

**TRACTOR SUPPLY COMPANY'S INTENDED USE AND
TYPICAL OUTSIDE DISPLAY MERCHANDISE**

Intended Use: A typical Tractor Supply Company retail facility is primarily used for the sale of farm/ranch equipment and maintenance products; general maintenance products; animal (domestic and farm) feeds, equipment and health products; horse and rider tack, equipment and related products; bird feed, housing and related products; lawn and garden equipment and products; tools and hardware; vehicle equipment and maintenance products; all-terrain vehicles; utility vehicles; clothing and footwear; other items normally sold in TSC's stores; and any lawful use.

Items Typically Displayed in the Fenced Outside Display Area: The following items may not appear in all stores as merchandise mix varies by region and by season. All items identified in Permanent Trailer and Equipment Display Areas and Permanent Sidewalk Displays Areas may also be display in the Fenced Outside Display Area.

A. FENCING MATERIALS

Fencing and Posts, including wooden fence posts
Gates

B. PET AND LIVESTOCK EQUIPMENT

Round Pens	Corral Panels
Feeding Equipment	Horse Stalls and Mats Watering Tanks

C. MISCELLANEOUS/SEASONAL

Drainage Tile
Water Pipe (Plastic)
Culverts

Items Typically Displayed in the Permanent Trailer and Equipment Display Areas: The following items may not appear in all stores as merchandise mix varies by region and by season.

A. TRAILERS

Open Trailers
Closed Trailers

B. 3-POINT EQUIPMENT

Plows	Fertilizer Spreaders	Seeder
Box/Grader Blades	Cultivators	Bale Carriers
Rakes	Harrows	Sprayers w/tanks
Scoops	Tillers	Rotary Cutters
Finish Mowers		

January 17, 2025

Mr. Alexis Garcia

4845 Casa Loma Avenue

Yorba Linda, CA 92886

RE: CUP Application- APN 352-116-22

22999 Savi Valley Ranch Parkway, Yorba Linda, CA 92887

Mr. Garcia,

As part of the attached CUP Uniform Application, this letter outlines the overall proposed use, development, and reasons for requesting the CUP.

The proposed use will be a Tractor Supply Company store. <https://www.tractorsupply.com>. TSC has over 2,270 stores in forty-nine states. The closest stores to the proposed development are: 2195 Hamner Ave, Norco, CA 92860, 17155 Van Buren Blvd. Riverside, CA 92504 and 27330 Eucalyptus Ave., Moreno Valley, CA 92555. Tractor Supply Company has chosen Yorba Linda to be one of their next stores to open in 2025. They are excited about this opportunity as many of their customers are in and around the Yorba Linda MSA.

The proposed development differs from their typical location of 23,957 SF of indoor retail sales and +/- 20,000 SF of fenced outdoor display. Each store typically averages 14-18 employees and is open between 8am-9pm Mon-Sat. with shorter hours on Sundays.

The site is located within the PD-17 Savi Ranch Planned Development Zoning sub-area. Their retail store and use are permitted by right under this zoning class. We are seeking the CUP for Tractor Supply Co. to have their standard Fenced Outdoor Display. See attached items that are typically stored in this area. The CUP is for 8,800 SF, much smaller than their typical 20,000 SF and as such some of the items listed may or may not be in the Fenced Outdoor Display area. In addition to the Fenced Outdoor Display, this CUP requests also includes their typical Permanent Trailer Display of 3,050 SF, Permanent Sidewalk Display area in front of the Fenced Outdoor Display of 790 SF, two Permanent Sidewalk Display areas in the existing areas in front of the store totaling 295 SF and 375 SF as well as a

propane tank display in the parking lot. All of these are outlined on the attached site plan and elevations.

Please let me know if there is any other information needed for this CUP request.

Kindest Regards,

A handwritten signature in black ink, featuring a large, stylized 'S' that loops around and extends into a long horizontal line.

Philip Spence