



Referral Early Consultation

Date: November 5, 2021
To: Distribution List (See Attachment A)
From: Jeremy Ballard, Associate Planner, Planning and Community Development
Subject: USE PERMIT APPLICATION NO. PLN2021-0079 – BEST RV CENTER
Respond By: November 22, 2021
Attachments: Maps, Site Plans, Proposed Phasing

******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 Ammari, Best RV Center
Project Location: 5100, 5340, 6424, and 6460 Taylor Court, and 4318 W. Warner Road, between E. Keyes Road and E. Taylor Road, in the Keyes/Turlock Area.
APN: 045-050-005, 009, and 013; 045-053-040, 042, 043, and 044; and 045-062-001
Williamson Act Contract: N/A
General Plan: Planned Development
Current Zoning: Planned Development (P-D) (351))

Project Description: Request to amend Development Standard Nos. 9-12 of Planned Development (P-D) (351) to allow for the reactivation and reconfiguring of the approved Development Schedule. P-D (351) was approved by the Board of Supervisors on August 11, 2020 to rezone eight parcels to allow for the expansion and reorganization of an existing recreational vehicle (RV) sales in two phases. The August 11, 2020 Board Report with an overview of the approved phases is available online at:

<http://www.stancounty.com/bos/agenda/2020/20200811/PH01.pdf>

Development Standards Nos. 9-12 established the timing for project improvements to be completed based on the date of project approval. In general, the development standards required permits for the Phase 1 improvements to be fully submitted within 3 months of project approval, issued within 6 months of project approval, and fully completed within one year of project approval. As of August 11, 2021, the scope of permits submitted by the applicant associated with Phase 1 did not fully include the entire site, thereby not fulfilling the approved Development Schedule, nor the time frames associated with Development Standards Nos. 9-12. An extension to Development Standards Nos. 9-12, as allowed for by Development Standard No. 15, was submitted by the applicant on June 11, 2021, but was denied by the Planning Director for failure to provide specific evidence or documentation that delays to completion of permitting were unforeseen or unavoidable, or outside of the applicant's control. Additionally, the extension requested an additional 14-33 months for development of Phases 1 and 2, which exceeded the time that could be reasonably granted by the Planning Director. Thus, P-D (351) is now expired and requires a Use Permit to reactivate the approved Development Schedule.

As part of the Use Permit request to reactivate the Development Schedule, the applicant has proposed to amend Development Standards Nos. 9-12 to allow for additional time to complete the project requirements, but also to reconfigure the scope of Phases 1 and 2. The applicant has proposed Phase 1 to include the approved development of APN's: 045-050-009, 045-050-013, 045-053-005, 045-053-042, 045-053-043, and 045-053-044, which has been encompassed within the existing submitted permits, and proposed to complete the work within 14 months of permit approval (See Page 7 of Attachment 1). The previously approved Phase 1 required site development of paving, landscaping, and storm drainage across all parcels, to account for the business expansion without land use permits. Phase 2 has been proposed to encompass the approved development of APNs: 045-053-040, 045-053-044, and 045-062-001 within 33 months of the completion of Phase 1 (See page 8 of Attachment 1). The previously approved Phase 2 included: conversion of the existing sales and service building on APN: 045-053-043 into solely sales, a conversion of a portion of the service building on APN 045-053-040 into a retail parts sales store, development of a RV waste disposal station and construction of two roof only structures for RV staging, as well as the paving, addition of landscaping, and development of a storm drain basin on APN:045-062-001. Of the 33 months proposed for Phase 2, six (6) months are to be utilized for evaluation of the business needs, six (6) months for improvements design, six (6) months for jurisdictional review, and 15 months for construction. Page six of Attachment 1 includes a color-coded map of the applicants proposed phasing and the corresponding APN's of the project site.

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. PLN2021-0079 – BEST RV CENTER

Attachment A

Distribution List

	CA DEPT OF CONSERVATION Land Resources / Mine Reclamation		STAN CO ALUC
	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
	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		STAN CO RISK MANAGEMENT
	COUNTY OF:	X	STAN CO SHERIFF
X	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SUPERVISOR DIST 2: CHIESA
X	FIRE PROTECTION DIST: KEYES	X	STAN COUNTY COUNSEL
	GSA:		StanCOG
	HOSPITAL DIST:	X	STANISLAUS FIRE PREVENTION BUREAU
X	IRRIGATION DIST: TID	X	STANISLAUS LAFCO
	MOSQUITO DIST:	X	STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
	MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES		SURROUNDING LAND OWNERS
X	MUNICIPAL ADVISORY COUNCIL: KEYES		TELEPHONE COMPANY: AT&T
	PACIFIC GAS & ELECTRIC		TRIBAL CONTACTS (CA Government Code §65352.3)
	POSTMASTER:		US ARMY CORPS OF ENGINEERS
X	RAILROAD: UNION PACIFIC		US FISH & WILDLIFE
X	SAN JOAQUIN VALLEY APCD		US MILITARY (SB 1462) (7 agencies)
	SCHOOL DIST 1:		USDA NRCS
	SCHOOL DIST 2:		WATER DIST:
	WORKFORCE DEVELOPMENT		
X	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. PLN2021-0079 – 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

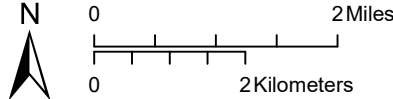
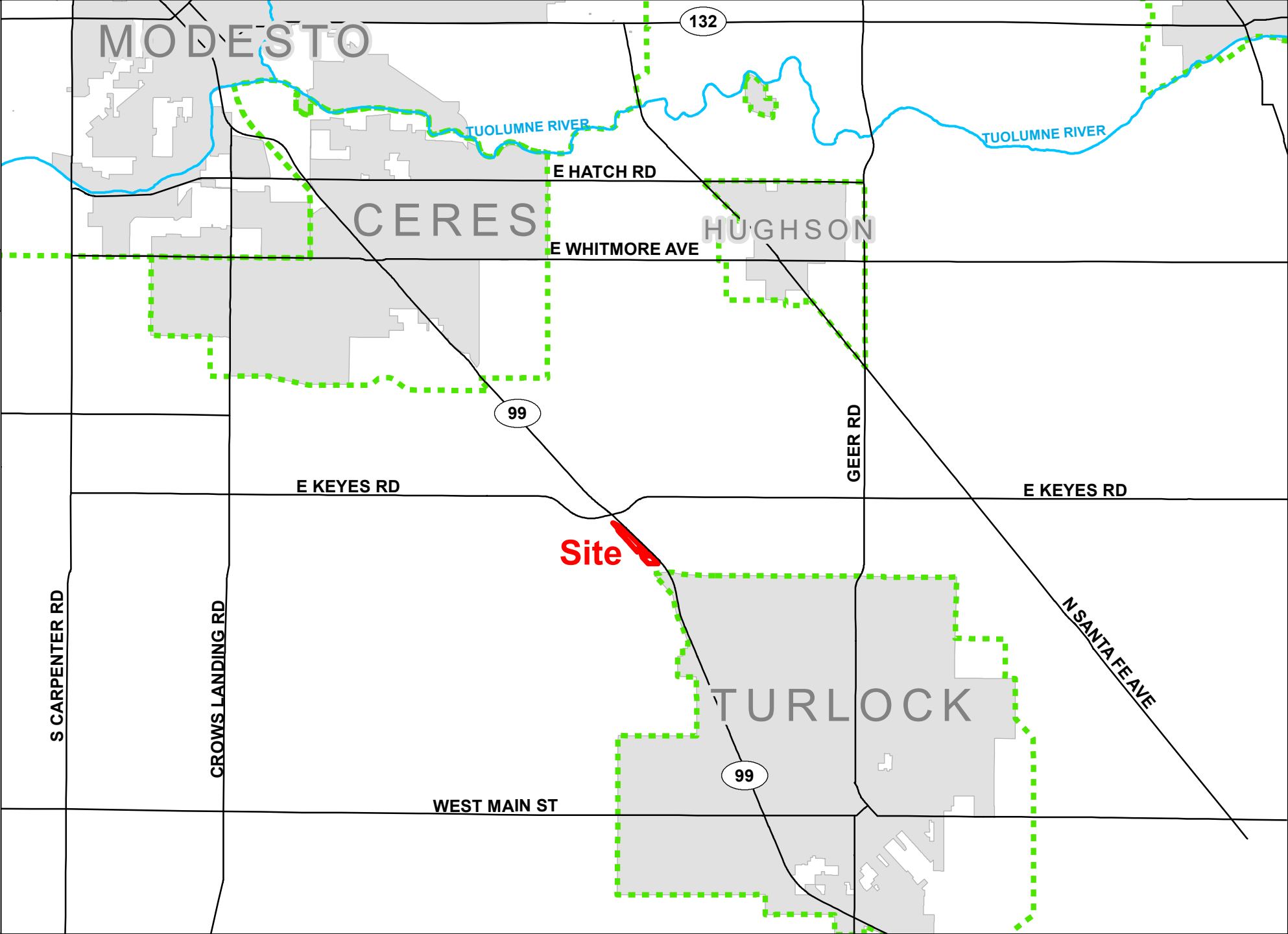
BEST RV CENTER

UP
PLN2021-0079

AREA MAP

LEGEND

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









BEST RV CENTER



UP
PLN2021-0079

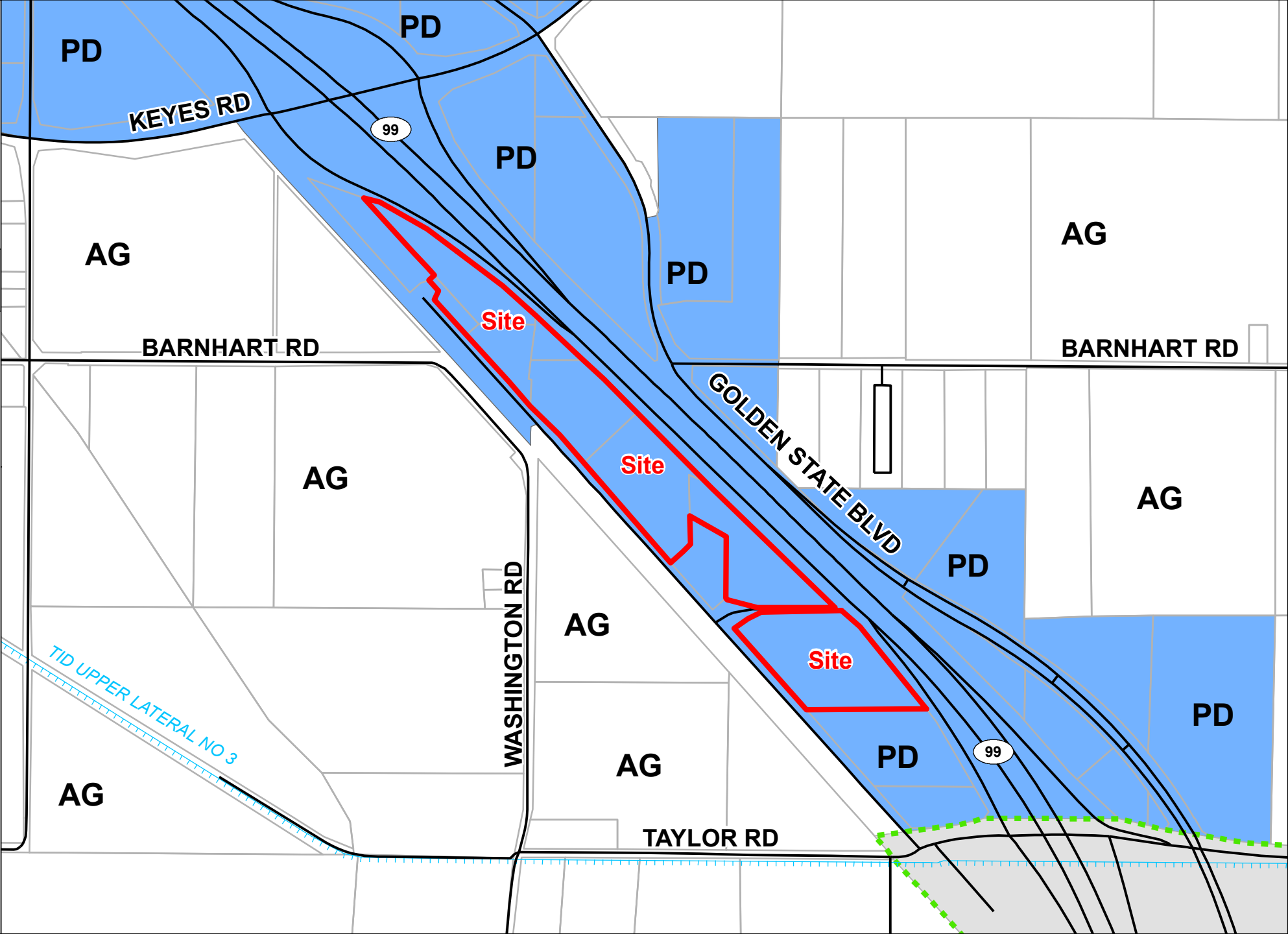
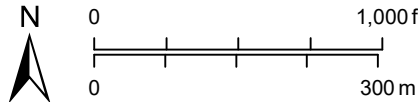
GENERAL PLAN MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  City of Turlock
-  Parcel
-  Road
-  Canal

General Plan

-  **AG** Agriculture
-  **PD** Planned Development












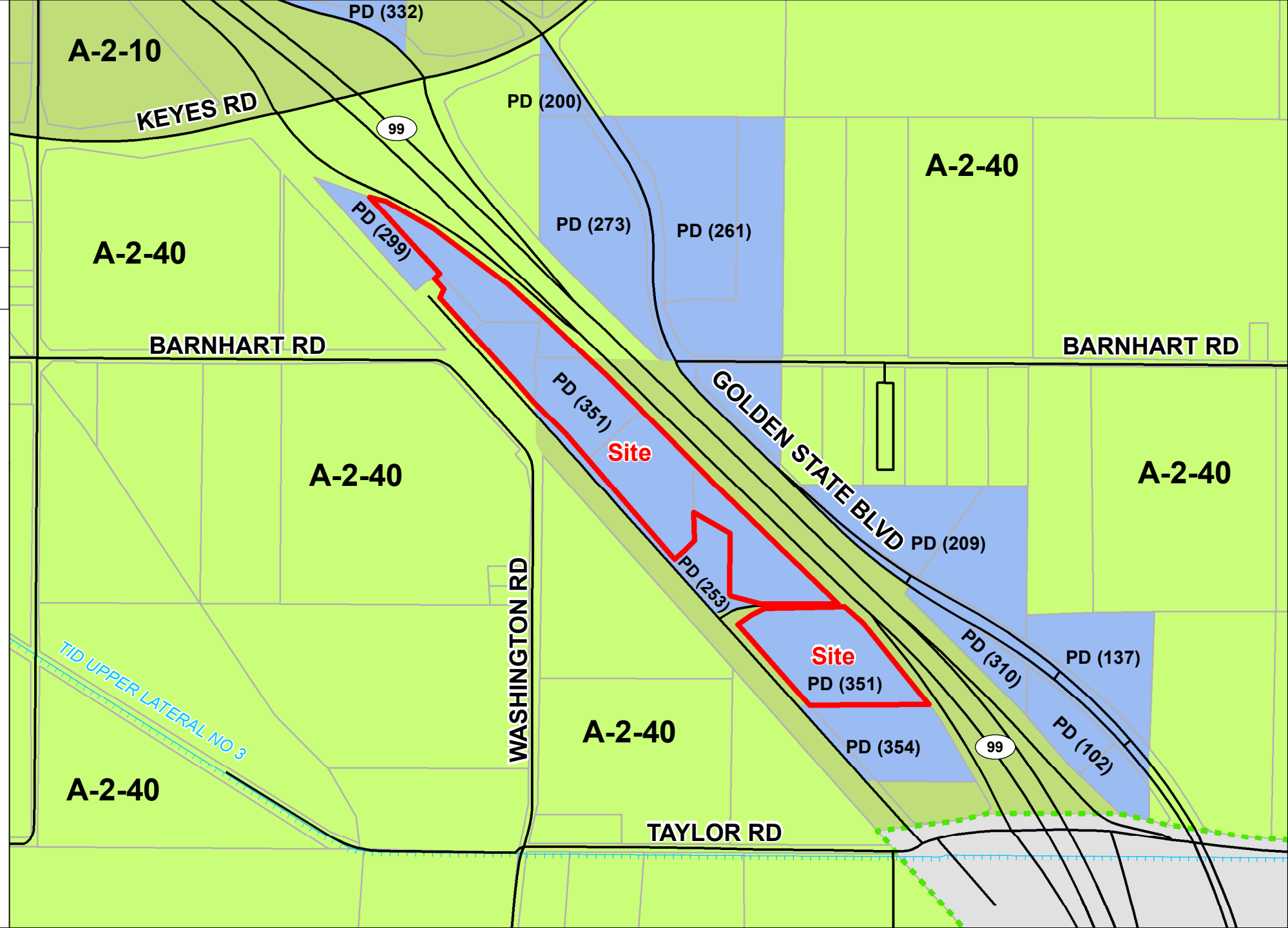
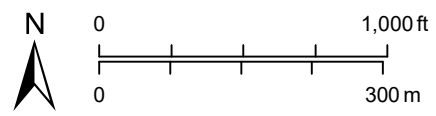
BEST RV CENTER

UP
PLN2021-0079

ZONING MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  City of Turlock
-  Parcel
-  Road
-  Canal
- Zoning Designation**
-  General Agriculture 10 Acre
-  General Agriculture 40 Acre
-  Planned Development







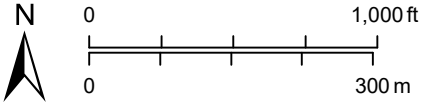
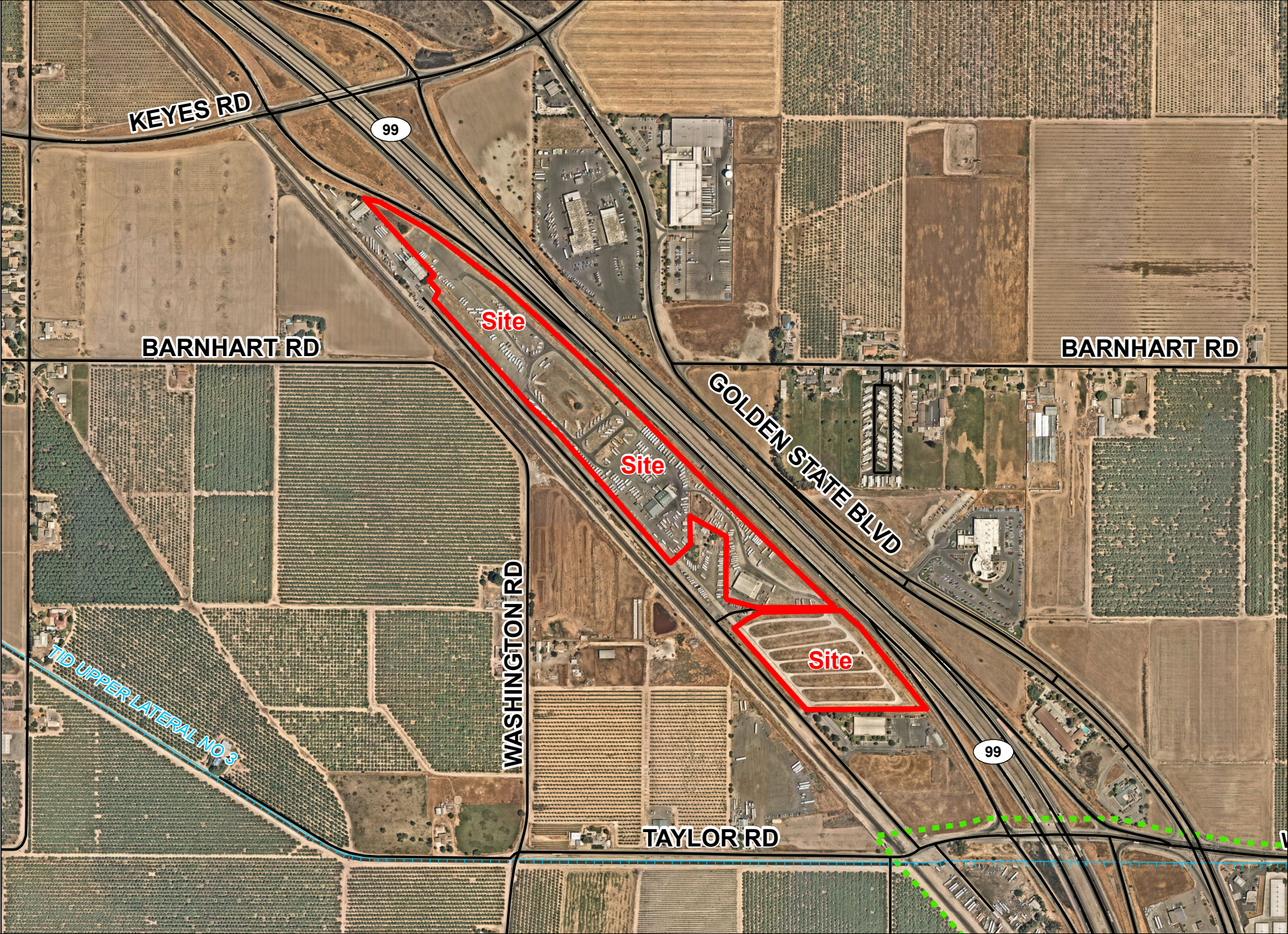
BEST RV CENTER

UP
PLN2021-0079

2021 AERIAL AREA MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  Road
-  Canal



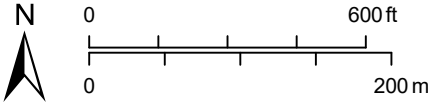
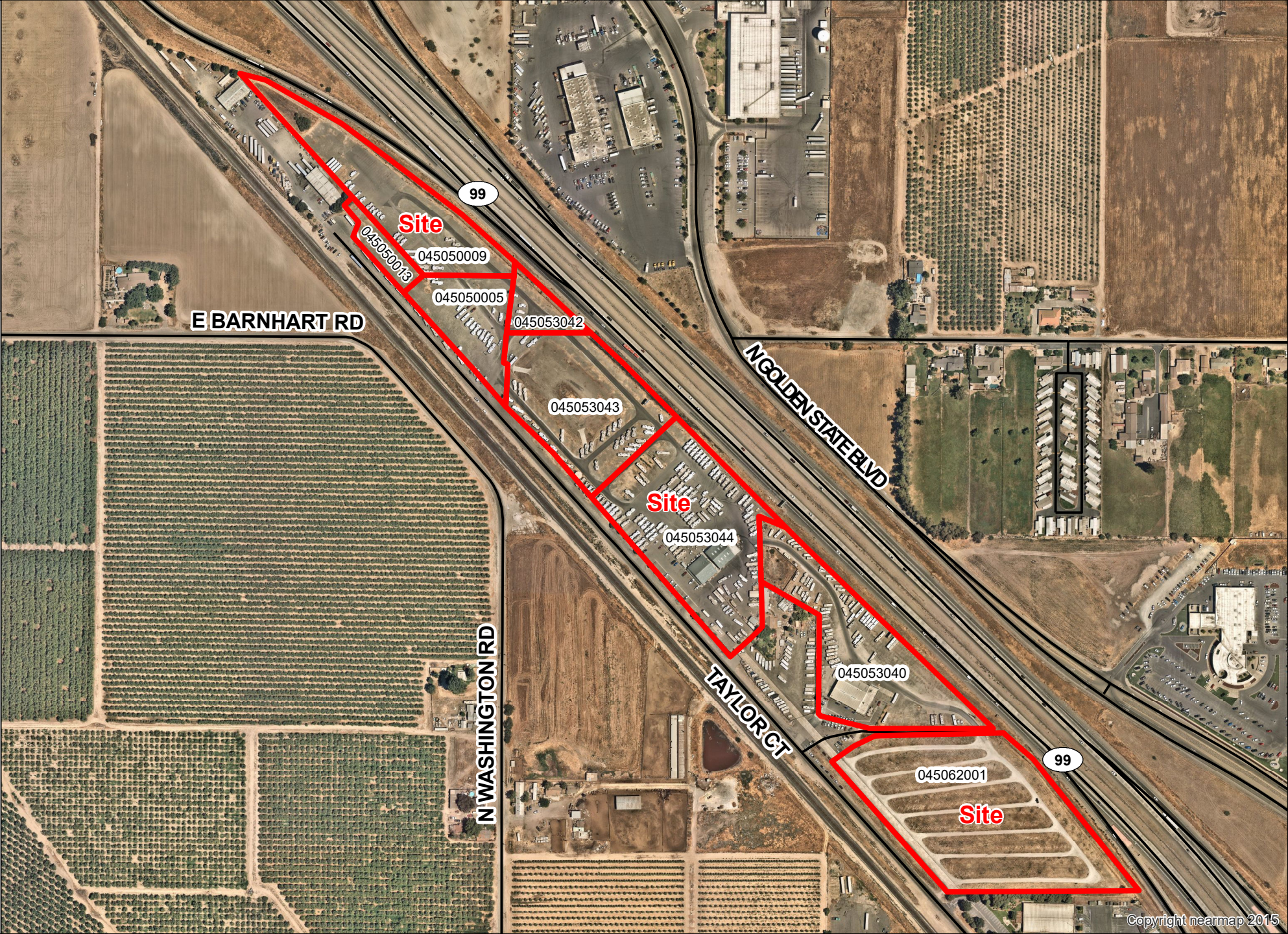
BEST RV CENTER

UP
PLN2021-0079

2021 AERIAL SITE MAP

LEGEND

-  Project Site
-  Road



BEST RV CENTER

UP
PLN2021-0079

2021 AERIAL SITE MAP

LEGEND


 Project Site

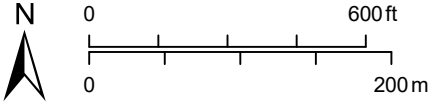
 Road

Phases proposed by applicant

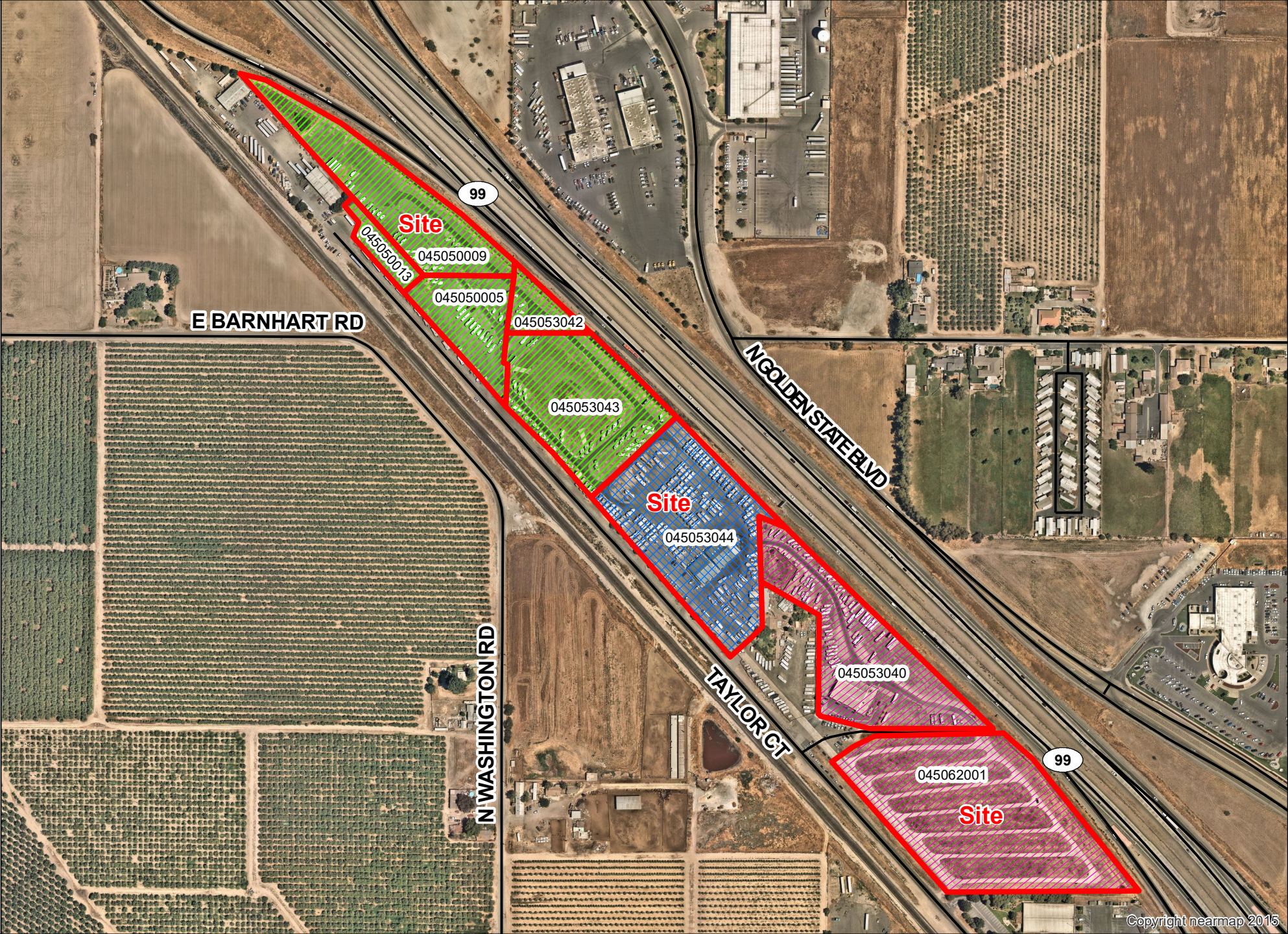
 Phase 1

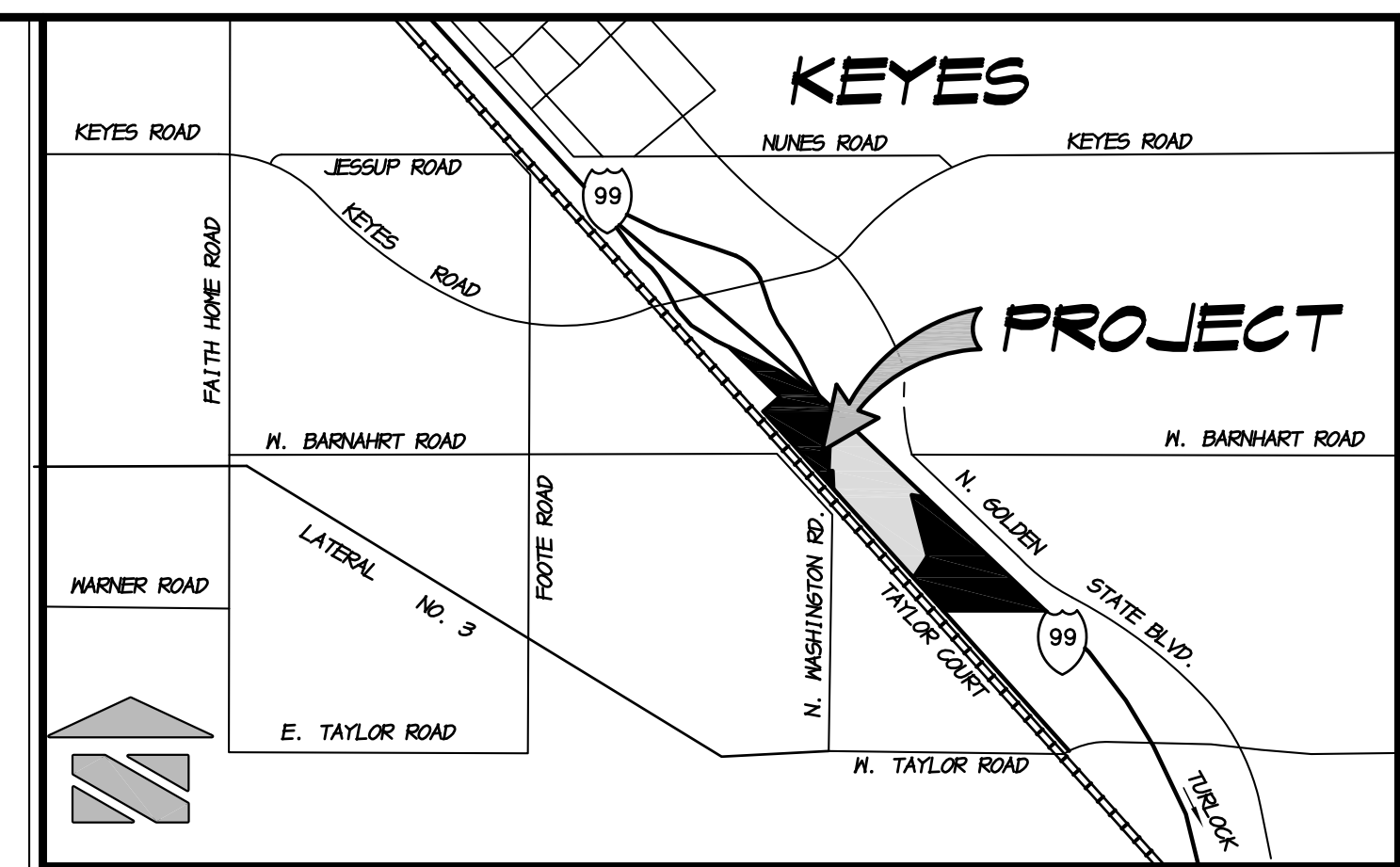
 Phase 2

 Phase 1 & 2



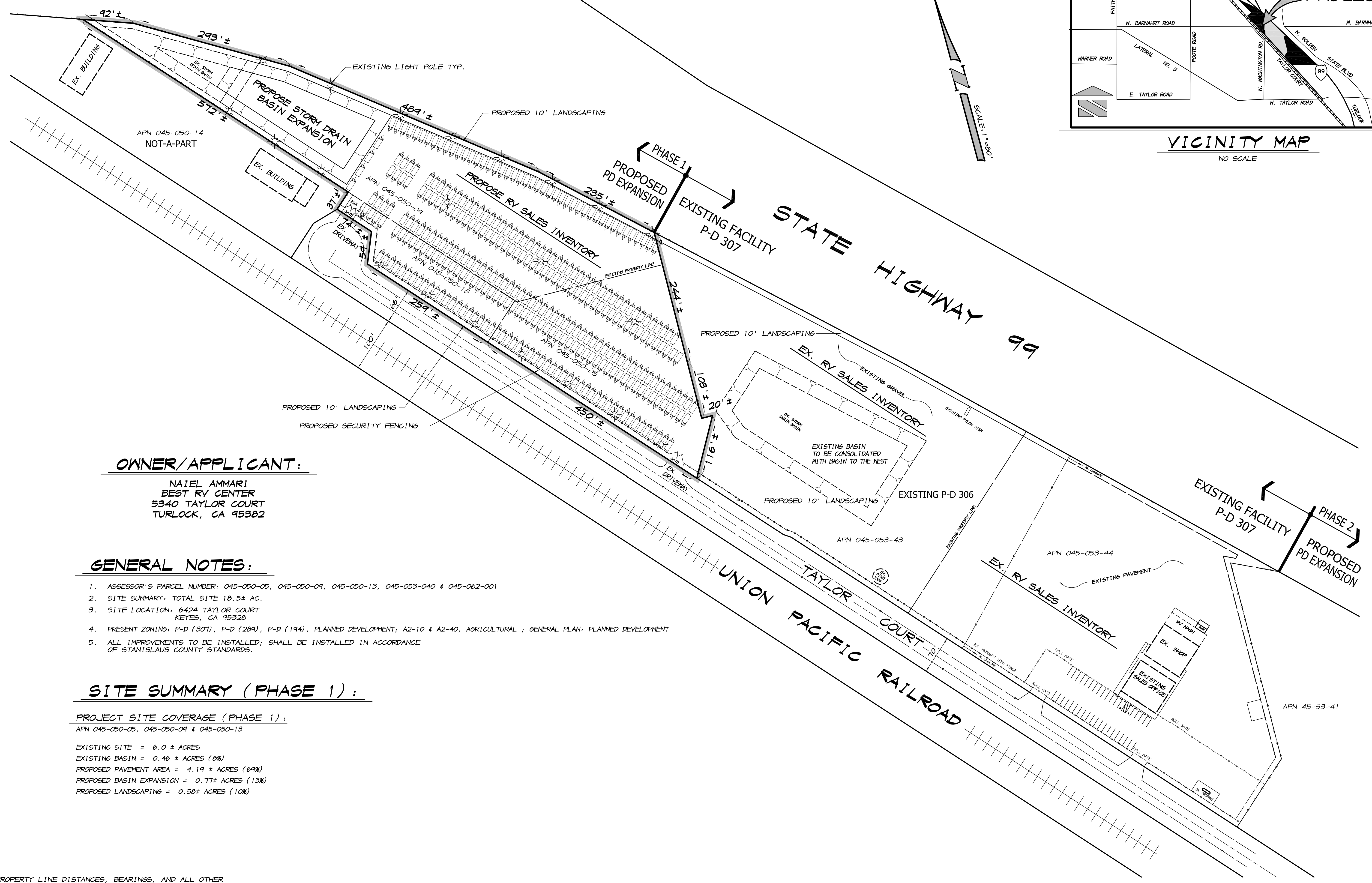
Source: Planning Department GIS Date: 10/15/2021





VICINITY MAP
NO SCALE

REVISION	DATE	DESCRIPTION



OWNER/APPLICANT:

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

GENERAL NOTES:

- ASSESSOR'S PARCEL NUMBER: 045-050-05, 045-050-09, 045-050-13, 045-053-40 & 045-062-001
- SITE SUMMARY: TOTAL SITE 18.5± AC.
- SITE LOCATION: 6424 TAYLOR COURT, KEYES, CA 95328
- PRESENT ZONING: P-D (307), P-D (289), P-D (194), PLANNED DEVELOPMENT; A2-10 & A2-40, AGRICULTURAL ; GENERAL PLAN: PLANNED DEVELOPMENT
- ALL IMPROVEMENTS TO BE INSTALLED; SHALL BE INSTALLED IN ACCORDANCE OF STANISLAUS COUNTY STANDARDS.

SITE SUMMARY (PHASE 1):

PROJECT SITE COVERAGE (PHASE 1):
APN 045-050-05, 045-050-09 & 045-050-13

- EXISTING SITE = 6.0 ± ACRES
- EXISTING BASIN = 0.46 ± ACRES (8%)
- PROPOSED PAVEMENT AREA = 4.19 ± ACRES (69%)
- PROPOSED BASIN EXPANSION = 0.77 ± ACRES (13%)
- PROPOSED LANDSCAPING = 0.58 ± ACRES (10%)

NOTE:
THE PROPERTY LINE DISTANCES, BEARINGS, AND ALL OTHER DIMENSIONS SHOWN ON THIS MAP ARE TAKEN FROM RECORD MAPS, ASSESSOR'S MAPS, OR BOTH, AND PRELIMINARY FIELD OBSERVATIONS BY OFFICE PERSONNEL AND DO NOT REFLECT AN ACTUAL FIELD SURVEY.

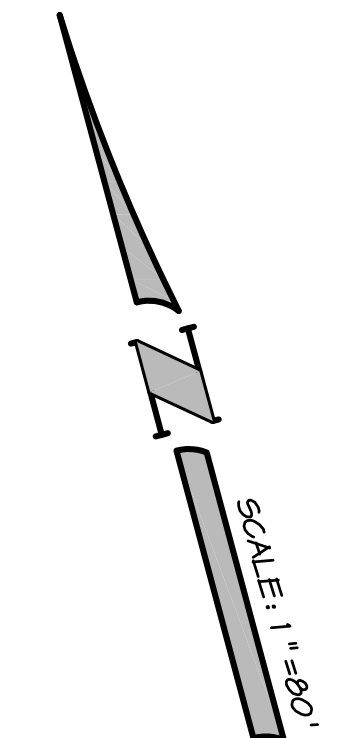
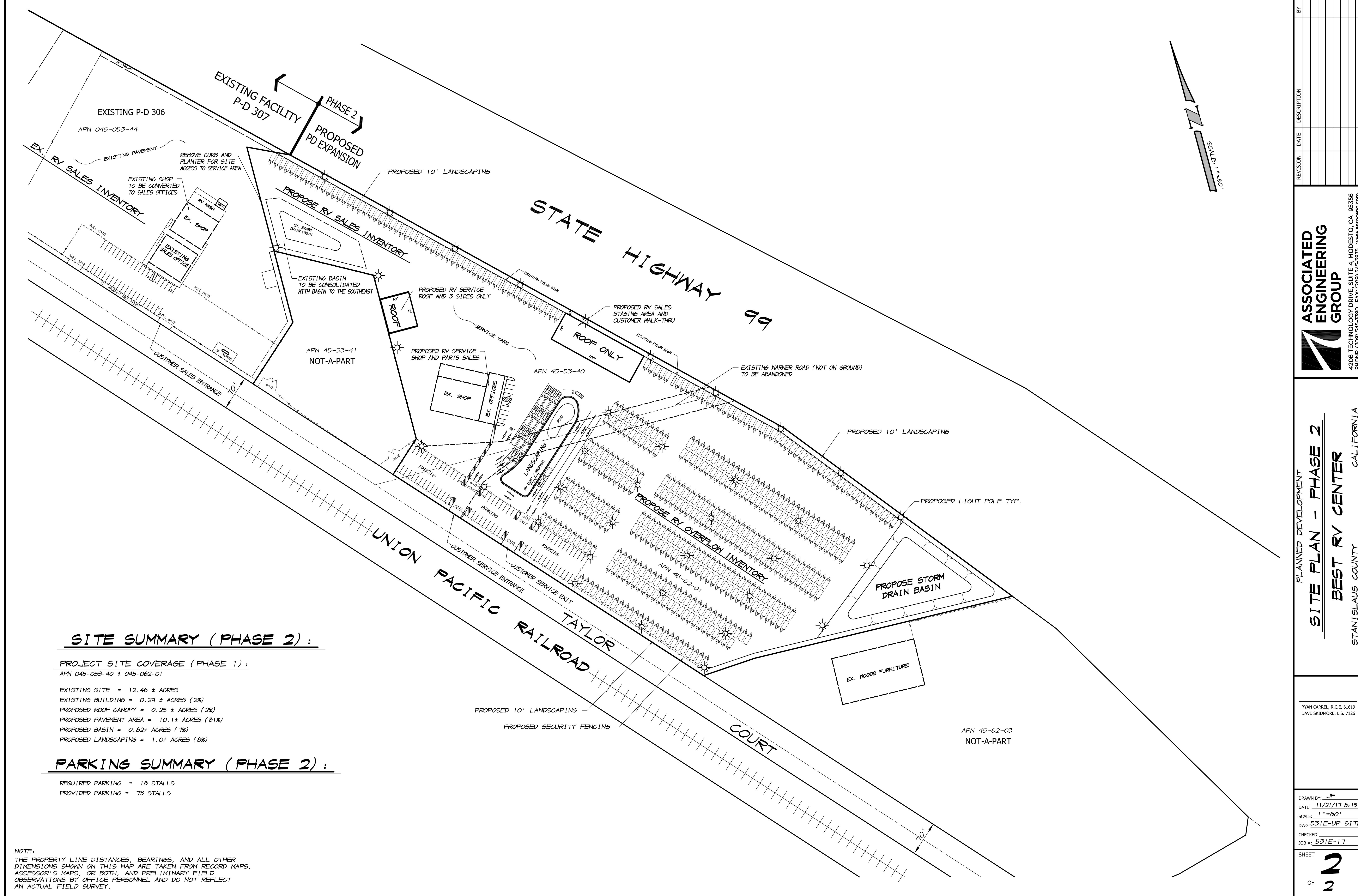
ASSOCIATED ENGINEERING GROUP
4206 TECHNOLOGY DRIVE, SUITE 4, MODESTO, CA 95356
PHONE: (209) 345-3390 FAX: (209) 345-3673 www.aeseng.com

PLANNED DEVELOPMENT
SITE PLAN - PHASE 1
BEST RV CENTER
STANISLAUS COUNTY CALIFORNIA

RYAN CARREL, R.C.E. 61619
DAVE SKIDMORE, L.S. 7126

DRAWN BY: JF
DATE: 11/21/17 8.10
SCALE: 1"=80'
DWG: 531E-UP SITE
CHECKED:
JOB #: 531E-17

SHEET
1
OF
2



SITE SUMMARY (PHASE 2):

PROJECT SITE COVERAGE (PHASE 1):
 APN 045-053-40 & 045-062-01

EXISTING SITE = 12.46 ± ACRES
 EXISTING BUILDING = 0.29 ± ACRES (2%)
 PROPOSED ROOF CANOPY = 0.25 ± ACRES (2%)
 PROPOSED PAVEMENT AREA = 10.1 ± ACRES (81%)
 PROPOSED BASIN = 0.82 ± ACRES (7%)
 PROPOSED LANDSCAPING = 1.0 ± ACRES (8%)

PARKING SUMMARY (PHASE 2):

REQUIRED PARKING = 18 STALLS
 PROVIDED PARKING = 73 STALLS

NOTE:
 THE PROPERTY LINE DISTANCES, BEARINGS, AND ALL OTHER DIMENSIONS SHOWN ON THIS MAP ARE TAKEN FROM RECORD MAPS, ASSessor'S MAPS, OR BOTH, AND PRELIMINARY FIELD OBSERVATIONS BY OFFICE PERSONNEL AND DO NOT REFLECT AN ACTUAL FIELD SURVEY.

REVISION	DATE	DESCRIPTION

ASSOCIATED ENGINEERING GROUP

4206 TECHNOLOGY DRIVE, SUITE 4, MODESTO, CA 95356
 PHONE: (209) 345-3390 FAX: (209) 345-3675 www.aeseng.com

PLANNED DEVELOPMENT

SITE PLAN - PHASE 2

BEST RV CENTER CALIFORNIA

STANISLAUS COUNTY

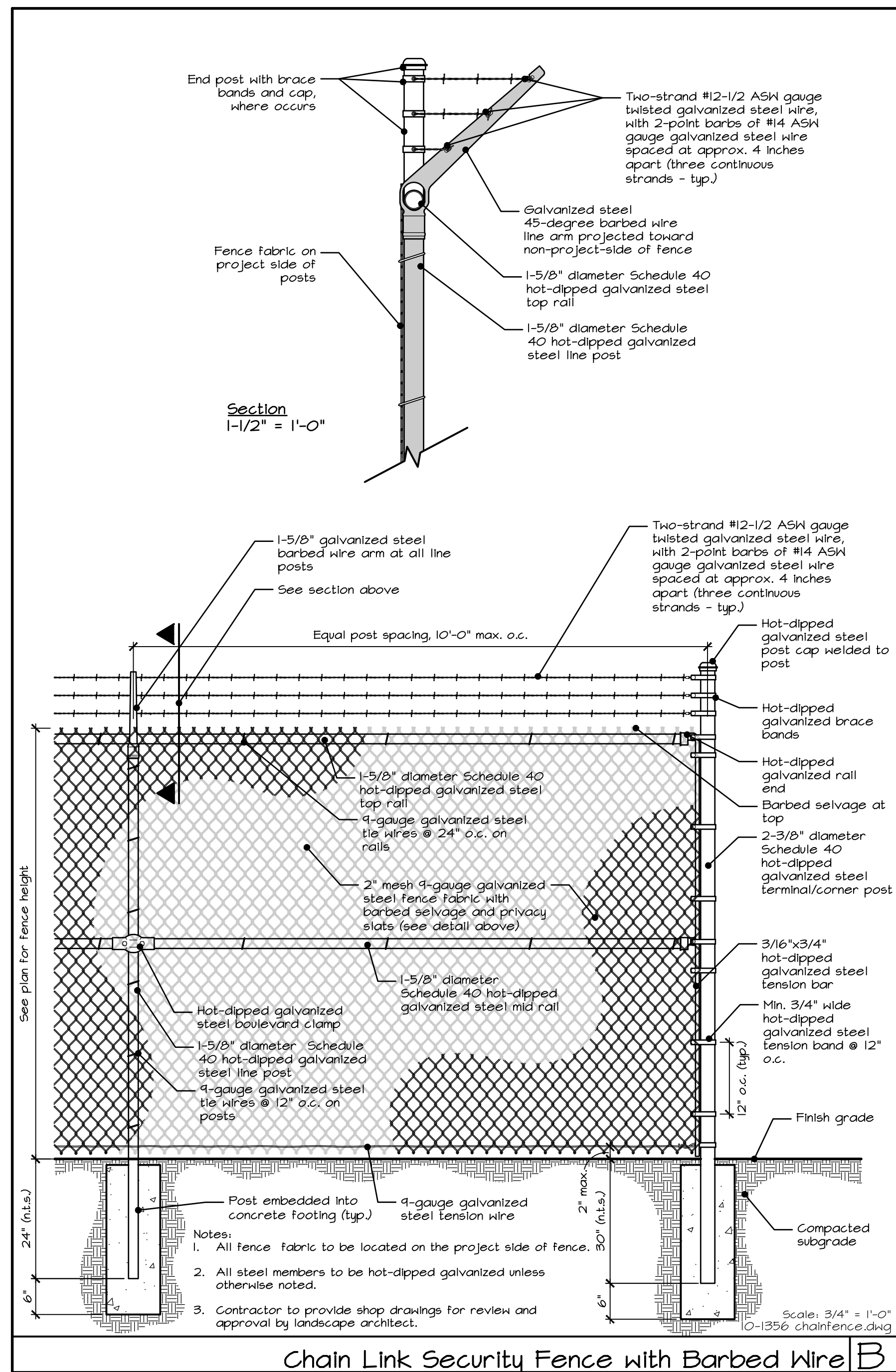
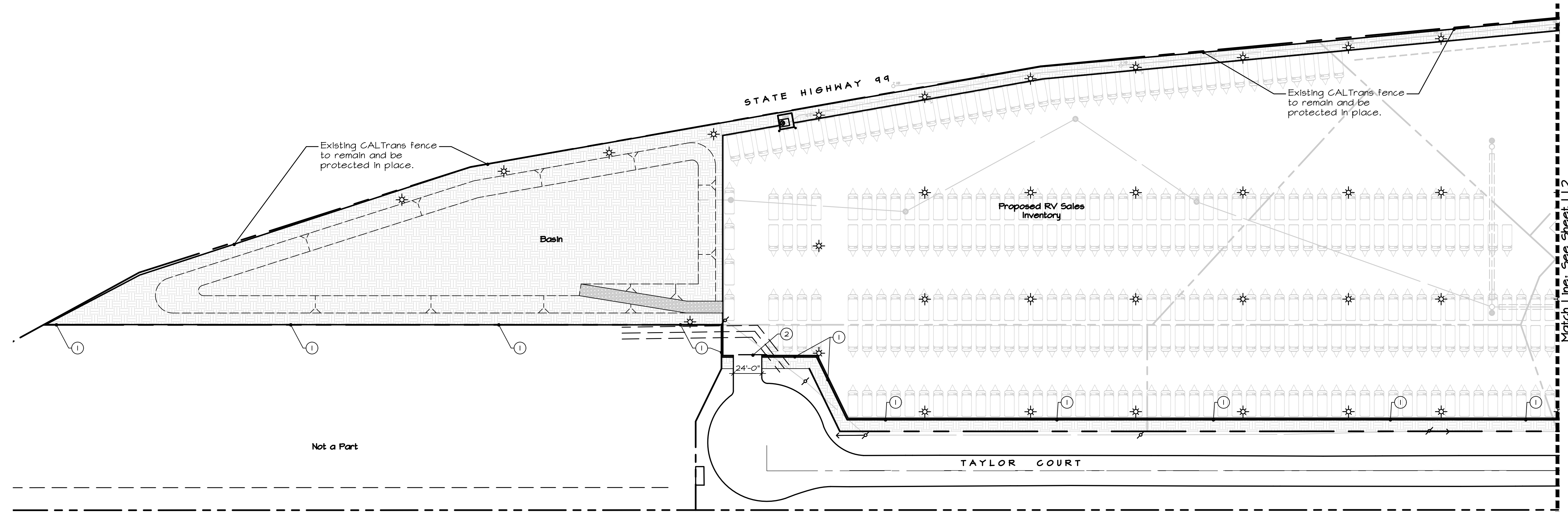
RYAN CARREL, R.C.E. 61619
 DAVE SKIDMORE, L.S. 7126

DRAWN BY: JF
 DATE: 11/21/17 8:15
 SCALE: 1" = 80'
 DWG: 531E-UP SITE
 CHECKED:
 JOB #: 531E-17
 SHEET

2
 OF 2



Revisions	Date	By
△		
△		



- ### General Construction Notes
- All dimensions are taken from curb face, building face, or edge of paving, unless otherwise noted on the plan. The dimensions are shown for approximate line and all radii and curves are to have continuous and smooth transitions without abrupt changes or bends.
 - All forms and alignment of paving shall be reviewed and approved by the landscape Architect and/or owner prior to pouring (provide a minimum of 48 hours notice).
 - For site grading see Civil Engineer's plans.
 - Contractor shall verify location of all utilities prior to construction and shall be liable for all damages incurred.
 - Contractor shall note and install all sleeve locations as noted on the Irrigation Plans prior to installation of paving.
 - All construction and workmanship shall conform to the applicable edition of the California Building Code and all other governing codes, ordinances, and laws.
 - These notes shall be used in conjunction with the plans and any discrepancies shall be brought to the attention of the Landscape Architect.
 - The contractor must check all dimensions, framing conditions, and the condition of the site prior to commencing with work. The Landscape Architect is to be notified immediately of any discrepancies or deficiencies.
 - Conditions not specifically shown shall be constructed similar to the details for the respective materials.
 - The drawings and specifications represent the finished structure. All bracing, temporary supports, shoring, etc. is the sole responsibility of the contractor.
 - Observation visits to the job site by the Landscape Architect do not include inspection of construction methods and safety conditions of the worksite. These visits shall not be construed as continuous and detailed inspections.
 - Design, materials, equipment, and products other than those described on the drawings or in the specifications may be considered for use, provided prior approval has been obtained from the owner, Landscape Architect, and applicable governing authority.

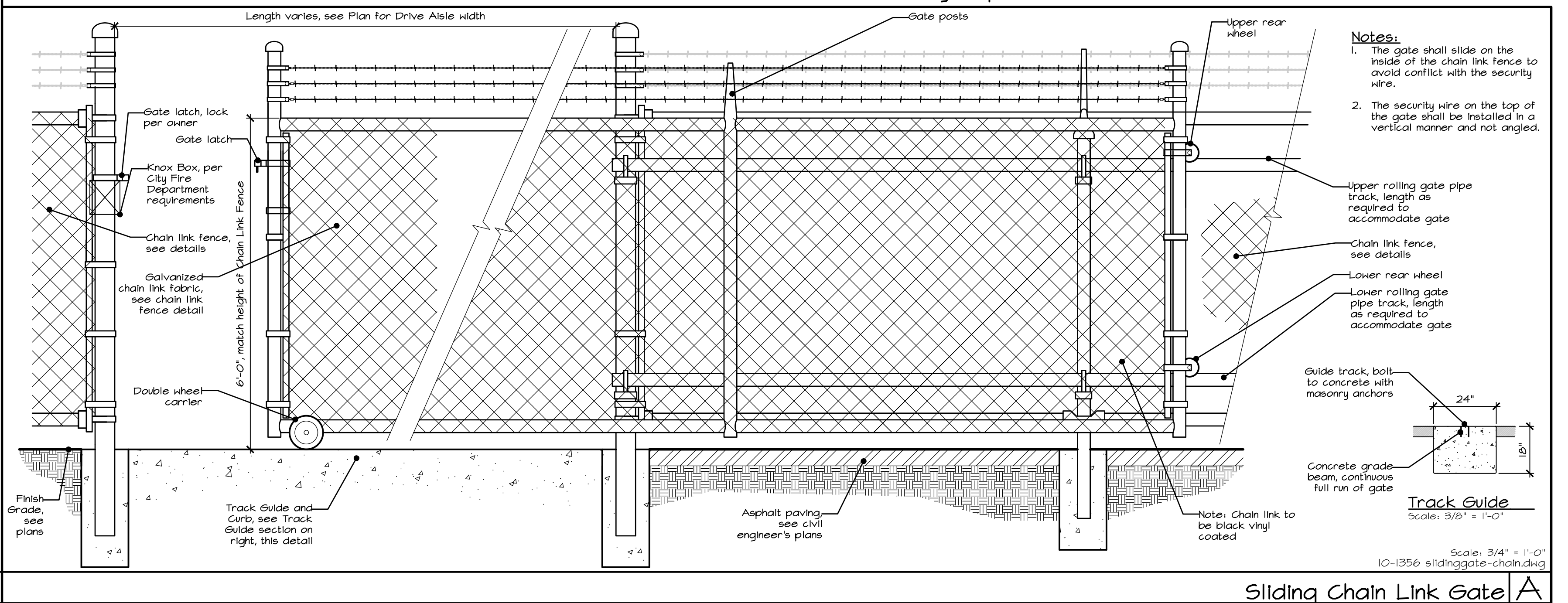
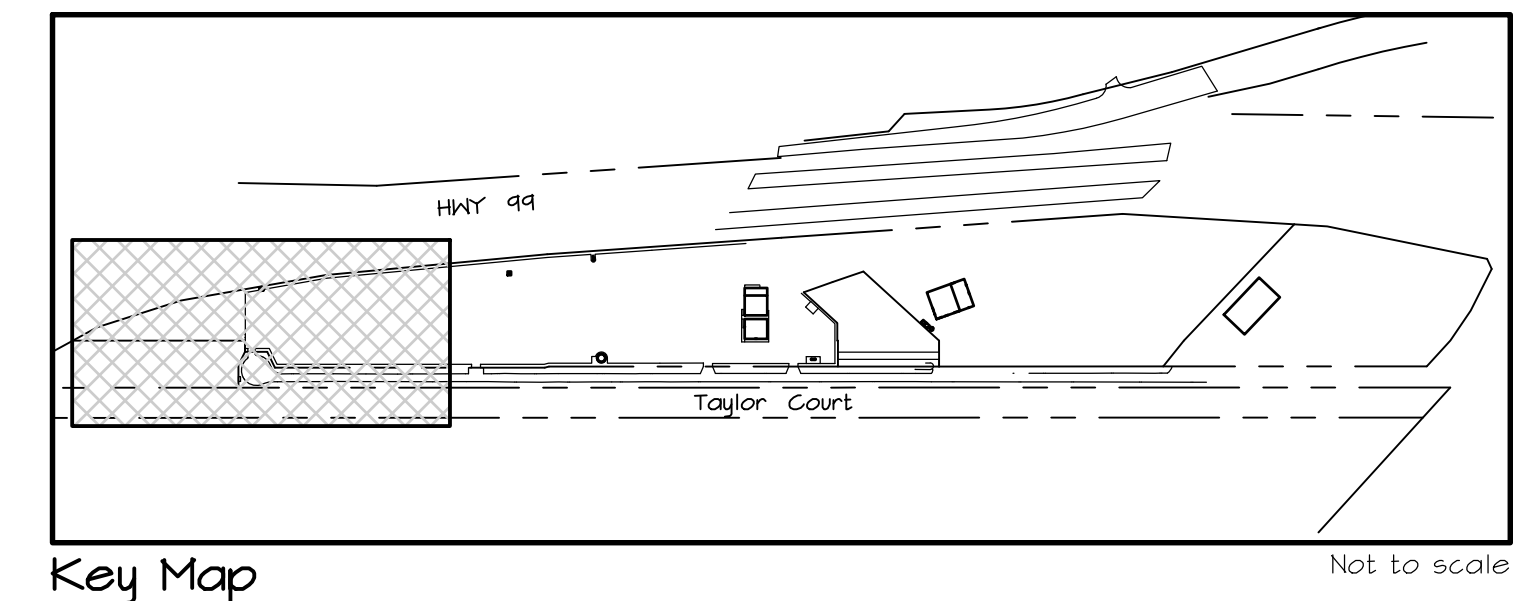
- ### Construction Callouts
- | No. | Detail | Item Description |
|-----|--------------|--|
| 1 | B, Sheet L11 | Install 6' tall chain link fence with security wire. For location of fence at edge of paving - see Civil Engineer's Plans. |
| 2 | A, Sheet L11 | Construct 6' tall chain link vehicular gate with security wire. Gates to be manually operated. |
| 3 | No detail | Location of future fence and gates along the Taylor Court frontage. Installation of fence to be in conjunction with future on-site improvements. Install 2x4 P.F. or redwood header as shown on sheets L3.3-L3.5 in the interim. |
| 4 | A, Sheet L13 | Contractor to re-grade the 10' wide landscape strip along the property line to provide 10:1 slope. Coordinate with Owner for location to harvest soil (from future basin). |
- Planting and Irrigation per sheet L2.1 through L3.5

Chain Link Notes

- All chain link elements are shown for reference and design intent only. Contractor shall provide shop drawings for review and approval and any required structural engineering for review and approval by Stanislaus County and/or the City of Turlock.

811 Know what's below. Call before you dig.
Dial 811 or 800-227-2600

Scale: 1" = 50'-0"



Chain Link Security Fence with Barbed Wire **B** Sliding Chain Link Gate **A**

These plans are the property of KLA, Inc. their use shall be restricted to the site for which they were prepared. Publication or other use of these plans in whole or in part is not permitted without the express consent of KLA, Inc. Visual contact with these plans implies acceptance of the above restrictions.

© 2021

Best RV Center Expansion
Taylor Ct.
Turlock, CA

Best RV
5340 Taylor Ct.
Turlock, CA 95382
209-216-5200

Construction Plan

Scale:
1" = 50'-0"

Date:
February 18, 2021

Drawn/Checked:
NAB / JA / THH

Project No.:

10-1356

Sheet Number:
L1.1



Revisions	Date	By
△	Modification	

These plans are the property of KLA, Inc. Their use shall be restricted to the site for which they were prepared. Publication or other use of these plans in whole or in part is not permitted without the express consent of KLA, Inc. Visual contact with these plans implies acceptance of the above restrictions.

© 2021

Best RV Center Expansion
 Taylor Ct.
 Turlock, CA

Best RV
 5340 Taylor Ct.
 Turlock, CA 95382
 209-216-5200

The original size of this drawing is 24" x 36". If the plan is a different size than 24x36 do not scale off of the drawing.

Construction Plan

Scale:
 1" = 50'-0"

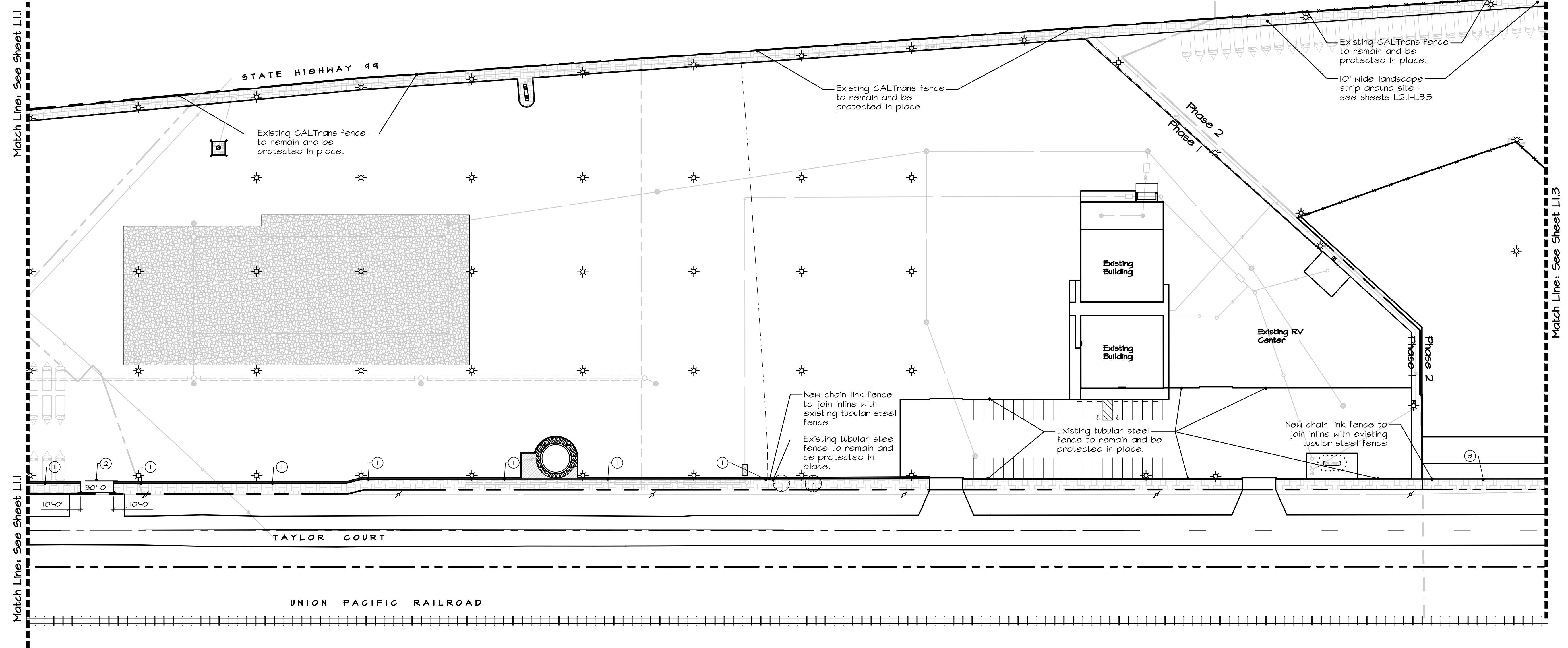
Date:
 February 18, 2021

Drawn/Checked:
 NAB / JA / THH

Project No.:
 10-1356

Sheet Number:

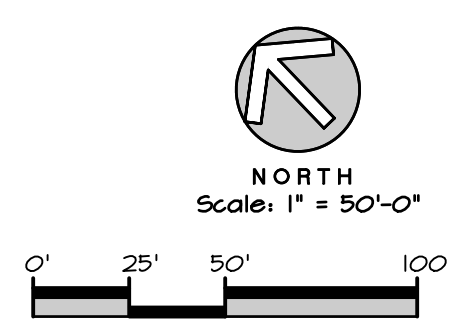
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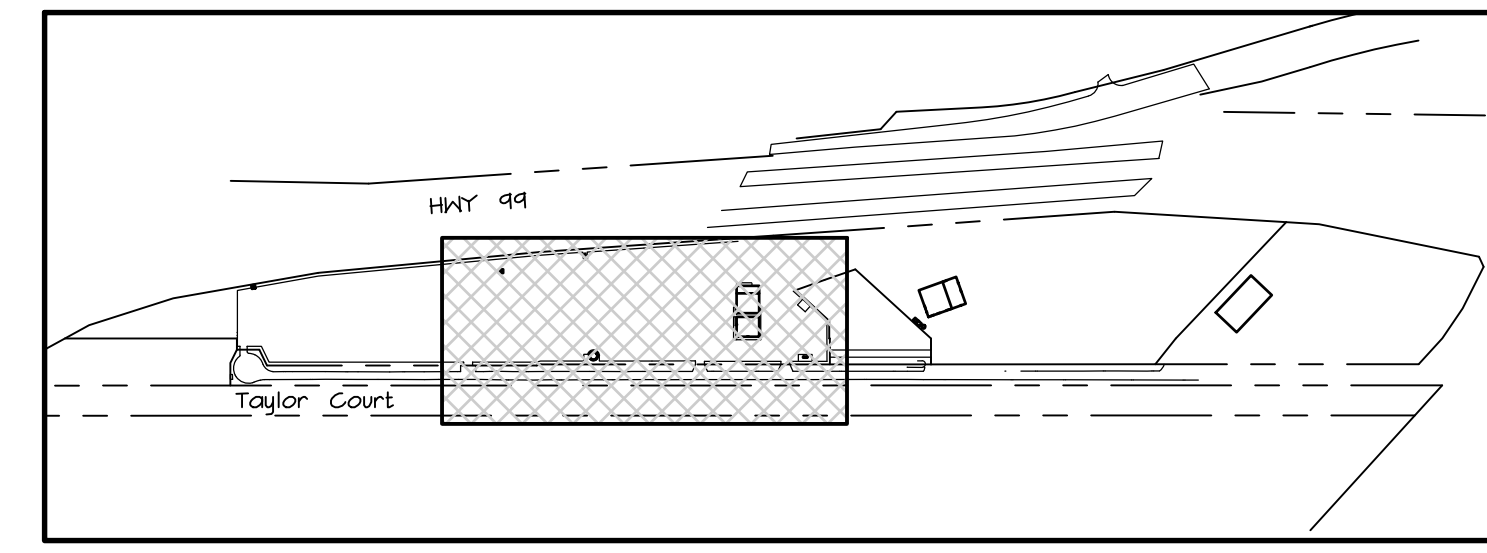
Construction Callouts

No.	Detail	Item Description
①	B, Sheet L1.1	Install 6' tall chain link fence with security wire. For location of fence at edge of paving - see Civil Engineer's Plans.
②	A, Sheet L1.1	Construct 6' tall chain link vehicular gate with security wire. Gates to be manually operated.
③	No detail	Location of future fence and gates along the Taylor Court frontage. Installation of fence to be in conjunction with future on-site improvements. Install 2x4 P.T. or redwood header as shown on sheets L3.3-L3.5 in the interim.
④	A, Sheet L1.3	Contractor to re-grade the 10' wide landscape strip along the property line to provide 10:1 slope. Coordinate with Owner for location to harvest soil (from future basin).

Planting and Irrigation per sheet L2.1 through L3.5

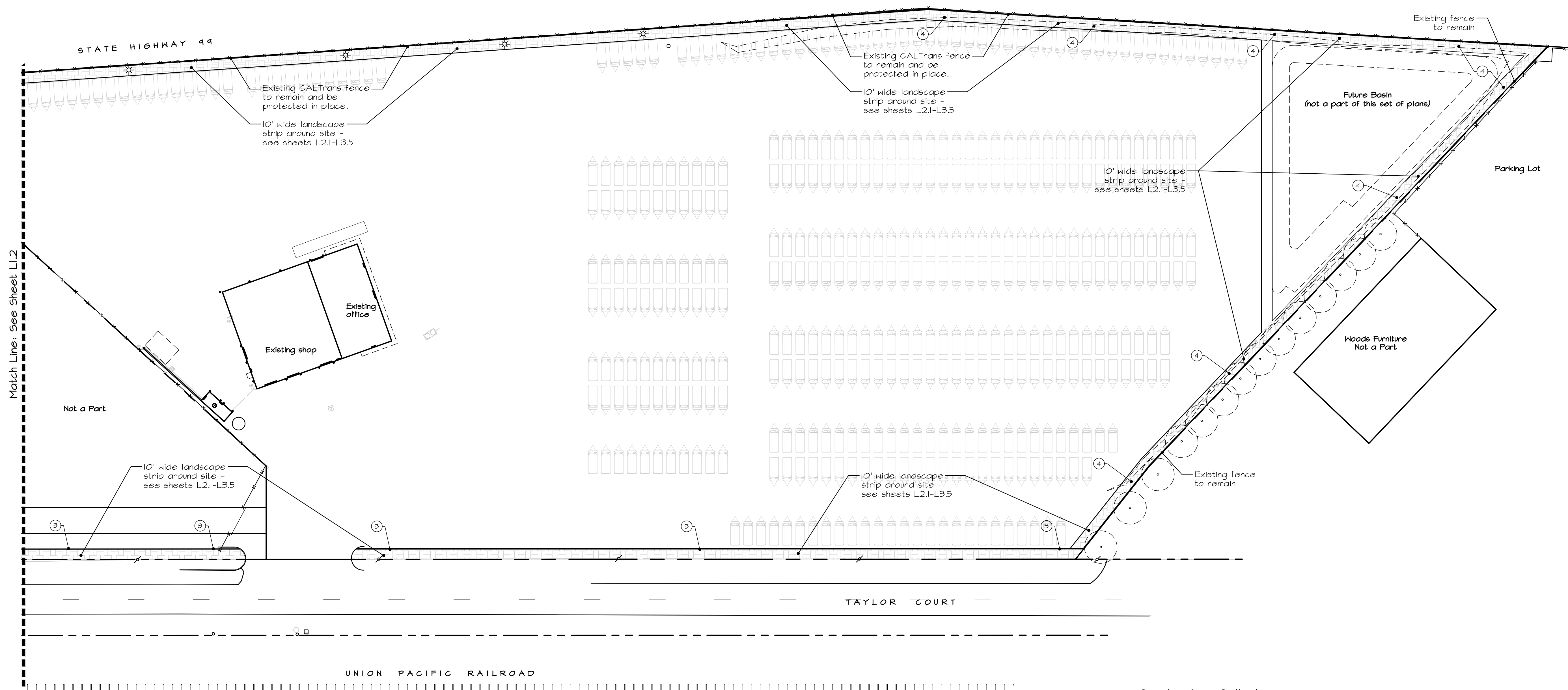


For General Construction Notes, see Sheet L1.1



Key Map

Not to scale



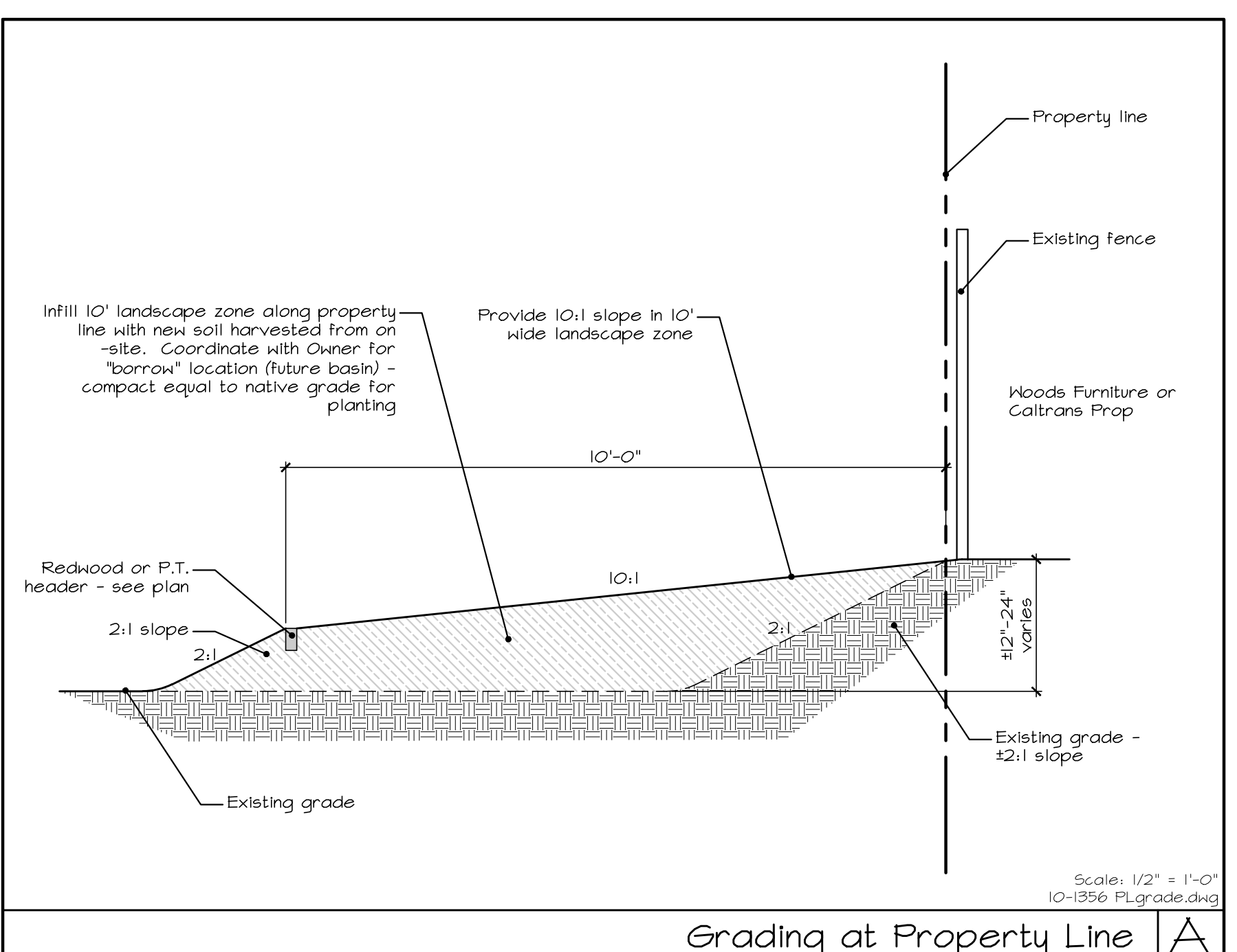
Match Line: See Sheet L1.2

Construction Callouts

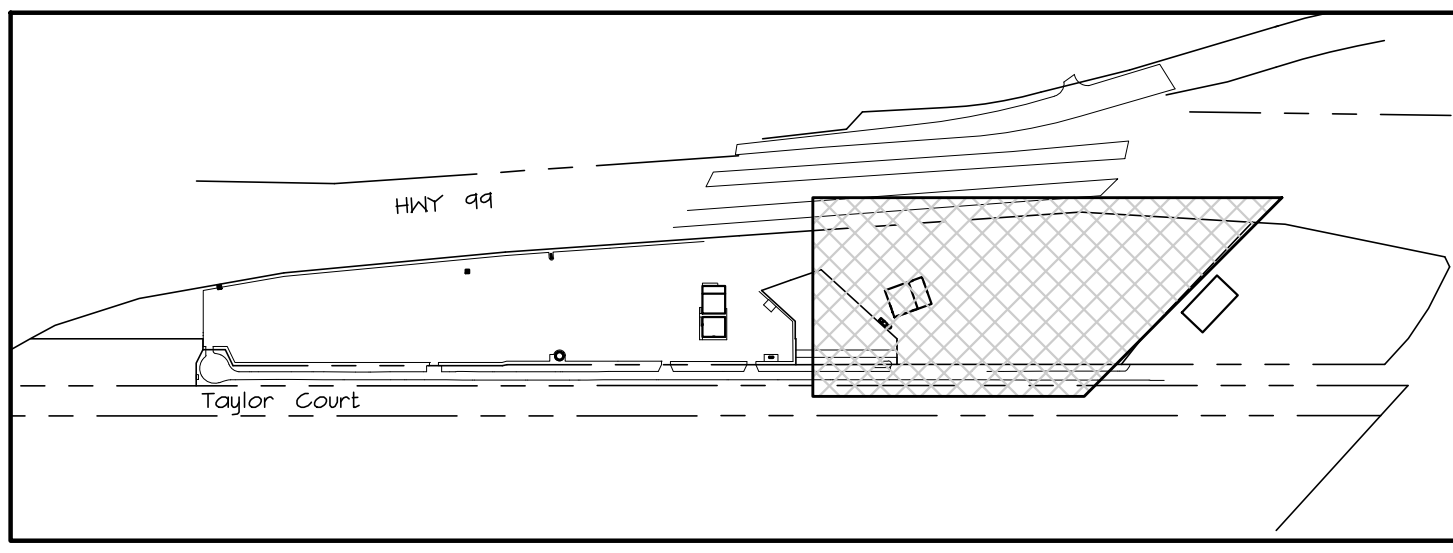
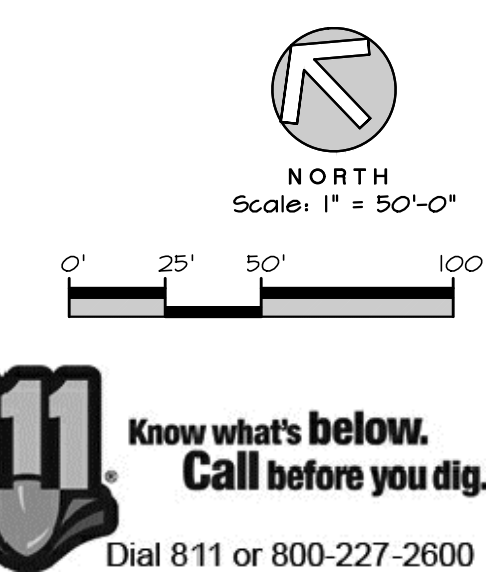
No.	Detail	Item Description
1	B, Sheet L1.1	Install 6' tall chain link fence with security wire. For location of fence at edge of paving - see Civil Engineer's Plans.
2	A, Sheet L1.1	Construct 6' tall chain link vehicular gate with security wire. Gates to be manually operated.
3	No detail	Location of future fence and gates along the Taylor Court frontage. Installation of fence to be in conjunction with future on-site improvements. Install 2x4 P.T. or redwood header as shown on sheets L3.3-L3.5 in the interim.
4	A, Sheet L1.3	Contractor to re-grade the 10' wide landscape strip along the property line to provide 10:1 slopes. Coordinate with Owner for location to harvest soil (from future basin).

Planting and Irrigation per sheet L2.1 through L3.5

For General Construction Notes, see Sheet L1.1



Grading at Property Line



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Revisions

Date	By	Modification

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Construction Plan

Scale:
1" = 50'-0"

Date:
February 18, 2021

Drawn/Checked:
NAB / JA / THH

Project No.:
10-1356

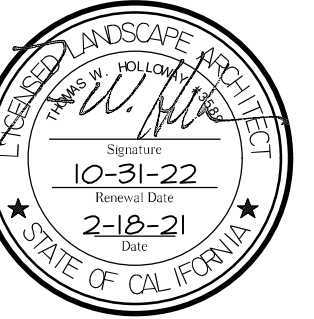
Sheet Number:

L1.3



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Irrigation Plan

Scale: 1" = 30'-0"

Date: February 18, 2021

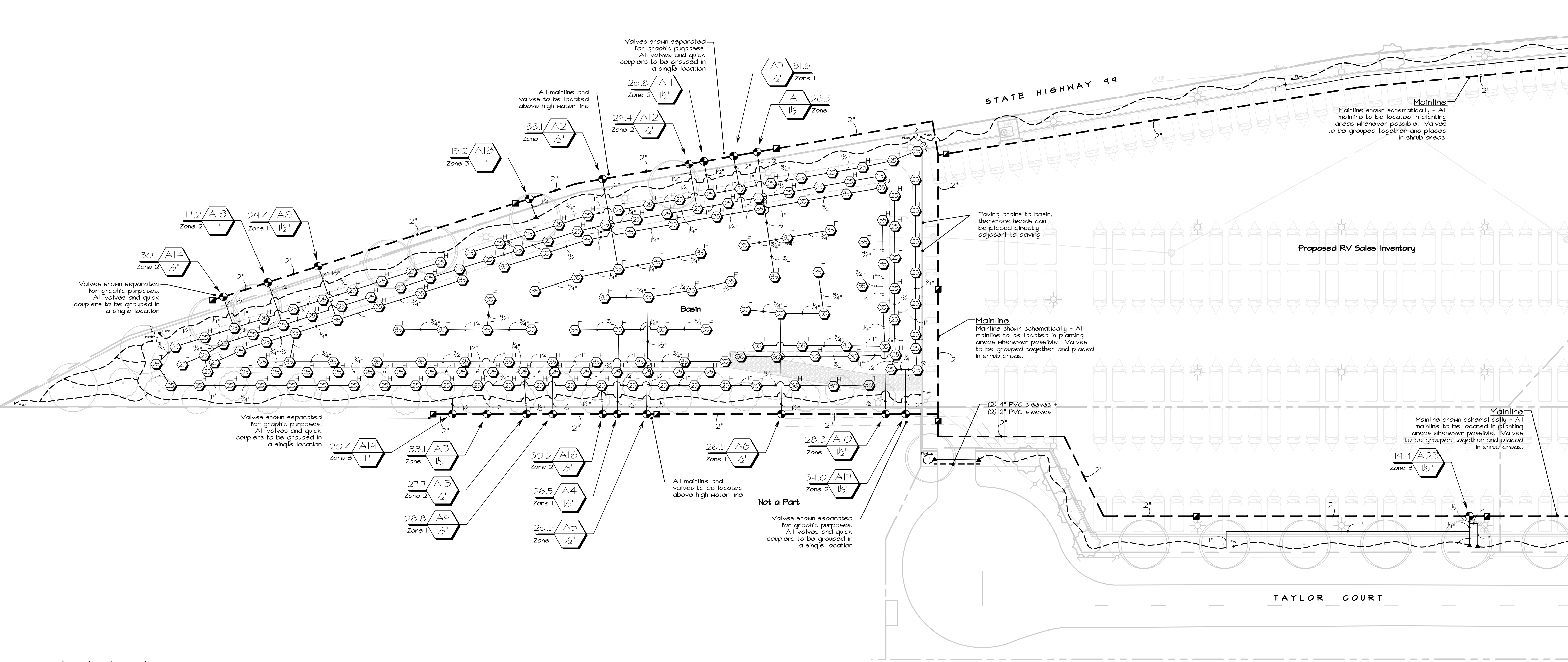
Drawn/Checked: NAB / JA / THH

Project No.: 10-1356

Sheet Number:

L2.1

Match Line: See Sheet L2.2



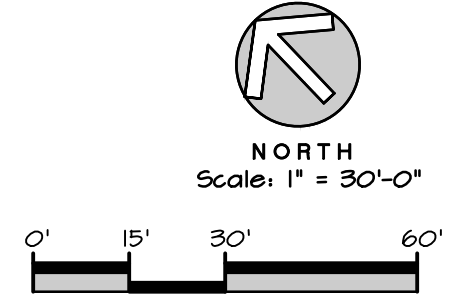
Irrigation Legend

Tables for SPRINKLER HEADS, DRIP SYSTEM COMPONENTS, VALVES, P.O.C. EQUIPMENT, CONTROL EQUIPMENT, and PIPING.

UNION PACIFIC RAILROAD

Any irrigation equipment or piping shown off-site, in paved areas or within building footprint is shown schematically for graphic clarity.

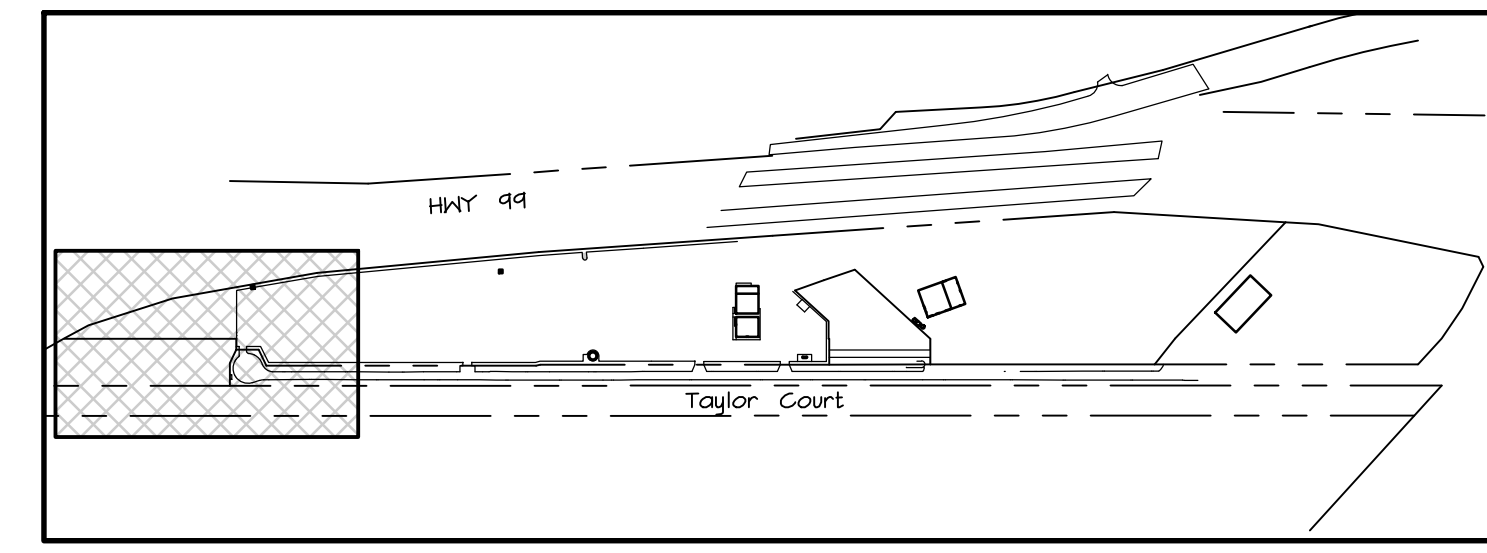
All drip tubing shall be buried 3" under the soil unless otherwise noted.



811 Know what's below. Call before you dig. Dial 811 or 800-227-2600

For WELO Notes and Calculations see sheet L5.1
For General Irrigation Notes see sheet L4.2

Water Efficient Landscape Ordinance (WELo)
Planting and irrigation have been designed to be compliant with the Water Efficient Landscape Ordinance.





Revisions	Date	By
Modification		

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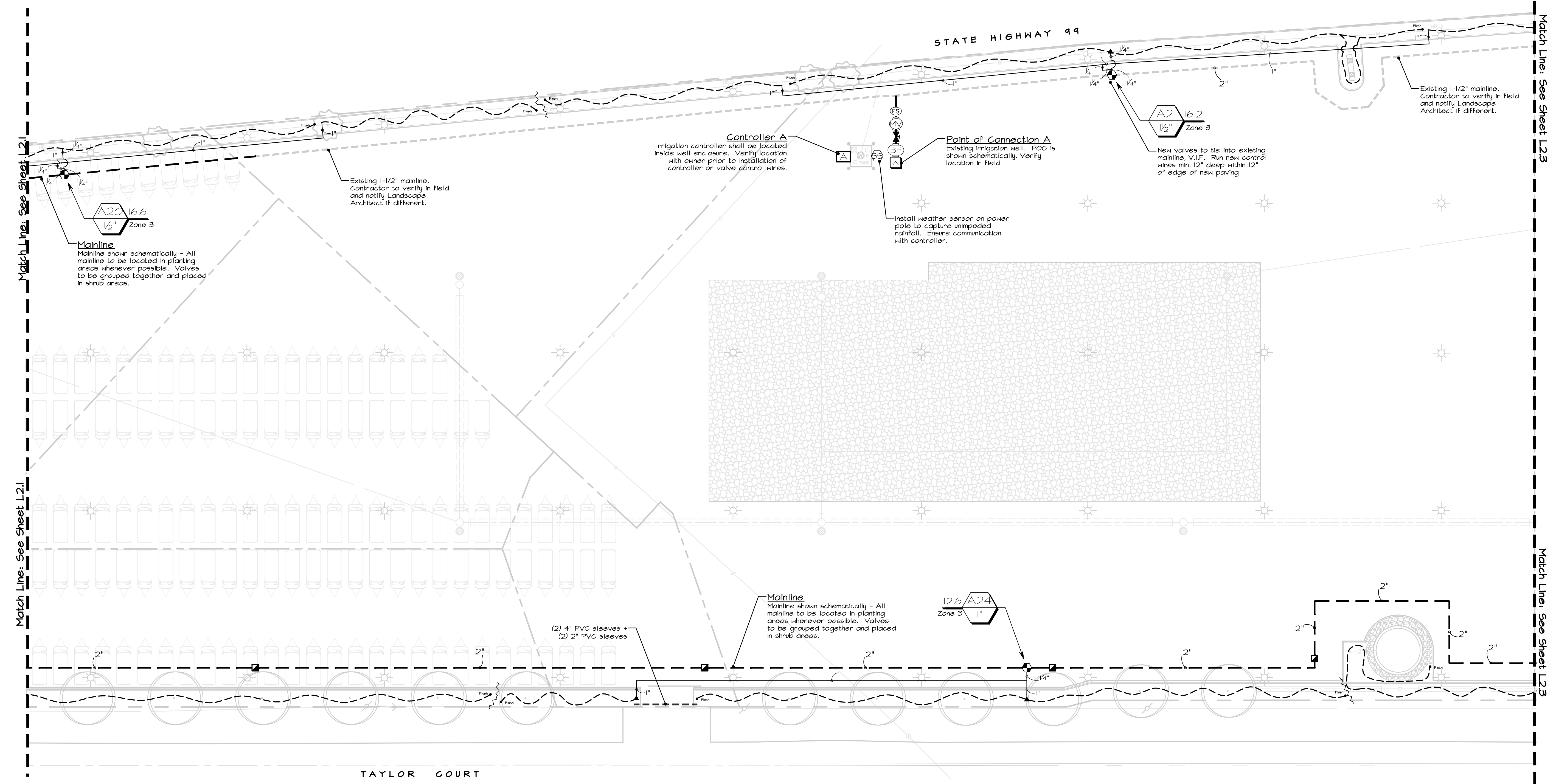
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Irrigation Plan

Scale:
 1" = 30'-0"

Date:
 February 18, 2021
 Drawn/Checked:
 NAB / JA / THH
 Project No.:
 10-1356
 Sheet Number:

L2.2



Irrigation Legend

SPRINKLER HEADS:									
SYMBOL	MFR.	SPRINKLER BODY	DESCRIPTION	PRESSURE (PSI)	NOZZLE	ARC	FLOW (GPM)	RADIUS	DETAIL REF.
	Rainbird	5012-FG-SAM-R	12" pop-up gear rotor	35	5000-MFR-35-F	360°	6.62	34'	Detail A, sheet L4.1
	Rainbird	5012-FG-SAM-R	12" pop-up gear rotor	35	5000-MFR-35-H	180°	3.33	34'	Detail A, sheet L4.1
	Rainbird	5012-FG-SAM-R	12" pop-up gear rotor	35	5000-MFR-35-Q	90°	1.67	34'	Detail A, sheet L4.1
	Rainbird	5012-FG-SAM-R	12" pop-up gear rotor	35	5000-MFR-30-H	180°	2.54	30'	Detail A, sheet L4.1
	Rainbird	5012-FG-SAM-R	12" pop-up gear rotor	35	5000-MFR-30-T	135°	1.62	30'	Detail A, sheet L4.1
	Rainbird	5012-FG-SAM-R	12" pop-up gear rotor	35	5000-MFR-25-F	360°	3.34	24'	Detail A, sheet L4.1
	Rainbird	5012-FG-SAM-R	12" pop-up gear rotor	35	5000-MFR-25-H	180°	1.73	24'	Detail A, sheet L4.1
	Rainbird	5012-FG-SAM-R	12" pop-up gear rotor	35	5000-MFR-25-T	135°	1.21	24'	Detail A, sheet L4.1
	Rainbird	5012-FG-SAM-R	12" pop-up gear rotor	35	5000-MFR-25-Q	90°	0.88	24'	Detail A, sheet L4.1

DRIP SYSTEM COMPONENTS:				
SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL REFERENCE
	Approved		1/2" (0.700" O.D.) polyethylene commercial-grade drip supply tubing with Hunter HE-20-B barbed point-source emitters, per the following schedule: (1) emitter 2 and 5-gallon shrubs 15-gallon shrubs 15-gallon trees 24" box trees 36" box trees	Detail C-E, sheet L4.1
	Approved		Drip supply tubing to PVC connection	Detail C, sheet L4.1
	NDS	CEP-TOO	Compression flush cap in 6" round valve box with Hunter ECO-ID pop-up drip system operation indicator	Detail F, sheet L4.1
			Indicates separation between drip zones	

VALVES:				
SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL REFERENCE
	Hunter	ICZ-101-25 and ICZ-151-XL	1" drip control zone kit and 1-1/2" drip control zone kit (size per plan)	Detail H, sheet L4.1
	Hunter	ICV Series	Electric remote control valve (size per plan)	Detail G, sheet L4.1
Valve Callout: # Valve Number # Valve Flow # Valve Size # Zone # WELO Hydrozone				
	Hunter	HQ-33DLRC	3/4" quick coupler valve	Detail I, sheet L4.1
	Nibco	T-113	Threaded bronze gate valve (line size)	Detail J, sheet L4.1

P.O.C. EQUIPMENT:				
SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL REFERENCE
	Existing		Existing well to be used for irrigation system	
	Approved		1-1/2" lead-free reduced pressure backflow prevention device per City of Turlock requirements	Detail G, sheet L4.2
	Hunter	ICV-1016	1" normally closed master control valve	Detail K, sheet L4.1
	Creative Sensor Technology	FSI-T10-001	1" flow sensor	Detail K, sheet L4.1

CONTROL EQUIPMENT:				
SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL REFERENCE
	Hunter	IG-600-95	1-Core Series 21-station wall-mount controller (use IGM-600 6-station plug-in modules as required for number of valves)	Detail N, sheet L4.1
	Hunter	HSS-SEN	Wireless Solar Sync ET/rain/freeze sensor	Detail N, sheet L4.1

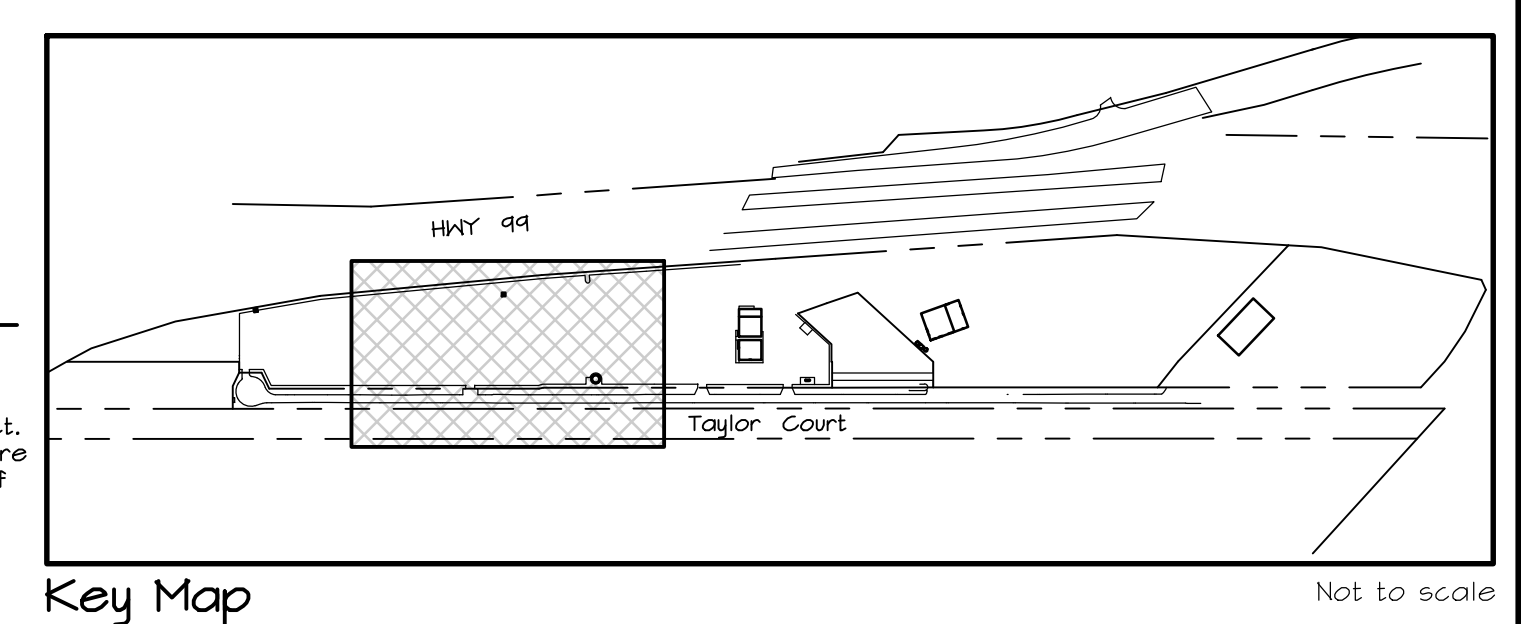
PIPING:				
SYMBOL	MANUFACTURER	DESCRIPTION	DETAIL REFERENCE	
	Approved	Schedule 40 pressurized PVC mainline - schematic location (size per plan)	Detail L, sheet L4.1	
	Approved	Install mainline and control wire stub	Detail F, sheet L4.2	
	Approved	Schedule 40 PVC lateral line (size per plan)	Detail L, sheet L4.1	
	Approved	Schedule 40 PVC sleeve (size and quantity per plan)	Detail M, sheet L4.1	
	Approved	Schedule 40 conduit - size as needed to contain all required control wires min. 2"	Detail H, sheet L4.2	
	Existing	1-1/2" Schedule 40 pressurized PVC mainline - verify in field		

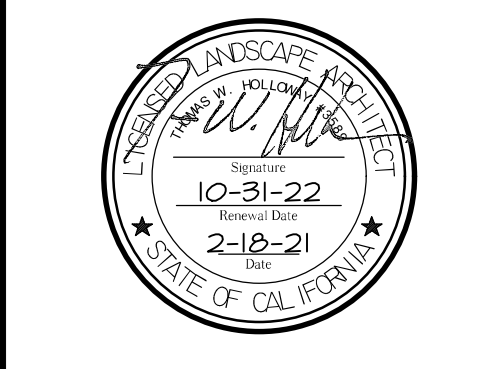
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All drip tubing shall be buried 3" under the soil unless otherwise noted. Drip tubing placed on the surface under the mulch is not acceptable.

For WELO Notes and Calculations see sheet L5.1
 For General Irrigation Notes see sheet L4.2

Water Efficient Landscape Ordinance (WEL O)
 Planting and Irrigation have been designed to be compliant with the Water Efficient Landscape Ordinance. The contractor shall not make substitutions of irrigation product or placement of product or plant species and cultivars without written consent of the Landscape Architect. The contractor shall be responsible for making all modifications to ensure the requirements of the Water Efficient Landscape Ordinance are met if any changes are made. Water use calculations as described on these plans must be met. The signature on this plan concurs that "I have complied with the criteria of the Water Efficient Landscape Ordinance and applied them accordingly for the efficient use of water in the irrigation and planting design plan."





Revisions	Date	By
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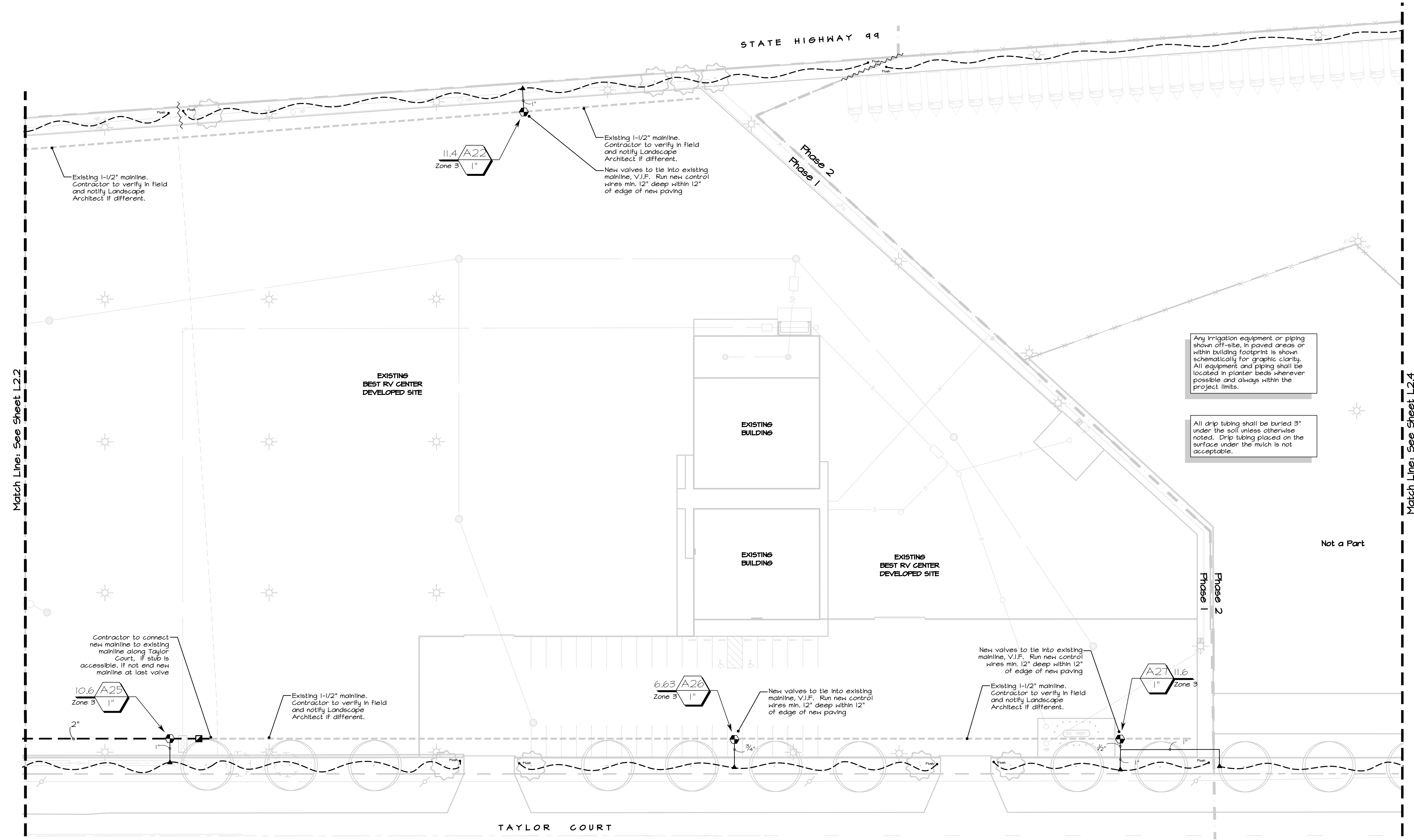
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Irrigation Plan

Scale:
 1" = 30'-0"

Date:
 February 18, 2021
 Drawn/Checked:
 NAB / JA / THH
 Project No.:
 10-1356

Sheet Number:
L2.3



Irrigation Legend

SPRINKLER HEADS:									
SYMBOL	MFR.	SPRINKLER BODY	DESCRIPTION	PRESSURE (PSI)	NOZZLE	ARC	FLOW (GPM)	RADIUS	DETAIL REF.
	Rainbird	5012-FC-SAM-R	12" pop-up gear rotor	35	5000-MPR-35-F	360°	6.62	34'	Detail A, sheet L4.1
	Rainbird	5012-FC-SAM-R	12" pop-up gear rotor	35	5000-MPR-35-H	180°	3.33	34'	Detail A, sheet L4.1
	Rainbird	5012-FC-SAM-R	12" pop-up gear rotor	35	5000-MPR-35-Q	90°	1.67	34'	Detail A, sheet L4.1
	Rainbird	5012-FC-SAM-R	12" pop-up gear rotor	35	5000-MPR-30-H	180°	2.54	30'	Detail A, sheet L4.1
	Rainbird	5012-FC-SAM-R	12" pop-up gear rotor	35	5000-MPR-30-T	135°	1.62	30'	Detail A, sheet L4.1
	Rainbird	5012-FC-SAM-R	12" pop-up gear rotor	35	5000-MPR-25-F	360°	3.34	24'	Detail A, sheet L4.1
	Rainbird	5012-FC-SAM-R	12" pop-up gear rotor	35	5000-MPR-25-H	180°	1.73	24'	Detail A, sheet L4.1
	Rainbird	5012-FC-SAM-R	12" pop-up gear rotor	35	5000-MPR-25-T	135°	1.21	24'	Detail A, sheet L4.1
	Rainbird	5012-FC-SAM-R	12" pop-up gear rotor	35	5000-MPR-25-Q	90°	0.88	24'	Detail A, sheet L4.1

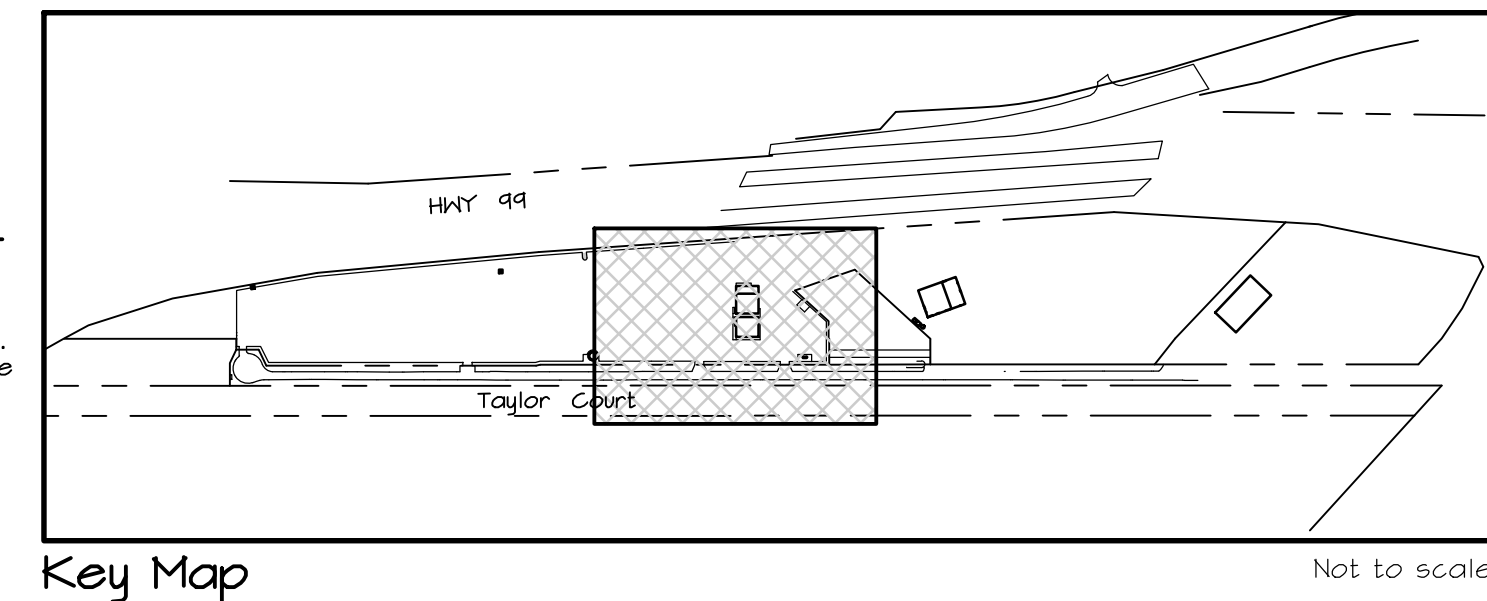
PIPING:			
SYMBOL	MANUFACTURER	DESCRIPTION	DETAIL REFERENCE
	Approved	Schedule 40 pressurized PVC mainline - schematic location (size per plan)	Detail L, sheet L4.1
	Approved	Install mainline and control wire stub	Detail F, sheet L4.2
	Approved	Schedule 40 PVC lateral line (size per plan)	Detail L, sheet L4.1
	Approved	Schedule 40 PVC sleeve (size and quantity per plan)	Detail M, sheet L4.1
	Approved	Schedule 40 conduit - size as needed to contain all required control wires min. 2"	Detail H, sheet L4.2
	Existing	1-1/2" Schedule 40 pressurized PVC mainline - verify in field	

DRIP SYSTEM COMPONENTS:				
SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL REFERENCE
	Approved		1/2" (0.700" O.D.) polyethylene commercial-grade drip supply tubing with Hunter HE-20-B barbed point-source emitters, per the following schedule: 15-gallon shrubs (1) emitter 2 and 5-gallon shrubs (2) emitters 15-gallon trees (3) emitters 24" box trees (4) emitters 36" box trees (6) emitters	Detail C-E, sheet L4.1
	Approved		Drip supply tubing to PVC connection	Detail C, sheet L4.1
	NDS	CEP-700	Compression flush cap in 6" round valve box with Hunter ECO-ID pop-up drip system operation indicator	Detail F, sheet L4.1
			Indicates separation between drip zones	
VALVES:				
SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL REFERENCE
	Hunter	ICZ-101-25 and ICZ-151-XL	1" drip control zone kit and 1-1/2" drip control zone kit (size per plan)	Detail H, sheet L4.1
	Hunter	ICV Series	Electric remote control valve (size per plan)	Detail G, sheet L4.1
	Hunter	HQ-33DLRC	3/4" quick coupler valve	Detail I, sheet L4.1
	Nibco	T-113	Threaded bronze gate valve (line size)	Detail J, sheet L4.1

P.O.C. EQUIPMENT:				
SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL REFERENCE
	Existing		Existing well to be used for irrigation system	
	Approved		1-1/2" lead-free reduced pressure backflow prevention device per City of Turlock requirements	Detail G, sheet L4.2
	Hunter	ICV-101G	1" normally closed master control valve	Detail K, sheet L4.1
	Creative Sensor Technology	FS1-T10-001	1" flow sensor	Detail K, sheet L4.1
CONTROL EQUIPMENT:				
SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL REFERENCE
	Hunter	IC-600-55	1-Core Series 21-station wall-mount controller (use ICM-600 6-station plug-in modules as required for number of valves)	Detail N, sheet L4.1
	Hunter	WSS-SEN	Wireless Solar Sync ET/RAIN/freeze sensor	Detail N, sheet L4.1

For WELO Notes and Calculations see sheet L5.1
 For General Irrigation Notes see sheet L4.2

Water Efficient Landscape Ordinance (WELo)
 Planting and Irrigation have been designed to be compliant with the Water Efficient Landscape Ordinance. The contractor shall not make substitutions of irrigation product or placement of product or plant species and cultivars without written consent of the Landscape Architect. The contractor shall be responsible for making all modifications to ensure the requirements of the Water Efficient Landscape Ordinance are met if any changes are made. Water use calculations as described on these plans must be met. The signature on this plan concurs that I have complied with the criteria of the Water Efficient Landscape Ordinance and applied them accordingly for the efficient use of water in the irrigation and planting design plan.





Revisions

Date	By	Modification

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Irrigation Plan

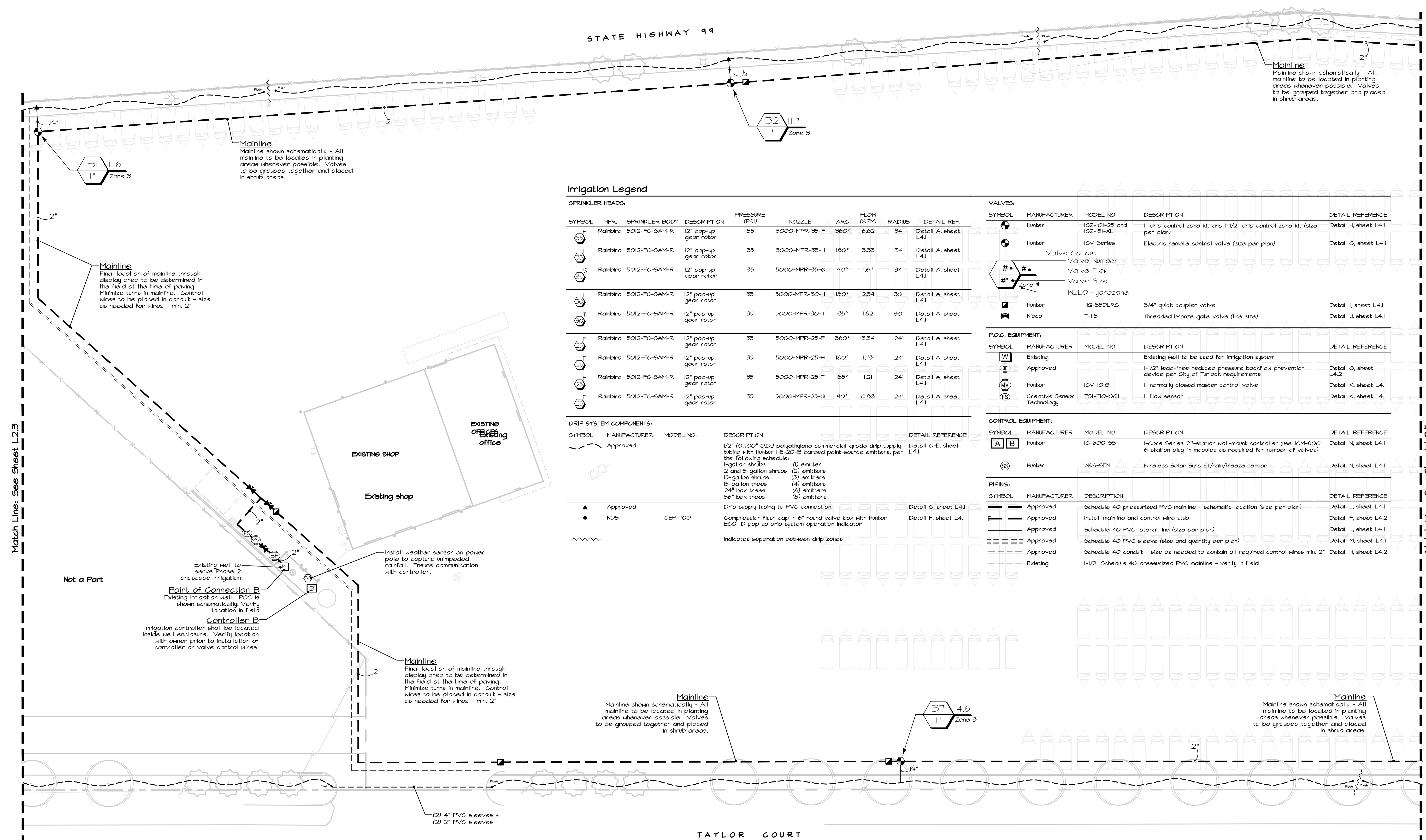
Scale:
 1" = 30'-0"

Date:
 February 18, 2021

Drawn/Checked:
 NAB / JA / THH

Project No.:
 10-1356

Sheet Number:
L2.4



Irrigation Legend

SPRINKLER HEADS:

SYMBOL	MFR.	SPRINKLER BODY	DESCRIPTION	PRESSURE (PSI)	NOZZLE	ARC	FLOW (GPM)	RADIUS	DETAIL REF.
[Symbol]	Rainbird	5012-FC-SAM-R	12" pop-up gear rotor	35	5000-MPR-35-F	360°	6.62	34'	Detail A, sheet L4.1
[Symbol]	Rainbird	5012-FC-SAM-R	12" pop-up gear rotor	35	5000-MPR-35-H	180°	3.33	34'	Detail A, sheet L4.1
[Symbol]	Rainbird	5012-FC-SAM-R	12" pop-up gear rotor	35	5000-MPR-35-Q	90°	1.67	34'	Detail A, sheet L4.1
[Symbol]	Rainbird	5012-FC-SAM-R	12" pop-up gear rotor	35	5000-MPR-30-H	180°	2.51	30'	Detail A, sheet L4.1
[Symbol]	Rainbird	5012-FC-SAM-R	12" pop-up gear rotor	35	5000-MPR-30-T	135°	1.62	30'	Detail A, sheet L4.1
[Symbol]	Rainbird	5012-FC-SAM-R	12" pop-up gear rotor	35	5000-MPR-25-F	360°	3.34	24'	Detail A, sheet L4.1
[Symbol]	Rainbird	5012-FC-SAM-R	12" pop-up gear rotor	35	5000-MPR-25-H	180°	1.73	24'	Detail A, sheet L4.1
[Symbol]	Rainbird	5012-FC-SAM-R	12" pop-up gear rotor	35	5000-MPR-25-T	135°	1.21	24'	Detail A, sheet L4.1
[Symbol]	Rainbird	5012-FC-SAM-R	12" pop-up gear rotor	35	5000-MPR-25-Q	90°	0.88	24'	Detail A, sheet L4.1

DRIP SYSTEM COMPONENTS:

SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL REFERENCE
[Symbol]	Approved		1/2" (0.700" O.D.) polyethylene commercial-grade drip supply tubing with Hunter HF-20-B barbed point-source emitters, per the following schedule: 1-gallon shrubs (1) emitter 2 and 5-gallon shrubs (2) emitters 15-gallon shrubs (3) emitters 15-gallon trees (4) emitters 24" box trees (6) emitters 36" box trees (8) emitters	Detail C-E, sheet L4.1
[Symbol]	Approved		Drip supply tubing to PVC connection	Detail G, sheet L4.1
[Symbol]	NDS	CEP-700	Compression flush cap in 6" round valve box with Hunter ECO-ID pop-up drip system operation indicator	Detail F, sheet L4.1
[Symbol]			Indicates separation between drip zones	

VALVES:

SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL REFERENCE
[Symbol]	Hunter	ICZ-101-25 and ICZ-151-XL	1" drip control zone kit and 1/2" drip control zone kit (size per plan)	Detail H, sheet L4.1
[Symbol]	Hunter	ICV Series	Electric remote control valve (size per plan)	Detail G, sheet L4.1
[Symbol]	Hunter	HQ-33DLRC	3/4" quick coupler valve	Detail I, sheet L4.1
[Symbol]	Nibco	T-113	Threaded bronze gate valve (line size)	Detail J, sheet L4.1

P.O.C. EQUIPMENT:

SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL REFERENCE
[Symbol]	Existing		Existing well to be used for irrigation system	
[Symbol]	Approved		1-1/2" lead-free reduced pressure backflow prevention device per city of Turlock requirements	Detail G, sheet L4.2
[Symbol]	Hunter	ICV-101G	1" normally closed master control valve	Detail K, sheet L4.1
[Symbol]	Creative Sensor Technology	PSI-T10-001	1" flow sensor	Detail K, sheet L4.1

CONTROL EQUIPMENT:

SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL REFERENCE
[Symbol]	Hunter	IC-600-SS	1-Core Series 21-station wall-mount controller (use ICM-600 6-station plug-in modules as required for number of valves)	Detail N, sheet L4.1
[Symbol]	Hunter	WS-SEN	Wireless Solar Sync ET/rain/freeze sensor	Detail N, sheet L4.1

PIPING:

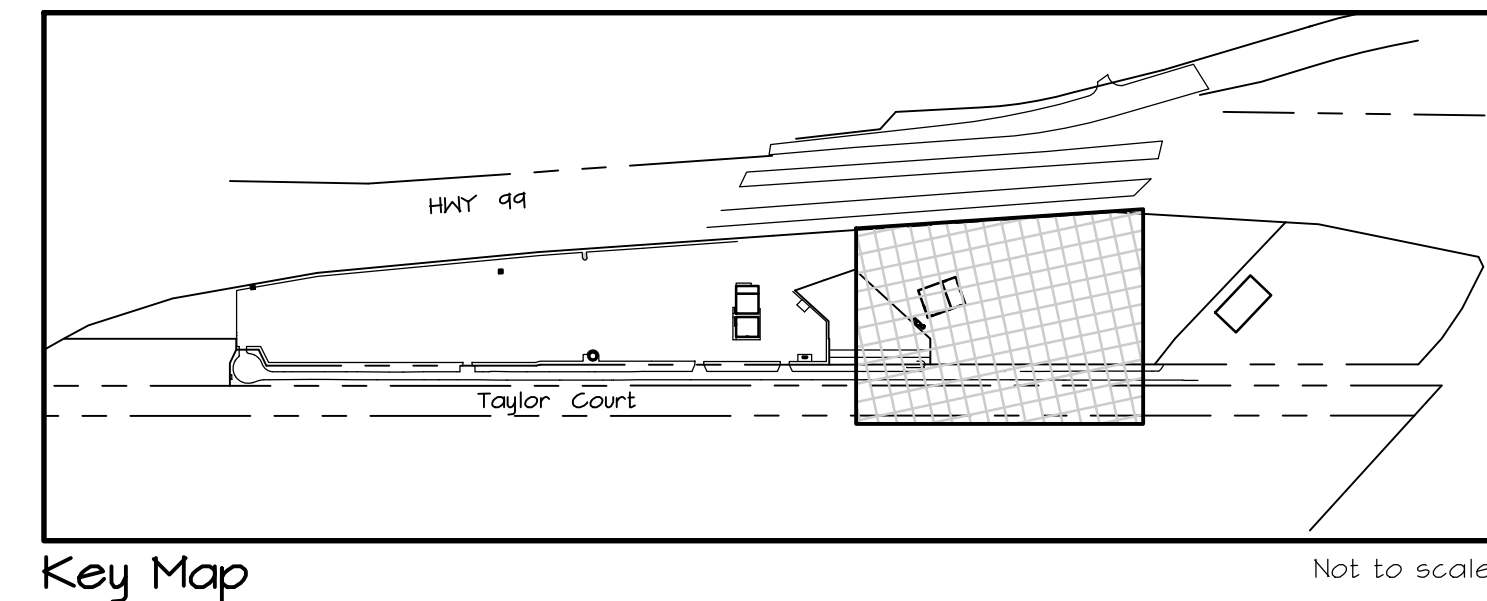
SYMBOL	MANUFACTURER	DESCRIPTION	DETAIL REFERENCE
[Symbol]	Approved	Schedule 40 pressurized PVC mainline - schematic location (size per plan)	Detail L, sheet L4.1
[Symbol]	Approved	Install mainline and control wire stub	Detail F, sheet L4.2
[Symbol]	Approved	Schedule 40 PVC lateral line (size per plan)	Detail L, sheet L4.1
[Symbol]	Approved	Schedule 40 PVC sleeve (size and quantity per plan)	Detail M, sheet L4.1
[Symbol]	Approved	Schedule 40 conduit - size as needed to contain all required control wires min. 2"	Detail H, sheet L4.2
[Symbol]	Existing	1-1/2" Schedule 40 pressurized PVC mainline - verify in field	

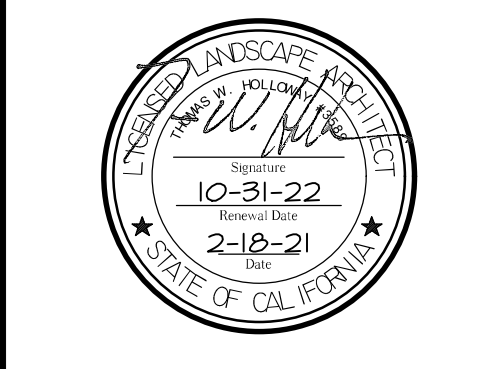
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For WELO Notes and Calculations see sheet L5.1
 For General Irrigation Notes see sheet L4.2

Water Efficient Landscape Ordinance (WEL0)
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Revisions

Date	By
10-31-22	
2-18-21	

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Irrigation Plan

Scale:
 1" = 30'-0"

Date:
 February 18, 2021

Drawn/Checked:
 NAB / JA / THH

Project No.:
 10-1356

Sheet Number:
L2.5

Irrigation Legend

SPRINKLER HEADS:

SYMBOL	MFR.	SPRINKLER BODY	DESCRIPTION	PRESSURE (PSI)	NOZZLE	ARC	FLOW (GPM)	RADIUS	DETAIL REF.
F	Rainbird	5012-FC-SAM-R	12" pop-up gear rotor	35	5000-MFR-35-F	360°	6.62	34'	Detail A, sheet L4.1
H	Rainbird	5012-FC-SAM-R	12" pop-up gear rotor	35	5000-MFR-35-H	180°	3.33	34'	Detail A, sheet L4.1
Q	Rainbird	5012-FC-SAM-R	12" pop-up gear rotor	35	5000-MFR-35-Q	90°	1.67	34'	Detail A, sheet L4.1
H	Rainbird	5012-FC-SAM-R	12" pop-up gear rotor	35	5000-MFR-30-H	180°	2.54	30'	Detail A, sheet L4.1
T	Rainbird	5012-FC-SAM-R	12" pop-up gear rotor	35	5000-MFR-30-T	135°	1.62	30'	Detail A, sheet L4.1
F	Rainbird	5012-FC-SAM-R	12" pop-up gear rotor	35	5000-MFR-25-F	360°	3.34	24'	Detail A, sheet L4.1
F	Rainbird	5012-FC-SAM-R	12" pop-up gear rotor	35	5000-MFR-25-H	180°	1.73	24'	Detail A, sheet L4.1
F	Rainbird	5012-FC-SAM-R	12" pop-up gear rotor	35	5000-MFR-25-T	135°	1.21	24'	Detail A, sheet L4.1
F	Rainbird	5012-FC-SAM-R	12" pop-up gear rotor	35	5000-MFR-25-Q	90°	0.88	24'	Detail A, sheet L4.1

DRIP SYSTEM COMPONENTS:

SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL REFERENCE
Approved			1/2" (0.700" O.D.) polyethylene commercial-grade drip supply tubing with Hunter HE-20-B barbed point-source emitters, per the following schedule: 1-gallon shrubs (1) emitter 2 and 5-gallon shrubs (2) emitters 15-gallon shrubs (3) emitters 15-gallon trees (4) emitters 24" box trees (6) emitters 36" box trees (8) emitters	Detail G-E, sheet L4.1
▲	Approved		Drip supply tubing to PVC connection	Detail G, sheet L4.1
●	NDS	CEP-700	Compression flush cap in 6" round valve box with Hunter ECO-ID pop-up drip system operation indicator	Detail F, sheet L4.1
~~~~~			Indicates separation between drip zones	

**VALVES:**

SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL REFERENCE
Hunter		ICZ-101-25 and ICZ-151-XL	1" drip control zone kit and 1-1/2" drip control zone kit (size per plan)	Detail H, sheet L4.1
Hunter		ICV Series	Electric remote control valve (size per plan)	Detail G, sheet L4.1
Valve Callout: # # Valve Number # # Valve Flow # # Valve Size # # Zone # WELO Hydrozone				
Hunter		HQ-33DLRC	3/4" quick coupler valve	Detail I, sheet L4.1
Nibco		T-113	Threaded bronze gate valve (line size)	Detail J, sheet L4.1

**P.O.C. EQUIPMENT:**

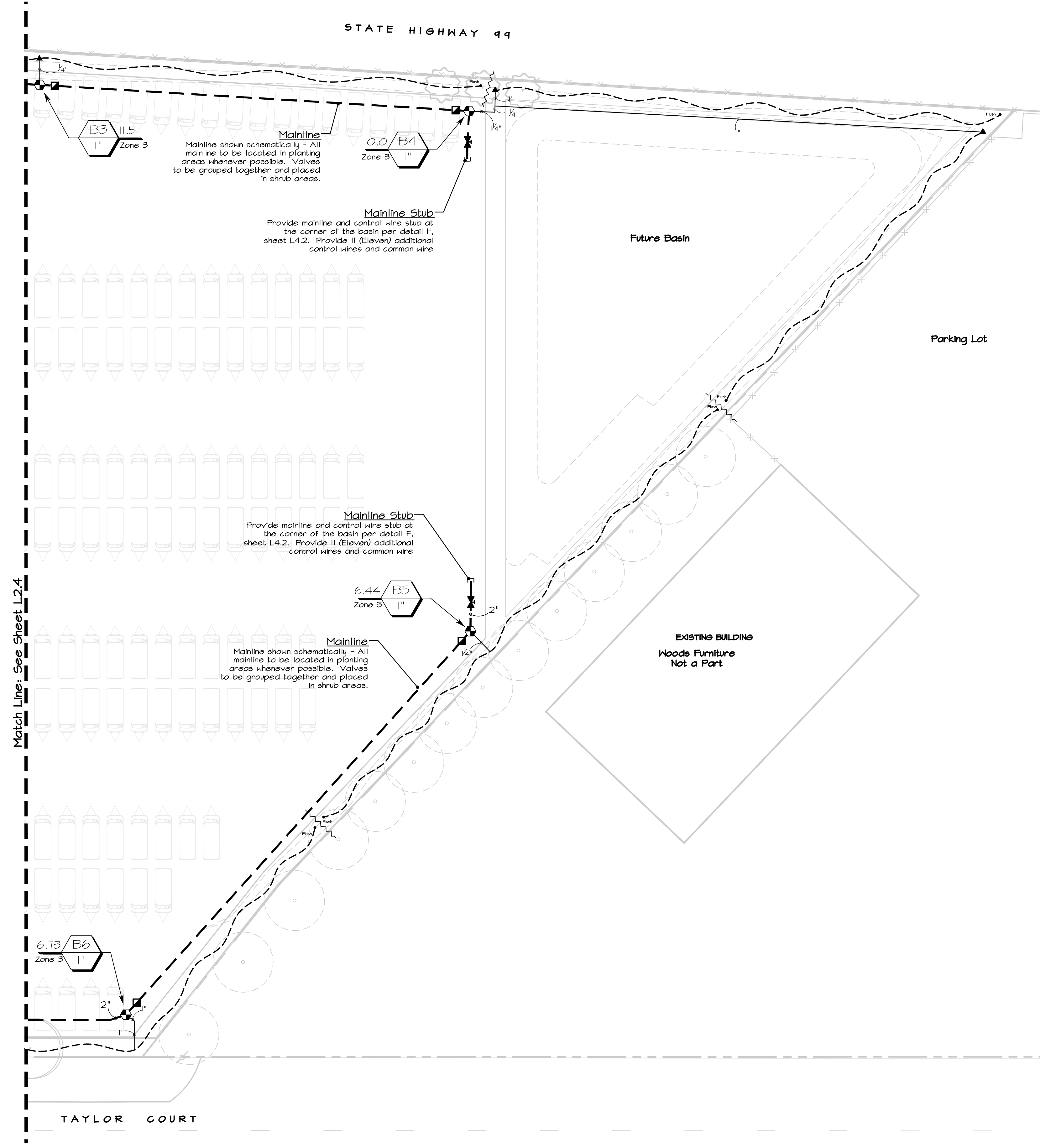
SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL REFERENCE
W	Existing		Existing well to be used for irrigation system	
BP	Approved		1-1/2" lead-free reduced pressure backflow prevention device per City of Turlock requirements	Detail G, sheet L4.2
MV	Hunter	ICV-101G	1" normally closed master control valve	Detail K, sheet L4.1
FS	Creative Sensor Technology	F51-T10-001	1" flow sensor	Detail K, sheet L4.1

**CONTROL EQUIPMENT:**

SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL REFERENCE
A B	Hunter	IC-600-SS	1-Cone Series ZT-station wall-mount controller (use ICM-600 6-station plug-in modules as required for number of valves)	Detail N, sheet L4.1
SS	Hunter	W55-SEN	Wireless Solar Sync ET/rain/treeze sensor	Detail N, sheet L4.1

**PIPING:**

SYMBOL	MANUFACTURER	DESCRIPTION	DETAIL REFERENCE
Approved		Schedule 40 pressurized PVC mainline - schematic location (size per plan)	Detail L, sheet L4.1
Approved		Install mainline and control wire stub	Detail F, sheet L4.2
Approved		Schedule 40 PVC lateral line (size per plan)	Detail L, sheet L4.1
Approved		Schedule 40 PVC sleeve (size and quantity per plan)	Detail M, sheet L4.1
Approved		Schedule 40 conduit - size as needed to contain all required control wires min. 2"	Detail H, sheet L4.2
Existing		1-1/2" Schedule 40 pressurized PVC mainline - verify in field	

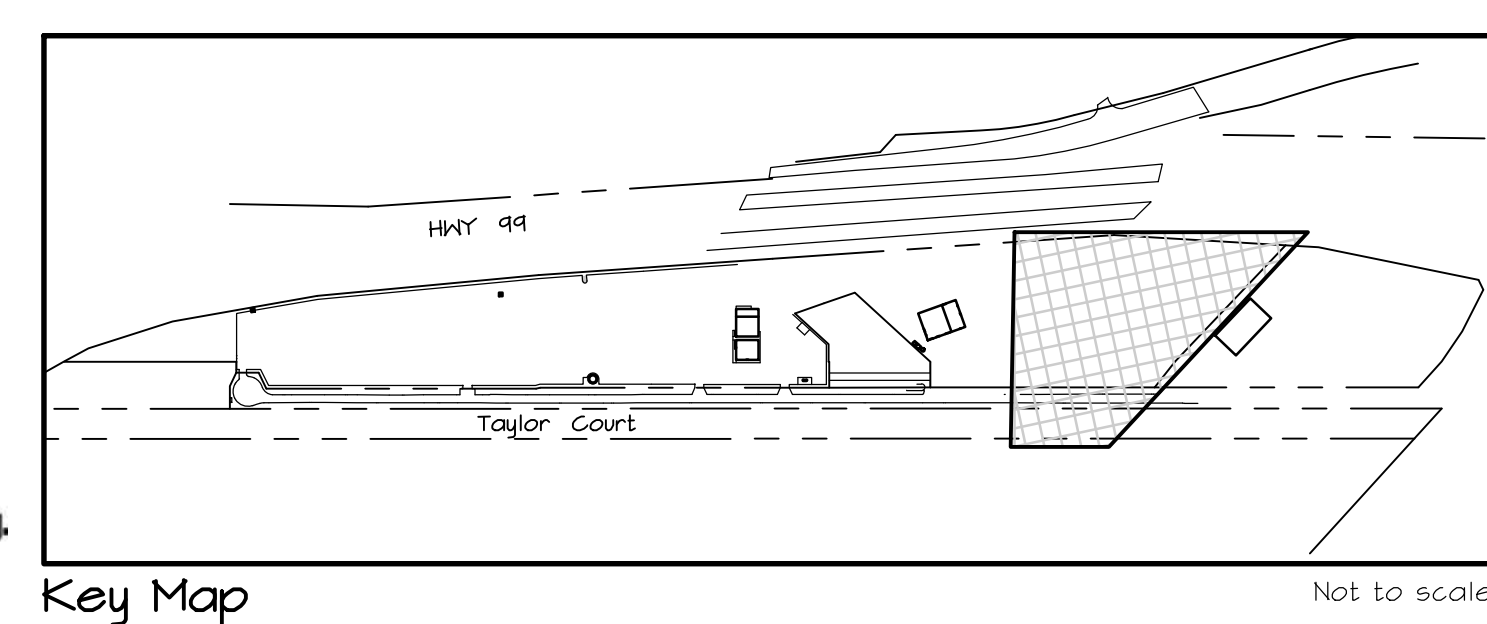
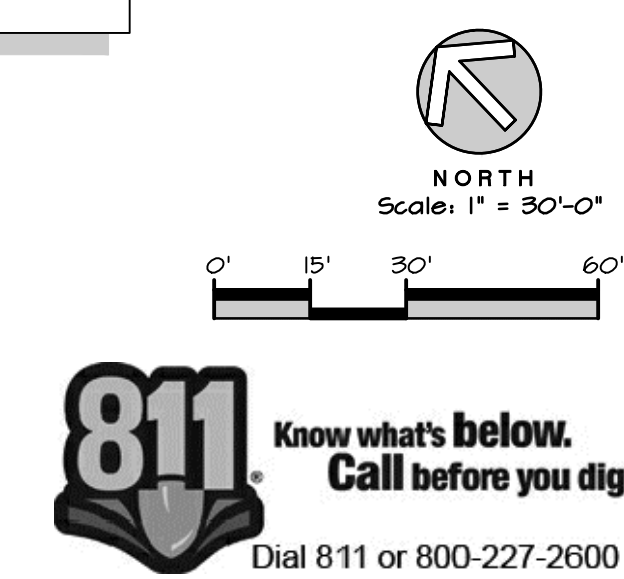


All drip tubing shall be buried 3" under the soil unless otherwise noted. Drip tubing placed on the surface under the mulch is not acceptable.

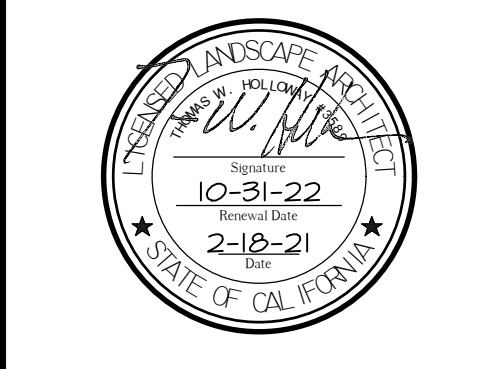
Any irrigation equipment or piping shown off-site, in paved areas or within building footprint is shown schematically for graphic clarity. All equipment and piping shall be located in planter beds wherever possible and always within the project limits.

For WELO Notes and Calculations see sheet L5.1  
 For General Irrigation Notes see sheet L4.2

**Water Efficient Landscape Ordinance (WELo)**  
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**Revisions**

Date	By
△	Modification

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 Turlock, CA

**Best RV**  
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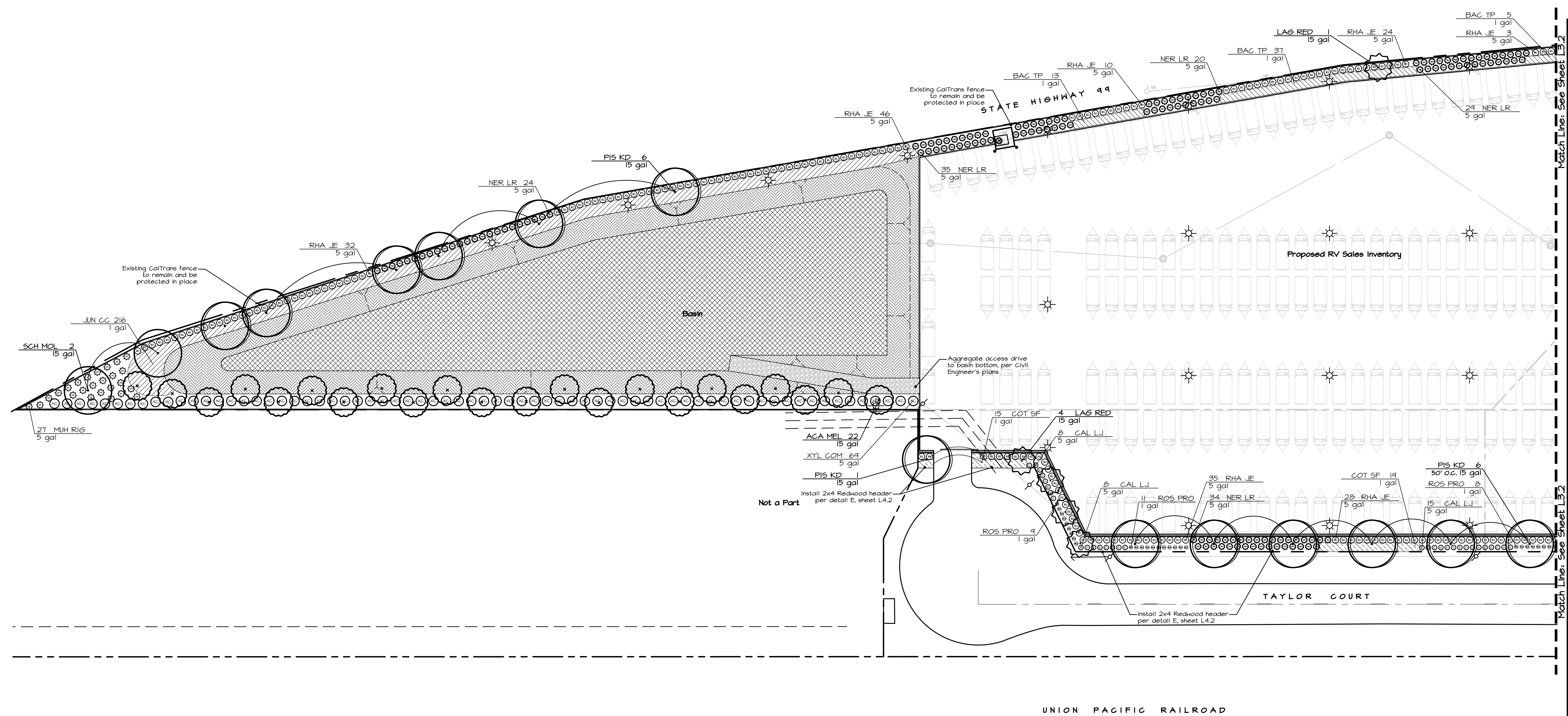
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**Planting Plan**

Scale:  
 1" = 30'-0"

Date:  
 February 18, 2021  
 Drawn/Checked:  
 NAB / JA / THH  
 Project No.:  
 10-1356

Sheet Number:  
**L3.1**



**Landscape Areas**

Area	Area (sf)	% of Total
Basin:	44,465 sf	46.7%
Shrub:	49,024 sf	51.5%
Aggregate:	1,707 sf	1.8%
<b>Total Landscape Area:</b>	<b>95,196 sf</b>	<b>100%</b>
<b>Total Parcel Size:</b>	<b>732,443 sf (16.8 acres)</b>	
Percentage of site in Landscape Area:		12.9%

**PLANT SCHEDULE**

TREES	BOTANICAL NAME	COMMON NAME	CONT.	QTY	Water Use	
ACA MEL	Acacia melanoxylon	Blackwood	15 gal	22	Low	
LAG RED	Lagerstroemia x 'Tuscarora'	Red Grape Myrtle	15 gal	32	Low	
PIS KD	Pistacia chinensis 'Keith Davey'	Keith Davey Chinese Pistache	15 gal	52	Low	
SCH MOL	Schinus molle	California Pepper	15 gal	2	Low	
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	Water Use	
AGA AFR	Agapanthus africanus	African Lily	1 gal	77	Low	
CAL LJ	Callistemon viminalis 'Little John'	Dwarf Weeping Bottlebrush	5 gal	137	Low	
MUH RIG	Muhlenbergia rigens	Deer Grass	5 gal	173	Low	
NER LR	Nerium oleander 'Little Red'	Little Red Oleander	5 gal	773	Low	
RHA JE	Rhaphiolepis indica 'Jack Evans'	Indian Hawthorn	5 gal	941	Low	
ROS PRO	Rosmarinus officinalis 'Prostratus'	Dwarf Rosemary	1 gal	245	Low	
XYL COM	Xylosma congestum 'Compacta'	Compact Xylosma	5 gal	69	Low	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	QTY	Water Use
BAC TP	Baccharis pilularis 'Twin Peaks #2'	Twin Peaks #2 Coyote Brush	1 gal	54" o.c.	687	Low
COT SF	Cotoneaster dammeri 'Streibs Finding'	Streibs Finding Cotoneaster	1 gal	54" o.c.	133	Low
JUN CC	Juniperus sabina 'Calgary Carpet'	Calgary Carpet Juniper	1 gal	54" o.c.	227	Low
HYDROSEED	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	QTY	Water Use
BAS BOT	Basin Bottom Grass Mix	Grasses	Hydroseed		28,091 sf	Low
BAS SID	Basin Side Grass Mix	Grasses	Hydroseed		16,374 sf	Low

**Misc. Landscape Materials**

All shrub and groundcover areas shall be top-dressed with a 3" layer of mulch derived from recycled wood chips or arbor chips from tree trimming. Mulch shall be 2" minus in length and not greater than 3/8" in thickness, and shall be dark brown in color. Contractor shall provide sample for approval prior to installation. Shredded redwood or cedar bark ("Gorilla-Hair") is not acceptable.

Aggregate 3" layer of pea gravel or 3/4" crushed drain rock aggregate mulch (no fines). Contractor to submit sample to Landscape Architect for approval prior to installation. See detail D, Sheet L4.2.

Cobble edging to be Diva-Edge 3/16" x 4" brown steel edging by JD Russell Co., with stakes per manufacturer. See Detail D, Sheet L4.2.

**Hydroseed Notes**

- All rocks (greater than 2" dia), debris, broken roots, and all other deleterious materials are to be raked and completely removed from the site. Soil to be rolled with a water-filled sod roller to lightly compact the soil prior to hydroseed.
- Irrigation coverage test shall be performed and any adjustments shall be made to account for wind, slope, etc. Hydroseed shall not be applied until irrigation coverage is complete and uniform and has been accepted by the landscape architect.
- After soil has been prepared and grade has been accepted by the owner/Landscape Architect the site is to be planted per the project specifications and industry standards for hydroseed installation. Hydroseed is to be installed by a licensed landscape contractor who has experience and the proper equipment to satisfactorily complete the job. Seed mix to be per the planting legend. Contractor to contact Landscape Architect prior to planting, seed mix may be revised depending upon weather.
- The contractor shall include in the bid for a continued maintenance period of sixty (60) days after completion and acceptance of the project by the owner or Land Arch. The maintenance period will not begin until substantial germination of the seed, after weeds have been eradicated, and when the landscape architect accepts the area as being ready for commencement of the maintenance period.
- A protective fence is to be installed around all hydroseeded areas to keep people off until seed has established. Fence to be orange construction type or better and installed to the satisfaction of the city. Alternate protection methods may be approved.
- Hydroseed to be completed between March 1 and October 31 unless otherwise specified or accepted.

**Basin Hydroseed Grass Mix Notes**

- #6" Grasses at bottom of basin available from Pacific Coast Seed (425-373-4417) or approved equal.
 

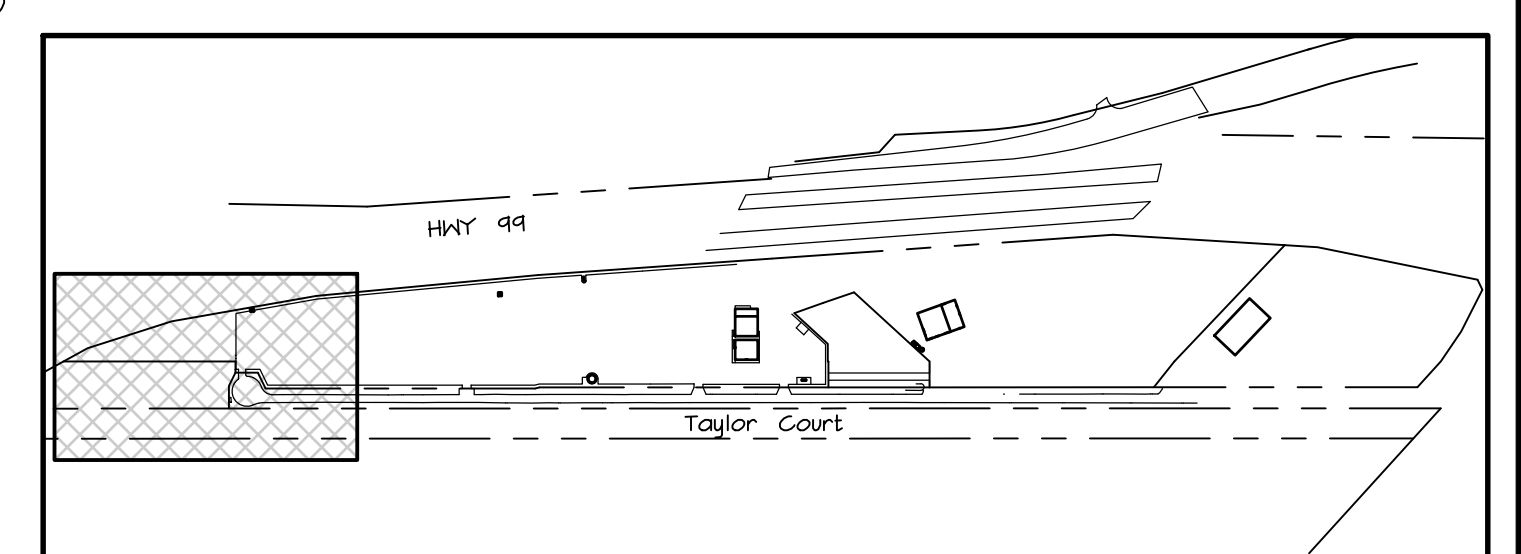
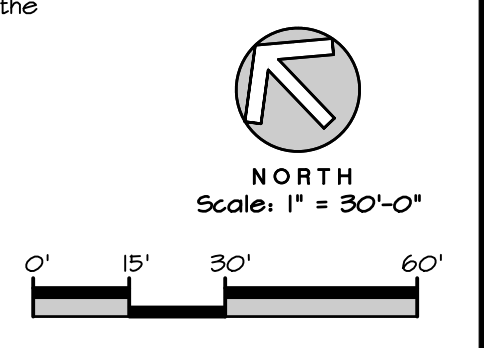
Lbs./Ac.	Agrostis pallens, Thingrass	28,091 sf
18	Festuca rubra, Molate Fescue	.65 acres
8	Deschampsia caespitosa holciformis, Tufted Hairgrass	
2	Juncus bufonius, Water Rush	
2	Carex praegracilis, Deer Bed Sedge	
- #12" Grasses on sides of basin available from Pacific Coast Seed (425-373-4417) or approved equal.
 

Lbs./Ac.	Festuca longifolia 'Minotaur' or 'Firefly' Hard Fescue	16,374 sf
40	Festuca ovina 'Azaj' or Covar Sheep Fescue	.38 acres
40	Festuca glauca glauca, Blue Fescue	
10	Agrostis pallens, Thin grass	

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For General Planting Notes - See Sheet L4.2







Revisions	Date	By
Modification		

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Taylor Ct.  
Turlock, CA

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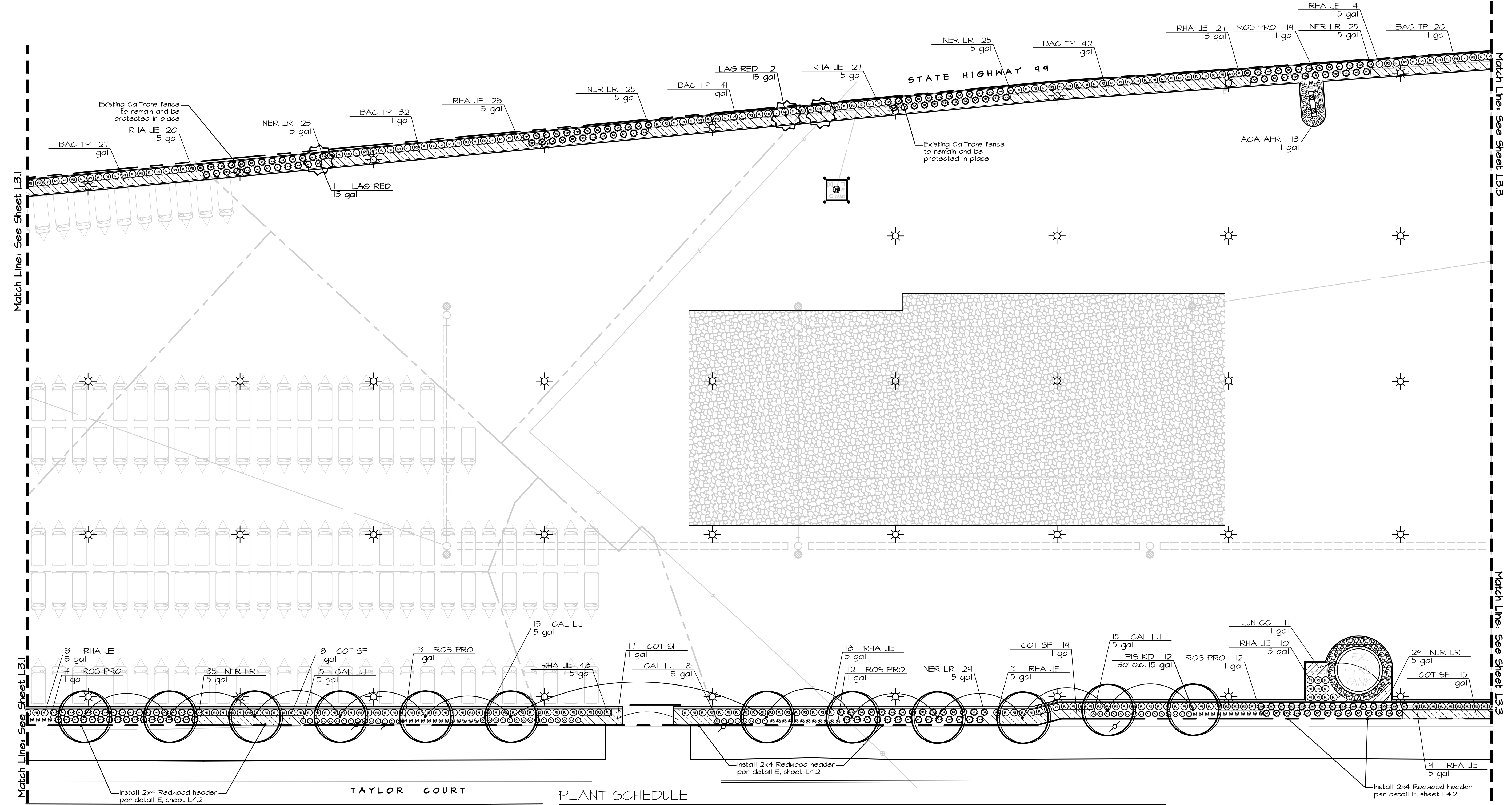
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### Planting Plan

Scale:  
1" = 30'-0"

Date: February 18, 2021  
Drawn/Checked: NAB / JA / THH  
Project No.: 10-1356  
Sheet Number:

# L3.2



### PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	QTY	Water Use	
ACA MEL	Acacia melanoxylon	Blackwood	15 gal	22	Low	
LAG RED	Lagerstroemia x 'Tuscarora'	Red Grape Myrtle	15 gal	32	Low	
PIS KD	Pistacia chinensis 'Keith Davey'	Keith Davey Chinese Pistache	15 gal	52	Low	
SCH MOL	Schinus molle	California Pepper	15 gal	2	Low	
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	Water Use	
AGA AFR	Agapanthus africanus	African Lily	1 gal	77	Low	
CAL LJ	Callistemon viminalis 'Little John'	Dwarf Weeping Bottlebrush	5 gal	137	Low	
MUH RIG	Muhlenbergia rigens	Deer Grass	5 gal	173	Low	
NER LR	Nerium oleander 'Little Red'	Little Red Oleander	5 gal	773	Low	
RHA JE	Rhaphiolepis indica 'Jack Evans'	Indian Hawthorn	5 gal	941	Low	
ROS PRO	Rosmarinus officinalis 'Prostratus'	Dwarf Rosemary	1 gal	245	Low	
XYL COM	Xylosma congestum 'Compacta'	Compact Xylosma	5 gal	69	Low	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY	Water Use
BAC TP	Baccharis pilularis 'Twin Peaks #2'	Twin Peaks #2 Coyote Brush	1 gal	54" o.c.	687	Low
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JUN CC	Juniperus sabina 'Calgary Carpet'	Calgary Carpet Juniper	1 gal	54" o.c.	227	Low
HYDROSEED	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY	Water Use
BAS BOT	Grasses	Grasses	Hydroseed		28,091 sf	Low
BAS SID	Basin Hydroseed Grass Mix	Grasses	Hydroseed		16,374 sf	Low

### Misc. Landscape Materials

All shrub and groundcover areas shall be top-dressed with a 3" layer of mulch derived from recycled wood chips or arbor chips from tree trimming. Mulch shall be 2" minus in length and not greater than 3/8" in thickness, and shall be dark brown in color. Contractor shall provide sample for approval prior to installation. Shredded redwood or cedar bark ("Gorilla-Hair") is not acceptable.

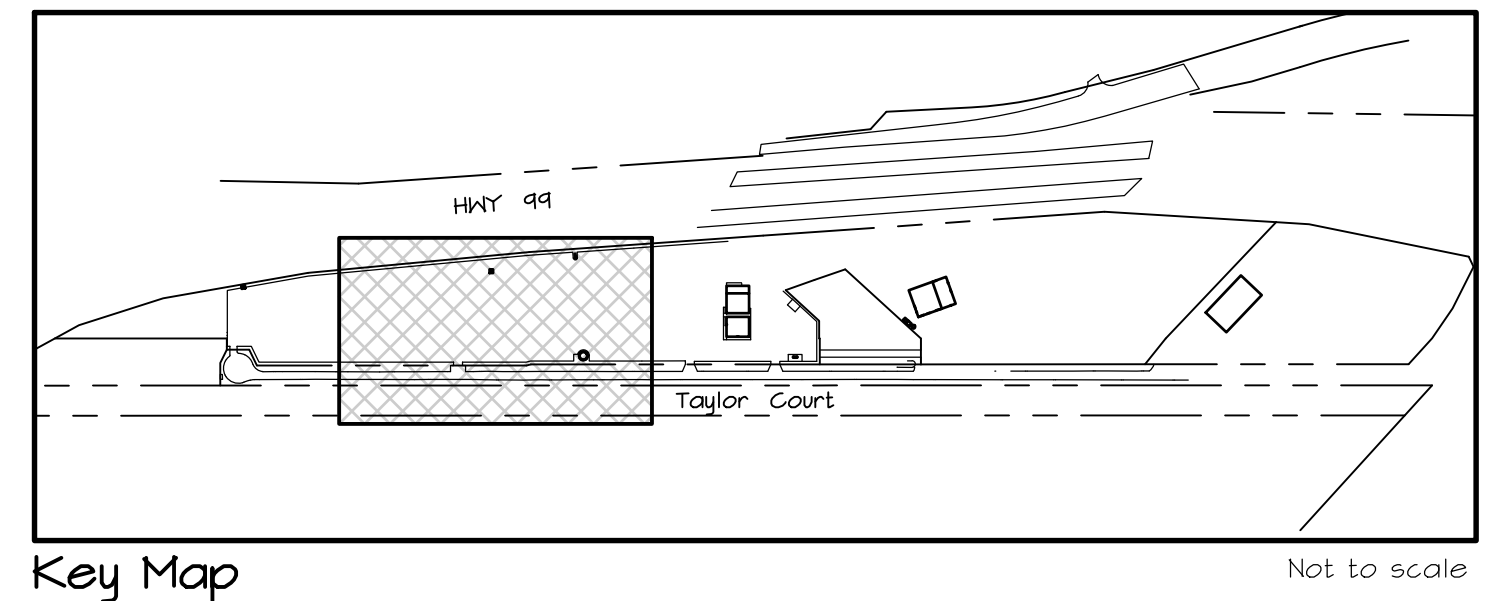
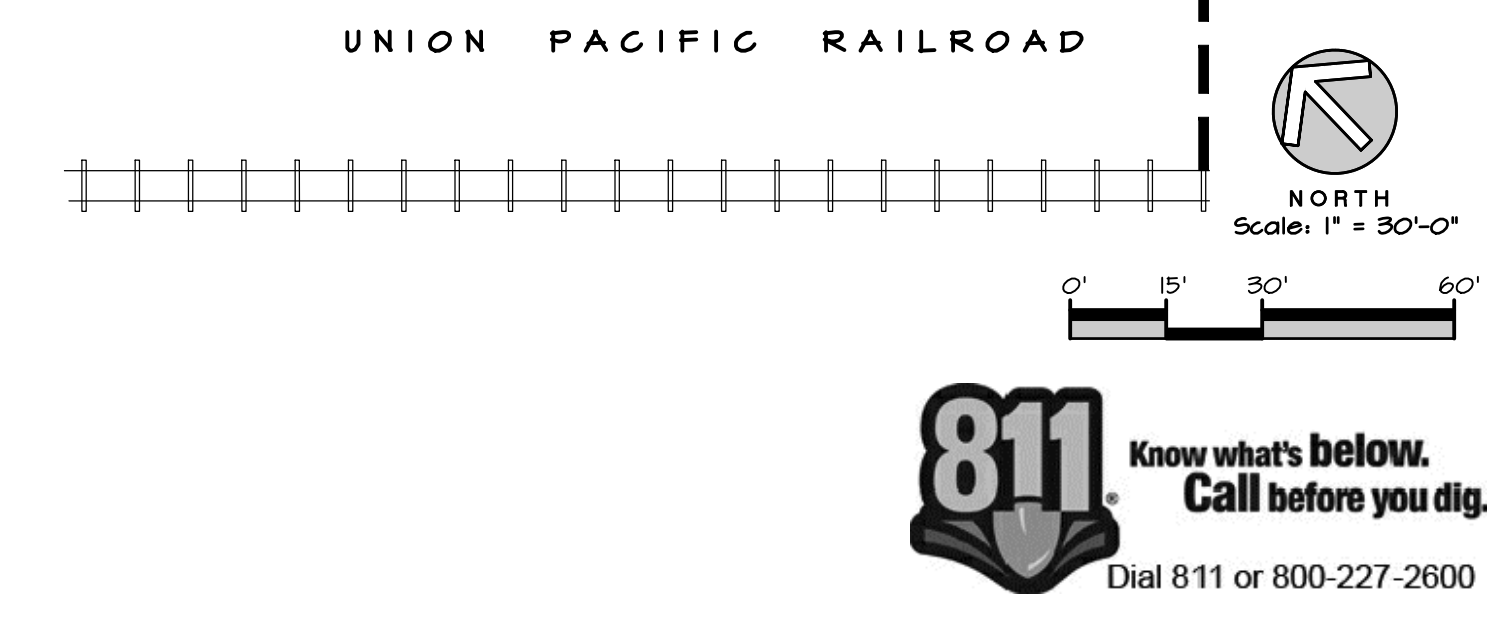
Aggregate 3" layer of pea gravel or 3/4" crushed drain rock aggregate mulch (no fines). Contractor to submit sample to Landscape Architect for approval prior to installation. See detail D, sheet L4.2.

Cable edging to be Dura-Edge 3/16" x 4" brown steel edging by JD Russell Co., with stakes per manufacturer. See Detail D, sheet L4.2.

For General Planting Notes - See Sheet L4.2

**Planting Detail References**  
For Broadleaf Trees, refer to Detail A, Sheet L4.2  
For Shrubs, refer to Detail B, Sheet L4.2  
For Groundcovers, refer to Detail C, Sheet L4.2 for layout and Detail B, Sheet L4.2 for installation

**Water Efficient Landscape Ordinance (WELCO)**  
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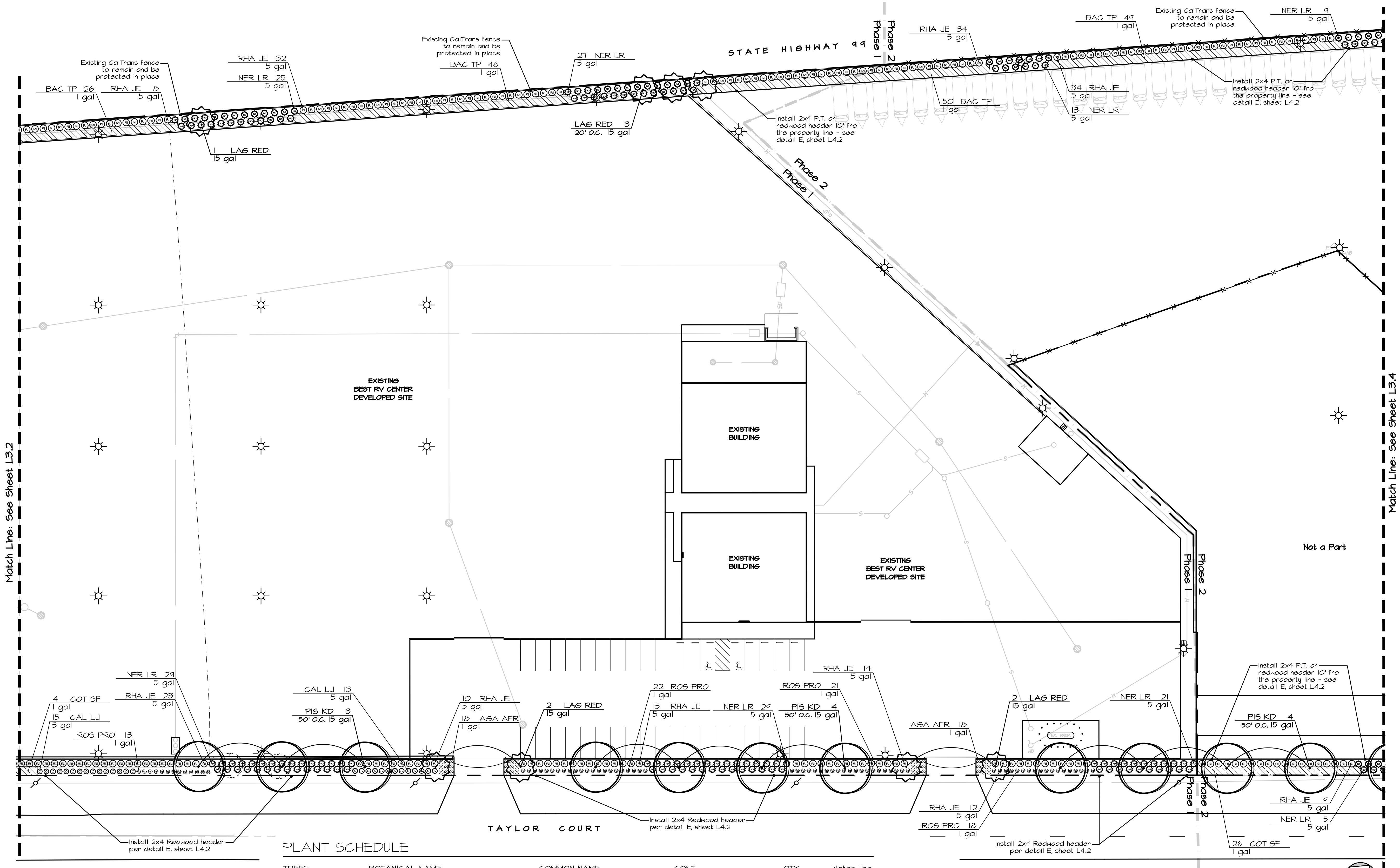
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**Planting Plan**

Scale: 1" = 30'-0"

Date: February 18, 2021  
 Drawn/Checked: NAB / JA / THH  
 Project No.: 10-1356

**Sheet Number: L3.3**



PLANT SCHEDULE						
TREES	BOTANICAL NAME	COMMON NAME	CONT	QTY	Water Use	
ACA MEL	Acacia melanoxylon	Blackwood	15 gal	22	Low	
LAG RED	Lagerstroemia x 'Tuscarora'	Red Grape Myrtle	15 gal	32	Low	
PIS KD	Pistacia chinensis 'Keith Davey'	Keith Davey Chinese Pistache	15 gal	52	Low	
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GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY	Water Use
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**Planting Detail References**  
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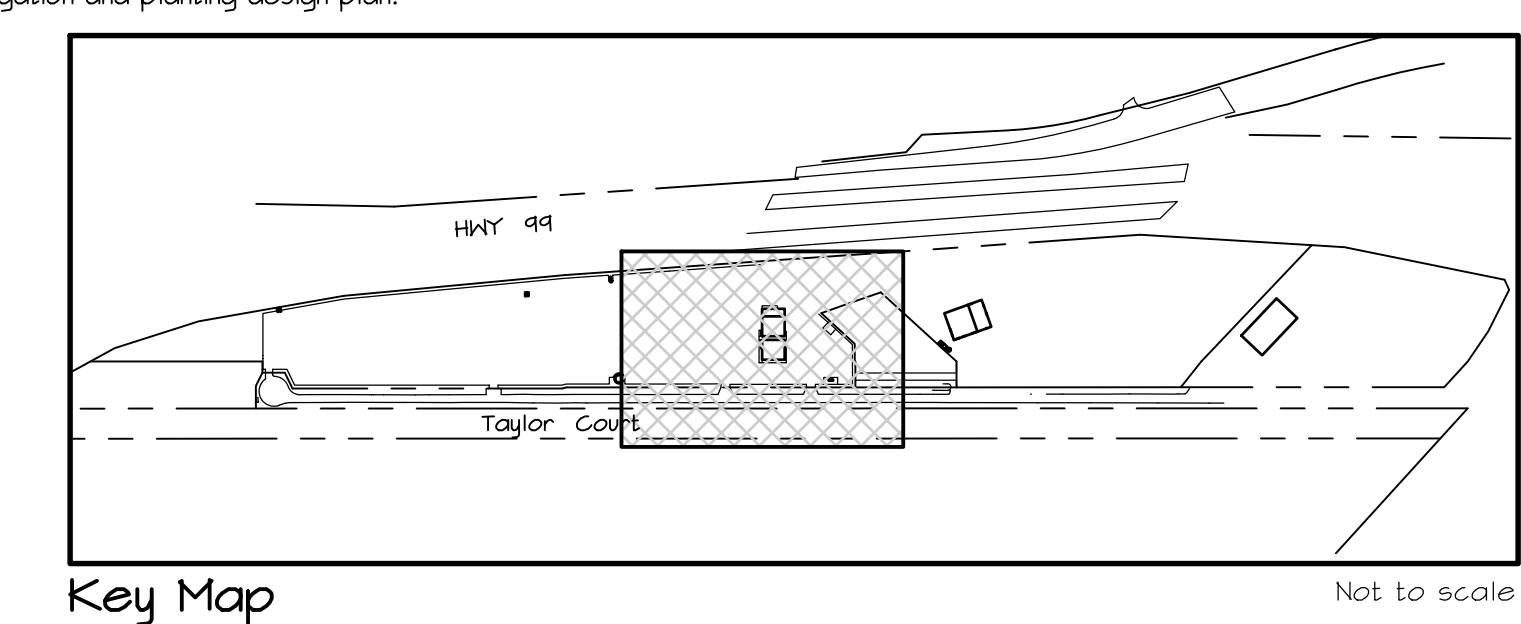
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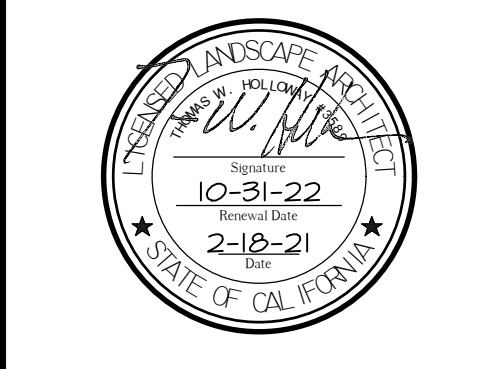
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**Planting Plan**

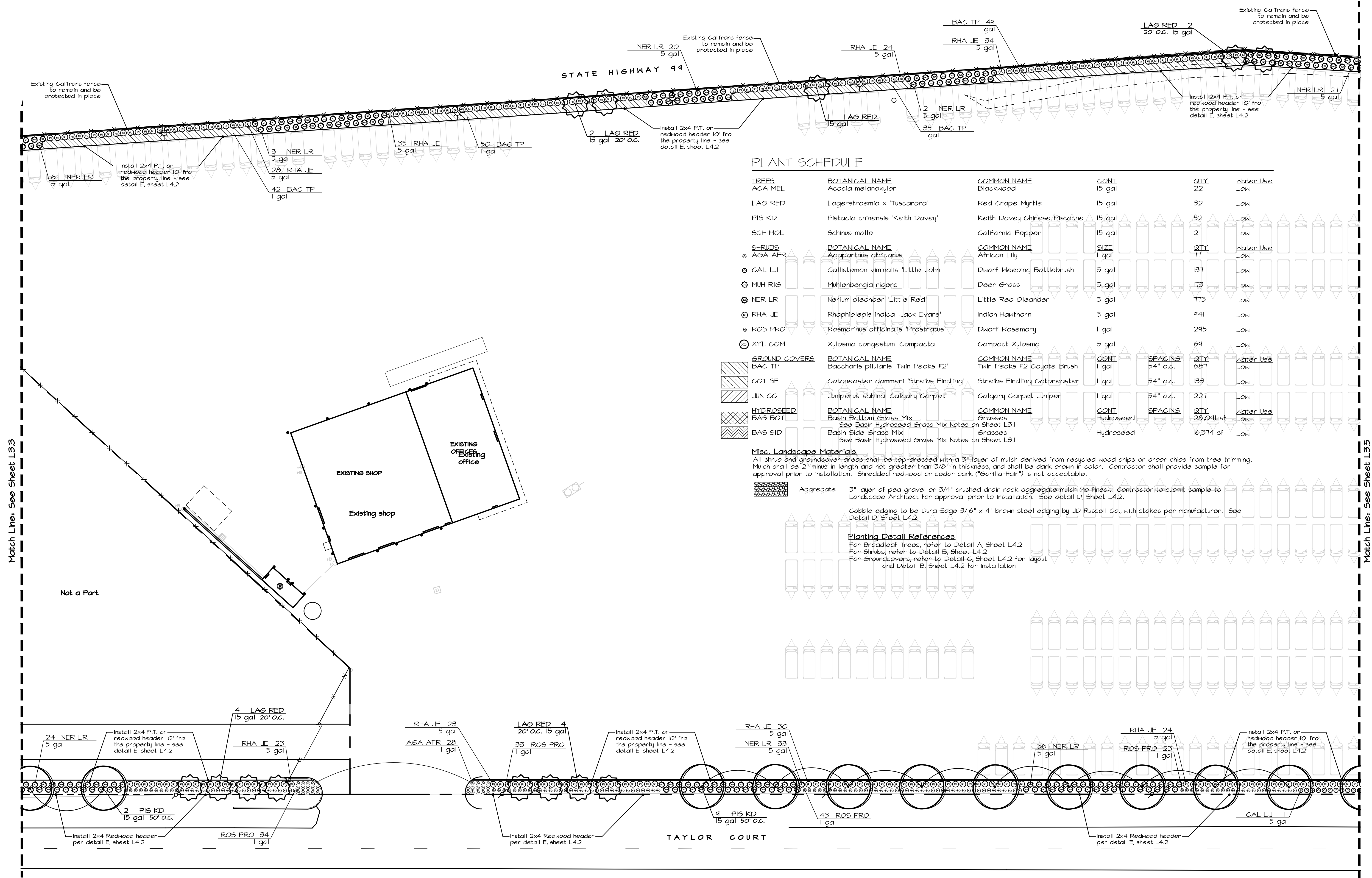
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Project No.:  
10-1356

Sheet Number:  
**L3.4**



Match Line: See Sheet L3.3

Match Line: See Sheet L3.5

Not a Part

**PLANT SCHEDULE**

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**Aggregate** 3" layer of pea gravel or 3/4" crushed drain rock aggregate mulch (no fines). Contractor to submit sample to Landscape Architect for approval prior to installation. See detail D, Sheet L4.2.

Cobble edging to be Dura-Edge 3/16" x 4" brown steel edging by JD Russell Co., with stakes per manufacturer. See Detail D, Sheet L4.2.

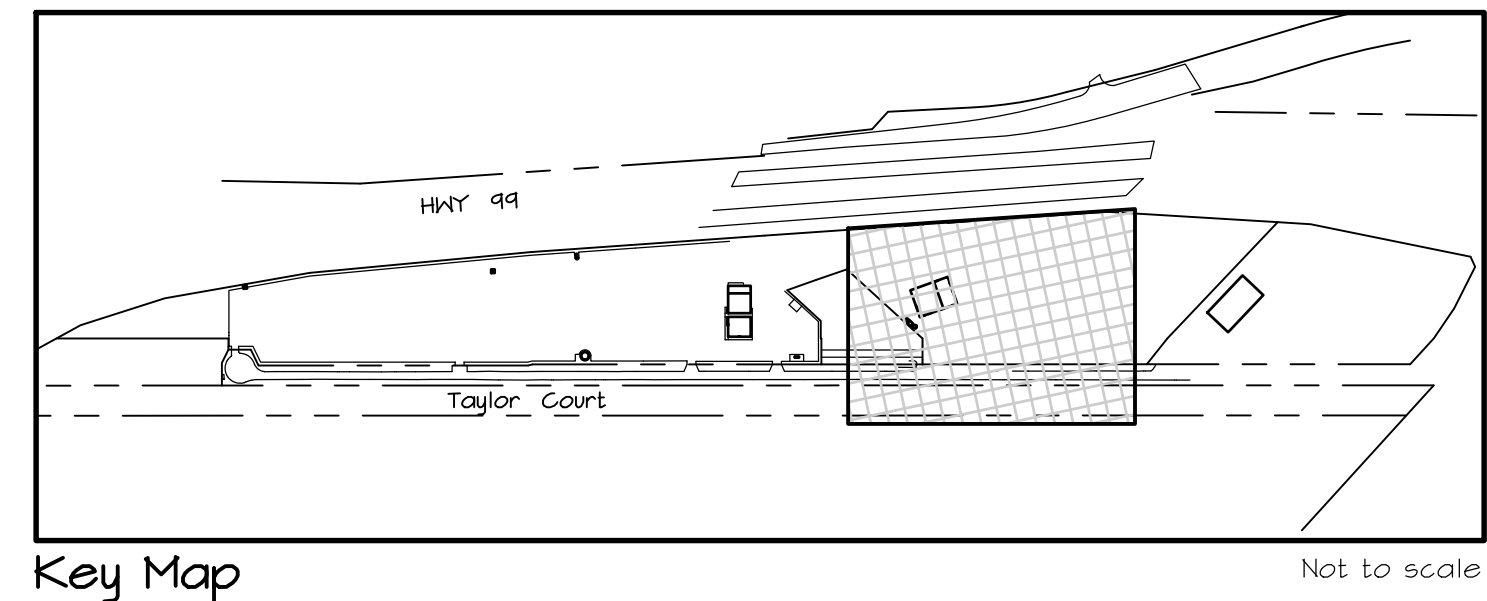
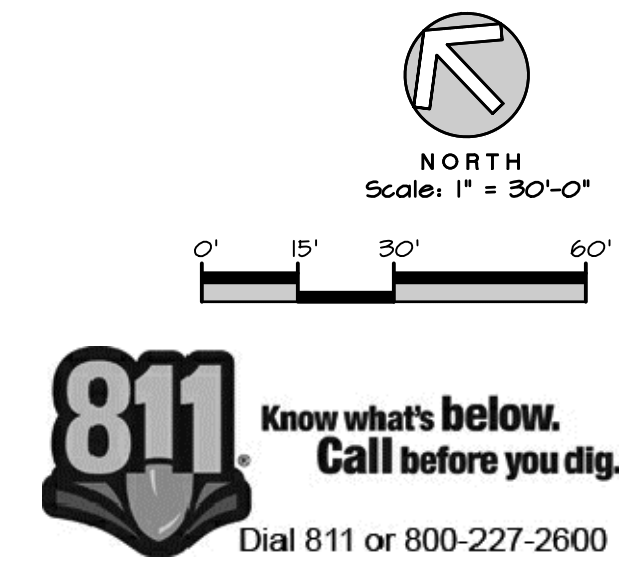
**Planting Detail References**

For Broadleaf Trees, refer to Detail A, Sheet L4.2  
For Shrubs, refer to Detail B, Sheet L4.2  
For Groundcovers, refer to Detail C, Sheet L4.2 for layout and Detail B, Sheet L4.2 for installation

For General Planting Notes - See Sheet L4.2

**Water Efficient Landscape Ordinance (WELO)**

Planting and irrigation have been designed to be compliant with the Water Efficient Landscape Ordinance. The contractor shall not make substitutions of irrigation product or placement of product or plant species and cultivars without written consent of the Landscape Architect. The contractor shall be responsible for making all modifications to ensure the requirements of the Water Efficient Landscape Ordinance are met if any changes are made. Water use calculations as described on these plans must be met. The signature on this plan certifies that I have complied with the criteria of the Water Efficient Landscape Ordinance and applied them accordingly for the efficient use of water in the irrigation and planting design plan.



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	QTY	Water Use	
ACA MEL	Acacia melanoxylon	Blackwood	15 gal	22	Low	
LAG RED	Lagerstroemia x 'Tuscarora'	Red Crape Myrtle	15 gal	32	Low	
PIS KD	Pistacia chinensis 'Keith Davey'	Keith Davey Chinese Pistache	15 gal	52	Low	
SCH MOL	Schinus molle	California Pepper	15 gal	2	Low	
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	Water Use	
AGA AFR	Agapanthus africanus	African Lily	1 gal	77	Low	
CAL LJ	Callistemon viminalis 'Little John'	Dwarf Weeping Bottlebrush	5 gal	137	Low	
MUH RIG	Muhlenbergia rigens	Deer Grass	5 gal	173	Low	
NER LR	Nerium oleander 'Little Red'	Little Red Oleander	5 gal	773	Low	
RHA JE	Rhaphiolepis indica 'Jack Evans'	Indian Hawthorn	5 gal	941	Low	
ROS PRO	Rosmarinus officinalis 'Prostratus'	Dwarf Rosemary	1 gal	245	Low	
XYL COM	Xylosma congestum 'Compacta'	Compact Xylosma	5 gal	69	Low	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY	Water Use
BAC TP	Baccharis pilularis 'Twin Peaks #2'	Twin Peaks #2 Coyote Brush	1 gal	54" o.c.	687	Low
GOT SF	Cotoneaster dammeri 'Strelbs Findling'	Strelbs Findling Cotoneaster	1 gal	54" o.c.	133	Low
JUN CC	Juniperus sabina 'Calgary Carpet'	Calgary Carpet Juniper	1 gal	54" o.c.	227	Low
HYDROSEED	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY	Water Use
BAS BOT	Basin Bottom Grass Mix	Grasses	Hydroseed		28,041 sf	Low
BAS SID	Basin Side Grass Mix	Grasses	Hydroseed		16,374 sf	Low

Misc. Landscape Materials

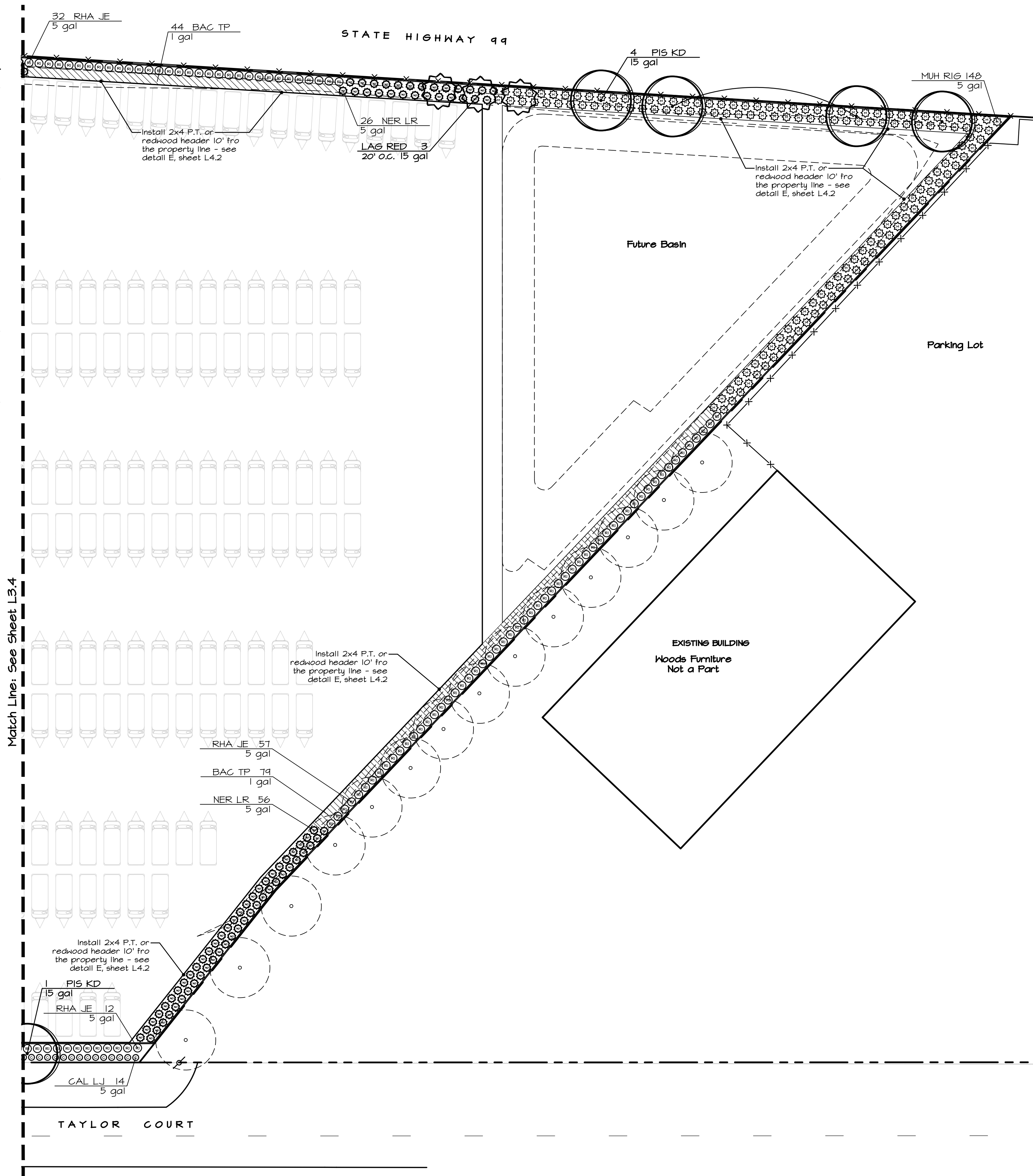
All shrub and groundcover areas shall be top-dressed with a 3" layer of mulch derived from recycled wood chips or arbor chips from tree trimming. Mulch shall be 2" minus in length and not greater than 3/8" in thickness, and shall be dark brown in color. Contractor shall provide sample for approval prior to installation. Shredded redwood or cedar bark ("Squilla-Hair") is not acceptable.

**Aggregate** 3" layer of pea gravel or 3/4" crushed drain rock aggregate mulch (no fines). Contractor to submit sample to Landscape Architect for approval prior to installation. See detail D, Sheet L4.2.

Cobble edging to be Dura-Edge 3/16" x 4" brown steel edging by JD Russell Co., with stakes per manufacturer. See Detail D, Sheet L4.2.

Planting Detail References

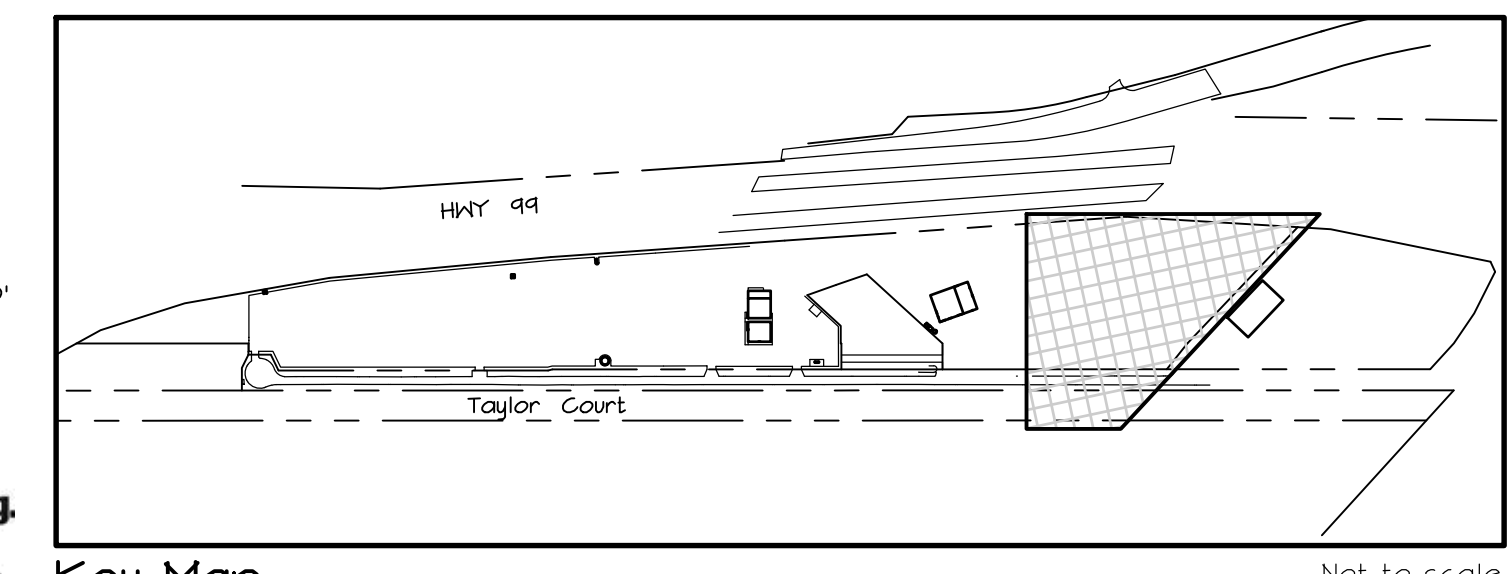
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For General Planting Notes - See Sheet L4.2

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



Revisions	Date	By
△	Modification	

These plans are the property of KLA, Inc. Their use shall be restricted to the site for which they were prepared. Publication or other use of these plans in whole or in part is not permitted without the express consent of KLA, Inc. Visual contact with these plans implies acceptance of the above restrictions.

© 2021

Best RV Center Expansion  
 Taylor Ct.  
 Turlock, CA

Best RV  
 5340 Taylor Ct.  
 Turlock, CA 95382  
 209-216-5200

The original size of this drawing is 24" x 36". If the plan is a different size than 24x36 do not scale off of the drawing.

Planting Plan

Scale:  
 1" = 30'-0"  
 Date:  
 February 18, 2021  
 Drawn/Checked:  
 NAB / JA / TWH  
 Project No.:  
 10-1356  
 Sheet Number:

L3.5



# APPLICATION QUESTIONNAIRE

<p><b>Please Check all applicable boxes</b>  <b>APPLICATION FOR:</b>  <i>Staff is available to assist you with determining which applications are necessary</i></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> General Plan Amendment  <input checked="" type="checkbox"/> Rezone  <input type="checkbox"/> Use Permit  <input checked="" type="checkbox"/> Variance  <input type="checkbox"/> Historic Site Permit         </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Subdivision Map  <input type="checkbox"/> Parcel Map  <input type="checkbox"/> Exception  <input type="checkbox"/> Williamson Act Cancellation  <input type="checkbox"/> Other _____         </td> </tr> </table>	<input type="checkbox"/> General Plan Amendment <input checked="" type="checkbox"/> Rezone <input type="checkbox"/> Use Permit <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Subdivision Map <input type="checkbox"/> Parcel Map <input type="checkbox"/> Exception <input type="checkbox"/> Williamson Act Cancellation <input type="checkbox"/> Other _____	<p><b>PLANNING STAFF USE ONLY:</b></p> <p>Application No(s): _____</p> <p>Date: _____</p> <p>S _____ T _____ R _____</p> <p>GP Designation: _____</p> <p>Zoning: _____</p> <p>Fee: _____</p> <p>Receipt No. _____</p> <p>Received By: _____</p> <p>Notes: _____</p>
<input type="checkbox"/> General Plan Amendment <input checked="" type="checkbox"/> Rezone <input type="checkbox"/> Use Permit <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Subdivision Map <input type="checkbox"/> Parcel Map <input type="checkbox"/> Exception <input type="checkbox"/> Williamson Act Cancellation <input type="checkbox"/> Other _____		

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).

see Attached document

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Main request is to change the proposed unachievable schedule within Standards No. 9 through 12 which requires completion of all developments of 30 acres in one year (3m design + 3m approval + 6m construction). Best RV application since inception is based on TWO phased development where all designs of Ph-1 are with Planning Dept since 3/04/2021

# 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 050 Parcel 05

Additional parcel numbers: 045-050-005, 009, and 013; 045-053-040, 042, 043, 044; and 045-062-001

**Project Site Address or Physical Location:** 5100, 5340, 6424 and 6460 Taylor Court, between E Keyes Road and E Taylor Road, in the Keyes / Turlock area

**Property Area:** Acres: 29.8 or Square feet: _____

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

_____

**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)

REZONE APPLICATION NO. PLN2017-0098 – BEST RV CENTER (approved on 08/11/2020)

_____

**Existing General Plan & Zoning:** PD-306; PD-289; PD-194; A2-40

**Proposed General Plan & Zoning:** Planned Development  
(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: Planted existing landscaping on East and West sides of parcel 045-053-043

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.) Refer to attached Drawings of Phase-1 and Phase-2 and relocation of existing water retaining ponds.

**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) Drainage direction will change according to new location of water retaining ponds

see attached maps

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: 20,000 Sq. Ft.

Landscaped Area: 10,000 Sq. Ft.

Proposed Building Coverage: 70,000 Sq. Ft.

Paved Surface Area: 1,045,440 Sq. Ft.

**BUILDING CHARACTERISTICS:**

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) 50,000 ft est.

Number of floors for each building: One

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) 30 ft estimated

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) _____

24 ft (light poles)

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*: None (site septic tanks)

Telephone: AT&T

Gas/Propane: PG&E

Water**: Keyes City & site wells

Irrigation: None (site wells)

***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:)

Employee restrooms only  
_____  
_____  
_____

**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: _____

<i>(complete if applicable)</i>	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): Existing buildings: 5000 ft + 5000 ft + 10000 ft

Proposed future buildings: 50000 ft

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

Days and hours of operation: 9.0 am to 5.0 pm ( 5 days/ week) for Service Department

9.0 am to 6.0 pm (7 days/weeks) Sales Department

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

Occupancy/capacity of building: _____

Number of employees: (Maximum Shift): 85 (Minimum Shift): 35

Estimated number of daily customers/visitors on site at peak time: 30

Other occupants: none

Estimated number of truck deliveries/loadings per day: 10

Estimated hours of truck deliveries/loadings per day: 3 hrs

Estimated percentage of traffic to be generated by trucks: 0.2% some delivery use large trucks

Estimated number of railroad deliveries/loadings per day: none

Square footage of:

Office area: 1000

Warehouse area: _____

Sales area: 4000

Storage area: _____

Loading area: _____

Manufacturing area: _____

Other: (explain type of area) workshop: 5000 ft

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) New leach lines within the west side of landscaping area

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.

No erosion will occur as the plots are flat. There are no high hills within the immediate site surroundings

**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)

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Date: 6/11/2021

Att: Mrs. Angela Freitas  
Planning and Community Development Director  
Stanislaus Count, CA  
e-mail: ANGELA@stancounty.com

RE: Entitlement Extension Request (Submitted by e-mail)

SUBJECT: Rezone Application No. PLN2017-0098 – BEST RV CENTER

Following the recent developments and the Planning Department e-mail dated 5/12/2021 (attached) and the subsequent replay of Best RV through email dated 5/23/2021 (attached) and in line with the Planning Department requirements this Entitlement Extension Request is submitted.

**Section A: Best RV Accomplishments:**

Best RV strongly believe that they are following the issued Rezone Application approval that was issued back in August 2020. This is due to the following reasons:

- 1) We had commenced and submitted all necessary civil engineering, landscaping, electrical plans, storm water calculations...etc. through our assigned Consultants to Planning Department since February/March 2021. These plans are awaiting Planning Department issuance of necessary building permits to commence construction works.
- 2) We had to liaise with city of Turlock to finalize and complete the Landscaping designs. This process took longer than expected hence Turlock city had requested to plant full grown trees on HW-99 frontage. This request was contrary to the main project development purpose of having exposure towards HW-99 which is the main marketing exposure for Best RV business. Stanislaus Planning Department had to interfere and mediate in this matter until we had reached to an acceptable solution of having FEW grown up trees planted on HW-99 side (see attachments).
- 3) We had completed liaison with TID to finalize the Irrigation line abandonment along with its constructed manholes and valves which run through Phase-2 boundaries (South of HW-99 and South/West side). We had completed the necessary agreement (attached) by both parties, and it is ready for execution during Phase 2 construction.

- 4) We had completed the Covenant Agreement for private outdoor lighting and electrical lines easement and maintenance affecting both Phase-1 & 2. This is in line with the direction of Planning Department (attached).
- 5) We had finalized the revised Signage proposition with the contractor based on the approved TWO locations on HW-99. The contractor commenced liaison with City of Turlock for their pre-approval. The selected Two signage; one will replace the current existing sign located at Phase-1 and the second will be installed on the high single mast located at Phase-2.
- 6) We had completed all necessary approvals for the water line connection to Keyes network including LAFCO, Caltrans and Keyes Community approvals. This is in line with the issued Compliance Order DER-19R-004. We also had completed the tendering process and selected the contractor Northern Directional Drilling, Inc. as the successful bidder and currently coordinating with Caltrans to issue necessary construction permits to commence the work on site.

### **Section B: Affected Delays:**

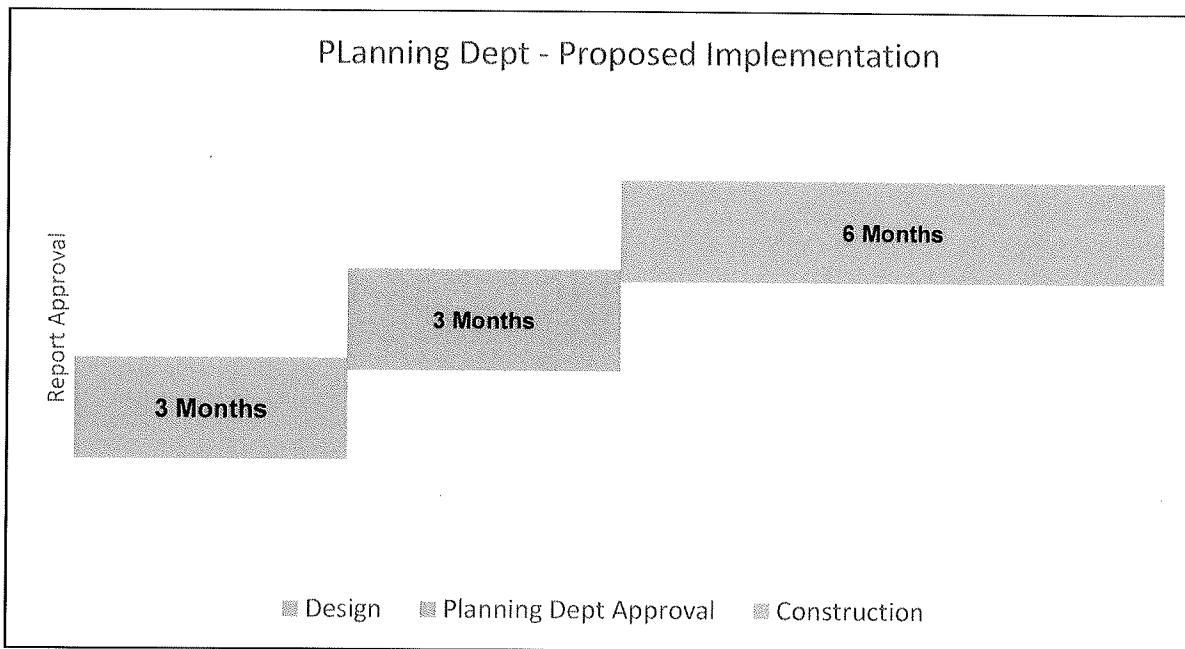
We had suffered certain delays in accomplishing the above referred progressed steps due to:

- 1) The whole Country as well as California State were affected by COVID-19 and its consequential damages to life of people and unusual delays in processing works/ documentation including:
  - a) Lack of personnel which affected our participating consultants as well as Best RV personnel.
  - b) Partial closer of many government departments causing delays in processing applications.
  - c) Many companies as well as banks switch to working from home.
  - d) Many suppliers either stopped producing or cut drastically their production capabilities which led to unusual increase in prices of ALL materials.
  - e) Increased Gas prices due to lower production rates.
  - f) Closing the borders for international trade as well as passengers travel.
- 2) Best RV suffered delays in processing the Landscaping submission/approval from either Planning Department or Turlock City with their unrealistic request to add full grown trees on HW-99 side. This process caused excessive delays of approx. 4-months until the final landscaping designs were approved by the City of Turlock on 3/4/2021.
- 3) Our assigned Consultants being busy with other works with limited personnel.
- 4) Until this date and after a period of 3 years still Stanislaus County did not grant or approved our application for "Warner Road" abandonment that is located within our Phase-2 planned development. Our application was submitted on 2/18/2018 without results. Best RV unable to properly plan and design Phase-2 if this abandonment application was not granted, otherwise, Phase-2 plots will be split in half.

## Section C: Project Phases

This is the most critical issue that we are in difference with the Planning Department.

- Since the project inception and Best RV presented consistently the planned project intended execution to be separated into TWO phases as marked on the attached drawings. Were.
  - Phase 1: consist of current existing operational location and all the parcels to the North.
  - Phase 2: consist of previous Indian River parcel as well as the farmland to the south of current location.
- Planning Department Rezoning Approval Report refers to the two-phase stages of our project in many parts of their Report (see attached extracts from Planning Department Report)
- Planning Department used all referenced drawings indicating and referring to the TWO phased execution projects.
- Best RV objected and alerted Planning Department to correct their report before the draft report issuance (Best RV email, 06/18/2020). Where we had clearly objected to the proposed unrealistic project execution plan of physically 9 months only for Best RV to complete design and construction of the entire project including both Phases 1&2 (see below)



- Planning Department proposed timing intervals unrealistic and designed to put Best RV in default hence it is unachievable timetable by any means.

## Section D: Proposed Timeline

Best RV proposing the following realistic timetable with explanatory notes supporting our assumptions, as follows:

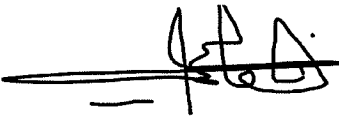
- **Phase-1:** Hence ALL design drawings and its supplementary documents already submitted to Planning Department since February/March 2021 It is recommended to have a Construction Period of 14 months from Planning Department Permit(s) approval date. This will enable Best RV to accomplish the following:
  - Tendering & Contract negotiation with main contracting company; expected period 3-months.
  - Contract award and mobilization; estimated period 1-month.
  - Contract execution 6 to 8-months period. This is taking into consideration that Best RV must always have a continuous and operational business. Therefore, the contractor ability to work will be always coordinated and maneuvered by the business logistical needs. We can not shut-down our business to execute the construction works!
  
- **Evaluation Phase:** Best RV require a period of 6 months to evaluate and assess their operational needs after the completion of Phase-1. This is a very strategic decision that shall impact the level of our intended investment for Phase-2. Based on the evaluation outcomes; Best RV will decide the following:
  - Continue with the previously prepared plans for renovating the existing “Indian River” building and add the additional 3 separate structures in line with the initial designs (expected level of investment \$10.0 million), OR
  - Demolish all existing structures and re-design a more ONE comprehensive and much larger warehouse that will accommodate all service & parts requirements including Offices, Parts display area, service bays (min 20 nos.), wash bays, storage...etc. this will require changing the orientation of the proposed new building which will affect the ingress/egress points...etc. (expected level of investment \$40.0 million)
  
- **Phase-2:** Based on the outcomes of the ‘Evaluation Phase’ Best RV will adopt one of the above strategies that will require the following stages:
  - Design Stage: a period of 6-months hence it is involving a complete project redesign of architectural, structural, steel frame designs, MEP designs, civil works, lighting...etc.
  - Planning Dept Approval’s Stage: expected a period of 6-months as it is expected to involve various departments of Stanislaus County and might require Turlock City pre-approvals.
  - Construction Stage: expected period of 15-months which will include similar breakdown as follows:
    - Tendering & Contract negotiation: Expected period of 3-months.
    - Contract Award & Mobilization: expected period of 1-month.
    - Contract Execution: 11-months



As seen from the above the proposed timeline is more realistic and reflect the level of investment Best RV intended to spend on this Project development. We hope the above is sufficient and looked at in favorable way to enable us to proceed further with the intended execution.

We appreciate your continuous support and please do not hesitate to contact us if you require further clarification.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nader Ammari', written over a horizontal line.

**Nader Ammari**  
Managing Director

Attachments: as listed

- Planning Dept. email dated 5/12/2021
- Best RV email dated 5/23/2021
- 20210608_Best RV Plots Parcels_2 Phases
- 20180228_Abandon Road_Exhibit A
- Best RV email @ 11/29/2020 objecting on City of Turlock proposed full grown trees on HW99
- Planning Dept email @ 12/21/2020 requesting FEW trees on HW99
- Planning Dept email 12/22/2020 confirming acceptance and advising proceeding with few landscape trees on HW99
- AEG email @ 02/26/2021 confirming resubmitting all Civil Engineering drawing.
- AEG email @ 03/04/2021 confirming Turlock City approval of the resubmitted Landscaping design.
- 20210317_TID_Line Abandonment Agreement_Notorized_Phase-2
- 20210608_Best RV Lighting Easement Agreement. Rev(002)_signed
- 20210301_CALTRANS_Encroachment Permit Approval