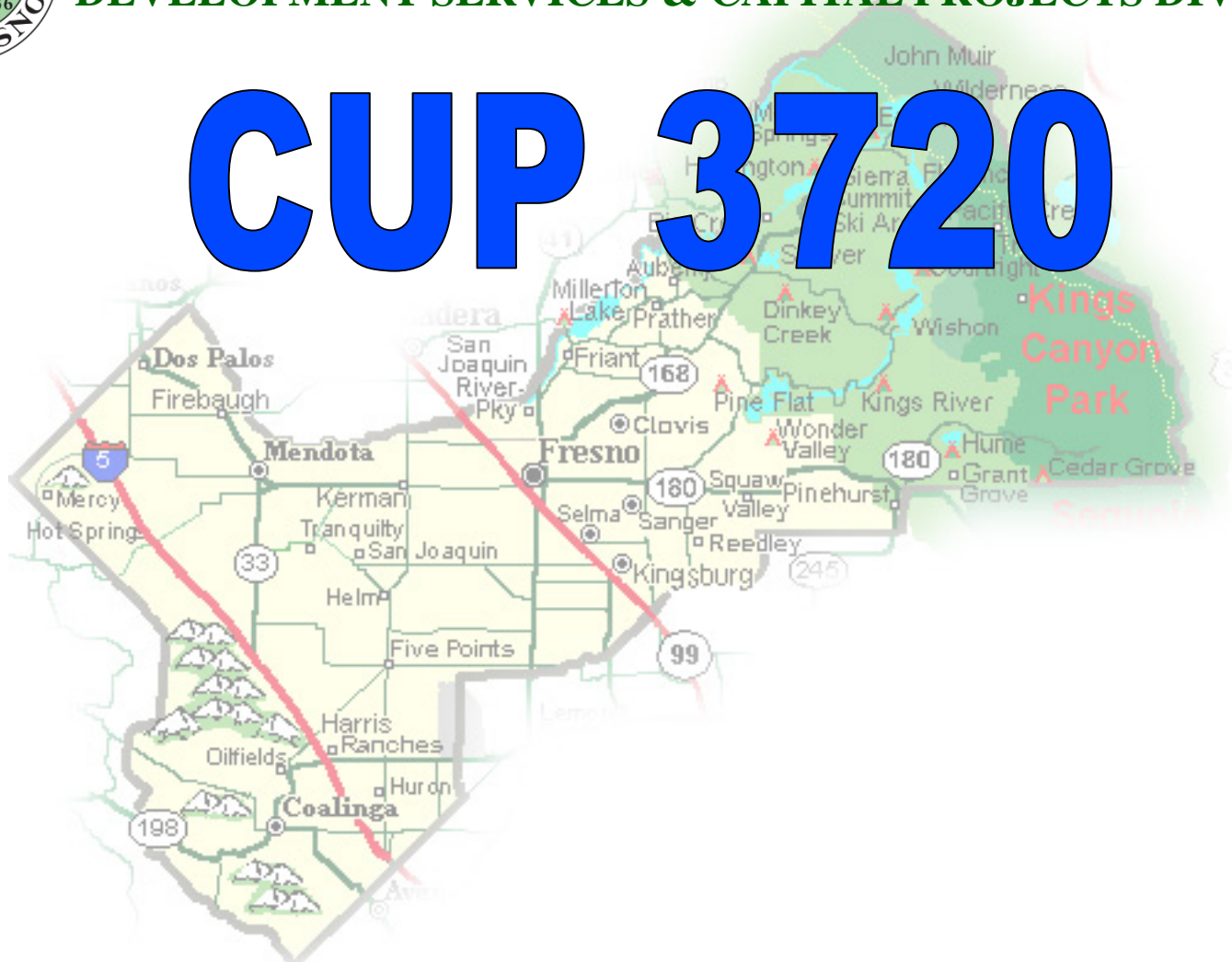
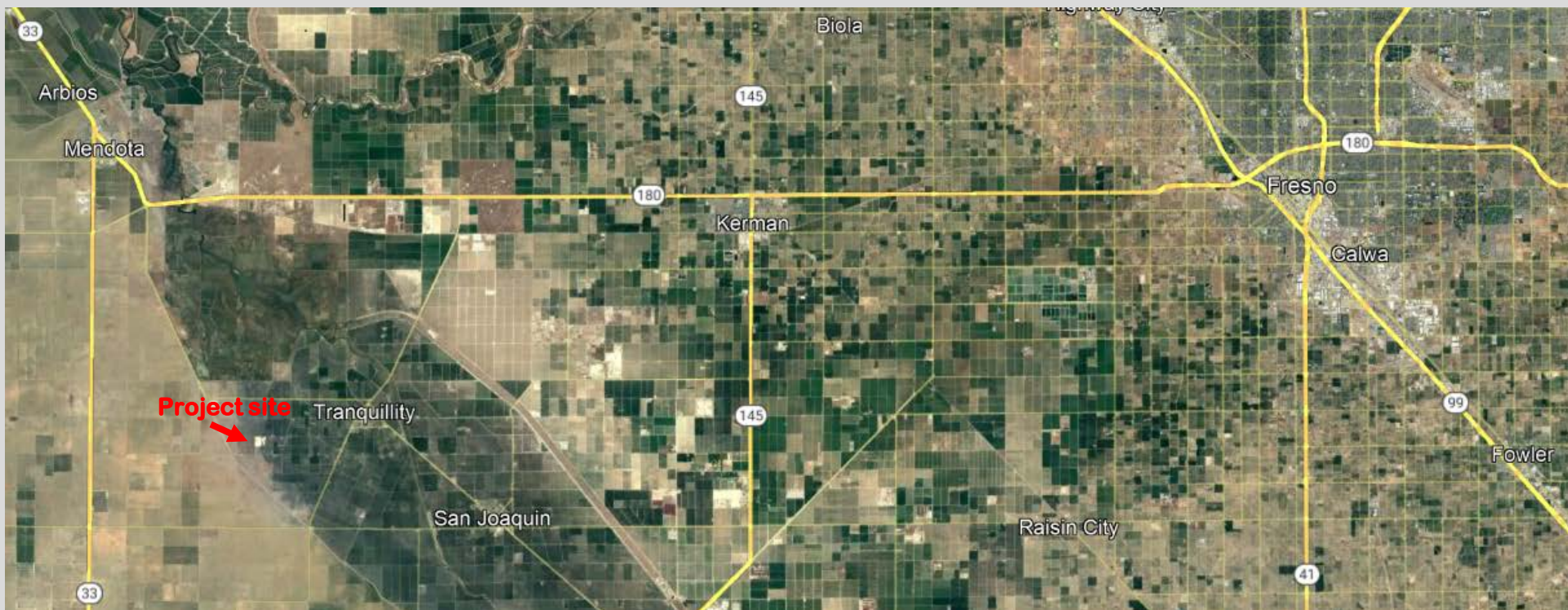




**DEPARTMENT of PUBLIC WORKS and PLANNING**  
**DEVELOPMENT SERVICES & CAPITAL PROJECTS DIVISION**

**CUP 3720**





**Project site**







S. San Mateo Ave

S. San Mateo Ave

W. Clayton Ave

W. Adams Ave

W. Clayton

W. Clayton Ave

S. Tuolumne Ave

S. Tuolumne Ave

S. Tuolumne Ave

W. Adams Ave

W. Clayton Ave

W. Adams Ave

Project site

W Clayton Ave

W. Clayton Ave.

W Clayton Ave

Covered Storage

Employee Parking Area

Propose office conversion

Huller Building

Propane and Diesel Storage

Water storage

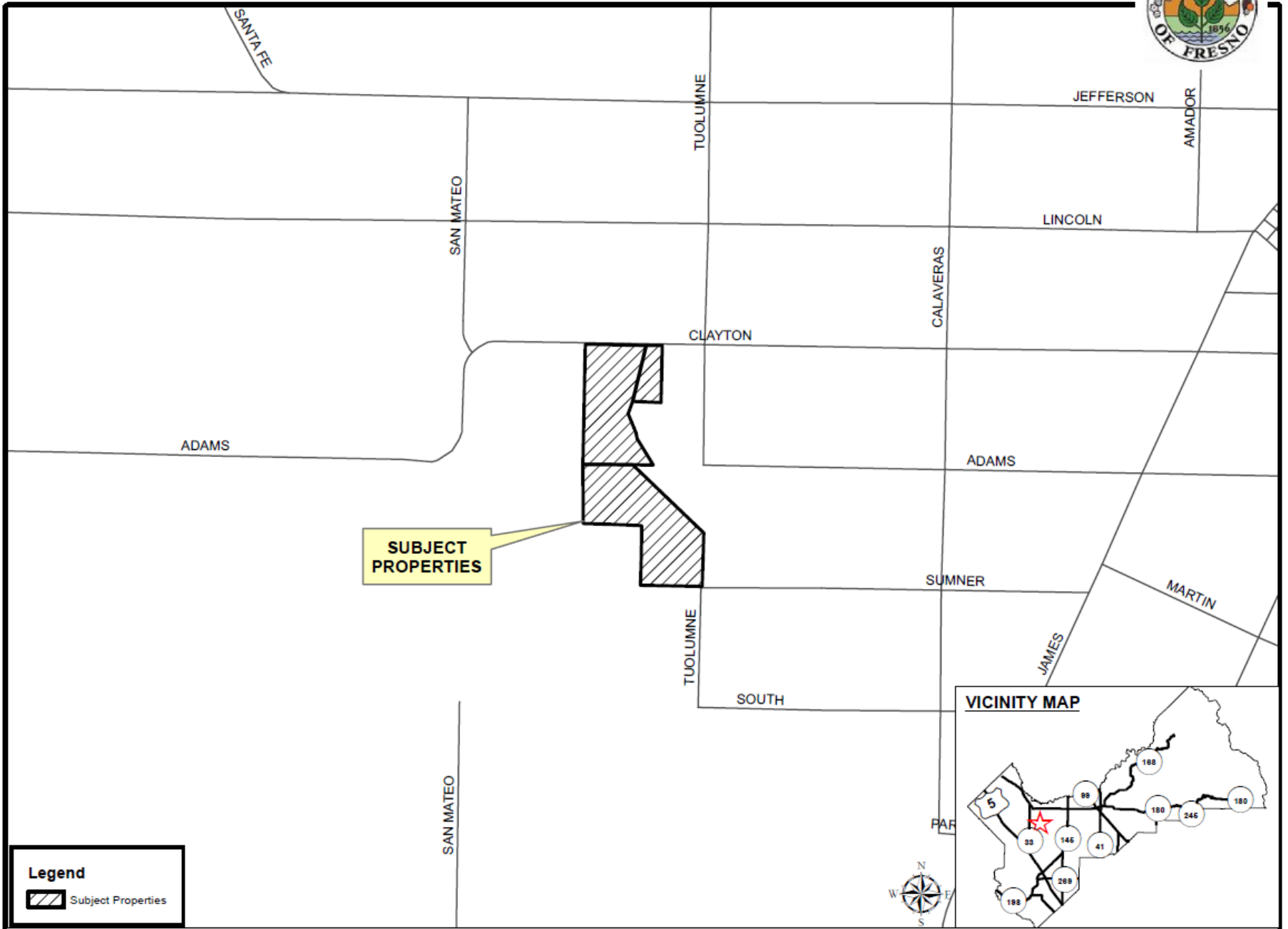
Hull and shell storage area

Covered Storage




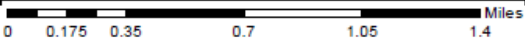
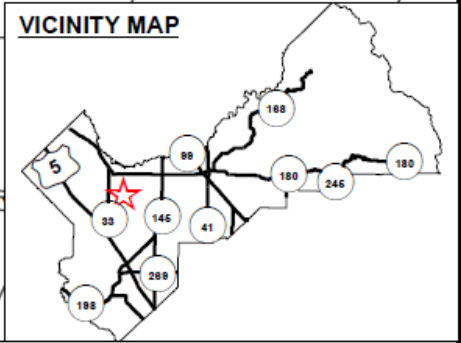


# LOCATION MAP

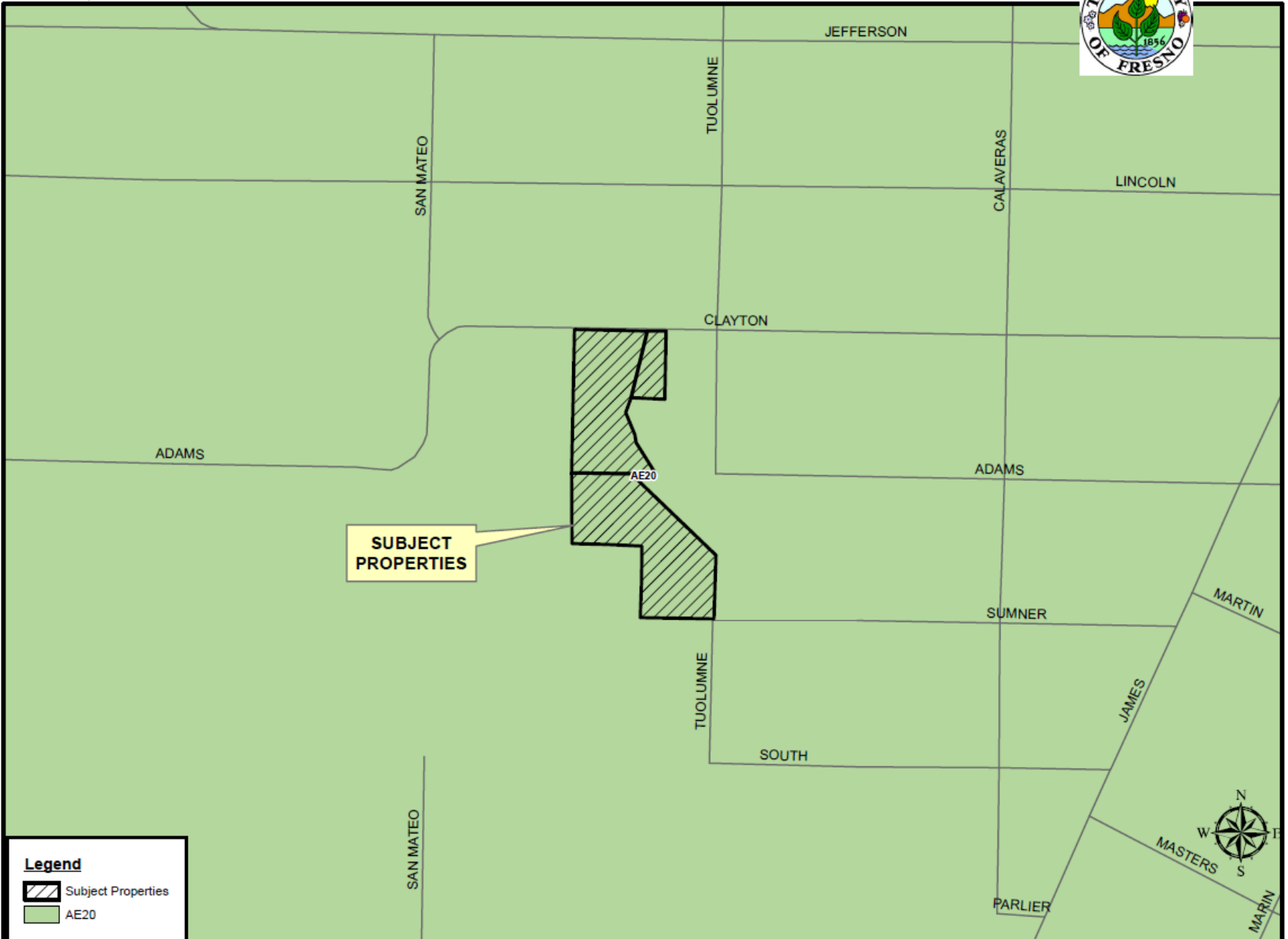


**Legend**

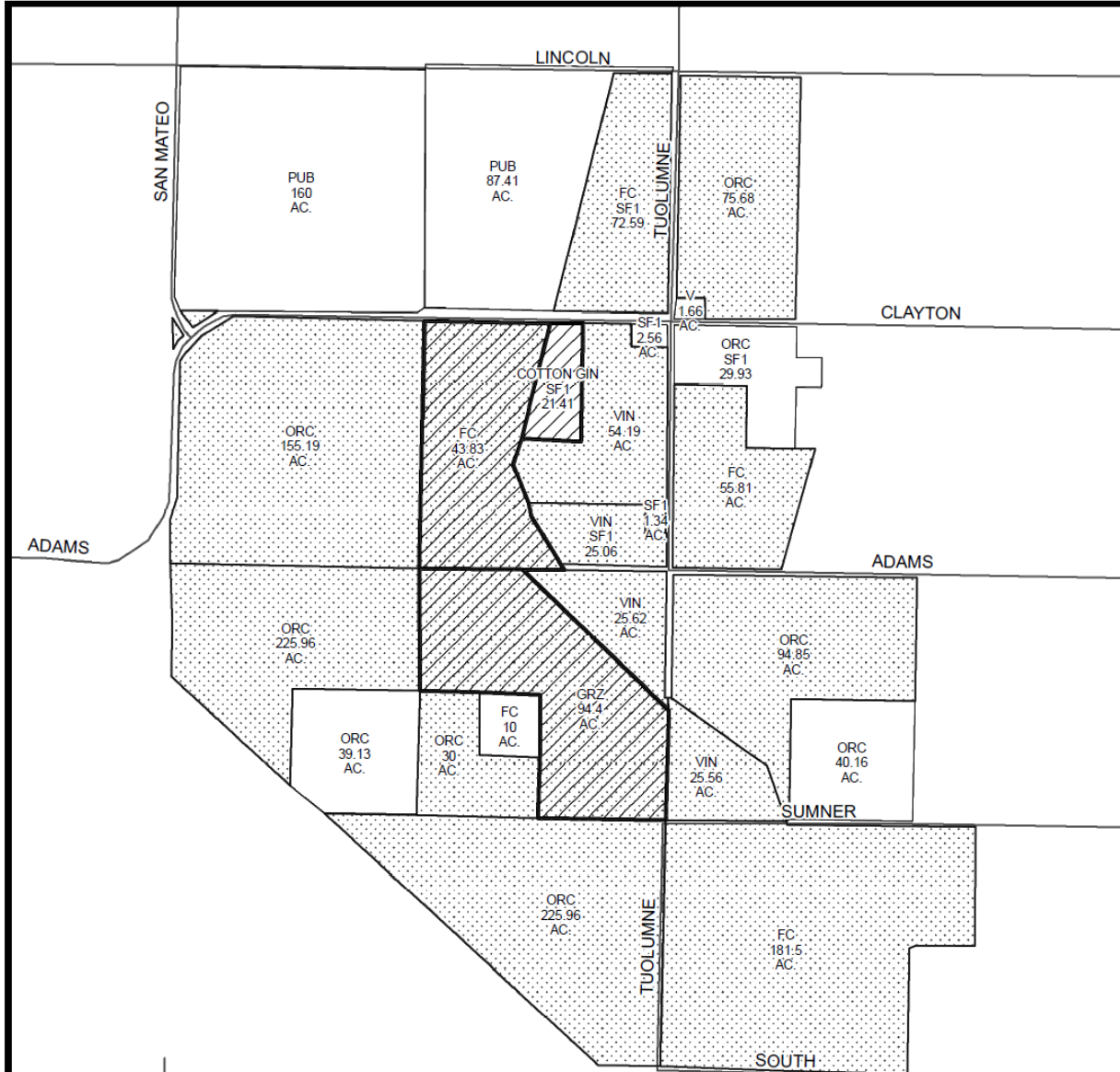
 Subject Properties



# EXISTING ZONING MAP



# EXISTING LAND USE MAP

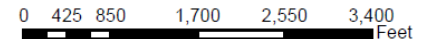


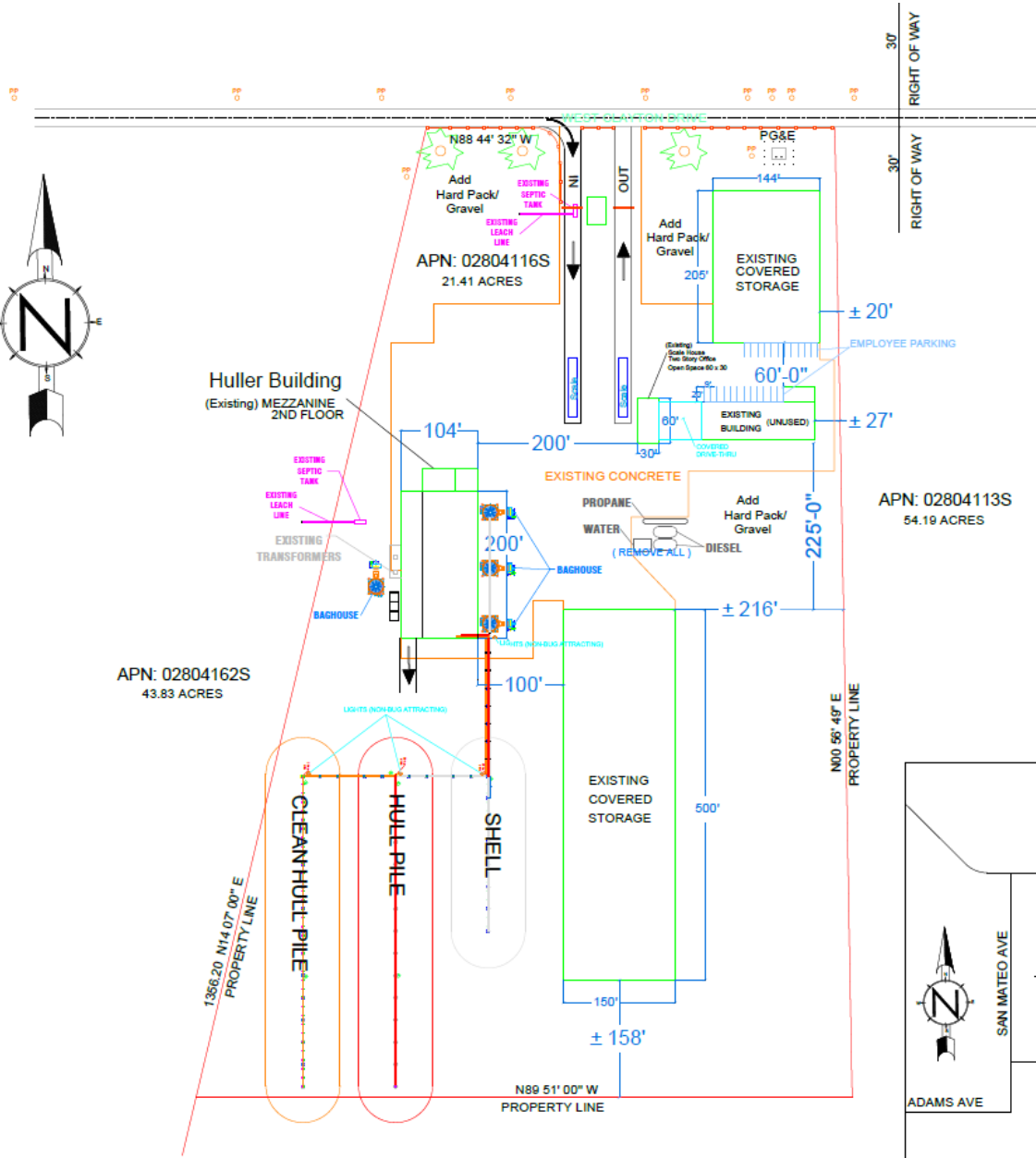
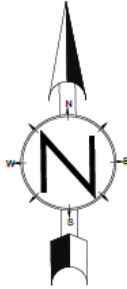
### LEGEND

- FC - FIELD CROP
- GRZ - GRAZING
- ORC - ORCHARD
- PUB - PUBLICLY OWNED
- SF# - SINGLE FAMILY RESIDENCE
- V - VACANT
- VIN - VINEYARD

### LEGEND:

- Subject Property
- Ag Contract Land





**PNEUMATIC CONVEYING & MFG.**

Serving Agriculture and Industry



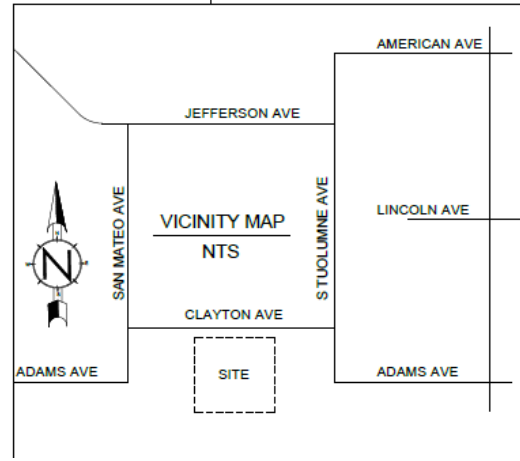
205 Kimball Rd.  
 P.O. Box 1068  
 Red Bluff, CA 96080  
 Cont. Lic. # 535072  
 Ph. (530) 529-1212  
 Fax (530) 529-1784

**WESTSIDE FARMERS CO-OP  
 PLOT PLAN**

|                        |
|------------------------|
| JCN:                   |
| DATE: <b>8/11/21</b>   |
| PAINT:                 |
| DRAWN BY: <b>TE/BS</b> |
| DRAWN #:               |
| REQUESTED BY:          |

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**SCALE :  $\frac{1}{32}'' = 3'$**





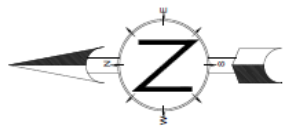
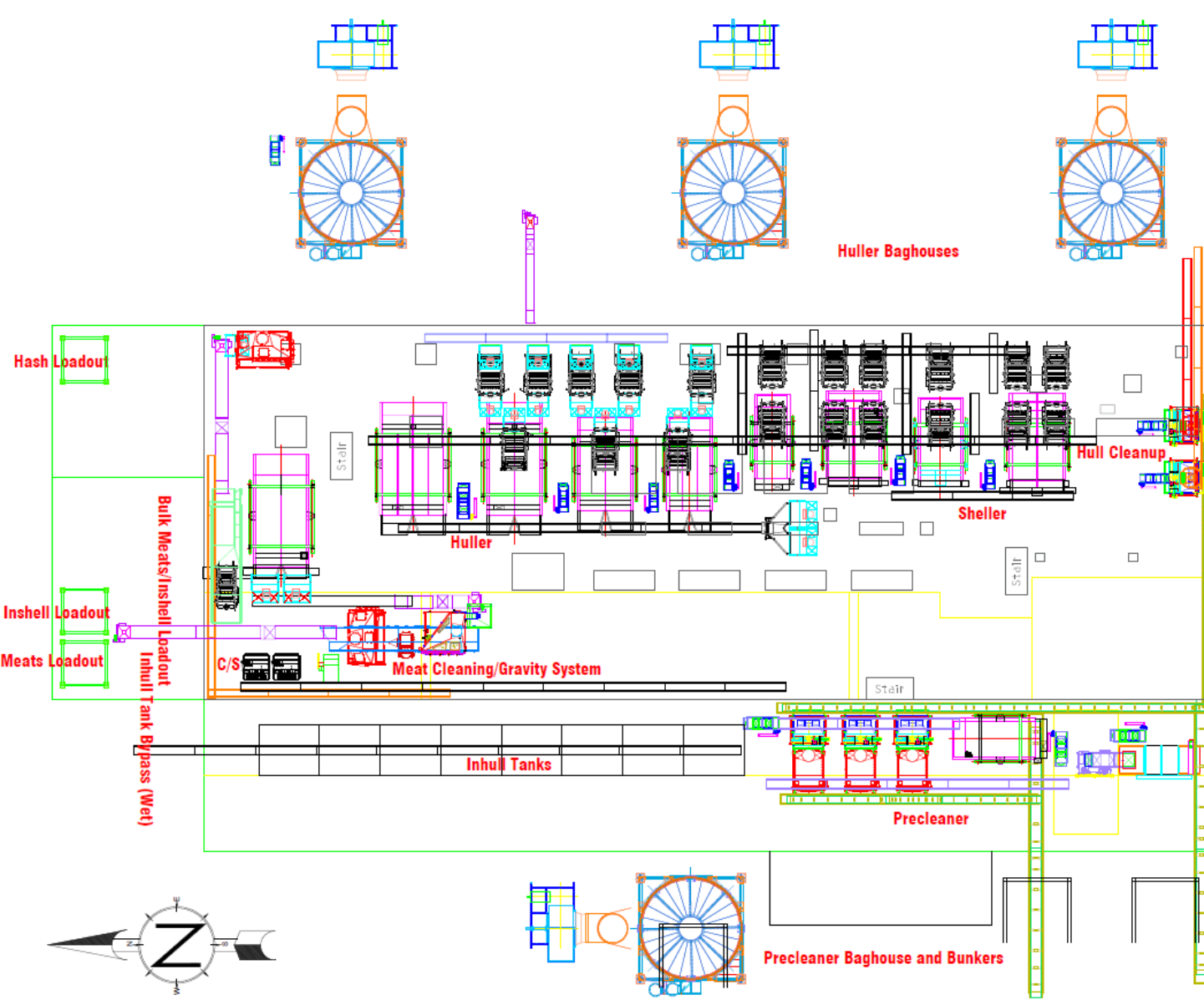


205 Kimball Rd.  
P.O. Box 1068  
Red Bluff, CA 96080  
Cont. Lic.# 535072  
Ph. (530) 529-1212  
Fax (530) 529-1784

Westside Farmers Co-op  
Almond Hulling & Shelling Facility

|               |                               |
|---------------|-------------------------------|
| JCN:          |                               |
| DATE:         | 7-23-21                       |
| PAINT:        |                               |
| DRAWN BY:     | BS                            |
| FILE NAME:    | Westside Farmers Coop 7-23-21 |
| REQUESTED BY: |                               |

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MFG 2021





**Proposed Huller Building**



**Proposed Office building  
(portion of)**





50'

**Dry hull/ Bin storage**



70'

**Dry hull/Bin storage**

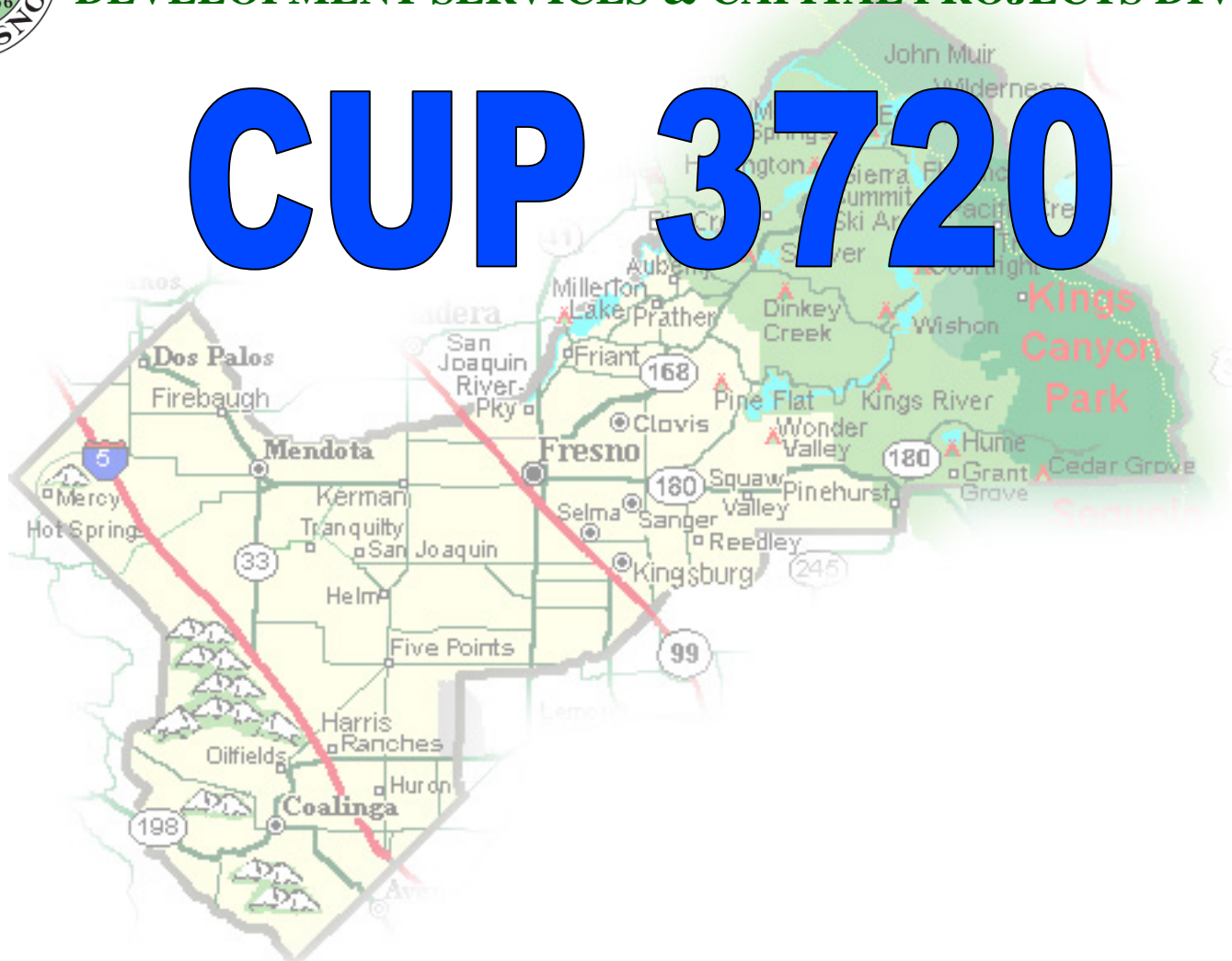
| Findings | Description  | Findings Met |
|----------|--|--------------|
| 1        | Size and shape of parcel is adequate.                                | YES          |
| 2        | Streets and highways are adequate for use.                           | YES          |
| 3        | No adverse effect on neighborhood.                                   | YES          |
| 4        | General Plan consistency.  | YES          |
| 5        | Conditions necessary for public health, safety, and general welfare. | YES          |





**DEPARTMENT of PUBLIC WORKS and PLANNING**  
**DEVELOPMENT SERVICES & CAPITAL PROJECTS DIVISION**

**CUP 3720**





**Project site looking south**



**Project site looking south**





**Project site looking north**



**Project site looking east**





**Project site looking west**