

## MONTEREY COUNTY ZONING ADMINISTRATOR

<b>Meeting:</b> June 27, 2013 Time: 2:00 P.M.	<b>Agenda Item No.:</b> 4
<b>Project Description:</b> Consider an Administrative Permit to convert an existing 7,400 square foot nursery building to be used for farm implement assemblage and storage in conjunction with an outdoor sales display area, 480 square foot office sales trailer with restroom, parking lot landscaping and repair of existing septic system. An existing single family residence would remain.	
<b>Project Location:</b> 61 Monterey-Salinas Highway (SR 68), Salinas	<b>APN:</b> 207-112-013-000
<b>Planning File Number:</b> PLN100569	<b>Owner:</b> Highway 68 Holdings, LLC <b>Agent:</b> Belinda Taluban
<b>Planning Area:</b> Greater Salinas Area Plan	<b>Flagged and staked:</b> No
<b>Zoning Designation:</b> "F/40" (Farmland/40 acre minimum)	
<b>CEQA Action:</b> Categorically Exempt per CEQA Sections 15301, 15303 and 15304(b)	
<b>Department:</b> RMA - Planning	

### RECOMMENDATION:

Staff recommends that the Zoning Administrator adopt a resolution (**Exhibit C**) to:

- 1) Find the project categorically exempt pursuant to CEQA Guidelines Sections 15301, 15303 and 15304(b); and
- 2) Approve PLN100569, based on the findings and evidence and subject to the conditions of approval (**Exhibit C**).

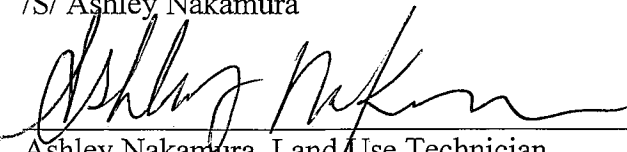
**OTHER AGENCY INVOLVEMENT:** The following agencies and departments reviewed this project:

- √ RMA - Public Works Department
- √ Environmental Health Bureau
- Water Resources Agency
- Monterey County Regional Fire Protection District
- Parks Department
- City of Salinas Community and Economic Development Department
- California Department of Transportation, District 5

Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by [RMA - Public Works Department, RMA- Planning Department, Environmental Health Bureau] have been incorporated into the Condition Compliance plan attached to the draft resolution (**Exhibit C**).

Note: The decision on this project is appealable to the Planning Commission.

/S/ Ashley Nakamura

  
Ashley Nakamura, Land Use Technician  
(831) 755-5892, NakamuraA@co.monterey.ca.us  
June 14, 2013

cc: Front Counter Copy; Zoning Administrator; Monterey County Regional Fire Protection District; RMA-Public Works Department; Parks Department; Environmental Health Bureau; Water Resources Agency; City of Salinas Community and Economic Development Department; Ashley Nakamura, Project Planner; Wanda Hickman, Planning Services Manager; Bob Schubert, Senior Planner; Highway 68 Holdings, LLC, Owner; Belinda Taluban, Agent; The Open Monterey Project; LandWatch; Mike Weaver, The Highway 68 Coalition; Planning File PLN100569

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Project Discussion
	Exhibit C	Draft Resolution, including: <ul style="list-style-type: none"><li>• Conditions of Approval</li><li>• Site Plan, Floor Plan and Elevations</li></ul>
	Exhibit D	Vicinity Map
	Exhibit E	Project Description and Informational Brochure from Applicant
	Exhibit F	Letter dated March 27, 2013 from City of Salinas
	Exhibit G	Applicant's Response to Comments from City of Salinas
	Exhibit H	Letter dated April 23, 2013 from Michael Weaver
	Exhibit I	Traffic Evaluation dated June 14, 2013 by Hatch Mott McDonald
	Exhibit J	E-mail messages from Caltrans

This report was reviewed by Bob Schubert, Senior Planner 

## EXHIBIT A

### Project Information for PLN100569

---

#### Project Information:

<b>Project Name:</b>	HIGHWAY 68 HOLDINGS LLC	
<b>Location:</b>	61 MONTEREY SALINAS HWY SALINAS	
<b>Permit Type:</b>	Administrative Permit	
<b>Environmental Status:</b>	Exempt	<b>Final Action Deadline (884):</b> 6/9/2013
<b>Existing Structures (sf):</b>	12537	<b>Coverage Allowed:</b> 33976
<b>Proposed Structures (sf):</b>	480	<b>Coverage Proposed:</b> >5%
<b>Total Sq. Ft.:</b>	13017	<b>Height Allowed:</b> 35
<b>Tree Removal:</b>	3 Cypress	<b>Height Proposed:</b> >35
<b>Water Source:</b>	Cal-Water Service	<b>FAR Allowed:</b> NA
<b>Water Purveyor:</b>	Cal-Water Service	<b>FAR Proposed:</b> NA
<b>Sewage Disposal (method):</b>	Septic	<b>Lot Size:</b> 679536
<b>Sewer District:</b>	NA	<b>Grading (cubic yds.):</b> 0

---

#### Parcel Information:

<b>Primary APN:</b>	207-112-013-000	<b>Seismic Hazard Zone:</b>	IV
<b>Applicable Plan:</b>	Greater Salinas Area Pln	<b>Erosion Hazard Zone:</b>	Low
<b>Advisory Committee:</b>	NA	<b>Fire Hazard Zone:</b>	NA
<b>Zoning:</b>	F/40	<b>Flood Hazard Zone:</b>	X (shaded)
<b>Land Use Designation:</b>	Farmland	<b>Archaeological Sensitivity:</b>	Low
<b>Coastal Zone:</b>	No	<b>Viewshed:</b>	No
<b>Fire District:</b>	Monterey County Regional FPD	<b>Special Setbacks on Parcel:</b>	No

---

#### Reports on Project Parcel:

<b>Soils Report #:</b>	NA
<b>Biological Report #:</b>	NA
<b>Geologic Report #:</b>	NA
<b>Forest Management Rpt. #:</b>	NA
<b>Archaeological Report #:</b>	NA
<b>Traffic Report #:</b>	NA

## **EXHIBIT B DISCUSSION**

This application was originally scheduled for an administrative hearing before the Director of Planning on May 1, 2013. A letter from a member of the public was received on April 23, 2013 requesting a public hearing (see **Exhibit H**). Pursuant to the Monterey County Zoning Ordinance (Title 21) Section 21.70.060.A.5, the project was referred to the Zoning Administrator for a public hearing on May 30, 2013 at which meeting the hearing was continued to June 27, 2013. Below are staff comments in response to the issues/concerns expressed in the letter from Michael Weaver (see **Exhibit F**).

1) Scenic Highway Status: Caltrans has indicated that this segment of SR 68 is not designated as a scenic highway (see **Exhibit J**). The “Officially Designated” status on SR 68 runs from Highway 1 to the Salinas River bridge. Caltrans considers the section of highway adjacent to the project site as “Eligible”. Caltrans indicated that the proposed project could potentially affect the official designation of this section as a scenic highway if it were inconsistent with Monterey County ordinances and visual policies. From strictly a CEQA visual perspective, it’s Caltrans’s opinion that the project would not be inconsistent with existing adjacent uses or viewers’ expectations regarding the visual character of the site and its surroundings.

2) Products Sold: The project description in the previous version of the staff report indicated that the applicant proposes the sale of “farm equipment.” Concern was expressed that this term is broad and may include trucks, trailers, tractors and other types of farm equipment. Staff has clarified the project description to indicate that only “farm implements” would be sold rather than “farm equipment”. Farm implements are attached to and pulled behind tractors. The types of farm implements to be sold are shown and described in the applicant’s informational brochure (see **Exhibit E**).

3) Licensing/Test Driving/Deliveries: A questions was raised as to whether vehicles would be sold which would need to be licensed by DMV. As stated in Response #2 (above), the products sold are not vehicles or tractors, but are farm implements (see **Exhibit E**). No vehicles or farm implements would be test driven on or along Highway 68. Repairs of the implements sold would not be conducted on-site. Customers would view farm implements that are displayed on-site and then place orders at the sales office. Implements sold would be shipped to the site and assembled within the existing building. Once the implements are ready for delivery, they will be taken from the rear of the building and delivered to the customer. Incoming and outgoing deliveries would occur at the rear of the storage building within an enclosed, screened area.

4) Signage: One sign identifying the name of the business is proposed. It would be on the existing freestanding sign adjacent to Highway 68. No additional signage on or off-site is proposed. To ensure that A-Frame signs, banners, price numbers or other types of signage are not installed, a condition of approval has been added (see **Condition No. 8**).

5) Hours of Operation/Lighting: A condition of approval limits the hours of operation to 8:00 am – 5:00 pm (see **Condition No. 6**). A condition of approval also requires the submittal of an exterior lighting plan that incorporates exterior lighting that is down-lit, harmonious with the local area, and constructed and located so that only the intended area is illuminated and off-site glare is fully controlled (see **Condition No. 5**).

6) City Entry/Landscaping: The zoning of the property does not include an Urban Reserve Overlay ("UR"). However, as a courtesy, the application was routed to the City of Salinas Community and Economic Development Department for comment. The City responded with comments in regards to the compliance with their agricultural and commercial development standards of the Salinas Zoning Code (see **Exhibit F**). Comments received have been incorporated into the project as appropriate while still keeping with the rural character of the area (see **Exhibit G**, applicant's responses to City of Salinas comments).

7) Traffic/Caltrans Review: Access is proposed via the two existing driveways onto SR 68. The original traffic study for the project recommended that the northern driveway be operated as an outbound (only) driveway and the southern driveway be operated as an inbound (only) driveway. This configuration was recommended by the traffic consultant to reduce the potential for conflicts between project generated traffic that turns left into the site from southbound SR 68 and vehicles that turn left from northbound SR 68 into the driveways located on the west side of SR 68.

Although an encroachment permit is not required from Caltrans, as a courtesy, the application and traffic study were submitted to Caltrans development review staff for comments (see **Exhibit J**, e-mail message from John Olejnik). Caltrans staff expressed concern that converting one driveway to an exit-only as recommended in the traffic study may create a condition that is less favorable than exists today. Caltrans recommended consolidation of the driveways to the existing southern driveway. However, the Monterey County Regional Fire District's preference is for access to be via the two existing driveways. Fire district staff expressed concern that a fire truck would have difficulty turning around on the site if there were only one driveway. In response to comments from Caltrans and the fire district, the traffic evaluation was revised to recommend the existing driveway configuration (as proposed by the applicant) as the best access alternative (see **Exhibit I**).

8) Signage: See Response #4 above.

**EXHIBIT C**  
**DRAFT RESOLUTION**

**Before the Zoning Administrator in and for the  
County of Monterey, State of California**

In the matter of the application of:

**Highway 68 Holdings, LLC (PLN100569)**

**RESOLUTION NO. \_\_\_\_\_**

Resolution by the Monterey County Hearing Body:

- 1) Finding the project categorically exempt pursuant to CEQA Guidelines Sections 15301, 15303 and 15304(b); and
- 2) Approving an Administrative Permit to convert an existing 7,400 square foot nursery building to be used for farm implement storage in conjunction with an outdoor sales display area, 480 square foot office trailer with restroom, parking lot landscaping, and repair of an existing septic system.

[PLN100569, Highway 68 Holdings, LLC, 61 Monterey-Salinas Highway, Salinas, Greater Salinas Area Plan (APN: 207-112-013-000)]

**The Highway 68 Holdings, LLC application (PLN100569) came on for public hearing before the Monterey County Zoning Administrator on May 30, 2013 and June 27, 2013. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:**

**FINDINGS**

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.  
**EVIDENCE:** a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
  - the 2010 Monterey County General Plan;
  - Greater Salinas Area Plan; and
  - Monterey County Zoning Ordinance (Title 21).No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.  
b) The property is located at 61 Monterey-Salinas Highway, Salinas (Assessor's Parcel Number 207-112-013-000), Greater Salinas Area Plan. The parcel is zoned "F/40" (Farmland, 40 acre minimum). The 2010 Monterey County General Plan, Agricultural Element, Goal AG-2 is to "provide opportunities to retain, develop, and expand those agriculture-related enterprises and agricultural support uses essential to

the continuing viability of the agricultural industry”. Based on the goals on the 2010 Monterey County General Plan Agricultural Element, staff determined that the proposed use furthers the goals of the 2010 Monterey County General Plan and is appropriate for this site. Therefore, the project is an allowed land use for this site.

- c) The project planner conducted a site inspection on November 15, 2010 to verify that the project on the subject parcel conforms to the plans listed above.
- d) 2010 Monterey County General Plan Policy AG-2.2 states:  
 “The establishment and retention of a broad range of agricultural support businesses and services to enhance the full development potential of the agricultural industry in the County shall be encouraged and supported.”  
 2010 Monterey County General Plan Policy AG-2.4 states:  
 “Agriculture-related enterprises and agricultural support uses shall be sited and designed to minimize the loss of productive agricultural lands and to minimize impacts on surrounding land uses.”  
 2010 Monterey County General Plan Policy AG-2.9 states:  
 “On-site farm equipment storage facilities shall be allowed within agricultural land use designations and shall be sited to minimize the conversion of viable agricultural lands. Such facilities are defined as building and land used to provide storage of a range of farm equipment, such as trucks, trailers, buses, harvesters, tractors, plows, fertilizer and spray rigs, and water tenders. Farm equipment storage facilities that serve off-site agricultural operations, not a part of the same farming or ranching operation, shall be considered with a discretionary permit.”
- e) The project was not referred to a Land Use Advisory Committee (LUAC) for review. There is no LUAC for the Greater Salinas area.
- f) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN100569.

2. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Monterey County Regional Fire Protection District, Parks, Public Works, Environmental Health Bureau, Water Resources Agency, and City of Salinas Community and Economic Development Department. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
  - b) Staff reviewed the proposed project for potential impacts to resources and determined that there are no physical or environmental impacts that would occur or make the site unsuitable for the use proposed.
  - c) Staff conducted a site inspection on November 15, 2010 to verify that the site is suitable for this use.
  - d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.
- EVIDENCE:**
- a) The project was reviewed by the RMA - Planning Department, Monterey County Regional Fire Protection District, Parks, Public Works, Environmental Health Bureau and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
  - b) Necessary public facilities will be provided. The Bureau of Environmental Health reviewed the application and determined that the proposed septic system will adequately serve the project. Water will be provided by Cal-Water Service.
  - c) Staff conducted a site inspection on November 15, 2010 to verify that the site is suitable for this use.
  - d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN100569.
4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.
- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
  - b) Staff conducted a site inspection on November 15, 2010 and researched County records to assess if any violation exists on the subject property.
  - c) There are no known violations on the subject parcel.
  - d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN100569.
5. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Sections 15301, 15303 and 15304(b) categorically exempt the proposed project.
  - b) The project consists of the conversion of a vacant aged nursery building, the placement of a 480 square foot modular office, and site landscaping.
  - c) No adverse environmental effects were identified during staff review of



the development application during a site visit on November 15, 2010.

- d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not have a cumulative or significant effect on the environment, will not cause damage to a scenic resource, is not located on a hazardous waste site, and does not involve a historic resource.
- e) Staff conducted a site inspection on November 15, 2010 to verify that the site is suitable for this use.
- f) See the preceding and following findings and supporting evidence.

6. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission.

**EVIDENCE:** a) Section 21.80.040 Monterey County Zoning Ordinance (Planning Commission).

### **DECISION**

**NOW, THEREFORE**, based on the above findings and evidence, the Zoning Administrator does hereby:

1. Find the project categorically exempt pursuant to CEQA Guidelines Sections 15301, 15303 and 15304(b); and
2. Approve an Administrative Permit to convert an existing 7,400 square foot nursery building to be used for farm implement storage in conjunction with an outdoor sales display area, 480 square foot office trailer with restroom, parking lot landscaping, and repair of existing septic system, in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 27<sup>th</sup> day of June, 2013 upon motion of XXXX, seconded by XXXX, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

---

Jacqueline R. Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE DATE

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

#### NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County Planning Department and Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

Form Rev. 01-31-2013

# Monterey County Planning Department

## DRAFT Condition of Approval Implementation Plan/Mitigation Monitoring Reporting Plan

PLN100569

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** This Administrative Permit to convert an existing 7,400 square foot nursery building to be used for farm implement storage in conjunction with an outdoor sales display area, 480 square foot office trailer with restroom, parking lot landscaping and repair of existing septic system for the office and an existing residence was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. The property is located at 61 Monterey Road, Salinas (Assessor's Parcel Number 207-112-013-000), within the Greater Salinas Area Plan. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled.  
(RMA - Planning Department)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

### 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice to contain the Resolution Number 13-023, approved by the RMA- Director of Planning, for Assessor's Parcel Number 207-112-013-000, approved on April 24, 2013, and the statements "The permit was granted subject to 11 conditions of approval which run with the land" and "A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use.  
(RMA - Planning Department)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading and building permits or commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning Department.

### 3. PD011 - TREE AND ROOT PROTECTION

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of RMA - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (RMA - Planning Department)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to the RMA - Planning Department for review and approval.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to the RMA-Planning Department after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

### 4. PD012(G) - LANDSCAPE PLAN & MAINTENANCE (OTHER)

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping and shall include an irrigation plan. The landscaping shall be installed and inspected prior to occupancy. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA - Planning Department)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf, and low-flow, water conserving irrigation fixtures."

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be installed and inspected.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

#### 5. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits.  
(RMA - Planning Department)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to occupancy and on an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

#### 6. PD029 - HOURS OF OPERATION

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** Hours of operation shall be 8:00 am to 5:00 pm.  
(RMA - Planning Department)

**Compliance or Monitoring Action to be Performed:** Prior to commencement of use and on an on-going basis, the Owner/Applicant shall demonstrate compliance with the hours of operation to the Director of RMA-Planning Department.

#### 7. PD035 - UTILITIES UNDERGROUND

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** All new utility and distribution lines shall be placed underground.  
(RMA - Planning Department; Public Works)

**Compliance or Monitoring Action to be Performed:** On an on-going basis, the Owner/Applicant shall install and maintain utility and distribution lines underground.

#### 8. PD026 - BANNER, FLAGS, PENNANTS

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** There shall be no flags, banners, pennants or other attention-getting devices, or signs, other than signs approved by the RMA-Planning Department, on the property.  
(RMA - Planning Department)

**Compliance or Monitoring Action to be Performed:** Prior to commencement of use, the Owner/Applicant shall submit evidence which demonstrates that there are no flags, banners, pennants, or other attention-getting devices, other than approved signs, on the property.

On an on-going basis, the Owner/Applicant shall keep the property free of flags, banners, pennants, or other attention-getting devices, and only maintain approved signs on the property.

**9. EHSP01 – ONSITE WASTEWATER TREATMENT SYSTEM DESIGN AND ABANDONMENT OF OLD SEPTIC SYSTEM (NON**

**Responsible Department:** Health Department

**Condition/Mitigation Monitoring Measure:** Environmental Health has determined that adequate area exists for onsite wastewater disposal for the proposed development. Submit onsite wastewater treatment system plans for review and approval indicating the location, design layout and size specifications that meets standards found in Monterey County Code Chapter 15.20, Sewage Disposal Ordinance, and the Central Coast Basin Plan, Regional Water Quality Control Board. Additionally, properly abandon the old septic system per standards of Monterey County Code, Chapter 15.20, Sewage Disposal Ordinance. (Environmental Health)

**Compliance or Monitoring Action to be Performed:** Concurrent with the issuance of the construction permit, submit onsite wastewater treatment system design plans for review and approval by the Environmental Health Bureau. Applicant shall obtain a permit to install the onsite wastewater treatment system from the Environmental Health Bureau.

Concurrently, abandon the old septic system under permit with the Environmental Health Bureau.

**10. PW0007 - PARKING STD**

**Responsible Department:** Public Works Department

**Condition/Mitigation Monitoring Measure:** The parking shall meet the standards of the Zoning Ordinance and be approved by the Director of Public Works and the Director of Planning and Building Inspection.

**Compliance or Monitoring Action to be Performed:** Prior to Building/Grading Permits Issuance the Applicant's engineer or architect shall prepare a parking plan, Owner/Applicant/Engineer to submit plans for review and approval

**11. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE**

**Responsible Department:** Public Works Department

**Condition/Mitigation Monitoring Measure:** Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to the DPW.

**12. PWSP01 - NON-STANDARD**

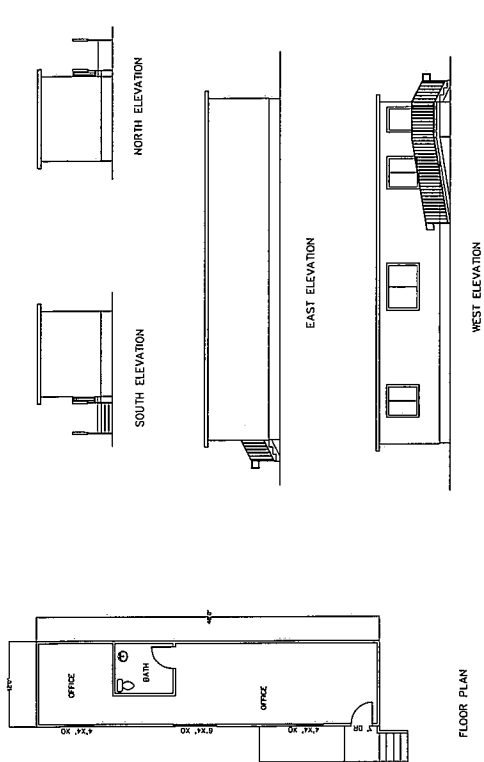
**Responsible Department:** Public Works Department

**Condition/Mitigation Monitoring Measure:** Obtain an encroachment permit from the California Department of Transportation (CALTRANS) for any improvements being done within the state right-of-way.

**Compliance or Monitoring Action to be Performed:** Prior to Building/Grading Permit issuance Owner/Applicant shall obtain an encroachment permit from CALTRANS. Improvements are to be completed prior to occupancy or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.

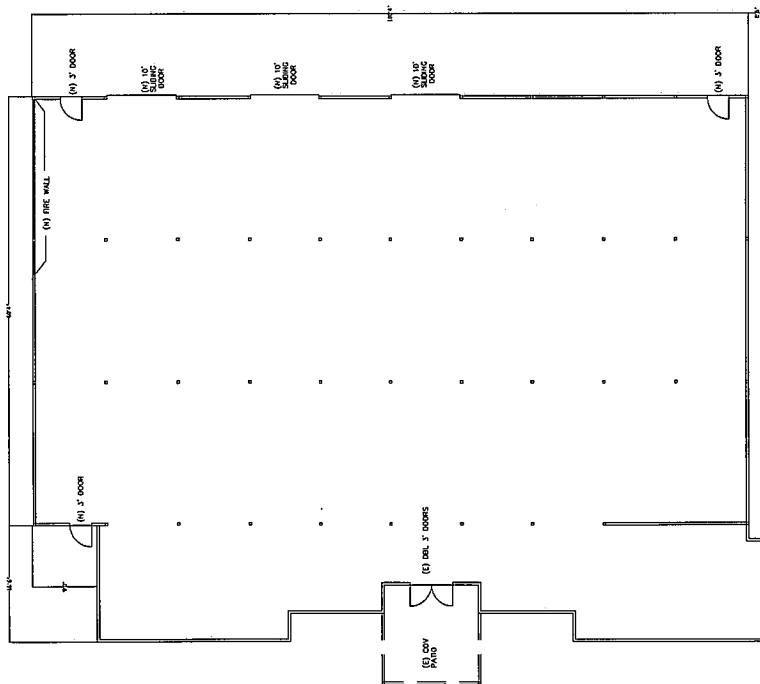
## OFFICE FLOOR PLAN / ELEVATIONS

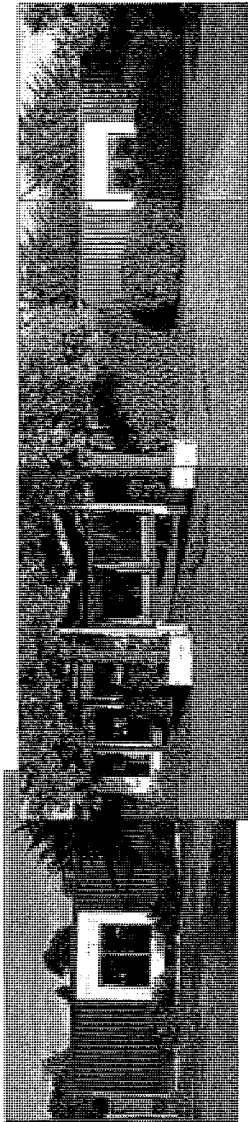
SCALE: 1" = 168"



# STORAGE FLOOR PLAN

SCALE: 1" = 100'





**STORAGE FRONT VIEW (WEST ELEVATION)**

NOT TO SCALE

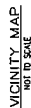


**STORAGE RIGHT VIEW (SOUTH ELEVATION)**

SCALE: 1" = 10'





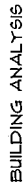


CONSTRUCTION TYPE:	V-B
OCCUPANCY TYPE:	(E) M-1 - SINGLE STORY MERCANTILE;
ASSESSOR'S PARCEL NO:	207-112-011-000
DESCRIPTION:	61 MONTEREY-SALINAS HIGHWAY, SALINAS
ZONING:	F/40
TREE REMOVAL:	3 DEAD ACRES AT REAR OF BUILDING
LOT AREA:	13.61 ACRES
PARKING:	16 TOTAL SPACES (2 ADA)
AREA OF DISTURBANCE:	4,300 SF (LANDSCAPING / SEPTIC)

[illegible]

TALUBAN ENGINEERING, INC.  
339 EAST ROMIE LANE  
BALINAG, CALIFORNIA 93901  
P.O. BOX 392, CALINAG, CALIFORNIA, 93902

## SCALE: 1" = 200'



**0 OFFICE / B-2 STORAGE**  
V-B  
N-LESS THAN 10 FT  
H-LESS THAN 10 FT  
FIRE RATED WALLS  
NO STORAGE / YES 0 OFFICE  
**<30 FT**

**ALL DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE 2000 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), THE 2000 CALIFORNIA BUILDING CODE (CBC), ELECTRICAL (CEC) AND FIRE (FCI). THE 2000 CONCRETE BUILDING CODE.**

**CONCRETE COMPRESSIVE STRENGTH SHALL BE 3000 PSI AT 28 DAYS.**

**REINFORCING STEEL SHALL BE GRADE 60 FOW # BARS AND SMALLER GRADE 60 FOW #4 BARS AND LARGER.**

**FRAMING LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER.**

**MATERIAL TO BE IN COMPLIANCE WITH THESE SPECIFICATIONS.**

**OCCUPANCY GROUP:**  
**TYPE OF CONSTRUCTION:**  
**BEARING WALLS**  
**NON-BEARING WALLS**  
**FIRE RESISTANT WALLS**  
**STORIES**  
**HIGHT**

## GENERAL / GRADING NOTES

1. SURFACE SHALL BE GRADY AWAY FROM EACH STRUCTURE ON THE LOT.
2. INSTALL SLOTTED LIDS AROUND CONSTRUCTION AREA TO KEEP DEBRIS ON PROPERTY.
3. PLACE GRAVEL BASES AROUND NEARBY, DOWN-SLOTTICAL OF STEEP HILLSIDES.
4. DURING CONSTRUCTION THE CONTRACTOR SHALL MAINTAIN THE COMPLY WITH ALL (SLOTTED) PERMANENT FENCE FROM DEBRIS AND DIRT.
5. CONSTRUCTION SHALL BE COMPLETED WITHIN 90 DAYS OF THE START DATE. ALL MATERIALS SHALL BE COMPACTED TO 95 PERCENT RELATIVE COMPACTION EXCEPT THE LOWER 12 INCHES OF FINISHED SOIL, BASEMENT AND SUBGRADE SHALL BE 95 PERCENT RELATIVE COMPACTION.
6. GRADING CONDITIONS: DRAINAGE = 0.5% FILL = 0.0 FT
7. GRADING SHALL BE COMPLETED WITHIN 90 DAYS OF THE START DATE. ALL MATERIALS SHALL BE COMPACTED TO 95 PERCENT RELATIVE COMPACTION EXCEPT THE LOWER 12 INCHES OF FINISHED SOIL, BASEMENT AND SUBGRADE SHALL BE 95 PERCENT RELATIVE COMPACTION.
8. THE CONTRACTOR SHALL MAINTAIN THE COMPLY WITH ALL (SLOTTED) PERMANENT FENCE FROM DEBRIS AND DIRT.
9. THE DRAINAGE EXPERTS WILL BE REVIEWED UNCHANGED. THE SLOPE DOES NOT EXCEED 5 PERCENT.
10. THE CONTRACTOR SHALL MAINTAIN THE COMPLY WITH ALL (SLOTTED) PERMANENT FENCE FROM DEBRIS AND DIRT.

## LIST OF DRAWINGS

- |     |                  |
|-----|------------------|
| C.1 | SITE PLAN        |
| A.1 | FLOOR PLANS      |
| A.2 | PHOTO ELEVATIONS |

## SCOPE OF WORK

CONVERT EXISTING COMMERCIAL NURSERY TO IMPLEMENT / EQUIPMENT STORAGE.

INSTALL 480 SF OFFICE TRAILER W/ FIRE SPRINKLERS.

OUTDOOR FARM IMPLEMENT DISPLAY AT FRONT OF EXISTING NURSERY.

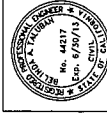
ABANDON (C) SEPTIC AND INSTALL NEW SEPTIC SYSTEM.

ALL OTHER EXISTING STRUCTURES TO REMAIN UNCHANGED.

# PARTIAL SITE PLAN

SCALE: 1" = 20'0"

SUBMITTED TO RMA PLANNING DEPT  
MARCH 7, 2013



DATE: 03/04/13  
LOCAL: AS BOUN  
ORIGIN: IS  
OS: 10-01  
LEN: 20712-00-000  
SHEET C.1

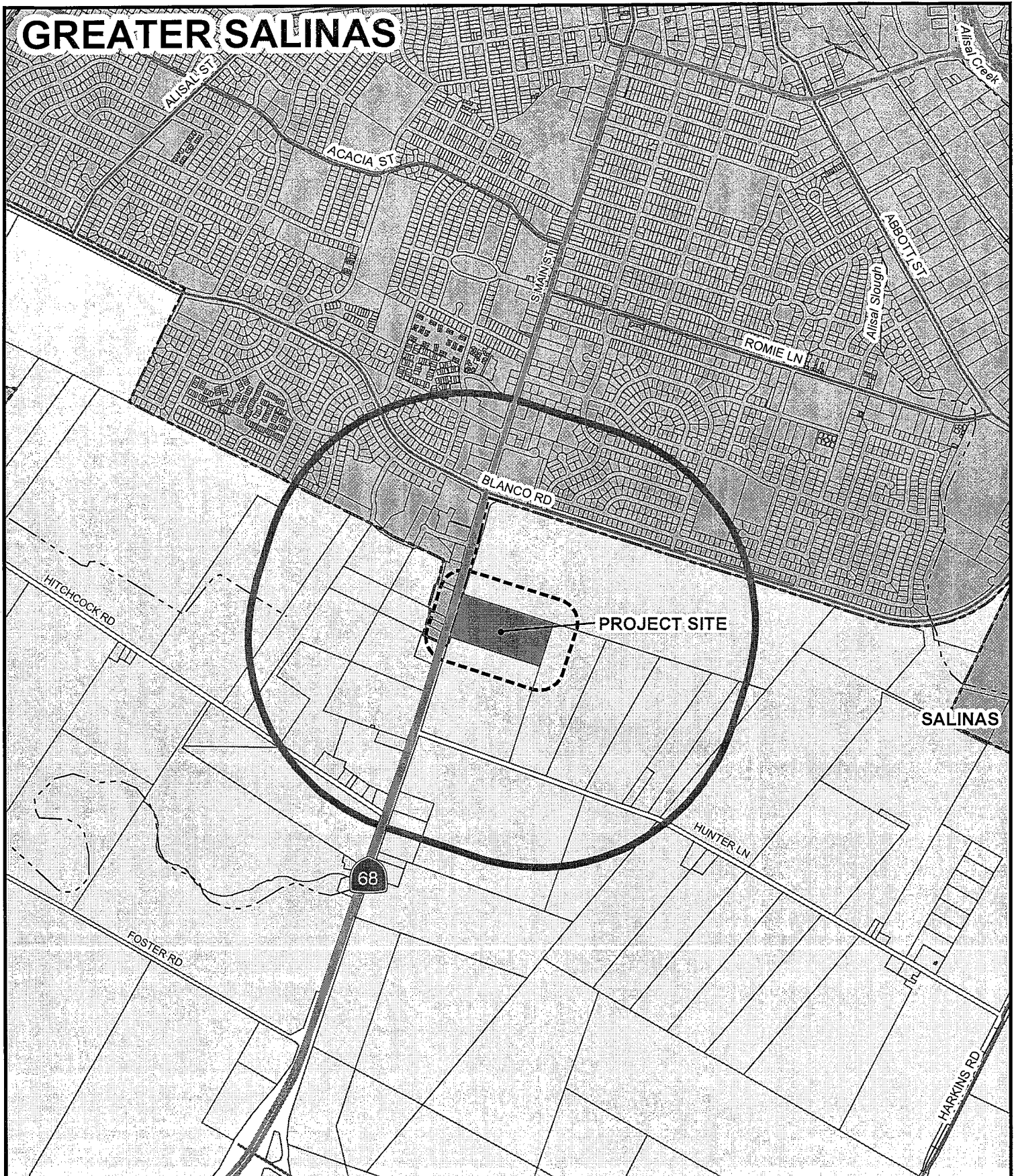
SITE PLAN

TALUBAN ENGINEERING, INC.  
339 EAST ROMIE LANE  
SALINAS, CALIFORNIA 93901  
P.O. BOX 292, SALINAS, CALIFORNIA, 93902

Exhibit D

Vicinity Map

# GREATER SALINAS



APPLICANT: HIGHWAY 68 HOLDINGS LLC

APN: 207-112-013-000

FILE # PLN100569



2500' Limit



300' Limit

~ ~ ~ Water



City Limits



0 1,000  
Feet



PLANNER: SCHUBERT

## Exhibit E

### Project Description and Informational Brochure from Applicant

**Schubert, Bob J. x5183**

---

**From:** Taluban Engineering [talubanengr@gmail.com]  
**Sent:** Wednesday, June 12, 2013 6:15 PM  
**To:** Schubert, Bob J. x5183; Nakamura, Ashley x5892; Alinio, Chad S. x4937  
**Cc:** Christopher Bunn; Takacs, Dan  
**Subject:** 61 Monterey Salinas Highway  
**Attachments:** OperationalStatement\_Amended6.12.13.pdf

Dear Bob, Ashley and Chad:

To clarify the operations of Veda Farming and in an attempt to address the questions over "only 3 visitors per day", I have amended the operational statement to clarify how Veda Farming sells their implements.

Visiting their website ([www.vedafarming.com](http://www.vedafarming.com)), clients request a demonstration. Veda Farming goes to the site to demonstrate their implements and actively sells their equipment. The primary sales are handled through the owner who spends around 75% of his time going to farms and fields to sell. The office staff are support staff for his sales and the other employees are assembling the implements as they receive the parts.

I have included photos of the existing display at their current office. Additionally, I have included photos of the delivery truck, trailer and forklift used at the current site and are proposed at the new site.

I hope this helps with understanding Veda Farming operations.

Thanks, Belinda

--

TALUBAN ENGINEERING, INC  
Belinda Taluban, President

6/13/2013

## Operational / Environmental Statement

For

Veda Farming E-lements  
61 Monterey-Salinas Highway  
Salinas, CA 93901

### 1. Parcel Information:

Assessor's Parcel Number: 207-112-013-000  
Site Address: 61 Monterey-Salinas Highway, Salinas  
Parcel Size: 15.61 acres

### 2. Nature of the proposed operation:

Veda Farming E-lements. Outdoor sales display in front of the existing nursery buildings, conversion of the (e) nursery to farm implement / equipment storage and assembly, install office trailer for sales information and record keeping.

### 3. Existing Use of the Property:

The site was a commercial nursery open to public for sale of goods. Row-crop farming on remaining portion of parcel.

### 4. Products and materials:

a. Products produced by the operation; assembly of farm implements.

b. Materials to be used; hand tools, drills, equipment parts, trucks and trailers (to move implements to farms).

c. Assembly on site; Yes, the operation includes the assembly of parts to the farm implement components.

d. Will the products be sold on-site? Yes, implements are ordered by referencing a catalogue, the implements are shipped and assembled at the site and delivered to the clients. **Outdoor display of common implements for show only, all implements are ordered and shipped to the clients.**

### 5. Proposed operation schedule:

a. Hours of operation; 8:00 am to 5:00 pm PST Monday through Friday. Limited hours on Saturday (9:00 am to 4:00 pm PST)

b. Months; January through December

c. Days per week; Monday through Saturday.

d. Total hours per day; 9 hours

6. Special Events or activities: None.

7. Customers / visitors expected daily: 3 visitors daily

**The Veda Farming E-plements' current location along Abbott Street experiences between 1 and 2 visitors per day. The implements are custom implements and are generally sold by the Veda Farming staff (owners) consulting with the clients in the fields. The proposed site will be used for the office (bookkeeping and records keeping staff) and assembly of implements prior to delivery to the clients at the respective farm or field. Based on the current visitor estimates, we have proposed an increase even though with company growth, the sales staff (owners) will be visiting more fields and not generating more visitors.**

8. Employees:

a. Number of Employees: 3 full-time

b. Additional employees: No future growth estimates at this time.

c. Work hours: 8:00 am to 5:00 pm PST

d. Caretaker on-site: No

9. What equipment, materials or supplies will be used and how will they be stored?

a. Equipment; forklifts for loading and moving materials - stored outdoors. Trucks and trailers (to deliver the parts to the site and implements to the farms) - stored outdoors at rear yard.

b. Materials; implement parts, hand tools, grease/oil/lubricants for assembly - to be stored indoors storage building.

10. Service and delivery vehicles:

It is anticipated that there will be 3 incoming deliveries per day and 2 outgoing deliveries per day for a total of 5 delivery vehicles daily.

11. Total number of parking spaces on-site: 16 total spaces

12. Access to the site: Existing driveways are on Monterey-Salinas Highway.

13. Landscaping and fencing:

a. Existing landscaping includes the plants along the building on the north, south, east and west faces. There is an existing wood fence on the south, north and a portion of the east side of the rear yard. A new fence will be constructed to enclose this area for security reasons and enclosing the septic improvements (to protect against vehicle damage).

b. A landscape strip between the parking area and Monterey-Salinas Highway is proposed. Additionally, potted plants and a landscape strip at the front of the new office trailer are proposed.

c. Existing fencing exists on the southern, northern and eastern portion of the rear yard of the storage building. These fences will remain and will be repaired as necessary. A new fence will be constructed to enclose this area for security reasons and enclosing the septic improvements (to protect against vehicle damage). Please refer to the site plan.

14. Buildings:

a. The existing nursery building will be used with all areas being proposed to be occupied. The farm implements are large and need space to assemble. The proposed improvements to the existing building will be limited to access doors, fire rated wall adjacent to the existing residence and removing the half wall at the rear of the building between the truss bays to provide three 10 foot vehicle doors. The existing building consists of three 20 foot wide bays that extend 100 feet. Support posts are 10 feet on center as shown on the floor plan with a 7 foot 6 inch floor to truss cord clearance. The building will be used to assemble the farm implements and storage until delivered. The building will be limited to "Employees Only" and the public will be restricted from occupancy. The existing fiberglass siding and roofing will remain. .

b. A new office trailer is proposed to provide a location for the company catalogues and brochures for the clients. Orders can be placed at the office trailer and a restroom for the public and employees will be provided there. The office staff will include one person available to answer questions and provide records keeping. **The owners spend approximately 75 percent of their day visiting clients in the fields and farms demonstrating the implements and creating the sales. The company website has a specific portal for prospective clients to request a demonstration of the implements and sales contacts.**

15. Surrounding land uses:

North – Farming  
South – Farming  
East – Farming  
West – Commercial Car Wash

16. Previously reviewed project: This is not part of a larger or previously reviewed project.

17. Total Floor Area:

Office (B) - 480 square feet (fire sprinklers to be provided)



Storage (S-2) – 7,400 square feet (no fire sprinklers)

18. Will operation or equipment used generate noise greater than other parcels in the area? No, this project will generate noises similar to the trucks and tractors in the adjacent fields. Less traffic is anticipated than the adjacent car wash.

19. Daily estimate of water used by the development: Based on 3 employees daily and the consumption of 15 gallons per day (US based average usage), the total water usage estimate is 45 gallons daily. The proposed operation uses very little to no water in their assembly.

20. Daily estimate of wastewater generated: Based on 3 employees daily and the generation of 15 gallons per day (US based average usage) will generate a total of 45 gallons daily. The proposed operation does not generate sewerage.

21. Weekly estimate of solid waste: The proposed operation recycles all of the waste products generated from the operation. Cardboard and wood pallets are all recycled. The only generation of solid waste is generated from the office and employee contributions. A 30 gallon trash bins is sufficient to provide adequate trash containment for a week. Both recycling and trash bins will be located within the rear yard (not visible to the public).

22. Grading: None proposed.

23. Archaeological site: There are not proposed changes to the existing facility. There is little land disturbance and therefore no proposed interaction with any archaeological sites (none currently known).

24. Existing Bodies of Water: None

25. Hazardous Materials or Waste: No hazardous materials are used or generated in this operation.

26. Substantial increase in public services (schools, police, fire protection): No

27. Generation of dust, ash, smoke, fumes or other odors: None

28. Impact to surrounding area: There are not impacts to the surrounding area. The proposed operations are similar and will have less impact than the original commercial nursery operation.

29. Substantial demand for energy: No

30. Signage: An existing sign pedestal is located at the front of the property along Monterey-Salinas Highway. We propose to install a painted sign within this pediment to identify "Veda Farming E-mplements". The sign will be lighted with a

*Amended Operational Statement provided by Taluban Engineering, Inc. 6.12.2013 for clarification on the owners operations proposed at the site. **Bold** items are the added clarifications.*

100 watt maximum down-light on each side of the sign (visible from both directions). This sign shall include the address of 61 Monterey-Salinas Highway along with posting of the address on the buildings.

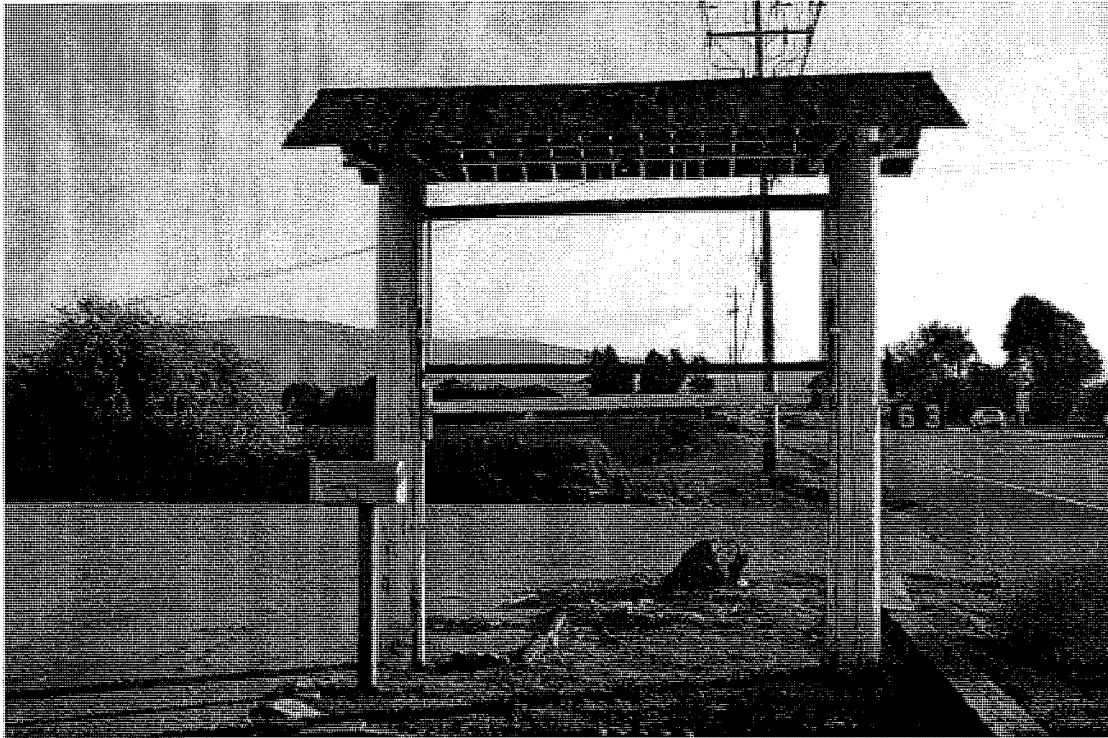
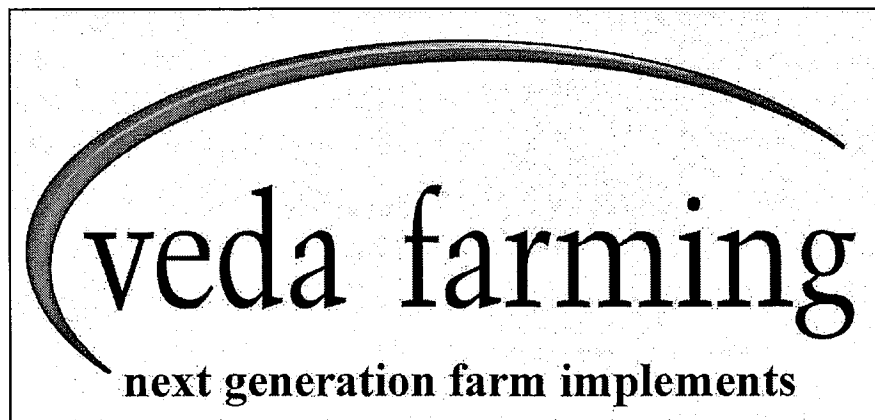


Photo of existing sign pediment. New sign to be inserted and lighted from above (under the sign roof).

The sign dimensions are 3 feet tall and 8 feet wide. Below is a sketch of the proposed sign.



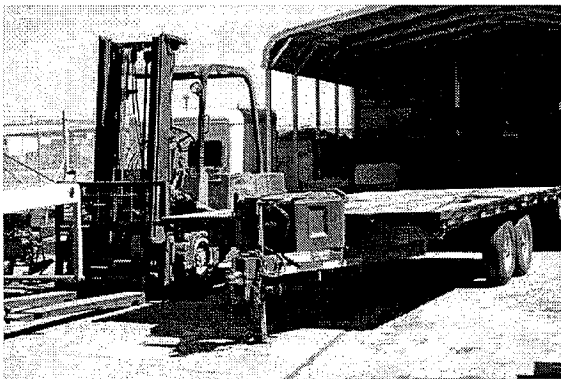
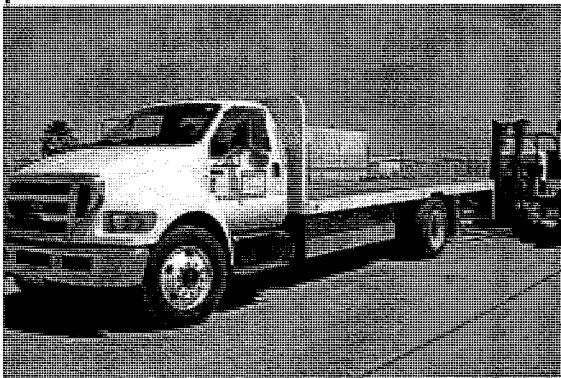
61 Monterey Salinas Highway

*Amended Operational Statement provided by Taluban Engineering, Inc. 6.12.2013 for clarification on the owners operations proposed at the site. **Bold** items are the added clarifications.*

**The proposed outdoor sales area indicated on the project site plan is for the display of their products. Below is a photo of the existing display area on Abbott Street.**



**The delivery truck, trailer and forklift to be used as the project site are pictured below.**





# veda farming *e*-mplements



## PRODUCT LINE 2010



[www.vedafarming.com](http://www.vedafarming.com)

Thank you for reviewing our information!

Veda Farming is a new Web source of high tech farm implements.

Visit [www.vedafarming.com](http://www.vedafarming.com) and you'll find several kinds of advanced agricultural tools with the following in common:

- Efficiency
- Fuel savings
- Lower power requirements
- Lower traction demand
- Built to last

Implements are made under our specifications from the top manufacturers worldwide.

We are independent and we do not represent any brand.

Sales are made directly to the farmers.

We'll help you choose the tools to improve field results and tractor performance;

The right choice will allow you to reduce passes, fuel, time, compaction, erosion, and tractor fleet.

Free demos in your farm are always available.

Sincerely,

Davide Verardi - President cell 559 676 9909



# ROMA SERIES

## High Speed Precision Scraper



### ROMA SERIES:

This high precision scraper is the result of years of experience in the high-tech farm equipment manufacturing, engineering, and land leveling. Today this revolutionary machine allows farmers to level their fields with an unprecedented precision and surprisingly high speed. The blade can move a large amount of soil in a short amount of time. Several sizes are available: from **24-foot blades** for big farms and contractors, to **7-foot blades** for smaller producer, greenhouses, sport arenas, garden areas and low power tractors. Roma is the answer to many of today's agricultural challenges, from saving energy, to improving water management, and increasing yield production. This scraper can be used with any laser or GPS, the standard hydraulic components.

Rome	Weight	Blade Width	Capacity	Blade Height	HP
400	3,748 lbs	13 ft	6.5 yd <sup>3</sup>	3 ft	UP TO 180
500	7,275 lbs	16.4 ft	7.8 yd <sup>3</sup>	3.6 ft	UP TO 280
600	9,840 lbs	19.7 ft	10.5 yd <sup>3</sup>	4 ft	300 & UP
700	12,000 lbs	23 ft	13 yd <sup>3</sup>	4 ft	300 & UP



### ACTIVE MASS:

The special design of the gooseneck allows the “active mass” effect. As more pressure is exerted on the blade, more weight is transferred to the tractor. This translates into more adherence and extreme traction. Smaller tractors can now do more demanding tasks. The height of the gooseneck allows the blade to move large amounts of soil.



### SPEED:

The machine can be operated at very impressive speeds. Leveling accuracy can be kept up to 10 mph.



### STABILITY:

The axle and the equalized wheels ensure high “stability” precision under any circumstances.



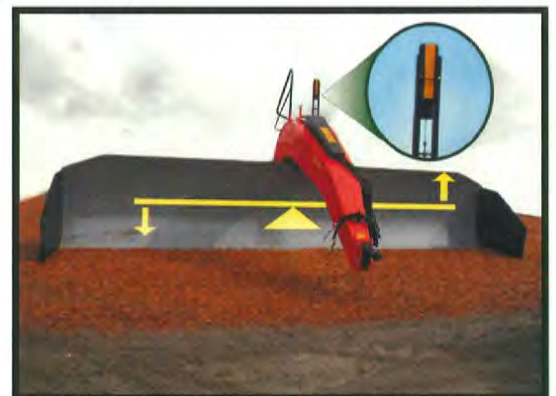
### TRANSPORTATION:

Folding blades and retractable axle guarantees safe and easy transportation.



### LATERAL TILT:

The lateral tilt allows to make right or left slope depending on the job requirement.



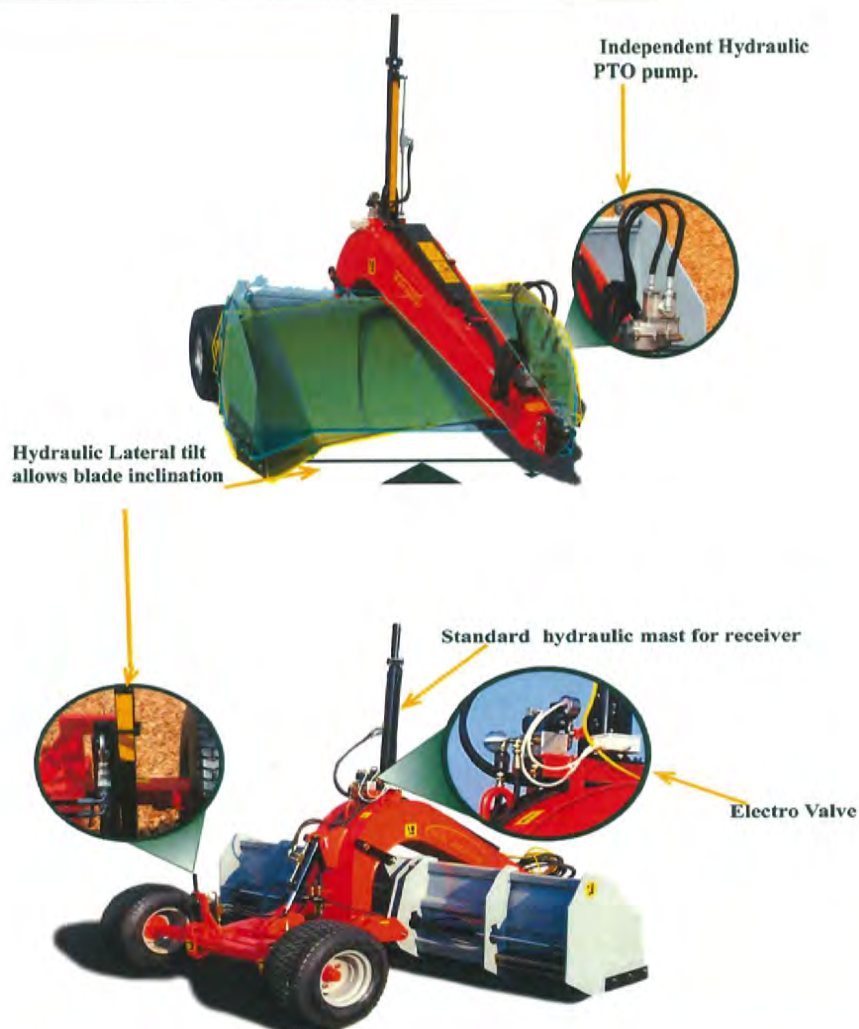


# SMART 7 ↔ 10

## From 7' to 10' Variable Blade Scraper



Small Scraper and big performances. The right tool for contractors, sport fields, garden areas, and greenhouses; The unique "retractable/extendable blade" feature makes the Smart a very flexible machine.



Weight	Blade Width	Blade Height	HP
2,204 lbs	7-10 ft	3 ft	60 +



# HIGH SPEED PLOWS

## Next Generation Soil Preparation



Model	Width	Weight	Bottom	Depth
Ergon V-FE-7TT-CN6	13 ft	9,447 lbs	8 (7 + 1)	14 in
Mec 351/150/Z4T-CN6	6.5 ft	3,528 lbs	4 (3 + 1)	14 in
Mec 551RL/Z6T-CN6	10 ft	5,292 lbs	6 (5 + 1)	14 in



# POWER HARROW

## High Tech Soil Preparation



### MAGNUM SERIES:

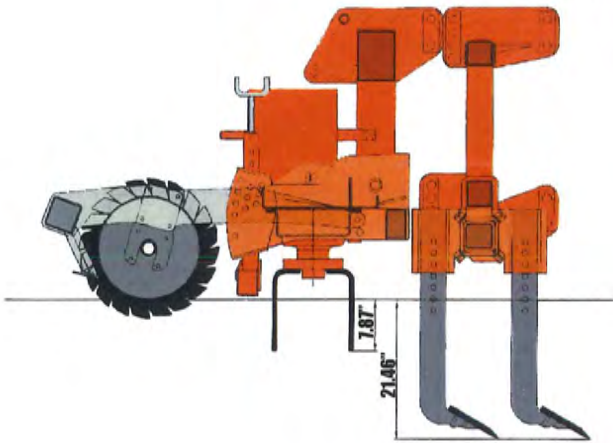
Power harrows are the most efficient tools for the soil preparation. Very effective fuel saving implements can achieve a perfect seed bed in 50-70% less passes than discs. Power harrows are PTO powered and require a little traction to work, one of the most tires saving implements.



[www.vedafarming.com](http://www.vedafarming.com)



### Ripper Combination



### Drill Combination



### Bed Forming Combination



#### Magnum:

Model	Weight	Rotors	Blades	Width	HP
400	5,092 lbs	16	32	13ft	130-240
500	7,297 lbs	20	40	16.5 ft	160-240

#### Magnum Fold-

Model	Weight	Rotors	Blades	Width	HP
6000 P	8,600 lbs	24	48	20 ft	170-350

# Rear 3 Point Hitch

## Optional of Power Harrow



### 3 Point Hitch

Can only be used with all Magnum Series any weight.

Capacity
6,600 lbs



# PNEUMATIC PRECISION DRILL

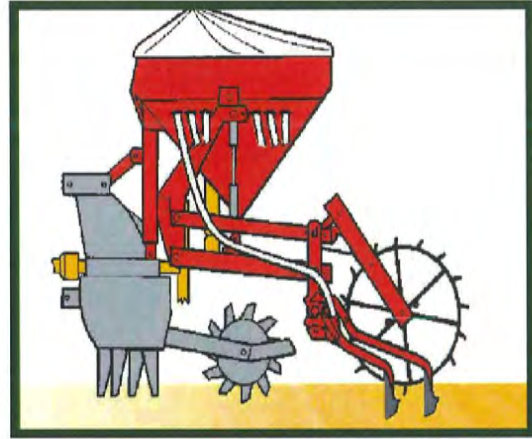
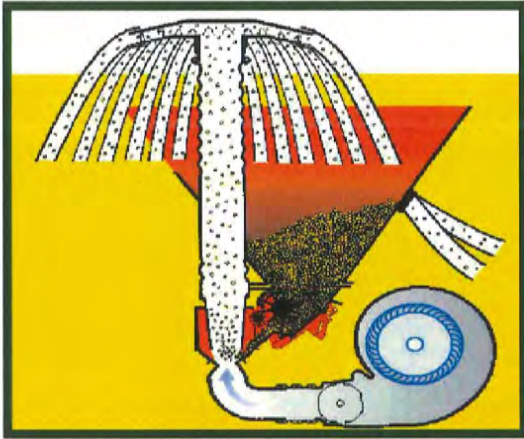
## Power Arrow Mounted



### PRECISION DRILL:

High Tech Drill combination of 32 elements. Complete with seeds coverer, cargo, footrest, computer control of fan RPM, area partial or total, timer, seed and level seed.

Item No.	Model	Elements	Width
1-3615	SPC400X32	32	13 ft



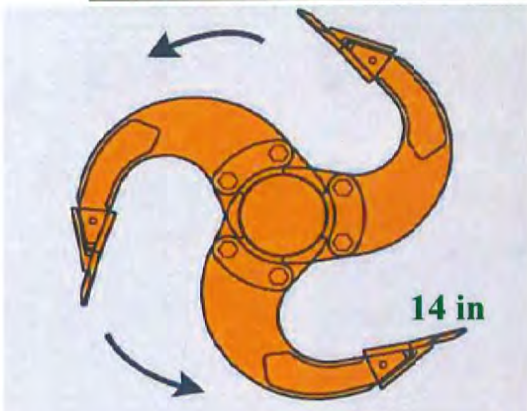
**Combination with front disk**





# ROTARY PLOW

## Extreme Soil Preparation



Weight	Width	Working Depth	HP	PTO
5,754 lbs	10.5 ft	14 in	130-180	540



# MULCHERS TG / G

## High Tech Bed Formers



### Fox Special:

Model	Weight	Rotors	Blades	Width	HP
Fox 200	1,455 lbs	8	16	6.5 ft	50-100

### Magnum:

Model	Weight	Rotors	Blades	Width	HP
4000	5,092 lbs	16	32	13 ft	130-240

### Rotary Burier:

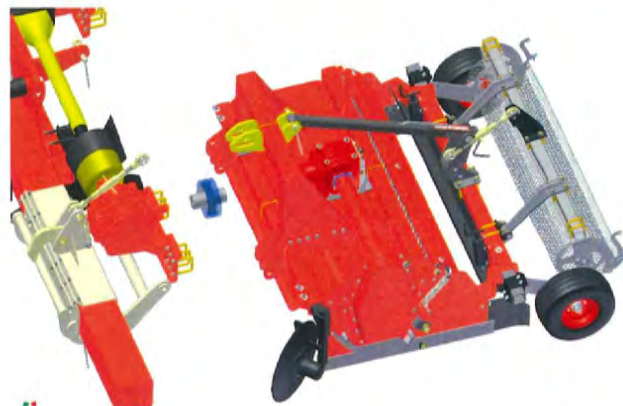
Model	Weight	RPM	Blades	Working Width	HP
G45370	3,880 lbs	240	90	12 ft	130-150

### Triple Bed Former:

Model	Weight	RPM	Working Depth	Working With	HP
TG35170	6,393 lbs	240	0.82 ft	17 ft	200-230



## TG Foldable

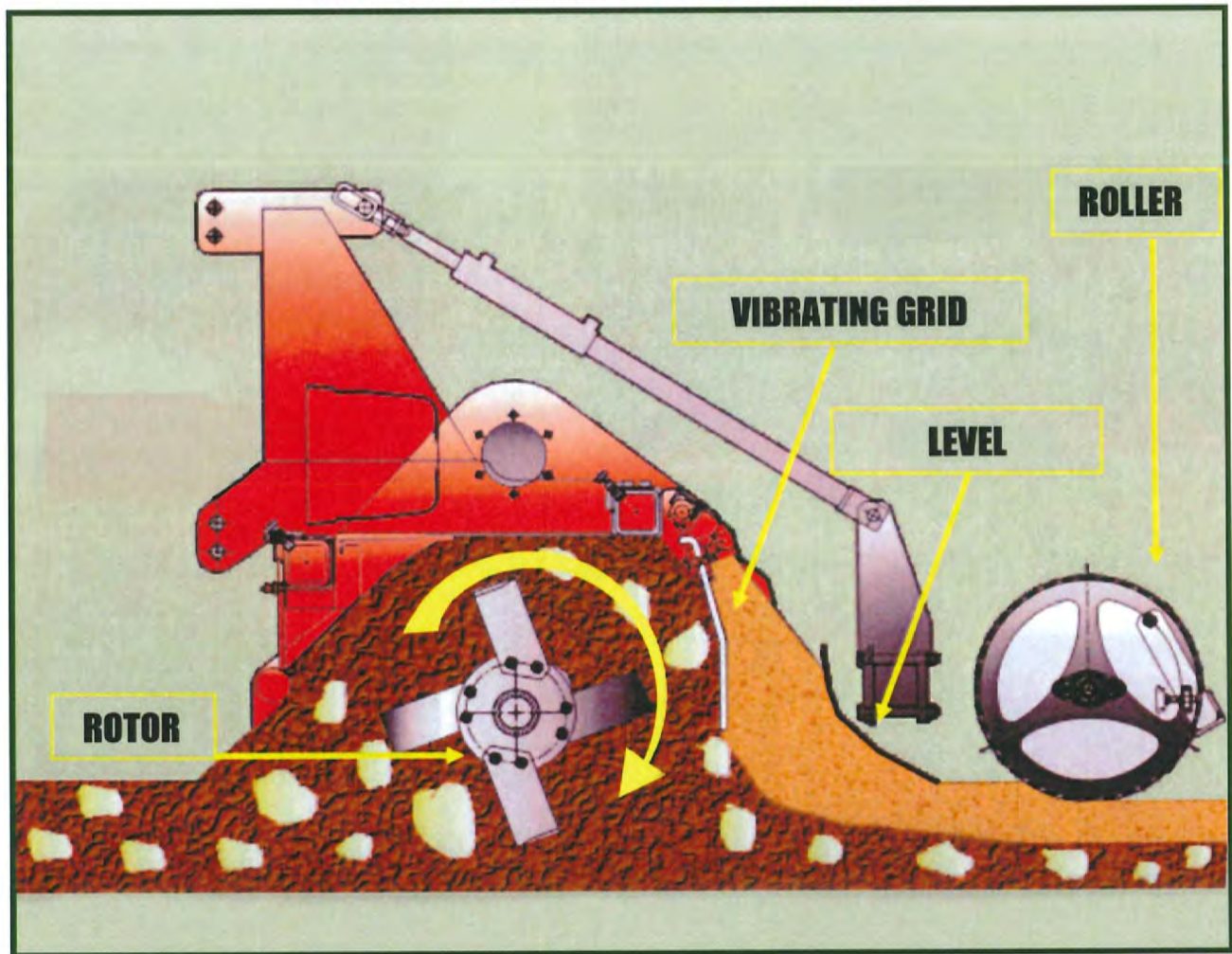


**Triple reverse tiller  
combination**





# REVERSE TILLER



**EVERYTHING ELSE  
DOWN**

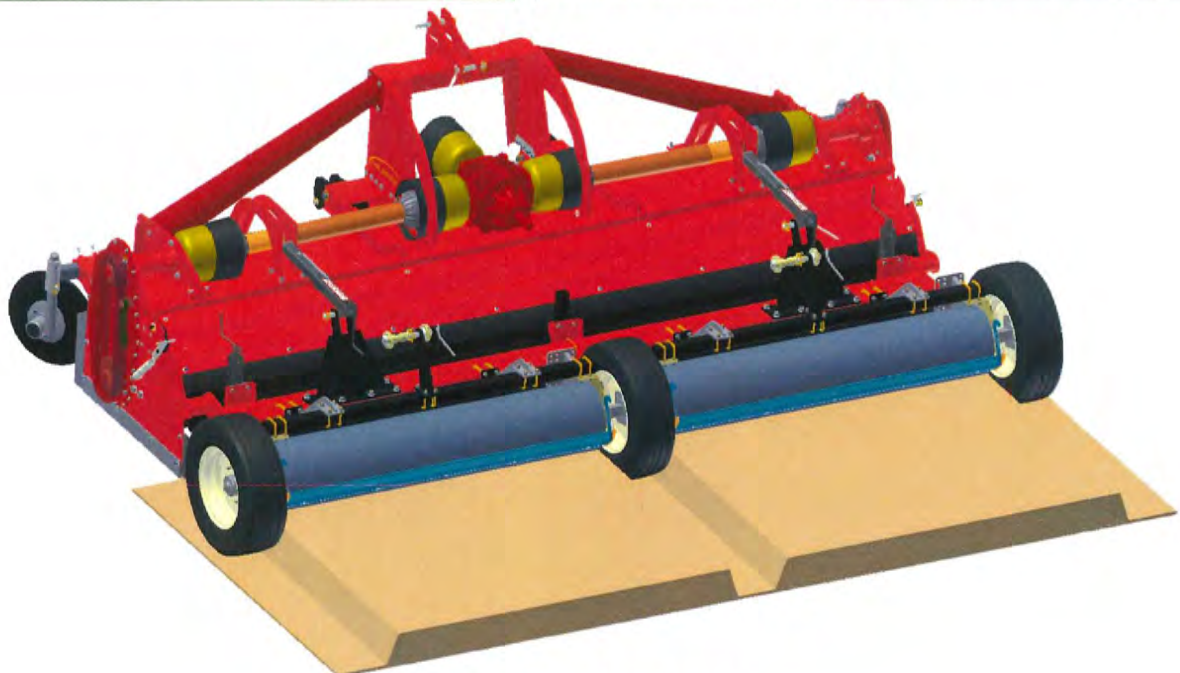
**FINE SOIL ON TOP**







## HYDRAULIC MOTORIZED ROLLER





## G 45







# REVERSE TILLER G35 / 185



The Reverse Tiller G35/185 is complete with drive line and rear hydraulic motorized roller, 4 cones and with a diameter of 16 in.

Model	Weight	Blades	Working Depth	Working Width	Price
G35/185	1,550 lbs	54	9 in	72 in	\$14,900



# HERCULES MEGA

## Ripper Disk Combination

CHD/11 A



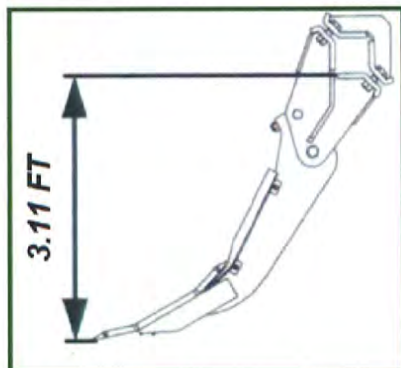
SPECIAL DESIGN  
GIVES FRAME  
EXEPTIONAL RE-  
SISTANCE AND  
STRENGTH WHILE  
KEEPING THE MA-  
CHINE LIGHT  
WEIGHT.



A. SAFETY PIN PROVIDES PROTEC-  
TION AGAINST OBSTACLES

B. REPLACEABLE PROTECTOR

C. HIGH RESISTANCE STEEL



REAR DISK  
WITH  
HYDRAULIC  
CONTROL



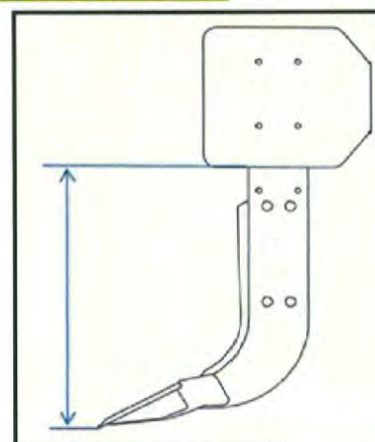
Working Width	Disk Working Depth	Weight	Shanks	HP
13 ft	24 in	5,512 lbs	11	200-380



# VIBRASOIL

## Next Generation Subsoiler

PTO POWERED



This machine has been especially designed for water storage and drainage. Its sideways vibration allows an impressive soil breakage even in the hardest condition. The eccentric rotary device, gives the shank helicoidally movement to allow surprisingly easier penetration. The high quality of the components makes the machine almost free of maintenance and ensures limited replacement of the consumption parts.

- GREAT RELIABILITY
- CERTIFIED MATERIALS
- LOW POWER REQUIRED
- EXEPTIONAL PENETRATION

Model	Working Width	Shank	Weight	HP
VS/S3	8 ft	3	5,203 lbs	150-350



# SIRIO

## Next Generation Rotary Cultivator



SIRIO 7+ 2 has been especially designed to be versatile. The SIRIO's multiple rows allow it to work in all crop rows without damaging the produce. It is exceptionally strong and is able to work at very high speeds even in the hardest soil.

Model	Weight	Units N.R	Rows	Frame
5 + 2	1,850 lbs	7	6	126 in
7 + 2	3,306 lbs	9	8	20-10





DUE TO THE COMPLETE DESTRUCTION OF WEEDS, THE SIRIO IS PERFECT TOOL FOR ORGANIC FARMING

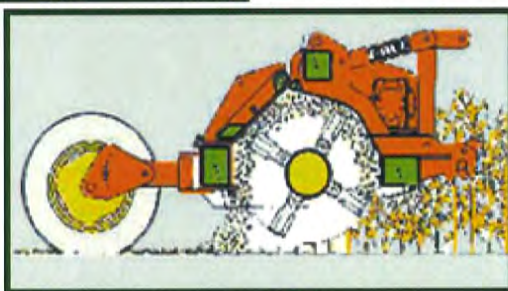


**STANDARD EQUIPMENT:**

- ADDITIONAL REAR PTO
- PTO SHAFT WITH SURE PIN
- HIGH RESISTANT BLADES AND BOLTS FOR LIMITED REPLACEMENT
- FRAME CAST STEEL



# RM Heavy Duty Shredders



Model	Weight	Blades	PTO	Working Width	HP
400	4,696 lbs	88	1000	157 in	114
450	5,165 lbs	104	1000	177 in	130
480	5,556 lbs	112	1000	190 in	150
610	7,055lbs	144	1000	239 in	190



# BK

## Multi Purpose

### High Tech Shredders



#### BK HEAVY DUTY

BK:

Model	Weight	Blades	Working Width	PTO	HP
230	2,095 lbs	78	98.5 in	540	60-80
280	2,425 lbs	96	118 in	540-1000	70-125
320	3,108 lbs	108	136 in	1000	80-140

Next generation shredders 98 and 118 inches, contains 4 belts, generally used for pruning, includes two back steering wheels, wheels PTO driveline included.

# BNU

## Multi Purpose

### High Tech Shredders



#### BNU ALL PURPOSE

BNU:	Model	Weight	Blades	Working Width	PTO	HP
	125	1,047 lbs	24	57 in	540	25-30
	140	1,256 lbs	32	67 in	540	30-40
	160	1,345 lbs	48	71 in	540	35-50
	195	1,565 lbs	60	86 in	540	50-60

Next generation shredders 71 and 86 inches, generally used for pruning, includes back roller and skids, PTO driveline included.



# TBP

## Multi Purpose

### Articulated Offset Shredder



Multi-purpose and sturdy mulchers, side-shiftable through a parallelogram arm. The **TBP** is ideal for shredding grass, bushes and wood. Particularly suited for professional use by contractors and for the maintenance of roadsides, lawns, parks and gardens. The tractor movement beyond the lane edge makes possible to work in a tilted position to upkeep embankments and ditches and also vertically to cut hedges. The rotor has interchangeable movable knives

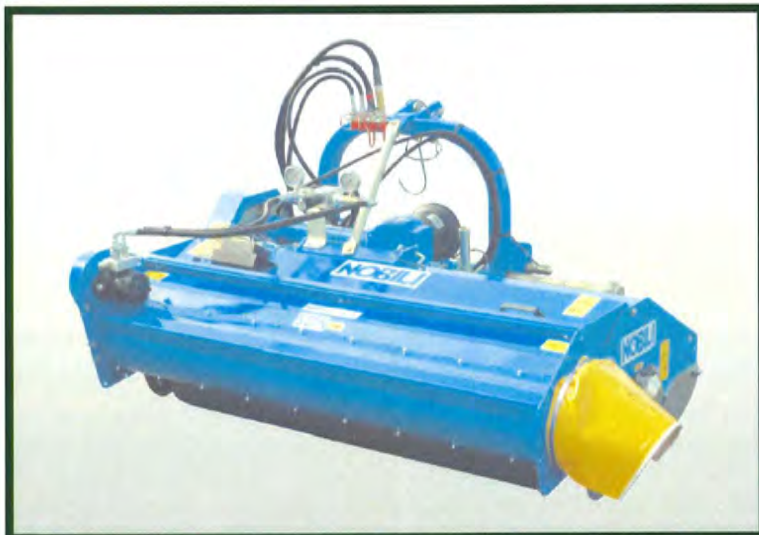
TBP:

Model	Weight	Hammers	Working Width	PTO	HP
190	1,650 lbs	20	80 in	540	50

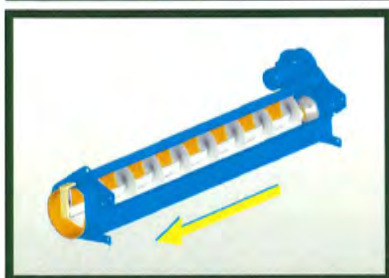


# Side Delivery Shredder

## High Tech Mulcher



**DOUBLE  
SIDE**

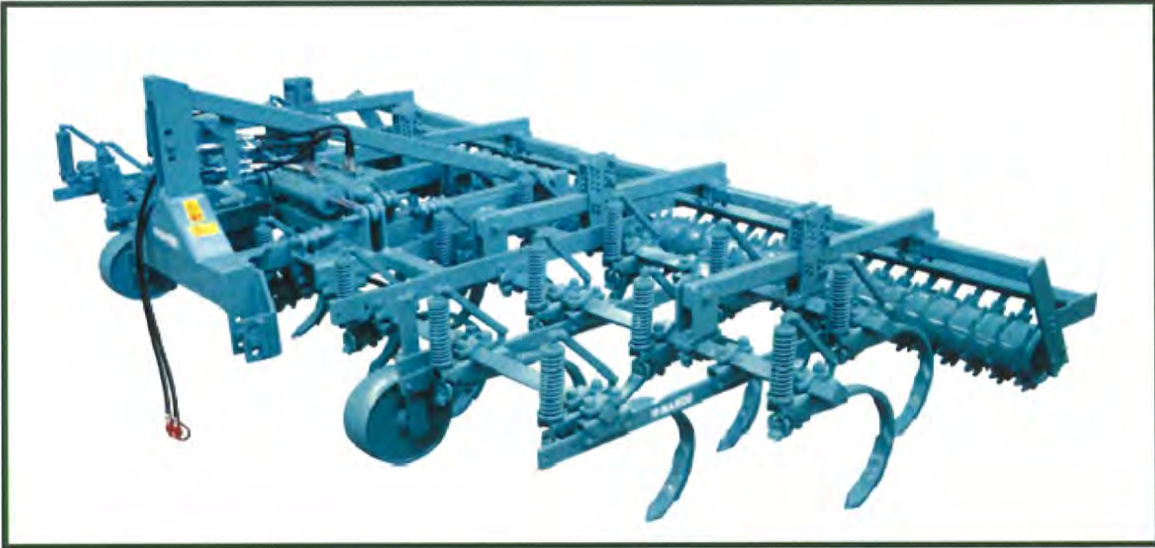


**SINGLE SIDE**



Model	Weight	Hammers	Working Width	PTO	HP
150 R	463 lbs	20	68 in	540	25-30

# Cultivator Chisel



Item No.	Model	Wt lbs	Anchors	Width	HP
2-0766	25MV3	4,828	25	16ft	150-170

Vertical foldable by means of hydraulic jacks for road transport (transport width 98 in). Depth control wheels.



# SHAKER

## Vibrating Ripper



**UP TO 40 inch Depth**



**LOW POWER REQUIREMENT**



**SHAKER TWIN**



**PTO 540 RPM**



Model	Weight	Shanks	Working Depth	HP
Single	2,100 lbs	1	3 ft	80 and up
Twin	4,400 lbs	2	3 ft	120 and up



# OCTOPUS SERIES

## Electrostatic Spray Machine





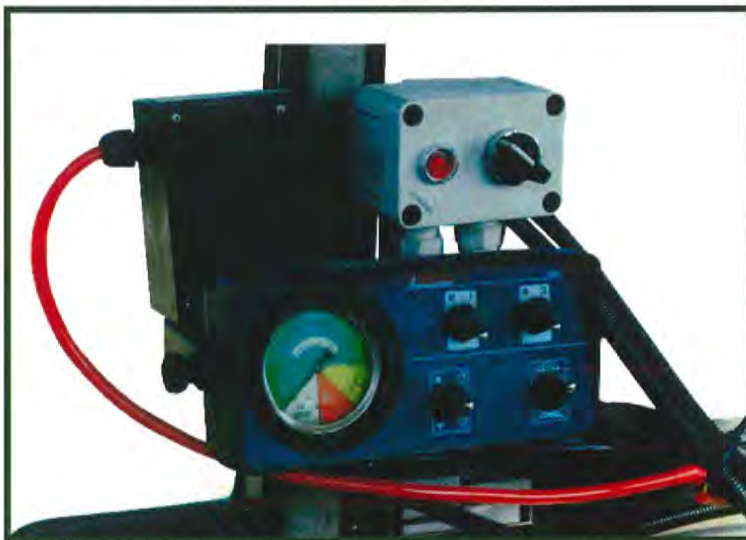
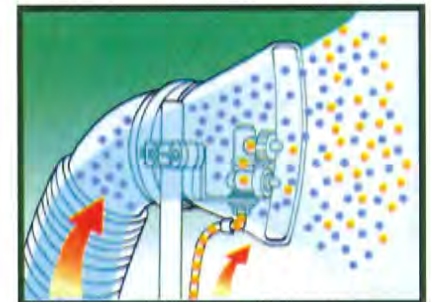
## ES electrostatic system, charges under control

The electrostatic system is based on the physical principle of attraction between negatively and positively charged particles. This means that the product being sprayed is charged with an electrostatic charge contrary to the one, which is by nature on plants, so that during the spraying process, the product is attracted by fruits and leaves with an optimal coverage and the elimination of waste.

The Octopus Series Electrostatic Spray Machine is an integral control sprayer suited for treatments in vineyards, orchards, and olive groves. The spraying modules are adjustable and fully independent to ensure great accuracy and eliminate waste. The system works by combining proportionate and oriented air together with micronized product at the end of the module.

The electrostatic system is able to grant a very important reduction of chemical product to assure healthy plants and to reduce the risks for the operator and the environment. The costs are reduced significantly as well; however the accuracy of the system has never been monitored. Thanks to the FCS (feedback control system) the operator can now measure the electrostatic charge that is on the drops coming out of the sprayer. The FCS consists of sensors placed by the nozzles and a display control unit in the tractor cabin that allows the operator to monitor the electrostatic activity and making sure it's working properly. The control unit will also display system failure, electric wire damage, nozzle obstruction, electrodes short circuit, and bad functioning of the anti-drop device.

The system comes with a FCS handheld device as well that can be operated from a second person on the field.

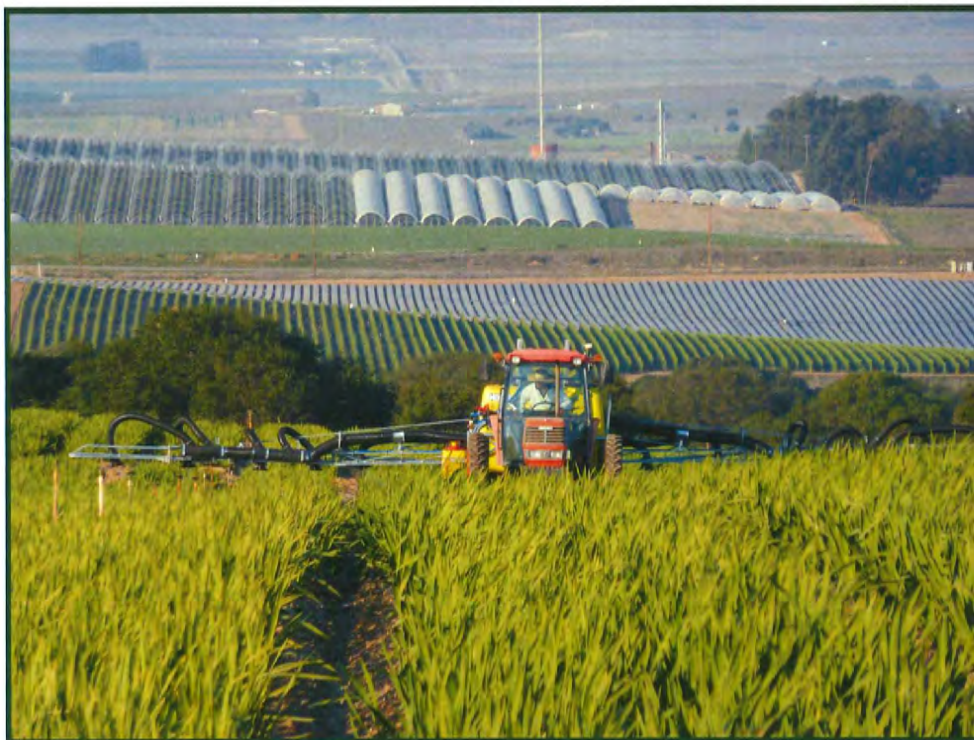


Model	Weight	Gallons	Spout	PTO	HP
45-1000T es	1,188 lbs	270	10	540	50-60



# Oktopus Boom

## High Precision Spray System



Weight	Gallons	Spouts	PTO	HP	Working With
1,600 lbs	210	14	540	50	52.5 ft

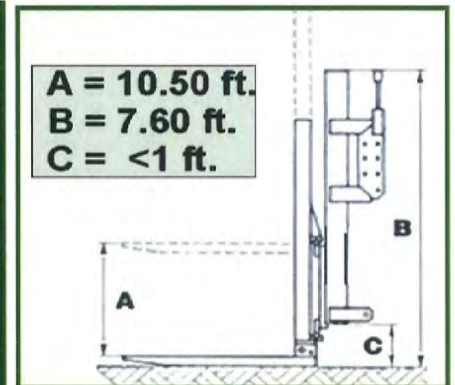






# HYDRAULIC FORK-LIFT

## Tractor Three Point Link



**FOLDABLE FORKS FOR  
EASY TRANSPORT**



**HYDRAULIC THIRD POINT**

Weight	Lifting Height	Forks Forward/Backward	Capacity
970 lbs	10 <sup>1/2</sup> ft	12 to 17 degrees	3,300 lbs



# HAY DRYER

## T.A.D.S

### Technically Advance Drying System



#### Usage & Advantages:

The best way to use the Dryer is to bale the forage at around 28-30% moisture, and dry down, to 12% with the dryer. 30% moisture is easy to achieve in a couple of days on the field, which means less risk of getting rained on. Due to the short time on the field blanching is not a problem, and the re-growth of the plant is faster. Since the re-growth of the plant is faster you can get extra cuts into a year. Baling at higher moisture means keeping all the leaves, and eliminating dust.

Using low temperature forced air to dry, avoids any type of fermentation inside the bales and preserves the proteins integrity. The Hay Dryer allows to keep the same or higher level of RFV of the day of cut. With the dryer it is easier to choose the best maturity stage to cut the forage, because you have a higher probability to find two days of straight good weather. With this type of forage it is easy to get the best price on the market.

#### The Hay:

- Higher relative feed value
- Higher leaf retention
- Deeper green color

#### The Machine:

- Simple
- Long lasting
- Easy to operate

#### The Farm:

- More cuts per year
- More tons per acre
- More tons at better price

[www.vedafarming.com](http://www.vedafarming.com)

[www.haydryer.com](http://www.haydryer.com)

# HAY DRYER



Model	HP	BTU (Millions)	# of Modules	Capacity
Mini	20	1	1	6 big squares 3x3x7.5

Model	HP	BTU (Millions)	# of Modules	Capacity
TO2	60	2	2	12 big squares

Upgrade 75 HP BTU—3 Million

Model	HP	BTU (Millions)	# of Modules	Capacity
TO3	75	3	3	18 big squares 3x3x7.5

Model	HP	BTU (Millions)	# of Modules	Capacity
TO4	100	4	4	24 big squares 3x3x7.5

Upgrade 125 HP



# GRADOPLANE 25 PACKAGE



Complete Laser System Includes:

Item No.	Item
9-41015	EZ Grade 360 Receiver
1-14196	312 Control Box
4-05368	312 Control Box Mount
1-14241	40' Cable, Manual Mast
1-14039	15' Cable J-Box
1-14006	Power Cable
9-09303	Carrying Case
1-16272	12 Ft. Elevating Tripod w/Rubber Feet
1-16273	Pointed Feet for Tripod
<b>11-0355</b>	<b>Gradoplane 25</b> Self-leveling Horizontal Dual Slope Laser with Remote Control, battery charger, LS-100 Detector and Clamp. Three Deadbands, Strobe Rejection Circuitry, LED's for assistance in slope alignment, adjustable clamp for rectangular, round, or oval rods.

[www.vedafarming.com](http://www.vedafarming.com)

# EAGL—3000 PACKAGE



Item No.	Item
9-41015	EZ Grade 360 Receiver
1-14196	312 Control Box
4-05368	312 Control Box Mount
1-14241	40' Cable, Manual Mast
1-14039	15' Cable J-Box
1-14006	Power Cable
9-09303	Carrying Case
1-16272	12 Ft. Elevating Tripod w/Rubber Feet
1-16273	Pointed Feet for Tripod
11-0352	<b>Eagl 3000S</b> Self-leveling laser with alkaline batteries

[www.vedafarming.com](http://www.vedafarming.com)





## Exhibit F

Letter from City of Salinas



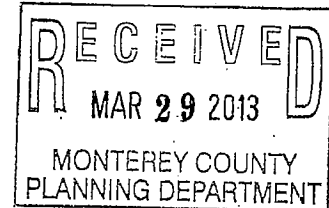


# City of Salinas

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT \* 65 W. Alisal Street \* Salinas, California 93901 \*  
(831) 758-7206 \* Fax (831) 758-7215

March 27, 2013

County of Monterey  
Resource Management Agency – Planning Department  
Attn: Bob Schubert, Senior Planner  
168 West Alisal Street, 2<sup>nd</sup> Floor  
Salinas, CA 93901



**RE: ADMINISTRATIVE PERMIT TO CONVERT AN EXISTING NURSERY BUILDING FOR FARM IMPLEMENT STORAGE AND ADD AN OFFICE TRAILER IN CONJUNCTION WITH AN OUTDOOR SALES AND SERVICE USE LOCATED AT 61 MONTEREY ROAD (APN: 207-112-013-000) (PLN100569)**

Dear Mr. Schubert:

The Community and Economic Development Department would like to thank the Monterey County Planning Department for the opportunity to review the above referenced application to convert an existing 7,400 square-foot nursery building to be used for farm implement storage in conjunction with an outdoor sales display area, 4,800 square-foot office trailer with restroom, parking lot landscaping, and repair of existing septic system for the office and an existing residence located on the above referenced address. The County zoning of the subject property is F/40 (Farmlands Zoning District).

Similar proposed projects in the City of Salinas would require compliance with the agricultural and commercial development standards of the Salinas Zoning Code. Staff has the following comments on the proposed project:

1. **PAVED PARKING AREA.** An improved parking area consisting of paving, drainage, curbing, lighting, space marking, and directional signs is required per Zoning Code Section 37-50.490(a). The Zoning Code provides for alternative materials subject to City Engineer approval per Section 37-50.350(k).
2. **DESIGN STANDARDS.** The following items are intended to assist the designer of the project in understanding the City's requirements for high quality commercial development:
  - a. **General Design Principles:** For the proposed office, undesirable elements such as square "boxlike" structures; and mix of unrelated architectural styles need to be avoided.

- b. Site Planning: Freestanding, singular commercial structures should be oriented with their major entry toward the street where access is provided, as having their major façade parallel to the street.
  - c. Entry Drives: Colored, textured paving treatment at the parking entry should be constructed to a depth equal to the landscape planter.
  - d. Facade and Roof Articulation: Separations and changes in plane and height need to be incorporated into the design of the building(s).
- 3. LANDSCAPE SCREENING. This site is highly visible and requires strong attention to high quality frontage improvements and landscape treatment. Accordingly, provide a minimum 32-inch to a maximum 42-inch high, minimum 10-foot wide landscape planter behind the property line between the parking area and the public street per Zoning Code Section 37-50.690(g)(2)(A). The front yard landscape screening should be extended to include the southwest portion of the street frontage.
- 4. LANDSCAPE ISLANDS. The end of each row of parking stalls should be separated from driveways by a landscaped planter, sidewalk, or other means per Zoning Code Section 37-50.690(g)(7).
- 5. LANDSCAPE ISLANDS. A minimum of one tree for every five spaces in landscape islands is recommended as per Zoning Code Section 37-50.690(g)(4).
- 6. LANDSCAPE PLANTERS. A minimum of a five-foot wide landscape planter along the north and south property line per Zoning Code Section 37-50.690(g)(2)(B).
- 7. LANDSCAPE – ALTERNATIVE MEANS OF COMPLIANCE. Pursuant to Section 37-50.690(i), alternative means of complying with the requirements of the above landscape items may be considered provided the alternative achieves results comparable to those achieved through strict application of the applicable provisions (\$239.20 fee).
- 8. LANDSCAPING AREA CALCULATIONS. Provide the required and proposed landscaping area calculations in square feet per Zoning Code Section 37-50.510(a). A minimum of 10% of the lot size is required on the site per Section 37-30.210. A minimum of 5% is required within the parking areas per Section 37-50.690(g)(3).
- 9. SITE IMPROVEMENTS. Site improvements such as curb, gutter, and if applicable, sidewalks, need to be shown on the revised plans. Site improvements should match similar site improvements located at nearby sites, such as McShain's Nursery located to the south of the subject property and the Car Wash located at 1430 South Main Street. Curbs need to be shown on the revised plans with double lines.



10. **FIRE DEPARTMENT.** Fire Department requirements for adequate water and access must be met on all projects. Requirements for additional fire hydrants, fire sprinklers and/or fire alarm systems may be made at the time of plan check. Other items considered include hazardous materials, fire extinguishers, kitchen hood system, exiting and emergency lighting, rapid key entry system, gates and fences. The Fire Department Fire Prevention Bureau should be consulted as the specific requirements for your project to resolve potential problems prior to submitting plans for plan check. Please contact Fire Marshall Rony Musones at (831) 758-7261.
11. **PARKING SPACE DIMENSIONS.** Provide the dimensions of the parking spaces to verify compliance with Zoning Code regulations (normally minimum 9' x 19').
12. **DRIVEWAY DIMENSIONS.** Provide dimensions of all existing and proposed driveways on the subject and adjacent properties.
13. **DRIVEWAY WIDTH.** Per Section 37-50.450, the minimum driveway width for one-way traffic is 15 feet, and for two-way traffic is 24 feet.
14. **PARKING CALCULATION.** Provide a parking summary table on the site plan similar to the following (office = 1:300, vehicle sales & service (outdoor display area = 1:2000, plus 2 customer spaces), single-family residence (two garaged spaces), and storage = 1:1000, etc.):

Item	Use	Area (s.f.)	Ratio	No. Spaces Required	No. Spaces Provided
Bldg. 1	Office		1:300		
	Vehicle Sales & Services		1:2000 s.f. of display area, plus two (2) customer spaces		
	Residence		Two (2) garaged spaces		
	Storage		1:1000		
Total					

15. **PARKING SPACE OVERHANG.** Allowable parking space overhang needs to be clarified on the site plan. Use a dotted line to delineate the maximum allowable three-foot parking space overhang and standard 19-foot space depth for standard stalls. Per Section 37-50.690(g)(3), planters should be expanded three feet to allow the parking space to overhang the planter (i.e., 5'+3'=8'). Three feet is the maximum allowable overhang fronting the right-of-way per Section 37-50.690(g)(2)(C).

16. DRIVEWAY VISIBILITY. Zoning Code Section 37-50.460 requires clear visibility for the areas between 3 feet and 10 feet above the driveway grades which lie 15 feet from the intersection of the edge of the driveway and the property line measured along both the driveway and the property line. Visibility triangles need to be placed on the site plan for all driveways located on the subject and adjacent properties.
17. ACCESSIBLE PARKING REQUIREMENTS. Provide a minimum of one accessible parking space per each 25 provided spaces. Contact the Development and Permit Services Department for disabled parking design, i.e. access, Title 24 requirements, and van size stalls.
18. BICYCLE PARKING. Provide bicycle parking spaces equal to a minimum of 10% of the required automobile parking spaces per Zoning Code Section 37-50.400. Detail of the rack need to be placed on the plan demonstrating that each bicycle space is U-lock compatible to which a user can secure one wheel and the frame of a bicycle. "Wave" style racks are typically used and should be placed throughout the development at key locations near building entrances. Details of the Bicycle rack need to be shown on the plan.
19. PROPERTY LINES. Clearly label all property lines and provide lot line dimensions.

Once again, the Community and Economic Development Department would like to thank the Monterey County Planning Department for the opportunity to review the above referenced application and if you have any questions, please contact me at (831) 758-7206.

Sincerely,



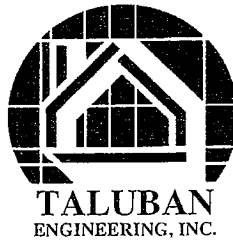
Thomas B. Wiles  
Senior Planner

Cc: Courtney Grossman, Planning Manager, Walter Grant, Senior Civil Engineer

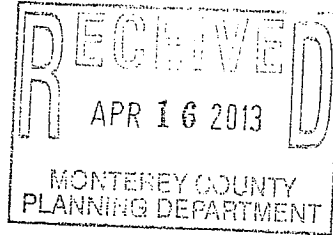


## Exhibit G

### Applicant's Response to Comments from City of Salinas



April 16, 2013



**HAND DELIVERED**

County of Monterey Resource Management Agency  
Planning Department,  
Attn: Bob Schubert, Senior Planner  
168 West Alisal Street, 2<sup>nd</sup> Floor  
Salinas, CA 93901

Re: Comments to City of Salinas Review Letter Dated March 27, 2013 –  
Administrative Permit PLN 100569, 61 Monterey –Salinas Highway,  
Salinas, CA

Dear Mr. Schubert:

I am writing to comment on Mr. Wiles' letter dated March 27, 2013 addressed to County of Monterey Resource Management Agency – Planning Department concerning the review of the Administrative Permit (PLN100569). A copy of the letter is attached with editorial notes so that you can follow my comments below.

1. The initial paragraph states "4,800 square-foot office trailer with restroom". The application includes a 480 square foot office trailer to provide accessibility to the public and accessibility restrooms. This clarification is needed to emphasize that the owner wants to utilize the existing facility without creating a "major" commercial facility. We want the site to remain a rural setting, consistent with the surrounding agricultural fields.

2. The City's review compares this project to the agricultural and commercial development standards of the Salinas Zoning Code (SZC). As such, the review is taken from an "urbanized" development code view onto a parcel of land that is not in an urban setting. The purpose of agricultural zoning within the SZC is "*Preserve and protect agricultural lands from urban development and permit agriculture as an interim use until urban development occurs*" whereas the purpose under the County's zoning code is to "*provide a district to preserve and enhance the use of the prime, productive and unique farmlands in the County of Monterey while also providing opportunity to establish*



*necessary support facilities for those agricultural uses*". Clearly, the preservation or enhancement of the rural character and farm-like setting is not a consideration under the SZC development standards and not taken into consideration under the City of Salinas's review.

3. The requirement to have the parking lot paved per Section 37-50.490(a) of the SZC ignores Section 37-50.490(b) that states "*In reviewing the design of parking lots, parking structures, and driveways in connection with a zoning approval, the city planner or the planning commission, as the case may be, shall consider the compatibility of the design with adjacent buildings or uses*" where the development standards allows for the compatibility of the design with adjacent uses. The existing baserock on the existing parking lot provides for all weather access and is more compatible with the farms and row-crop in the immediate area than a paved lot.

4. The statement of design standards concerned with "boxlike" structures with unrelated architectural styles with appropriate facades, colors and materials is understood. These structures with the exception of the small office trailer are existing and very limited revisions (access and life/safety code requirements) are proposed.

5. The SZC Section 27-50.690(g)(2)(A) requirement for the high quality frontage improvements to include a minimum 32-inch to a maximum 42-inch high planter that is 10 feet wide be provided behind the property line to address parking lot screening. The purpose per the SZC is "*shall be landscaped to minimize the feeling of expansive hard surfaced areas, to improve the parking lot appearance*". A plant strip is proposed but without the height range of a planter wall being described. A planter wall between 32 and 42 inches in height would provide a distinct barrier but would be out of character for a rural, row-crop farmland parcel. We want the site to remain a rural setting, consistent with the surrounding agricultural fields.

6. The requirement for a minimum percentage of landscaped areas would not be appropriate for farmlands. It is unrealistic to provide the 10% minimum of lot area requirement (65,340 sf for a 15 acre parcel) with half of that being provided in the parking lot. The proposed parking area with driveway is less than 8,000 sf.

7. The requirement to provide curb, gutter and sidewalks similar to the other commercial uses along South Main Street is like comparing apples to oranges. The use proposed is to provide the outdoor display of farm implements with implement storage within the existing building. The intent is to display the farm implements in a farm-like setting. We are not proposing a large scale retail facility like McShane's Nursery / Market or the Villa Car Wash and do not anticipate comparable customer visitation.

8. The project was submitted and reviewed by Monterey Regional Fire Prevention District. Their comments and recommendations have been added to the project.

9. The plan was not adequately dimensioned but the parking stall and driveway layout meets the identified requirements. Additional dimensions demonstrating compliance with these specific requirements will be added to the permit plans when obtaining the building permits and condition compliance.

10. The provided 16 stalls exceed the SZC parking requirements.

11. The parking space overhang will be specifically designated on the permit plans for condition compliance.

12. The proposed improvements and existing conditions of the site do not obstruct the visibility within the 3 to 10 foot height range within 15 feet of the intersection of the driveway and Monterey-Salinas Highway. Placement of the "visibility triangles" does not change the proposed improvements. For clarification, the "visibility triangles" can be added to the permit plans for condition compliance if the condition is added to the project.

13. Two accessible parking stalls are provided. The stall layout, dimensions and other requirements comply with the 2010 Edition of the California Building Code.

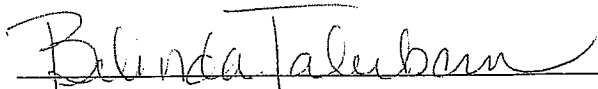
14. The site has numerous locations for storage of a bike without the need for a specific "Wave" style rack. Employees have the storage building available for indoor bike storage.

15. The identification of the property lines with the entire lot dimensions will be provided on the permit plans for condition compliance.

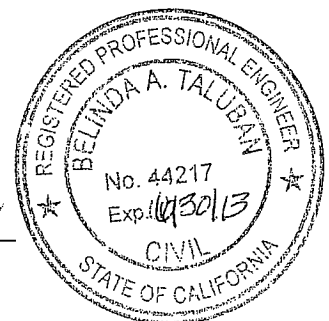
We appreciate you giving us a chance to respond to these comments. We look forward to working with you to bring this project to construction.

Very truly yours,

TALUBAN ENGINEERING, INC.



Belinda Taluban, P.E. President



Attachement 1



# Exhibit H

Letter from Michael Weaver

Monterey County Planning Department  
168 West Alisal St., 2nd Floor  
Salinas, CA 93901  
c/o Bob Schubert, Senior Planner  
Via email: SchubertBJ@co.monterey.ca.us  
Monterey County Zoning Administrator: Jacqueline Onciano  
Via email: oncianoj@co.monterey.ca.us

Re: Highway 68 Holdings, LLC  
PLN100569  
APN: 207-112-013-000  
61 Monterey-Salinas Highway  
Salinas, CA 93908

April 23, 2013

Dear Bob Schubert and Jaqueline Onciano,

I'd like to comment on this proposed project. I believe the comments to be substantive. Overall, it will be good to see this property in use again. However, there follows some comments and concerns.

1) The stretch of SR 68 from the Salinas River to Salinas has been eligible for California Scenic Highway status ever since Lady Bird Johnson and former State Senator Fred Farr designated SR 68 from the Salinas River west to Asilomar Avenue in 1968 as a designated State Scenic Highway. It is a part of the Juan de Anza Trail.

I do not see this discussed in the staff report or attachments. Further development needs to be carefully considered so as not to diminish eligibility this stretch of State Highway has for inclusion into the State Scenic Highway system. This needs analysis. I suggest contacting the CalTrans Scenic Highway Department for recommendations. Now is the best time to do it. Once eligibility is gone, it is gone forever.

2) The property is the site of the former Zen Nursery. Following that it was the site of a fresh vegetable market. Both were businesses that were agriculturally related. Likewise, many aspects of this proposed project seem agriculturally related and somewhat similar in use. The storage of farm equipment in an existing barn type building won't be visible. However, the significant change in use is the proposed sale of farm equipment here, on a sales lot immediately adjacent to SR68. The term "farm equipment" is a pretty broad term that can include trucks of various sizes and shapes, trailers, tractors, and much more.

3) Some of these farm equipment vehicles may be licensed for use on California roadways some may not. The issue is significant and needs clarification. Vehicle sales require licensing with the California Department of Motor Vehicles. I do not find this discussed in the staff report. Are vehicles to be test driven on SR68? Will vehicles be truck and trailered offsite for testing? Will there be repair facilities on site? Where will potential vehicle purchasers park? Where will delivery transport trucks park?

4) Another significant issue is what is this vehicle display area going to look like from a very public view on SR68? Will there be A-frame signage? Will there be banners and day-glo sales price numbers? I ask because the McShane's Nursery just down the road has been putting up temporary signage in front of their business.

5) The hours of operation listed seem reasonable, from 8 a.m. to 5 p.m. Is this a condition of project approval? Will there be high light poles to keep the area lit at night for display or safety reasons? Can all light pole number, height, and lighting intensity be conditioned?

6) Several years ago I attended a Salinas City Council Meeting when the Salinas City Council adopted an Ordinance for pleasant entrances into their City. It was determined that pleasant entrances from the various directions, would greatly benefit people's often first impressions of the City. A couple years ago I recall reading the City Council was concerned with the strip mall type development that seemed to be slowly occurring along SR 68 from Blanco Road to the Salinas River. How might this project be conditioned to assist in preserving a pleasant entryway? Although a landscape plan is called for, I find nothing in the proposed conditions calling for native landscaping and drought tolerant landscaping. This landscaping needs further analysis. I suggest contacting the CalTrans Scenic Highway Department for recommendations.

7) I don't find in the staff report where CalTrans, District 5, was contacted regarding this project. Will changes in use require a different encroachment permit on SR68?

8) What is the business signage to look like from SR 68? Will there be large artwork plywood cutouts displayed? Will the signage be 35 sq. ft in size as allowed elsewhere on SR68?

I hope that these questions, concerns, and suggestions, will help to make for a better project. I'd like to see Zoning Administrator review.

Incidentally, the identifying address is wrong, as you'll find if you try to Google Earth it to find the location. The proper address is 61 Monterey Salinas Hwy., and not 61 Monterey Rd

Thank you,

Mike Weaver  
Chair, The Highway 68 Coalition  
831-484-6659  
Email: michaelrweaver@mac.com

c.c. CalTrans, District 5



# Exhibit I

## Traffic Evaluation by Hatch Mott McDonald



June 14, 2013

**MEMORANDUM**

TO: Belinda Taluban  
FROM: Keith Higgins  
SUBJECT: Veda Farming E-mplements, Monterey County, California, Traffic Evaluation

**Introduction**

This memorandum provides an analysis of the access to the proposed Veda Farming E-mplements facility on SR 68 in Monterey County, California. The proposed project would convert the site of a previously operational commercial nursery to farm implement/equipment storage and sales facility. Exhibit 1 shows the project location with respect to the local road network.

**Project Description**

Veda Farming E-mplements plans to relocate from its current location on Abbott Street in Salinas to the project site located on Highway 68. Farming implements will be shipped to and assembled at the project site and delivered to the customers. The proposed project will operate between 8:00 am and 5:00 pm, Monday through Friday and between 9:00 am and 4:00 pm on Saturday and will employ three full-time employees.

According to the project applicant, three customers/visitors are expected each day at the project site. It is anticipated that there will be three incoming deliveries per day and two outgoing deliveries per day for a total of five delivery vehicles daily. Sixteen parking spaces will be provided on-site.

The project site is accessed via two driveways to Monterey-Salinas Highway. A single-family residence is located adjacent to the project that is also accessed by the project SR 68 driveways. Exhibit 2 shows the project site plan.

Exhibit 3 shows the existing development located on SR 68 near the project site and the location of driveways serving the development. Because of the relative location and spacing of driveways serving development on both sides of SR 68, there is a potential for conflicts between vehicles turning from northbound SR 68 to the driveways on the west side of SR 68 and vehicles turning from southbound SR to the project site on the east side of SR 68. When these left turn movements are performed, vehicles arriving from opposing directions would share the same storage area in the SR 68 median. This memorandum documents an analysis of the interaction of the project driveways with the driveways on the west side of SR 68 that serve an existing car wash.

**Project Trip Generation**

Exhibit 4 provides a trip generation analysis of the project. The upper table in Exhibit 4 provides an estimate of the daily trips that the project will generate and the lower table in Exhibit 4 provides an estimate of the trips generated during the peak and off-peak hours.



The project will employ three people and it was assumed each employee would generate four trips per day, two inbound trips and two outbound trips. This assumes each employee will generate one inbound and one outbound trip each day in addition to their trip from home to work and from work to home. Therefore, it is estimated the employees would generate 12 vehicle trips per day. Three customers/visitors are anticipated to visit the project site per day. With each customer/visitor generating one inbound and one outbound trip, the visitor/customers would generate six trips per day. The project applicant estimates the project will generate three inbound deliveries and two outbound shipments per day. Each delivery would generate one inbound and one outbound trip resulting in a total generation of 10 trips. In total, it is estimated the project would generate 28 vehicle trips per day.

The existing single-family residential unit generates an estimated 10 trips per day based upon daily trip generation rates published by the Institution of Transportation Engineers. Therefore, a total of 38 trips per day would be generated by the project site.

The project would generate three inbound trips during the AM peak hour and three outbound trips during the PM peak hour associated with the employee trips arriving and departing. Assuming no customer/visitor or delivery trips are generated during the AM and PM peak hours, the remaining 22 trips would be generated during the off-peak hours.

The existing single-family residential unit generates an estimated one vehicle trip during the AM peak hour and one vehicle trip during the PM peak hour based upon daily trip generation rates published by the Institution of Transportation Engineers. Therefore, the project site would generate a total of four vehicle trips during the AM peak hour and four vehicle trips during the PM peak hour.

### **Traffic Operations Evaluation**

SR 68 is a four-lane highway with a center median two-way left turn lane and paved shoulders in the immediate vicinity of the project site. The highway provides access between Salinas and the Monterey Peninsula. According to Caltrans statistics, the Average Annual Daily Traffic on SR 68 in the vicinity of the project was 28,700 vehicles, with a peak hour volume of 3,250 vehicles in 2011.

A service station/mini-mart/car wash is located across SR 68 from the project site. In addition, other commercial development is also located on the west side of SR 68, immediately north and south of the service station/car wash. Exhibit 3 shows the existing development located on SR 68 near the project site. The land use served by the driveways on SR 68 serving the project site and the development on the west side of SR 68 are as follows:

- o Driveway A: A business that provides tarot card readings;
- o Driveway B: A service station with mini-mart and car wash;
- o Driveway C: A service station with mini-mart and car wash;
- o Driveway D: Agriculture land located west of SR 68;
- o Driveway E: Gateway Professional Center;
- o Driveway F: Project south driveway;
- o Driveway G: Project north driveway; and
- o Driveway H: Agriculture land located east of SR 68.





The distances between the centers of the driveways on the west side of SR 68 are as follows:

- o A-B: 70 feet
- o B-C: 130 feet
- o C-D: 215 feet
- o D-E: 50 feet

The southerly project driveway (F) is directly across from the northerly driveway serving the carwash site (C) such that the centers of the two driveways are located at approximately the same location on SR 68. The distances between the centers of the driveways on the east side of SR 68 are as follows:

- o F-G: 150 feet
- o G-H: 40 feet

Because the southerly project driveway (F) is directly across from the northerly driveway serving the carwash site (C), vehicles turning left from northbound SR 68 to Driveway C and vehicles turning left from southbound SR 68 to Driveway F will not share the same storage space in the SR 68 median should vehicles arrive at the location at the same time.

Driveway D that provides access to the agriculture land located to the west of SR 68 is offset to the right from the northerly project driveway (G) by about 70 feet. Vehicles turning left from northbound SR 68 to Driveway D and vehicles turning left from southbound SR 68 to Driveway G will share the same storage space in the SR 68 median should vehicles arrive at the location at the same time. The offset design of the driveways could result in corner cutting and conflicts between left turning vehicles.

In addition to Driveways D and G, vehicles turning left into Driveways E and H would also share the approximate same storage space in the SR 68 median. The median area shown in red on Exhibit 3 is the area that would be shared by vehicles turning left from SR 68 to Driveways D, E, G and H. As stated previously, vehicles arriving from opposing directions to turn left to Driveways D/E and Driveways G/H share the same storage area in the SR 68 median potentially creating conflicts when vehicles from opposing directions arrive at the same time. The conflict area is about 120 feet in length.

One mitigating factor is that vehicle volumes turning into these driveways is relatively low such that the probabilities of vehicles arriving from different directions that turn left into these driveways is relatively low. Existing volumes turning into these driveways are described below.

A field observation was conducted on Wednesday, May 22, 2013 during the 12:00 noon to 1:00 pm hour. Turning movements at Driveways A-H were observed and recorded. The existing turning movements are shown on Exhibit 5. During the noon period, two vehicles turned from northbound SR 68 into Driveway D that serves the agriculture land and two vehicles turned left into Driveway E that serves the Gateway Professional Center office building. One vehicle turned from southbound SR 68 into the project site using Driveways F and G to perform a u-turn from the southbound direction to the northbound direction. No conflicts between left turning vehicles were observed during the field visit to the project site.



With the project developed, it is possible that the project would generate trips during the noon hour associated with employee lunch trips and delivery trips. These trips would most likely be oriented to/from Salinas, which would result in a small number of turning movements from southbound SR 68 to either Driveway F or Driveway G. These trips would increase the potential for conflicts between northbound and southbound left turning vehicles at Driveways D, E and G.

The greatest potential for conflicts between left turning vehicles at Driveways D, E, G and H is most likely during the AM peak period when employees are arriving at their work place. During the AM peak period, the volume of left turns to Driveway E serving the Gateway Professional Center would very likely be the highest of the day for that driveway given that the Professional Center is an office building. The volume of vehicles turning into Driveways D and H is very likely variable and seasonal as these driveways serve agriculture lands that have multiple access points. Nevertheless, these are active access driveways that may generate at least a few trips per day and during the AM peak.

### **Findings/Recommendations**

With the project developed, the volume of left turning vehicles turning into the project site from southbound SR 68 is anticipated to be low during the AM peak period and infrequent throughout the day. During the AM peak period, the trips generated by the inbound project employees would add up to three left turn movements to Driveways F or G. Therefore, the potential for conflicts between vehicles turning left into the project site and vehicles turning left from northbound SR 68 into driveways on the west side of SR 68 is anticipated to be low. However, there is a potential for left turn conflicts in the median two-way left turn lane on SR 68, particularly at the north project driveway.

Initially, HMM provided a recommendation that the north project driveway be operated as an outbound driveway and the south project driveway be operated as an inbound driveway. This would locate all inbound left turn movements from southbound SR 68 at the south driveway that is about 215 feet south of Driveway D that serves the agriculture land west of SR 68 and 265 feet south of Driveway E that serves the Professional Center. This operating configuration would reduce the potential for conflicts between project generated traffic that turns left from southbound SR 68 and vehicles that turn left from northbound SR 68 into driveways located on the west side of SR 68. This recommendation was circulated to Monterey County and Caltrans for review and comment.

Caltrans recommended that the north driveway be closed completely and the project be accessed from the existing south driveway. With this configuration, inbound and outbound traffic movements would be allowed at the south driveway, which would be the only driveway serving the project site. Closing the north driveway would remove any potential for conflicts between left turn movements at the north driveway.

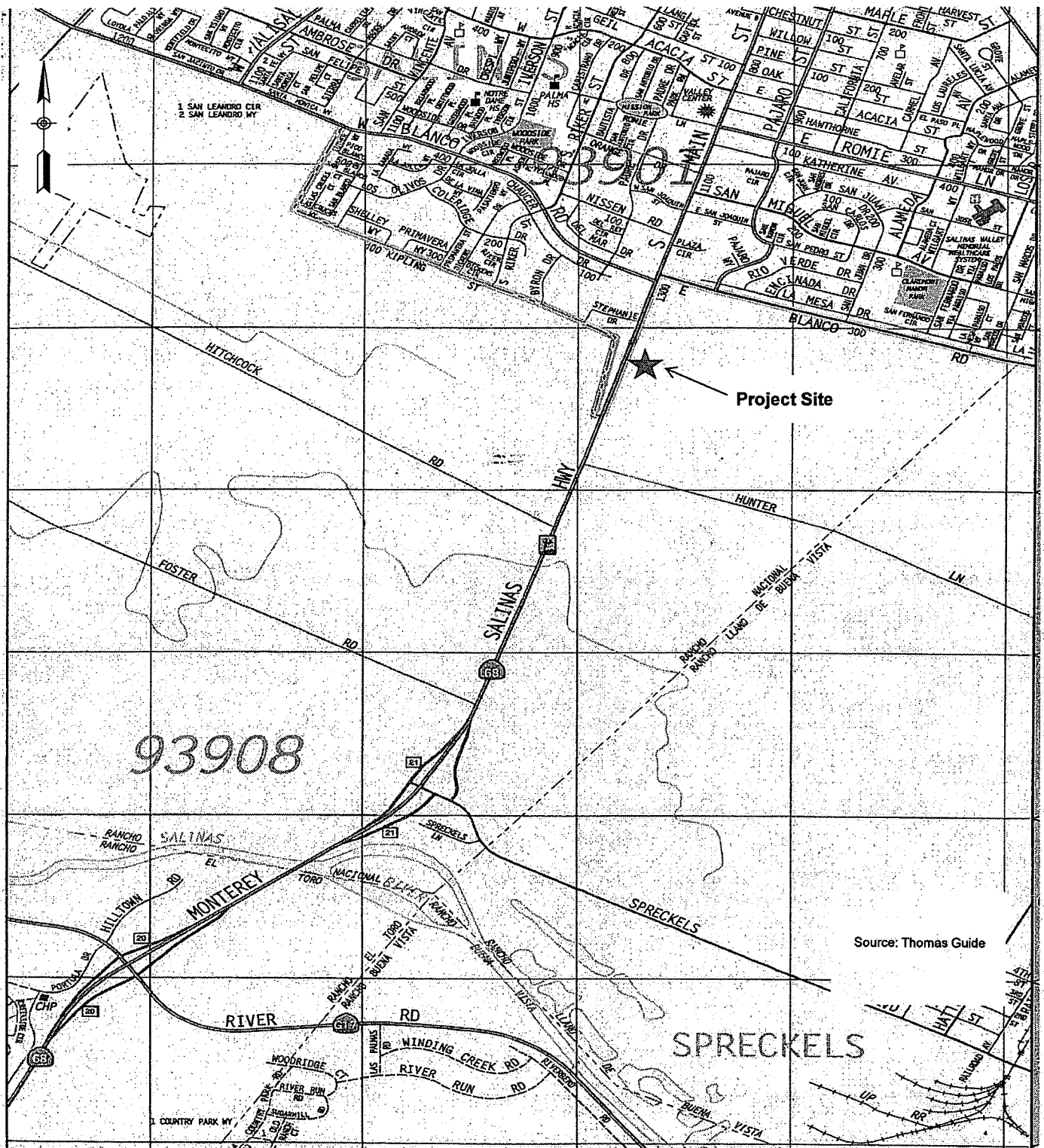
County Fire District staff reviewed the project site plan and recommended that the existing project access that provides two access driveways be maintained in conjunction with the development of the proposed project. Maintaining two driveways would facilitate fire truck movements on and off the project site. With two driveways, fire trucks would be able to enter at one driveway and exit from the other driveway. If access was limited to one driveway, fire trucks

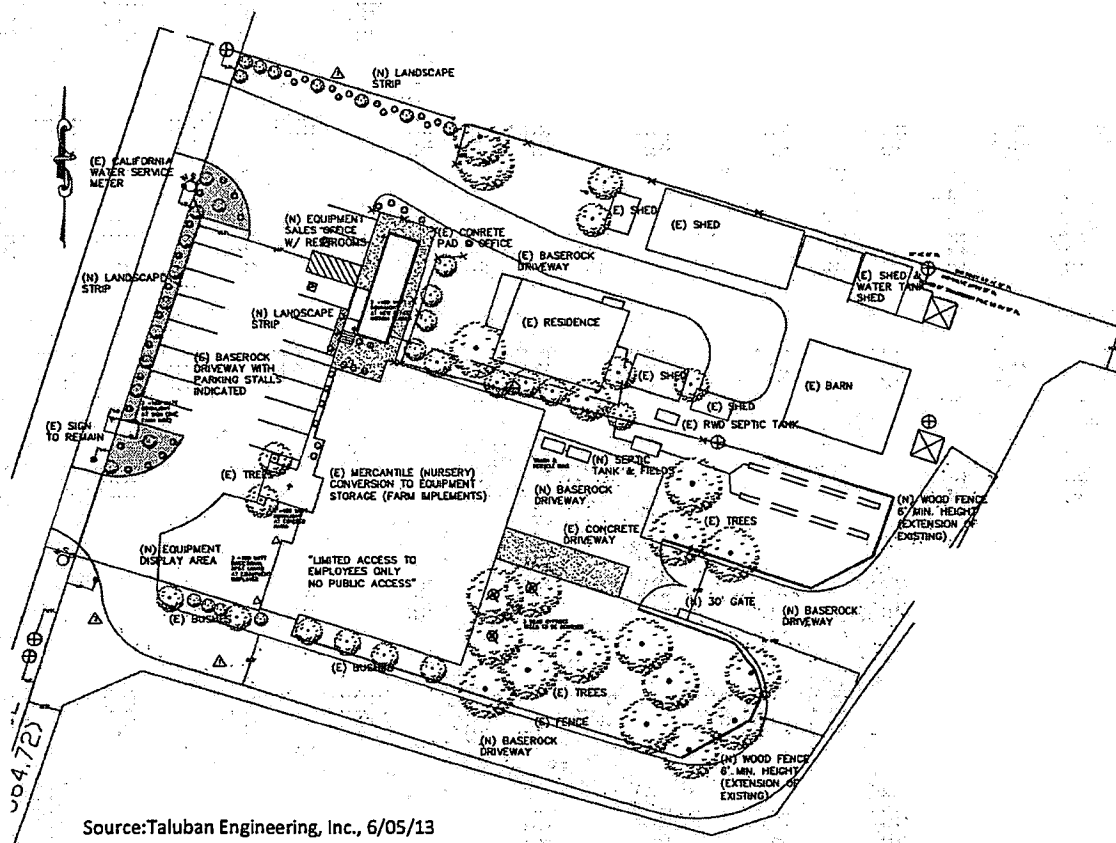


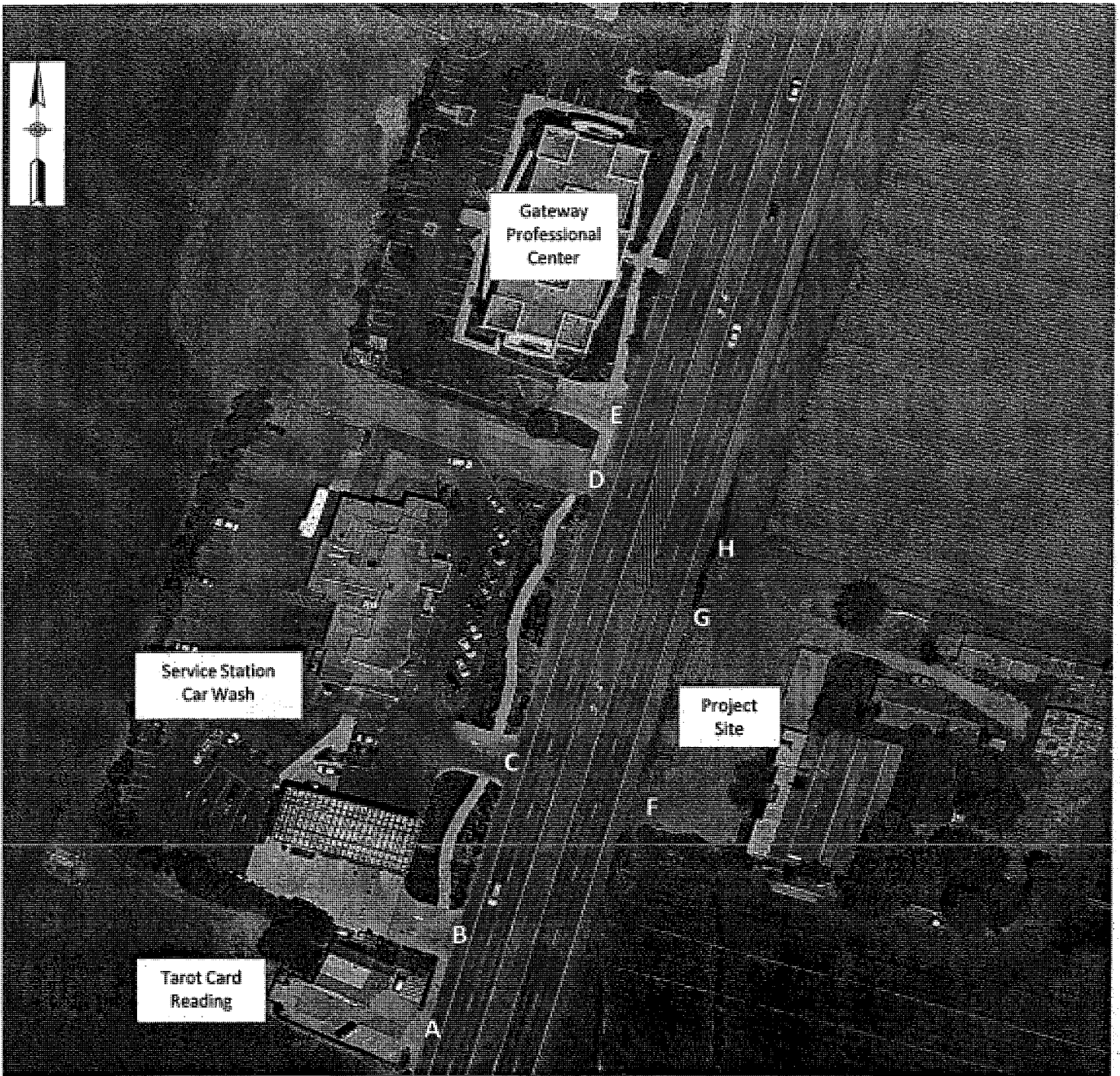
accessing the site would be required to perform a u-turn on the project site, which would be difficult, if not infeasible, given the size of the parking area.

Considering the input from all of the reviewing agencies, maintaining the existing access design provides the best access configuration for the project site. Therefore, it is recommended that the existing two-driveway access be maintained in conjunction with development of the project.









Median area shared by vehicles turning left from SR 68 to Driveways D, E G and H.



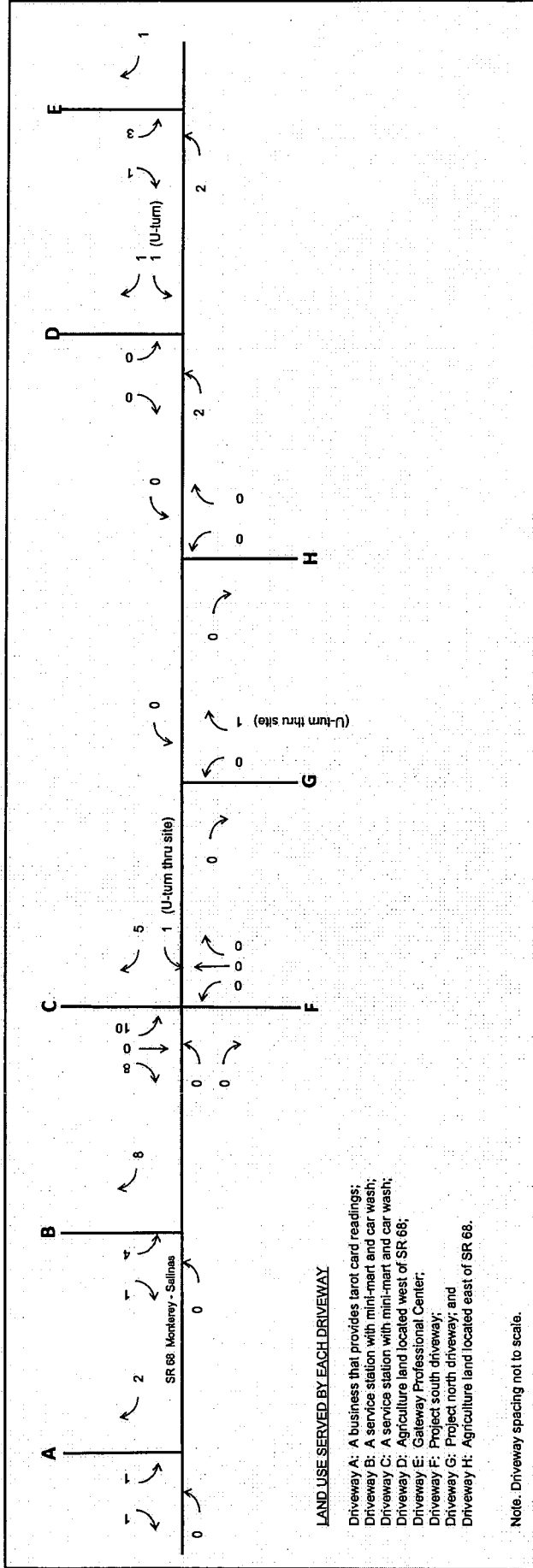
DAILY TRIP GENERATION			
Trip Source	Size	Trip Rate	Daily Trips
<b>PROPOSED PROJECT</b>			
Employees	3 per day	4 per day	12
Customers/Visitors	3 per day	2 per day	6
Deliveries	5 per day	2 per day	10
			28
<b>EXISTING</b>			
Single Family Dwelling	1 Unit	9.52 per day	10
<b>TOTAL DAILY TRIPS</b>			
			38

Notes:

1. "Trip Rate" counts one inbound trip as 1 trip and one outbound trip as 1 trip. For example, a delivery to the project site generates two trips, one inbound trip and one outbound trip.

PEAK HOUR TRIP GENERATION			
Time Period	Inbound	Outbound	Total Trips
<b>PROPOSED PROJECT</b>			
AM Peak Hour	3	0	3
Non-Peak Period	11	11	22
PM Peak Hour	0	3	3
	14	14	28
<b>EXISTING (Single Family DU)</b>			
AM Peak Hour	0	1	1
Non-Peak Period	4	4	8
PM Peak Hour	1	0	1
	5	5	10
<b>TOTAL TRIPS</b>			
AM Peak Hour	3	1	4
Non-Peak Period	15	15	30
PM Peak Hour	1	3	4
	19	19	38

**EXHIBIT 4  
PROJECT**



**LAND USE SERVED BY EACH DRIVEWAY**

- Driveway A: A business that provides tarot card readings;
- Driveway B: A service station with mini-mart and car wash;
- Driveway C: A service station with mini-mart and car wash;
- Driveway D: Agriculture land located west of SR 68;
- Driveway E: Gateway Professional Center;
- Driveway F: Project south driveway;
- Driveway G: Project north driveway; and
- Driveway H: Agriculture land located east of SR 68.

Note: Driveway spacing not to scale.

**EXHIBIT 5**  
**EXISTING NOON HOUR VOLUMES**  
**(12:00 PM - 1:00 PM)**

# Exhibit J

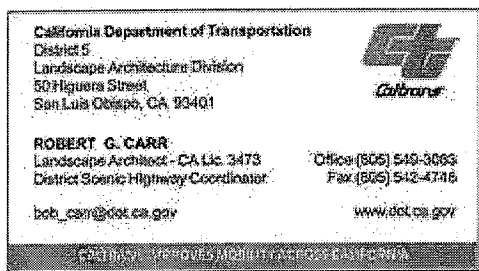
## Caltrans Comments



## Schubert, Bob J. x5183

**From:** Carr, Robert G@DOT [bob.carr@dot.ca.gov]  
**Sent:** Wednesday, May 22, 2013 8:21 AM  
**To:** Schubert, Bob J. x5183; 'taluban@sbcglobal.net'; Nakamura, Ashley x5892  
**Cc:** Olejnik, John@DOT  
**Subject:** RE: Proposed development along Highway 68.

Good Morning,  
 My apologies for not responding sooner, I was out of the office sick Monday and Tuesday. Please see below for responses to your questions. And please give me a call if you'd like further clarification on anything.  
 Thank you.  
 Bob Carr



**From:** Schubert, Bob J. x5183 [mailto:SchubertBJ@co.monterey.ca.us]  
**Sent:** Thursday, May 16, 2013 1:00 PM  
**To:** 'taluban@sbcglobal.net'; Nakamura, Ashley x5892  
**Cc:** Carr, Robert G@DOT  
**Subject:** RE: Proposed development along Highway 68.

Mr. Carr,

Questions that have been raised by the public about the project include:

1. Is this segment of Highway 68 designated as a scenic highway?

No it isn't. The "Officially Designated" status on Route 68 goes from Highway 1 to the Salinas River bridge. The section adjacent to the project is considered "Eligible".

2. If so, what does this mean for the proposed project?
3. If not designated a scenic highway, would the proposed project affect the eligibility of this segment to be designated a scenic highway?

The project may potentially affect official designation if it were inconsistent with County of Monterey ordinances and visual policies. From strictly a CEQA visual quality perspective, it's my preliminary opinion that the project would not be inconsistent with existing adjacent uses or viewers' expectations regarding the visual character of the site and its surroundings.

If you could get back to us early next week that would be appreciated as we have to get the staff report out then.

Bob Schubert, AICP  
 Senior Planner

6/12/2013

**Schubert, Bob J. x5183**

---

**From:** Olejnik, John@DOT [john.olejnik@dot.ca.gov]  
**Sent:** Friday, May 24, 2013 5:03 PM  
**To:** Takacs, Dan; Alinio, Chad S. x4937  
**Cc:** Schubert, Bob J. x5183; Higgins, Keith; talubanengr@gmail.com; Boyle, Frank@DOT  
**Subject:** RE: Veda Farming Emplements Traffic Evaluation

After a brief review of this document I would caution taking this to hearing that soon; more discussion needs to occur. Converting one driveway to an exit-only may create a condition less favorable than exists today. (Imagine a driver from the north turning into the driveway from center lane, then realizing it's an "exit only." Instantly they are facing opposing traffic and in serious trouble.) Even though the recommendations on Page 4 of the study say it can be "operated" this way, there isn't clarification on how to implement it nor enforce it. A sign will not be allowed on the State right of way.

Further, we have concern that drivers may use the dirt farm road north of the driveways as entry and exit point as well. Again, based only having a very brief review of this analysis, Caltrans recommends consolidation the driveways to the existing south one (aligned with Driveway C on your map) and then reconfigure the parking lot site plan to prevent motorists from driving on the field road to the project site.

Monday is a holiday, but I'm available anytime after that to discuss further.

John Olejnik

---

**From:** Takacs, Dan [mailto:Dan.Takacs@hatchmott.com]  
**Sent:** Friday, May 24, 2013 3:58 PM  
**To:** Olejnik, John@DOT; AlinioCS@co.monterey.ca.us  
**Cc:** SchubertBJ@co.monterey.ca.us; Higgins, Keith; talubanengr@gmail.com  
**Subject:** Veda Farming Emplements Traffic Evaluation

John and Chad,

Attached is the traffic evaluation for the Veda Farming E-mplements project located on Highway 68 in Monterey County.

I wanted to discuss the project with John before we completed the study to ensure we were addressing the issues of concern. However, we could not connect on the phone and given the short time available until next week's hearing, we completed the analysis based on the information provided to us. Please review the report and provide any additional questions or comments you may have. Thanks.

Dan Takacs, TE  
**Hatch Mott MacDonald** | [dan.takacs@hatchmott.com](mailto:dan.takacs@hatchmott.com)  
1300B First St, Gilroy, CA 95020  
T 408.848.3122 x111 F 408.848.2202

---

Attention:

This e-mail and any files transmitted with it from Hatch Mott MacDonald are confidential and intended solely for use of the individual or entity to whom they are addressed. If you have received this e-mail in error please immediately notify the sender.

---

6/12/2013