



October 1, 2026

MEMO TO: Stanislaus County Planning Commission

FROM: Department of Planning and Community Development

**SUBJECT: CONDITION OF APPROVAL AMENDMENT FOR USE PERMIT NO.
PLN2023-0047 – BEST RV CENTER**

PROJECT DESCRIPTION

This is a request to allow for a time extension, by way of an amendment to Condition of Approval No. 4, of the subject Use Permit approved on October 17, 2024, allowing for construction of a two story 129,608 square-foot recreational vehicle (RV) sales and service building, a detached 16,086 square-foot canopy for vehicle sales staging, and a 1,374 square-foot storage shed. Condition of Approval No. 4 requires issuance of all building and grading permits within 18 months of the project's approval, by April 17, 2026, and finalization of those permits within 36 months of the project's approval, by October 17, 2027.

The applicant has applied for building and grading permits for all uses allowed by the subject Use Permit, however, the permits have not yet been issued (obtained) and the applicant is requesting an additional two-year period from the date of Planning Commission consideration, until October 1, 2028, to obtain each permit due to current economic conditions. (see Attachment A – *Applicant's Request*).

The 30.93-acre project site is located on Taylor Court, north of Taylor Road, just west of State Route 99, in the Keyes/Turlock area. The site is comprised of eight parcels located within the Planned Development (P-D) (351) and (253) zoning districts. Because Condition of Approval No. 4 sets the project's development timeline, approving the requested amendment would also update the development schedules for both of the P-D zoning districts.

BACKGROUND

Best RV Center was legally established on a 9.9-acre portion of the project site on October 5, 2006 (Rezone No. 2006-04 – Best RV Center) after having being established without having obtained required land-use approvals or building permits in the early 2000's. The operation eventually expanded to 26.98-acres in 2020 (Rezone No. PLN2017-0098 – Best RV Center), to 29.68-acres in 2022 (Use Permit No. PLN2021-0079 – Best RV Center), and to 30.93-acres in 2024 (Use Permit No. PLN2023-0047).

The 2020 adoption of the P-D (351) established two phases of required improvements and timelines needing to be met in order to address the code-enforcement issues associated with nonpermitted activity. The 2022 Use Permit granted additional time to meet the required improvements.

In 2024, the Planning Commission approved the subject Use Permit allowing additional expansion of the operation, including construction of a new sales and service building and accessory structures. Condition of Approval No. 4 of the subject Use Permit also set new timelines for developing improvements, and it is the condition the applicant seeks to amend.

An excerpt of the October 17, 2024, Planning Commission Memo for the subject Use Permit, including a detailed discussion of the project background, phasing and enforcement issues, maps, and conditions of approval is provided as Attachment C of this memo.

ENVIRONMENTAL REVIEW

A Negative Declaration was adopted for the subject Use Permit on October 17, 2024. In order to trigger additional review when the project was previously approved with a Negative Declaration, a new significant environmental effect not previously evaluated must be identified. No new significant environmental effects have been identified, and, accordingly, additional environmental review is not required for approval of the time extension (see Attachment E – *Environmental Review Referrals*).

RECOMMENDATION

Staff authorization to approve a time extension is for this project is generally limited to situations when an applicant can show they are actively working to meet requirements but have been delayed by unforeseen circumstances. Delays must be documented by providing invoices, work orders, receipts of accepted applications, or other documentation of applicant's efforts to satisfy the Development Standards. This authorization is reflected in Development Standard No. 15, established for the 2017 rezone.

Use permits generally have an 18-month life with an allowance for a one-time/one-year time extension which may be granted by the Planning Commission. In the case of the subject Use Permit, the timeline for developing is ultimately controlled by the 2017 Development Schedule, which was amended by use permit in 2022 and 2024. This request will essentially be a third extension to allow for additional time in developing new facilities. All existing facilities, with the exception of the unpaved RV storage that is generally occurring where development of the sales and service building, canopy, and storage shed are proposed, have been fully permitted (land use, grading, and building permits). If approved, the building permits/grading permits for the facilities remaining to

be developed and paving of the remaining RV storage area will not need to be obtained until October 1, 2028.

If the time extension is approved and permits are not obtained by October 1, 2028, or not finalized during the life of the building and grading permits, the portion of P-D (351) authorized by the subject Use Permit will be considered expired and require a new use permit, with a new development schedule, in order to re-activate P-D (351).

If the Planning Commission decides to approve this request, the following actions should be taken:

1. Find there is no evidence of any significant changes involving this project since the time it was originally approved, which could trigger a significant environmental effect;
2. Approve the proposed amendments of Conditions of Approval No. 4 from Use Permit No. PLN2023-0047- Best RV Center as reflected in Attachment B – Proposed Amended Conditions of Approval;
3. Order the filing of a Notice of Exemption with the Stanislaus County Clerk-Recorder's Office pursuant to CEQA Guidelines Section 15061 and record an amended Notice of Administrative Conditions and Restrictions (NOAC&R) to reflect the amended Conditions of Approval. *

PROPERTY OWNER INFORMATION

Applicant/Property Owner: Naiel M. Ammari and Nader Ammari, Best RV Center.

*Note: The applicant shall be responsible for paying all required Clerk-Recorder filing fees.

Contact Person: Jeremy Ballard, Senior Planner, (209) 525-6330

Attachments:

Attachment A –	Applicant's Request
Attachment B –	Proposed Amended Conditions of Approval
Attachment C –	Excerpt of October 17, 2024 Planning Commission Memo** C-1 - Planning Commission Memo C-2 - Planning Commission Staff Report C-3 – Maps, Site Plans, and Elevations C-4 – Conditions of Approval
Attachment D –	Environmental Review Referrals
Attachment E –	Notice of Exemption
Attachment F –	Levine Act Disclosure Statement

*Note: The October 17, 2024 Planning Commission Memo can be found in full at the following location: <https://www.stancounty.com/planning/agenda/agenda-min-2024.shtm>



May 31, 2026

Stanislaus County Planning Commission
c/o Stanislaus County Planning Department
1010 10th Street, Suite 3400
Modesto, CA 95354

**Subject: Request for Condition of Approval Amendment and Two-Year Extension -
Rezone Application No. PLN2017-0098 (Best RV Center)**

Dear Chair and Members of the Planning Commission:

On behalf of Best RV Center, we respectfully request approval of a Condition of Approval Amendment to grant a two-year extension of the development schedule associated with Rezone Application No. PLN2017-0098, Phase 2 of the approved project.

This request is being submitted pursuant to the direction provided by Stanislaus County staff, indicating that a two-year extension exceeds the administrative authority available under Development Standard No. 15 and therefore requires Planning Commission consideration through a Condition of Approval Amendment process.

The requested extension is necessary due to extraordinary economic and market conditions that arose after project approval and remain largely outside of the applicant's control. Since early 2026, ongoing geopolitical conflicts, volatility in petroleum markets, inflationary pressures, tariffs, elevated interest rates, and disruptions affecting manufacturing and transportation have substantially increased the cost of project implementation. These conditions have resulted in significant increases in raw material costs, RV product pricing, transportation expenses, freight charges, and construction-related costs.

At the same time, these economic conditions have negatively impacted consumer purchasing power and overall market demand within the recreational vehicle industry. As a result, proceeding with Phase 2 at this time would expose the project to substantial financial risk and would not represent a prudent or responsible business decision.



Best RV Center's intent is to postpone the execution of Phase 2 in its entirety during the requested extension period, including the issuance of building and grading permits (BLD2025-0738) and the payment of associated permit fees. This request is consistent with the applicant's previously submitted correspondence and reflects the need to allow sufficient time for economic conditions and market demand to stabilize before commencing development.

Despite these challenges, the applicant remains fully committed to the project and has continued to actively advance components necessary for its future implementation. As evidence of this commitment, Best RV Center has continued processing the related lot merger application and associated property matters to ensure that the project can move forward efficiently once economic conditions improve. The applicant has also maintained coordination with consultants, manufacturers, suppliers, and County staff regarding the project.

The requested two-year extension would not alter the approved land use, project design, intensity of development, or operational characteristics of the project. Rather, it would provide a reasonable opportunity for market stabilization and economic recovery while preserving the viability of the Planning Commission's previously approved development plan.

For these reasons, Best RV Center respectfully requests that the Planning Commission approve a two-year extension of the Phase 2 development schedule through amendment of the applicable Conditions of Approval.

We appreciate the Planning Commission's consideration of this request and remain available to provide any additional information, documentation, or testimony that may assist in your review.

Respectfully submitted,

Nader Ammari
Managing Director

AMENDED CONDITIONS OF APPROVAL

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

Department of Planning and Community Development

1. Use(s) shall be conducted as described in the application and supporting information (including the plot plan) and shall supersede the previous adopted development plans for Planned Development (P-D) (351) and P-D (253), as approved by the Planning Commission and/or Board of Supervisors and in accordance with other laws and ordinances.
2. All development standards previously adopted for P-D (351) and conditions of approval adopted by Use Permit No. PLN 2021-0079 – Best RV Center, with the exception of condition of approval No. 10, shall remain in effect. Condition of Approval No. 10 shall be superseded by the conditions of approval for Use Permit No. PLN2023-0047 – Best RV Center.
3. All development standards previously adopted for P-D (253) shall be superseded by the Development Standards of P-D (351) and Conditions of Approval of Use Permit No. PLN2023-0047.
4. Issuance of all permitting for Phase 2 shall be no later than ~~48 months~~ **October 1, 2028**, ~~with completion of all permitting no later than 36 months from project approval~~, unless extended as permitted under P-D (351).
5. Pursuant to Section 711.4 of the California Fish and Game Code (effective January 1, 2014), the applicant is required to pay a California Department of Fish and Wildlife fee at the time of filing a “Notice of Determination.” Within five (5) days of approval of this project by the Planning Commission or Board of Supervisors, the applicant shall submit to the Department of Planning and Community Development a check for **\$2,973.75**, made payable to **Stanislaus County**, for the payment of California Department of Fish and Wildlife and Clerk-Recorder filing fees.
6. Developer shall pay all Public Facilities Impact Fees and Fire Facilities Fees as adopted by Resolution of the Board of Supervisors. The fees shall be payable at the time of issuance of a building permit for any construction in the development project and shall be based on the rates in effect at the time of building permit issuance.
7. The applicant/owner 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.
8. An irrevocable reciprocal access easement shall be recorded between APNs 045-053-040, 045-053-041, and 045-053-044 prior to final occupancy of any building permit.

Department of Environmental Resources

9. The applicant shall demonstrate and secure any necessary permits for the destruction or relocation of all on-site wastewater treatment systems (OWTS) impacted by this project, under the direction of the Stanislaus County Department of Environmental Resources (DER).
10. Prior to issuance of a building permit, the applicant shall submit a site plan that includes the location, layout and design of the proposed on-site wastewater treatment system (OWTS) and Future 100% Expansion (Replacement) Area for any new proposed on-site OWTS.
11. If, or when there is an increase to the existing facility's drainage fixtures or the number of users, the existing on-site wastewater treatment system (OWTS) shall be subject to review and required to be upgraded to accommodate the change in wastewater flows.
12. Any new building requiring an on-site wastewater treatment system (OWTS) shall be designed according to type and/or maximum occupancy of the proposed structure to the estimated waste/sewage design flow rate.

Department of Environmental Resources – Hazmat Division

13. The applicant shall determine, to the satisfaction of the Department of Environmental Resources (DER), that the project site, via a Phase I study, and if necessary, a Phase II study, does not contain any discovery of underground storage tanks, buried chemicals, buried refuse, or contaminated soil prior to the issuance of a building or grading permit. If any were to be found, they shall be brought to the immediate attention of DER.
14. Protective measures shall be added to the site itself, to prevent hazardous materials and hazardous waste contamination from entering the storm drain system.

Building Permits Division

15. Building permits are required and the project must conform with the California Code of Regulations, Title 24.

Turlock Irrigation District (TID)

16. A 10-foot Public Utility Easement shall be dedicated along the Taylor Court Street frontage.
17. The owner/developer shall apply for a facility change for any pole or electrical relocation. Facility changes are performed at the developer's expense.
18. The front building setback shall be a minimum of 15 feet from the property line.

Please note: If Conditions of Approval/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 Conditions of Approval/Development Standards; new wording will be in bold font and deleted wording will be in strikethrough.



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

1010 10TH Street, Suite 3400, Modesto, CA 95354
Planning Phone: (209) 525-6330 Fax: (209) 525-5911
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October 17, 2024

MEMO TO: Stanislaus County Planning Commission

FROM: Department of Planning and Community Development

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

After the publishing of the October 17, 2024, Planning Commission Staff Report for the subject application, the applicant requested a revision to Condition of Approval No. 4, to allow for greater flexibility in the timing to complete the project. The applicant's request described needing six months for design and permitting, six months for demolition and site preparation, and 24 months for construction and site development, for a total of 36 months. Accordingly, staff is proposing the following amendment to Condition of Approval No. 4 to modify the required timing of issuance and completion of all permits (added text is shown in bold font and deleted text is shown in strikeout):

4. ~~Completion of~~ **Issuance of all permitting for** Phase 2 shall be no later than 18 months, **with completion of all permitting no later than 36 months** from project approval, unless extended as permitted under P-D (351).

RECOMMENDATION

Staff recommends the Planning Commission provide a recommendation of approval to the Board of Supervisors, as outlined in the October 17, 2024 Planning Commission Staff Report, with the amendment to Development Standard No. 10 as outlined in this Planning Commission Memo.

Contact Person: Jeremy Ballard, Senior Planner
(209) 525-6330, planning@stancounty.com

STANISLAUS COUNTY PLANNING COMMISSION

October 17, 2024

STAFF REPORT

USE PERMIT APPLICATION NO. PLN2023-0047
BEST RV CENTER

REQUEST: TO AMEND THE DEVELOPMENT PLANS OF PLANNED DEVELOPMENT (P-D) (351) AND (253), TO ALLOW FOR THE CONSTRUCTION OF A RECREATIONAL VEHICLE (RV) SALES AND SERVICE BUILDING, DETACHED CANOPY, AND STORAGE SHED, AND TO ALLOW SALE OF BOTH MOTORIZED AND NON-MOTORIZED RV'S.

APPLICATION INFORMATION

Applicant:	Naiel Ammari, Best RV Center
Property owner:	Turlock RV Lot, LP (Naiel M. Ammari) and Naiel and Chirin Ammari Trust
Agent:	Alex Bishop, Goree Whitfield and Amin Vohra
Location:	5100 and 5300 Taylor Court and 4318 W. Warner Road, between E. Keyes Road and E. Taylor Road, in the Keyes and Turlock area.
Section, Township, Range:	31-4-10 and 32-4-10
Supervisory District:	Two (Supervisor Chiesa)
Assessor's Parcel:	045-050-005, -009, and -013; 045-053-040 to -044, and 045-062-001
Referrals:	See Exhibit G Environmental Review Referrals
Area of Parcel(s):	30.93 ± acres
Water Supply:	Keyes Community Services District
Sewage Disposal:	Private Septic System
General Plan Designation:	Planned Development
Community Plan Designation:	N/A
Existing Zoning:	Planned Development (P-D) (351): APNs 045-050-005, -009, and -013; 045-053-040, -042 to -044; and 045-062-001 P-D (253): APN 045-053-041
Sphere of Influence:	N/A
Williamson Act Contract No.:	N/A
Environmental Review:	Negative Declaration
Present Land Use:	Recreational Vehicle (RV) sales and service; and RV and boat storage.
Surrounding Land Use:	State Route (SR) 99, a dairy, row crops, the Union Pacific rail line, trucking repair, and manufacturing and assembly warehouse.

RECOMMENDATION

Staff recommends the Planning Commission approve this request based on the discussion below and on the whole of the record provided to the County. If the Planning Commission decides to approve this project, Exhibit A provides an overview of all the findings required for project approval.

PROJECT DESCRIPTION AND BACKGROUND

This project is a request to amend Planned Development (P-D) (351) and P-D (253), to allow for construction of a two story 129,608 square-foot recreational vehicle (RV) sales and service building, a detached 16,086 square-foot canopy for vehicle sales staging, and a 1,374 square-foot storage shed.

At the time of approval, the development plan only included 5th wheel trailers, folding camper trailers, and toy haulers as vehicles to be sold. Approval of the proposed project will recognize the sale of both motorized and non-motorized RVs.

2017 Rezone and 2021 Use Permit

The Best RV business began its operations in Keyes on Assessor Parcel Number (APN)s 045-053-042, -043, and -044, as an authorized use under P-D No. (306) on April 25, 2007. The applicant subsequently purchased five additional parcels (APNs 045-050-005, -009, and -013 located north of the original Best RV location and APNs 045-053-040 and 045-062-001, south of the original Best RV location) and begun parking RVs on each parcel without first obtaining the necessary land use entitlements (see Exhibit B-4 – of Exhibit B – *Maps, Site Plans, and Elevations*). Ultimately, the applicant rezoned all eight parcels to create one single zoning district, P-D (351), to allow for the sales and service of RVs, which was approved by the Board of Supervisors on August 11, 2020, under Rezone Application No. PLN2017-0098 – Best RV Center.

P-D (351) was approved with two phases: Phase 1 consisted of completing site improvements such as paving, landscaping, lighting, and storm drainage for the entire project site; and Phase 2 consisted of converting a portion of the service shop (located on APN 045-053-044) to a sales office, converting an existing shop and office (located on APN 045-053-040) to a RV service and retail area for parts, constructing two roof-only structures for use as sales staging areas, and developing a drive-thru waste disposal and propane station.

Because of past issues requiring code enforcement on the unpermitted expansion, approved Development Standards Nos. 9-12 for P-D (351), required that all applications or permits associated with site improvements required for both phases be submitted within three months of project approval, be approved or issued within six months of project approval, and be completed within one year of project approval. In 2021, the operator failed to meet these timing requirements and P-D (351) was considered expired. To re-activate P-D (351) a use permit, with a new Development Schedule, was required. Use Permit Application No. PLN2021-0079 was approved by the Planning Commission on January 6, 2022. The Use Permit reorganized the timing of when site improvements, by phase, were required, allowing completion of all Phase 1 improvements within a year of approval of the use permit and completion of all Phase 2 improvements within five years of approval. The January 6, 2022 Planning Commission Staff Report, including a

detailed discussion on the site history, the standards and development schedule, and other project documents is available online: https://www.stancounty.com/planning/agenda/2022/01-06-2022/7_B.pdf.

In January of 2023, the applicant purchased a 1.25-acre parcel (APN 045-053-041), zoned P-D (253), located on an adjacent parcel in the center of the existing Best RV operation which was permitted for RV and boat storage. The current project request would amend P-D (253) to allow it to be incorporated into the larger Best RV operation by way of customer parking.

2024 Use Permit Project Description

The current project request proposes to construct a 129,608 square-foot RV sales and service building, approximately 37 feet in height, consisting of: a 9,589 square-foot showroom, a 2,540 square-foot sales office, a 8,642 square-foot covered service drop off station, 40 service bays totaling 75,165 square feet, a 4,210 square-foot RV wash area, a 1,207 square-foot paint spray booth, a 6,522 square-foot service office with areas for retail sales of accessories and parts, and a second story 16,390 square-foot area for offices and parts storage (see Exhibit B-10 and 11 of Exhibit B – *Maps, Site Plans, and Elevations*). The existing 13,000 square-foot building (located on APN 045-053-040), proposed in Phase 2 to be converted to a RV service and retail area for parts, will be removed and the staging areas and drive-thru waste disposal will also be abandoned. P-D (253), will be incorporated into the proposed amended Phase 2 plans, demolishing an existing dwelling and accessory structures, to be developed as part of the proposed customer parking lot (see Exhibit B-7 of Exhibit B – *Maps, Site Plans, and Elevations*).

This project will include development of 110 RV customer parking spaces and 330 passenger vehicle spaces, including 18 electric vehicle charging spaces, for employees and customers. Perimeter landscaping, interior landscaping, and light poles throughout the parking lots will be installed consistent with the Phase 1 improvements, as required by the development standards of P-D (351). Proposed fencing will consist of wrought iron fencing and electrical fencing around the perimeter of the Phase 2 area. Lastly, the project proposes the installation of three wall signs and two directional monument signs (eight-feet-tall in height) along Taylor Court (see Exhibit B-13 – 19 of Exhibit B – *Maps, Site Plans, and Elevations*); and the installation of two 1,500-gallon above ground fuel tanks.

No changes are proposed to the existing operating hours of seven days a week, 9:00 a.m. to 6:00 p.m. Operations on the entire project site will be undertaken by up to 90 employees on a maximum shift as anticipated under both Phases 1 and 2 of P-D (351). A landscaped storm drain basin originally approved for the Phase 2 area of P-D (351) will remain unchanged from original adoption. Light RV repairs, such as oil changes, brake pad changes, and other minor repairs, was previously approved under Phase 2; however, the service center will be increasing in size and accordingly the capacity for servicing RVs will be increasing. Engine and transmission repairs will not be conducted on-site. A portion of the proposed customer parking lot will be developed across multiple parcels, including APNs 045-053-040, 045-053-041, and 045-053-044, requiring a reciprocal access easement to be recorded between the parcels.

SITE DESCRIPTION

The project site is located at 5100 and 5300 Taylor Court and 4318 W. Warner Road, between E. Keyes Road and E. Taylor Road, in the Keyes and Turlock area. State Route 99, a dairy, row crops, the Union Pacific rail line, unpermitted trucking, refrigeration trucking repair, and light manufacturing surround the site (see Exhibit B-3 – *Maps, Site Plans, and Elevations*).

The project site is served by the Keyes Community Services District for domestic water service and by private on-site septic facilities. The development of the site will include incorporation of West Warner Road, which has been abandoned by the County. The former road travels east to west through APNs 045-053-040 and 045-062-001 and a portion of APN 045-053-041.

ISSUES

Two issues were identified as part of the review of this request:

Supplemental Traffic Impact Analysis

A traffic impact analysis (TIA) was completed for P-D (351), requiring the applicant to make a payment of a fair share fee for future improvements to the Taylor Road and SR 99 interchange to the City of Turlock. The \$143,878.83 fee was paid to the City of Turlock on March 4, 2022, in conjunction with the issuance of permits for Phase 1. A Supplemental TIA was completed by Pinnacle Traffic Engineering on May 9, 2023 (see Attachment 3 of Exhibit D – *Initial Study with Attachments*) as part of the processing of the current project request. The supplemental analysis compared potential vehicle trips based on actual employee trips and building square footage from the Institute of Traffic Engineering Trip General Manual (11th edition). Phase 2 of P-D (351) permitted the repurposing of existing buildings for office, repairs, and sales uses. The current project request proposes construction of a new 129,608 square-foot RV sales and service building; however, despite the current project request proposing new construction, the supplemental TIA found that the proposed amendment to Phase 2 would only represent up to 34 new daily trips, which would not alter the findings of the original TIA or the mitigation imposed on the development. The supplemental TIA concluded that the amended development plan would not alter the amount identified as the project's fair share required for improvements to the Taylor Road and SR 99 interchange.

The proposed structures in the amended development plan will be required to pay all County Public Facilities Fees, which includes a Regional Transportation Impact Fee (RTIF) which funds County-wide road projects. The Supplemental TIA was circulated with the project Early Consultation and Initial Study, no concerns or objections to the methodology or findings have been raised.

City of Turlock

This project is not located within the Local Agency Formation Commission (LAFCO) adopted Sphere of Influence (SOI) of a city but is located within one mile of the City of Turlock's SOI and is located within their General Plan study area. Implementation Measure Two, of Land Use Element Policy 27 specifies that development subject to discretionary approval shall be referred to the city for consideration and that the County shall consider applying city development

standards to discretionary projects located within one mile of a city's adopted SOI boundary and within the city's adopted general plan area to the extent such standards are appropriate for the type of development. The County's General Plan also includes a policy measure that encourages joint County and City cooperation in establishing land use and development standards along all major County defined gateways to cities; however, the County reserves the right for final discretionary action.

As part of the adoption of P-D (351) landscaping and signage was required to be approved by the City of Turlock as the project site location is considered a gateway into the City. The City also requested that drive isles be paved and that no parking of RVs take place on unimproved or unpaved areas and that the passenger vehicle parking lots meet City standards for drainage, wheel stops, curbing, lighting, and striping.

As part of the current project's processing, the City of Turlock provided a response to the project's initial study, requesting development standards consistent with those already subject to P-D (351). Additionally, the City indicated the applicant should pay all applicable city-wide Capital Facility Fees (CFF). After discussion with City staff regarding the previous payment of a fair share fee for the SR 99 and Taylor Road intersection improvements, the City amended their request to include payment of only CFF for only police and fire services.

As with previous reviews of the operation, staff considered the project site a gateway into the City of Turlock, which warrants the City's standards for landscaping and signage. Development standards for the City's approval of landscaping and signage are already incorporated in P-D (351), including the Phase 1 area, and will continue to apply to all P-D (351) development. Additionally, staff also concluded that mutual aid agreements were already in place to cover fire and police services and no additional City fees were applied to the project. The City's current request to include these fees are not being applied to the current project either. Collection of the County's Public Facility Fees for the proposed structures will include funds for police and fire services.

Past Compliance Issues

Starting in 2017, the County worked with the property owner to address multiple County Code violations associated with the use of the project site such as: operation of a business without the necessary land use entitlements; use of the Taylor Court right-of-way for the parking of RVs and employee and customer parking; parking of RVs within the sites multiple storm drain basins; the pumping of stormwater into the Taylor Court right-of-way; installation of lighting without a building permit; RV deliveries blocking neighboring driveways; and failure to install and maintain required landscaping, as required by previous land use permits. With the completion of Phase 1 of the P-D (351) the operation has come into compliance with all required site improvements of the Phase 1 area as well as clearance of all County Code violations. The business has been in good standing with the County since 2022.

Development Schedule Timing of Phase 2

As discussed in the *Project Description and Background* section of the report, Use Permit Application No. PLN2021-0079 amended the adopted Development Schedule for P-D (351) by adding Condition of Approval No. 10, requiring completion of Phase 2, no later than December 6,

2025. In accordance with County Code, if this use permit is approved, Condition of Approval No. 10 will be superseded, allowing Phase 2 to be completed in 18 months from approval of this use permit, subject to an extension as allowable within P-D (351). A condition of approval has been added to the project reflecting this amendment.

GENERAL PLAN CONSISTENCY

Consistency with the goals, objectives, and policies of the various elements of the General Plan must be evaluated when processing all discretionary project requests. The project site has a land use designation of Planned Development (PD) in the Land Use Element of the General Plan. When the existing SR 99 was constructed, access to adjoining properties was required to be maintained so a portion of the old highway was relinquished to Stanislaus County and became a County-maintained Road, named Taylor Court. Subsequently, the northbound lanes of old SR 99 were sold to adjacent property owners and incorporated into the existing parcels. The small parcels located between the old and new SR 99 were considered marginal for agricultural or residential use due to their location between a highway and a railroad. Additionally, irrigation water supplies were severed by the new highway. Stanislaus County, recognizing that these subsequent parcels remained in a unique situation, designated the area Planned Development (PD) in the Land Use Element of the General Plan.

The General Plan designation of PD is intended for areas appropriate for land which, because of demonstrably unique characteristics, may be suitable for a variety of uses without detrimental effect on surrounding properties.

In accordance with the County's Agricultural Buffer Policy, P-D (351) was originally approved with an alternative to the Agricultural Buffer Policy, allowing the existing building to be setback at a reduced buffer distance of 245-feet east of the agricultural parcel. P-D (259) was permitted prior to the adoption of the policy and was not subject to the agricultural buffer policy at the time of its development. The structures included in the current project request are located 300 feet away from the closest agriculturally zoned parcel, which meets the 300-foot agricultural buffer setback for outdoor people intensive uses. The remaining portion of the proposed project site, south of the building will be used for storage and parking of RVs and customer vehicles, which is exempt from the Agricultural Buffer policy.

This project is located within one mile of the City of Turlock's LAFCO adopted Sphere of Influence and inside of their General Plan study area. A detailed discussion of the City of Turlock's referral response can be found in the *Issues* section of the report.

Staff believes the proposed use permit request, as recommended for approval, is consistent with the County's General Plan and with the project sites Land Use designation of PD.

ZONING ORDINANCE CONSISTENCY

In accordance with Section 21.040.080 of the Stanislaus County Zoning Ordinance, if the Planning Director finds amendments to an approved development plan of a planned development district do not conform to the adopted development plan, but are not of a size and or nature that would change the character of the development plan, the Planning Commission shall consider the proposed changes through the use permit process. P-D (351) was approved for the sales,

storage, and service of RVs across eight parcels in two phases and P-D (253) was approved for RV and boat storage. Staff considers the amendment request to remain consistent with the overall character of both P-D (351) and P-D (253).

In order to approve a use permit, the Planning Commission shall make a finding that the establishment, maintenance, and operation of the proposed use or building applied for is consistent with the General Plan and will not, under the circumstances of the particular case, be detrimental to the health, safety and general welfare of persons residing or working in the neighborhood of the use and that it will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

P-D (351) was adopted with standards for site improvements, utilities, landscaping, off-street parking, signage, and timing of development requirements. Prior standards will continue to apply to the current request, demonstrating compliance prior to issuance of any permit. These development standards will also be applied to the P-D (253) district, superseding all previous development standards.

The proposed project will maintain zoning consistency by adhering to the approved standards of P-D (351), conditions specific to the amendments to the development plan, which were not included in the original P-D's development standards, have been included as conditions of approval for this project.

ENVIRONMENTAL REVIEW

Pursuant to the California Environmental Quality Act (CEQA), the proposed project was circulated to interested parties and responsible agencies for review and comment and no significant issues were raised (see Exhibit G – *Environmental Review Referrals*). A detailed discussion of previous transportation impacts of the original P-D (351) development and a Supplemental Transportation Impact Analysis completed for the proposed project can be found in the *Issues* section of this report. Ultimately, a Negative Declaration has been prepared for approval prior to action on the project itself as the project will not have a significant effect on the environment (see Exhibit E – *Negative Declaration*). Conditions of approval reflecting referral responses have been placed on the project (see Exhibit C – *Conditions of Approval*).

Note: Pursuant to California Fish and Game Code Section 711.4, all project applicants subject to the California Environmental Quality Act (CEQA) shall pay a filing fee for each project; therefore, the applicant will further be required to pay **\$2,973.75** for the California Department of Fish and Wildlife (formerly the Department of Fish and Game) and the Clerk-Recorder filing fees. The attached Conditions of Approval ensure that this will occur.

Contact Person: Jeremy Ballard, Senior Planner, (209) 525-6330

Attachments:

- Exhibit A - Findings and Actions Required for Project Approval
- Exhibit B - Maps, Site Plans, and Elevations
- Exhibit C - Conditions of Approval

- Exhibit D - Initial Study with Attachments
- Exhibit E - Negative Declaration
- Exhibit F - Development Standards and Conditions of Approval of Planned Development (P-D) (351) and P-D (253)
- Exhibit G - Environmental Review Referrals
- Exhibit H - Campaign Contribution (Levine Act) Disclosure Forms

\\ITCDFS-PL\PLANNING\PLANNING\STAFF REPORTS\UP\2023\UP PLN2023-0047 - BEST RV CENTER\PLANNING COMMISSION\OCTOBER 17, 2024\STAFF REPORT\2024 STAFF RPT.DOCX

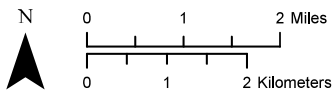
BEST RV CENTER

UP
PLN2023-0047

AREA MAP

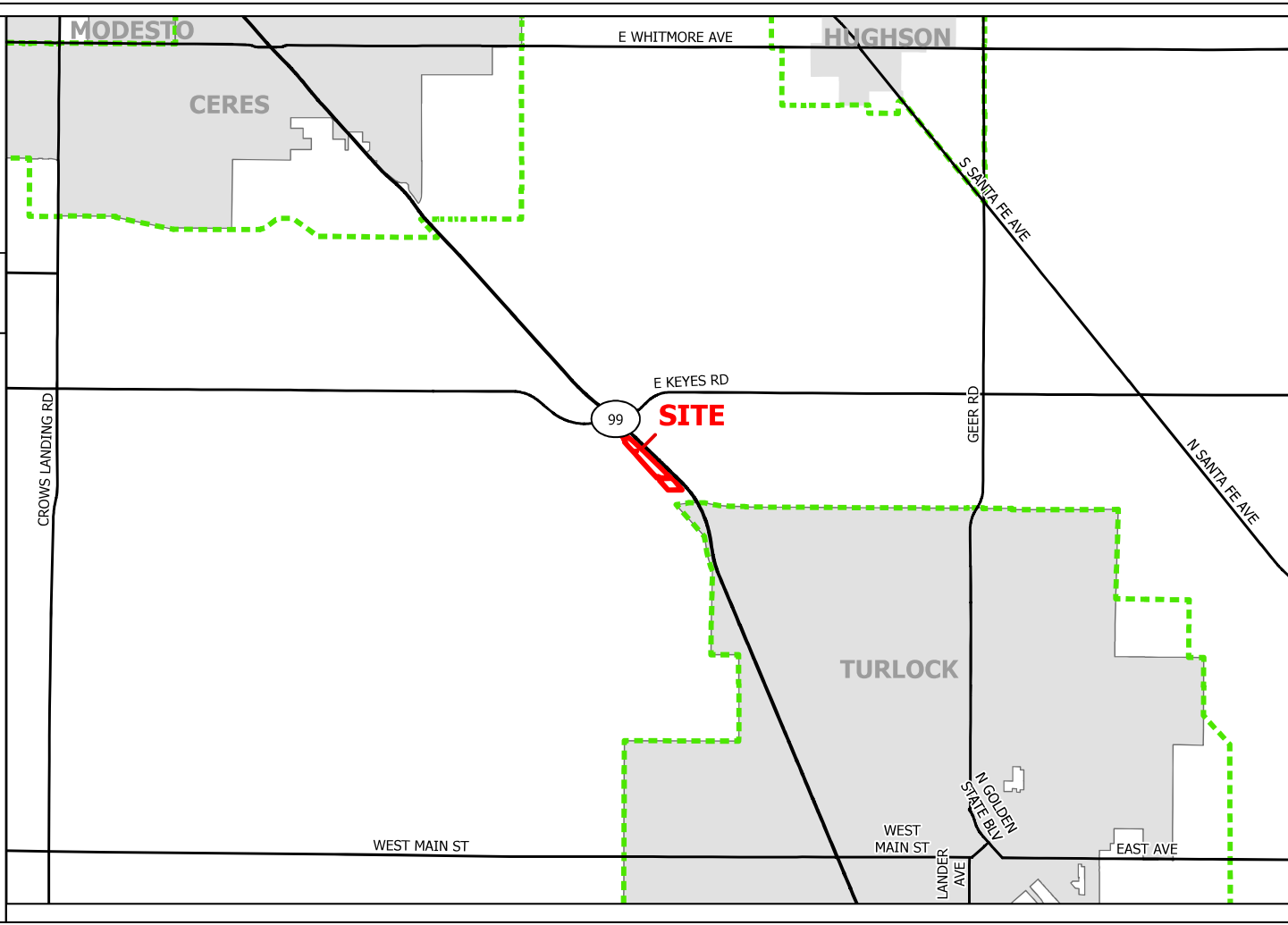
LEGEND

-  Project Area
-  Sphere of Influence
-  Highway
-  Major Road



Source: Planning Department GIS

Date Exported: 10/7/2024



BEST RV CENTER

UP
PLN2023-0047

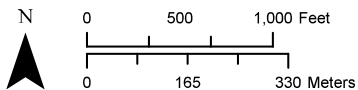
GENERAL PLAN

LEGEND

-  Project Site
-  Parcel
-  Highway
-  Canal
-  Street

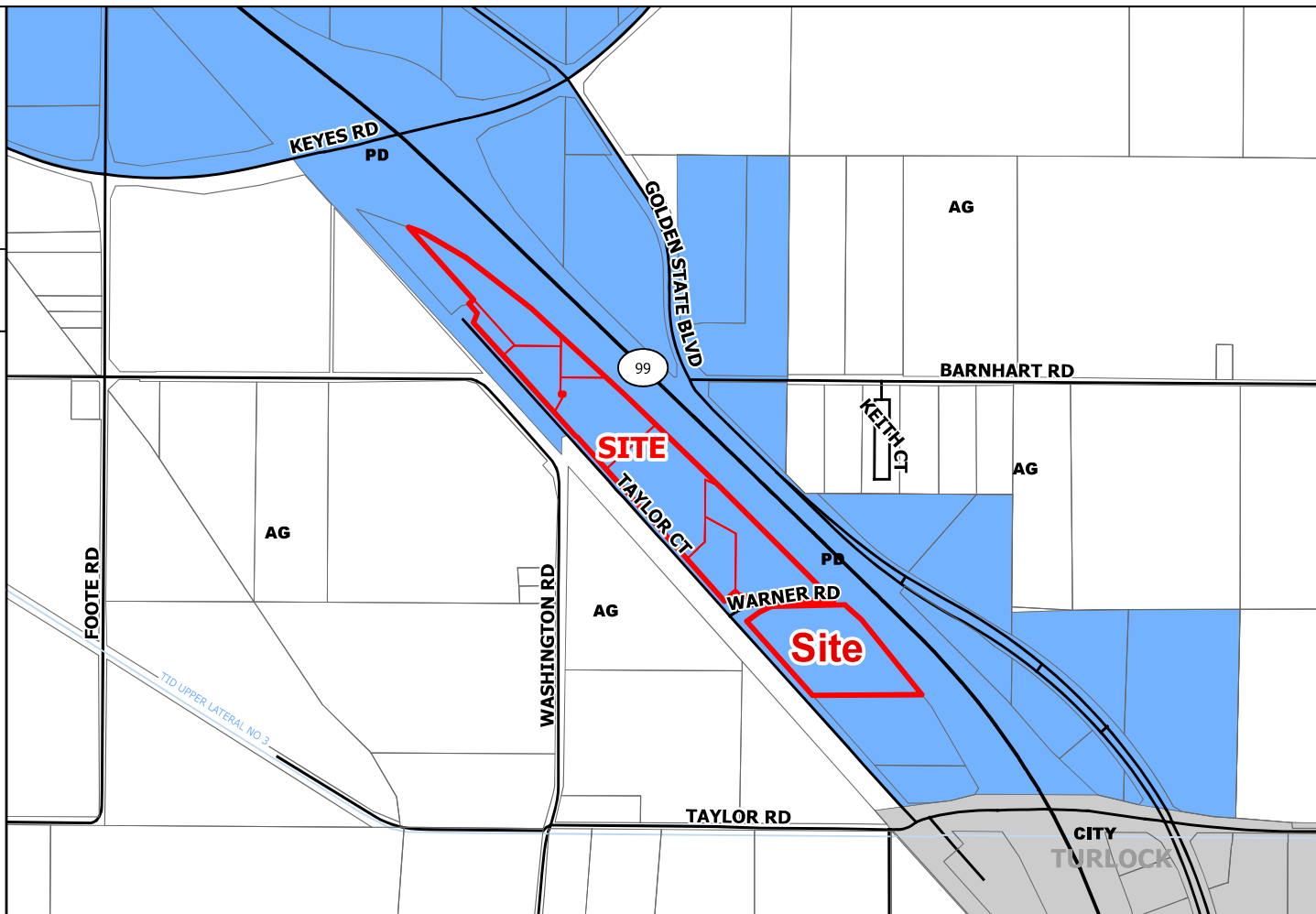
General Plan

-  Agriculture
-  City
-  Planned Development



Source: Planning Department GIS

Date Exported: 10/7/2024



BEST RV CENTER

UP
PLN2023-0047

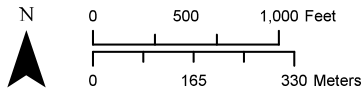
ZONING

LEGEND

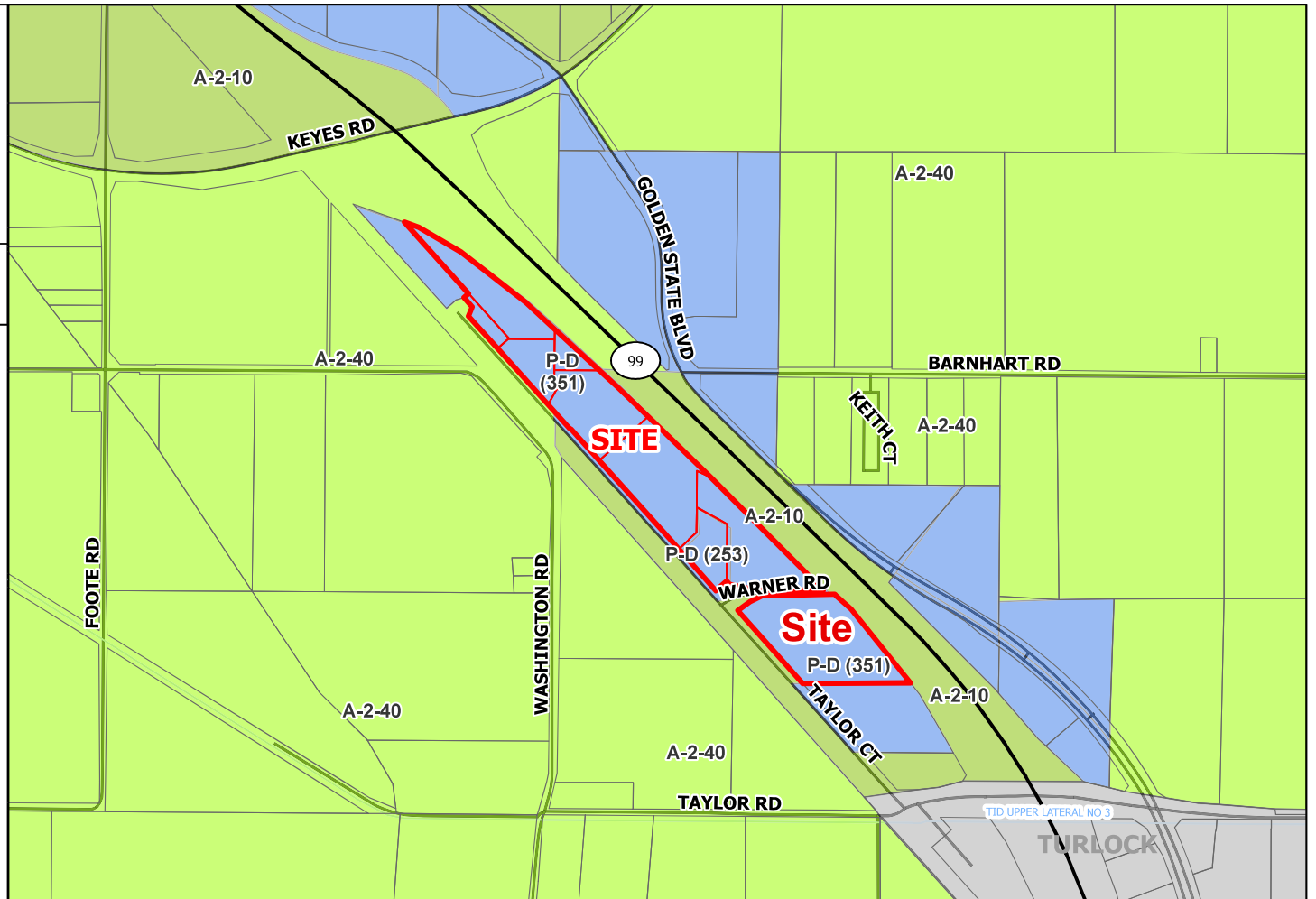
- Parcel
- Highway
- Street
- Canal

Zoning Designation

- City of Turlock
- General AG 10 Acre
- General AG 40 Acre
- Planned Development

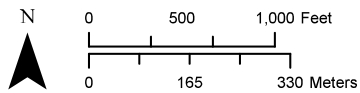


Source: Planning Department GIS Date Exported: 10/7/2024



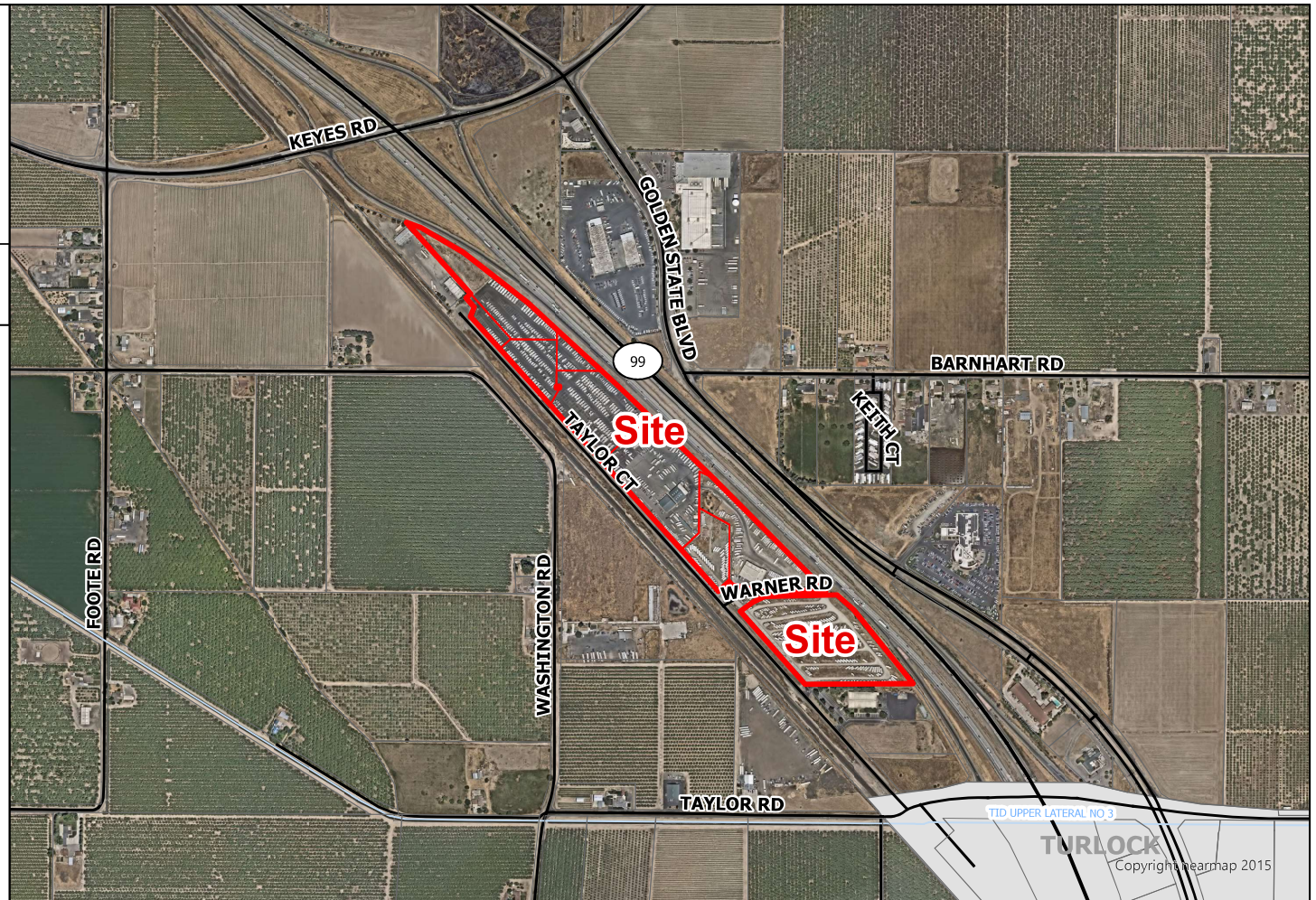
BEST RV CENTER**UP
PLN2023-0047***2023 AERIAL AREA MAP***LEGEND**

- Project Site
- Parcel
- Highway
- Street
- Canal



Source: Planning Department GIS

Date Exported: 10/7/2024



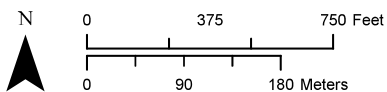
BEST RV CENTER

UP
PLN2023-0047

2023 AERIAL MAP

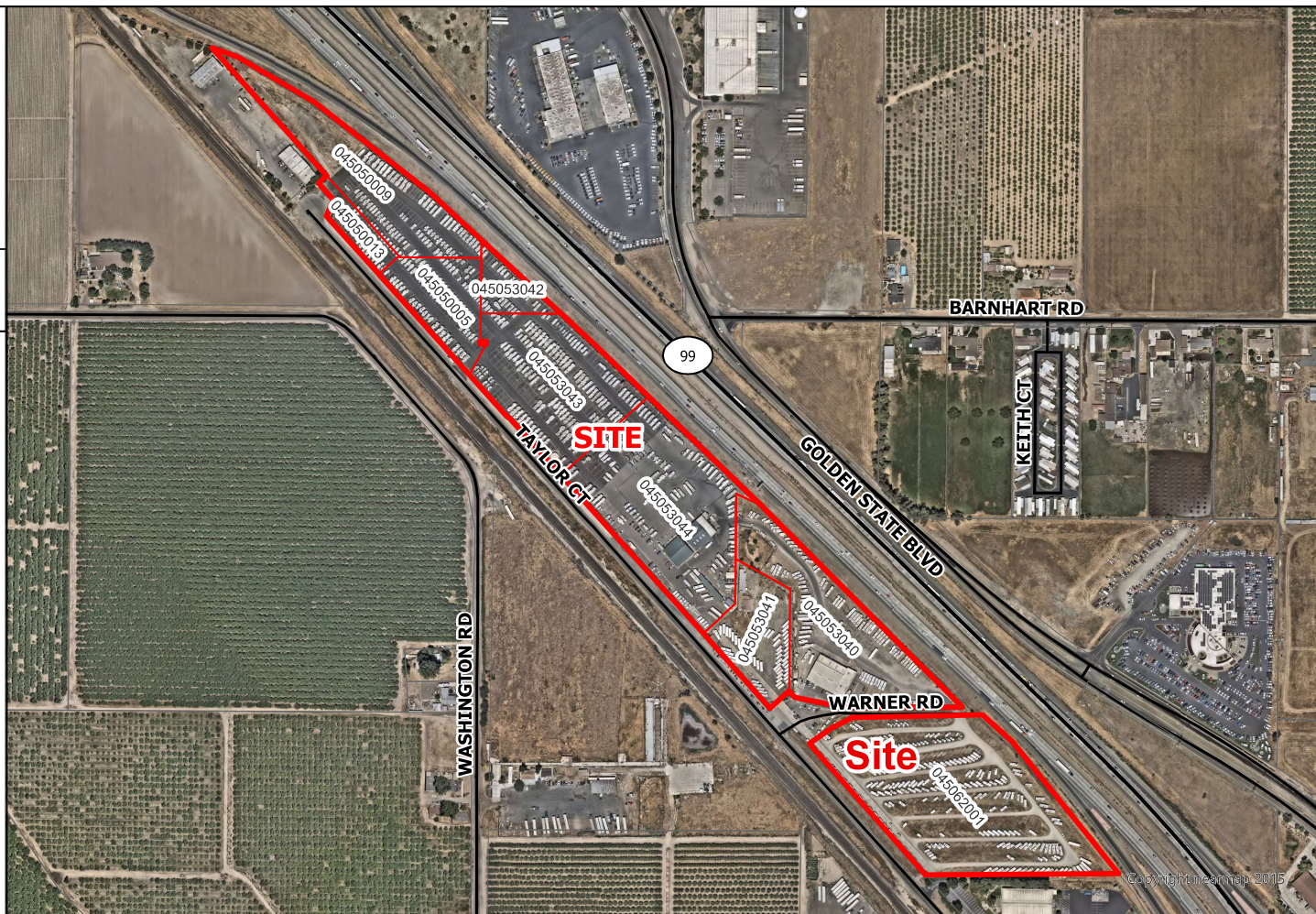
LEGEND

-  Project Site
-  Parcel
-  Highway
-  Street



Source: Planning Department GIS

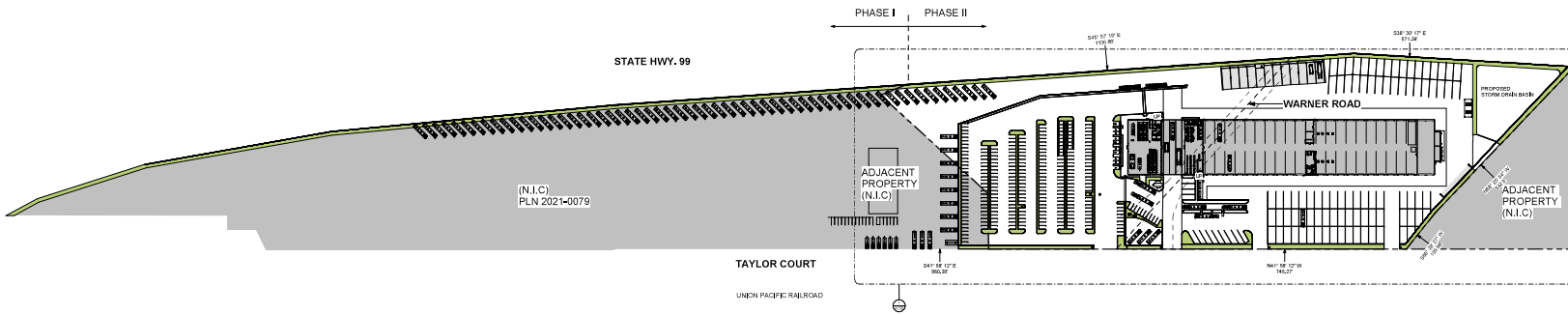
Date Exported: 10/7/2024



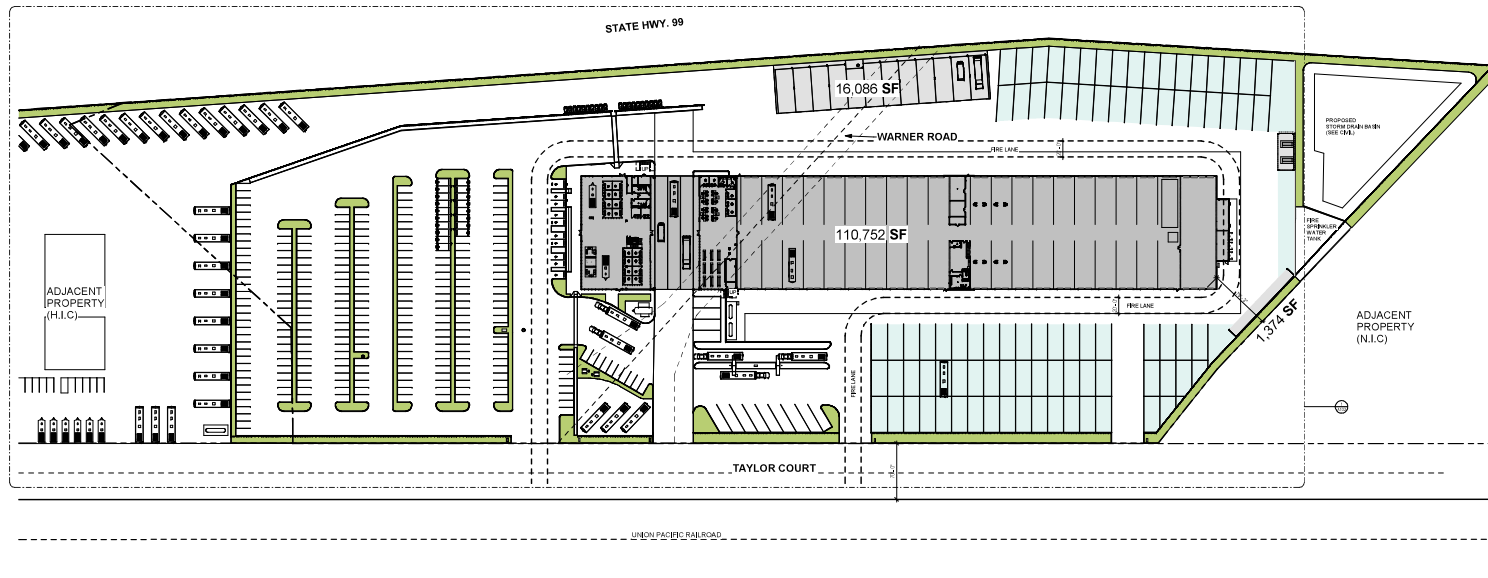
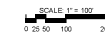
Copyright here map 2015

15

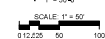




2 COMPOSITE PROPERTY SITE PLAN
1" = 100'-0"



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



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Whitfield**

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CONSULTANT
CONSULTANT NAME
ADDRESS
CITY
STATE
ZIP

BEST RV TURLOCK

**RV SALES FACILITY
EXPANSION**

5100-5300 TAYLOR CT,
TURLOCK, CA 95362

OWNER
NADER AMMARI

PROJECT NUMBER
GW227

DATE
10/1/2024

PROJECT NAME
RV SALES FACILITY EXPANSION

PROJECT ADDRESS
5100-5300 TAYLOR CT, TURLOCK, CA 95362

PROJECT OWNER
NADER AMMARI

PROJECT ENGINEER
JAMES A. GOREE

PROJECT MECHANICAL ENGINEER
ABDEL DESIGN GROUP

PROJECT ELECTRICAL ENGINEER
DAN J. JAMES

PROJECT CIVIL ENGINEER
JAMES A. GOREE

PROJECT ARCHITECT
GOREE WHITFIELD

PROJECT LANDSCAPE ARCHITECT
GOREE WHITFIELD

PROJECT SURVEYOR
GOREE WHITFIELD

PROJECT GEOTECHNICAL ENGINEER
GOREE WHITFIELD

PROJECT STRUCTURAL ENGINEER
GOREE WHITFIELD

PROJECT TRAFFIC ENGINEER
GOREE WHITFIELD

PROJECT ENVIRONMENTAL ENGINEER
GOREE WHITFIELD

PROJECT HISTORIC PRESERVATION
GOREE WHITFIELD

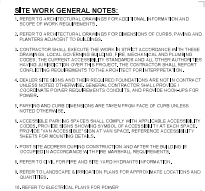
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GOREE WHITFIELD

PROJECT TOTAL
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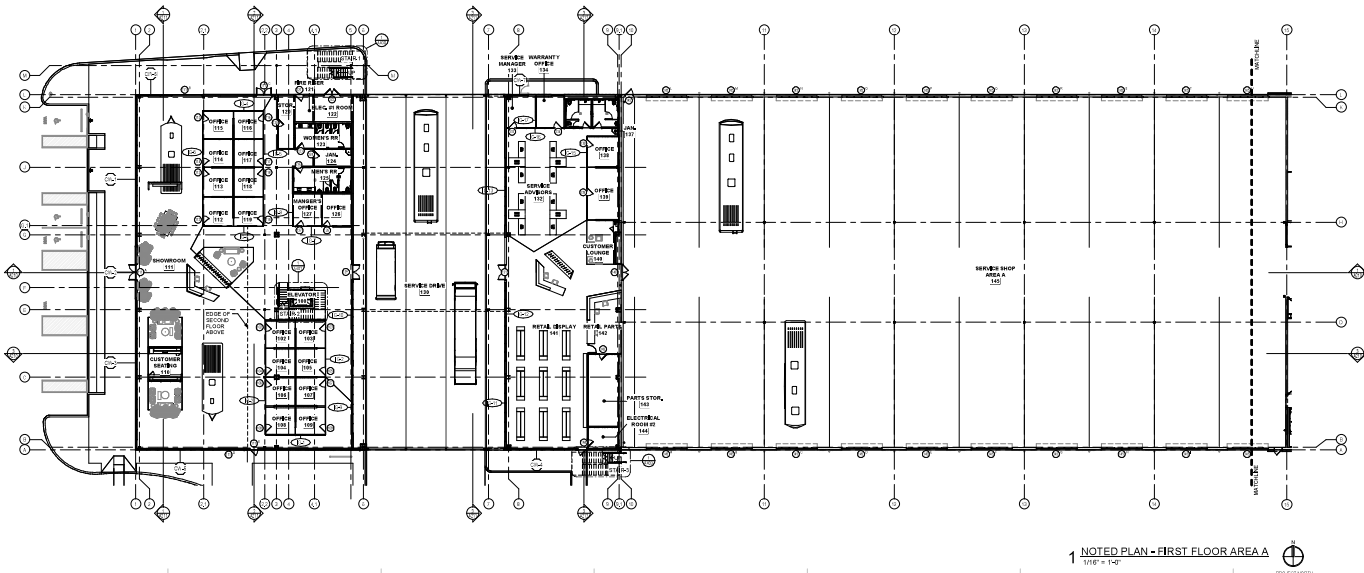
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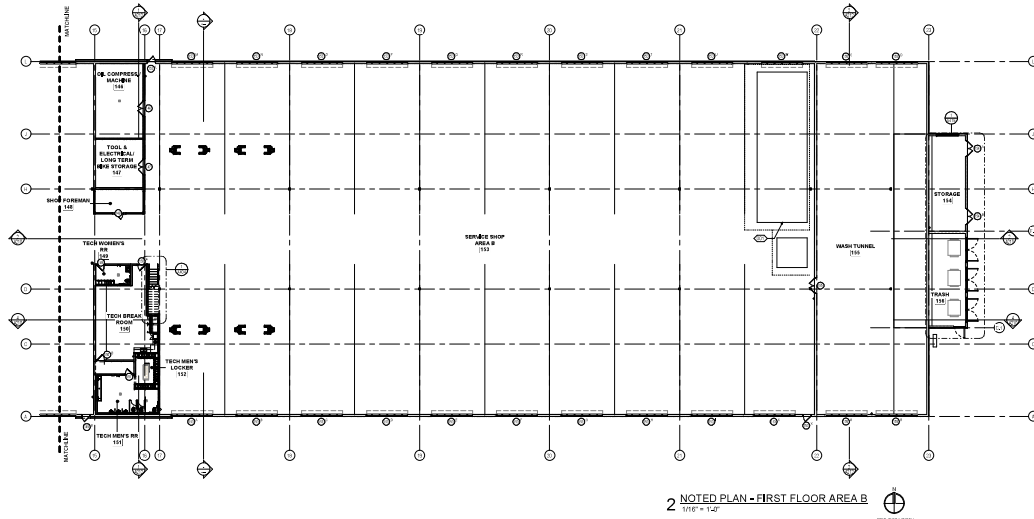
PROJECT TOTAL
GOREE WHITFIELD

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1. THIS PLAN IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.

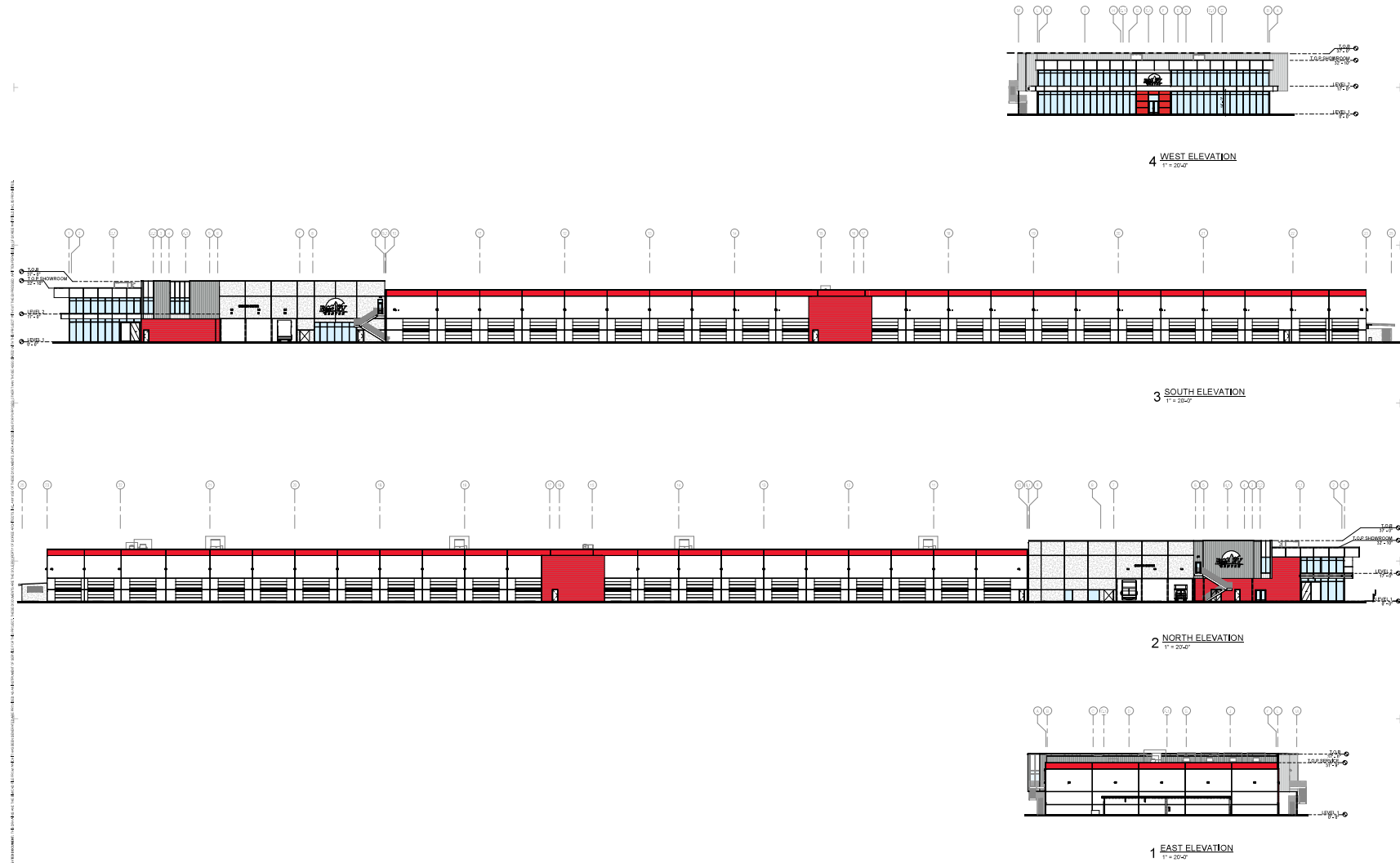


1 NOTED PLAN - FIRST FLOOR AREA A
1/8" = 1'-0"



2 NOTED PLAN - FIRST FLOOR AREA B
1/8" = 1'-0"

GENERAL PLAN NOTES: 1. THE OWNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED TO THE ENGINEER. 2. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED TO THE OWNER. 3. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED TO THE OWNER. 4. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED TO THE OWNER. 5. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED TO THE OWNER. 6. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED TO THE OWNER. 7. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED TO THE OWNER. 8. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED TO THE OWNER. 9. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED TO THE OWNER. 10. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED TO THE OWNER.	
FLOOR PLAN KEYNOTES 1. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED TO THE OWNER. 2. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED TO THE OWNER. 3. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED TO THE OWNER. 4. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED TO THE OWNER. 5. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED TO THE OWNER. 6. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED TO THE OWNER. 7. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED TO THE OWNER. 8. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED TO THE OWNER. 9. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED TO THE OWNER. 10. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED TO THE OWNER.	
PROJECT INFORMATION PROJECT NAME: BEST RV TURLOCK PROJECT LOCATION: 5100-5300 TAYLOR CT, TURLOCK, CA 95362 PROJECT OWNER: NADER AMMARI PROJECT ARCHITECT: GW2277 PROJECT ENGINEER: GW2277 PROJECT DATE: 10/1/2023 PROJECT STATUS: 100% PROJECT NUMBER: A130	



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Whitfield**

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E info@wpaengineers.com

CONSULTANT #1 - SPECIALTIES
CONSULTANT #2 - NAME
ADDRESS
PHONE
WEBSITE

PROJECT NAME
BEST RV TURLOCK

PROJECT LOCATION
**RV SALES FACILITY
EXPANSION**
PROJECT ADDRESS
5100-5300 TAYLOR CT,
TURLOCK, CA 95302

DESIGNER/OWNER
NADER AMMARI

PROJECT NUMBER
GW2227

DATE
10/10/2022

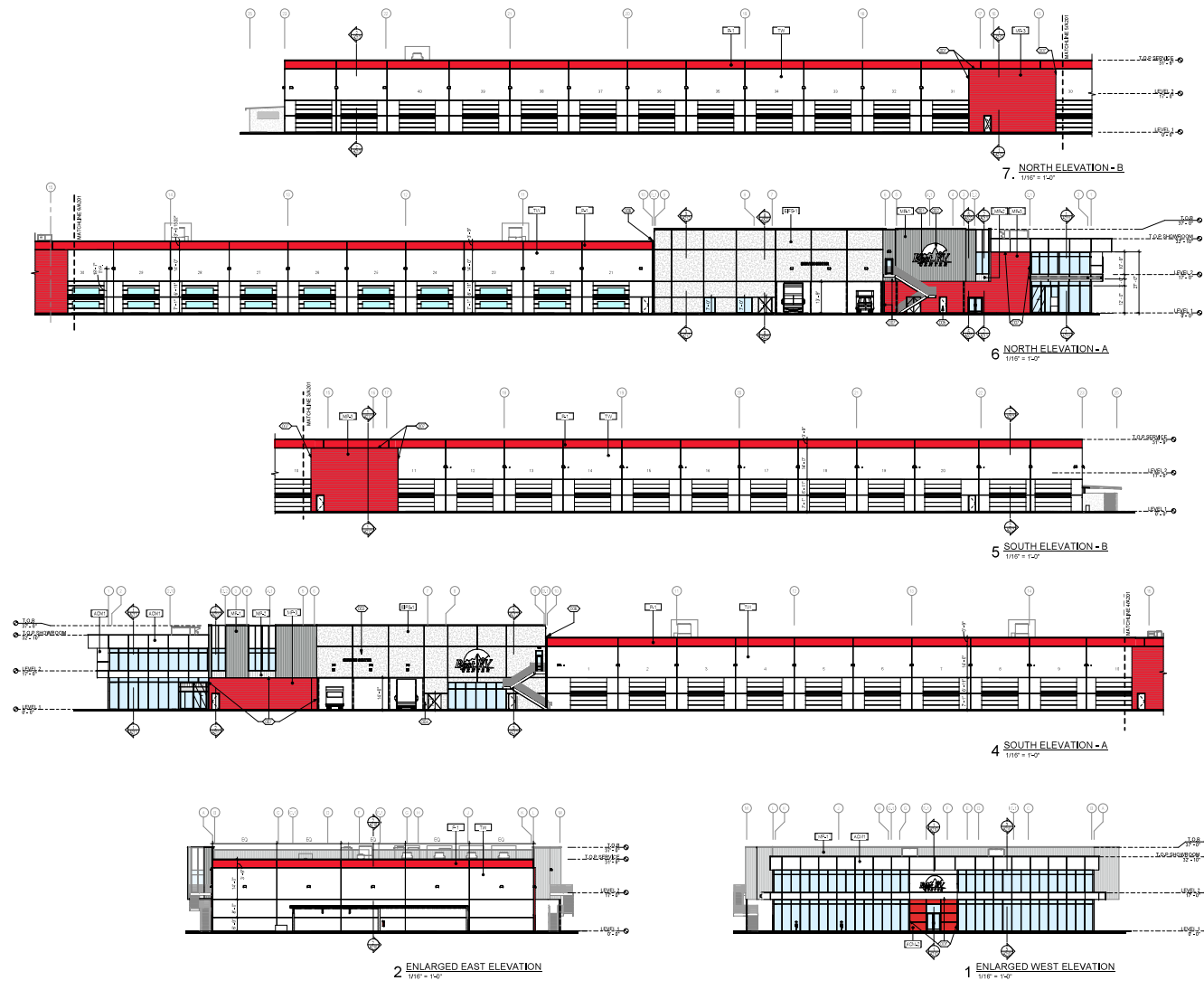
PRICE DATE
10/10/2022

DATE
10/10/2022

DATE
10/10/2022

PROJECT NAME
**COMPOSITE BUILDING
ELEVATIONS**

PROJECT NUMBER
A200



EXTERIOR ELEVATION KEYNOTES

1. ALL LAMP TEST FIX COORDINATED TO BUILDING FACADE

2. BUILDING FRAME BEHIND MODULES LOCATED TO BUILDING

3. EXTERIOR FINISHES TO MATCH ADJACENT BUILDING COLOR, ETC.

4. DOOR TO BE PAINTED AS SHOWN, SEE REF. 4000

5. RECOMMENDED FINISHES FOR INTERIOR FINISHES

6. RECOMMENDED FINISHES FOR INTERIOR FINISHES

7. RECOMMENDED FINISHES FOR INTERIOR FINISHES

EXTERIOR FINISH LEGEND

REF. 11
COLOR: BAY BROWN

REF. 12
COLOR: BAY BROWN

REF. 13
COLOR: BAY BROWN

REF. 14
COLOR: BAY BROWN

REF. 15
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REF. 99
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REF. 100
COLOR: BAY BROWN

PROJECT INFORMATION

BEST RV TURLOCK

RV SALES FACILITY EXPANSION

5100-5300 TAYLOR CT, TURLOCK, CA 95302

NADER AMMARI

PROJECT NUMBER: GW2227

DATE: 01/11/2022

SCALE: 1/8\"/>

Goree Whitfield

24851 Old River Ave
Dana Point, CA 92629
949-234-1100
www.goreewhitfield.com

PROJECT INFORMATION

BEST RV TURLOCK

RV SALES FACILITY EXPANSION

5100-5300 TAYLOR CT, TURLOCK, CA 95302

NADER AMMARI

PROJECT NUMBER: GW2227

DATE: 01/11/2022

SCALE: 1/8\"/>

Sign-A



SIGN-A: LED ILLUMINATED PAN CHANNEL SIGN
Scale: 3/8" = 1'-0"

Best RV Letters:

5" deep white alum. returns w/ 1" white trim cap.
faces to be white acrylic w/ #53 red vinyl overlay.

Swoosh:

5" deep white alum. returns w/ 1" white trim cap.
faces to be white Lexan w/ #53 red vinyl overlay.

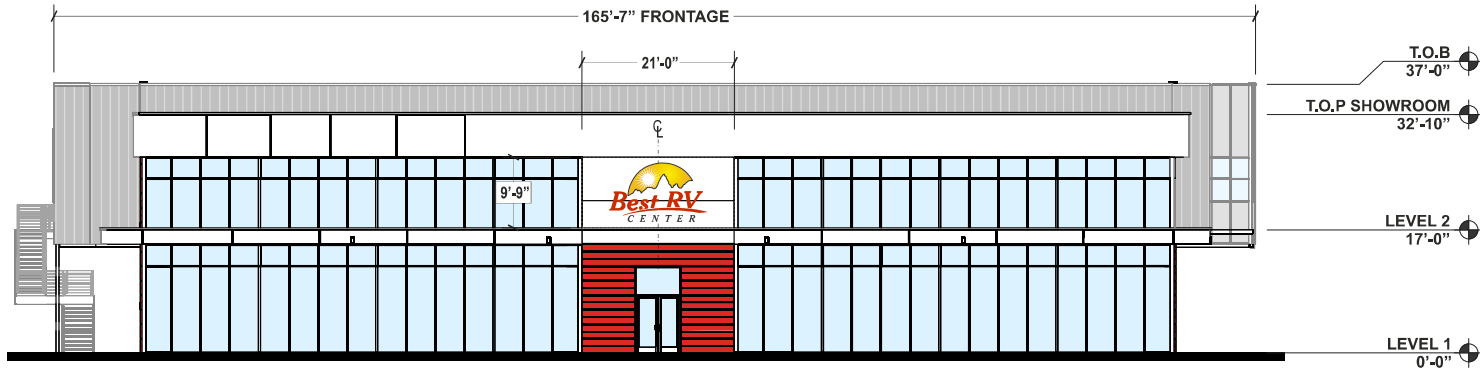
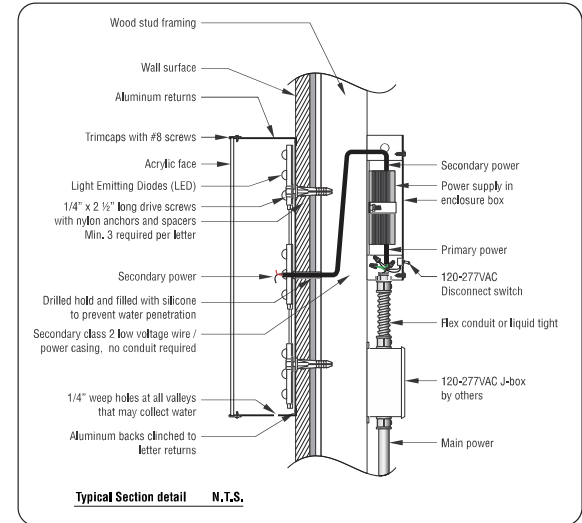
Logo:

5" deep white alum. returns w/ 1" white trim cap.
faces to be white Lexan w/ digital print overlay.

CENTER Letters:

5" deep white alum. returns w/ 1" white trim cap.
faces to be white acrylic w/ black perforated day/night overlay.

White LED illumination.



WEST ELEVATION - FRONT

Scale: 1/16" = 1'-0"

1) This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

2) The location of the disconnect switch after installation shall comply with the Artical 600.6 (A)(1) of the National Electrical Code.

3) ALL WORK TO BE DONE IAW 2022 CBC, CEC, CFC COMPLIANT

FILE: best rv center - turlock

Client Review Status

Revision

Date

Project Information

Date: 02-29-24

Job #00000

Page: 1

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CLIENT APPROVAL DATE

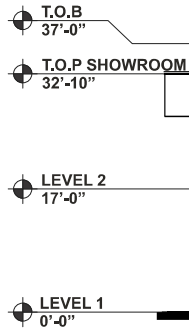
LANDLORD APPROVAL DATE

Δ -	00-00-00
Δ -	00-00-00

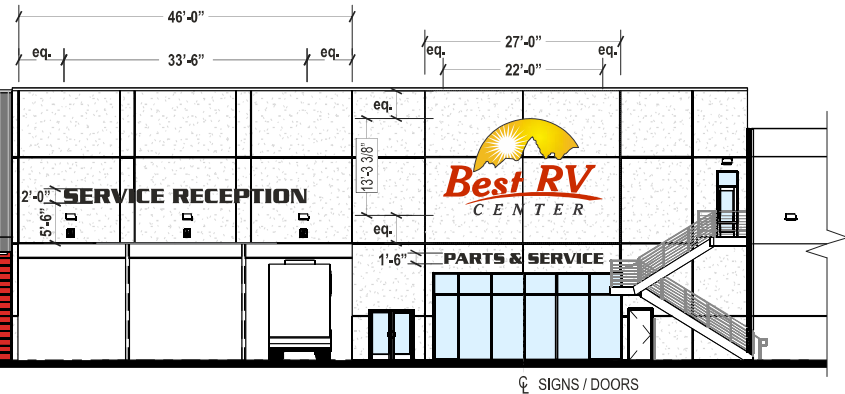
Client: Best RV Center
Location: -
Address: 5340 Taylor CT.
City/ST/Zip: Turlock, CA
Phone: _____
Fax: _____
Sales: Sean Campbell Designer: IL Release By: 00-00-00

USS UNITED
SIGN SYSTEMS
C.S.C.L. #718965
5201 Pentecost Drive Modesto, Calif. 95356
1-800-481-SIGN
Phone: 209-543-1320 Fax: 209-543-1326

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PARTIAL SOUTH ELEVATION



Scale: 1/16" = 1'-0"

Sign-B, C & C1

SIGN-B: LED ILLUMINATED PAN CHANNEL SIGN
Scale: 3/16" = 1'-0"**Best RV Letters:**

5" deep white alum. returns w/ 1" white trim cap. faces to be white acrylic w/ #53 red vinyl overlay.

Swoosh:

5" deep white alum. returns w/ 1" white trim cap. faces to be white Lexan w/ #53 red vinyl overlay.

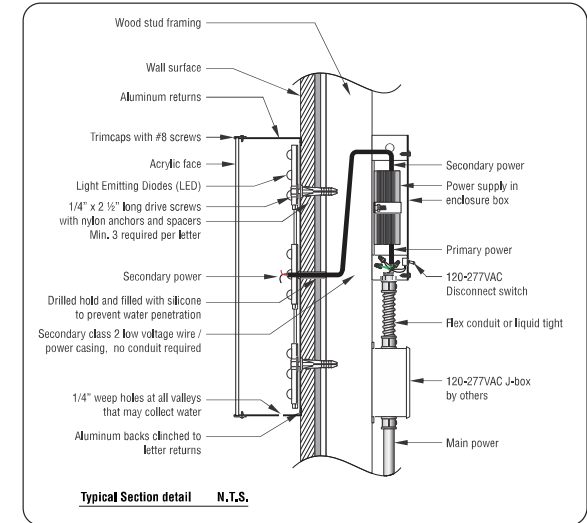
Logo:

5" deep white alum. returns w/ 1" white trim cap. faces to be white Lexan w/ digital print overlay.

CENTER Letters:

5" deep white alum. returns w/ 1" white trim cap. faces to be white acrylic w/ black perforated day/night overlay.

White LED illumination.

SIGN-C & C1: LED ILLUMINATED PAN CHANNEL SIGN
Scale: 3/16" = 1'-0"5" deep white alum. returns w/ 3/4" white trim cap. faces to be white acrylic w/ black perforated day/night vinyl overlay.
White LED's illumination.

Typical Section detail N.T.S.

1) This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

2) The location of the disconnect switch after installation shall comply with the Article 600.6 (A)(1) of the National Electrical Code.

3) ALL WORK TO BE DONE IAW 2022 CBC, CEC, CFC COMPLIANT

FILE: best rv center - turlock

Client Review Status

Revision

Date

Project Information

Date: 02-29-24

Job #00000

Page: 2

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Δ -
Δ -

00-00-00
00-00-00

CLIENT APPROVAL DATE

LANDLORD APPROVAL DATE

Client: Best RV Center

Location: -

Address: 5340 Taylor CT.

City/ST/Zip: Turlock, CA

Phone: _____

Fax: _____

Sales: Sean Campbell Designer: IL Release By: 00-00-00

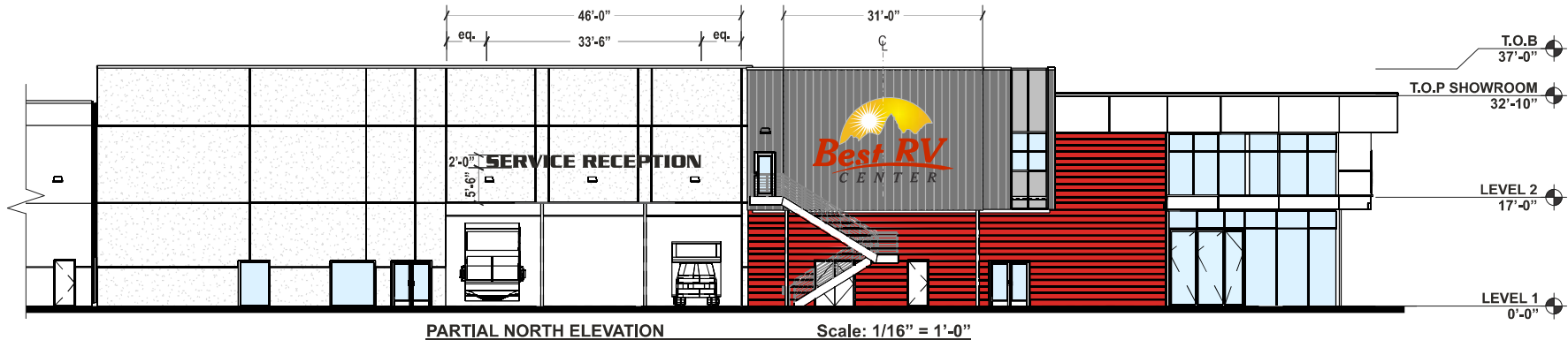
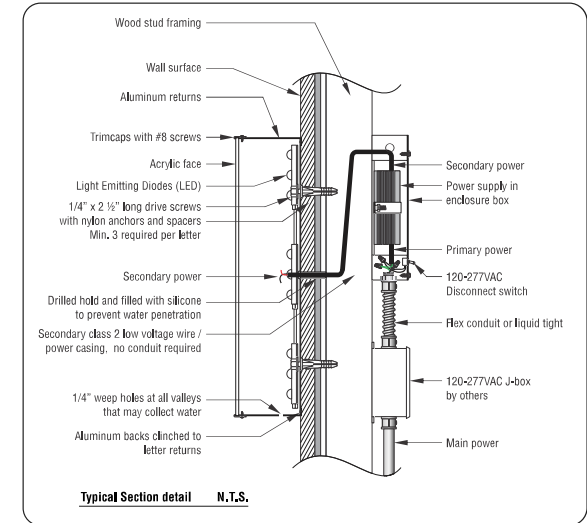
USS UNITED
SIGN SYSTEMS
C.S.C.L. #718965
5201 Pentecost Drive Modesto, Calif. 95356
1-800-481-SIGN
Phone: 209-543-1320 Fax: 209-543-1326

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Sign-D & E

**SIGN-D: LED ILLUMINATED PAN CHANNEL SIGN**
Scale: 3/8" = 1'-0"**Best RV Letters:**5" deep white alum. returns w/ 1" white trim cap.
faces to be white acrylic w/ #53 red vinyl overlay.**Swoosh:**5" deep white alum. returns w/ 1" white trim cap.
faces to be white Lexan w/ #53 red vinyl overlay.**Logo:**5" deep white alum. returns w/ 1" white trim cap.
faces to be white Lexan w/ digital print overlay.**CENTER Letters:**5" deep white alum. returns w/ 1" white trim cap.
faces to be white acrylic w/ black perforated day/night overlay.

White LED illumination.

SIGN-E: LED ILLUMINATED PAN CHANNEL SIGN
Scale: 3/16" = 1'-0"5" deep white alum. returns w/ 3/4" white trim cap.
faces to be white acrylic w/ black perforated day/night
vinyl overlay.
White LED's illumination.

1) This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

2) The location of the disconnect switch after installation shall comply with the Article 600.6 (A)(1) of the National Electrical Code.

3) ALL WORK TO BE DONE IAW 2022 CBC, CEC, CFC COMPLIANT

FILE: best rv center - turlock

Client Review Status

Revision

Date

Project Information

Date: 02-29-24

Job #00000

Page: 3

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per request
-

03-04-24 IL
00-00-00

Client: Best RV Center

Location: -

Address: 5340 Taylor CT.

City/ST/Zip: Turlock, CA

Phone: _____

Fax: _____

Sales: Sean Campbell Designer: IL Release By: 00-00-00

CLIENT APPROVAL DATE

LANDLORD APPROVAL DATE

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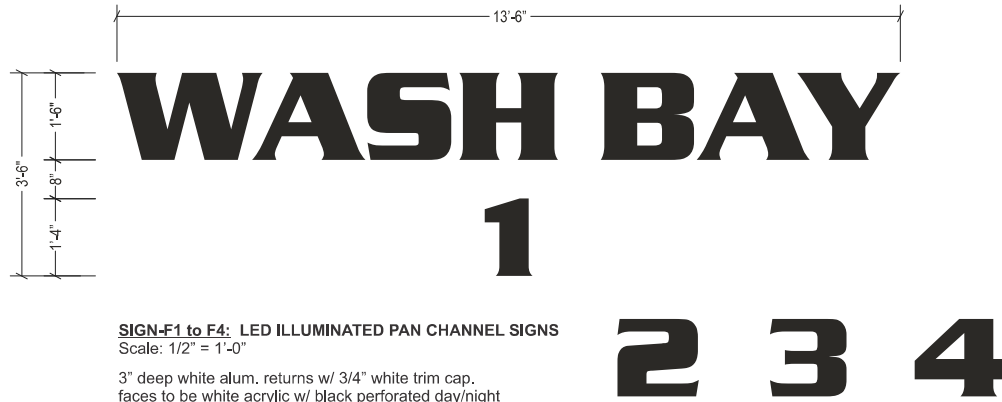
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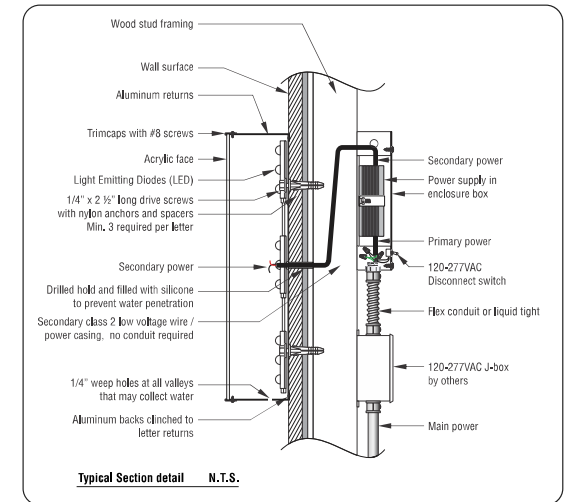
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Sign-F1 to F4

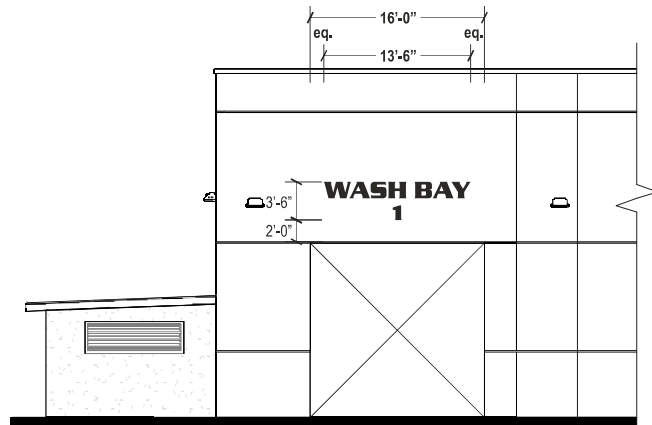


SIGN-F1 to F4: LED ILLUMINATED PAN CHANNEL SIGNS
Scale: 1/2" = 1'-0"

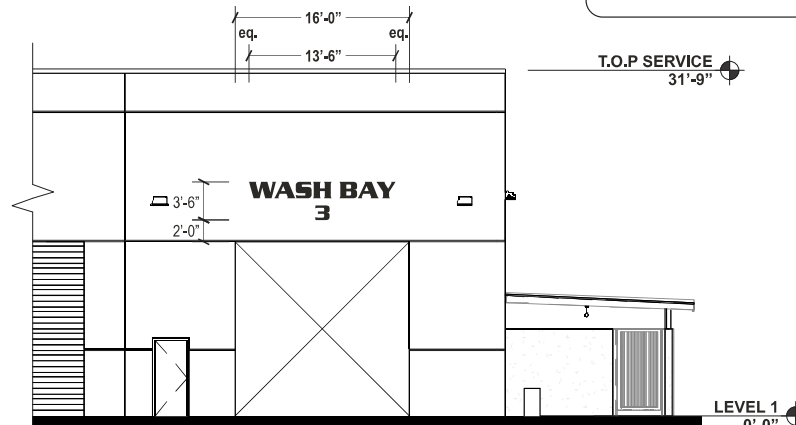
3" deep white alum. returns w/ 3/4" white trim cap.
faces to be white acrylic w/ black perforated day/night
vinyl overlay.
White LED's illumination.



T.O.P SERVICE
31'-9"



PARTIAL NORTH ELEVATION @ WASH BAY Scale: 3/32" = 1'-0"



PARTIAL SOUTH ELEVATION @ WASH BAY Scale: 3/32" = 1'-0"

1) This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

2) The location of the disconnect switch after installation shall comply with the Article 600.6 (A)(1) of the National Electrical Code.

3) ALL WORK TO BE DONE IAW 2022 CBC, CEC, CFC COMPLIANT

FILE: best rv center - turlock	Client Review Status	Revision	Date	Project Information	Date: 02-29-24	Job #00000	Page: 4
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		⚠ -	00-00-00	Location:	-		
				Address:	5340 Taylor CT.		
				City/ST/Zip:	Turlock, CA		
				Phone:			
CLIENT APPROVAL	DATE			Fax:			
LANDLORD APPROVAL	DATE			Sales: Sean Campbell	Designer: IL	Release By: 00-00-00	

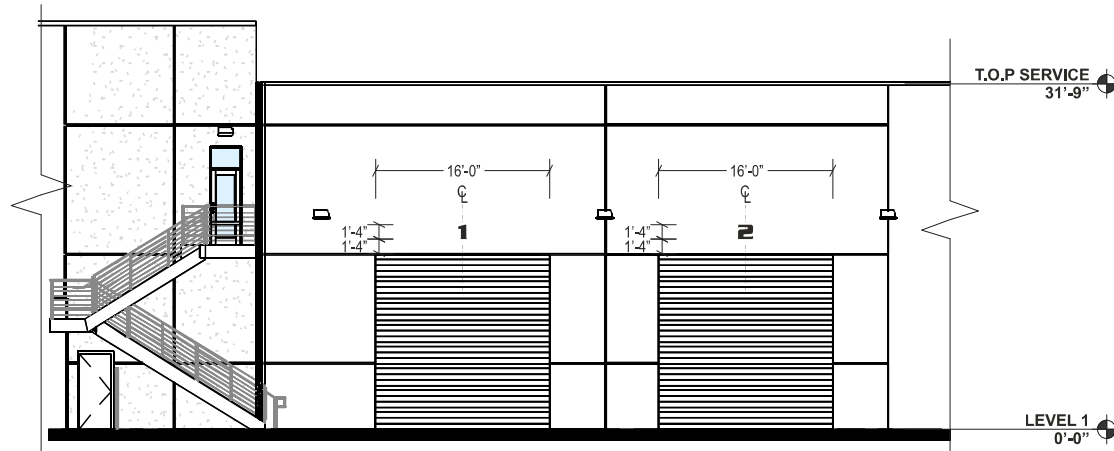
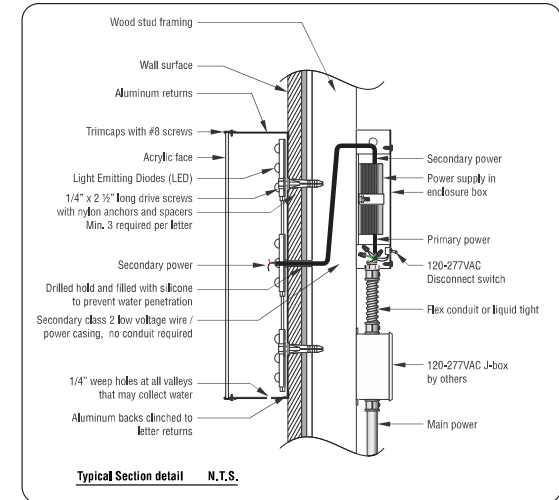
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1 2 3 4 5 6 7 8 9 10
11 12 13 14 15 16 17 18 19 20
21 22 23 24 25 26 27 28 29 30
31 32 33 34 35 36 37 38 39 40

SIGN-H1 TO H40: LED ILLUMINATED PAN CHANNEL SIGN

Scale: 1/4" = 1'-0"

3" deep white alum. returns w/ 3/4" white trim cap.
faces to be white acrylic w/ black perforated day/night
vinyl overlay.
White LED's illumination.



TYPICAL SERVICE BAY ELEVATION Scale: 3/32" = 1'-0"

- 1) This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.
- 2) The location of the disconnect switch after installation shall comply with the Article 600.6 (A)(1) of the National Electrical Code.
- 3) ALL WORK TO BE DONE IAW 2022 CBC, CEC, CFC COMPLIANT

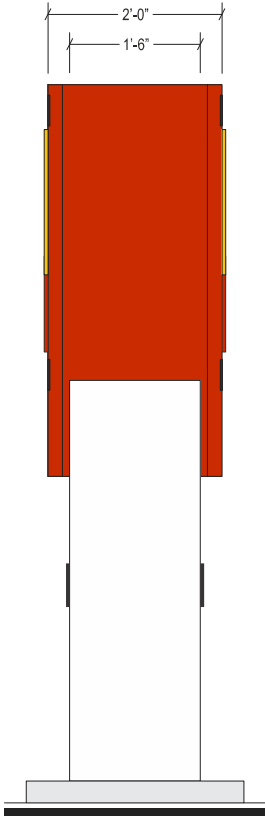
FILE: best rv center - turlock	Client Review Status	Revision	Date	Project Information	Date: 02-29-24	Job #00000	Page: 5
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		-	00-00-00	Location:	-		
				Address:	5340 Taylor CT.		
				City/ST/Zip:	Turlock, CA		
				Phone:			
CLIENT APPROVAL	DATE			Fax:			
LANDLORD APPROVAL	DATE			Sales: Sean Campbell	Designer: IL	Release By: 00-00-00	

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SIGN-M1: D/F LED ILLUMINATED MONUMENT SIGN
Scale: 3/4" = 1'-0"



SIDE VIEW
Scale: 3/4" = 1'-0"

- 1) This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.
- 2) The location of the disconnect switch after installation shall comply with the Artical 600.6 (A)(1) of the National Electrical Code.
- 3) ALL WORK TO BE DONE IAW 2022 CBC, CEC, CFC COMPLIANT

FILE: best rv center - turlock

Client Review Status

Revision

Date

Project Information

Date: 02-29-24

Job #00000

Page: 6

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per request
-

03-04-24 IL
00-00-00

Client: Best RV Center

Location: -

Address: 5340 Taylor CT.

City/ST/Zip: Turlock, CA

Phone: _____

Fax: _____

Sales: Sean Campbell Designer: IL Release By: 00-00-00

CLIENT APPROVAL DATE

LANDLORD APPROVAL DATE

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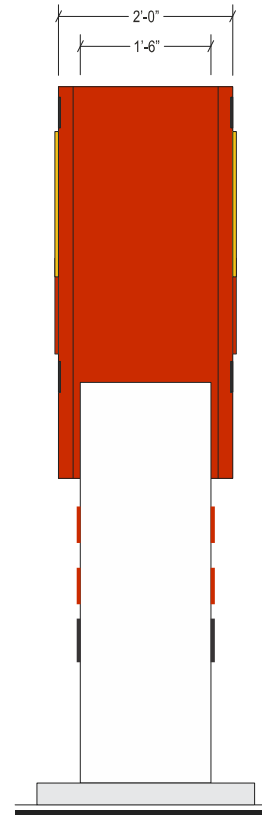
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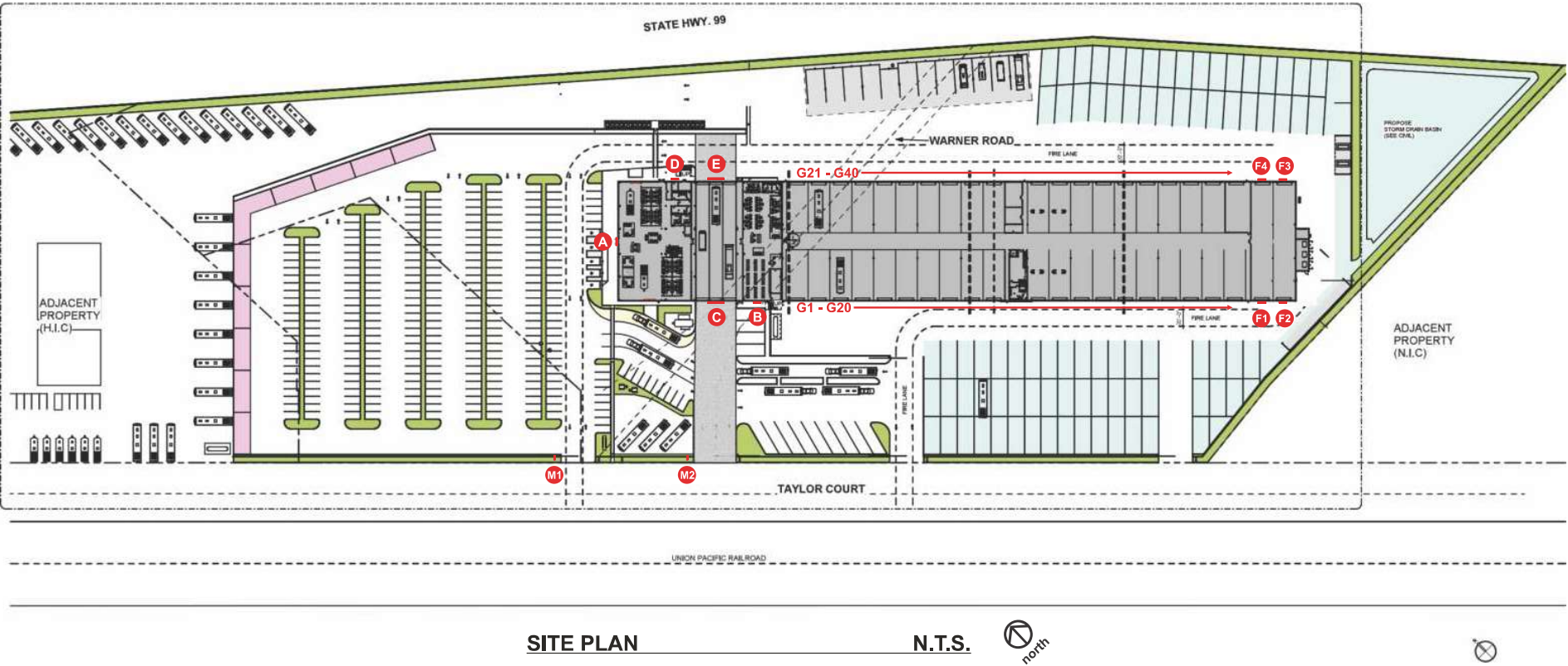
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OPPOSITE SIDE **Scale: 3/4" = 1'-0"**

- | | | | | | | | |
|--|---|---------------------------------|------------------------------------|--|-----------------------|-------------------|----------------|
| FILE: best rv center - turlock | Client Review Status | Revision | Date | Project Information | Date: 02-29-24 | Job #00000 | Page: 7 |
| <p>This is an original drawing created by United Sign Systems. It is loaned as part of an advertising or identification program being planned for you by United Sign Systems. It is requested this material is not to be shown to anyone outside your organization, nor used, reproduced, copied or exhibited in any fashion whatsoever. All or part of this design (except for registered trademarks) remain the property of United Sign Systems until transferred actual sale.</p> <p>COPYRIGHT 2018 United Sign Systems. This artwork is the exclusive property of United Sign Systems and cannot be reproduced without written permission of United Sign Systems</p> | <p>United Sign Systems requires that an "Approved" drawing be obtained from the client prior to any production release or production release revision</p> | <p>⚠ per request</p> <p>⚠ -</p> | <p>03-04-24 IL</p> <p>00-00-00</p> | <p>Client: Best RV Center</p> <p>Location: -</p> <p>Address: 5340 Taylor CT.</p> <p>City/ST/Zip: Turlock, CA</p> <p>Phone:</p> <p>Fax:</p> | | | |
| | CLIENT APPROVAL | DATE | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| LANDLORD APPROVAL | DATE | | | <p>Sales: Sean Campbell Designer: IL Release By: 00-00-00</p> | | | |





- 1) This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.
- 2) The location of the disconnect switch after installation shall comply with the Article 600.6 (A)(1) of the National Electrical Code.
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FILE: best rv center - turlock	Client Review Status	Revision	Date	Project Information	Date: 02-29-24	Job #00000	Page: 8
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United Sign Systems requires that an "Approved" drawing be obtained from the client prior to any production release or production release revision				Location:	-		
CLIENT APPROVAL				Address:	5340 Taylor CT.		
DATE				City/ST/Zip:	Turlock, CA		
LANDLORD APPROVAL				Phone:			
DATE				Fax:			
				Sales:	Sean Campbell	Designer: IL	Release By: 00-00-00

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NOTE: Approval of this application is valid only if the following conditions are met. This permit shall expire unless activated within 18 months of the date of approval. In order to activate the permit, it must be signed by the applicant and one of the following actions must occur: (a) a valid building permit must be obtained to construct the necessary structures and appurtenances; or, (b) the property must be used for the purpose for which the permit is granted. (Stanislaus County Ordinance 21.104.030)

CONDITIONS OF APPROVAL

USE PERMIT APPLICATION NO. PLN2023-0047 BEST RV CENTER

Department of Planning and Community Development

1. Use(s) shall be conducted as described in the application and supporting information (including the plot plan) and shall supersede the previous adopted development plans for Planned Development (P-D) (351) and P-D (253), as approved by the Planning Commission and/or Board of Supervisors and in accordance with other laws and ordinances.
2. All development standards previously adopted for P-D (351) and conditions of approval adopted by Use Permit No. PLN 2021-0079 – Best RV Center, with the exception of condition of approval No. 10, shall remain in effect. Condition of Approval No. 10 shall be superseded by the conditions of approval for Use Permit No. PLN2023-0047 – Best RV Center.
3. All development standards previously adopted for P-D (253) shall be superseded by the Development Standards of P-D (351) and Conditions of Approval of Use Permit No. PLN2023-0047.
4. ~~Completion of~~ **Issuance of all permitting for** Phase 2 shall be no later than 18 months, **with completion of all permitting no later than 36 months** from project approval, unless extended as permitted under P-D (351).
5. Pursuant to Section 711.4 of the California Fish and Game Code (effective January 1, 2014), the applicant is required to pay a California Department of Fish and Wildlife fee at the time of filing a “Notice of Determination.” Within five (5) days of approval of this project by the Planning Commission or Board of Supervisors, the applicant shall submit to the Department of Planning and Community Development a check for **\$2,973.75**, made payable to **Stanislaus County**, for the payment of California Department of Fish and Wildlife and Clerk-Recorder filing fees.
6. Developer shall pay all Public Facilities Impact Fees and Fire Facilities Fees as adopted by Resolution of the Board of Supervisors. The fees shall be payable at the time of issuance of a building permit for any construction in the development project and shall be based on the rates in effect at the time of building permit issuance.
7. The applicant/owner 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.

8. An irrevocable reciprocal access easement shall be recorded between APNs 045-053-040, 045-053-041, and 045-053-044 prior to final occupancy of any building permit.

Department of Environmental Resources

9. The applicant shall demonstrate and secure any necessary permits for the destruction or relocation of all on-site wastewater treatment systems (OWTS) impacted by this project, under the direction of the Stanislaus County Department of Environmental Resources (DER).
10. Prior to issuance of a building permit, the applicant shall submit a site plan that includes the location, layout and design of the proposed on-site wastewater treatment system (OWTS) and Future 100% Expansion (Replacement) Area for any new proposed on-site OWTS.
11. If, or when there is an increase to the existing facility's drainage fixtures or the number of users, the existing on-site wastewater treatment system (OWTS) shall be subject to review and required to be upgraded to accommodate the change in wastewater flows.
12. Any new building requiring an on-site wastewater treatment system (OWTS) shall be designed according to type and/or maximum occupancy of the proposed structure to the estimated waste/sewage design flow rate.

Department of Environmental Resources – Hazmat Division

13. The applicant shall determine, to the satisfaction of the Department of Environmental Resources (DER), that the project site, via a Phase I study, and if necessary, a Phase II study, does not contain any discovery of underground storage tanks, buried chemicals, buried refuse, or contaminated soil prior to the issuance of a building or grading permit. If any were to be found, they shall be brought to the immediate attention of DER.
14. Protective measures shall be added to the site itself, to prevent hazardous materials and hazardous waste contamination from entering the storm drain system.

Building Permits Division

15. Building permits are required and the project must conform with the California Code of Regulations, Title 24.

Turlock Irrigation District (TID)

16. A 10-foot Public Utility Easement shall be dedicated along the Taylor Court Street frontage.

17. The owner/developer shall apply for a facility change for any pole or electrical relocation. Facility changes are performed at the developer's expense.
18. The front building setback shall be a minimum of 15 feet from the property line.

Please note: If Conditions of Approval/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 Conditions of Approval/Development Standards; new wording will be in bold font and deleted wording will be in strikethrough text.

SUMMARY OF RESPONSES FOR ENVIRONMENTAL REVIEW REFERRALS												
PROJECT: CONDITION OF APPROVAL MODIFICATION FOR USE PERMIT NO. PLN2023-0047 -BEST RV CENTER												
REFERRED TO:				RESPONDED		RESPONSE			MITIGATION MEASURES		CONDITIONS	
	2 WK	30 DAY	PUBLIC HEARING NOTICE	YES	NO	WILL NOT HAVE SIGNIFICANT IMPACT	MAY HAVE SIGNIFICANT IMPACT	NO COMMENT NON CEQA	YES	NO	YES	NO
COOPERATIVE EXTENSION	X		X		X							
FIRE PROTECTION DISTRICT: KEYES	X		X		X							
STAN CO DER	X		X		X							
IRRIGATION DISTRICT: TID	X		X		X							
STAN CO HAZARDOUS MATERIALS	X		X		X							
STAN CO CEO	X		X		X							
STAN CO PUBLIC WORKS	X		X		X							
STAN CO BUILDING PERMITS DIVISION	X		X		X							
SURROUNDING LANDOWNERS	X		X		X							

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

NOTICE OF EXEMPTION

Project Title: Condition of Approval Amendment for Use Permit No. PLN2023-0047- Best RV Center

Applicant Information: Naiei M Ammari; 4201 Papillon Drive Modesto, CA 95356

Phone No: (714) 548-6748

Project Location: 5100 and 5300 Taylor Court, and 4318 W. Warner Road. APN 045-053-040, 041, and 045-062-001.

Description of Project: This is a request to allow for a time extension, by way of an amendment to Condition of Approval No. 4, of the subject Use Permit approved on October 17, 2024, allowing for construction of a two story 129,608 square-foot recreational vehicle (RV) sales and service building, a detached 16,086 square-foot canopy for vehicle sales staging, and a 1,374 square-foot storage shed.

Name of Agency Approving Project: Stanislaus County Planning Commission

Lead Agency Contact Person: Jeremy Ballard, Senior Planner
Department of Planning and Community Development

Telephone: (209) 525-6330

Exempt Status: (check one)

- ☐ Ministerial (Section 21080(b)(1); 15268);
- ☐ Declared Emergency (Section 21080(b)(3); 15269(a));
- ☐ Emergency Project (Section 21080(b)(4); 15269(b)(c));
- ☐ Categorical Exemption. State type and section number: _____
- ☐ Statutory Exemptions. State code number: _____
- ☒ Common Sense Exemption. 15061 (b)(3)

Reasons why project is exempt: Proposed amendment to Conditional of Approval No. 4 not materially different than Environmental review adopted for Use Permit Application No. PLN2023-0047. No new circumstances or material project amendments.

Dated

Jeremy Ballard
Senior Planner

**COUNTY OF STANISLAUS CAMPAIGN CONTRIBUTION DISCLOSURE FORM
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT**

Application Number: PLN2023-0047
Application Title: BEST RV CENTER
Application Address: 5100 and 5300 Taylor Court and 4318 W. TURLOCK, CA 95382
Application APN: 045-053-040, -042 to -044; and 045-062-001

Was a campaign contribution, regardless of the dollar amount, made to any member of a decision-making body involved in making a determination regarding the above application (i.e. Stanislaus County Board of Supervisors, Planning Commission, Airport Land Use Commission, or Building Code Appeals Board), hereinafter referred to as Member, during the 12-month period preceding the filing of the application, by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist?

Yes ☐ No ☒

If no, please sign and date below.

If yes, please provide the following information:

Applicant's Name: _____

Contributor or Contributor Firm's Name: _____

Contributor or Contributor Firm's Address: _____

Is the Contributor:

The Applicant	Yes ☐	No ☐
The Property Owner	Yes ☐	No ☐
The Subcontractor	Yes ☐	No ☐
The Applicant's Agent/ Lobbyist	Yes ☐	No ☒

Note: Under California law as implemented by the Fair Political Practices Commission, campaign contributions made by the Applicant and the Applicant's agent/lobbyist who is representing the Applicant in this application or solicitation must be aggregated together to determine the total campaign contribution made by the Applicant.

Identify the Member(s) to whom you, the property owner, your subcontractors, and/or agent/lobbyist made campaign contributions during the 12-month period preceding the filing of the application, the name of the contributor, the dates of contribution(s) and dollar amount of the contribution. Each date must include the exact month, day, and year of the contribution.

Name of Member: _____

Name of Contributor: _____

Date(s) of Contribution(s): _____

Amount(s): _____

(Please add an additional sheet(s) to identify additional Member(s) to whom you, the property owner, your subconsultants, and/or agent/lobbyist made campaign contributions)

By signing below, I certify that the statements made herein are true and correct. I also agree to disclose to the County any future contributions made to Member(s) by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist after the date of signing this disclosure form, and within 12 months following the approval, renewal, or extension of the requested license, permit, or entitlement to use.

09/23/2026

Date

Signature of Applicant

NAIEL AMMARI

Print Name of Applicant

Print Firm Name if applicable

ATTACHMENT F