



## Referral Early Consultation

**Date:** September 28, 2016  
**To:** Distribution List (See Attachment A)  
**From:** Denzel Henderson, Assistant Planner, Planning and Community Development  
**Subject:** USE PERMIT APPLICATION NO. PLN2016-0085 – VARGAS CUSTOM LANDSCAPING, INC.  
**Respond By:** October 17, 2016

---

**\*\*\*\*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:** Vargas Custom Landscaping, Inc. Gabriel Vargas  
**Project Location:** 1500 Saint Francis Ave, North of Kiernan Ave and west of Carver Road in the Modesto area.  
**APN:** 004-017-004  
**Williamson Act Contract:** 1977-2426  
**General Plan:** Agriculture  
**Current Zoning:** A-2-40 (General Agricultural)

**Project Description:** This is a request to establish and operate a landscape contractor business in conjunction with a wholesale nursery on a 9.65 acre parcel. The site is currently improved with a single family dwelling and detached garage, serviced by private septic and well facilities. The project proposes to store and load materials for landscape installation and maintenance. A proposed maximum of 8-10 employees will be on-site in the morning between 6:00 a.m. and 7:00 a.m., for loading service pick-up trucks for offsite labor. These employees will load their vehicles and return to unload at the end of the work day.

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

**USE PERMIT APPLICATION NO. PLN2016-0085 – VARGAS CUSTOM LANDSCAPING, INC.**

Attachment A

## Distribution List

X	CA DEPT OF CONSERVATION Land Resources		STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
X	CA DEPT OF FORESTRY (CAL FIRE)	X	STAN CO BUILDING PERMITS DIVISION
	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
X	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION	X	STAN CO ERC
	CEMETERY DISTRICT	X	STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
	CITY OF:	X	STAN CO PARKS & RECREATION
	COMMUNITY SERVICES/SANITARY DIST	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
	COUNTY OF:	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST: SALIDA	X	STAN CO SUPERVISOR DIST #:4 DICK MONTEITH
	HOSPITAL DIST:	X	STAN COUNTY COUNSEL
X	IRRIGATION DIST: MODESTO		StanCOG
X	MOSQUITO DIST: EASTSIDE	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOUNTIAN VALLEY EMERGENCY MEDICAL SERVICES	X	STANISLAUS LAFCO
	MUNICIPAL ADVISORY COUNCIL:		SURROUNDING LAND OWNERS (on file w/the Clerk to the Board of Supervisors)
X	PACIFIC GAS & ELECTRIC	X	TELEPHONE COMPANY: AT&T
	POSTMASTER:		TRIBAL CONTACTS (CA Government Code §65352.3)
	RAILROAD:		TUOLUMNE RIVER TRUST
X	SAN JOAQUIN VALLEY APCD		US ARMY CORPS OF ENGINEERS
X	SCHOOL DIST 1: STANISLAUS UNION	X	US FISH & WILDLIFE
X	SCHOOL DIST 2: MODESTO CITY	X	US MILITARY (SB 1462) (7 agencies)
	STAN ALLIANCE		USDA NRCS
X	STAN CO AG COMMISSIONER		WATER DIST:

## STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

**TO:** Stanislaus County Planning & Community Development  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354

**FROM:** \_\_\_\_\_

**SUBJECT:** USE PERMIT APPLICATION NO. PLN2016-0085 – VARGAS CUSTOM LANDSCAPING, INC.

Based on this agencies 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
------	-------	------



## APPLICATION QUESTIONNAIRE

Please Check all applicable boxes

### APPLICATION FOR:

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

- |   |  |
|---|--|
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Subdivision Map             |
| <input type="checkbox"/> Rezone                 | <input type="checkbox"/> Parcel Map                  |
| <input checked="" type="checkbox"/> Use Permit  | <input type="checkbox"/> Exception                   |
| <input type="checkbox"/> Variance               | <input type="checkbox"/> Williamson Act Cancellation |
| <input type="checkbox"/> Historic Site Permit   | <input type="checkbox"/> Other _____                 |

### PLANNING STAFF USE ONLY:

Application No(s): PLW 2016-00 85

Date: \_\_\_\_\_

S 31 T 25 R 9E

GP Designation: \_\_\_\_\_

Zoning: \_\_\_\_\_

Fee: \_\_\_\_\_

Receipt No. \_\_\_\_\_

Received By: \_\_\_\_\_

Notes: \_\_\_\_\_

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

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

## PROJECT INFORMATION

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

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

The applicant, Joey Vargas, dba Vargas Landscaping is seeking a Teir 1 Use Permit to operate a landscape contractor at 1500 Saint Francis Avenue. The site has a zoning designation of A-2-40 and the request is consistent with Section 21.20.030.A.1 that permits landscape contractors with a wholesale nursery. The landscape contractor currently has up to 10 employees and associated trucks that start the day by loading materials and tools, departing then coming back to park over night. No impacts to adjacent agricultural practices are anticipated due to this request.

# 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 10<sup>th</sup> Street – 3<sup>rd</sup> Floor, (209) 525-6330, if you have any questions. Pre-application meetings are highly recommended.

ASSESSOR'S PARCEL NUMBER(S): Book 004 Page 017 Parcel 004

Additional parcel numbers: \_\_\_\_\_

Project Site Address

or Physical Location:

1500 Saint Francis Avenue

Modesto, CA 95356

Property Area: Acres: \_\_\_\_\_ or Square feet: \_\_\_\_\_

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

Agricultural with associated single family dwelling unit.

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)

Lot 6 of the Carver Tract, as per map filed August 13, 1913 in Volume 7 of maps, at page 45, Stanislaus County Records

Existing General Plan & Zoning: Agricultural, A-2-40

Proposed General Plan & Zoning: Agricultural, A-2-40  
(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: Agricultural with associated residence

West: Agricultural with associated residence

North: Agricultural with associated residence

South: Agricultural with associated residence

## WILLIAMSON ACT CONTRACT:

Yes ☒ No ☐

Is the property currently under a Williamson Act Contract?

Contract Number: 2426, effective 1977

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

Date Filed: A Notice of Non-Renewal has not been filed

Yes ☐ No ☒

Do you propose to cancel any portion of the Contract?

Yes ☐ No ☒

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

If yes, please list and provide a recorded copy: \_\_\_\_\_

**SITE CHARACTERISTICS:** (Check one or more)

Flat ☒

Rolling ☐

Steep ☐

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

Field crops ☐

Orchard ☒

Pasture/Grassland ☐

Scattered trees ☐

Shrubs ☐

Woodland ☐

River/Riparian ☐

Other ☐

Explain Other: \_\_\_\_\_

Yes ☐ No ☒

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

**GRADING:**

Yes ☐ No ☒

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

**STREAMS, LAKES, & PONDS:**

Yes ☐ No ☒

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

Yes ☐ No ☒

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

Yes ☐ No ☒

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

Yes ☐ No ☒

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

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

## STRUCTURES:

- Yes ☒ No ☐ Are there structures on the site? (If yes, please show on plot plan. Show a relationship to property lines and other features of the site.)
- Yes ☐ No ☒ Will structures be moved or demolished? (If yes, indicate on plot plan.)
- Yes ☐ No ☒ Do you plan to build new structures? (If yes, show location and size on plot plan.)
- Yes ☐ No ☒ Are there buildings of possible Historical significance? (If yes, please explain and show location and size on plot plan.) \_\_\_\_\_

## PROJECT SITE COVERAGE:

Existing Building Coverage: 5,556 Sq. Ft. Landscaped Area: \_\_\_\_\_ Sq. Ft.  
Proposed Building Coverage: 5,556 Sq. Ft. Paved Surface Area: (gravel)22,500 Sq. Ft.

## BUILDING CHARACTERISTICS:

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) \_\_\_\_\_

Number of floors for each building: \_\_\_\_\_

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

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

Proposed surface material for parking area: (Provide information addressing dust control measures if non-asphalt/concrete material to be used) Existing yard area has gravel surface of 22,500 sq. ft.

## 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: Modesto Irrigation District Sewer\*: Private septic  
Telephone: AT&T Gas/Propane: PG&E  
Water\*\*: Private well Irrigation: Modesto Irrigation District

**\*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:)

No sewage is nor will be created by Vargas Custom Landscaping operations yard.

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

Yes ☐ No ☒ Are there existing irrigation, telephone, or power company easements on the property? (If yes, show location and size on plot plan.)

Yes ☐ No ☒ Do the existing utilities, including irrigation facilities, need to be moved? (If yes, show location and size on plot plan.)

Yes ☐ No ☒ Does the project require extension of utilities? (If yes, show location and size on plot plan.)

### AFFORDABLE HOUSING/SENIOR:

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

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

Total No. Lots: \_\_\_\_\_ Total Dwelling Units: \_\_\_\_\_ Total Acreage: \_\_\_\_\_

Net Density per Acre: \_\_\_\_\_ Gross Density per Acre: \_\_\_\_\_

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

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

Square footage of each existing or proposed building(s): Home and office (2,572 sq. ft.); Barn (1,800 sq. ft.); Pool House (544 sq. ft.); two (2) tool storage trailers (640 sq. ft.)

Type of use(s): \_\_\_\_\_



Days and hours of operation: Monday through Friday 6:00am to 4:30pm

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

Occupancy/capacity of building: N/A

Number of employees: (Maximum Shift): 10 (Minimum Shift): 8

Estimated number of daily customers/visitors on site at peak time: None, nursery is for job installation only.

Other occupants: \_\_\_\_\_

Estimated number of truck deliveries/loadings per day: 10 one ton service pick-up trucks

Estimated hours of truck deliveries/loadings per day: 1 from 6:00am to 7:00am

Estimated percentage of traffic to be generated by trucks: 100% from service pick-up trucks

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

Square footage of:

Office area: 250 in home Warehouse area: N/A

Sales area: N/A Storage area: N/A

Loading area: 22,500 sq. ft. Manufacturing area: N/A

Other: (explain type of area) \_\_\_\_\_

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)

Saint Francis Avenue

\_\_\_\_\_  
\_\_\_\_\_

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

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

### STORM DRAINAGE:

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

☐ Other: (please explain) \_\_\_\_\_

If direct discharge is proposed, what specific waterway are you proposing to discharge to? N/A

**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.

N/A

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

### ADDITIONAL INFORMATION:

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

The site is currently being used as a landscape contractor with a wholesale nursery. The nursery is for plants to be installed for individual jobs as needed.

## Buffer and Setback Guidelines – Statement of Compliance

Vargas Custom Landscaping would consider their business operation as a “low people intensive Tier One” pursuant to the Stanislaus County Agricultural Element, Appendix A definition. This definition defines this classification as:

“Low people intensive Tier One and Tier Two Uses (such as nut hulling, shelling, dehydrating, grain warehousing, and agricultural processing facilities) which do not serve the general public shall not be subject to compliance with these guidelines; however, conditions of approval consistent with these guidelines may be required as part of the project approval. The decision making body shall have the ultimate authority to determine if a use is “low people intensive”.”

Vargas Custom Landscaping, Inc. at any given time has at most 8 to 10 employees. The site, a 22,500 square foot operations yard, is not open to the public and is used to store and load materials needed for landscape maintenance and installation. The nursery portion of the operation yard is not open to the public, but rather only used for the storage of plant materials used for job installation. Employees are only present on the site during the initial work hour (6:00 am) to load materials. Employees then return to the site and depart at the end of the working day (4:30 pm). As such, the entire yard is a work area for limited times during the day and not open to the public.

In the event that Vargas Custom Landscaping is not considered a “low people intensive” land use, Vargas Custom Landscaping, Inc complies with the applicable provisions of the Stanislaus County Agricultural Element. The Element states:

All projects shall incorporate a **minimum 150 foot wide buffer setback**. Projects which propose people intensive outdoor activities, such as athletic fields, shall incorporate a minimum 300 foot wide buffer setback.

The Vargas Custom Landscaping, Inc. yard meets the required 150 foot setback from the north (St. Francis Avenue), west (1618 St. Francis Avenue), and south (MID irrigation canal). The yard is within approximately 100 feet of the property to the east (1472 St. Francis Avenue).

Although the yard does not meet the 150 foot setback, the yard does meet the requirements of two (2) important provisions of the Agricultural Element. The first provision is that the yard may be considered a permitted use pursuant to the following provision (bold underline for emphasis):

**1. Permitted uses within a buffer area shall include:**

- a. Public roadways, utilities, drainage facilities, rivers and adjacent riparian areas, landscaping, **parking lots, and similar low people intensive uses**. Walking and bike trails shall be allowed within buffers setback areas provided they are designed without rest areas.

The second provision applicable to the east is that there are 2 single family residences on the properties to the east. The Agricultural Element provides that the buffer is not needed when:

Permitted non-agricultural uses adjoining or surrounding a project site (including but not limited to legal non-conforming uses and **homesites which are of a permanent nature and not likely to be returned to agriculture**).

Thus the site of the operations yard does comply with applicable provisions of the Agricultural Element for buffer setbacks.

The request of Vargas Custom Landscaping also complies with the policies limiting of intrusion of non-agricultural uses onto other existing agricultural lands. Given the relatively low people intensity of the operations yard and the use would be exempt from the fencing policy of the Agricultural Element. This policy states that:

A six foot high fence of uniform construction shall be installed along the perimeter of the developed area of the use to prevent trespassing onto adjacent agricultural lands. Fencing shall not be required for uses which do not directly establish the potential for increased trespassing onto adjacent agricultural lands.

There is a six (6) foot fence along the northern boundary of the yard area, screening the use from St. Francis Avenue. The existing orchard tree crop on the Vargas property acts as a barrier to the residential homesite to the east of the yard area. To the south is again an existing tree orchard on the Vargas property, then a MID irrigation canal. The Vargas homesite forms the eastern boundary of the operations yard. Thus the 22,500 square foot operations yard does not have the potential to increase trespassing onto adjacent agricultural lands.

Thus the request for a Tier 1 Use Permit at 1500 St. Francis for Vargas Custom Landscaping complies with all applicable provisions of the Stanislaus County Agricultural Element.

## OFF-STREET PARKING ANALYSIS

A contractor storage/operations yard is not listed as a land use with specified parking ratio under the Stanislaus County zoning ordinance. For uses not listed under the ordinance, the code gives discretion to decision makers for the appropriate parking ratio. Currently workers show up at the yard and park personal vehicles informally on the site behind the screening fence facing St. Francis Avenue and away from the usual tool and material loading patterns. The entire yard area, 22,500 square feet, is covered with compacted gravel. For shading purposes, it is not uncommon for workers to park between trees in the orchard owned by the applicant. Because of the relatively small work force, this parking arrangement has not created any complaints nor interfered with agricultural production on the remaining acreage owned by the applicant.

Vargas Custom Landscaping, Inc. is requesting that the County allow a continuance of the existing parking arrangement.

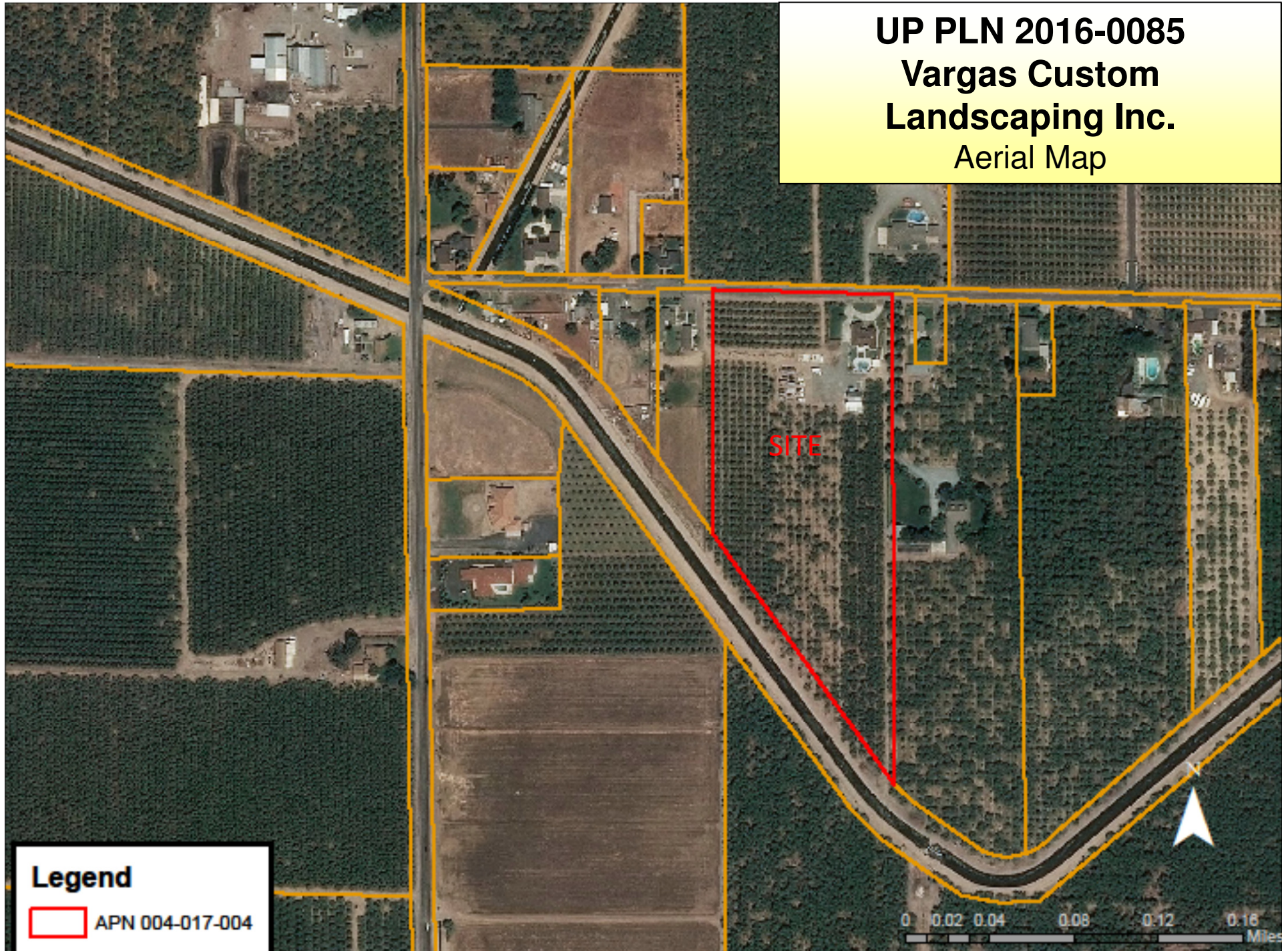
## LANDSCAPING PLAN

The contractor storage/operation yard is completely screened from the view of St. Francis Avenue by both trees and screening fence. There are 11 rows of trees fronting on St. Francis Avenue followed by a 6 foot, slatted chain link fence. Behind the fence there is a pool house that is not part of the contractor storage/operation yard. Thus, the contractor storage/operation yard is completely screened from St. Francis Avenue view. The western and southern border of the yard is under agricultural production and owned by the applicant. The eastern border of the

yard is the applicant's single family home. Because the contractor yard is completely screened from the view of the public street and the agricultural improvements surrounding the borders of the yard, no landscape improvements are being proposed by Vargas Custom Landscaping, Inc.

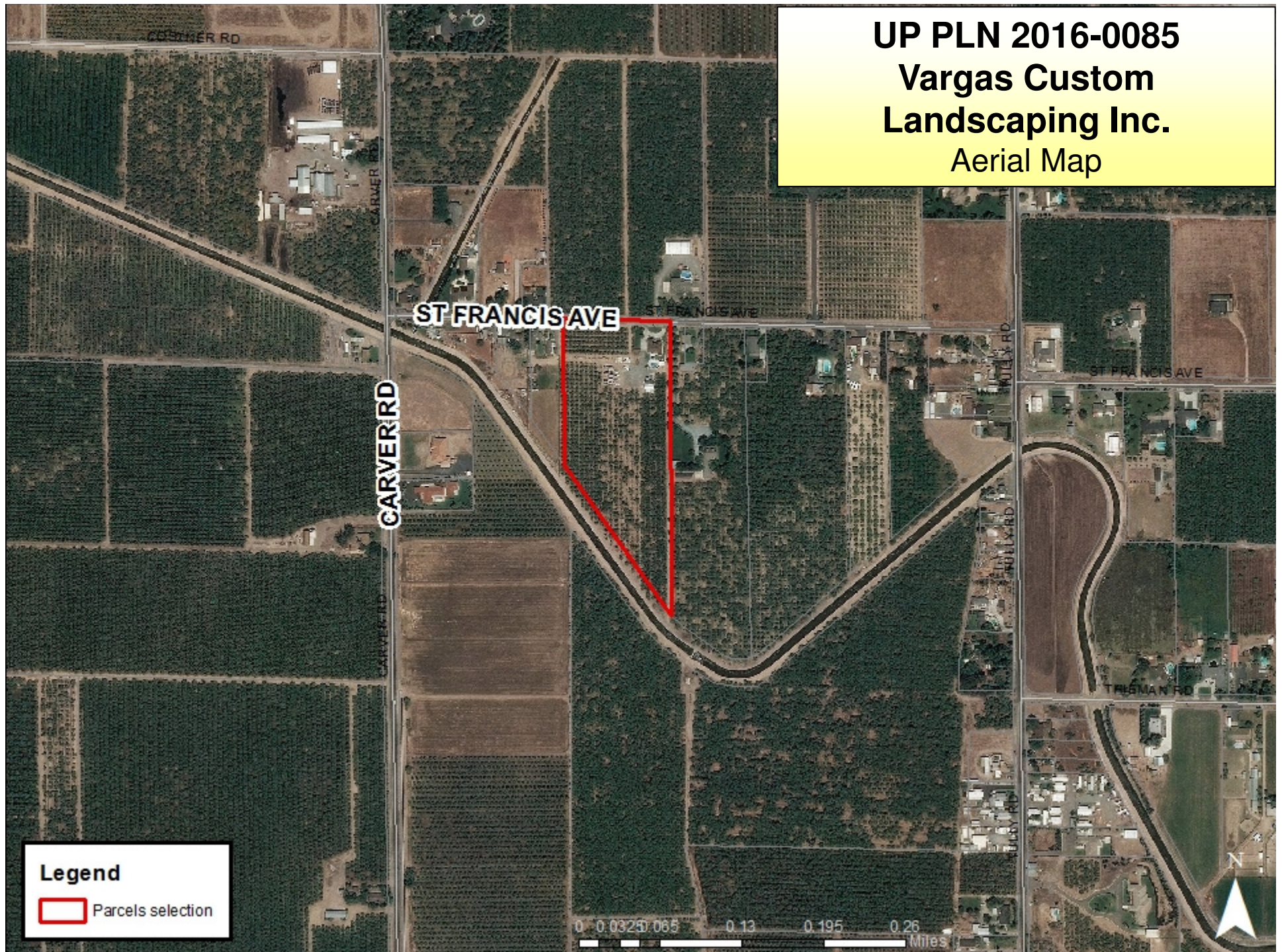


**UP PLN 2016-0085**  
**Vargas Custom**  
**Landscaping Inc.**  
Aerial Map



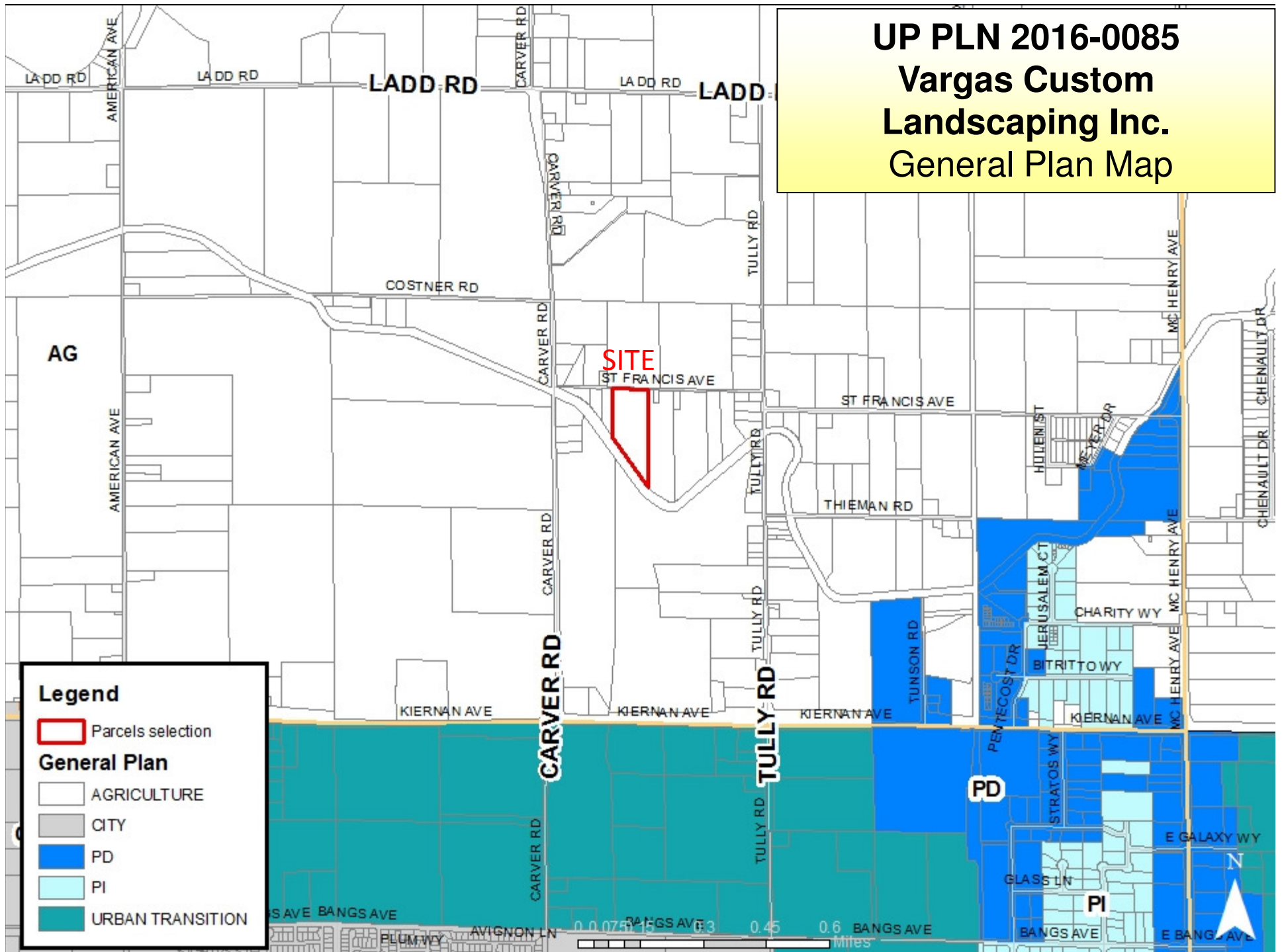


**UP PLN 2016-0085**  
**Vargas Custom**  
**Landscaping Inc.**  
Aerial Map



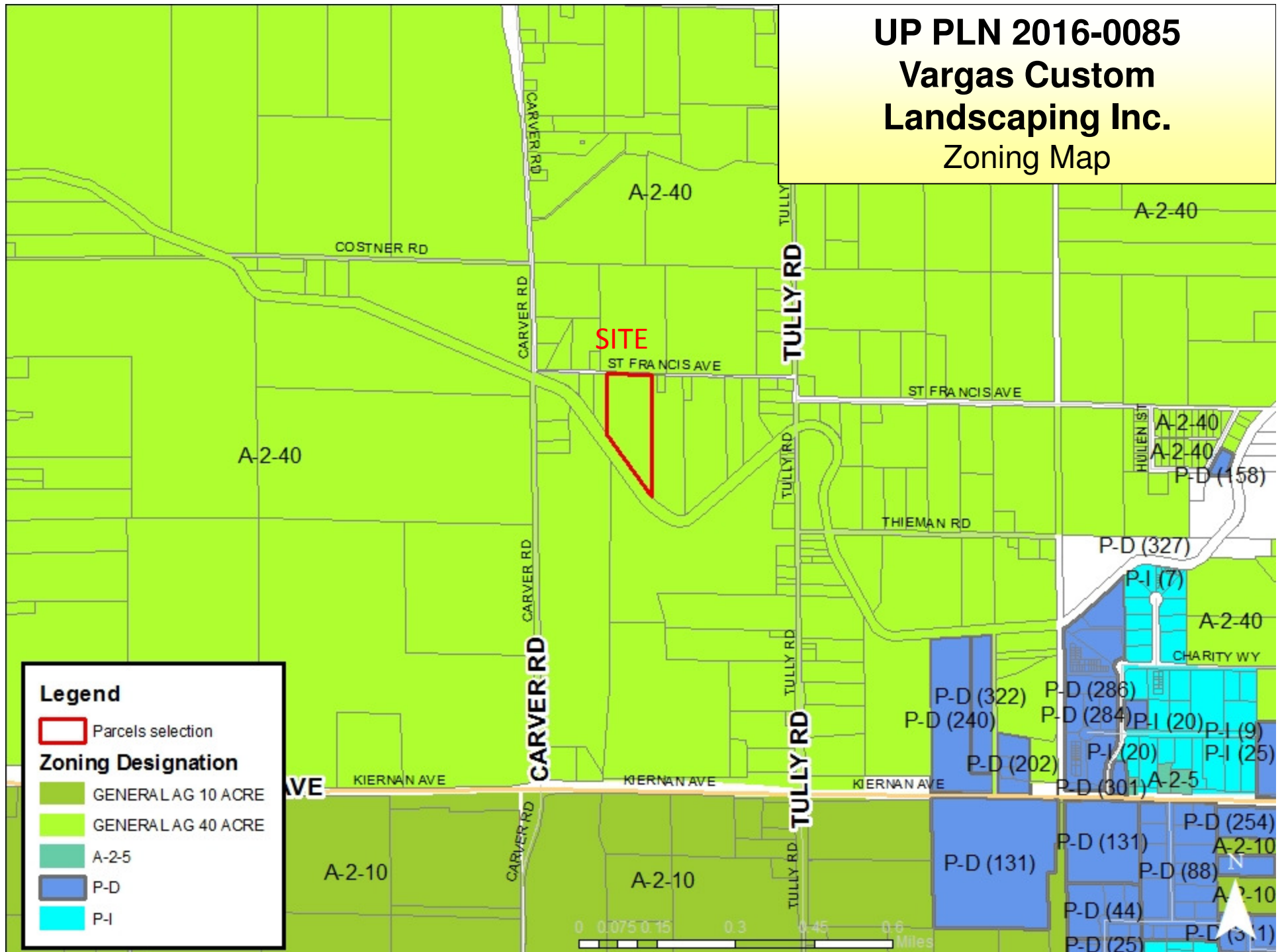


**UP PLN 2016-0085**  
**Vargas Custom**  
**Landscaping Inc.**  
**General Plan Map**





**UP PLN 2016-0085**  
**Vargas Custom**  
**Landscaping Inc.**  
Zoning Map



**UP PLN 2016-0085**  
**Vargas Custom**  
**Landscaping Inc.**  
**Site Plan**

