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

Referral
Early Consultation

Date: **October 27, 2023**

To: **Distribution List (See Attachment A)**

From: **Daniel Burk, Assistant Planner**
Planning and Community Development

Subject: **USE PERMIT APPLICATION NO. PLN2022–0130 HORIZON LANDSCAPING WHOLESALE NURSERY**

Respond By: **November 11, 2023**

****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: **Horizon Landscaping Wholesale Nursery**

Project Location: **1367 Crawford Road, between Coffee and Oakdale Roads, in the Riverbank area.**

APN: **074-012-009**

Williamson Act Contract: **N/A**

General Plan: **Agriculture**

Current Zoning: **General Agriculture (A-2-40)**

Project Description: **Request to establish a wholesale nursery and a landscaping contracting business on a 1.43-acre parcel in the General Agriculture (A-2-40) zoning district. Approximately 60% of the business will be associated with the wholesale nursery, 15% to landscaping installation, 20% to the installation of irrigation systems, and 5% to irrigation system maintenance. The operation of the nursery will consist of outdoor storage, irrigation and growing of nursery stocks including perennials, shrubs, and trees within potted containers. Ground cover plants in the form of no more than 50 flats of annual flowers and potting soil may be stored on-site. Small plants will arrive in flats of potted containers and then transferred into one, five and 15-gallon potted containers to mature. Once mature, they will be purchased by wholesale clients and installed by**

the landscaping side of the business. Potted nursery stock will be located within a 0.25-acre area at the northwest corner of the project site. The proposed hours of operation are Monday through Friday from 7:00 a.m. through 3:30 p.m., with three employees including the owner on a maximum shift, and up to five customer visits per week. Landscaping customers will come to the site to view the nursery stock and select plants for their project. The nursery will not be open to the general public. Installation of irrigation systems associated with the landscape contracting business is expected to occur once every two months.

The project site is improved with a 3,600 square-foot single-family dwelling, three garages of 900, 416, and 735 square feet in size; a 640 square-foot recreational vehicle carport; a 2,107 square-foot pole barn; and a 100 square-foot shed. The project site is improved with landscaping consisting of turf, shrubs, and trees along Crawford Road, and screening trees along the eastern and western property lines. The site is also improved with graveled drive aisles and a 12 space parking area. The applicant proposes to use a 210 square-foot portion of the existing single-family dwelling as an office. No other on-site structures will be utilized as part of the wholesale nursery. Four pickup trucks with one open and three enclosed 14-foot-long trailers will be used to deliver, install, and maintain nursery stocks, landscaping materials, and irrigation materials. Irrigation equipment will be stored in the trailers. Traffic generated for the proposed business is estimated to be a maximum of four trips per-day in pickup trucks, up to two daily trips by the property owner in a passenger car, one daily trip by customers in a passenger car, and two daily trips by employees in passenger cars. The site is located within the City of Riverbank Local Agency Formation Commission (LAFCO) adopted Sphere of Influence (SOI). The site is served by a private well and septic system and has access to County-maintained Crawford Road.

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

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USE PERMIT APPLICATION NO. PLN2022–0130 HORIZON LANDSCAPING WHOLESALE NURSERY
Attachment A

Distribution List

	CA DEPT OF CONSERVATION Land Resources / Mine Reclamation		STAN CO ALUC
X	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
X	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION		STAN CO ERC
	CEMETERY DISTRICT	X	STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
X	CITY OF: RIVERBANK	X	STAN CO PARKS & RECREATION
	COMMUNITY SERVICES DIST:	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 1: B. CONDIT
X	FIRE PROTECTION DIST: STANISLAUS CONSOLIDATED	X	STAN COUNTY COUNSEL
X	GSA: STRGBA		StanCOG
	HOSPITAL DIST:	X	STANISLAUS FIRE PREVENTION BUREAU
X	IRRIGATION DIST: MODESTO	X	STANISLAUS LAFCO
X	MOSQUITO DIST: EASTSIDE	X	STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES		SURROUNDING LANDOWNERS
	MUNICIPAL ADVISORY COUNCIL:		INTERESTED PARTIES
X	PACIFIC GAS & ELECTRIC	X	TELEPHONE COMPANY: AT&T
	POSTMASTER:		TRIBAL CONTACTS (CA Government Code §65352.3)
X	RAILROAD: UNION PACIFIC		US ARMY CORPS OF ENGINEERS
X	SAN JOAQUIN VALLEY APCD		US FISH & WILDLIFE
X	SCHOOL DIST 1: SYLVAN UNION		US MILITARY (SB 1462) (7 agencies)
X	SCHOOL DIST 2: MODESTO UNION		USDA NRCS
	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. PLN2022–0130 HORIZON LANDSCAPING WHOLESALE NURSERY**

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:

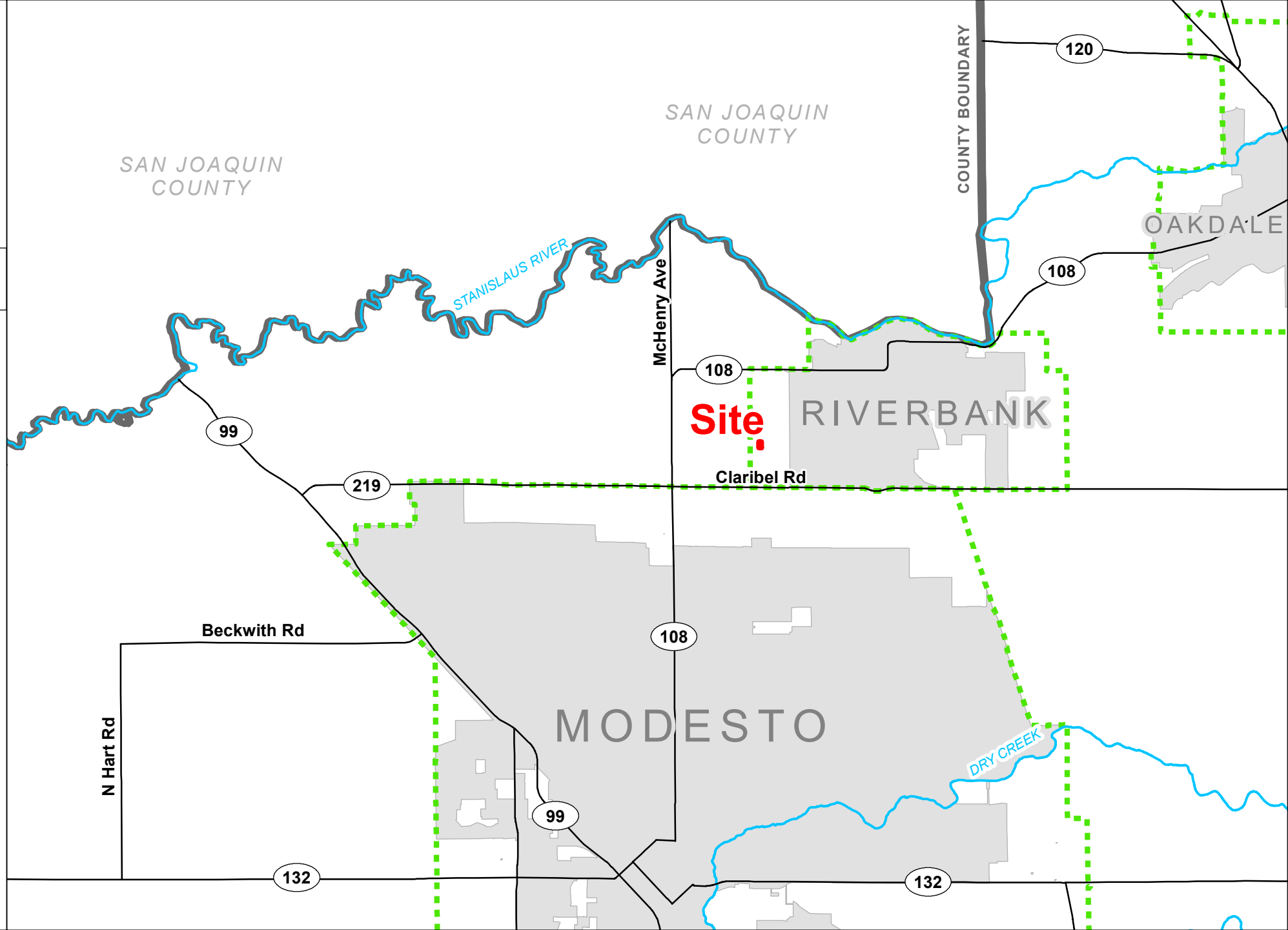
_____

Name Title Date

HORIZEN LANDSCAPING WHOLESALE NURSERY

UP PLN2022-0130

AREA MAP



LEGEND

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

N 0 2mi 0 2km

Source: Planning Department GIS

Date: 12/19/2022

HORIZEN LANDSCAPING WHOLESALE NURSERY

UP PLN2022-0130

GENERAL PLAN MAP

LEGEND

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

General Plan

- Agriculture



N

0 500 ft

0 100 m

Source: Planning Department GIS

Date: 12/19/2022

HORIZEN LANDSCAPING WHOLESALE NURSERY

UP PLN2022-0130

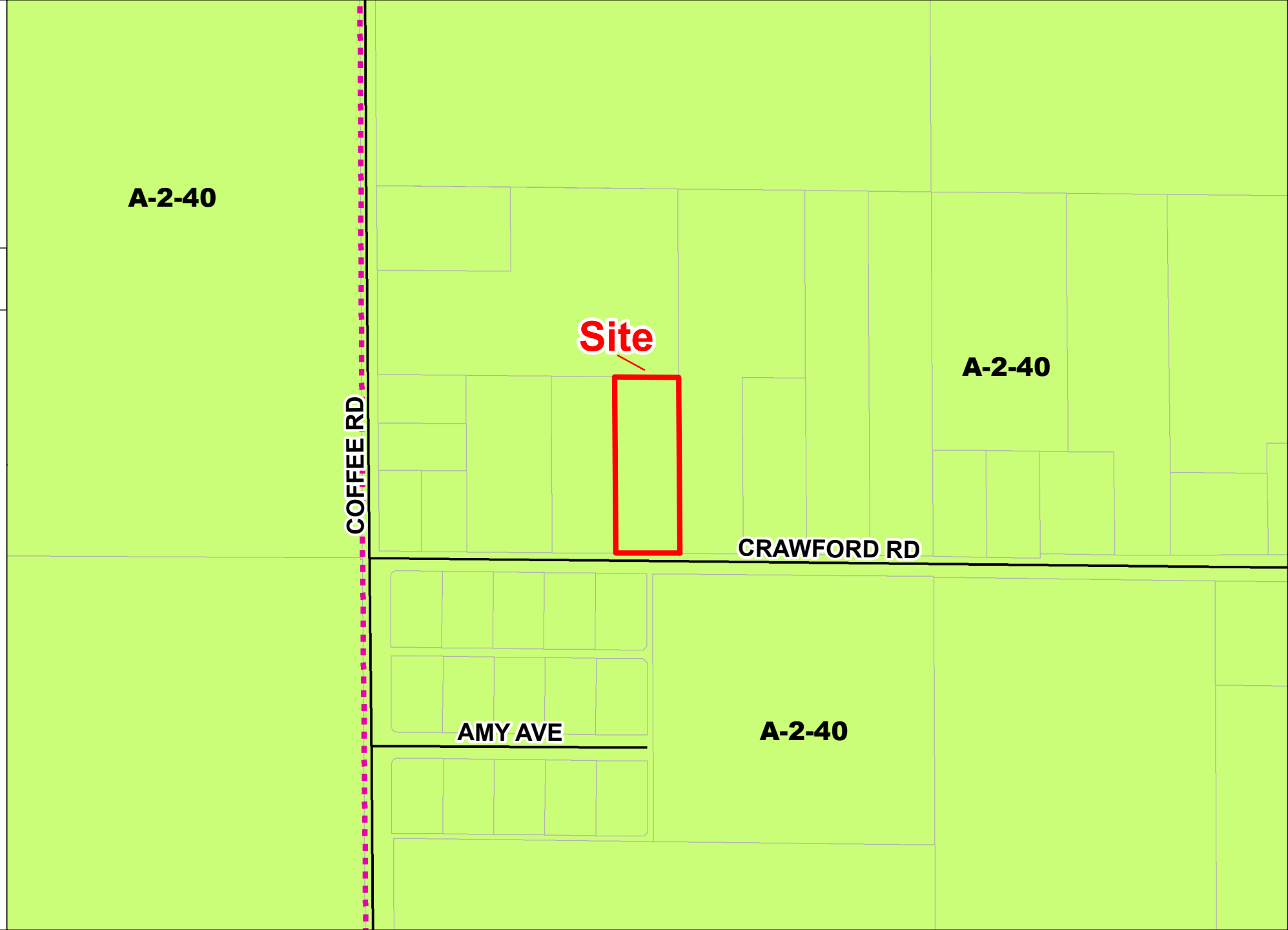
ZONING MAP

LEGEND

- Project Site
- Sphere of Influence
- Parcel
- Road

Zoning Designation

- General Agriculture 40 Acre



N

0 500 ft

0 100 m

Source: Planning Department GIS

Date: 12/19/2022

HORIZEN LANDSCAPING WHOLESALE NURSERY

UP PLN2022-0130

2022 AERIAL AREA MAP

LEGEND

- Project Site
- Sphere of Influence
- Road



N

0 500 ft

0 100 m

Source: Planning Department GIS

Date: 12/19/2022

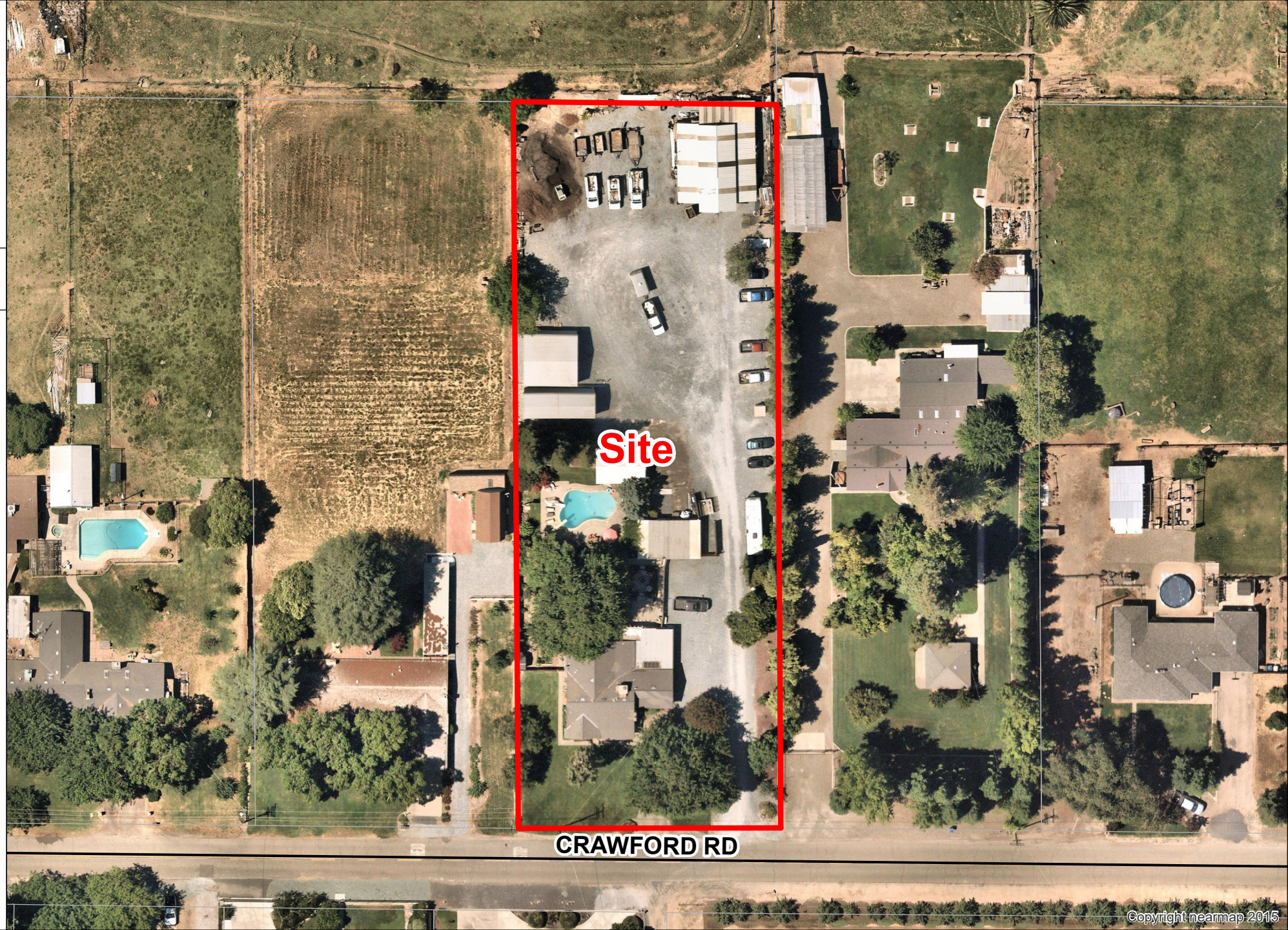
HORIZEN LANDSCAPING WHOLESALE NURSERY

UP PLN2022-0130

2022 AERIAL SITE MAP

LEGEND

- Project Site
- Road
- Canal



N

0 100 ft

0 30 m

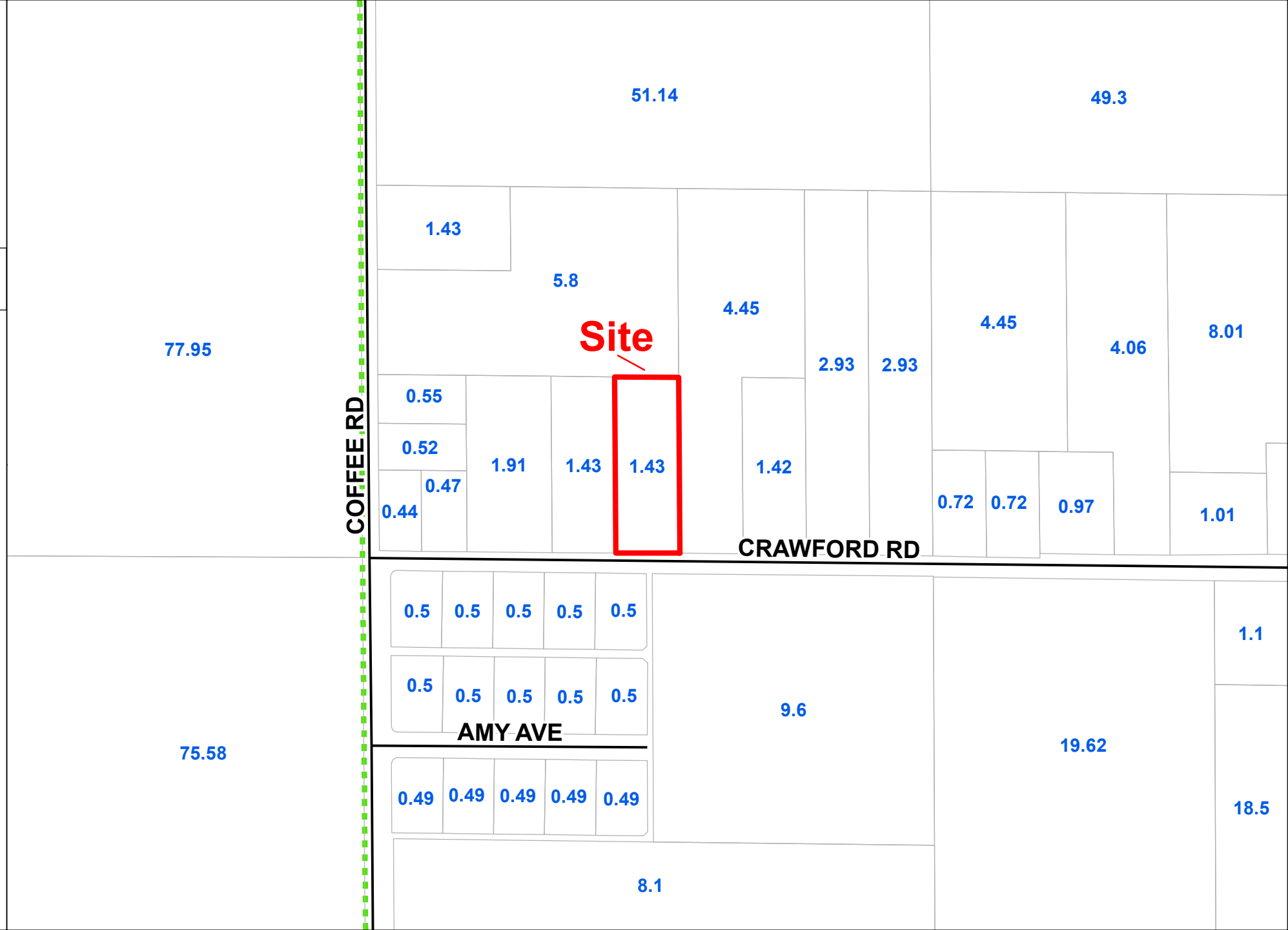
Source: Planning Department GIS

Date: 12/19/2022

HORIZEN LANDSCAPING WHOLESALE NURSERY

UP PLN2022-0130

ACREAGE MAP



LEGEND

- Project Site
- Sphere of Influence
- # Parcel/Acres
- Road

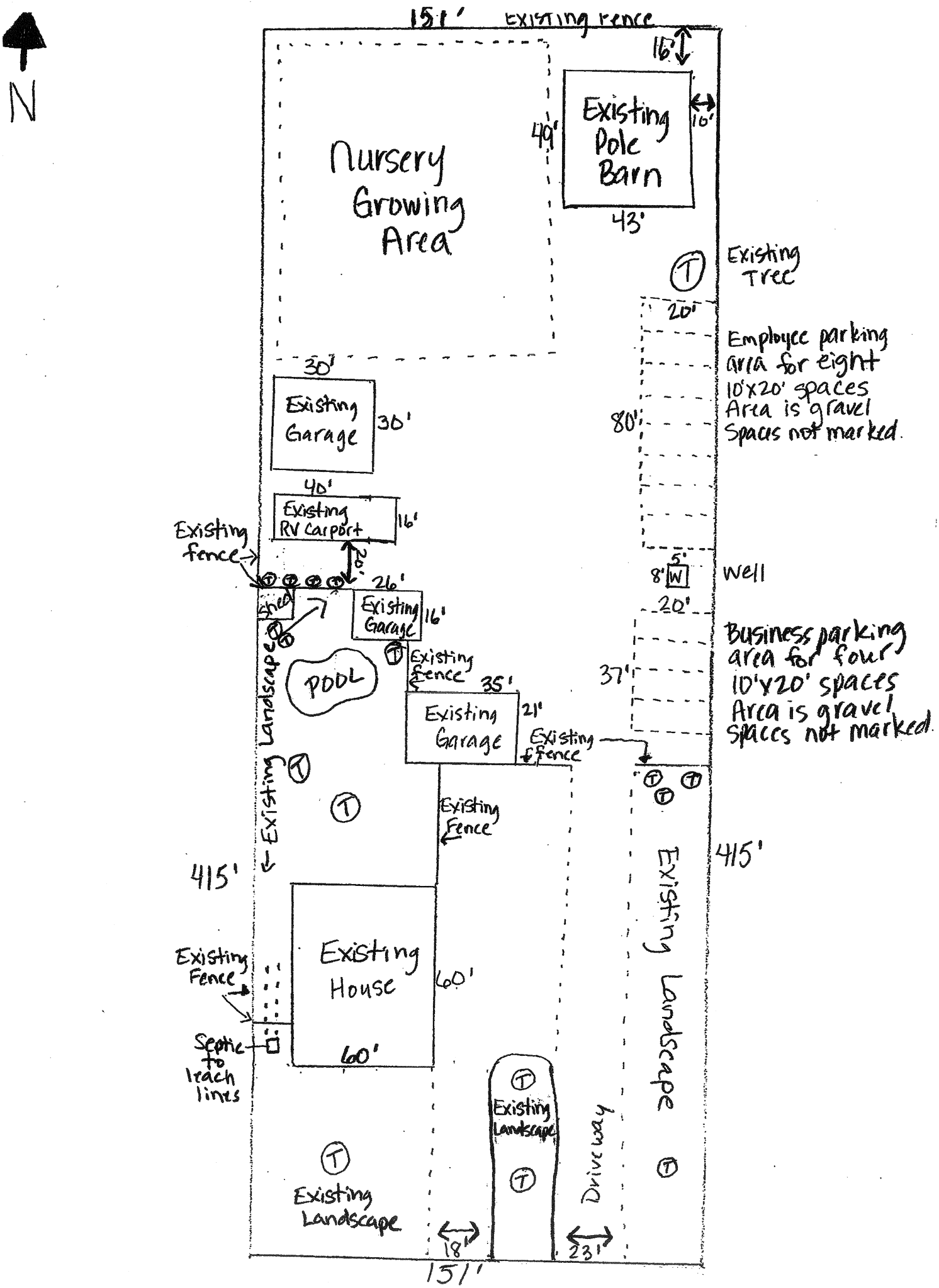
N

0 500 ft

0 100 m

Source: Planning Department GIS

Date: 12/19/2022


N
151'
Existing fence
16'
Existing Pole Barn
16'
49'
Nursery Growing Area
43'
Existing Tree
20'
Employee parking area for eight 10'x20' spaces Area is gravel Spaces not marked.
80'
30'
Existing Garage
30'
40'
Existing RV carport
16'
Existing fence
10'
26'
Shed
Existing Garage
16'
5'
8'
W
Well
20'
Business parking area for four 10'x20' spaces Area is gravel Spaces not marked.
37'
POOL
Existing Fence
35'
Existing Garage
21'
Existing Fence
Existing Landscape
Existing Fence
415'
415'
Existing Landscape
Existing Fence
Existing House
60'
Septic to leach lines
60'
Existing Landscape
Existing Landscape
Driveway
18'
23'
151'

Stanislaus County

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Form Available Online: http://www.stancounty.com/planning/applications.shtm

APPLICATION QUESTIONNAIRE

Please Check all applicable boxes
APPLICATION FOR:

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

- ☐ General Plan Amendment
- ☐ Rezone
- ☒ Use Permit
- ☐ Variance
- ☐ Historic Site Permit
- ☐ Subdivision Map
- ☐ Parcel Map
- ☐ Exception
- ☐ Williamson Act Cancellation
- ☐ Other _____

PLANNING STAFF USE ONLY:

Application No(s): PLN 2022-0130
Date: 10/19/2022
S 34 T 2 R 9
GP Designation: Ag
Zoning: A-2-40
Fee: $5,305.00
Receipt No. 568834
Received By: EK
Notes: UP

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 Project Description.

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** 074 **Page** 012 **Parcel** 009

Additional parcel numbers: _____

Project Site Address or Physical Location: 1367 Crawford Avenue

Modesto, CA 95357

Property Area: Acres: 1.41 or Square feet: _____

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

Residence, Landscape Contractor Business

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)

None

Existing General Plan & Zoning: Agriculture

Proposed General Plan & Zoning: General Agriculture, 40 acres (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: Single-Family Residence

West: Single-Family Residence

North: Ranchette

South: Single-Family Residence, Orchard

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: _____

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: 8,400 Sq. Ft.

Proposed Building Coverage: 0 Sq. Ft.

Landscaped Area: 12,850 Sq. Ft.

Paved Surface Area: 33,000 Sq. Ft.
(graveled)^

BUILDING CHARACTERISTICS:

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

no new structures

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) _____

_____

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: _____

Telephone:_____

Water**: Private well

Sewer*: Private Septic

Gas/Propane: _____

Irrigation: _____

***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:)

_____

_____

_____

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): Listed in attached project description.

_____

Type of use(s): Residential home, landscape contracting business (to be removed as part of this request)

_____

Days and hours of operation: Monday through Friday from 7:00 a.m. to 3:30 p.m.

Not open to the public

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

Occupancy/capacity of building: n/a

Number of employees: (Maximum Shift): 2 (Minimum Shift): 2

Estimated number of daily customers/visitors on site at peak time: 1-2 customers per week

Other occupants: none

Estimated number of truck deliveries/loadings per day: 1-4

Estimated hours of truck deliveries/loadings per day: 7:00 a.m. to 3:30 p.m.

Estimated percentage of traffic to be generated by trucks:

Estimated number of railroad deliveries/loadings per day: none

Square footage of:

Office area: 200 sf

Warehouse area: n/a

Sales area: 200 sf

Storage area: 8,000 sf Wholesale Nursery Area

Loading area: 4,000 sf

Manufacturing area:

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)

Access is provided via Crawford Road and connecting Coffee Road.

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? _____

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 Grading Proposed

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)

Mr. Dickman has provided a letter of support from surrounding neighbors (attached to this application).

Stanislaus County
Planning and Community
Development Department
1010 10th Street
Modesto, California 95354

Horizon Landscaping Wholesale Nursery

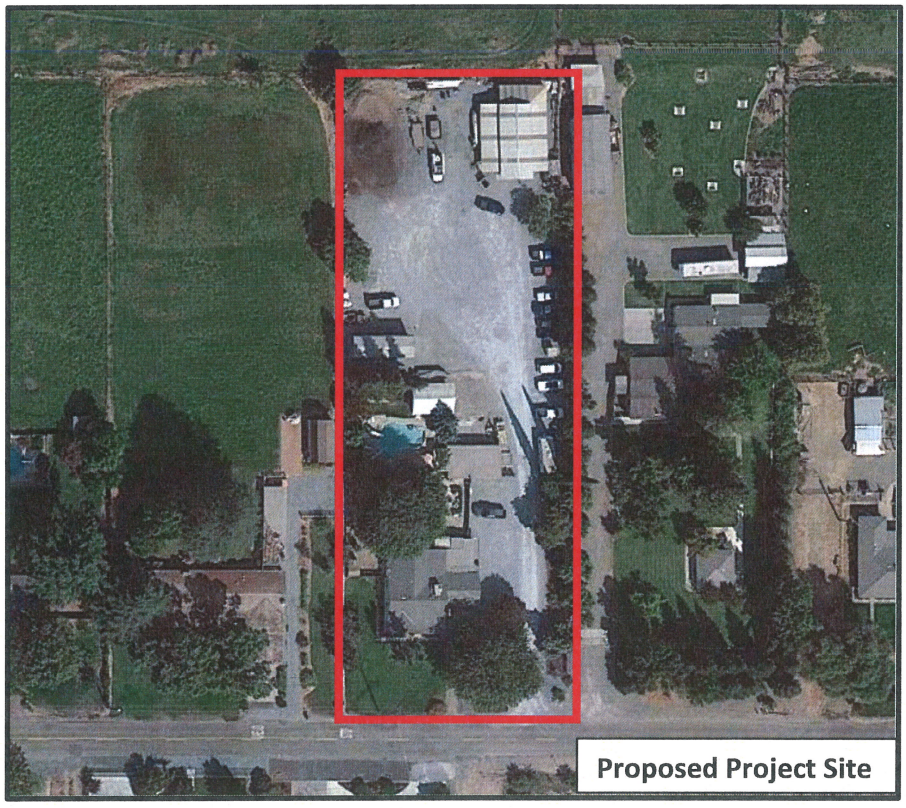
1367 Crawford Road, Modesto CA 95357

Tier One Use Permit

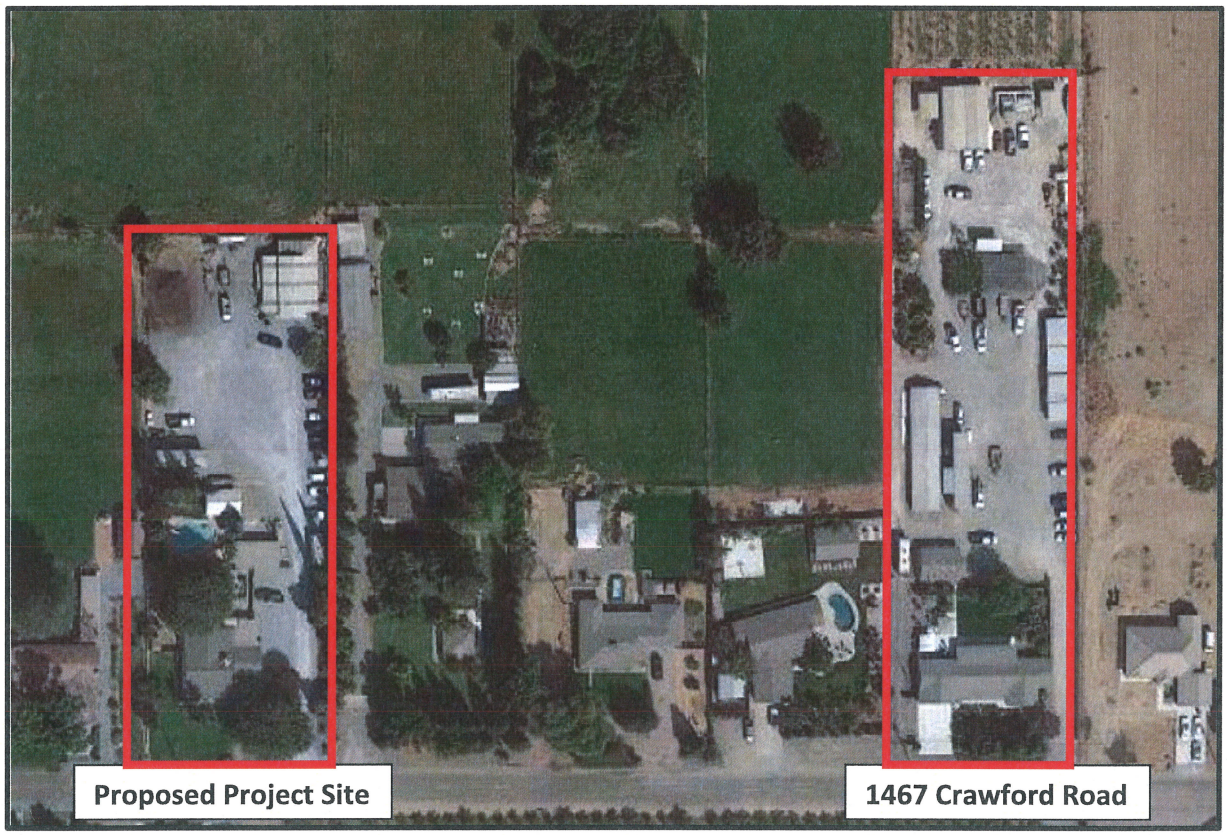
Environmental Setting:

The Proposed Project Site is (1.41) acres in size, and bounds existing ranchette residential development to the north, single-family development and agricultural development to the south, single-family development to the east, and single-family development to the west.

The Subject Property includes a single-family residence, garages, and a pole barn. Previously, the Project Site was used to operate a landscaping business, Horizon Landscaping, owned by the Applicant. The landscaping business will be relocated off-site as part of this request. All trucks and equipment not directly associated with the wholesale nursery will be moved off-site or sold.



J.B. ANDERSON
LAND USE PLANNING



On June 2, 2016 the Stanislaus County Planning Commission approved Use Permit Application No. PLN2015-0087, a request to establish a wholesale nursery and a landscape contracting business at 1467 Crawford Road by Jim Lawrence, Artificial Turf and Landscaping Co. Inc.

The Proposed Project is located about 450 feet to the west of Use Permit PLN2015-0087 and similarly requests to establish a wholesale nursery. It is important to note that the Proposed Project will be less intensive as the existing on-site landscaping business will be relocated off-site as part of the request.

Existing Buildings

There are seven existing buildings on site:

- One existing 3,600 sq. ft. single-family dwelling
- Three existing garages, 900 sq. ft., 416 sq. ft. and 735 sq. ft in size
- One 640 sq. ft. RV Carport
- One 2,107 sq. ft pole barn
- One 100 sq. ft. shed



Single-Family Residence



Existing RV Carport and garage



Existing Garage



Existing Pole Barn

Project Description:

The Applicant, Mr. John Dickman of Horizon Landscaping, is requesting a Tier One Use Permit to allow for the development of an 8,000 sq. ft. wholesale nursery on the Subject Property located at 1367 Crawford Road (hereinafter referred to as the Proposed Project). The Subject Property is designated for A-2-40, General Agriculture District, 40 acres, and Agriculture under the Stanislaus County General Plan 2015 and Stanislaus County Code. The Proposed Project is considered a permitted use subject to the approval of a Tier One Use Permit.

The Proposed Project will not include any new construction. The wholesale nursery will involve the outdoor storage and growing of plants such as shrubs, trees, flowers, and ground cover on the north half of the Project Site as shown on the Site Plan.

All equipment and trucks that are not directly associated with operation of the wholesale nursery will be removed from the Subject Property. Trucks will be used for delivery and transportation of products to and from the wholesale nursery. Traffic generated for the Proposed Project is estimated to be one (1) to four (4) trucks per day.

Operational Description

The Applicant is proposing the Proposed Project to be operated Monday through Friday from 7:00 a.m. through 3:30 p.m. There will be two employees onsite to operate the wholesale nursery. Additionally, the wholesale nursery will not be open to the public. Clients of the wholesale nursery will be referred from the landscaping business. Approximately one (1) to two (2) clients are expected per week with the intent of reducing commercial truck activity affecting the Project site and surrounding properties.

Property Ownership and Partnership Interest

The property is owned by the John Dickman and Nancy Dickman, Trustees of the John and Nancy Dickman Revocable Trust.

August 30, 2022

Stanislaus County
The Honorable Planning Commission
1010 10th Street
Modesto, CA 95354

Subject: **Horizon Landscaping Wholesale Nursery – Letter of Support**

The Horizon Landscaping Wholesale Nursery, by Horizon Landscaping involves the operation of a new wholesale nursery on the subject 1.43 acre site. The current zoning, General Agriculture (A-2-40), allows for the use of wholesale nurseries and landscape contractors when operated in conjunction with a wholesale nursery with the approval of a Tier One Use Permit. The wholesale nursery will be located outdoors in the rear portion of the site and no new buildings are proposed. Additionally, the wholesale nursery will not be open to the public and will only be open to clients of the landscaping business.

The purpose of this letter is to show our support of the Horizon Landscaping Wholesale Nursery, as indicated with the enclosed signatures of support. We would like this letter and the enclosed signatures to be presented and be part of the public record at Planning Commission meeting.

We look forward to the successful processing and approval of the Horizon Landscaping Wholesale Nursery project.

Sincerely,

The Enclosed Supporting Signatures.

Signed

Printed	Signature	Address
Chella Gonsalves		1349 Crawford Rd.
Barbara Wilson		1360 Crawford Rd.
Greg Clibum		1421 Crawford Dr
Kurtis Barfield		1331 Crawford Rd.
Irene Pedersen		1307 Crawford
Jeremy Rumble		1300 crawford
Esperanza Jimenez		1336 Crawford
JOSE' LUIS JIMENEZ		1336 CRAWFORD