

CAMPING WORLD EXPANSION

DESCRIPTION OF USE

The project will develop approximately 3.2 acres at 5051 Quinn Road, Vacaville, CA. FreedomRoads LLC and Camping World, Incorporated, are co-tenants d/b/a Camping World. The subject property will allow FreedomRoads to expand sales adjacent to their current facility located at 5065 Quinn Road, Vacaville, CA. The use of the subject property will be for RV inventory display and parking. No expansion of the existing indoor accessories sales are planned for the new parcel. The existing single bay vehicle maintenance building will be used for routine vehicle maintenance and vehicle preparation for sale. All repairs will occur on the adjacent parcel.

PROJECT DESCRIPTION

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Development is expected to occur during the summer of 2016 and possibly into fall 2016. Initially, the parking area will be graded and surfaced with Class II aggregate base. After evaluating the performance of the aggregate, the developer may elect to pave the parking area with asphalt and add curbing around the perimeter of the paved area. Grading and surface materials around the existing maintenance building will remain.

Development will include lights similar to the style and placement of the adjacent Camping World facility to provide visibility for sales and to provide visibility for security. Lights will comply with current Title 24 requirements. Light will be LED type and hooded/shaped to mitigate night-sky illumination.

Two driveways will connect the new display and inventory parcel with the existing inventory without the need to access Quinn Road. One existing driveway for the subject parcel will be removed and replaced with public sidewalk while the remaining existing driveway will be widened to allow for delivery of the RV vehicles to the subject parcel. The gate will be locked except for deliveries. RV's are delivered individually as inventory allows.

A single potable water hose bid is proposed for sales purposes to allow demonstration of service connections for the vehicles. RVs will use the existing dump station and vehicle wash station on the adjacent parcel.

Development will also result in approximately 121,520 square feet of new or replaced impervious surface, which is more than 50% of the existing parcel. Bioretention is planned for water quality treatment and detention for all storm water run off. Bioretention will be sized following the guidance in the Waste Discharge Requirements for Storm Water Discharges From Small Municipal Separate Storm Sewer Systems issued by the State of California Water Resources Control Board in Order 2013-0001-DWQ. The surface area dedicated to bioretention will be a minimum of 4-percent of the impervious area.

Perimeter fencing will be ornamental metal fencing matching the style of the adjacent Camping World parcel. Landscape material will also be similar to the materials of the adjacent Camping World parcel.

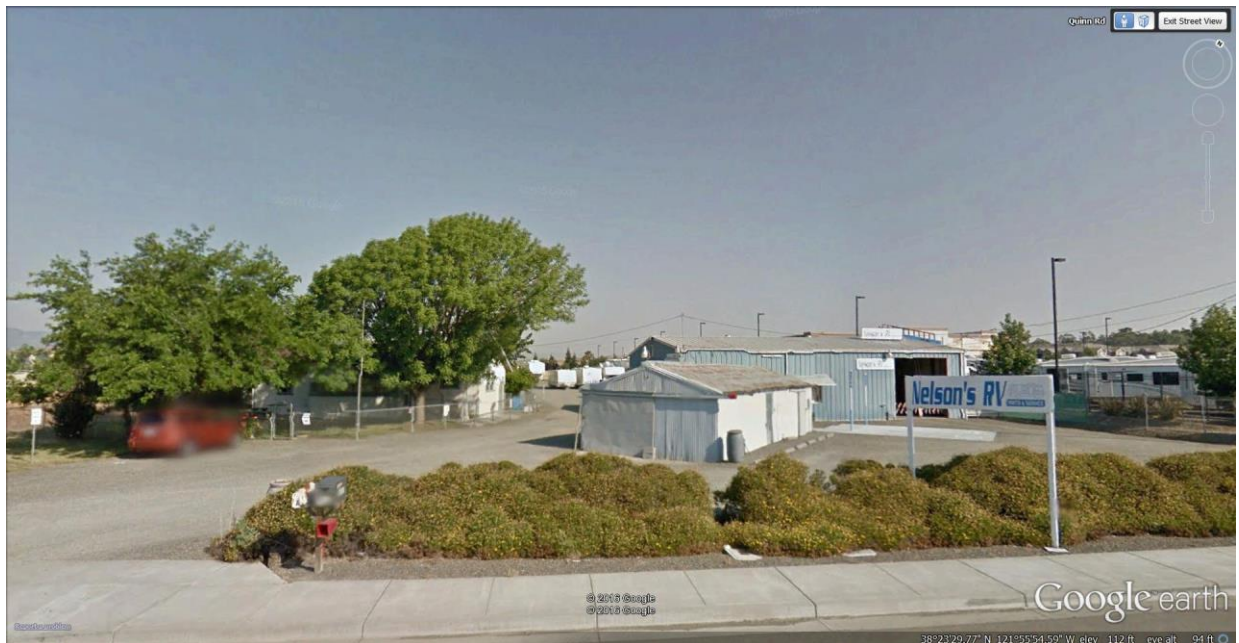
The existing maintenance building will remain after development. A new electrical service, meter and disconnect is planned to bring the electrical service to current code. No other improvements are planned for the building. The building will provide a location for minor vehicle maintenance such as adding details for new vehicles, replacing wiper blades, filling fluid reservoirs, etc. The existing accessible parking stalls for the building will remain. All other structures and foundations will be removed.

An abandon irrigation will be decommissioned per County Standards under a County Well Abandonment permit.

COMMUNITY BENEFITS DERIVED FROM PROJECTS

Camping World provides tax revenue in the form of local State sales tax for all retail sales on the property, annual County property taxes that currently exceed \$300,000, payments into several benefit districts for improvement of the Nut Tree Road/I-80 overpass, sewer collection and storm drainage collection system construction for North Vacaville and expansion of the potable water system. Camping World contributes assessments for educational facilities for the Vacaville Unified School District, Solano Community College and City of Vacaville recreational facilities. In addition to these assessments for public infrastructure, Camping World provides employment for skilled mechanics, vehicle body repairmen, retail sales clerks, local facility management and vehicle sales staff.

PHOTOGRAPHS



FRONTAGE OF 5051 QUINN ROAD



APPROACHING FROM WEST ON QUINN ROAD



APPROACHING FROM THE EAST ON QUINN ROAD



EXISTING MAINTENANCE BUILDING (BLUE) AND ACCESSIBLE PARKING TO REMAIN.
PARTS BUILDING TO LEFT TO BE REMOVED.



REAR OF LOT WITH EXISTING FILL TO BE RECOMPACTED AND GRADED FOR RV INVENTORY AND SALES LOT.



VIEW FROM REAR OF PARCEL TO QUINN ROAD. CITY PARCEL TO RIGHT SIDE OF FRAME.