

# **Gridley Planning Commission – Regular Meeting Agenda**

Wednesday, February 21, 2024; 6:00 pm  
Gridley City Hall, 685 Kentucky Street, Gridley, CA 95948

*“Our purpose is to continuously enhance our community’s vitality and overall quality of life. We are committed to providing high quality, cost-effective municipal services and forming productive partnerships with our residents and regional organizations. We collectively develop, share, and are guided by a clear vision, values, and meaningful objectives.”*

The Public is encouraged to attend and participate in person. Comments from the public on agenda items will be accepted until 4 pm on January 17<sup>th</sup>, 2024, via email to [csantana@gridley.ca.us](mailto:csantana@gridley.ca.us) or via the payment/document drop box at Gridley City Hall and will be conveyed to the Commission for consideration.

You may view using the following link, ID, and passcode:

[https://us06web.zoom.us/j/86037784018?pwd=rS-ZzmMJ2waxUAqZ\\_TrE4LhYWGXNgA.yb\\_hFALqXM2qNzzq](https://us06web.zoom.us/j/86037784018?pwd=rS-ZzmMJ2waxUAqZ_TrE4LhYWGXNgA.yb_hFALqXM2qNzzq)

Webinar ID: 860 3778 4018

Passcode: 495765

## **CALL TO ORDER – Chair Espino**

## **ROLL CALL**

**COMMUNITY PARTICIPATION FORUM** - Members of the public may address the Planning Commission on matters not listed on the agenda. The Planning Commission may not discuss nor act on any community participation item brought forward by a member of the community. Comments are requested to be limited to three (3) minutes.

## **CONSENT AGENDA**

1. Planning Commission Minutes Dated May 17, 2023

## **PUBLIC HEARING**

2. Conditional Use Permit No. 1-24; An application for a conditional use permit to allow the parking of agriculture equipment on property zoned Public Quasi-Public. The site has a General Plan land use designation of Public. The property is located on the south side of Ford Avenue, west of Papé. (APN 010-250-026)

## **CITY STAFF AND COMMISSION INFORMATIONAL UPDATES**

**ADJOURNMENT** – Adjourning to the next regularly scheduled meeting on March 20<sup>th</sup>, 2024. This agenda was posted on the public bulletin board at City Hall at or before 6:00 p.m. on February 17<sup>th</sup>, 2024. This agenda along with all attachments, if any, is available for public viewing online at

[www.gridley.ca.us](http://www.gridley.ca.us) and/or at the Administration Counter in City Hall, 685 Kentucky Street, Gridley, CA. This is a public meeting, and anyone may address the Planning Commission. Any documents that were provided to the Planning Commission after the Agenda packet was distributed are also available for public review during normal business hours.

Meeting facilities are accessible to persons with disabilities. By request, alternative agenda document formats are available to persons with disabilities. To arrange an alternative agenda document format or to arrange aid or services to modify or accommodate persons with a disability to participate in a public meeting, contact the City Clerk by calling 846-3631 (voice). This request should be received at least three working days prior to the meeting to accommodate your request.

## **Gridley Planning Commission – Regular Meeting Minutes**

Wednesday, May 17th, 2023; 6:00 pm  
Gridley City Hall, 685 Kentucky Street, Gridley, CA 95948

*“Our purpose is to continuously enhance our community’s vitality and overall quality of life. We are committed to providing high quality, cost-effective municipal services and forming productive partnerships with our residents and regional organizations. We collectively develop, share, and are guided by a clear vision, values, and meaningful objectives.”*

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### **CALL TO ORDER**

**Chair Espino called the meeting to order at 6:02 pm.**

### **ROLL CALL**

**Commissioner Members**

**Present: Espino, Jamison, Holland, Adams, Wolfe**

### **COMMUNITY PARTICIPATION FORUM - None**

### **CONSENT AGENDA**

1. Commission minutes dated February 22, 2023

**Motion to approve the minutes was made by Vice Chair Wolfe, seconded by Commissioner Holland.**

### **ROLL CALL VOTE**

**Ayes: Espino, Wolfe, Holland, Adams, Jamison**

**Motion passed, 5-0**

### **PUBLIC HEARING**

2. **Tentative Parcel Map 2-23; RZ 2-23, and Mitigated Negative Declaration;** Community Housing Improvement Program (CHIP), Applicant; Application for a Tentative Subdivision Map to subdivide approximately 14.8-acres into seventy parcels, a rezone to amend the zoning designation from Residential Suburban (RS) to R-1 Single-Family Residential (R-1), rescind the existing Agricultural Overlay, and Mitigated Negative Declaration located on the south of Sycamore Street and at the terminus of Laurel Street. (010-270-121)

**Planner Decker presented the tentative subdivision map proposed by CHIP Housing and requested recommendation from Planning Commission regarding the AG buffer.**

**After commission discussion, motion to approve was made by Commissioner Adams, seconded by Commissioner Holland.**

## **ROLL CALL VOTE**

**Ayes: Espino, Wolfe, Holland, Adams, Jamison**

**Motion passed, 5-0**

3. **Pre-zone RZ 2-23;** An amendment to Ordinance No. 844-2023 adopted by the City Council on March 6, 2023 removing the open space designation as shown on APN 022-210-095, 80.48 acres, APN 022-210-087, 4.5 acres, and APN 022-210-051, 10.5 acres totaling approximately 95.5 acres and replacing it with R-1 Single Family Residential, and R-2, Medium Density Residential2030 District

**Planner Decker presented the ordinance amendment that would remove the open space designation and allow the owners to maximize the use of the property in reference.**

**Pat Coghlan, Gridley resident shared his concerns.**

**Jake Morely addressed the Planning Commission on behalf of the Leishman's who own property in the referenced area.**

**David Chote shared concerns of his neighboring property. Planner Decker will follow up with him.**

**Motion to approve the item was made by Commissioner Holland, seconded by Commissioner Wolfe.**

## **ROLL CALL VOTE**

**Ayes: Espino, Wolfe, Holland, Adams, Jamison**

**Motion passed, 5-0**

**CITY STAFF AND COMMISSION INFORMATIONAL UPDATES - None**

## **ADJOURNMENT**

**With no further items left to discuss, Chair Espino adjourned to the next regularly scheduled meeting on June 21, 2023.**

**Planning Commission Item #2**  
Staff Report

**DATE:** February 21, 2024

**TO:** Planning Commission

**FROM:** Donna Decker, Planning Department

**SUBJECT:** **Conditional Use Permit No. 1-24;** An application for a conditional use permit to allow the parking of agriculture equipment on property zoned Public Quasi-Public. The site has a General Plan land use designation of Public. The property is located on the south side of Ford Avenue, west of Papé. (APN 010-250-026)

<b>X</b>	Regular
	Special
	Closed
	Emergency

**Recommendation**

City staff respectfully recommends the Planning Commission:

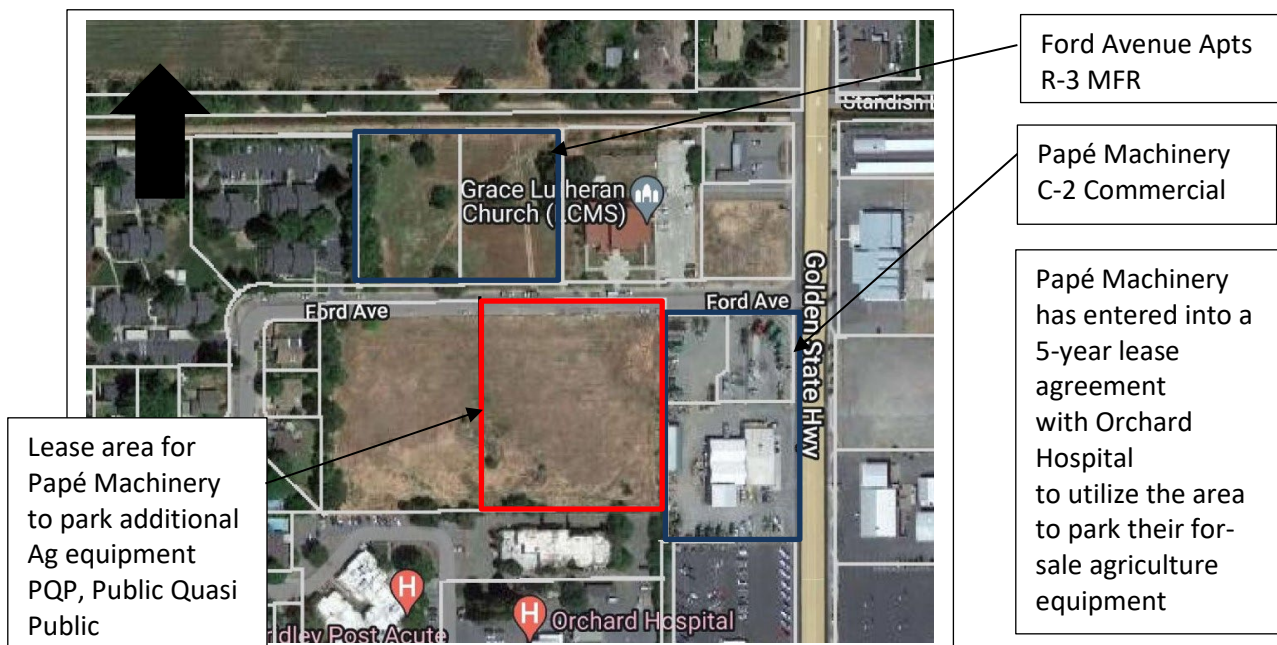
1. Find the project is categorically exempt from environmental review pursuant to the California Environmental Quality Act, Section 15304, Minor Alterations to Land Use, Class 4; and,
2. Make the required conditional use findings as described within the staff report; and,
3. Approve Conditional Use Permit 1-24 subject to the conditions attached to the staff report as Exhibit A.

**Summary**

The applicant is requesting a conditional use permit in order to park agricultural equipment on a portion of the site. The applicant has contracted with Orchard Hospital, the land owner, to use the property under a lease agreement contracted on an annual basis.

**Site Description**

The subject site is located on the west side of Highway 99 on the south side of Ford Avenue. The proposed area consists of the easterly 2.33 acres of the total 5 acre parcel.



**Figure 1: Location Map**

## **Discussion**

Conditional use permits (CUP) are entitlements that once activated, are tied to the property without expiring unless so conditioned. When a proposed use is not listed in Title 17, the Planning Commission may consider the request and take action on it.

The applicant is requesting to entitle a portion of the Orchard Hospital property aligned with the lease agreement to stage equipment for sale on the lot. They propose to place a dust free surface such as road base and erect chain link fencing around the site for security and potentially construct two driveways on Ford Avenue to access the site. Both parties agree to the terms that the conditional use permit would be in alignment with the lease agreement and be structured such that the conditional use permit could expire on any year and may or may not be renewed.

The General Plan land use designation is Public and the property is zoned Public Quasi Public. This designation is used for developments which reflect public uses such as government, schools, or medical facilities. This proposal does not adhere to the allowable uses in this zoning designation.

Usually, Planning may not support alternative uses that are not allowed; however, the commercial business would be allowed to expand its existing operations adjacent to its existing location. Additionally, the use would be considered temporary and would mirror the lease agreement. When the lease would terminate, the conditional use permit would sunset and the allowable uses would again reflect the existing land use designations.

## **Public Notice**

Notices were mailed to the surrounding property owners within a 300-foot radius of the subject site. A notice was also published in the Gridley Herald, posted at City Hall, and on the city website. At the time this report was prepared, no comments had been received.

## **Findings**

The Planning Commission is required to make the following Findings of Fact for quasi-judicial actions:

### **Conditional Use Permit Findings:**

- 1. The proposed use is in accordance with the objectives of the General Plan land use designation and the zoning district.**

Approval of a conditional use permit will create a temporary allowable use for this parcel in the land use district noted; therefore this finding can be made.

- 2. That the establishment, maintenance, or operations of the use applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such proposed use.**

The proposed use of the property will not be detrimental to the health, safety, peace, comfort

and general welfare of persons residing or working in the neighborhood of such proposed use; therefore this finding can be made.

**3. That the use will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city or substantially impede enactment of the comprehensive plan.**

The use of the property will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city or substantially impede enactment of the comprehensive plan; therefore this finding can be made.

**Environmental Review**

The proposed project is categorically exempt from environmental review pursuant to the California Environmental Quality Act, Section 15304, Minor Alterations in Land Use, Class 4.

**Conclusion**

The proposed conditional use permit would be of benefit to both parties. Planning supports the proposal and provides conditions of approval to reflect the lease agreement between the parties.

**ATTACHMENTS:**

1. Exhibit A, Draft Conditions of Approval
2. Exhibit B, Lease Agreement
3. Exhibit C, Plan
4. Exhibit D, Phase 1 Environmental (due to the size of this attachment, it will be displayed for review at the administration counter at City Hall)

**EXHIBIT A**  
**DRAFT CONDITIONS OF APPROVAL**  
Conditional Use Permit No. 1-24  
(Easterly ½ of APN 010-250-026)

**Approved Use:**

A conditional use permit to allow the parking of agriculture equipment on property zoned Public Quasi-Public.

**Conditions of Approval:**

1. The approved use for CUP 1-24 shall be substantially as described within this staff report, submitted site plans, narratives, and applications on file in City Hall except as modified by the following conditions. Minor changes to the use, areas, and etc. shall be subject to the review and approval by the Planning Department. Staff may recommend changes to be reviewed by the Planning Commission.
2. The applicant/lessee shall file a Declaration of Acceptance of the Final Conditions of Approval within 30 days of Planning Commission approval.
3. The term conditional use permit shall expire on the year the lease agreement is terminated. If the period of the lease is proposed to be extended beyond a fifth year, 30 days prior to expiration of the fifth year, an application to review the continuance of the term conditional use permit shall be submitted to the Planning Department for consideration of an extension. The Planning Department may consider the Planning Commission to approve of such extension.
4. The term limit conditional use permit is non-transferable. Should Papé Machinery determine it no longer wishes to use the site within the leased period, the term conditional use permit shall immediately expire.
5. The applicant/lessee shall submit a grading plan, prepared by a California registered civil engineer, to the city for review by the Public Works Director and City Engineer. The plan will need to show where driveways are proposed (if any), existing and proposed grades, material to be placed, structural section and material depth, and compaction. A sidewalk will need to be constructed to match existing at the easterly boundary to Papé's property and extend westerly to the limit of the 2.33 acres.
6. Landscaping is proposed on the Ford Avenue street frontage. Irrigation will also need to be provided. Landscaping and Irrigation plans will need to be submitted for review and approval to the Planning Department.
7. The applicant may erect a 6 ft. chain link fence to match existing. No razor wire is allowed.

{End}



## LICENSE AGREEMENT

October THIS LICENSE AGREEMENT ("**Agreement**"), is made and entered into at this 13<sup>th</sup> day of ~~September~~, 2023, by and between **ORCHARD HOSPITAL**, a California non-profit public benefit corporation, formerly known as Biggs-Gridley Memorial Hospital ("**Licensor**"), and **PAPÉ MACHINERY, INC.**, an Oregon corporation ("**Licensee**").

### RECITALS

A. Licensor owns that certain undeveloped property along Ford Avenue, in the City of Gridley ("**City**"), County of Butte ("**County**"), State of California, consisting of approximately ±5.08 acres and identified as Assessor's Parcel Number 010-250-026-000 ("**Overall Property**").

B. Licensee operates an agricultural machinery and equipment dealership adjacent to the Overall Property, commonly known as 1751 State Highway 99, in the City of Gridley, California (the "**Adjacent Premises**").

C. Licensee has requested from Licensor, and Licensor has agreed to grant to Licensee, a license to utilize a portion of the Overall Property to store equipment and accessories, in connection with Licensee's business, in accordance with the terms and conditions in this Agreement.

NOW, THEREFORE, in consideration of the foregoing Recitals and the mutual covenants contained herein, the Parties agree as follows:

### AGREEMENT

1. Grant of License. Licensor hereby grants to Licensee, upon the terms and conditions hereinafter set forth, the exclusive right to use, a portion of the Overall Property consisting of approximately ±2.33 acres, as further depicted on Exhibit A attached hereto and made a part hereof (the "**Subject Premises**"), for the purposes specified in Section 5, below ("**License**").

2. Effective Date. The term of this Agreement shall be effective on the later of October 1, 2023, or (ii) the date the City approves the conditional use permit allowing Licensee to occupy the Subject Premises for the proposed use ("**Effective Date**").

3. Term. The term of this Agreement shall be year-to-year commencing on the on the Effective Date (the "**Term**"). This Agreement shall be terminable by either party with ninety (90) days' written notice, unless sooner terminated as hereinafter provided.

4. License Fee. Licensee hereby agrees to pay to Licensor, at Licensor's address set forth below, a yearly license fee in the amount of Ten and No/100ths Dollars (\$10.00) ("**License Fee**") for the use of the Subject Premises. Said License Fee shall be paid within three (3) business days after the Effective Date, then payments shall continue on the first (1<sup>st</sup>) of the month following the anniversary of the Term, until the expiration or earlier termination of this License.

5. Improvements. In conjunction with the grant of the License, Licensors hereby grants Licensee the right to install the following improvements, all of which shall be at Licensee's sole cost and expense: (i) chain link fencing around the perimeter of the Subject Premises, including two gates to Ford Avenue and one gate to the Adjacent Premises, and (ii) gravel throughout the Subject Premises (collectively, "**Improvements**"). Upon the termination of this Agreement, Licensee shall, at Licensee's sole cost and expense, promptly remove the chain link fence. Licensee shall not be obligated to remove the gravel.

6. Permitted Use. The Subject Premises shall be used and occupied for storage of Licensee's machinery, equipment and accessories. Licensee agrees not to permit the Subject Premises to be used for any illegal purposes, nor for any purpose in conflict with the applicable zoning or other laws and regulations of the City, County or State. Licensee shall not do or permit to be done any act or thing upon the Subject Premises which will invalidate or be in conflict with Licensors' insurance policies or increase the rate for insurance covering the Overall Property. Licensee shall not do or permit to be done any act or thing upon the Subject Premises which shall or might subject Licensors to any liability or responsibility for injury to any person or persons or to property by reason of any business or operation being carried on in the Subject Premises. Licensee shall at all times abide by and adhere to the restrictions imposed under this Agreement.

5. Repairs and Maintenance. During the Term of this Agreement, Licensee shall, at its own cost and expense, maintain in good condition and repair the Overall Property, which shall include the periodic clearing of weeds, if necessary.

6. Taxes. Licensee shall pay, before delinquency, all charges for personal property taxes and assessments for Licensee-owned or leased personal property and fixtures.

7. Fixtures. Licensee shall not install upon or attach to the Subject Premises, other than the Improvements, any trade fixtures, equipment, or other property without Lessor and Licensors' prior written consent. Licensee agrees to repair, at Licensee's expense, any damage to the Subject Premises caused by Licensee's use of the Subject Premises.

8. Insurance. During the Term (including any holdover period), Licensee shall maintain the following insurance: (a) a commercial general liability insurance policy (or comparable coverages) with a financially responsible insurance company covering (i) the activities of Licensee and its agents, contractors, subcontractors and employees on or upon the Property, and (ii) Licensee's indemnity obligations set forth in this Agreement; and (b) worker's compensation insurance in such amounts as may be required by the State of California. Prior to the commencement of the Term, Licensee will provide Licensors with a certificate of insurance evidencing that Licensee's general liability insurance policy includes a per-occurrence limit of at least TWO MILLION dollars (\$2,000,000.00) and an aggregate limit of at least THREE MILLION dollars (\$3,000,000.00), and names Licensors and Landlord as additionally insured. Licensee's insurance policies shall be primary and non-contributing with any other insurance available to Licensors.

9. Indemnity. Licensee shall indemnify, defend and hold harmless Licensors and Licensors' successors and assigns (collectively, the "**Indemnified Parties**") from and against any

and all liabilities, claims, demands, suits, liens, encumbrances, losses, damages, costs and expenses (including, without limitation, reasonable attorneys' fees and costs) relating to Licensee's use of the Subject Premises or the Overall Property or any damage thereto and for injuries to or death of any person (each, a "**Claim**") arising from (i) the acts or omissions of Licensee or its employees, agents, contractors on or about the Subject Premises and the Overall Property or otherwise in connection with Licensee's occupancy of the Subject Premises during the Term, or (ii) Licensee's breach or default of any term in connection with the License granted hereunder. Except in the event of Licensor's gross negligence or willful misconduct, Licensor or the Indemnified Parties shall not be liable for any damage to or theft of Licensee's equipment or personal property located within the Subject Premises or any consequential, incidental, punitive or special damages in connection with this Storage License. The obligations under this Section 9 shall survive the expiration or the earlier termination of this Agreement.

10. Loss or Damage to Property. Licensee shall be fully responsible for and assume all risk of loss of its personal property stored on the Subject Premises.

11. Surrender. Upon the termination of this Agreement, all right, title and interest of Licensee in and to this License shall be surrendered peaceably to the Licensor. Licensor shall remove any personal property and restore the Subject Premises and the Overall Property to its former condition, reasonable wear and tear excepted. Licensee disclaims, releases, quit claims and relinquishes any claim of easement, express, implied or prescriptive, or other right to use the Subject Premises and the Overall Property for such or any other purposes other than as expressly set forth in this Agreement. Licensee's obligations under this Section 11 shall survive the termination of this Agreement.

12. Rights Reserved by Licensor. Licensor shall have the right during the Term of this Agreement, with reasonable prior notice to Licensee, during normal business hours to enter the Subject Premises for the purpose of examining or inspecting the same, as it deems necessary or desirable. In the event of an emergency or exigency Licensor may enter the Subject Premises at any time without prior notice to Licensee.

13. Notices. Any notice which, under the terms of this Agreement may be given to the parties hereto shall be in writing and shall be delivered by (a) certified United States mail, postage prepaid, return receipt requested, (b) nationally recognized express mail courier that provides written evidence of delivery, fees prepaid, or (c) personal delivery. Any such notice, demand, consent, or other information shall be deemed given (i) if sent by certified mail, on the date of delivery shown on the receipt card, (ii) if sent by courier, on the date it is officially recorded by such courier, or (iii) if delivered personally, upon delivery or, if refused by the intended recipient, upon attempted delivery. and addressed as follows, or to such other address or addresses as the party may hereinafter furnish in writing to the other party.



**LICENSOR:**

Orchard Hospital  
240 Spruce Street  
Gridley, California 95948  
Attention: Steven L. Stark  
Telephone: (530) 846-9021  
Email: sstark@orchardhospital.com

**LICENSEE:**

Papé Machinery, Inc.  
355 Goodpasture Island Road, Suite 300  
Eugene, Oregon 97401  
Attention: Mike Pati  
Bryan Landgraf  
Telephone: (541) 681-5332  
Email: mpati@pape.com  
blandgraf@pape.com

With a copy to:

Papé Properties, Inc.  
355 Goodpasture Island Road, Suite 300  
Eugene, Oregon 97401  
Attention: Leasing Department  
Email: properties@pape.com

14. Environmental. Licensee shall not cause any Hazardous Substance to be spilled, leaked, or otherwise released on or under the Subject Premises or the Overall Property. Should any discharge, leakage, spillage, emission, or pollution of any type of Hazardous Substance occur upon the Overall Property as a result of Licensee's use and occupancy thereof, Licensee shall provide notice as required by law, and Licensee, at its sole cost and expense, shall undertake all appropriate remediation on all property affected thereby, whether owned or controlled by Licensor or any third party, to the satisfaction of any governmental body having jurisdiction thereof. The term "**Hazardous Substance**" shall mean any regulated, hazardous, toxic, infectious, or radioactive substance, waste, or material as defined or listed by an Environmental Law and shall include, without limitation, petroleum oil and its fractions. The term "**Discharge**" shall mean the releasing, spilling, leaking, leaching, disposing, pumping, pouring, emitting, emptying or dumping of Hazardous Substances at, into, onto or migrating from or onto the Subject Premises or the Overall Property, regardless of whether the result of an intentional or unintentional action or omission. Licensee shall indemnify, defend and hold Licensor harmless from and against any and all claims, judgments, damages, penalties, fines, costs, lawsuits, liabilities, or losses (including, without limitation, sums paid in settlement of claims, attorneys' fees, consultant fees and expert fees) which arise during or after the Term that Licensor may incur, resulting directly or indirectly, wholly or partly, from (i) a Discharge of Hazardous Substances at the Overall Property (including the Subject Premises) as a result of the actions or omissions of Licensee. Licensor shall indemnify, defend and hold Licensee harmless for any Hazardous Substance existing on the Subject Premises or the Overall Property prior to the Effective Date, together with any Hazardous Substance that migrates onto or under the Subject Premises or the Overall Property after the Effective Date that were not caused by Licensee.

15. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of California without regard to conflict of law principles.

16. No Brokers. Each Licensor and Licensee hereby represents that it has not dealt with any broker in connection with this Agreement. Each party shall indemnify, defend and hold the other harmless from and against any and all claims of any brokers claiming to have represented either Licensor and Licensee in connection with this Agreement.

17. Further Assurances. Each party agrees to execute and deliver such other documents and to do and perform such other acts and things, as any other party may reasonably request, to carry out the intent and accomplish the purposes of this Agreement.

18. Time of Essence. Time is of the essence with respect to all dates and time periods set forth or referred to in this Agreement.

19. Successor's. The terms and conditions of this License shall be binding upon and insure to the benefit of the successors and assigns of the parties hereto.

20. Attorneys' Fees. If any suit or action is instituted to interpret or enforce the provisions of this Agreement, to rescind this Agreement, or otherwise with respect to the subject matter of this Agreement, the party prevailing on an issue will be entitled to recover with respect to such issue, in addition to costs, reasonable attorney fees actually incurred in the preparation, prosecution, or defense of such arbitration, suit, or action as determined by the arbitrator or trial court; and if any appeal is taken from such decision, reasonable attorney fees as determined on appeal.

21. Counterparts. This Agreement may be executed in separate counterparts, each of which shall constitute an original and all of which together shall constitute one and the same instrument. A signed copy of this Agreement delivered by facsimile, e-mail or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original signed copy.

22. Authority to Execute. Licensor and Licensee each represents and warrants to the other that each person executing this Agreement on behalf of such party is duly authorized to so execute and deliver this Agreement on behalf of such party.

IN WITNESS WHEREOF, Licensor and Licensee have executed this Agreement as of the day and year first above written.

LICENSEE:

**ORCHARD HOSPITAL**, a California  
non-profit public benefit corporation

By: 

Steven L. Stark, Chief Executive Officer

10/10/2023

LICENSOR:

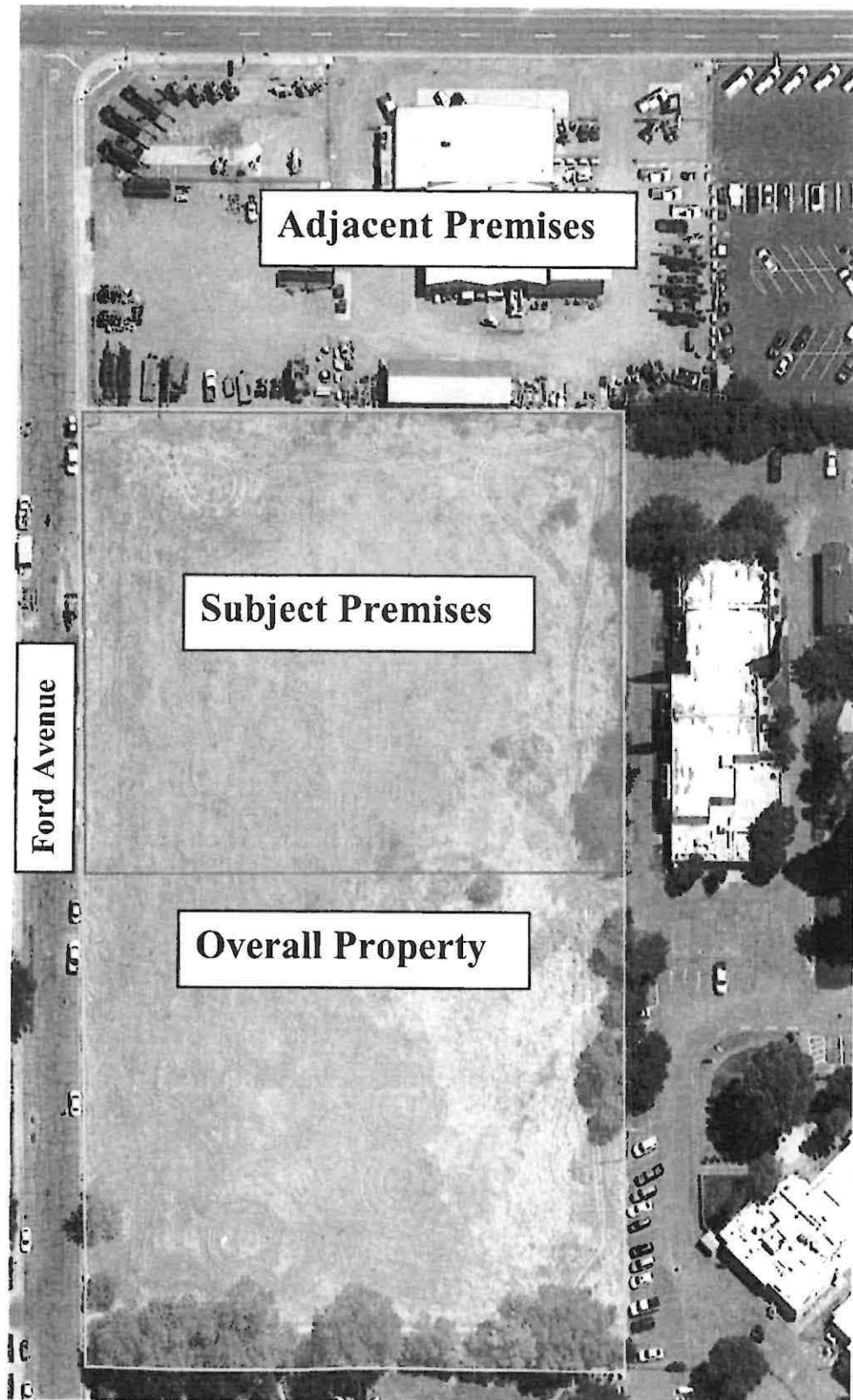
**PAPÉ MACHINERY, INC.**,  
an Oregon corporation

By:  10/13/23

Ryan Papé, President

**EXHIBIT A**

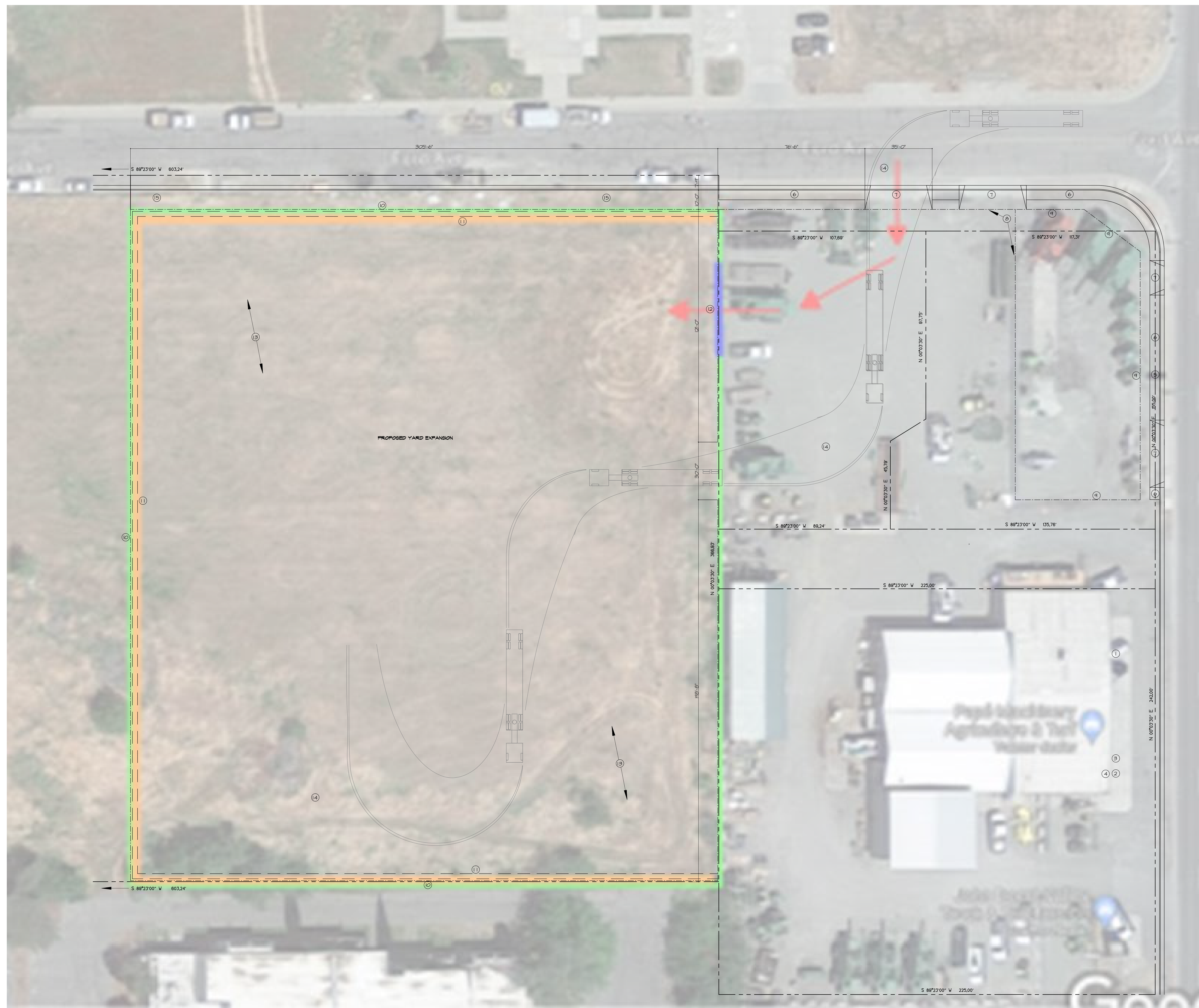
Depiction of the Overall Property and Subject Premises





DATE	ISSUED FOR
10-31-23	OWNER APPROVAL
NO.	REVISIONS
1	
2	
3	
4	

- (1) EXISTING 9'-0" WIDE X 20'-0" DEEP PARKING SPACE
- (2) EXISTING 12'-0"X 20'-0" ACCESSIBLE VAN PARKING STALL OR 9'-0"X 20'-0" STANDARD ACCESSIBLE PARKING STALL (AS SHOWN) WITH SLOPE TO EXCEED 2% IN ANY DIRECTION, 5'-0"X3'-0" PAINTED STALL SIGN AND 7'0" SQ IN POLE MOUNTED PARKING SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY WITH AN ADDITIONAL, SIGNED OR LANGUAGE STATING "MINIMUM FINE \$250.00" INCLUDE SIGN MOUNTED BELOW STATING "NOT ACCESSIBLE" WHERE APPROPRIATE PER CBC 30.0 "MINIMUM HEIGHT THE BOTTOM OF ALL POLE SIGNS."
- (3) EXISTING 8'-0" MINIMUM OR 5'-0" MINIMUM HIDE HANDICAP ACCESS AISLE AS SHOWN WITH THE WORDS "NO PARKING IN 12' HIGH CONTRASTING LETTERS EXPOSED NOT TO EXCEED 2% IN ANY DIRECTION
- (4) EXISTING 12'-02" POLE MOUNTED SIGN WITH 7" HIGH LETTERS STATING THE FOLLOWING (BLANK SPACES SHALL BE FILLED IN WITH APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN) UNAVAILABLE VEHICLES IN UNPARKED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR VEHICLES WITH DISABILITIES WILL BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT BOTTOM OF SIGN AT 8:00 AM (CONTRACTOR SHALL VERIFY AND COMPLETE THE MISSING FEELERS BEFORE POSTING THE SIGN)
- (5) APPROXIMATE LOCATION OF PROPOSED 25'-0" TALL PYLON SIGN
- (6) EXISTING CURB, GUTTER, AND SIDEWALK
- (1) EXISTING DRIVE APPROACH TO REMAIN
- (2) EXISTING CHAIN LINK FENCE TO REMAIN
- (3) EXISTING STEEL FENCE
- (4) HIGH CHAIN LINK FENCE WITH VINYL SLATS
- (1) CONCRETE K-RAILS PER PAPE STANDARDS
- (2) NEW 30'-0" HIDE ROLLING LINK LINK GATE
- (3) CLASS 1 BASE OVER COMPACTED GRANTE
- (4) SEM-TRUCK TURNING RADIUS
- (5) 5'-0" MINIMUM LANDSCAPE AREA



 PROPOSED SITE PLAN

