TEMP RV PARKING (RV 20' X 45')	10	
TOTAL		326

119 (RV 20' X 45') PARKING PROVIDED

326 (9' X 18') CAR PARKING PROVIDED

CONSULTANTS

STRUCTURAL ENGINEER
Grimm & Chen
17500 Redhill Ave., Ste. 240, Irvine, CA 92614
Principal: Jeff Chen, P.E.; Sitaram Tanyasakulak
E: jch@ggc-se.com, P: (949) 250-3150 X 1001

CONSULTANT #2 - NAME
CONSULTANT #2 - DISCIPLINE
ADDRESS
PHONE NUMBER
WEBSITE

CONSULTANT #3 - NAME
CONSULTANT #3 - DISCIPLINE
ADDRESS
PHONE NUMBER
WEBSITE

CONSULTANT #4 - NAME
CONSULTANT #4 - DISCIPLINE
ADDRESS
PHONE NUMBER
WEBSITE

CONSULTANT #5 - NAME
CONSULTANT #5 - DISCIPLINE
ADDRESS
PHONE NUMBER
WEBSITE

CONSULTANT #6 - NAME
CONSULTANT #6 - DISCIPLINE
ADDRESS
PHONE NUMBER
WEBSITE

PROJECT NAME

BEST RV TURLOCK

PROJECT DESCRIPTION
RV SALES FACILITY
EXPANSION

PROJECT ADDRESS
5100-5300 TAYLOR CT.
TURLOCK, CA 95382

OWNER INFORMATION
NADER AMMARI

GOREE PROJECT NUMBER

GW2227

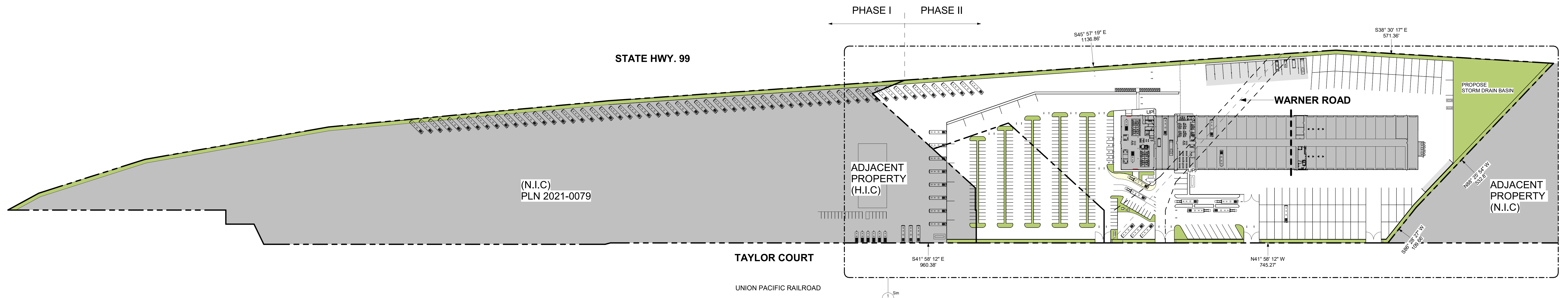
STAMP / SIGNATURE

ISSUE DATE

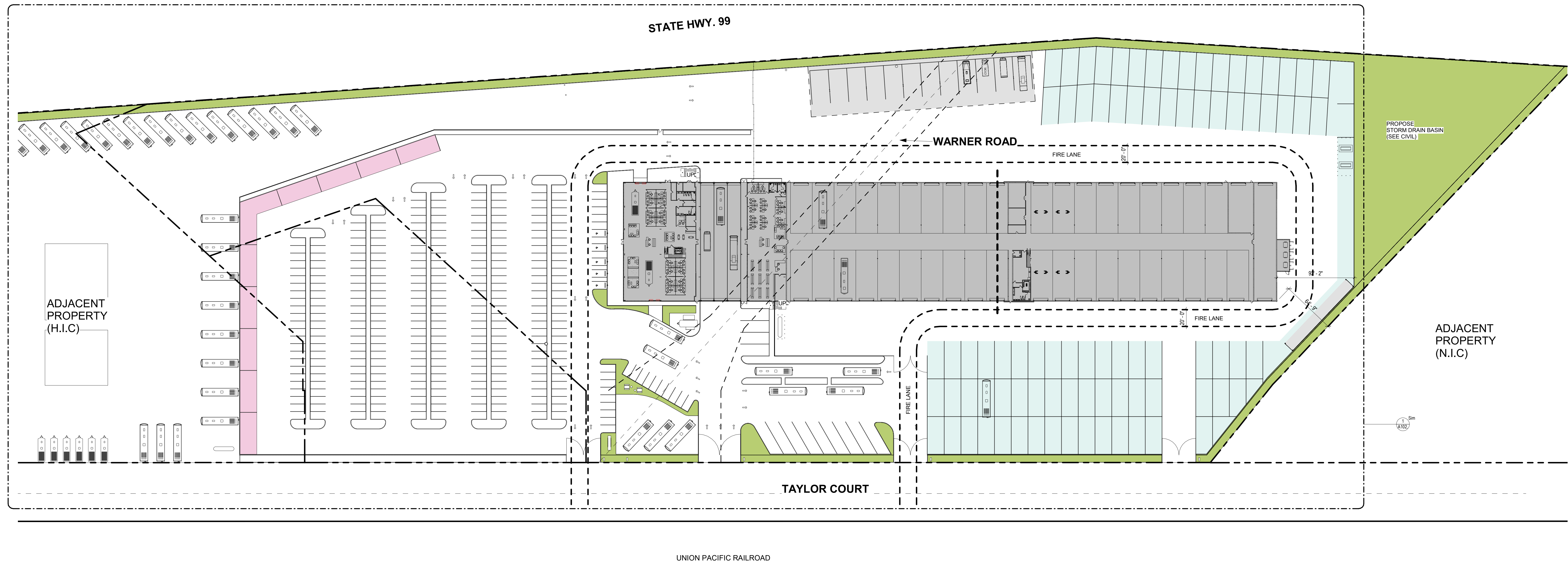
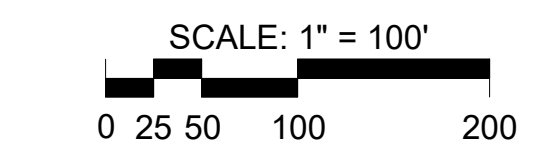
04/24/2023

ISSUE HISTORY

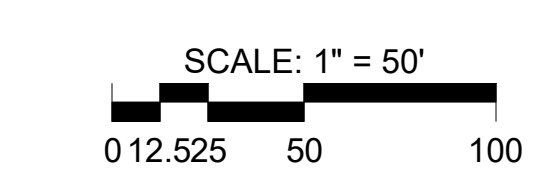
DATE	MARK	DESCRIPTION



2 COMPOSITE PROPERTY SITE PLAN
1" = 100'-0"



1 COMPOSITE SITE PLAN
1" = 50'-0"



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PARKING ANALYSIS

NUMBER OF EMPLOYEES: CURRENT 65 AND PROJECTED 90 EMPLOYEES
= 90 CAR PARKING

CUSTOMER PARKING: 1 PARKING PER EVERY 20 INVENTORY RV'S
(DISPLAY UNITS ONLY NOT SERVICE)

CURRENT 577 DISPLAY UNITS AND PROJECTED 800 UNITS
= 800 / 20 = 40 CAR PARKING

90 + 40 =
130 CAR PARKING REQUIRED

326 CAR PARKING PROVIDED

	(RV 20' X 45')	(9' X 18')
EMPLOYEE & CUSTOMER PARKING (9' X 18')		326
NEW VEHICLE DELIVERY (RV 20' X 45')	10	
SERVICE PARKING (RV 20' X 45')	86	
RV PARKING (RV 20' X 45')	13	
CUSTOMER'S TEMP RV PARKING (RV 20' X 45')	10	
TOTAL	119	326

119 (RV 20' X 45') PARKING PROVIDED
326 (9' X 18') CAR PARKING PROVIDED

SITE PLAN KEYNOTES

- 001 NEW CAMPGROUND DISPLAY
- 002 NEW PROPANE
- 003 WASTE WATER
- 004 NEW BRAND MONUMENT
- 006 APPRAISALS
- 007 NEW GATE
- 008 BUILDING SETBACK
- 009 PROPOSED 8' HIGH METAL SECURITY PICKET FENCE TO MATCH EXISTING FENCE ON PHASE 1. COLOR: BLACK
- 010 EXISTING UTILITY POLE
- 011 EXISTING SITE LIGHTING
- 012 EXISTING STORM DRAIN
- 013 PROPOSED 1000 GALLON DIESEL TANK
- 014 PROPOSED 1000 GALLON GAS TANK
- 015 6" BOLLARD, 4' TALL AT 9'-0" O.C. TO PROTECT THESE OIL TANKS
- 016 PROPOSED SITE ENTRANCE SIGN
- 017 PROPOSED SITE ACCESSIBLE ENTRANCE SIGN
- 018 PATH OF TRAVEL FROM PUBLIC RIGHT OF WAY
- 019 STORAGE STEEL SHED
- 020 EXISTING CAL. TRAN FENCE TO REMAIN
- 021 EXISTING BRAND SIGN TO BE REMOVED
- 022 EXISTING WATER WELL TO REMAIN
- 023 EXISTING MAN DOOR WITH TELECOM
- 024 PROPOSED 6' HIGH INDUSTRIAL METAL SECURITY CURVED PICKET FENCE WITH SPEAR HEAD, COLOR: BLACK TO MATCH EXISTING FENCE ON PHASE 1. THIS FENCE WILL SIT 8" TO 12" AWAY FROM THE EXISTING CAL TRAN CHAIN-LINK FENCE ALONG THE HIGHWAY 99
- 025 PROPOSED 6' HIGH METAL SECURITY PICKET FENCE TO MATCH EXISTING FENCE ON PHASE 1. COLOR: BLACK
- 026 EXISTING SIGN POLE TO REMAIN, PROTECT IN PLACE FOR A NEW SIGN. SEE APPROVED SIGNAGE PLANS
- 027 EXISTING WATER TANK (FIRE) TO BE RELOCATED

SITE WORK GENERAL NOTES:

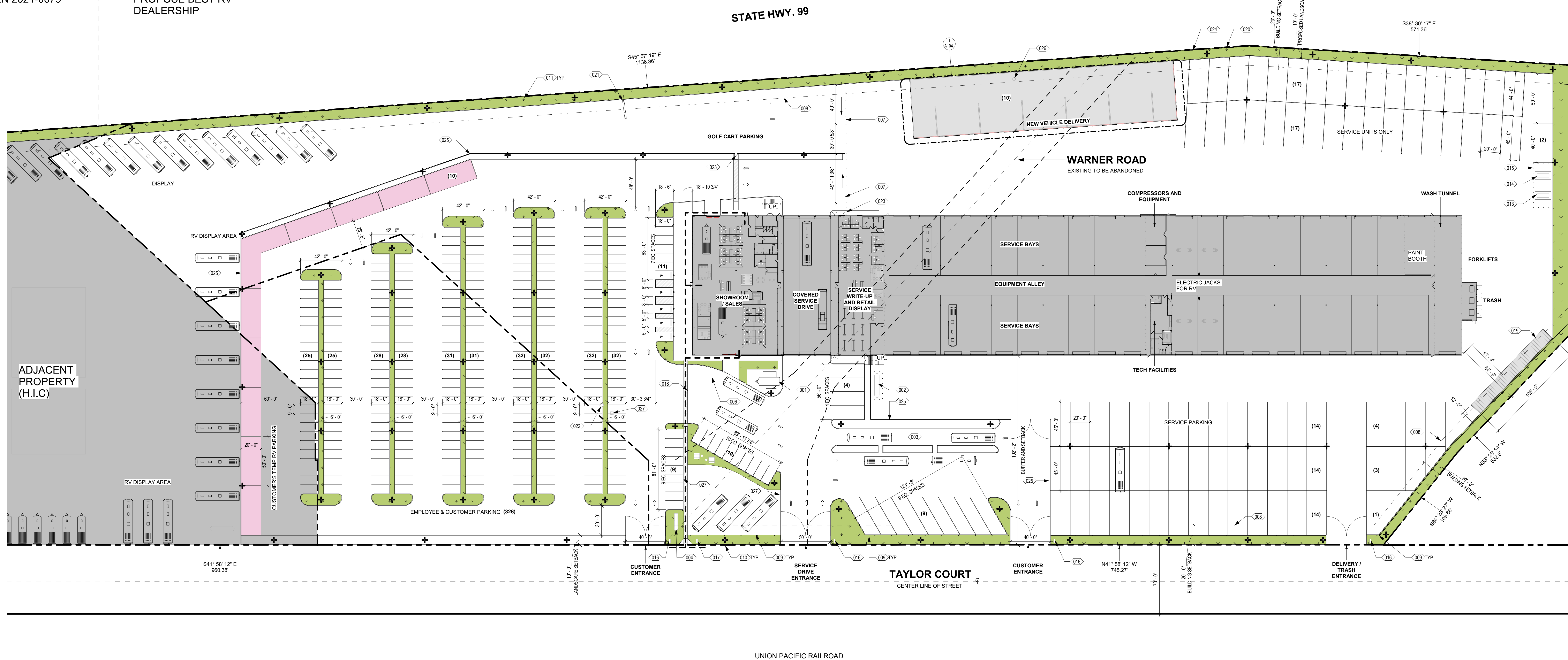
1. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND SCOPE OF WORK REQUIREMENTS.
2. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF CURBS, PAVING AND PLANTERS ADJACENT TO BUILDINGS.
3. CONTRACTOR SHALL EXECUTE THE WORK IN STRICT ACCORDANCE WITH THESE DRAWINGS, LOCAL GOVERNING BUILDING, FIRE, MECHANICAL AND PLUMBING CODES. THE CURRENT ACCESSIBILITY STANDARDS AND ALL OTHER AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT. THE CONTRACTOR SHALL REPORT CONFLICTING REQUIREMENTS TO THE ARCHITECT FOR INTERPRETATION.
4. DEALER SITE SIGNS AND THEIR REQUIRED FOUNDATIONS ARE NOT IN CONTRACT UNLESS NOTED OTHERWISE. GENERAL CONTRACTOR SHALL PROVIDE / COORDINATE POWER REQUIREMENTS CONDUITS, AND PROVIDE HOOK-UPS FOR POWER.
5. PARKING AND CURB DIMENSIONS ARE TAKEN FROM FACE OF CURB UNLESS NOTED OTHERWISE.
6. ACCESSIBLE PARKING SPACES SHALL COMPLY WITH APPLICABLE ACCESSIBILITY CODES. PROVIDE SIGNS SHOWING SYMBOL OF ACCESSIBILITY AT EACH SPACE PROVIDE "VAN ACCESSIBLE" SIGN AT VAN SPACE. REFERENCE ACCESSIBILITY SHEETS FOR MOUNTING DETAILS.
7. POST SITE ADDRESS DURING CONSTRUCTION AND AFTER THE BUILDING IS OCCUPIED IN ACCORDANCE WITH FIRE MARSHALL REQUIREMENTS.
8. REFER TO CIVIL FOR FIRE AND SITE YARD HYDRANTS INFORMATION.
9. REFER TO LANDSCAPE & IRRIGATION PLANS FOR APPROXIMATE LOCATIONS AND QUANTITIES.
10. REFER TO ELECTRICAL PLANS FOR POWER.

SITE PLAN LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- LANDSCAPE

PHASE I PHASE II

PLN 2021-0079 PROPOSE BEST RV DEALERSHIP



CONSULTANTS

STRUCTURAL ENGINEER

Grimm & Chen
17500 Redhill Ave., Ste. 240, Irvine, CA 92614
Principal: Jeff Chen, P.E.; Brian Tavakoli
E: jgfc@gpc-ae.com, P: (949) 250.3150 X 1001

CONSULTANT #2 - DISCIPLINE

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CONSULTANT #5 - DISCIPLINE

CONSULTANT #5 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

CONSULTANT #6 - DISCIPLINE

CONSULTANT #6 - NAME
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PHONE NUMBER
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PROJECT NAME

BEST RV TURLOCK

PROJECT DESCRIPTION
RV SALES FACILITY EXPANSION

PROJECT ADDRESS
**5100-5300 TAYLOR CT.
TURLOCK, CA 95382**

OWNER INFORMATION

NADER AMMARI

GOREE PROJECT NUMBER

GW2227

STAMP / SIGNATURE

ISSUE DATE

04/24/2023

ISSUE HISTORY

DATE	MARK	DESCRIPTION

KEY PLAN

SHEET NAME

NOTED SITE PLAN

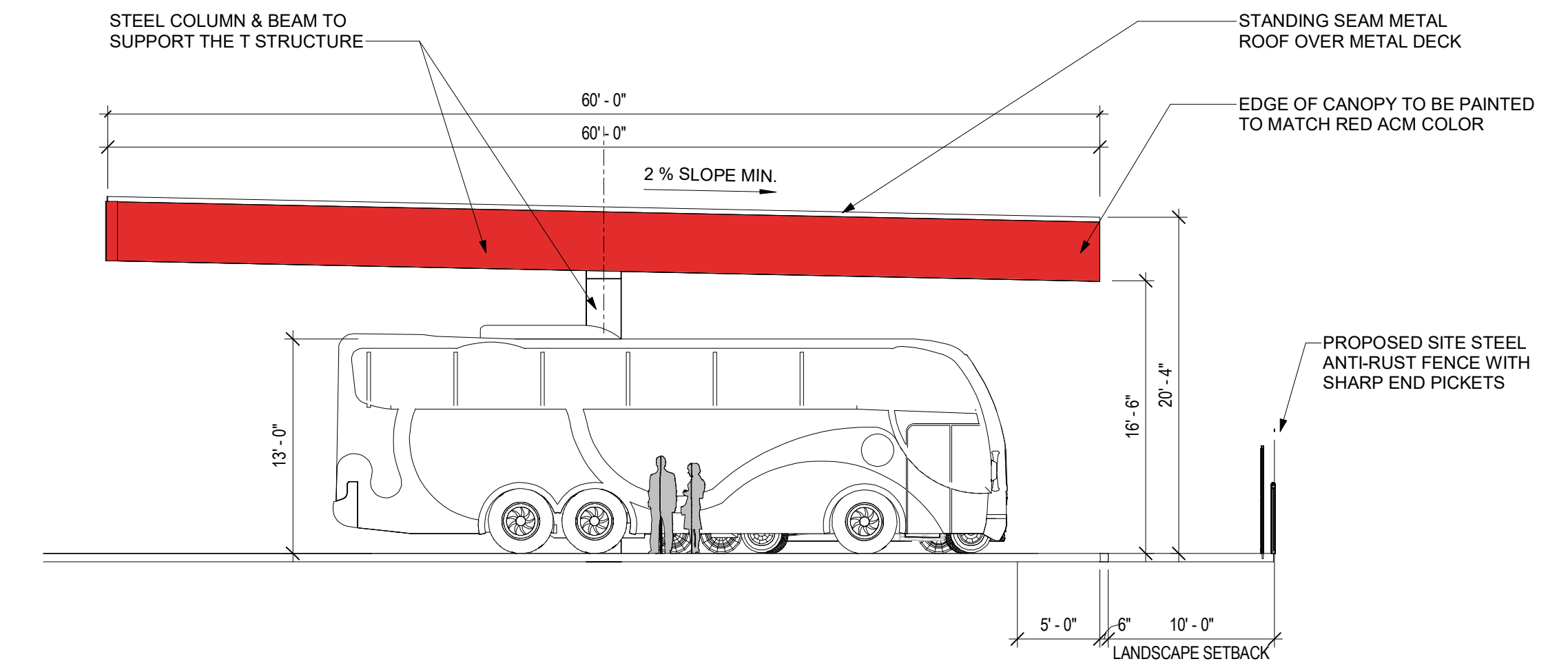
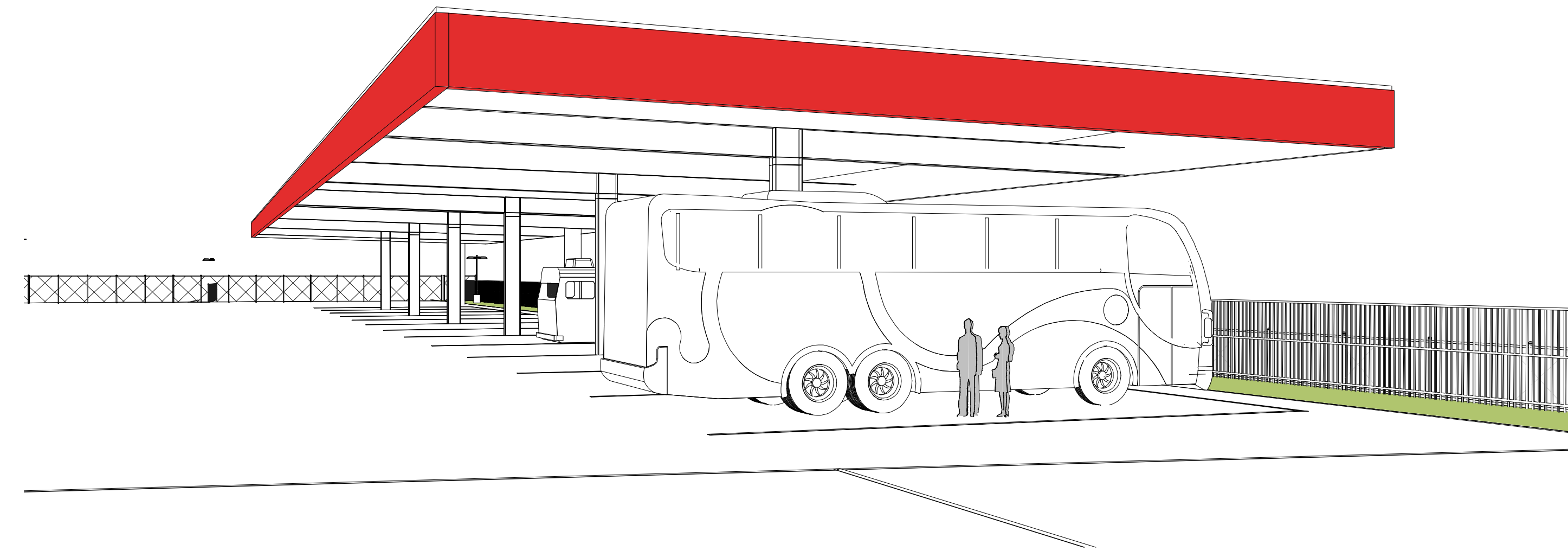
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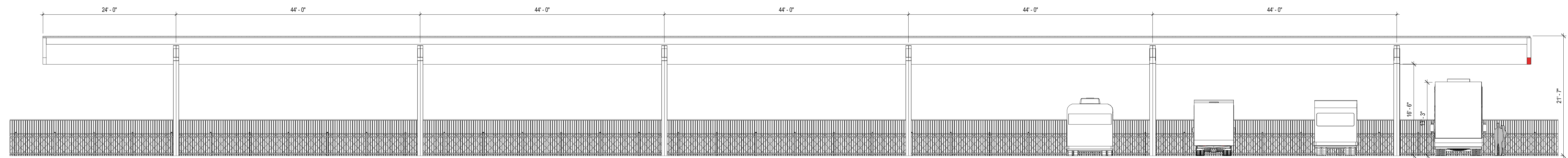
1 NOTED SITE PLAN
1" = 40'-0"



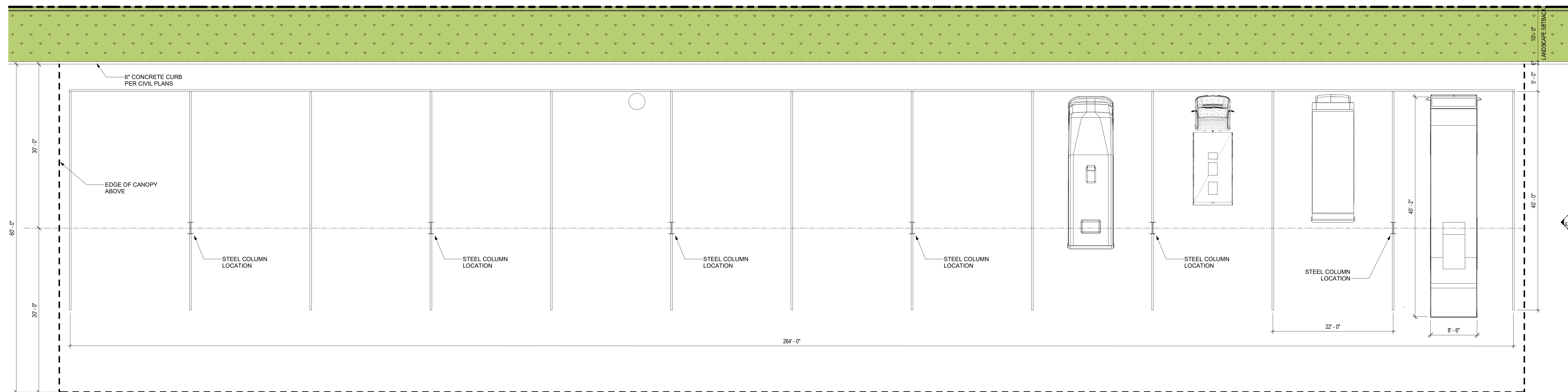
DATE	MARK	DESCRIPTION



3 RV WALK-THRU CANOPY - SIDE ELEVATION
1/8" = 1'-0"



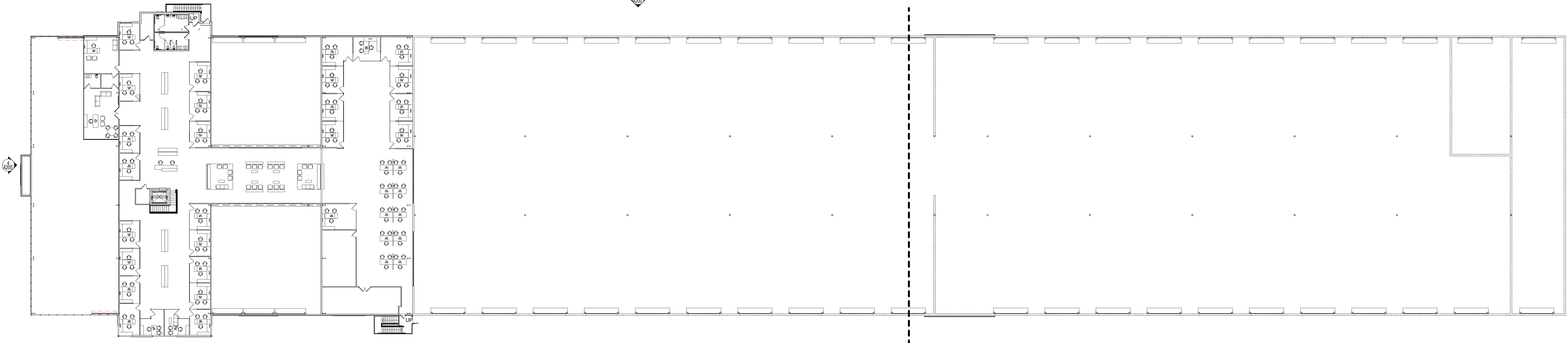
2 RV WALK-THRU CANOPY - FRONT ELEVATION
1/8" = 1'-0"



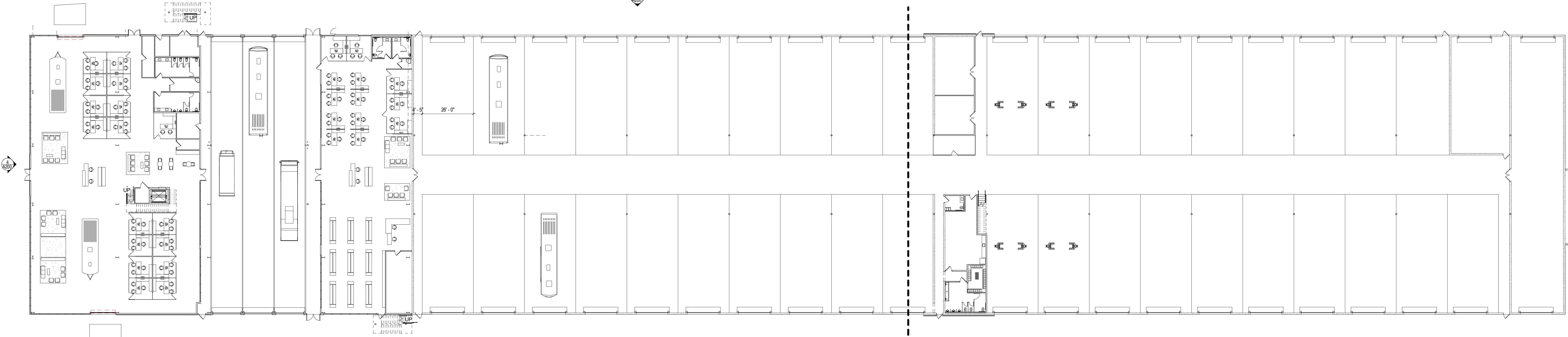
SCALE: 1/8" = 1'-0"
0 2 4 8 16

1 RV WALK-THRU CANOPY - FLOOR PLAN
1/8" = 1'-0"

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2 COMPOSITE FLOOR PLAN - SECOND FLOOR
1" = 20'-0"



1 COMPOSITE FLOOR PLAN - FIRST FLOOR
1" = 20'-0"

CONSULTANTS
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PHONE NUMBER
WEBSITE

CONSULTANT #6 - DISCIPLINE
CONSULTANT #6 - NAME
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PHONE NUMBER
WEBSITE

PROJECT NAME
BEST RV TURLOCK

PROJECT DESCRIPTION
RV SALES FACILITY EXPANSION

PROJECT ADDRESS
**5100-5300 TAYLOR CT.
TURLOCK, CA 95382**

OWNER INFORMATION
NADER AMMARI

GOREE PROJECT NUMBER
GW2227

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04/24/2023

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DATE	MARK	DESCRIPTION

KEY PLAN

A B

SHEET NAME
**COMPOSITE FLOOR PLAN -
FIRST AND SECOND FLOOR**

SHEET NUMBER

A110.

CONSULTANTS

STRUCTURAL ENGINEER

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PROJECT DESCRIPTION
**RV SALES FACILITY
EXPANSION**

PROJECT ADDRESS
**5100-5300 TAYLOR CT.
TURLOCK, CA 95382**

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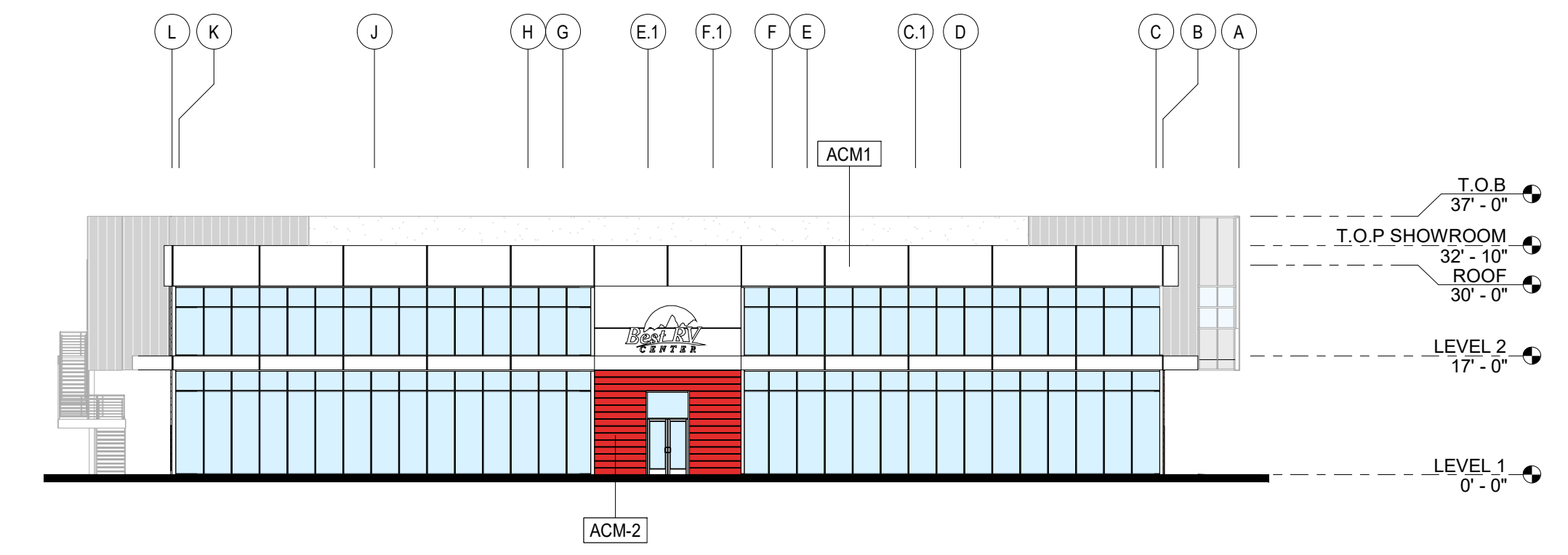
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SHEET NAME

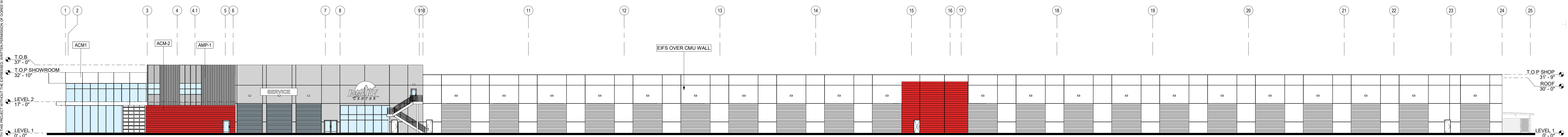
**COMPOSITE BUILDING
ELEVATIONS**

SHEET NUMBER

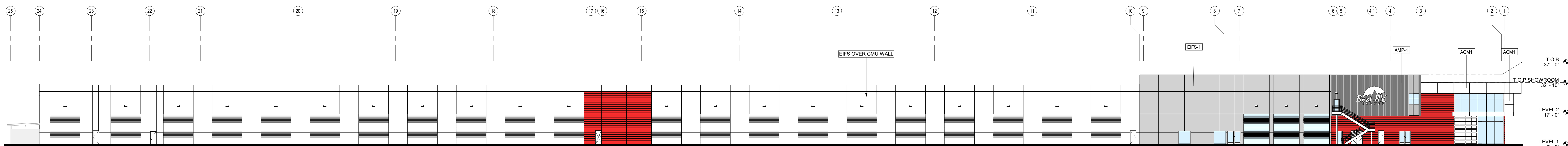
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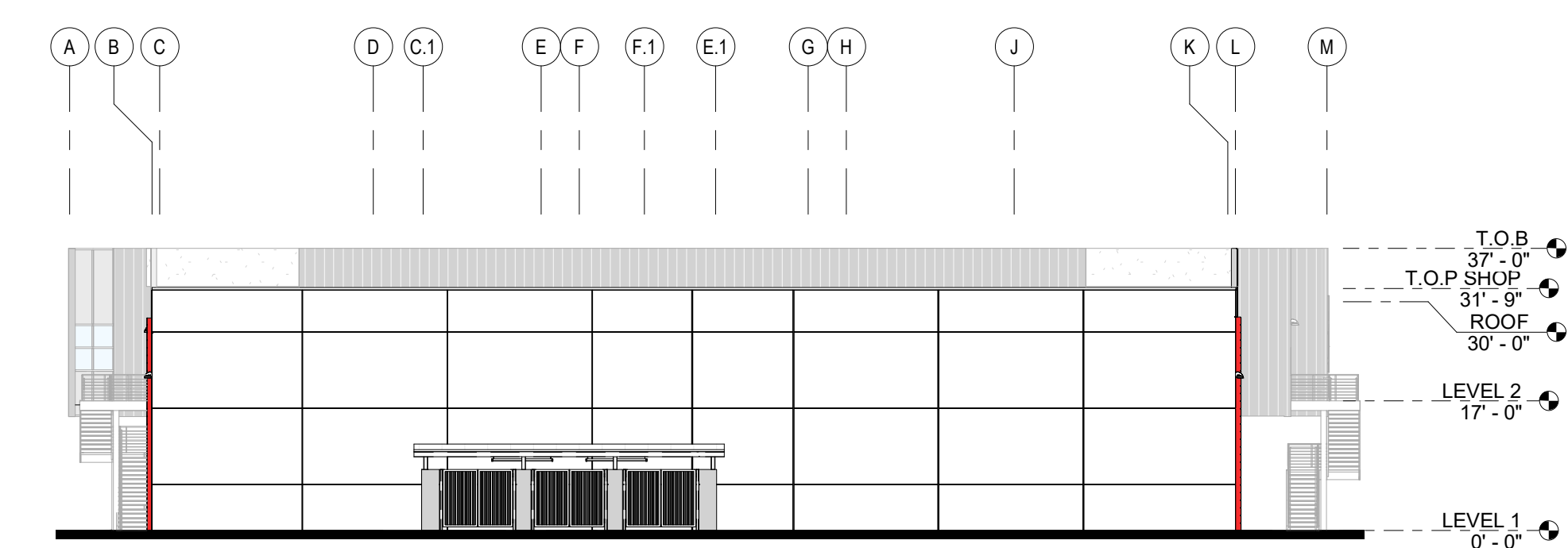
4 West Elevation
1" = 20'-0"



3 South Elevation
1" = 20'-0"



2 North Elevation
1" = 20'-0"



1 East Elevation
1" = 20'-0"

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EXTERIOR ELEVATION KEYNOTES



24691 Del Prado Ave
Dana Point, CA 92629
949-234-1950
www.goreewhitfield.com

CONSULTANTS
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Grimm & Chen
17500 Redhill Ave., Ste. 240, Irvine, CA 92614
Principal: Jeff Chen, P.E.; Sitaram Tanayakulkiat
E: jch@ggc-se.com, P: (949) 250.3150 X 1001

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CONSULTANT #5 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

CONSULTANT #6 - DISCIPLINE
CONSULTANT #6 - NAME
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PROJECT NAME
BEST RV TURLOCK

PROJECT DESCRIPTION
RV SALES FACILITY EXPANSION

PROJECT ADDRESS
**5100-5300 TAYLOR CT.
TURLOCK, CA 95382**

OWNER INFORMATION
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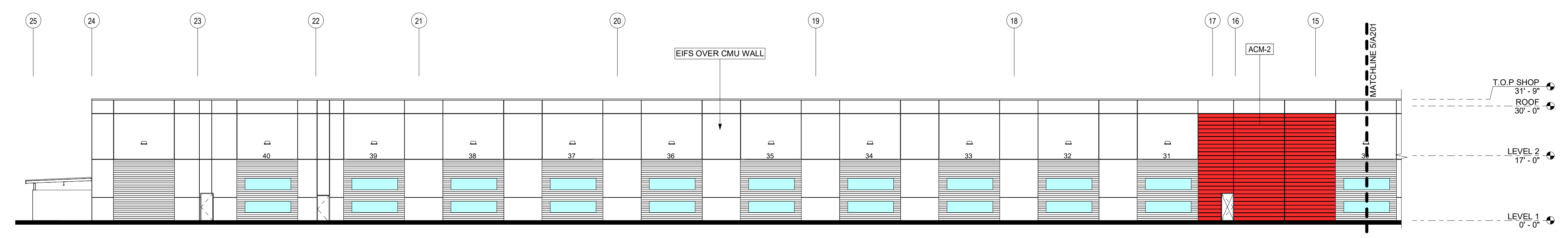
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KEY PLAN

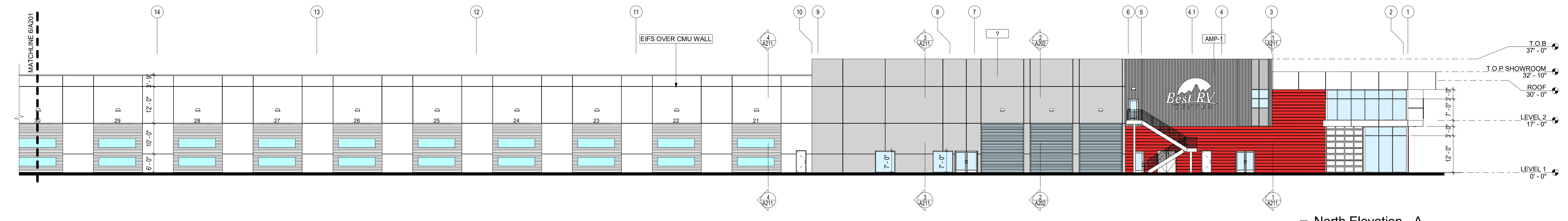
SHEET NAME
BUILDING ELEVATIONS

SHEET NUMBER

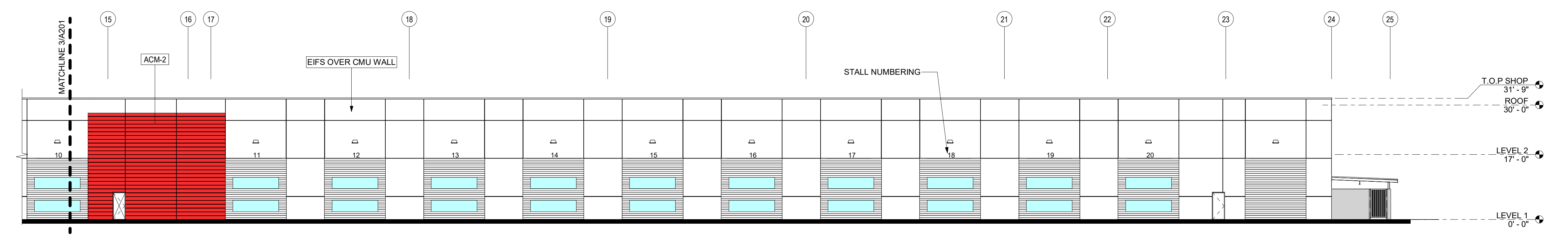
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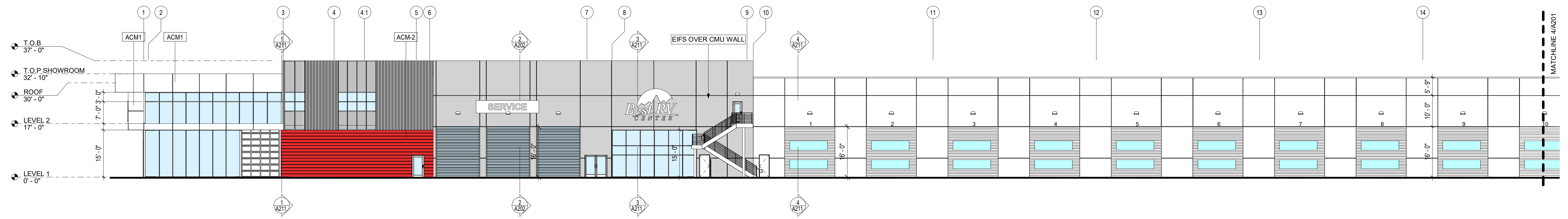
6 North Elevation - B
1/16" = 1'-0"



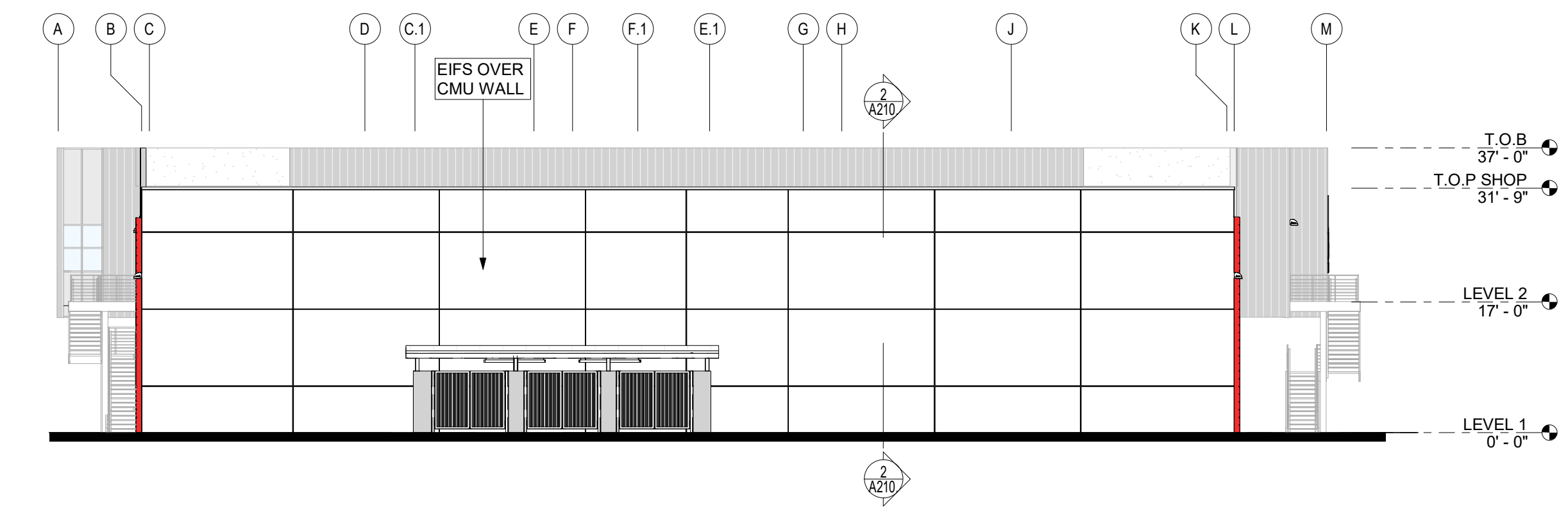
5 North Elevation - A
1/16" = 1'-0"



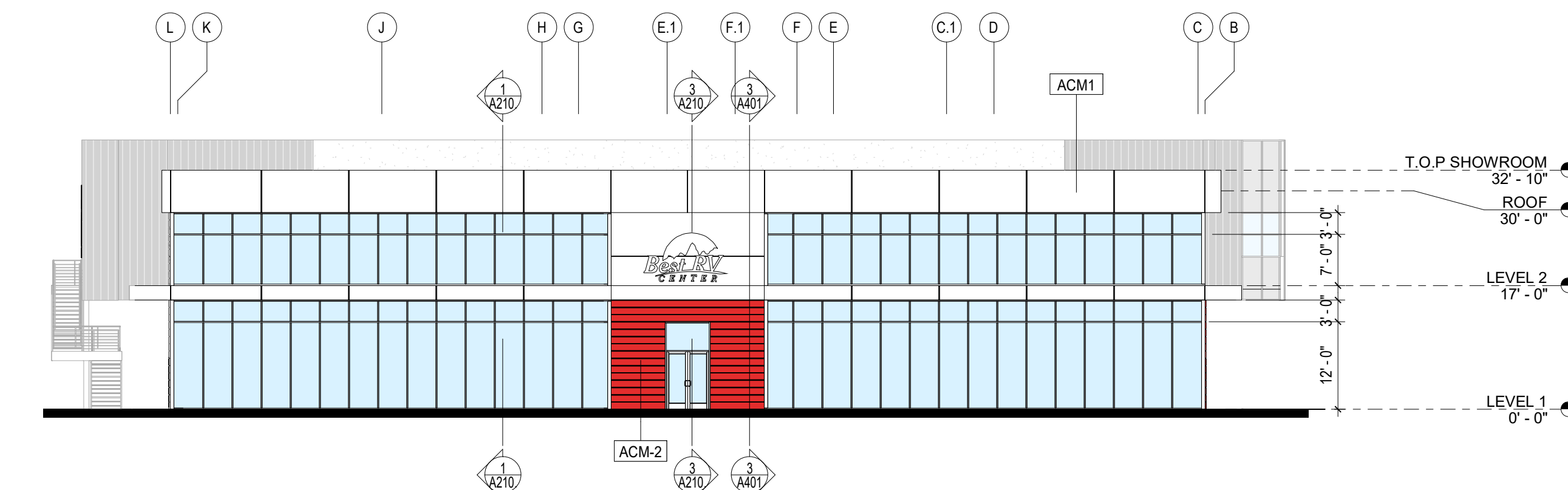
4 SOUTH ELEVATION - B
1/16" = 1'-0"



3 SOUTH ELEVATION - A
1/16" = 1'-0"



2 ENLARGED EAST ELEVATION
1/16" = 1'-0"



1 ENLARGED WEST ELEVATION
1/16" = 1'-0"

EXTERIOR MATERIALS LEGEND

- EIFS - 1
- ACM - 1
- ACM - 2
- AMP - 1

CONSULTANTS

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PROJECT NAME

BEST RV TURLOCK

PROJECT DESCRIPTION
RV SALES FACILITY EXPANSION

PROJECT ADDRESS
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TURLOCK, CA 95382**

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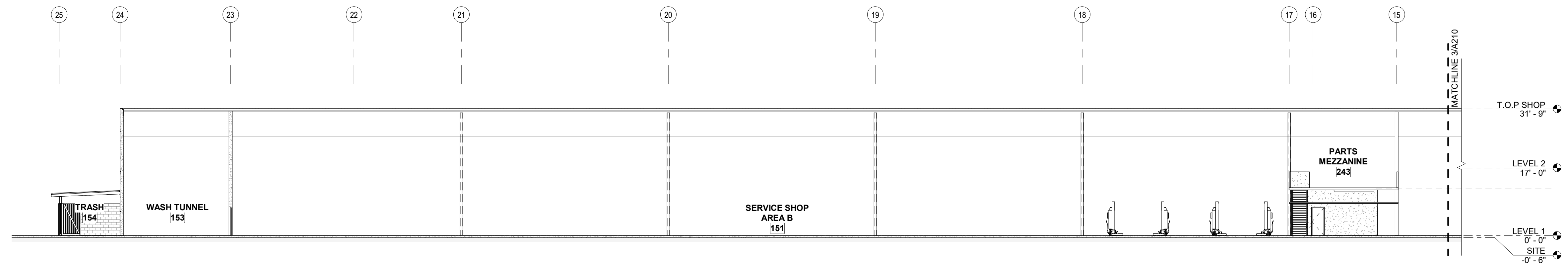
KEY PLAN

SHEET NAME
BUILDING SECTIONS

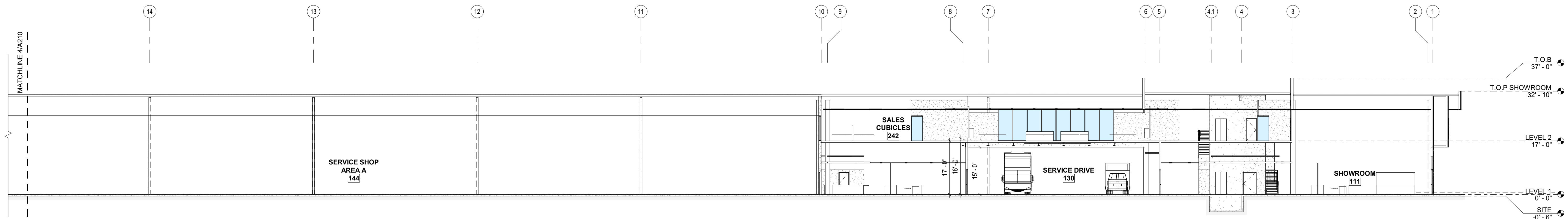
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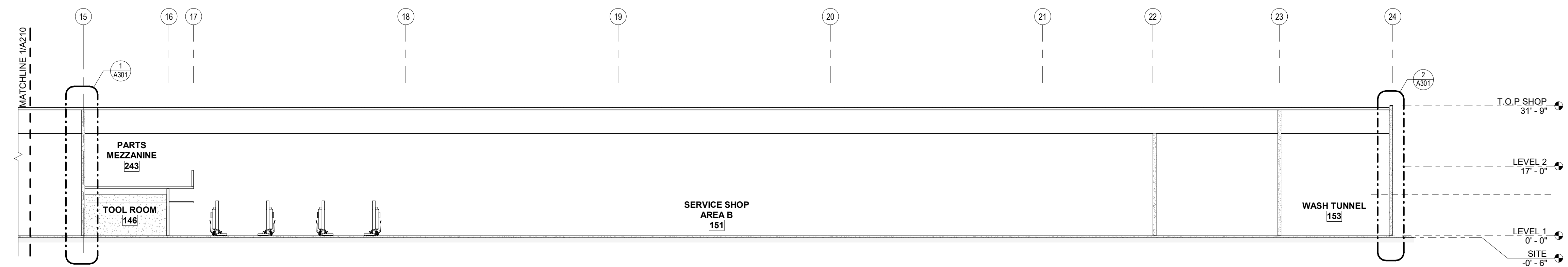
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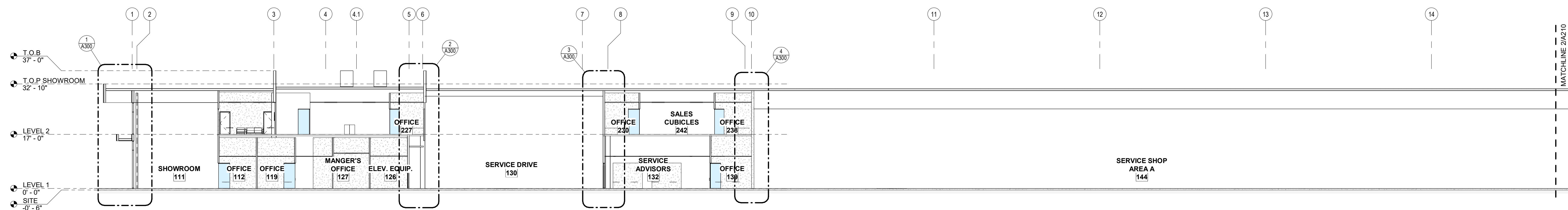
4 BUILDING SECTION
1/16" = 1'-0"



3 BUILDING SECTION
1/16" = 1'-0"

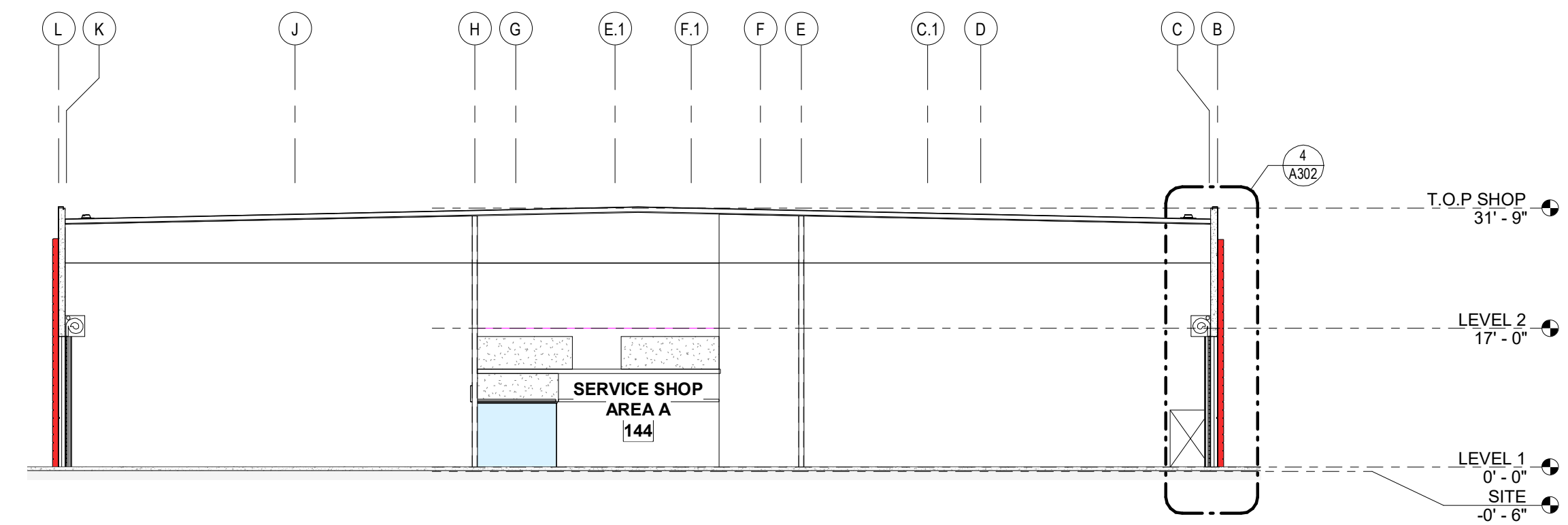


2 BUILDING SECTION
1/16" = 1'-0"

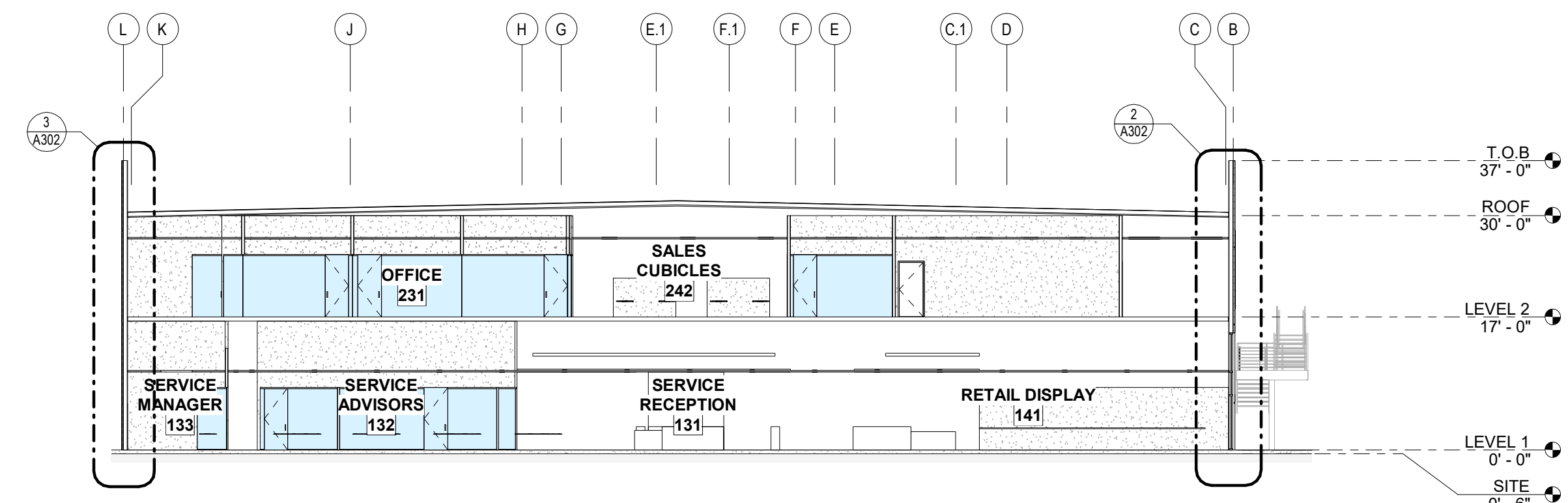


1 BUILDING SECTION
1/16" = 1'-0"

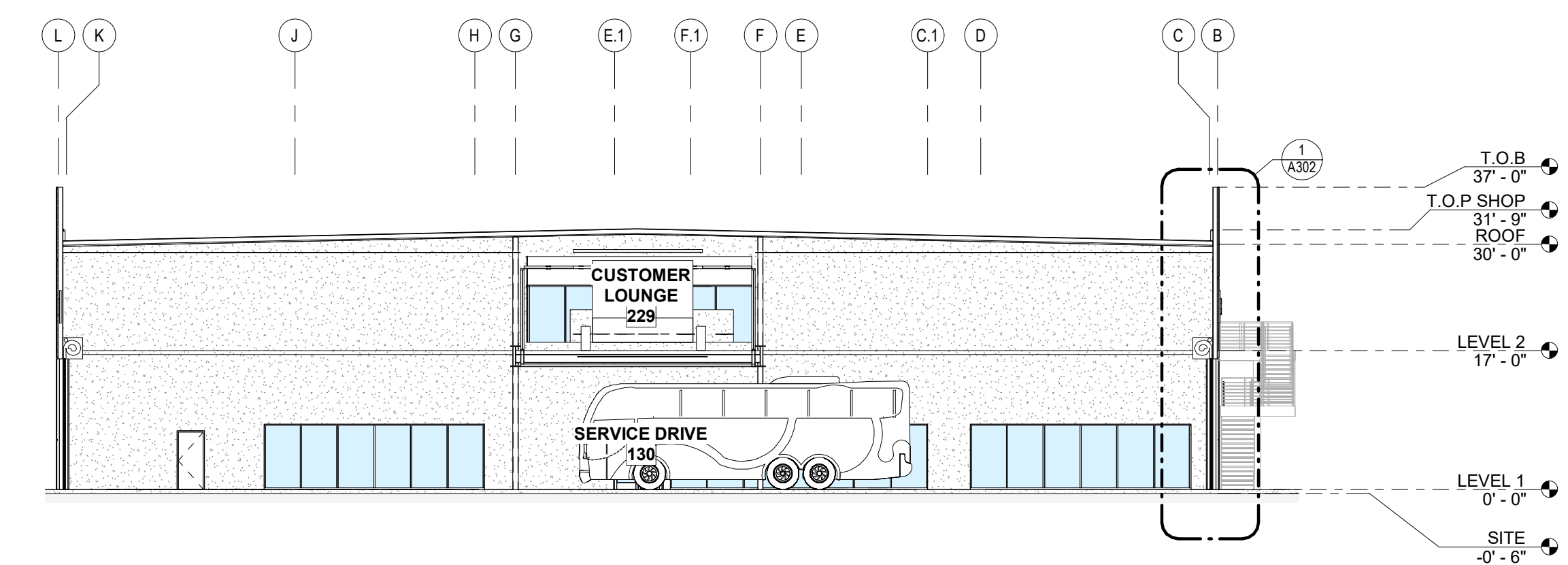
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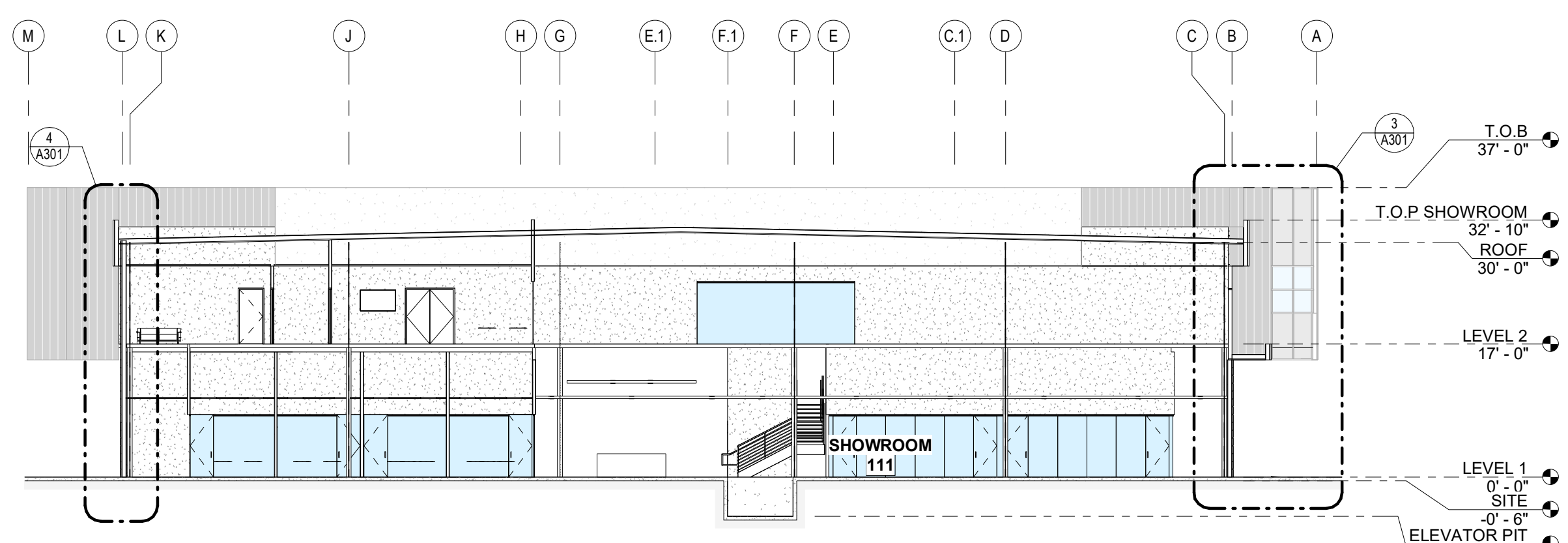
4 BUILDING SECTION
1/16" = 1'-0"



3 BUILDING SECTION
1/16" = 1'-0"



2 BUILDING SECTION
1/16" = 1'-0"



1 BUILDING SECTION
1/16" = 1'-0"

CONSULTANTS

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PROJECT NAME

BEST RV TURLOCK

PROJECT DESCRIPTION

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EXPANSION

PROJECT ADDRESS

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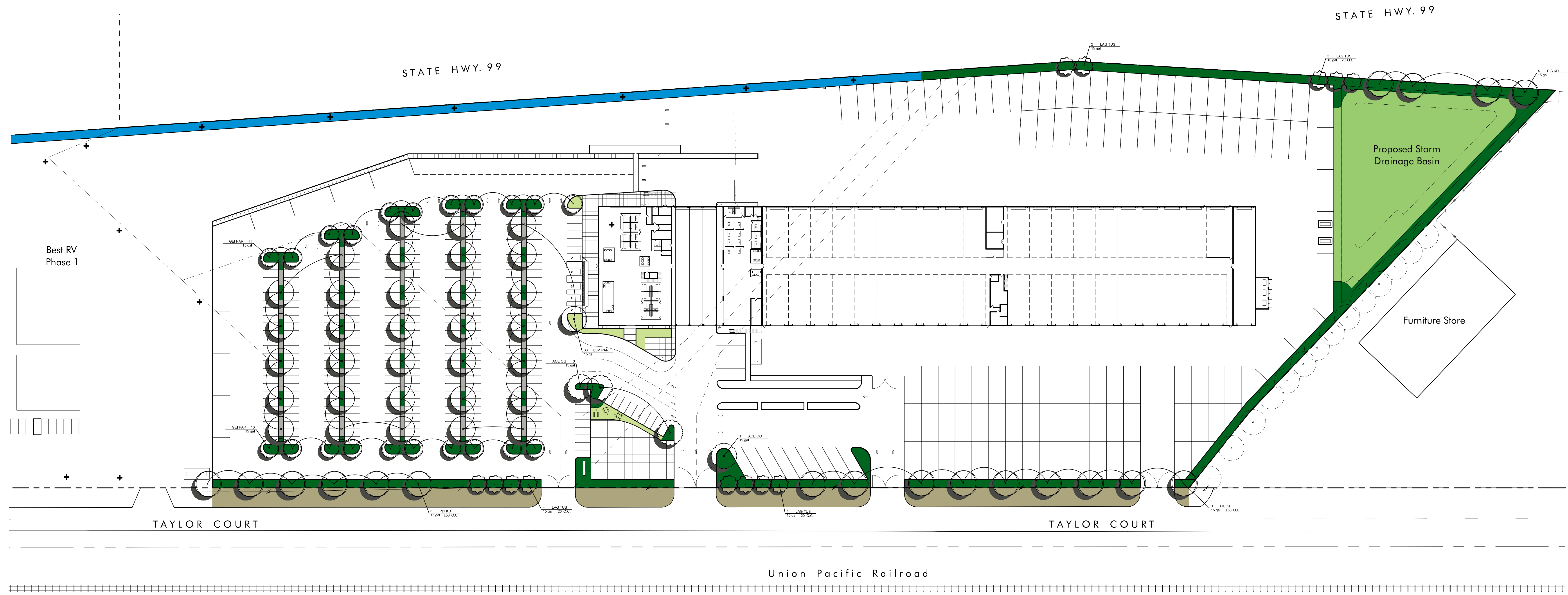
KEY PLAN

SHEET NAME

BUILDING SECTIONS

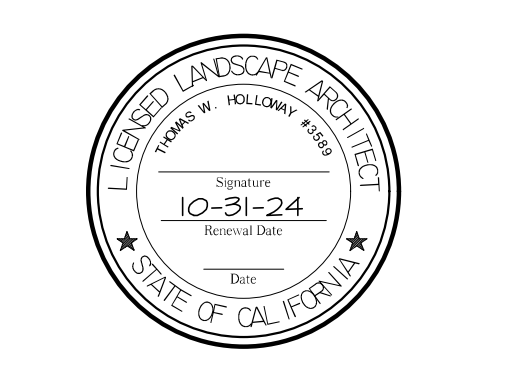
SHEET NUMBER

A211.



LANDSCAPE ARCHITECTURE PLANNING

www.kla-ca.com
151 N. Norlin St., Sonoma, CA 95370
(209)532-2856



Revisions
Date: _____ By: _____
Modification: _____

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Trees



Acer rubrum 'October Glory'



Geijera parviflora



Lagerstroemia indica 'Tuscarora'



Laurus nobilis 'Saratoga'



Pichacia chinensis 'Keith Davey'



Ulmus parvifolia

Site and Landscape Area Coverage

The following are the site/landscape areas that are not within the first floor building envelope. The square footages are for the surface area and do not include the top of curbs, walls, fences. Those items are listed separately as linear footages

	No-Mow Fescue Storm water treatment basin - Pop-up rotator irrigation	29,719 sf
	Landscape Area Shrub and groundcover planting with automatic irrigation system	35,333 sf
	Synthetic Lawn SynLawn or approved equal synthetic lawn small picnic area	2,158 sf
	Cobble Min. 6" layer of 3"-6" dia. Nolya river cobble	3,960 sf
	Off-site Mulch Min. 3" layer of mulch in the right-of-way between fence and paving edge	22,150 sf
	Existing landscape per Phase 1 plans	

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	QTY
ACE OG	Acer rubrum 'October Glory'	October Glory Red Maple	15 gal	5
GEI PAR	Geijera parviflora	Australian Willow	15 gal	22
LAG TUS	Lagerstroemia indica x fauriei 'Tuscarora'	Tuscarora Crape Myrtle	15 gal	14
LAU SAR	Laurus nobilis 'Saratoga'	Saratoga Laurel	15 gal	1
PIS KD	Pistacia chinensis 'Keith Davey'	Keith Davey Chinese Pistache	15 gal	20
ULM PAR	Ulmus parvifolia	Lacebark Elm	15 gal	34

SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	QTY
	Large Screen/Buffer Shrubs - 5 gallon			
	Berberis thunbergii 'Atropurpurea'	Red-Leaf Barbary		
	Xylosma congestum 'Compacta'	Compact Shiny Xylosma		
	Upright Accent Shrubs - 5 gallon			
	Dianella tasmanica	Flax Lily		
	Dietsa vegeta	Fortnight Lily		
	Phormium tenax 'Cultivars'	New Zealand Flax		
	Medium Height Evergreen Hedge Shrubs - 5 gallon			
	Rhaphiolepis indica 'Jack Evans'	India Hawthorn		
	Rhaphiolepis umbellata 'Minor'	Yeddo Hawthorn		
	Callistemon viminalis 'Little John'	Dwarf Bottlebrush		

Mulch to be evenly distributed throughout all shrub and groundcover areas unless otherwise noted on plans. Mulch to be nitrogen stabilized, max. 3/4", recycled material installed at min. 3" depth. Contractor to provide sample for approval prior to installation.

Landscape Concept

The landscape design concept for the Self Storage is to provide an enjoyable and aesthetic space for employees and customers that fits within the landscape framework of the surrounding area, as well as the requirements of the City. Plant material has been selected that performs well in the special conditions of the California Central Valley (Sunset Zone #8 and #14).

No high water use turf areas are included. Low and medium water use hardy trees, shrubs and groundcover are proposed for the landscape around the site. The landscape (and associated irrigation) has been designed to be compliant with City of Turlock Water Efficient Landscape Ordinance (WELCO).

Special considerations have been provided in selection of plant material that respect the needs of the facility as well as the employees. Clear and secure view corridors have been provided to ensure safety entering and moving around the site.

Low Accent Grasses and Grass-like Plants - 1 and 5 gallon	Low Accent Groundcover - 1 gallon
Bouteloua gracilis	Hemerocallis 'Cultivars'
Dianella revivida	Liriope muscari
Festuca marie	Teucrium chamaedrys
Pennisetum orientale	Verbena species
Phormium tenax 'Jack Spratt'	

Spreading Groundcover - 1 gallon	Flowering Accent Plants and Perennials - 1 gal.
Arctostaphylos uva-ursi	Agapanthus africanus
Juniperus confertus	Lily-of-the-Nile
Rosmarinus officinalis 'trene'	Big Blue Lily Turf
	Daylily
	Rose
	Germanier
	Sage

Low-growing Evergreen Groundcovers - 1 gal.	Storm Water Basin Grasses
Archtoctaphylyus 'Emerald Carpet'	No-Mow Fescue
Baccharis pilularis	
Cotoneaster dammeri 'Lowfast'	
Juniperus sabina 'Cultivars'	
Trachoterpium asiaticum	

This plan represents the design style and theme of the landscape design and planting. These plans are preliminary and may change through the design process. The final planting plan may not contain all of the above plants in the sizes as shown. Additionally some new plant species may be used in the final design. This plan does however indicate the quantity of trees and the overall level of landscape development that will be carried through with the final design.

Final landscape design shall meet City of Turlock codes and requirements as well as Project Specific Conditions of Approval. Final design is subject to approval through the building permit review process.



Aerial Map Not to scale



Vicinity Map Not to scale

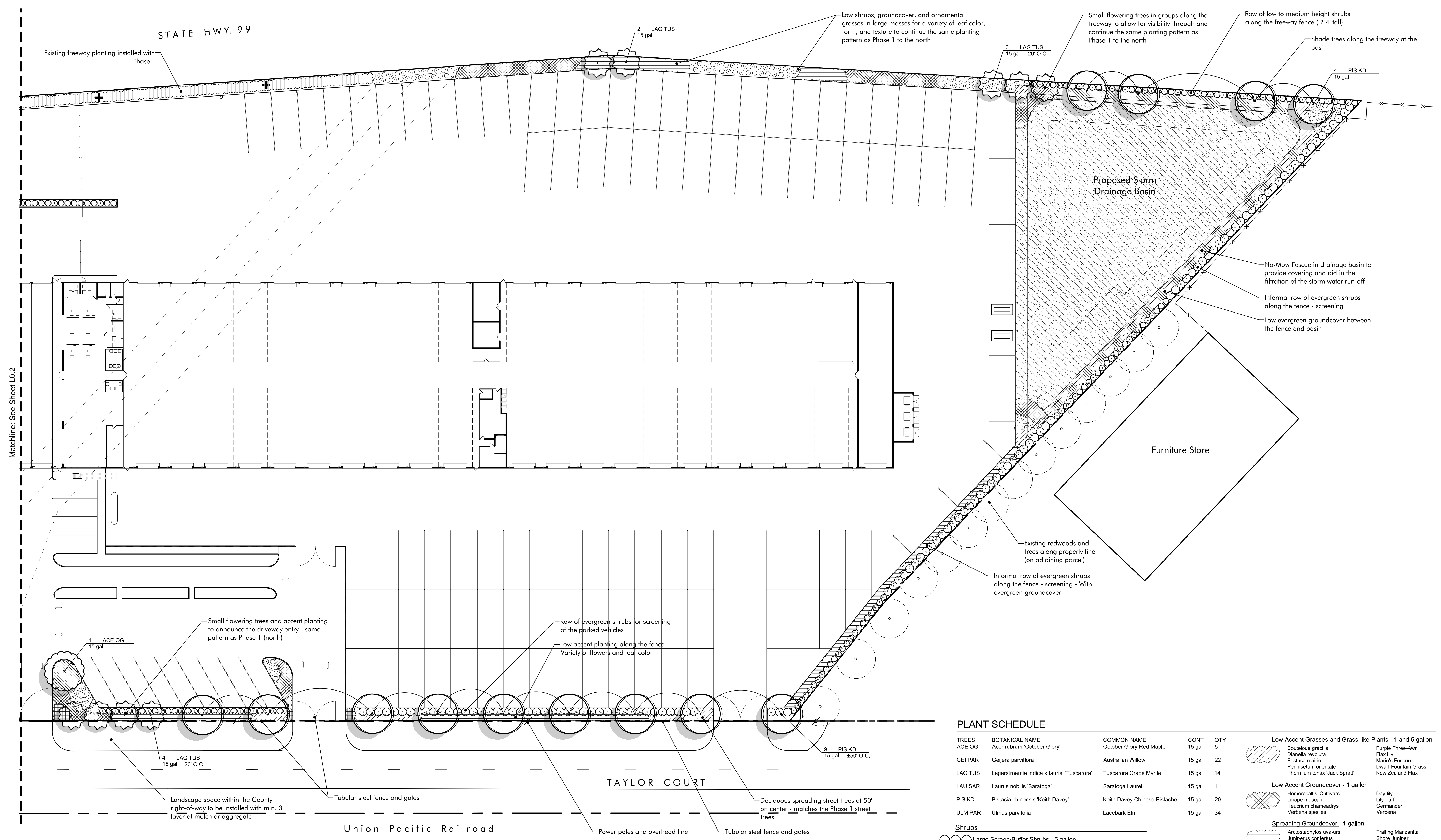
Best RV Center
Phase 2
5100-5300 Taylor Ct.
Turlock, CA

Best RV Center
Nader Anmani
5340 Taylor Ct.
Turlock, CA 95382
(209)216-5200

Preliminary Landscape Plan

Scale:
1" = 50'-0"
Date:
April 11, 2023
Drawn / Checked:
NAB / TPH
Project No:
10-1356
Sheet Number:

L0.0



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	QTY
ACE OG	Acer rubrum 'October Glory'	October Glory Red Maple	15 gal	5
GEI PAR	Geijera parviflora	Australian Willow	15 gal	22
LAG TUS	Lagerstroemia indica x fauriei 'Tuscarora'	Tuscarora Crape Myrtle	15 gal	14
LAU SAR	Laurus nobilis 'Saratoga'	Saratoga Laurel	15 gal	1
PIS KD	Pistacia chinensis 'Keith Davey'	Keith Davey Chinese Pistache	15 gal	20
ULM PAR	Ulmus parvifolia	Lacebark Elm	15 gal	34

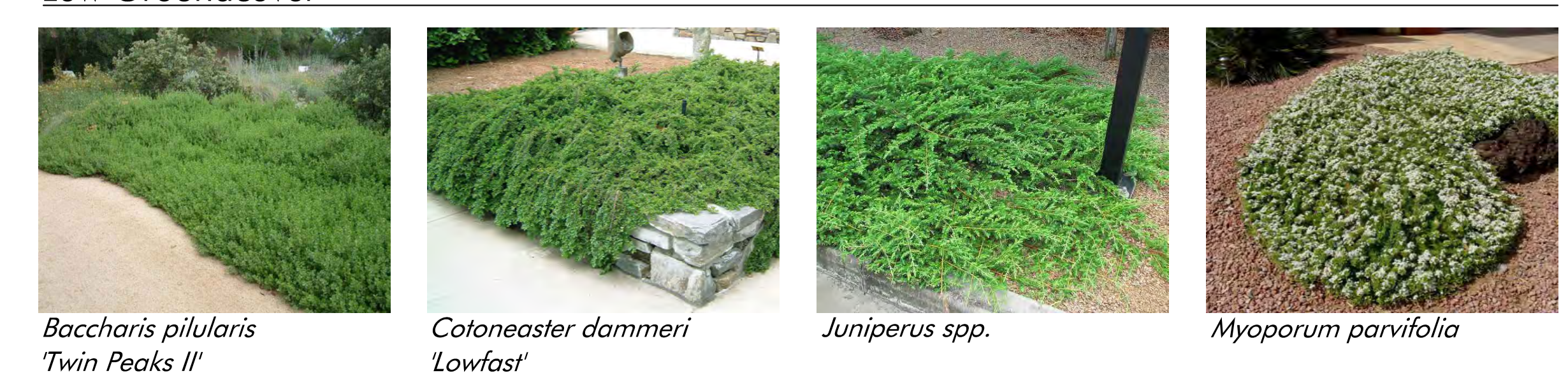
Shrubs	Low Accent Grasses and Grass-like Plants - 1 and 5 gallon
Large Screen/Buffer Shrubs - 5 gallon Berberis thunbergii 'Atropurpurea' Xylosma congestum 'Compacta'	Bouteloua gracilis Dianella revoluta Festuca marie Pennisetum orientale Phormium tenax 'Jack Spratt'
Upright Accent Shrubs - 5 gallon Dianella tasmanica Dietsa vegeta Phormium tenax 'Cultivars'	Purple Three-Awn Flax lily Marie's Fescue Dwarf Fountain Grass New Zealand Flax
Medium Height Evergreen Hedge Shrubs - 5 gallon Rhaphelepis indica 'Jack Evans' Rhaphelepis umbellata 'Minor' Callistemon viminalis 'Little John'	Low Accent Groundcover - 1 gallon Hemerocallis 'Cultivars' Linopoe muscari Teucrium chamaedrys Verbena species
Low-growing Evergreen Groundcovers - 1 gal Archostegia 'Emerald Carpet' Baccharis pilularis Cotoneaster dammeri 'Lowfast' Juniperus sabinna 'Cultivars' Trachelospermum asiaticum	Day lily Lily Turf Germander Verbena
Mulch to be evenly distributed throughout all shrub and groundcover areas unless otherwise noted on plans. Mulch to be nitrogen stabilized, max. 3/4", recycled material installed at min. 3" depth. Contractor to provide sample for approval prior to installation.	Spreading Groundcover - 1 gallon Arctostaphylos uva-ursi Juniperus confertus Rosmarinus officinalis 'trene'
	Flowering Accent Plants and Perennials - 1 gal. Agapanthus africanus Liriope muscari 'Silver Sunproof' Hemerocallis spp. Rosa 'Red Flower Carpet' Teucrium chamaedrys Salvia spp.
	Trailing Manzanita Shore Juniper Trailing Rosemary
	Lily-of-the-Nile Big Blue Lily Turf Daylily Rose Germander Sage
	Manzanita Dwarf Coyote Bush Cotoneaster Juniper Star Jasmine
	Storm Water Basin Grasses No-Mow Fescue

Groundcover

Small Flowering Accent Shrubs



Low Groundcover



No-Mow Fescue



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	QTY
ACE OG	<i>Acer rubrum</i> 'October Glory'	October Glory Red Maple	15 gal	5
GEI PAR	<i>Geijera parviflora</i>	Australian Willow	15 gal	22
LAG TUS	<i>Lagerstroemia indica</i> x <i>fauriei</i> 'Tuscarora'	Tuscarora Crape Myrtle	15 gal	14
LAU SAR	<i>Laurus nobilis</i> 'Saratoga'	Saratoga Laurel	15 gal	1
PIS KD	<i>Pistacia chinensis</i> 'Keith Davey'	Keith Davey Chinese Pistache	15 gal	20
ULM PAR	<i>Ulmus parvifolia</i>	Lacebark Elm	15 gal	34

Shrubs

- Large Screen/Buffer Shrubs - 5 gallon**
 - Berberis thunbergii* 'Atropurpurea' Red-Leaf Barberry
 - Xylosma congestum* 'Compacta' Compact Shiny Xylosma
- Upright Accent Shrubs - 5 gallon**
 - Dianella tasmanica* Flax Lily
 - Diets vegeta* Fortnight Lily
 - Phormium tenax* 'Cultivars' New Zealand Flax
- Medium Height Evergreen Hedge Shrubs - 5 gallon**
 - Rhaphiolepis indica* 'Jack Evans' India Hawthorn
 - Rhaphiolepis umbellata* 'Minor' Yeddo Hawthorn
 - Callistemon viminalis* 'Little John' Dwarf Bottlebrush
- Low Accent Grasses and Grass-like Plants - 1 and 5 gallon**
 - Bouteloua gracilis* Purple Three-Aw
 - Dianella revoluta* Flax Lily
 - Festuca mairei* Marie's Fescue
 - Pennisetum orientale* Dwarf Fountain Grass
 - Phormium tenax* 'Jack Spratt' New Zealand Flax
- Low Accent Groundcover - 1 gallon**
 - Hemerocallis* 'Cultivars' Day Lily
 - Liriope muscari* Lily Turf
 - Taenium chamaedrys* Germander
 - Verbena* Verbena
- Spreading Groundcover - 1 gallon**
 - Arctostaphylos uva-ursi* Trailing Manzanita
 - Juniperus confertus* Shore Juniper
 - Rosmarinus officinalis* 'Irene' Trailing Rosemary
- Flowering Accent Plants and Perennials - 1 gal.**
 - Aparinthus africanus* Lily-of-the-Nile
 - Liriope muscari* 'Silver Sunproof' Big Blue Lily Turf
 - Hemerocallis* spp. Daylily
 - Rosa* 'Red Flower Carpet' Rose
 - Taenium chamaedrys* Germander
 - Salvia* spp. Sage
- Low-growing Evergreen Groundcovers - 1 gal.**
 - Arctostaphylos* 'Emerald Carpet' Manzanita
 - Baccharis pilularis* Dwarf Coyote Bush
 - Cotoneaster dammanii* 'Lowfast' Cotoneaster
 - Juniperus sabina* 'Cultivars' Juniper
 - Trachelospermum asiaticum* Star Jasmine
- Storm Water Basin Grasses**
 - No-Mow Fescue

Mulch to be evenly distributed throughout all shrub and groundcover areas unless otherwise noted on plans. Mulch to be nitrogen stabilized, max. 3/4" recycled material installed at min. 3" depth. Contractor to provide sample for approval prior to installation.

This plan represents the design style and theme of the landscape design and planting. These plans are preliminary and may change through the design process. The final planting plan may not contain all of the above plants in the sizes as shown. Additionally some new plant species may be used in the final design. This plan does however indicate the quantity of trees and the overall level of landscape development that will be carried through with the final design.

Final landscape design shall meet City of Turlock codes and requirements as well as Project Specific Conditions of Approval. Final design is subject to approval through the building permit review process.

Parking Lot Shade

The parking lot has been designed to allow for ample space for trees and low groundcover/shrubs. Deciduous shade trees have been provided in finger planters and directly adjacent to the parking lot to provide shading of the parking spaces and associated drive aisles. One tree has been provided for every five parking stalls. In most cases there is a tree within 30' of each parking stall.

Parking stalls	316
Parking lot trees provided (includes parking lot trees and some street trees)	66
Trees per parking stall	1 tree per 4.79 stalls
Requirement is 1 tree per every 5 parking stalls - The proposed tree placement exceeds the min. requirements.	

Irrigation

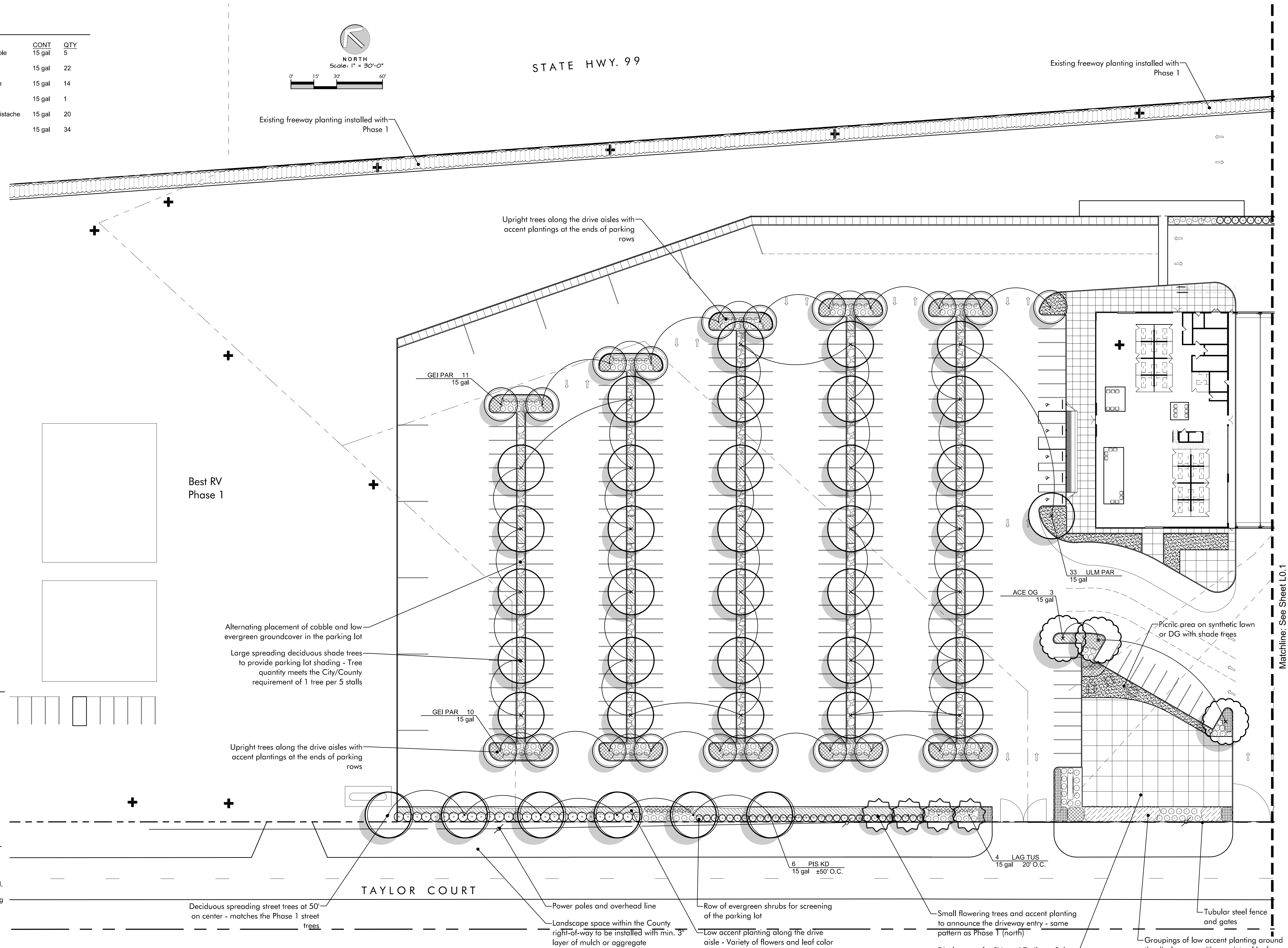
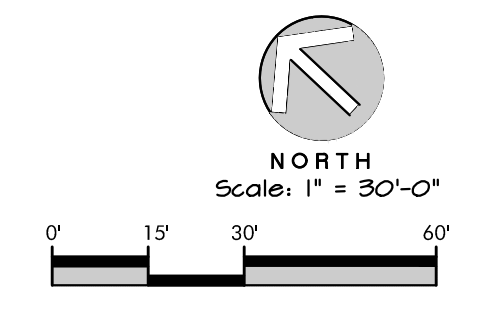
The entire site will be irrigated using a fully automatic system and designed to meet the City's Water Efficient Landscape Ordinance (WELCO). The irrigation system will largely be low-volume design with limited use of pop-up sprays or rotators at stormwater treatment areas. The system will include in-line valves, quick couplers, and gate valves. New irrigation controller will be Hunter, Rainbird, Irritrol, or equal and will meet the WELCO requirements of a 'Smart' controller. A complete irrigation design with these parameters will be provided with the Building permit submittal.

WELCO Water Use Calculations

The following calculations represent the intended hydrozones and water usage as designed with this Preliminary Landscape Plan. As we move through the design process we anticipate minor adjustments/revisions of these calculations. However, compliance with WELCO code requirements will always remain.

Hydrozone	Type of Plant	Water Use	Plant Factor	Hydrozone Area	%	Type of Irrigation	Irrigation Efficiency	ETW
1	No-Mow Fescue	Medium	0.4	29,719	41.8%	Rotator	.75	493,319.55
2	Shrubs	Medium	0.4	5,300	7.4%	Drip/Bubblers	.81	81,460.35
3	Shrubs	Low	0.3	30,033	42.2%	Drip/Bubblers	.81	346,202.63
4	Synthetic Lawn	None	0	2,158	3.0%	None	1	0
5	Cobble	None	0	3,960	5.6%	None	1	0
TOTAL								920,982.52 Gallons

Maximum Applied Water Allowance (MAWA) 996,792.79 gallons/year
 Estimated Total Water Usage (ETWU) 920,982.52 gallons/year
 Average Irrigation Efficiency .80
 ETWU is less than MAWA, therefore water usage as designed exceeds code requirements



Shrubs

Tall Evergreen Hedge



Narrow Upright Shrubs



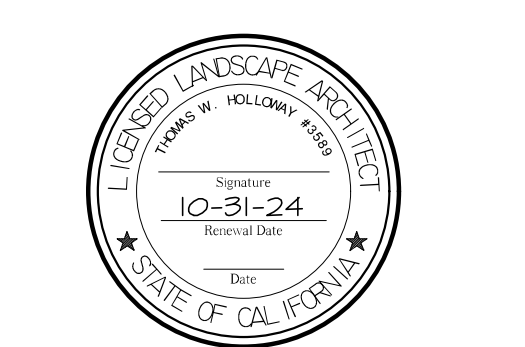
Large Accent Shrubs



Grasses / Grass-like Plants



www.kla-ca.com
 151 N. Norlin St., Sonoma, CA 95370
 (209)532-2856



Revisions	Date	By
△	Modification	

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© 2023

Best RV Center Phase 2
 5100-5300 Taylor Ct.
 Turlock, CA

Best RV Center
 Nader Ammani
 6340 Taylor Ct.
 Turlock, CA 95382
 (209)216-5200

The original size of this drawing is 30" x 42". If the plan is a different size than this, do not scale off of the drawing.

Preliminary Landscape Plan

Scale: 1" = 30'-0"
 Date: April 11, 2023
 Drawn / Checked: NAB / THH
 Project No: 10-1356
 Sheet Number:

L0.2

PROJECT DESCRIPTION: BEST RV TURLOCK - PHASE 2

The project is a request to amend previously approved Phase 2, Planned Development 351 (PD 351 for Best RV site) and P-D 253 (Dry dock Boat and RV storage on APN: 045-053-041) under land use rezone application PLN2017-0098 approved on 08/11/2020 for 8 parcels and revised use permit application PLN2021-0079 approved on 01/06/2022 as per the below distinguished Project Description for previously approved Use Permit and the currently proposed modification and upgrade in the Project Description and design as follows:

Previously Approved Project Description:

Request to rezone eight parcels to expand and reorganize an existing recreational vehicle (RV) sales business by allowing the storage of vehicles on multiple adjacent parcels in two phases. Phase 1 will include: expanding the storage of sales inventory onto APN's 045-050-005, 045-050-009, and 045-050-013; developing and fully landscaping a new storm drain basin to serve all existing and proposed Phase 1 development; paving all vehicle areas and installing a 10-foot-wide landscape strip along Taylor Court and State Route 99 frontage; and utilization of APN: 045-053-040 for maintenance of RV's and overflow inventory storage. Phase 2 proposes to reconfigure the existing sales and service operation by converting the existing service shop on APN: 045-053-044 to additional sales offices; converting existing offices on APN: 045-053-040 to a retail area for parts; construction of two roof-only structures for service and sales staging areas used in conjunction with the existing maintenance building; and developing a drive-thru waste disposal and propane station and utilizing APN: 045-062-001 for the storage of overflow RV inventory by paving the entire site in order to develop a customer parking lot, construct a landscaped storm drain basin, and landscaping of all parcel frontages.

Proposed Amended Project Description:

Phase 1 has been constructed and completed as per the approved 12 months period in line with the approved use permit PLN2021-0079. The Customer 'Best RV Center' operations are in a continuous expansion that requires revisions to the previously approved use permit for Phase 2 to suit for their future operations to allow for the development of a new RV dealership with a total building area of 131,107 s.f. for recreational vehicle sales and services. This will be developed on parcels APN#045-062-001, APN#045-053-040, 041. The project will include the new construction of a 35-foot-tall, two-story RV dealership with 29,010 s.f. for showroom/office area, 3,868 service reception, 2640 s.f. of parts sales, 3,609 s.f for parts storage mezzanine, 76,780 s.f. for (40) service bays and 3,912 s.f. for automatic RV wash tunnel. The project will also consist of the construction of a new metal frame canopy for 16,086 s.f. RV Walk-Thru/ Delivery area, and relocation of an existing 1,374 s.f. metal storage shed from Phase 1 to the southeast corner of the Phase 2 project site, see Architectural Site Plan. We also proposed to install (2) new above-ground fuel storage tanks, one 1000-gallon diesel tank, and one 1000-gallon gas tank.

As part of Phase 2, the project site will be developed with a fully paved parking lot providing 326 standard parking stalls (9' x 18') for employee and customer parking that will cover the number of employees ranging between 65 to 90 and 40 customer parking stalls based on the projected

800 units of RV display. We also proposed 119 RV parking stalls (20' x 45') for RV customers, RV in-service and new RV delivery parking, and landscaping that will include shade trees and groundcover, and (76) of 30-foot-tall light poles.

The proposed new RV showroom will provide sales to all kinds of RV's including towable and motorhomes while the service center will cater to RV customers of both types of towable and motorhomes for light repairs such as brake pads and engine oil changes, etc. Full engine mechanical repair or transmission service will be done offsite by the engine manufacturer. The dealership will also have a body paint booth to cater to various body repair paint requirements and RV wash services.



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

1010 10TH Street, Suite 3400, Modesto, CA 95354

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

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

Form Available Online: <http://www.stancounty.com/planning/applications.shtm>

APPLICATION QUESTIONNAIRE

Please Check all applicable boxes

APPLICATION FOR:

Staff is available to assist you with determining which applications are necessary

- General Plan Amendment
- Rezone
- Use Permit
- Variance
- Historic Site Permit
- Subdivision Map
- Parcel Map
- Exception
- Williamson Act Cancellation
- Other _____

PLANNING STAFF USE ONLY:

Application No(s): UP 2023 0047
 Date: 5/11/23
 S 31 T 4 R 10
 GP Designation: PD
 Zoning: P-D 351
 Fee: \$ 8,295.00
 Receipt No. 87783
 Received By: JB
 Notes: _____

In order for your application to be considered COMPLETE, please answer all applicable questions on the following pages, and provide all applicable information listed on the checklist on pages i – v. Under State law, upon receipt of this application, staff has 30 days to determine if the application is complete. We typically do not take the full 30 days. It may be necessary for you to provide additional information and/or meet with staff to discuss the application. Pre-application meetings are not required, but are highly recommended. An incomplete application will be placed on hold until all the necessary information is provided to the satisfaction of the requesting agency. An application will not be accepted without all the information identified on the checklist.

Please contact staff at (209) 525-6330 to discuss any questions you may have. Staff will attempt to help you in any way we can.

PROJECT INFORMATION

PROJECT DESCRIPTION: (Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. – Attach additional sheets as necessary)

**Please note: A detailed project description is essential to the reviewing process of this request. In order to approve a project, the Planning Commission or the Board of Supervisors must decide whether there is enough information available to be able to make very specific statements about the project. These statements are called "Findings". It is your responsibility as an applicant to provide enough information about the proposed project, so that staff can recommend that the Commission or the Board make the required Findings. Specific project Findings are shown on pages 17 – 19 and can be used as a guide for preparing your project description. (If you are applying for a Variance or Exception, please contact staff to discuss special requirements).*

Please see attached page for Project Description

PROJECT SITE INFORMATION

Complete and accurate information saves time and is vital to project review and assessment. Please complete each section entirely. If a question is not applicable to your project, please indicated this to show that each question has been carefully considered. Contact the Planning & Community Development Department Staff, 1010 10th Street – 3rd Floor, (209) 525-6330, if you have any questions. Pre-application meetings are highly recommended.

ASSESSOR'S PARCEL NUMBER(S): Book 045 Page 053 Parcel 040

Additional parcel numbers: 045-062-001 & 045-053-041

Project Site Address
or Physical Location: Taylor Court, Turlock, CA 95382

Property Area: Acres: 15.3 or Square feet: _____

Current and Previous Land Use: (Explain existing and previous land use(s) of site for the last ten years)

RV display/sales, service and inventory storage for Best RV Center

List any known previous projects approved for this site, such as a Use Permit, Parcel Map, etc.: (Please identify project name, type of project, and date of approval)

Turlock RV Lot, LP

Existing General Plan & Zoning: Planned Development 351 (PD 351) & PD 253

Proposed General Plan & Zoning: N/A
(if applicable)

ADJACENT LAND USE: (Describe adjacent land uses within 1,320 feet (1/4 mile) and/or two parcels in each direction of the project site)

East: Highway 99, Peterbilt Trucks & Golden State Boulevard

West: Taylor Court, Washington Road & Agricultural

North: Agricultural & Highway 99

South: Woods Furniture

WILLIAMSON ACT CONTRACT:

Yes No

Is the property currently under a Williamson Act Contract?

Contract Number: _____

If yes, has a Notice of Non-Renewal been filed?

Date Filed: _____

Yes No

Do you propose to cancel any portion of the Contract?

Yes No

Are there any agriculture, conservation, open space or similar easements affecting the use of the project site. (Such easements do not include Williamson Act Contracts)

If yes, please list and provide a recorded copy: _____

SITE CHARACTERISTICS: (Check one or more)

Flat

Rolling

Steep

VEGETATION: What kind of plants are growing on your property? (Check one or more)

Field crops

Orchard

Pasture/Grassland

Scattered trees

Shrubs

Woodland

River/Riparian

Other

Explain Other: _____

Yes No

Do you plan to remove any trees? (If yes, please show location of trees planned for removal on plot plan and provide information regarding transplanting or replanting.)

GRADING:

Yes No

Do you plan to do any grading? (If yes, please indicate how many cubic yards and acres to be disturbed. Please show areas to be graded on plot plan.) Grading plans to be provided by Civil,

estimated 15.3 acres to be disturbed.

STREAMS, LAKES, & PONDS:

Yes No

Are there any streams, lakes, ponds or other watercourses on the property? (If yes, please show on plot plan)

Yes No

Will the project change any drainage patterns? (If yes, please explain – provide additional sheet if needed) _____

Yes No

Are there any gullies or areas of soil erosion? (If yes, please show on plot plan)

Yes No

Do you plan to grade, disturb, or in any way change swales, drainages, ditches, gullies, ponds, low lying areas, seeps, springs, streams, creeks, river banks, or other area on the site that carries or holds water for any amount of time during the year? (If yes, please show areas to be graded on plot plan)

Please note: If the answer above is yes, you may be required to obtain authorization from other agencies such as the Corps of Engineers or California Department of Fish and Game.

STRUCTURES:

Yes No Are there structures on the site? (If yes, please show on plot plan. Show a relationship to property lines and other features of the site.)

Yes No Will structures be moved or demolished? (If yes, indicate on plot plan.)

Yes No Do you plan to build new structures? (If yes, show location and size on plot plan.)

Yes No Are there buildings of possible Historical significance? (If yes, please explain and show location and size on plot plan.) _____

PROJECT SITE COVERAGE:

Existing Building Coverage: 13,259 Sq. Ft. Landscaped Area: 35,333 Sq. Ft.

Proposed Building Coverage: 149,433 Sq. Ft. Paved Surface Area: _____ Sq. Ft.

BUILDING CHARACTERISTICS:

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) RV Showroom and Service building = 131,973 s.f., RC Walk-Thru & Deliver Canopy = 16,086 s.f., Storage Shed = 1,374 s.f.

Number of floors for each building: 2

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) 35'

Height of other appurtenances, excluding buildings, measured from ground to highest point (i.e., antennas, mechanical equipment, light poles, etc.): (Provide additional sheets if necessary) _____

Proposed 76 light poles at 30' height max. above finish grade (with 36" raised concrete base)

Proposed surface material for parking area: (Provide information addressing dust control measures if non-asphalt/concrete material to be used) Asphalt pavement

UTILITIES AND IRRIGATION FACILITIES:

Yes No Are there existing public or private utilities on the site? Includes telephone, power, water, etc. (If yes, show location and size on plot plan)

Who provides, or will provide the following services to the property?

Electrical: TID Sewer*: Septic

Telephone: AT&T Gas/Propane: propane

Water**: Private well for irrigation and Irrigation: N/A

Keyes Community Services District/Public Water System for domestic water

***Please Note: A "will serve" letter is required if the sewer service will be provided by City, Sanitary District, Community Services District, etc.**

****Please Note: A "will serve" letter is required if the water source is a City, Irrigation District, Water District, etc., and the water purveyor may be required to provide verification through an Urban Water Management Plan that an adequate water supply exists to service your proposed development.**

Will any special or unique sewage wastes be generated by this development other than that normally associated with resident or employee restrooms? Industrial, chemical, manufacturing, animal wastes? (Please describe:)

Please Note: Should any waste be generated by the proposed project other than that normally associated with a single family residence, it is likely that Waste Discharge Requirements will be required by the Regional Water Quality Control Board. Detailed descriptions of quantities, quality, treatment, and disposal may be required.

- Yes No Are there existing irrigation, telephone, or power company easements on the property? (If yes, show location and size on plot plan.)
- Yes No Do the existing utilities, including irrigation facilities, need to be moved? (If yes, show location and size on plot plan.)
- Yes No Does the project require extension of utilities? (If yes, show location and size on plot plan.)

AFFORDABLE HOUSING/SENIOR:

Yes No Will the project include affordable or senior housing provisions? (If yes, please explain)

RESIDENTIAL PROJECTS: (Please complete if applicable – Attach additional sheets if necessary)

Total No. Lots: _____ Total Dwelling Units: _____ Total Acreage: _____

Net Density per Acre: _____ Gross Density per Acre: _____

(complete if applicable)	Single Family	Two Family Duplex	Multi-Family Apartments	Multi-Family Condominium/Townhouse
Number of Units:	_____	_____	_____	_____
Acreage:	_____	_____	_____	_____

COMMERCIAL, INDUSTRIAL, MANUFACTURING, RETAIL, USE PERMIT, OR OTHER PROJECTS: (Please complete if applicable – Attach additional sheets if necessary)

Square footage of each existing or proposed building(s): See site plan

Type of use(s): RV sales, storage. and service

Days and hours of operation: Sales (9am-6pm), 7 days. Service (9am - 5pm), 5 days

Seasonal operation (i.e., packing shed, huller, etc.) months and hours of operation: N/A

Occupancy/capacity of building: Estimated 658 occupants per mixed-occupancy building area.

Number of employees: (Maximum Shift): 90 (Minimum Shift): 40

Estimated number of daily customers/visitors on site at **peak time:** 5 to 30 (weekend)

Other occupants: N/A

Estimated number of truck deliveries/loadings per day: 6 (9am - 3pm)

Estimated hours of truck deliveries/loadings per day: 2hrs

Estimated percentage of traffic to be generated by trucks: 1%

Estimated number of railroad deliveries/loadings per day: N/A

Square footage of:

Office area: 29,010 s.f. (showroom & office) Warehouse area: _____

Sales area: 6,508 s.f. (Parts Sales) Storage area: _____

Loading area: _____ Manufacturing area: _____

Other: (explain type of area) Service Bay area = 76,780 s.f. and Automatic RV wash area = 3,912 s.f.

Yes No Will the proposed use involve toxic or hazardous materials or waste? (Please explain)

ROAD AND ACCESS INFORMATION:

What County road(s) will provide the project's main access? (Please show all existing and proposed driveways on the plot plan)

Taylor Court

- Yes No Are there private or public road or access easements on the property now? (If yes, show location and size on plot plan)
- Yes No Do you require a private road or easement to access the property? (If yes, show location and size on plot plan)
- Yes No Do you require security gates and fencing on the access? (If yes, show location and size on plot plan)

Please Note: Parcels that do not front on a County-maintained road or require special access may require approval of an Exception to the Subdivision Ordinance. Please contact staff to determine if an exception is needed and to discuss the necessary Findings.

STORM DRAINAGE:

How will your project handle storm water runoff? (Check one) Drainage Basin Direct Discharge Overland

Other: (please explain) _____

If direct discharge is proposed, what specific waterway are you proposing to discharge to? _____

Please Note: If direct discharge is proposed, you will be required to obtain a NPDES permit from the Regional Water Quality Control Board, and must provide evidence that you have contacted them regarding this proposal with your application.

EROSION CONTROL:

If you plan on grading any portion of the site, please provide a description of erosion control measures you propose to implement.

Best Management Practices (BMP) refer to civil plans

Please note: You may be required to obtain an NPDES Storm Water Permit from the Regional Water Quality Control Board and prepare a Storm Water Pollution Prevention Plan.

ADDITIONAL INFORMATION:

Please use this space to provide any other information you feel is appropriate for the County to consider during review of your application. (Attach extra sheets if necessary)

The project also proposed to install (2) new above-ground fuel storage tanks, one 1000 gallon diesel tank and one 1000 gallon gas tank.

PINNACLE TRAFFIC ENGINEERING

831 C Street
Hollister, California 95023
(805) 644-9260

May 9, 2023

Mr. Jim P. Freitas
Associated Engineering Group, Inc.
4206 Technology Drive, Suite 4
Modesto, CA 95356

RE: Best RV Center Expansion Project (Phase 2); Stanislaus County, CA
Supplemental Traffic Impact Analysis

Dear Mr. Freitas,

Pinnacle Traffic Engineering is pleased to submit the Supplemental Traffic Impact Analysis (STIA) to address the proposed revisions to Phase 2 of the Best RV Center Expansion project. County staff has requested an evaluation of the potential impacts associated with the current proposed Phase 2 and a review of the Traffic Impact Analysis (TIA) prepared for the approved project (Dec. 31, 2018). The approved Phase 2 included relocating the existing service department and parts counter, remodeling the existing facility, and constructing various improvements (RV service and staging area, drive-thru waste disposal, propane station, storm drain basins, landscaping, fencing, etc). The approved Phase 2 included an increase in the total number of staff up to 90 employees. Phase 1 was evaluated and approved for increase in the number of staff up to 65 employees, which is the current level of operation. The 2018 TIA concluded the additional 25 employees would generate an increase of 198 daily trips, and 20 AM peak hour trips and 19 PM peak hour trips.

The Best RV Center customer operations continue to expand necessitating revisions to the previously approved Phase 2. The proposed Phase 2 now includes the development of a new facility with a total building area of 131,107 SF. The new facility will accommodate RV sales and services (showroom, reception area, office spaces, part sales, 40 service bays, RV wash tunnel, RV walk-thru, and RV delivery area). The proposed Phase 2 will provide 326 standard parking stalls (employee & customer), 119 RV parking stalls (customers, in-service and new RV delivery), and 2 new above-ground fuel storage tanks. The proposed Phase 2 also proposes an increase in the total number of staff up to 90 employees (same as the approved Phase 2 evaluated in the 2018 TIA).

Proposed Phase 2 Trip Generation Estimates

A Preliminary Trip Generation Analysis was prepared to quantify the “net” increase in vehicle trips associated with the previously approved Best RV Center Expansion Project (May 21, 2018). To document the trip generation associated with the existing 2018 operations new traffic count data was

collected at the project site driveways and on two (2) locations on Taylor Court. The count data was used to quantify the morning (highest 60-minute period between 7:00 & 9:00 AM) and afternoon (highest 60-minute period between 4:00 & 6:00 PM) peak hour volumes associated with the existing operations. The peak hour traffic volumes were then used to derive the actual peak hour trip generation rates (number of vehicle trips per employee). The trip generation characteristics associated with the existing 2018 operations included all vehicle trip types (employees, sales, service, RV deliveries, etc).

The Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition) includes trip rates for Recreational Vehicle Sales (Land Use: 842). The ITE land use description states the category includes free-standing facilities that specializes in the sales of new and used RVs, and may also include RV services, and parts and accessory sales. The ITE Trip Generation Manual includes rate data for both independent variables, the number of vehicle trips per employee and number of vehicle trips per 1,000 SF. The actual trip generation rates based on the existing operations at the Best RV Center and ITE trip generation rates are presented in Table 1.

Table 1 - RV Vehicle Trip Generation Rates

Trip Rate Source	Number of Vehicle Trips				Daily
	AM Peak Hour		PM Peak Hour		
	In	Out	In	Out	
<u>Actual Trip Generation Rates (a):</u> - Best RV Center Existing Operations	0.663	0.106	0.219	0.525	NA
<u>ITE Trip Generation Rates (b):</u> - Recreational Vehicle Sales	0.612	0.108	0.264	0.646	7.88
<u>ITE Trip Generation Rates (c):</u> - Recreational Vehicle Sales	0.391	0.069	0.239	0.531	5.00

NA - Not Available

(a) Number of vehicle trips per employee (based on actual data)

(b) Number of vehicle trips per employee (ITE Trip Generation Manual, 11th Ed.)

(c) Number of vehicle trips per 1,000 SF (ITE Trip Generation Manual, 11th Ed.)

The data in Table 1 indicates the actual trip rates per employee are slightly higher than the ITE rates during the AM peak hour, but lower during the PM peak hour. It's noted that the 2018 Preliminary Trip Generation Analysis did not include documenting the number of daily trips associated with the existing operations or quantifying the actual daily trip generation rate. The trip generation associated with the previously approved Phase 2 was estimated using the actual peak hour trip rates documented in the 2018 Preliminary Trip Generation Analysis (analyzed in the 2018 TIA) and the ITE daily per employee trip rate. The proposed Phase 2 trip generation estimates using the various trip rates are presented in Table 2.

Table 2 - Project Site Trip Generation Estimate Comparison

Project Component	Number of Vehicle Trips				
	AM Peak Hour		PM Peak Hour		Daily
	In	Out	In	Out	
<u>Based on Actual Trip Generation Rates (a):</u> - Best RV Center Phase 2 (90 Employees)	60	10	20	47	710 (b)
<u>Based on ITE Trip Generation Rates (b):</u> - Best RV Center Phase 2 (90 Employees)	55	10	24	58	710
<u>Based on ITE Trip Generation Rates (c):</u> - Best RV Center Phase 1 (131,107 SF)	51	9	31	70	656

- (a) Estimates analyzed in the 2018 TIA
- (b) Estimates based on trip rates per employee
- (c) Estimates based on ITE Trip Rate per 1,000 SF

Similar to the trip rate discussion, the AM peak hour estimates derived using the actual trip rates per employee are slightly higher than the estimates using the ITE trip rates (per employee or per 1,000 SF). However, the PM peak hour estimates derived using the ITE rates are higher than the estimates based on the actual rates. The PM peak hour estimates using the ITE per 1,000 SF trip rate generate approximately 50% more trips than using the actual trip rates per employee (analyzed in 2018 TIA). The daily trip estimate calculated using the ITE rate per 1,000 SF is lower than the estimate using the ITE rate per employee.

Evaluation of Proposed Phase 2 Impacts

The evaluation of Phase 2 impacts presented in the 2018 TIA were based on the “net” increase in trips (total of up to 90 employees). The roadway segment level of service (LOS) analysis was performed using the estimated Phase 2 daily trips based on the ITE daily trip rate per employee. The data in Table 2 demonstrates that the number of daily trips analyzed in 2018 TIA are higher than the daily trips derived using the ITE trip per 1,000 SF rate. Therefore, the proposed Phase 2 revisions will not change the “existing plus project” or “General Plan plus project” roadway segment analyses in the 2018 TIA. The General Plan scenario analyzed in the 2018 TIA was based on daily traffic projections provided in the City of Turlock’s General Plan.

The analysis of future intersection operations focused on the “existing plus project” scenario since the City’s General Plan did not include peak hour projections for the study intersections. As previously stated, the PM peak hour estimates derived using the ITE per 1,000 SF rate are approximately 50% higher than the Phase 2 trips analyzed in 2018 TIA (+11 trips inbound and +23 trips outbound). The 2018 TIA concluded the Best RV Center Expansion Project (Phases 1 & 2) would have a potentially significant impact on peak hour operations at the SR 99 / Taylor Road interchange (northbound and southbound ramps). However, the LOS analysis also demonstrated that the peak hour trips associated

with the approved Phase 2 would not impact either the N. Golden State Boulevard / Taylor Road or Taylor Road / Taylor Court intersections. The Synchro 10 intersection analysis software was used to evaluate the potential impacts associated with the additional PM peak hour trips generated by the proposed Phase 2 (+34 trips). The analysis concluded that the N. Golden State Boulevard / Taylor Road or Taylor Road / Taylor Court intersections will continue to operate within acceptable limits (LOS C or better). Therefore, the additional PM peak hour trips associated with the proposed Phase 2 will not change the intersection analysis presented in the 2018 TIA.

The City of Turlock's CFF Nexus Study has identified a need for improvements at the SR 99 / Taylor Road interchange. Stanislaus County participates in the funding of future interchange improvements and requires projects to pay their fair-share towards the future improvements. The 2018 TIA included an estimate of the Best RV Center's fair-share percentage towards the future SR 99 / Taylor Road interchange improvements (1.13%). A previously stated, the General Plan scenario analyzed in the 2018 TIA was based on daily traffic projections in the City's General Plan. Therefore, the proposed Phase 2 estimated fair-share contribution towards the future improvements at the SR 99 / Taylor Road interchange TIA will not change. The payment of the County's Public Facilities Fee and fair-share contribution towards the future SR 99 / Taylor Road interchange improvements served as mitigation for the identified potentially significant project impacts.

Summary

The Best RV Center operations continue to expand necessitating revisions to the previously approved Phase 2. The proposed Phase 2 now includes the development of a new facility with a total building area of 131,107 SF. The 2018 TIA prepared for the previously approved project provided an analysis of the Phase 2 impacts. The STIA provides an evaluation of the potential impacts associated with the current proposed Phase 2. The proposed revisions to Phase 2 will not change the roadway segment or intersection analysis, or conclusions presented in the 2018 TIA.

Please contact my office with any questions regarding the Preliminary trip generation analysis.

Pinnacle Traffic Engineering



























Larry D. Hail, P.E.
President



























ldh:msw

attachments: Synchro 10 LOS Worksheets - N. Golden State Boulevard / Taylor Road Intersection
Synchro 10 LOS Worksheets - Taylor Road / Taylor Court intersections

HCM 6th Signalized Intersection Summary
1: Golden State Blvd & Taylor Rd

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	33	523	789	43	442	46	440	160	52	73	256	34
Future Volume (veh/h)	33	523	789	43	442	46	440	160	52	73	256	34
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1900	1945	1945	1900	1870	1976	1870	1900	1976	1900	1900	1976
Adj Flow Rate, veh/h	35	551	0	45	465	0	463	168	0	77	269	0
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	0	2	2	0	2	0	2	0	0	0	0	0
Cap, veh/h	63	666		74	1238		648	356		333	350	
Arrive On Green	0.03	0.34	0.00	0.04	0.35	0.00	0.19	0.19	0.00	0.18	0.18	0.00
Sat Flow, veh/h	1810	1945	1648	1810	3554	1675	3456	1900	1675	1810	1900	1675
Grp Volume(v), veh/h	35	551	0	45	465	0	463	168	0	77	269	0
Grp Sat Flow(s),veh/h/ln	1810	1945	1648	1810	1777	1675	1728	1900	1675	1810	1900	1675
Q Serve(g_s), s	1.4	19.1	0.0	1.8	7.2	0.0	9.2	5.8	0.0	2.7	9.9	0.0
Cycle Q Clear(g_c), s	1.4	19.1	0.0	1.8	7.2	0.0	9.2	5.8	0.0	2.7	9.9	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	63	666		74	1238		648	356		333	350	
V/C Ratio(X)	0.56	0.83		0.61	0.38		0.71	0.47		0.23	0.77	
Avail Cap(c_a), veh/h	170	1418		222	2692		1365	751		752	790	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	34.9	22.2	0.0	34.6	17.9	0.0	28.0	26.6	0.0	25.5	28.4	0.0
Incr Delay (d2), s/veh	7.5	2.7	0.0	7.8	0.2	0.0	1.5	1.0	0.0	0.4	3.6	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.7	8.6	0.0	0.9	2.8	0.0	3.8	2.6	0.0	1.1	4.7	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	42.3	24.9	0.0	42.4	18.1	0.0	29.5	27.6	0.0	25.9	32.0	0.0
LnGrp LOS	D	C		D	B		C	C		C	C	
Approach Vol, veh/h		586	A		510	A		631	A		346	A
Approach Delay, s/veh		25.9			20.3			29.0			30.6	
Approach LOS		C			C			C			C	
Timer - Assigned Phs		2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s		18.0	7.5	29.6		18.3	7.1	30.1				
Change Period (Y+Rc), s		4.5	4.5	4.5		4.5	4.5	4.5				
Max Green Setting (Gmax), s		30.5	9.0	53.5		29.0	6.9	55.6				
Max Q Clear Time (g_c+I1), s		11.9	3.8	21.1		11.2	3.4	9.2				
Green Ext Time (p_c), s		1.7	0.0	4.0		2.5	0.0	3.5				
Intersection Summary												
HCM 6th Ctrl Delay			26.2									
HCM 6th LOS			C									
Notes												
Unsignalized Delay for [NBR, EBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.												

HCM 6th Signalized Intersection Summary
1: Golden State Blvd & Taylor Rd

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	34	526	794	43	444	46	442	160	52	73	256	35
Future Volume (veh/h)	34	526	794	43	444	46	442	160	52	73	256	35
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1900	1945	1945	1900	1870	1976	1870	1900	1976	1900	1900	1976
Adj Flow Rate, veh/h	36	554	0	45	467	0	465	168	0	77	269	0
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	0	2	2	0	2	0	2	0	0	0	0	0
Cap, veh/h	64	668		74	1240		649	357		333	350	
Arrive On Green	0.04	0.34	0.00	0.04	0.35	0.00	0.19	0.19	0.00	0.18	0.18	0.00
Sat Flow, veh/h	1810	1945	1648	1810	3554	1675	3456	1900	1675	1810	1900	1675
Grp Volume(v), veh/h	36	554	0	45	467	0	465	168	0	77	269	0
Grp Sat Flow(s),veh/h/ln	1810	1945	1648	1810	1777	1675	1728	1900	1675	1810	1900	1675
Q Serve(g_s), s	1.4	19.3	0.0	1.8	7.3	0.0	9.3	5.8	0.0	2.7	9.9	0.0
Cycle Q Clear(g_c), s	1.4	19.3	0.0	1.8	7.3	0.0	9.3	5.8	0.0	2.7	9.9	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	64	668		74	1240		649	357		333	350	
V/C Ratio(X)	0.56	0.83		0.61	0.38		0.72	0.47		0.23	0.77	
Avail Cap(c_a), veh/h	169	1410		221	2678		1358	747		748	785	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	35.0	22.2	0.0	34.8	18.0	0.0	28.1	26.7	0.0	25.7	28.6	0.0
Incr Delay (d2), s/veh	7.5	2.7	0.0	7.9	0.2	0.0	1.5	1.0	0.0	0.4	3.6	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.8	8.7	0.0	0.9	2.8	0.0	3.8	2.6	0.0	1.1	4.7	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	42.6	25.0	0.0	42.7	18.2	0.0	29.6	27.7	0.0	26.0	32.2	0.0
LnGrp LOS	D	C		D	B		C	C		C	C	
Approach Vol, veh/h		590	A		512	A		633	A		346	A
Approach Delay, s/veh		26.0			20.3			29.1			30.8	
Approach LOS		C			C			C			C	
Timer - Assigned Phs		2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s		18.1	7.5	29.8		18.4	7.1	30.3				
Change Period (Y+Rc), s		4.5	4.5	4.5		4.5	4.5	4.5				
Max Green Setting (Gmax), s		30.5	9.0	53.5		29.0	6.9	55.6				
Max Q Clear Time (g_c+I1), s		11.9	3.8	21.3		11.3	3.4	9.3				
Green Ext Time (p_c), s		1.7	0.0	4.1		2.5	0.0	3.5				
Intersection Summary												
HCM 6th Ctrl Delay			26.4									
HCM 6th LOS			C									
Notes												
Unsignalized Delay for [NBR, EBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.												

Intersection												
Int Delay, s/veh	4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	57	0	9	53	12	0	0	6	61	0	13
Future Vol, veh/h	1	57	0	9	53	12	0	0	6	61	0	13
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	1	60	0	9	56	13	0	0	6	64	0	14

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	69	0	0	60	0	0	150	149	60	146	143	63
Stage 1	-	-	-	-	-	-	62	62	-	81	81	-
Stage 2	-	-	-	-	-	-	88	87	-	65	62	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.1	6.5	6.2	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1545	-	-	1556	-	-	822	746	1011	827	752	1007
Stage 1	-	-	-	-	-	-	954	847	-	932	832	-
Stage 2	-	-	-	-	-	-	925	827	-	951	847	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1545	-	-	1556	-	-	806	741	1011	817	747	1007
Mov Cap-2 Maneuver	-	-	-	-	-	-	806	741	-	817	747	-
Stage 1	-	-	-	-	-	-	953	846	-	931	827	-
Stage 2	-	-	-	-	-	-	907	822	-	944	846	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.1			0.9			8.6			9.7		
HCM LOS							A			A		

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	1011	1545	-	-	1556	-	-	845
HCM Lane V/C Ratio	0.006	0.001	-	-	0.006	-	-	0.092
HCM Control Delay (s)	8.6	7.3	0	-	7.3	0	-	9.7
HCM Lane LOS	A	A	A	-	A	A	-	A
HCM 95th %tile Q(veh)	0	0	-	-	0	-	-	0.3

Intersection												
Int Delay, s/veh	4.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	3	57	0	9	53	21	0	0	6	80	0	13
Future Vol, veh/h	3	57	0	9	53	21	0	0	6	80	0	13
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	3	60	0	9	56	22	0	0	6	84	0	14

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	78	0	0	60	0	0	158	162	60	154	151	67
Stage 1	-	-	-	-	-	-	66	66	-	85	85	-
Stage 2	-	-	-	-	-	-	92	96	-	69	66	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.1	6.5	6.2	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1533	-	-	1556	-	-	813	734	1011	817	744	1002
Stage 1	-	-	-	-	-	-	950	844	-	928	828	-
Stage 2	-	-	-	-	-	-	920	819	-	946	844	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1533	-	-	1556	-	-	797	728	1011	807	738	1002
Mov Cap-2 Maneuver	-	-	-	-	-	-	797	728	-	807	738	-
Stage 1	-	-	-	-	-	-	948	842	-	926	823	-
Stage 2	-	-	-	-	-	-	902	814	-	938	842	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.4			0.8			8.6			9.9		
HCM LOS							A			A		

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	1011	1533	-	-	1556	-	-	830
HCM Lane V/C Ratio	0.006	0.002	-	-	0.006	-	-	0.118
HCM Control Delay (s)	8.6	7.4	0	-	7.3	0	-	9.9
HCM Lane LOS	A	A	A	-	A	A	-	A
HCM 95th %tile Q(veh)	0	0	-	-	0	-	-	0.4