




County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

DATE: March 11, 2020

TO:

- * Development Services and Capital Projects, Attn: William M. Kettler, Division Manager
- * Development Services and Capital Projects, Attn: Chris Motta, Principal Planner
- * Development Services and Capital Projects, Current Planning, Attn: Marianne Mollring, Senior Planner
- * Development Services and Capital Projects, Policy Planning, ALCC, Attn: Mohammad Khorsand, Senior Planner
- * Development Services and Capital Projects, Zoning & Permit Review, Attn: Daniel Guterrez/James Anders, Senior Planners
- * Development Services and Capital Projects, Site Plan Review, Attn: Hector Luna
- * Development Services and Capital Projects, Building & Safety/Plan Check, Attn: Dan Mather, Chief Building Inspector
- * Development Engineering, Attn: Laurie Kennedy, Grading/Mapping
- * Road Maintenance and Operations, Attn: Wendy Nakagawa/Nadia Lopez
- * Design Division, Transportation Planning, Attn: Brian Spaunhurst/Gloria Hensley
- * Water and Natural Resources Division, Attn: Glenn Allen, Division Manager; Roy Jimenez
- * Department of Public Health, Environmental Health Division, Attn: Deep Sidhu/Steven Rhodes
- Agricultural Commissioner, Attn: Rusty Lantsberger
- County Counsel, Attn: Alison Samarin, Deputy County Counsel
- * U.S. Fish and Wildlife Service, San Joaquin Valley Division, Attn: Matthew Nelson, Biologist
- * CA Department of Fish and Wildlife, Attn: Craig Bailey, Environmental Scientist & R4CEQA@wildlife.ca.gov
- State Water Resources Control Board, Division of Drinking Water, Fresno District, Attn: Jose Robledo/Caitlin Juarez
- Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Tribal Chairman/Chris Acree, Cultural Resources Analyst
- Picayune Rancheria of the Chukchansi Indians, Attn: Heather Airey/Cultural Resources Director
- Santa Rosa Rancheria Tachi Yokut Tribe, Attn: Ruben Barrios, Tribal Chairman/Hector Franco, Director/Shana Powers, Cultural Specialist II
- Table Mountain Rancheria, Attn: Robert Pennell, Cultural Resources Director
- * San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division), Attn: PIC Supervisor
- * Fresno Irrigation District, Attn: Engr-Review@fresnoirrigation.com
- * North King GSA, Attn: Kassy D. Chauhan
- * North Central Fire Protection District, Attn: George Mavrikis, Fire Marshall

FROM: Ejaz Ahmad, Planner 
Development Services and Capital Projects Division

SUBJECT: Initial Study Application No. 7814, Classified Conditional Use Permit Application No. 3672

APPLICANT: Riverside Nursery

DUE DATE: March 25, 2020

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to allow horticulture and landscaping services in conjunction with a horticulture wholesale nursery on a 18.51-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

The Department is also reviewing for environmental effects, as mandated by the California Environmental Quality Act (CEQA) and for conformity with plans and policies of the County.

Based upon this review, a determination will be made regarding conditions to be imposed on the project, including necessary on-site and off-site improvements.

We must have your comments by **March 25, 2020**. Any comments received after this date may not be used.

NOTE - THIS WILL BE OUR ONLY REQUEST FOR WRITTEN COMMENTS. If you do not have comments, please provide a "NO COMMENT" response to our office by the above deadline (e-mail is also acceptable; see email address below).

Please address any correspondence or questions related to environmental and/or policy/design issues to me, Ejaz Ahmad, Planner, Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-4204, or email eahmad@fresnocountyca.gov.

EA:
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Activity Code (Internal Review): 2381

Enclosures



Fresno County Department of Public Works and Planning

Date Received: 03-09-2020

CUP3672

(Application No.)

MAILING ADDRESS:

Department of Public Works and Planning
Development Services Division
2220 Tulare St., 6th Floor
Fresno, Ca. 93721

LOCATION:

Southwest corner of Tulare & "M" Streets, Suite A
Street Level
Fresno Phone: (559) 600-4497
Toll Free: 1-800-742-1011 Ext. 0-4497

APPLICATION FOR:

- | | |
|---|--|
| <input type="checkbox"/> Pre-Application (Type) | |
| <input type="checkbox"/> Amendment Application | <input type="checkbox"/> Director Review and Approval |
| <input type="checkbox"/> Amendment to Text | <input type="checkbox"/> for 2 nd Residence |
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Determination of Merger |
| <input type="checkbox"/> Variance (Class)/Minor Variance | <input type="checkbox"/> Agreements |
| <input type="checkbox"/> Site Plan Review/Occupancy Permit | <input type="checkbox"/> ALCC/RLCC |
| <input type="checkbox"/> No Shoot/Dog Leash Law Boundary | <input type="checkbox"/> Other |
| <input type="checkbox"/> General Plan Amendment/Specific Plan/SP Amendment) | |
| <input type="checkbox"/> Time Extension for | |

DESCRIPTION OF PROPOSED USE OR REQUEST:

Allow horticulture and landscaping services in conjunction with a wholesale horticulture nursery

CEQA DOCUMENTATION: ☒ Initial Study ☐ PER ☐ N/A

PLEASE USE FILL-IN FORM OR PRINT IN BLACK INK. Answer all questions completely. Attach required site plans, forms, statements, and deeds as specified on the Pre-Application Review. Attach Copy of Deed, including Legal Description.

LOCATION OF PROPERTY: north side of Shaw Avenue
between Chateau Fresno and Garfield (NE corner of Chateau Fresno and Shaw)
Street address: 7864 W. Shaw Avenue, Fresno, CA 93722

APN: 505-050-19 Parcel size: 18.5 acs Section(s)-Twp/Rg: S 8 - T 13 S/R 19 E

ADDITIONAL APN(s):

I, [Signature] (signature), declare that I am the owner, or authorized representative of the owner, of the above described property and that the application and attached documents are in all respects true and correct to the best of my knowledge. The foregoing declaration is made under penalty of perjury.

Owner (Print or Type)	Hutcherson Family Trst	4763 W. Spruce #111	Fresno	93722	559-994-7872
Applicant (Print or Type)	Riverside Nursery	4763 W. Spruce #111	Fresno	93722	559-994-7872
Representative (Print or Type)	Troy T. Ewell, Esq.	265 E. River Park Cir, Ste 310	Fresno	93720	559-233-4800

CONTACT EMAIL: tewell@wjhattorneys.com; jhutcherson@riversidenursery.com

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.:	CUP3672	Fee: \$	4,569. ⁰⁰
Application Type / No.:	Pre-app. Credit	Fee: \$	- 247. ⁰⁰
PER/Initial Study No.:	IS 7814	Fee: \$	3,901. ⁰⁰
Ag Department Review:		Fee: \$	93. ⁰⁰
Health Department Review:		Fee: \$	992. ⁰⁰
Received By: EJAZ	Invoice No.:	TOTAL: \$	9,308. ⁰⁰

UTILITIES AVAILABLE:

WATER: Yes ☐ / No ☐

Agency: _____

SEWER: Yes ☐ / No ☐

Agency: _____

STAFF DETERMINATION: This permit is sought under Ordinance Section:

Sect-Twp/Rg: _____ - T _____ S/R _____ E

Related Application(s): CUP 3527

Zone District: AE-20

Parcel Size: 18.5 acres

APN # _____ - _____ - _____

APN # _____ - _____ - _____

APN # _____ - _____ - _____

APN # _____ - _____ - _____



Development Services
and
Capital Projects
Division

Pre-Application Review
Department of Public Works and Planning

NUMBER: 19-109464
APPLICANT: RIVERSIDE NURSERY
PHONE: (559) 275-1891 (Ext. 1).

PROPERTY LOCATION: 7864 W. SHAW AVENUE

APN: 505 - 050 - 19 ALCC: No ☒ Yes # VIOLATION NO. 19-103819

CNEL: No ☒ Yes (level) LOW WATER: No ☒ Yes WITHIN 1/2 MILE OF CITY: No ☒ Yes

ZONE DISTRICT: AE-20; SRA: No ☒ Yes HOMESITE DECLARATION REQ'D.: No ☒ Yes

LOT STATUS:

Zoning: (X) Conforms; () Legal Non-Conforming lot; () Deed Review Req'd (see Form #236)

Merger: May be subject to merger: No ☒ Yes ZM# Initiated In process

Map Act: () Lot of Rec. Map; () On '72 rolls; (X) Other PERMITS: () Deeds Req'd (see Form #236)

SCHOOL FEES: No ☒ Yes DISTRICT: CENTRAL UNIFIED PERMIT JACKET: No ☒ Yes

FMFCD FEE AREA: () Outside () District No.: FLOOD PRONE: No ☒ Yes

PROPOSED: ALLOW HORTICULTURE AND LANDSCAPING SERVICES IN CONJUNCTION WITH A HORTICULTURE WHOLESALE NURSERY WITHIN THE AE-20 ZONE DISTRICT.

COMMENTS:

ORD. SECTION(S): 816.3.K BY: ALBERT AGUILAR DATE: 1/7/20

GENERAL PLAN POLICIES:

LAND USE DESIGNATION: AGRICULTURE () GPA: () MINOR VA:

COMMUNITY PLAN: () JA: () HD: \$992.00

REGIONAL PLAN: () CUP: \$4,569.00 () AG COMM: \$93.00

SPECIFIC PLAN: () DRA: () ALCC:

SPECIAL POLICIES: () VA: () IS/PER*: \$3,901.00

SPHERE OF INFLUENCE: () AT: () Viol. (35%):

ANNEX REFERRAL (LU-G17/MOU): () TT: () Other:

Filing Fee: \$9,555.00

COMMENTS: None - Pre-Application Fee: \$247.00

Total County Filing Fee: \$9,308.00

FILING REQUIREMENTS:

- (☒) Land Use Applications and Fees
- (☒) This Pre-Application Review form
- (☒) Copy of Deed / Legal Description
- (☒) Photographs
- (☒) Letter Verifying Deed Review
- (☒) IS Application and Fees* *Upon review of project materials, an Initial Study (IS) with fees may be required.
- (☒) Site Plans - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
- (☒) Floor Plan & Elevations - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
- (☒) Project Description / Operational Statement (Typed)
- () Statement of Variance Findings
- () Statement of Intended Use (ALCC)
- () Dependency Relationship Statement
- () Resolution/Letter of Release from City of

OTHER FILING FEES:

- () Archaeological Inventory Fee: \$75 at time of filing
(Separate check to Southern San Joaquin Valley Info. Center)
- () CA Dept. of Fish & Wildlife (CDFW): (\$50) (\$50+\$2,406.75)
(Separate check to Fresno County Clerk for pass-thru to CDFW.
Must be paid prior to IS closure and prior to setting hearing date.)

Referral Letter #

BY: EJAZ AHMAD DATE: 01-24-20
PHONE NUMBER: (559) 680-4204

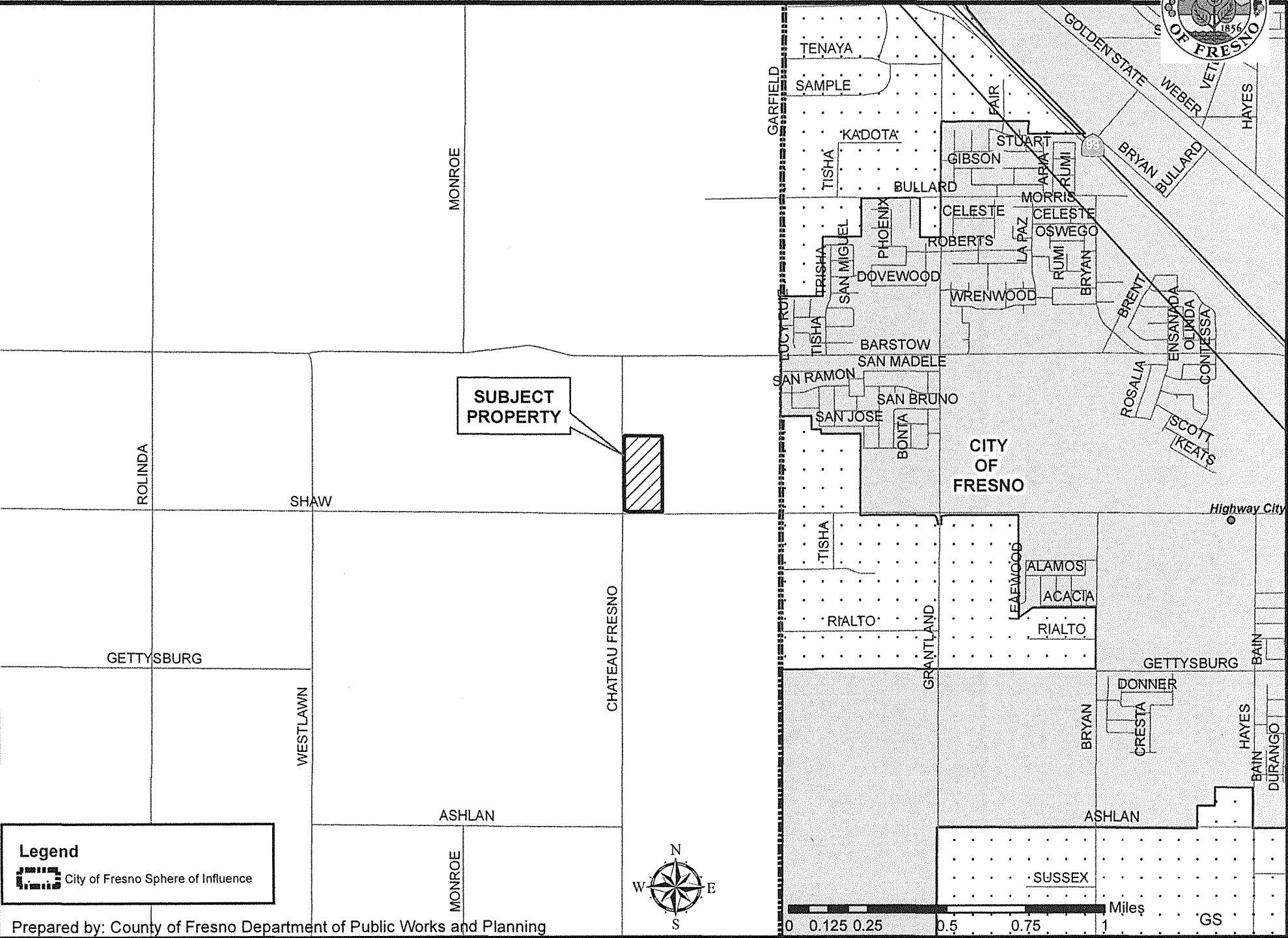
NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:

- () COVENANT
- () MAP CERTIFICATE
- () PARCEL MAP
- () FINAL MAP
- () FMFCD FEES
- () ALUC or ALCC
- (☒) SITE PLAN REVIEW
- (☒) BUILDING PLANS
- (☒) BUILDING PERMITS
- () WASTE FACILITIES PERMIT
- (☒) SCHOOL FEES
- () OTHER (see reverse side)

PLU # 113 Fee: \$247.00

Note: This fee will apply to the application fee if the application is submitted within six (6) months of the date on this receipt.

LOCATION MAP

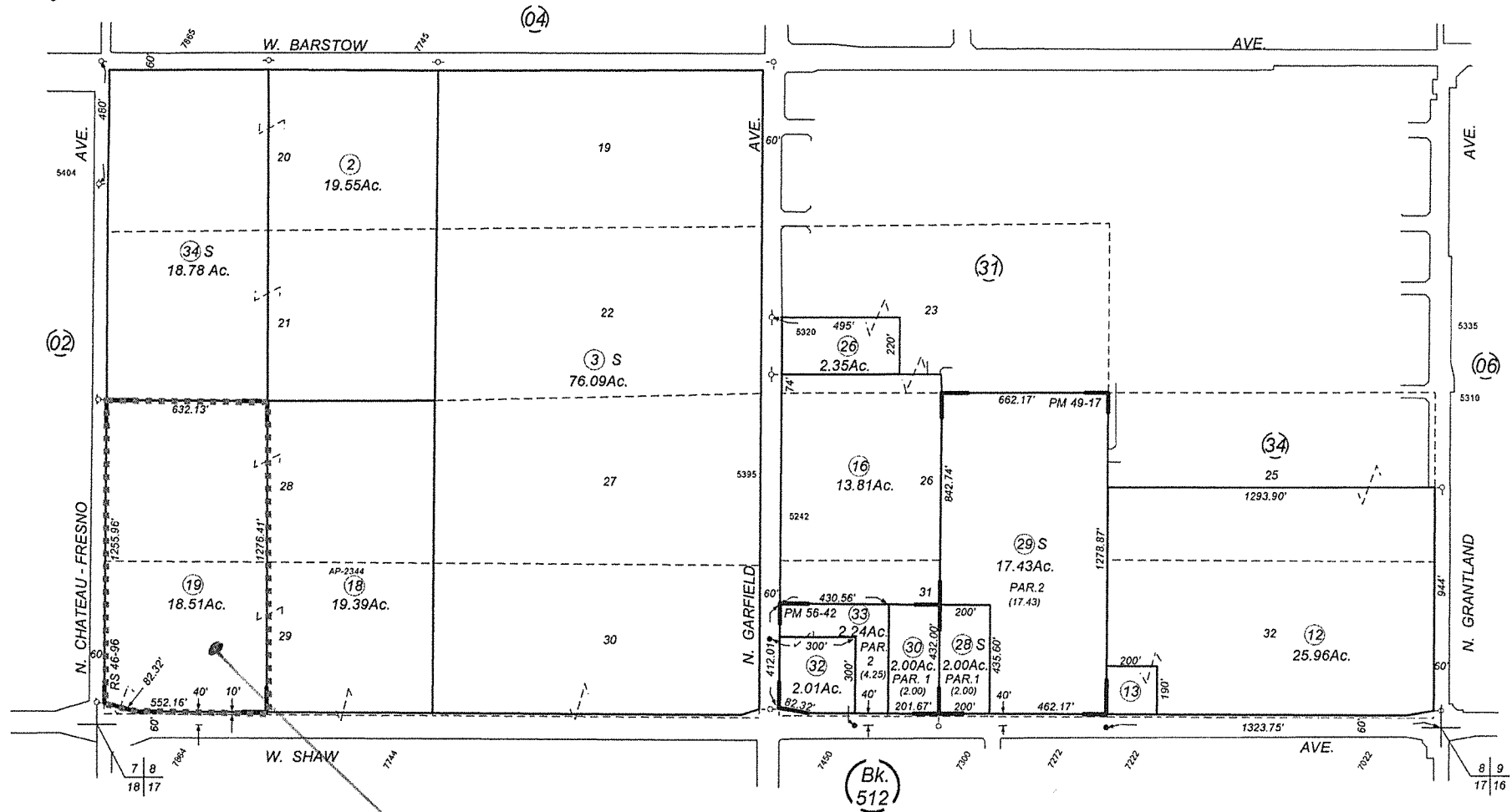


-NOTE-
This map is for Assessment purposes only.
It is not to be construed as portraying legal
ownership or divisions of land for purposes
of zoning or subdivision law.

SUBDIVIDED LAND IN POR. SEC.8, T.13S., R.19E., M.D.B.&M.

Tax Rate Area
5-356 62-009
62-028

505-05



Agricultural Preserve
Muscatel Estate - Plat Bk.4, Pg.67, 67A, 67B
Parcel Map No.7294 - Bk.49, Pg.17
Parcel Map No.7604 - Bk.56, Pg.42
Record of Survey - Bk.10, Pg.33- All of Sec. 8
Record of Survey - Bk.46, Pg.96

Assessor's Map Bk. 505 - Pg. 05
County of Fresno, Calif.

Note - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

SUBJ. PROP.

OPERATIONAL STATEMENT

1. Riverside Nursery operated a commercial nursery on Golden State Avenue just north of Shaw for over 35 years. Unfortunately, the California High Speed Rail (CHSR) condemned the Golden State nursery site and forced Riverside to close its business. Riverside also operated a grow yard on the northeast corner of Shaw and Chateau Fresno and used the grow yard to store excess inventory and propagate plants for sale at the nursery. During the negotiation with the CHSR, Riverside explored the possibility of moving the nursery operation to the grow yard site and acquired a CUP (CUP 3527) from the County based on a full scale transition of the business. CHSR had indicated that it would pay for the majority of the required site improvements (estimated to be in seven figures), so the economic risk to Riverside in moving was relatively low. However, CHSR at some point determined that it was unwilling or unable to pay for the improvements as previously indicated it would making the full scale move of the nursery site economically infeasible based on the remote location of the grow yard and the uncertainty whether customers would travel to the new site. Despite Riverside's decision to not move the business to the grow yard site, CHSR did not purchase all of Riverside's inventory existing at the Golden State or grow yard site. So, Riverside transported the inventory to the grow yard for storage.

Riverside now plans to drastically reduce the intensity of its intended operations at the grow yard site. Riverside now plans to utilize a small portion of land, approximately 2 acres of the 18.5 acre site, and current infrastructure of the growing grounds as a sales yard for the inventory left from the displacement and future products it produces. The scope of business will be significantly less than what was originally proposed. The main focus of the business will be to sell plants currently produced on site (both retail and wholesale) along with a small category of complimentary products, such as planter mixes and fertilizers.

2. Riverside will be open to the public from 7:30 am to 4:00 pm Monday through Friday and weekends seasonally, with exceptions for major Holidays.
3. Riverside's daily customer count averages around 10 to 30 customers per day. However, in the peak growing seasons, there may be more customers (up to 50) on a weekend day.
4. Riverside employs between 3 and 6 employees, depending on the season. Most employees work from 7:30 am - 4:00 pm. One family member will live on-site as a caretaker.
5. Riverside has approximately 3 service and delivery vehicles that will be used some days.

6. Presently, access to the existing house on the site is off Shaw Avenue, and access to the remainder of the site is through a driveway entering from Chateau Fresno on the western border of the property. For the proposed operation, Riverside will need to access the site from Chateau Fresno.
7. Riverside would need approximately 20 informal parking stalls for employees and customers. All of the stalls will be unpaved on a large open gravel area.
8. Riverside will be operated as a wholesale Nursery open to the public. Approximately 85 percent of the products sold will be produced on-site; the balance of products (including bulk soils, bark, fertilizers,) will be purchased from outside sources.
9. Riverside uses tractors and skip loaders to load bulk products.
10. Other than the plant material grown on site, Riverside stores a small amount of outdoor landscape items, including, fertilizers, potting soil, pest control products etc. These items are stored in the normal course of inventory predominantly in the packaging provided from the manufacturer.
11. The operation of the nursery and storage of inventory do not cause an unsightly appearance, glare or odor. However, certain activities such as the loading of bulk products may produce minimal dust.
12. The only wastes produced would be recyclable green waste.
13. The quantity of water is not more than what is currently being used. Presently, the site is utilized for a wholesale grow yard, which is serviced by an on-site well with a 3,000 gallon storage tank. The water from this well will only be used to water plants and provide water to flush the portable toilets provided on-site. No water from the well will be used to provide water to any member of the public. It is estimated that approximately 3,000 gallons/day is used to water the plants on-site, depending on the time of year. An additional 50-100 gallons/day is used by the portable toilet. Riverside will establish a station with hand sanitizer for members of the public to use after using the portable toilets. Drinking water is supplied for employees only through a water cooler with 5-gallon water bottles located inside the business trailer, which is not accessible by the public.
14. A small 4' x 8' marquee sign is already installed along Shaw Avenue and should be sufficient for future advertising.

15. We currently have a 55' x 100' metal shop building on-site which we use for storage, not accessible to the public. We also have a 40' x 12' temporary portable trailer that we will use for a sales office.
16. Riverside will use the portable trailer as a sales office.
17. Riverside will have outdoor lighting for security at night.
18. A chain link fence currently surrounds the property, which will be kept for security purposes.
19. See #1 above.
20. Mitch Hutcheson, James Hutcheson, Angela Hutcheson



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

INITIAL STUDY APPLICATION

INSTRUCTIONS

Answer all questions completely. An incomplete form may delay processing of your application. Use additional paper if necessary and attach any supplemental information to this form. Attach an operational statement if appropriate. This application will be distributed to several agencies and persons to determine the potential environmental effects of your proposal. Please complete the form in a legible and reproducible manner (i.e., USE BLACK INK OR TYPE).

OFFICE USE ONLY

IS No. 7814

Project No(s). CUP 3672

Application Rec'd.: 03-09-2020

GENERAL INFORMATION

1. Property Owner: Mitchell L. Hutcherson and Angela Hutcherson Family Trust Phone/Fax: 559-994-7872
Mailing Address: 4763 W. Spruce Ave #111 Fresno CA 93722
Street City State/Zip
2. Applicant: Riverside Nursery; Landscape, Inc. Phone/Fax: 559-994-7872
Mailing Address: 4763 W. Spruce Ave #111 Fresno CA 93722
Street City State/Zip
3. Representative: Troy T. Ewell, Esq. Phone/Fax: 559-233-4800
Mailing Address: 265 E. River Park Circle, Suite 310 Fresno CA 93720
Street City State/Zip
4. Proposed Project: Allow horticulture and landscaping services in conjunction with a horticulture wholesale nursery
5. Project Location: Northeast corner of Shaw Avenue; Chateau Fresno
6. Project Address: 7864 W. Shaw Avenue, Fresno, CA
7. Section/Township/Range: 8 / 13S / 19E 8. Parcel Size: 18.5 Acs (2 ac project site)
9. Assessor's Parcel No. 505-050-19

DEVELOPMENT SERVICES DIVISION

2220 Tulare Street, Sixth Floor / Fresno, California 93721 / Phone (559) 600-4497 / 600-4022 / 600-4540 / FAX 600-4200
The County of Fresno is an Equal Employment Opportunity Employer

10. Land Conservation Contract No. (If applicable): WID

11. What other agencies will you need to get permits or authorization from: None

<u> </u> LAFCo (annexation or extension of services)	<u> </u> SJVUAPCD (Air Pollution Control District)
<u> </u> CALTRANS	<u> </u> Reclamation Board
<u> </u> Division of Aeronautics	<u> </u> Department of Energy
<u> </u> Water Quality Control Board	<u> </u> Airport Land Use Commission
<u> </u> Other <u> </u>	

12. Will the project utilize Federal funds or require other Federal authorization subject to the provisions of the National Environmental Policy Act (NEPA) of 1969? Yes X No

If so, please provide a copy of all related grant and/or funding documents, related information and environmental review requirements.

13. Existing Zone District¹: AE-20

14. Existing General Plan Land Use Designation¹: Ag

ENVIRONMENTAL INFORMATION

15. Present land use: Crow yard, storage site for landscaping equipment, open ground
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:

Single family residence, metal building, submersible pump, water tank

Describe the major vegetative cover: None

Any perennial or intermittent water courses? If so, show on map: None

Is property in a flood-prone area? Describe:

No

16. Describe surrounding land uses (e.g., commercial, agricultural, residential, school, etc.):

North: Agricultural

South: Agricultural

East: Agricultural

West: Agricultural

17. What land use(s) in the area may be impacted by your Project?: None

18. What land use(s) in the area may impact your project?: None

19. Transportation:

NOTE: The information below will be used in determining traffic impacts from this project. The data may also show the need for a Traffic Impact Study (TIS) for the project.

A. Will additional driveways from the proposed project site be necessary to access public roads?
 _____ Yes X No

B. Daily traffic generation:

I. Residential - Number of Units _____
Lot Size _____
Single Family _____
Apartments _____

II. Commercial - Number of Employees 3-6 (seasonal)
 Number of Salesmen -0-
 Number of Delivery Trucks 3 (used intermittently)
 Total Square Footage of Building _____

III. Describe and quantify other traffic generation activities: 10-30 customers per day are anticipated to visit the project (Monday through Friday (7:30-4:00) and seasonally on weekends

20. Describe any source(s) of noise from your project that may affect the surrounding area: None

21. Describe any source(s) of noise in the area that may affect your project: None

22. Describe the probable source(s) of air pollution from your project: None

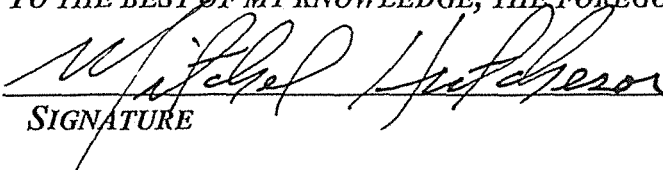
23. *Proposed source of water:*

∞ private well

() community system³--name: _____

24. Anticipated volume of water to be used (gallons per day)²: No additional water - water used already
25. Proposed method of liquid waste disposal:
(X) septic system/individual
() community system³-name _____
26. Estimated volume of liquid waste (gallons per day)²: None (Portable toilets)
27. Anticipated type(s) of liquid waste: None
28. Anticipated type(s) of hazardous wastes²: None
29. Anticipated volume of hazardous wastes²: None
30. Proposed method of hazardous waste disposal²: N/A
31. Anticipated type(s) of solid waste: Recyclable green solid waste
32. Anticipated amount of solid waste (tons or cubic yards per day): Varies by season
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): All
34. Proposed method of solid waste disposal: Mulching
35. Fire protection district(s) serving this area: NCN 12
36. Has a previous application been processed on this site? If so, list title and date: CUP 3527
37. Do you have any underground storage tanks (except septic tanks)? Yes _____ No X
38. If yes, are they currently in use? Yes _____ No _____

TO THE BEST OF MY KNOWLEDGE, THE FOREGOING INFORMATION IS TRUE.


SIGNATURE

3-4-2020
DATE

¹Refer to Development Services Conference Checklist

²For assistance, contact Environmental Health System, (559) 600-3357

³For County Service Areas or Waterworks Districts, contact the Resources Division, (559) 600-4259

NOTICE AND ACKNOWLEDGMENT

INDEMNIFICATION AND DEFENSE

The Board of Supervisors has adopted a policy that applicants should be made aware that they may be responsible for participating in the defense of the County in the event a lawsuit is filed resulting from the County's action on your project. You may be required to enter into an agreement to indemnify and defend the County if it appears likely that litigation could result from the County's action. The agreement would require that you deposit an appropriate security upon notice that a lawsuit has been filed. In the event that you fail to comply with the provisions of the agreement, the County may rescind its approval of the project.

STATE FISH AND WILDLIFE FEE

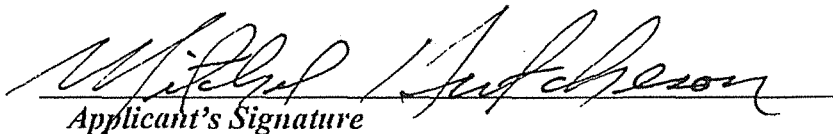
State law requires that specified fees (effective January 1, 2017: \$3,078.25 for an EIR; \$2,216.25 for a Mitigated/Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County is required to collect the fees on behalf of CDFW. A \$50.00 handling fee will also be charged, as provided for in the legislation, to defray a portion of the County's costs for collecting the fees.

The following projects are exempt from the fees:

- 1. All projects statutorily exempt from the provisions of CEQA (California Environmental Quality Act).*
- 2. All projects categorically exempt by regulations of the Secretary of Resources (State of California) from the requirement to prepare environmental documents.*

A fee exemption may be issued by CDFW for eligible projects determined by that agency to have "no effect on wildlife." That determination must be provided in advance from CDFW to the County at the request of the applicant. You may wish to call the local office of CDFW at (559) 222-3761 if you need more information.

Upon completion of the Initial Study you will be notified of the applicable fee. Payment of the fee will be required before your project will be forwarded to the project analyst for scheduling of any required hearings and final processing. The fee will be refunded if the project should be denied by the County.


Applicant's Signature

3-4-2020
Date

WEST



SOUTH

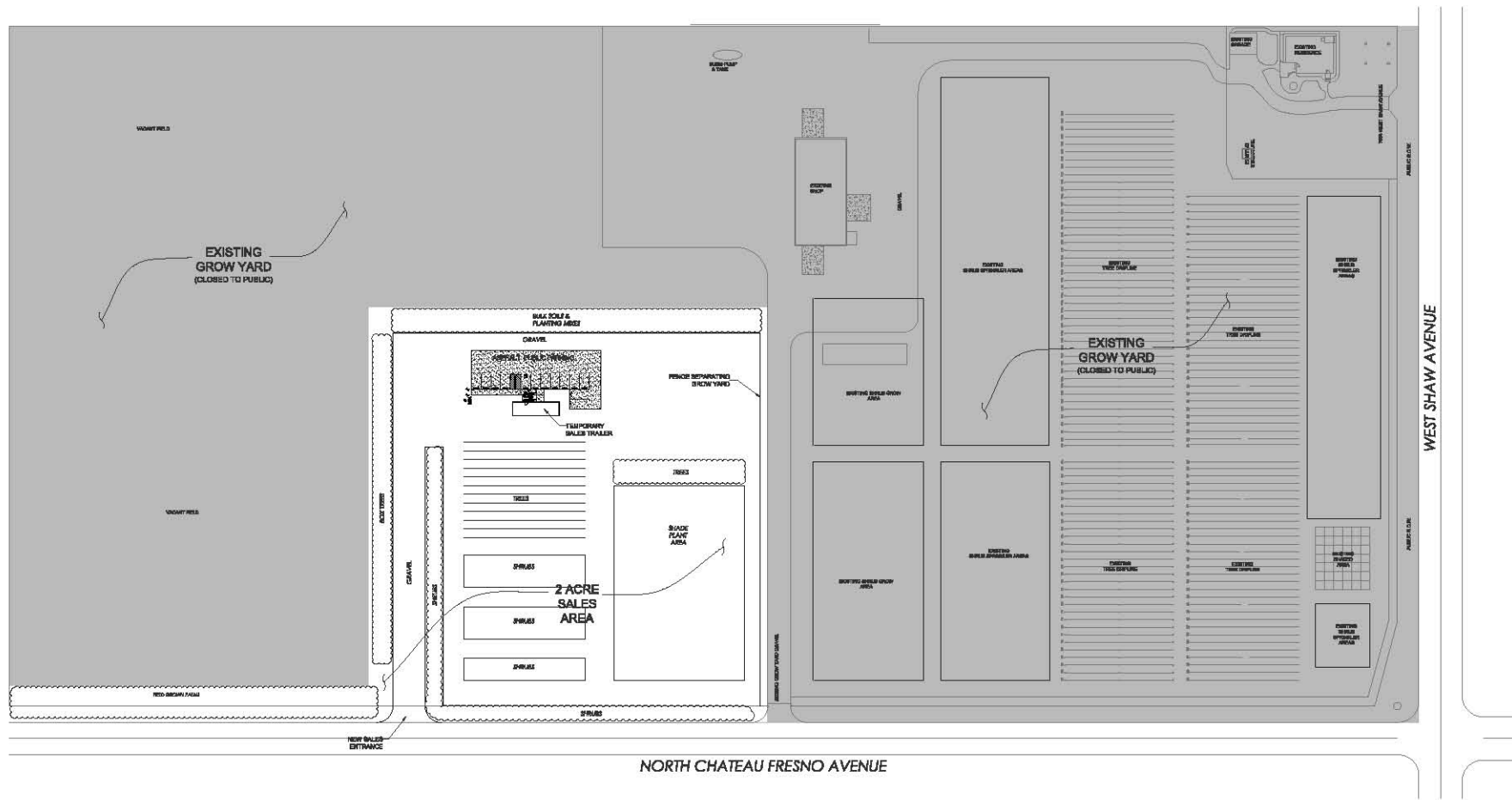


EAST



NORTH





SALES YARD

REVISIONS	
NO.	DATE
1	REVISION-CITY COMMENTS

SHEET TITLE
SITE PLAN

DRAWN BY: E.S.
SCALE: 1"=40'-0"
DATE: 11/26/19
JOB NUMBER: 1910001

SHEET NUMBER
LS1